

AXISPAS011866

Date: January 15, 2018.

To,
M/s. EMBEE BUILDERS-SQUAREWOOD
6 LYONS RANGE, UNIT 2, 5TH FLOOR, KOLKATA-01,

KOLKATA - 700001,
West Bengal

Sub: Your application to AXIS Bank for the approval of projects "**UTSAB**" At PLOT NO-176,177,178,179 (LR), KALAMJOTE, KALAM, PO-KADAMTALA, NR-SHANTINIKETAN COMPLEX, DT-DARJEELING-11, PLOT NO-176,177,178,179 (LR), KALAMJOTE, KALAM, PO-KADAMTALA, NR-SHANTINIKETAN COMPLEX, DT-DARJEELING-11, KADMTALA, KALAMJOTE, NR-SHANTINIKETAN COMPLEX, DARJILING.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

Reference: APF No. AXISPAS011866 – UTSAB.

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. AXISPAS011866 In case of any queries please feel free to contact **Mr. RAJAT MUKHERJEE** on Mobile No - **9832024985**.

Note: Approved. Builder to submit the unique RERA No. and A/C No. post RERA will be applicable in West Bengal

We look forward for a long and mutually rewarding association with you.

Best Regards.
For Axis Bank Ltd.

Authorized Signatory

Documents to be collected from each borrower at the time of disbursement
Pre Disbursement Document : Individual

1. Own Contribution Receipts
2. Current Unregistered Sale Agreement
3. Others: The project UTSAB is developed as G+3 Strd Bldg with 150 Flats & 25 nos of parking under 7 Blocks at Plot No-176,177,178,179 (LR)(CAT-A)

Pre Disbursement Document : Builder

1. Tripartite Agreement
2. Noc From Builder
3. Others: There is no units are allocated to Landowner , as per development agreement & Builder concern -executed basis of monitory transactions i e 25 percent of revenue
4. Others: Sale Deed & ATS should executed between (Land owner - Authorised Director of Suman Mfg Ltd OR Registred Gpa Holder), Developer (Authorised Signatory of Square Wood Projects Pvt.Ltd) & Borrowers.
5. Others: After RERA Registration ,Builder have to submitted the RERA Registration Certificate & Designated Account details

Post Disbursement Document : Builder

1. Conveyance Deed Due Date : 2021-04-30

Project Details

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	7	150
Approved	1	7	150

For Plot:

Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0