

BOB:SLG:SMS:2021-22

Date: 13-11-2021

To,

M/S Shiv Shakti Life Space
4A Pollock Street, 1st Floor,
Room No. 101D, Swaika Centre
Burrabazar, Kolkata, 700001

Sub: Sub: Approval of Housing Project "**MANAKAMNA 7**" situated at Maheshmari, Near Sunrise English Medium School, Devidanga Dist- Darjeeling, 734003

Dear Sir,

We refer to your request for approval of housing Project and are pleased to inform you that competent authority of our bank has approved the project Namely "**MANAKAMNA 7**" situated at Maheshmari, Near Sunrise English Medium School, Devidanga Dist- Darjeeling, 734003

1. Equitable Mortgage for individual units to be created as per the TCR given by our Bank's empanelled advocate.
2. Registered Agreement for Sale/TPA/As per guidelines by WB HIRA regulation act(whichever is applicable), Deed of Conveyance/ Sale or etc must be executed by the owners/ authorized persons only.
3. The amount payable as per Registered Agreement for Sale/ TPA will be disbursed directly to the developer/ seller on request of the borrower as per valid requisition from developer/ seller.
4. Original receipts for payment to be deposited with the Bank.
5. NOC to be given by the developer/ seller for noting of Bank's lien on the individual unit/ flat along with the undertaking that the particular unit will not be allotted to any other individual without prior permission from Bank.
6. NOC/ No Dues Certificate to be obtained from Bank before cancellation of any allotment.
7. Tripartite Agreement will be executed among the borrower, Developer/ Seller and the Bank on the following Terms & Conditions:
8. Bank of Baroda would assess the credit worthiness and repayment capacity of each applicant according to its norms to grant a loan and Bank reserves the right to reject any application that does not fit into our norms.
9. Undertaking from the Builder/Developer to hand over The title deeds after completion of flat will be finally registered immediately within 45 days and deliver the original deed of conveyance directly to the Bank for Creation of Mortgage.
10. Bank's lien is to be noted on the individual flats where Bank has accorded sanction of loan and developer will give an undertaking that the proposed flat will not be allotted to others.
11. No transfer of flat(s) will be allowed during the tenure of the loan without written consent from the bank.
12. In case, in between any Purchaser or Developer cancels any Registered Agreement of Sale, the Vendor/Developer will obtain prior consent from Bank and will be liable to pay back the amount paid to them by Bank to Bank along with interest immediately.
13. NOC is to be issued by the Developer/Builder to create equitable mortgage in favour of the Bank.