

TVMX/PAC-60/ 2015-16

30/10/2015

To
M/s Artech Realtors Private Limited
Artech House ,T C 24/2014(1)
Thycaud, Thiruvananthapuram,Kerala 695014

Dear Sir,

Sub: Project Approval of "Artech Luxus ." , situated at Sasthamangalam
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 project "ArtechLuxus" situated at Re Sy Numbers 71,70 and 72 in Sasthamangalam village,Thiruvananthapuram taluk under our "APPROVED PROJECT" category (*see note below). 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. TVMX/PAC-60/ 2015-16 (Unique reference No given for the approved project)
- 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.Jimmy Lukose** , Mobile No : **9048010157** (Name & Mob No of the Nodal Officer)

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,

Francis K L
AGM & RCH 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) The project approval is only given for 72 flats situated in 1-18th Floor.
- 7) 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 for which we are financing should be got released.
- 8) 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).


