

Date 08/08/2018

To

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

Dear Sir,

Sub: Project Approval of "Asset Gateway", situated at Regd. Office at G-129, 28/34 A, Panampilly Nagar, Cochin - 682 036, Ernakulam Village, Kanayannur Taluk, .

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 Gateway** situated at Regd. Office at G 129, 28/34 A, Panampilly Nagar, Cochin - 682 036, Ernakulam Village, Kanayannur Taluk, 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-00022
- 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.

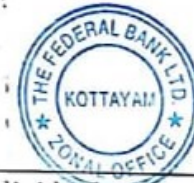
Assuring you of our best service at all times.

Yours faithfully,

Signature of PAC Head

Name: **RAJAN V. THOMAS (1974)**
Dy. Vice President
Designation: **The Federal Bank Ltd.**
Zonal Office, Kottayam

*Note Before considering individuals Housing Loan in the Project, the following documents are to be submitted to the satisfaction of the Bank (Refer Terms and Conditions)



Terms and Conditions:

- 1) Ongoing through drafts of construction agreement and sale agreement it is observed that the payment / disbursement is not construction linked. The construction / sale agreement shall be modified so as to make the payment / disbursement to the builder as "construction linked".
- 2) In the draft sale agreement, para no. 15 shall be modified so as to make the appointment of sole arbitrator by means of mutual consent between the vendors and purchaser(s).
- 3) A Board Resolution as stipulated by the panel advocate in the LSR must be obtained, authorizing Shri. V. Sunil Kumar as the Managing Director and resolving that the Managing Director is authorized to take all necessary steps to construct the project and enter into any agreement for sale and sale deeds pertaining to the apartments in the project, etc.
- 4) EC of the property shall be verified for the period from 16.12.2017 onwards confirming nil subsisting encumbrances over subject properties.
- 5) Latest tax paid receipts to be verified.
- 6) It should be ensured that construction of flats/villa is as per the approved plan.
- 7) Tripartite agreement in Bank's format to be obtained.
- 8) If subsequently project finance is availed, NOC shall be obtained (from the said Bank / financial institution from wherein project finance is availed) for each flat constructed / to be constructed, for which finance is sought to be availed from our Bank.
- 9) If project finance is not availed, originals of title deeds (viz., Sale Deed No. 1820/2004, Sale Deed No. 1821/2004, Sale Deed No. 1909/2004, Sale Deed No. 172/2017 and Rectification Deed No. 757/2018) shall be verified before disbursement of the loan(s) for the purchase of flat(s).
- 10) Sale Deed(s) to be executed by the land owner and builder, in favour of the prospective purchaser(s) and same to be deposited with Bank.
- 11) After execution of sale deed for the independent flats / units, revenue records like tax paid receipts and possession certificates to be obtained.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) We also request your assistance and co-operation in giving any further information or documents that we may require regarding this project.
- 16) 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.
- 17) 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).



RAJAN V. THOMAS (1974)
Dy. Vice President
The Federal Bank Ltd.
Zonal Office, Kottayam