



ഭാരതീയ സ്റ്റേറ്റ് ബാങ്ക്

റീജിയണൽ ബിസിനസ്സ് ഓഫീസ് - 1, കോട്ടയം

പോളച്ചിറക്കൽ മേമ്പേഴ്സ്, കളക്ട്രേറ്റിന് എതിർവശം, കോട്ടയം - 686002

भारतीय स्टेट बैंक

क्षेत्रीय व्यवसाय कार्यालय - 1, कोट्टयम

पोलच्चिरक्कल चेंबर्स, कलक्ट्रेट के सामने, कोट्टयम - 686002

State Bank of India

Regional Business Office - 1, Kottayam

Polachirackal Chambers, Opposite Collectorate, Kottayam - 686 002

M/S Asset Homes Pvt Ltd
G - 129, 28/34A
Panampilly Nagar
Kochi,
682036

Dear Sir
Project Approval - Asset Gateway Pathanamthitta

We are pleased to inform that we have accepted your application and approved the aforesaid project after obtaining all the legal clearance from our advocate. The approval in effect enables the members who booked in the project to apply for a home loan for purchase of flats under the projects on merits. The sanction will be solely at the discretion of the Bank as per Banks laid down guidelines /instructions issued from time to time in this regard and subject to the conditions mentioned below. Kindly note that the approval would stand cancelled if any material fact 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 or the members.

1. Project completion period should not exceed 36 months Disbursement of loan instalment in the same proportion as mentioned in the agreement between the bank and the buyer which should also be in conformity with the progress in work of the total project as certified by the Banks official/Engineer. The payment will be made by means of credit to A/C No 13750200037294 with Federal Bank, Marine Drive Ernakulam
2. Suitable Agreement for sale and construction to be executed with the proposed buyer
3. Builder has to execute a sample letter of undertaking agreeing to convey Banks security
4. entered to the society if any proposed to be formed after completion of construction for noting Banks charge in the record of the society
5. Up to date EC to be obtained.
6. The interest rate will be applicable as per extant instructions and will vary from time to time.
7. The loan will be disbursed upon obtention of
 - 1) Agreement to Mortgage
 - 2) Undertaking by the builder to hand over the sale deed directly to the Bank
 - 3) Tripartite Agreement
8. In case of cancellation either on the part of the builder or by the customer the money should be directly paid back to the Bank



A brief description of property as per TIR submitted by the advocate
Rectification Deed 757 of 2018 of SRO Pathanamthitta

Sale Deed 172/of 2017 of SRO Pathanamthitta

Sale Deed 1909 of 2004 of SRO Pathanamthitta

Sale Deed 1821 of 2004 of SRO Pathanamthitta

Sale Deed 1820 of 2004 of SRO Pathanamthitta

Gift Deed 3141 of 1979 of SRO Pathanamthitta

Area i) 6.07 ares Sy No 222/5D ii) 8.10 ares Sy No 222/D iii) 6.07 ares Sy No 222/5D

Village Pathanamthitta

Taluk Kozhencherry

District Pathanamthitta

Boundaries

East : Property of Ravindran Nair

South: Road

West : Thodu

North : Neerozhukku Thodu

You may quote the reference No RBO /MPST/5/2018-19 dated 14.11.2018 to enable your future clients for this project to get waiver of master title clearance from SBI.

You may also mention in your publicity brochures /advertisements etc our Banks name as one of the institutions from whom loans would be available, and also display our approval at the project site. We Thank you for your interest in our bank and look forward to a long and mutually rewarding association with you.

Assuring you of our best service

Yours faithfully

Regional Manager

RBO1, Kottayam

For State Bank of India
Regional Manager
RBO1, Kottayam
Regional Business Office-1, Kottayam

