

Zonal Office, Thiruvananthapuram

Date:03/03/2018

To
M/s. ARTECH REALTORS Pvt Ltd
Artech House, Thycaud,
Trivandrum - 695014
Dear Sir,

Sub: Project Approval of M/s. ARTECH REALTORS Pvt Ltd. ARTECH LIFE SPACE-Tower Legacy situated near Karimanal,Kulathoor, Thiruvananthapuram.

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 **ARTECH LIFE SPACE-Tower Legacy situated near Karimanal,Kulathoor, Thiruvananthapuram** under our "APPROVED PROJECT" category (*see Page 2 for terms and conditions). 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.TVMZO- 00027
- 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, **Mr.Dennis Sebastian**, Mobile No : **9495169501**.

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,

Paul N K
VP & Zonal Head



TERMS AND CONDITIONS

- 1) 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.
- 2) 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.
- 3) Disbursement of the Home Loans availed from us by the individual buyers, will be based on the progress of the construction as assessed by Federal Bank.
- 4) We also request your assistance and co-operation in giving any further information or documents that we may require regarding this project.
- 5) 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.
- 6) 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).
- 7) The valuation of the flat to be purchased must be carried out by the empanelled valuer after completion as per the valuation policy.
- 8) The Quadripartite agreement must be executed between the Landlord, the Builder, the purchaser of the flat and the Bank.
- 9) The draft sale agreement must be cleared by the empanelled lawyer and ensure that there are no detrimental factors affecting the interest of the Bank.
- 10) The latest Encumbrance Certificate must be obtained before the sanctioning of the loan to the purchaser of the flat.
- 11) Branch shall ensure that the loan proceeds along with the margin from the borrower are transferred to the current a/c no.0119073000002339 of M/s.Artech Realtors Pvt.Ltd maintained with South Indian Bank.
- 12) Branch shall follow up with M/s.Artech Realtors Pvt.Ltd /SIB for getting the charge released over the proportionate share of property offered as undivided share of land to the borrower.
