



STATE BANK OF TRAVANCORE

(ASSOCIATE OF THE STATE BANK OF INDIA)
RETAIL ASSETS AND SMALL & MEDIUM ENTERPRISES
CITY CREDIT CENTRE (RASMECCC)
TRIVANDRUM

No. AGM/RASMECCC/

Date: 09.07.2012

M/s Artech Realtors Pvt. Ltd,
TC 15/1453, A I R Road,
Vazhuthacaud, Trivandrum
Pin: 695 014

Dear Sir,

Approval of your project "Artech Florenza ", Pottakuzhy, Pattom

The Apartment Complex 'Artech Florenza' is coming up in Pottakuzhy, Pattom and is constructed in 79.316 cents of land (79.150 cents as per title deeds) under Sy Nos: 1125/9, 1124/5, 1-1, 3, 7, 1-3-1, 1-3-2, 7-1, 1-1-1, 1, 1-1, 1-3-1, 1-3, 1-2 & 1124/9-1 of Pattom Village, Thiruvananthapuram Taluk, out of which 75.316 cents is in the name of Artech Realtors Pvt Ltd and 4 cents is in the name of Sri. P.D Varghese and the project is promoted by the Managing Director Sri. T S Asok of M/s Artech Realtors (P) Ltd. Vazhuthacaud, Trivandrum for construction of the Apartments. The title deeds and other related documents pertaining to the above project "Artech Florenza" is vetted by Bank's panel advocate Sri. Ravindran Nair R and the valuation was done by Sri. S.Vijayakumaran Nair, Chartered Engineer and the Bank's panel 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.

Chandrasekharan Nair Stadium Complex, Palayam, Thiruvananthapuram , 695 033.

Email racpctvm@sbt.co.in

0471-2301366, 2304833

Fax: 0471-2305366



2. The original of documents produced for verification should be held by you and made available for our verification at periodic intervals.

3. It should be ensured while verifying the pucca sale cum construction agreements that the area of proportionate undivided interest in the 79.150 cents of land and Carparking area are made mention of under B schedule (property to be conveyed) to the agreement.

4.(a) NOC from Pollution Control Board is to be produced before **submitting** Housing loan applications, since it is a condition in the permit.

(b) A confirmation from you interalia stating that you have obtained & are having on record the NOC from various Statutory Authorities like Airport Authority, Fire Force etc and that all such statutory permits required for construction of said apartments have been obtained by you.

5. A confirmation letter should be submitted by you (M/s Artech Realtors Private Ltd) regarding the number, area and details of the flats/units available to you coming within the "developer's constructed area" for sale to prospective buyers (Covered vide Joint Property Development Agreement dated 11.08.2011 between M/s Artech Realtors (P) Ltd and Sri. P.D.Varghese).

6. A confirmation letter should be submitted by you (M/s Artech Realtors Private Ltd) regarding the number, details of flats/units and area that will be set apart for the use of the landowners (by marking the area in the copy of a plan) covered vide landowner's agreement dated 11.08.2011 between Sri. P.D.Varghese and you (M/s Artech Realtors (P) Ltd).

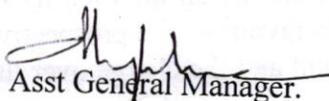
7. The project will be completed by you (M/s Artech Realtors Private Limited) with in 36 months from the date of agreement between you (M/s Artech Realtors (P) Ltd) and the land owner (agreement dated 11.08.2011), failing which you (M/s Artech Realtors (P) Ltd) will abide by clause 6 of the Joint Property Development Agreement dated 11.08.2011 between you (M/s Artech Realtors (P) Ltd) and Sri. P.D.Varghese.

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

Completion of Piling	- 25%
On completion of roof casting of each floor (5% x 12)	- 60%
On completion of flooring of the respective apartment	- 10%
On handing over	- 5%

Looking forward to further business opportunities and a strong tie up. **Please arrange to submit the duplicate copy of this Approval letter duly signed by the authorized persons with seal.**

Yours faithfully


Asst General Manager.

Chandrasekharan Nair Stadium Complex, Palayam, Thiruvananthapuram , 695 033.

Email racpctvm@sbt.co.in

0471-2301366, 2304833

Fax: 0471-2305366

