

RCH/KTM/PF / 2014

13.08.2014

M/s Asset Homes
G—129, 28/34A, Panampilly Nagar
Kochi – 682 036

Dear Sir,

Sub : Project Approval of “**Asset Sapphire**”, Kottayam
Ref : Documents submitted to us in this regard

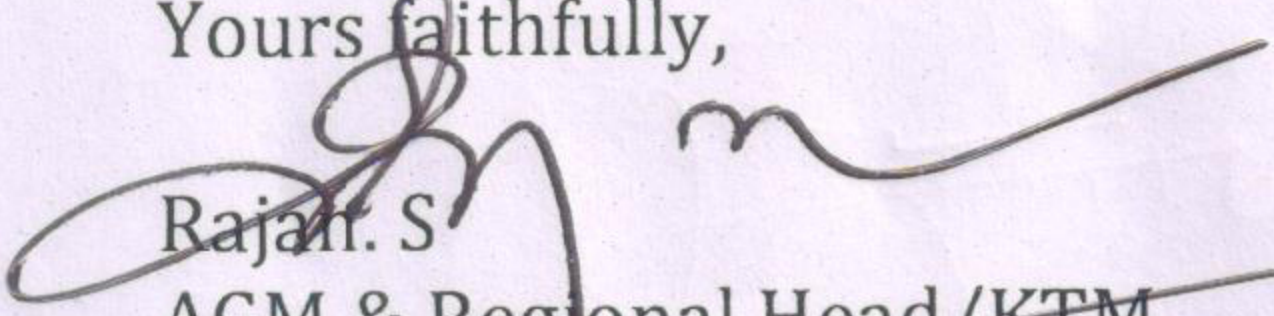
We are pleased to inform you that we have accepted your application and included your housing project Asset Sapphire located in an extent of 17.81 ares in Re. Sy.No. 2/1 and 1.51 ares in Re. Sy No. 2 in Block No.11, Muttambalam Village, Kottayam District under our “**APPROVED PROJECT**” category. With this approval, any branch of Federal Bank can provide Home Loans to individuals for purchase of units (flats) in this project, subject to the terms and conditions annexed herein.

The approval enables those 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) The disbursement of loan instalments shall be in accordance with the terms of the agreement between the bank and buyer which shall be linked to the progress in the construction of the project as certified by the Bank's Official/Engineer. The payment shall be made by Banker's Cheque/ DD or by NEFT or RTGS to M/s Asset Homes Pvt. Ltd
- 2) In case of all future correspondence regarding this project and individual cases in this project, please quote the Approved Project File No. KTMX / PA- 15
- 3) The loan will be disbursed upon obtaining i) an agreement to mortgage the undivided share and apartment; ii) undertaking by the builder to hand over the sale ded directly to the Bank; iii) executing Tripartite agreement
- 4) In case of cancellation of the sale either by the builder or the customer, the amount paid by the bank should be directly paid to the Bank.
- 5) Upto date EC must be obtained
- 6) Individuals who book flats in this project and who are interested to avail Home Loans, may please be directed to contact our Branch at Kanjikuzhy Contact person:- Nisha Jasmine ,Sr. Manager- (Mobile : 9446436052)

We thank you for associating with us and look forward to a long and a mutually rewarding relationship with you. Assuring you of our best service at all times.

Yours faithfully,


Rajan S.
AGM & Regional Head/KTM

Copy to RBD/HO

Br. Kanjikuzhy

Asset Homes, XVIII/700, IPC Philadelphia, Kanjikuzhy, Muttamabalam, Kottayam ✓

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 usual terms and conditions of Federal Home Loan Scheme.
- 2) The sale deed in respect of the undivided share of 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 (flat) purchasers shall be advised to undertake independent scrutiny to their satisfaction, before making any decision to purchase the unit (flat).
- 7) The tripartite agreement as per Bank's format shall be executed.
- 8) A letter from KFC shall be submitted confirming that the Originals of the title deeds are in their possession and the undivided share of the land shall be released in individual cases as and when required .
- 9) The NOC from Fire & Rescue Department shall be obtained and produced.