

Ref No : TEMP/TRI/2016/034

To

M/s. Artech realtors Pvt Ltd

Dated: 16-JAN-2016

Sub: Your application to PNB Housing Finance Limited, for the **APF Approval** of your project named "COURTYARD"
Situated at TVM, Kudappanakunnu Village, TVM taluk, Trivandrum.

Sir,

With respect to the above subject, we are pleased to inform you that we have approved your project on the basis of following conditions:

1. The approval will enable the members who have booked in the project to apply for a loan to PNBHFL. PNB Housing Finance Limited would assess the repayment capacity of each applicant according to its norms to grant a loan and reserves the right to reject any application that does not fit into norms.
2. It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its members.
3. PNBHFL will require all original documents related to the property, the customer intends to purchase, as per our panel lawyer /valuer.
4. PNBHFL requests your co-operation in providing any further information or document that we require regarding the project.
5. The approval is subject to legal and technical clearance from empanelled agencies from the PNBHFL.
6. You may use our Logo in all your advertisement subsequent to clearance from Legal and technical agencies.
7. Please quote the reference no. **TEMP/TRI/2016/034** for any correspondence on the issue. Please do not hesitate to call us in case of any clarifications.

Project approval conditions:

1. Sale deed to be executed within **36** months from the date of first disbursement or the date of completion of project whichever is earlier in favour of the prospective purchasers and valid EM of the property to be created on record. In the event of any delay in creation of EM beyond the time mentioned above, additional interest @2% shall be charged over and above the prescribed ROI.
2. Execution of TPA as per our standard format.
3. Booking money to be borne by the borrower.
4. Branch to obtain an undertaking to send the registry documents directly to PNB HFL after registration.
5. As it is deemed approval, maximum exposure shall be 10 units initially
6. For doing more than 10 units, legal and technical due diligence is required and is to be approved.

7. Branch is advised to ensure that the price of units is as per the current market rate prevailing in that area.
9. All other terms & conditions as per credit policy guidelines are to be compiled.

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned or **SHOJI CHERIAN –(Sales Manager)** or **Sudheesh Kumar – 9895222820 (Technical Manager)** for any further information / clarification.


For PNBHFL
Authorised Signatory