



STATE BANK OF TRAVANCORE

(ASSOCIATE OF THE STATE BANK OF INDIA)

Zonal Office
Trivandrum

No. DGM/ZO/

Date: 23.07.2014

M/s Artech Realtors Pvt Ltd.,
Artech House, T C 24/2014(1),
Thycaud,
Thiruvananthapuram - 695014

Dear Sir,

Approval of your project "ARTECH CELESTIA" – M/s Artech Realtors Pvt.Ltd."

The title deeds and other related documents pertaining to 57 cents of land in. Sy No.3266/1-1,3266/1, 3265, 3266/9, 3266/2-1, 3266/5-1, 3266/5, 3266/4-1, 3266/4, 3266/6 of Kowdiar Village, Trivandrum Taluk., which is in the possession of M/s. Artech Realtors Pvt.Ltd., represented by its Managing Director Mr.Asok T S and the construction of the Apartment Complex, "ARTECH CELESTIA" in the said property developed by M/s Artech Realtors Pvt. Ltd. represented by its Managing Director, Sri.Asok T S is vetted by Bank's panel advocate and the valuation was done by Bank's Approved valuer. Accordingly, the project is approved by the Bank for considering individual housing loans under Bank's Housing Loan scheme.

Our approval for the proposed project is accorded subject to the following conditions.

1. You should execute a letter of undertaking agreeing to:

- (a) Deliver the title deeds in favor of the purchaser of the flat, directly to the Bank.
- (b) Insist 'no-objection certificate' from the Bank before cancellation of agreement for sale and refund of payment(s) received there under.
- (c) Convey Bank's security interest to the society, if any, proposed to be formed after completion of construction for noting Bank's charge in the record of the society.



- (d) Inform the Bank in writing details of credit facilities such as project finance and other loans existing or to be availed from other Banks/Financial institutions on the security of the property and if so, prior to the registration of conveyance in favour of the prospective purchasers the pro-rata charge over the undivided interest in land and the charge over the apartment should be got released.
2. Please note that the sanction of Home Loans will be solely at the discretion of the Bank as per Banks laid down guidelines for sanction of Home Loans.
- 3. The original of documents produced for verification should be held by you and made available for our verification at periodic intervals.**
- 4. A Tripartite Agreement to be executed, among the four members viz, Landowners/Title holders cum Builder, Purchaser/Borrower and the Bank wherein the landowners agree to execute the sale deeds for the undivided share of land and the building constructed / to be constructed thereon in favour of the intending purchasers.**
- 5. The sale agreements / sale deeds in respect of undivided interest over the property should be executed and presented for registration by the property owners and not by the builders.**
7. It should be ensured while executing the pucca sale agreement / sale cum construction agreements that the area of proportionate undivided interest in the 48.63 Cents of land and Car parking area are made mentioned under the schedule (property to be conveyed) of the agreement.
8. A confirmation from you interalia stating that you have obtained & are having on record the NOC from various Statutory Authorities like Airport Authority, Fire & Rescue Services, Pollution Control etc and that all such statutory permits required for construction of said apartments have been obtained by you. A copy of NOC from Pollution Control Board has to be submitted from you as soon as you obtain it before Occupancy.
9. Any change , invocations etc, if any , effected by the concerned licensing / permit issuing authorities, should invariably be informed to the Bank immediately and get acknowledged.
10. Since the permit is obtained in the name pof Sri.Jacob Rajan, Mrs. Mary Jacob and Sri.T S Asok steps should be taken to remove the name of the erstwhile owners from the permit.
11. ROC search report or Certificate from CA certifying that the subject properties of the Company are free of subsisting charges to be produced.



11. Payment of the installment will be done as per the schedule given below:

Tower I

Completion of Piling	- 35%
Completion of pile cap and beam	- 5%
On completion of roof casting of each floor (1.90 x 21)	- 40%
On start of flooring of the respective apartment	- 15%
On handing over	- 05%

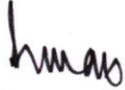
Tower II

Completion of Piling	- 35%
Completion of pile cap and beam	- 5%
On completion of roof casting of each floor (3.07 x 13)	- 40%
On start of flooring of the respective apartment	- 15%
On handing over	- 05%

Please arrange to submit the duplicate copy of this Approval letter duly signed by the authorized persons with seal.

Looking forward for further business opportunities and a strong tie up.....

Yours faithfully


23.07.14
Deputy General Manager
S. SURESH SAVEKAR

