

PHONE: 0471-2578604
PHONE: 0471-2578606
TELEFAX:0471-2578602



INDIAN BANK
Indian Bank Towers
M G Road
THIRUVANANTHAPURAM
PIN CODE : 695 001

**ZONAL OFFICE
CREDIT DEPARTMENT**

E-MAIL: zothiruvananthapuram@indianbank.co.in

Ref: ZO/TVM/CR/SLP/PROJ.APP2016-17

Dated : 26.08.2016

M/S. M/S. ASSET HOMES PVT LTD
G-129,28/34A,
Panampilly Nagar,
Kochi-36.

Sir,

Sub: : Approval of Housing Project in ASSET-ORCHESTRA Apartments developed by you.
Project location: In Sy No. Old Sy.No.K 796/15,K 786/2,Re Sy.No. 33/1 in Kazhakkootam Village, Thiruvananthapuram Taluk,Thiruvananthapuram District with land extent of 180.80 cents.

Please refer to your proposal for approval of housing project ASSET ORCHESTRA, submitted through our zonal office. We thank you for the cooperation extended by you in the process of approval of the above housing project

We are glad to inform you that our competent authority has accorded approval to your above project for the purpose of considering Home loans to the prospective buyers intending to buy residential flats in your esteemed project. The approval is accorded subject to following terms and conditions:

1. This approval in effect shall enable the prospective buyers to apply for housing loans with any of the branches of Indian Bank. It shall be at the sole discretion of Indian Bank, the appraisal of each loan application and credit decision strictly on merits.
2. As the title of the project land is scrutinized by our panel advocate, only supplementary legal opinion is to be obtained for the individual flats
3. The developer shall provide the following documents to the loan applicants for applying for Home loan.
 - a) Allotment letter/ Registered Sale Agreement/ Registered Construction Agreement/ as the case may be, duly vetted by our panel advocate, in favour of each buyer.
 - b) Up to date EC of the project land from 22.12.2015
 - c) Copies of the property documents of the project land along with Approved building Plan
4. The Developer shall permit display of our hoardings reading " This project is approved by Indian Bank" at the project site.
5. Tripartite agreement between the builder, applicant and bank to be entered into in the approved format as the builder has accepted for registration of UDS on payment on booking.
6. The builder shall ensure that the constructions of the total project building conforms to the sanctioned plan and building laws without any deviations and that the quality of construction and specifications are maintained.



7. The builder shall ensure that the project is got regularized for assessment of tax and also obtain occupancy certificate when the project is complete.
8. In granting project approval to the project, Indian Bank assumes no responsibility in regard to rights and liabilities contractual or otherwise of the landowner and the builder and the intending purchaser in regard to their respective obligations. By this approval the Bank does not give any opinion on the project or related parties / aspects
9. Before making any purchase decision or entering into any agreement with respect to any property in the said project, the intending purchasers are advised to take their own due diligence verifications regarding legal documents, clear title to the property, construction quality, technical specifications, conformity of the project to relevant statutory regulations and approvals, previous track record and reputation of the builder / developer etc. Indian Bank will not entertain any claim on losses financial or otherwise incurred by anybody on the said property due to any reason whatsoever.
10. We request you to execute a simple letter of undertaking agreeing to
- (a) deliver the title deeds in favour of the purchaser of the flat directly to the Bank
 - (b) insist on NO-Objection Certificate(NOC) from the Bank before cancellation of Sale Agreement and refund of payment(s) received there under and
 - (c) to convey completion of construction for noting Bank's charge in the Society's records.
- for every sale transaction.

11. Details of the Housing Project

M/S. Asset Homes P Ltd, Opp Raga Auditorium, VettuRoad JN , Kazhakootom

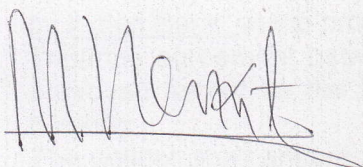
Nature of Individual Units	Residential
Number of Units	206
Number of Blocks/Floors	22 Blocks G+19 Floors
Building plan approval Details	No.588/13-14 dated 10.08.15

12. The project has been properly valued by our panel engineers Mr N Rajkumar and Mr K G Mani

13. Loan will be disbursed through prospective buyer in stages after he brings the margin money in initial installment or else pro rata margin should be brought in each stage disbursements.

We look forward to work together with you in promoting the project for mutual benefit. The intending buyers may also contact the nearest branch of the Indian Bank for their home loan requirement.

Yours sincerely



CHIEF MANAGER (CREDIT)

