



ক্ষেত্রীয় কার্যালয় কলকাতা দক্ষিণ,

क्षेत्रीय कार्यालय, कोलकाता (दक्षिण), REGIONAL OFFICE, KOLKATA (SOUTH)

RO:KOLS:RPC:2023-24:1

18th August 2023

## M/S. REALMARK SEASONSS LLP

209 A J C Bose Road, Karnani Estate Room No-192, 5<sup>TH</sup> Floor, Kolkata - 700017

Sir,

Reg: Approval of your Housing Project "SEASONSS" for sanction of loans to customers

We are pleased to inform you that, we have approved the project "SEASONSS" for sanction of housing loan to your/our clients and the details of terms and conditions are below.

Applicant's name and	M/S.REALMARK SEASONSS LLP. Registered Add:										
Address	209 A J C Bose Road, Karnani Estate Room No-192, 5 <sup>TH</sup> Floor, Kolkata 700017										
Partners	Name of the Partners :										
	1. GAGAN	LOHIYA									
		I LOHIYA									
	3. PANKAJ AGARWAL										
Details of the				J L No 17	, Police St	ation- Bis	shnupur, Kulerdari				
Property	Gram Panchayat, South 24 Paraganas- 700104										
	100, 10 L.R. Dag • Bound: East: By West: By North: B	0/168, 10 g. 125,126 aries: R.S Dag N y R.S Dag N y R.S Dag	00/169, 12 ,127,128, o-97(Part) No-97 (Par No-125, 13 g No- 97 (	6 & 129, 129, 130, 1,132,131, t), 98 (Par 26 (Part) Part), 13	Khatian No 133 & 137 98(Part), rt) 2, 131, 98	o. 490, 69 100/169	R.S. Dag. 97,98, 99 91, 692, 175 & 513				
	Block	No. of Floor	1 BHK	2ВНК	3 ВНК	Total					
	1	12	0	0	48	48	CANDON FOR				
	2	12	1	22	43	66	I was a garage				
	3	12	0	22	44	66	r Losomy digital				
	4	12	2	0	44	46	Was Man Su				
	5	12	0	24	48	72	101,55.3				

	6	12	0	24	48	72	Contract of
1	Total	72	3	92	275	370	

## Terms and conditions:-

- ✓ M/S. REALMARK SEASONSS LLP should mention about our tie –up arrangement for their aforesaid project in advertisement.
- ✓ The approval will enable the member who has booked in the project to apply for a loan to our bank. Our bank would assess the repayment capacity of each applicant accordingly to its norms to grant a loan & reserve the right to reject any application that does not fit into norms.
- ✓ Construction to be done as per approved plan and progress of the same will be monitored on regular intervals by the banks
- ✓ M/s. REALMARK SEASONSS LLP shall submit an affidavit that they have not created any charge/Mortgage of any encumbrance over the property during the intervening period.
- ✓ It is presumed that all material facts concerning the project have been disclosed to the bank. Kindly note that the approval would stand cancelled if any material facts 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 interest of the project and its member.
- ✓ Builder/developer is requested for providing any further information or documents that may be required regarding the proposed project.
- ✓ Notwithstanding the above, the bank reserve the right to change the terms of the tie up at its sole discretion, such changes will however be informed to the builder immediately.
- ✓ All other lending norms and documentation formalities for housing finance will be strictly complied in case of housing loan to buyer of residential property in the banks approved project
- ✓ Project completion should be as per stipulated time period as per RERA guidelines.
- ✓ Builder should execute tripartite agreement and should submit an affidavit regarding non-encumbrance on the land.
- ✓ Builder should execute a simple letter of undertaking agreeing to deliver the title deed in favour of purchaser of the flat directly to the bank, in case the flat is financed by the bank.
- ✓ Builder should obtain No objection certificate from the bank before cancellation of agreement of Sale and refund of payment received hereunder
- ✓ Builder should convey banks security interest to the society, if any ,proposed to be formed after completion of construction for noting of banks charge in the record of society.
- ✓ Builder should submit a certificate from chartered accountant about builder's stake in the project and builder should inform if any project finance is availed in regard to this project.
- ✓ On compliance of the above terms and conditions, the project stands approved by our bank.

Yours faithfully

(PICHAYYA'M) Regional Head