

Ref: LICHFL/APF-ER0000310  
Kastle Project Code (GI/BI/PI) : 1/532/10009556  
To



LIC HOUSING FINANCE LTD

Date 02.09.2014

CIN: L65922MH1989PLC052257

M/s Artech Realtors Pvt Ltd,  
TC 15/1453, A.I.R.Road  
Vazhuthacaud,  
Thrivuananthapuram 695014

Dear Sir,

Re: Approval of Advance Processing Facility (APF) Ref No. **ER0000310**

Project Name & Location	Property full Address
<b>The Address, S.No.3063/2-2, 3064/2-2 Pattom Village, Thiruvananthapuram Taluk &amp; Dist</b>	<b>The Address, S.No.3063/2-2, 3064/2-2 Pattom Village, Thiruvananthapuram Taluk &amp; Dist</b>

We are glad to convey that the above Project is approved under Advance Processing Facility (APF):

Special Concessions for the above project are:

- Waiver of Guarantor and LIC Policy.
- Disbursement against TPA.
- Disbursement as per the Builder payment schedule given below.

Construction Milestones (as insisted by the Builder)	Disbursement for the stage as % of total cost (including applicant's margin money)
On Agreement	30%
On Completion of Piling Foundation	5%
On Completion of Pile Cap and Beams	5%
On Completion of Ground Floor roof slab	5%
On Completion of 2 <sup>nd</sup> Floor roof slab	5%
On Completion of 4 <sup>th</sup> floor roof slab	5%
On Completion of 6 <sup>th</sup> Floor roof slab	5%
On Completion of 8 <sup>th</sup> floor roof slab	5%
On Completion of 10 <sup>th</sup> floor roof slab	5%
On Completion of 13 <sup>th</sup> floor roof slab	5%
On Completion of 16 <sup>th</sup> Floor roof slab	5%
On Completion of Entire Structure	5%
On Completion of Respective Internal Plastering	5%
On Completion of External Plastering	3%
On Completion of Internal Painting	2%
On Completion of Flooring	3%
On Handing Over	2%

*(The above payment schedule is subject to stage of construction)*

You may refer the clients from the above project for our housing loan. We assure you of our very best services. Please get in touch with our Area Office in this regard.

**Ms. P.S Suja**

Southern Regional Office : LIC Housing Finance Ltd., "Harrington Chambers", No. 30/1A, Block C, 2nd Floor, Abdul Razack 1st Street, Saidapet, Chennai - 600 015. Tel : +91 - 44 - 24313906 / 07 / 08 Fax : +91 - 44 - 24313906. E-mail : lichfso@lichousing.com

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Area Manager, LIC Housing Finance Ltd  
Leela Towers, 2nd Floor,  
Kesavadasapuram, Pattom P.O.  
Thiruvananthapuram - 695 004, Kerala,  
Tel: (0471) 254 2113 Fax: 2542112  
**Email: [ps.suja@lichousing.com](mailto:ps.suja@lichousing.com)**



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The approval is subject to the following terms, conditions & disclaimer:

1. This Advance Processing and Project Approval facility intends to speed up processing of individual loan proposals for purchase of property in the said project, by mitigating the trouble of submission parent title documents in every proposal. You may refer the individuals/proposals cases to our office for processing of the proposals. The Reference no. assigned is mentioned above.
2. You may highlight the approval of project in your advertisements, hoardings, brochures and other publicity material with the signage :  
**"Project Approved\* by 'LIC Housing Finance Ltd.' \*Conditions Apply"**
3. The sanction of individual loan depends upon the applicant's eligibility on his / her satisfying other terms and conditions and the merits of the proposal. All loans are at the sole discretion of LIC Housing finance Ltd. (LICHFL).
4. The security for our individual loan is normally by creation of charge on the Property being acquired by the Borrower. The concerned parties, i.e., Land owner, Builder & the Purchaser shall jointly ensure that the conveyance of title is complete, legally valid through a registered deed in favour of the purchaser.
5. The loan amount sanctioned will be disbursed in suitable installments depending upon the progress of construction of the project as well as the Borrower's individual unit as reported by our Panel Valuer and /or Inspecting official of LICHFL.
6. The Builder shall ensure that the construction of the total project building conforms to the sanctioned plan and Building laws without any deviations, and that the quality of construction and specifications are maintained.
7. The Builder shall ensure that the total project is got regularized for assessment of tax and also obtain Occupancy Certificate when the project is complete.
8. This approval presumes that all the material facts relevant to the project property have been disclosed to LICHFL. The approval is liable to be cancelled if any of the particulars made available to LICHFL at the time of according this advance approval are found to be untrue or if serious violations of statute of any kind are reported by anybody to us or in any media. The approval is valid for a period of one year after which the same will be reviewed.
9. In granting advance approval to the project, LICHFL assumes no responsibility in regard to rights and liabilities, contractual or otherwise of the landowner and the Builder and the intending Purchaser in regard to their respective obligations. By this approval LICHFL does not give any opinion on the project or related parties/aspects.
10. Before making any purchase decision or entering into any agreement with respect to any property in the said project, the intending purchasers are advised to take their own due diligence verifications regarding legal documents, clear title to property, construction quality, technical specifications, conformity of the project to relevant statutory regulations and approvals, previous track record and reputation of the Builder/Developer, etc. LICHFL will not entertain any claim, or losses financial or otherwise, incurred by anybody on the said property due to any reason whatsoever.

**We look forward to having a mutually rewarding business relationship with you.**

Thanking you,

Yours faithfully,

  
**REGIONAL MANAGER**

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