

Date 20/06/2017

To
ASSET HOMES PVT LTD
G129,28/34A PANAMPILLY NAGAR ERNAKULAM
KOCHI-682036
Kerala, India
Dear Sir,

Sub: Project Approval of "Asset Chrisabelle and Carol Apartments ", situated at Regd. Office at G 129, 28/34 A, Panampilly Nagar, Cochin – 682 036, Ernakulam Village, Kanayannur Taluk, Ernakulam District. .

Ref: Documents and drawings submitted to us in this regard

We are pleased to inform you that we have accepted your application and included your housing project Asset Chrisabelle and Carol Apartments situated at Regd. Office at G 129, 28/34 A, Panampilly Nagar, Cochin – 682 036, Ernakulam Village, Kanayannur Taluk, Ernakulam District. under our "APPROVED PROJECT" category (*see note below). With this approval, any branch of Federal Bank can provide Home Loans to individuals for purchase of units in this project, subject to the terms and conditions annexed herein.

The approval enables the members who have booked in the above project to apply for Home Loans from Federal Bank. All loans will be at the sole discretion of the Bank.

1) In case of all future correspondence regarding this project and individual cases in this project, please quote the Approved Project File No.KTMZO-00015

2) Individuals who book villas in this project and who are interested to avail Home Loans, may please be directed to contact our Nodal Officer, George Mathew , Mobile No:8547511264

We thank you for associating with us and look forward for a long and a mutually rewarding relationship with you.

Assuring you of our best service at all times.

Yours faithfully,

Signature of PAC Head

Name:

Designation:

Anil Kumar V V
DGM & Zonal Head

*Note Before considering individuals Housing Loan in the Project, the following documents are to be submitted to the satisfaction of the Bank
(Delete if not applicable)-

Terms and Conditions

- 1) Up to date EC to be verified from 15/10/2016 for the entire project land confirming nil subsisting encumbrance over subject properties.
- 2) Latest tax paid receipt to be verified.

3) The customer has to submit a separate application to any branch / sales team of Federal Bank and disclose all facts for being eligible to be considered for the loan. Individual loans will be considered as per the terms and conditions of Federal Home Loan Scheme.

4) The sale deed in respect of the landed property shall be executed directly by the land owners or through registered Power of Attorney as the case may be.

5) Disbursement of Home Loans availed from us by the individual buyers, will be based on the progress of the construction as assessed by Federal Bank.

6) We also request your assistance and co-operation in giving any further information or documents that we may require regarding this project.

7) It is presumed that all the material facts concerning the project have been disclosed to Federal Bank. Kindly note that the approval would stand cancelled if any material fact, adversely affecting the interest of the Bank or the individual home buyers is not disclosed and the same is found to be at variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.

8) Nothing contained herein shall be deemed to be in the nature of an authorization / authentication / solicitation of the above project. The individual unit (villa) purchasers shall be advised to undertake independent scrutiny to their satisfaction, before making any decision to purchase the unit (villa).

9) It should be ensured that construction of flat is as per the approved plan.

10) At the time of sanction of each loan, letter from owner(s) and developer should be obtained to the effect that they have not obtained any project finance and has not mortgaged the land under development to any bank / financial institution. If project finance is availed from any Bank, NOC shall be obtained from said Bank for each flat constructed / to be constructed, for which finance is sought to be availed from our Bank.

11) Sale agreement and Construction agreement to be construction linked / based on progress in construction.

12) In the draft agreement for construction, in page no. 3, in line no. 6, and in page no. 20, line no. 9 (in the description of the property) and in draft agreement for sale, at page no. 4, in line no. 13, and at page no. 17, in line no. 11, while mentioning the deed by which the said extent of 5.49 ares in re sy. no. 20/7 was obtained by the present owner, reference may be made to Partition Deed no. 3119/2011 also.

13) Sale Deeds to be executed by all the land owners / their POA holders, as the case may be, along with builder, who is also a co-owner. It shall be ensured that while executing Sale Deeds / sale agreements / tripartite agreements, the names of all parties are correctly mentioned / spelled, as per official records.

14) Tripartite agreement in Bank's format may be obtained. Agreement of Sale to be registered.
