

Regional Office,
Thiruvananthapuram

FEDERAL BANK
YOUR PERFECT BANKING PARTNER

TVMX/PAC-53/2015-16

04/05/2015

To

M/s Asset India Infra Projects Pvt Ltd
No 48, Kowdiar Gardens
Golf Links Road Kowdiar, Thiruvananthapuram-695003

Dear Sir,

Sub: Project Approval of "Asset HillCrest " , situated at Vattiyoorkkavu ,Trivandrum.
Ref: Documents and drawings submitted to us in this regard.

We are pleased to inform you that we have accepted your application and included your housing project **"Asst HillCrest "** situated in Vattiyoorkkavu village, Thiruvananthapuram taluk, Thiruvananthapuram district under our **"APPROVED PROJECT"** category (*see note below). With this approval, any branch of Federal Bank can provide Home Loans to individuals for purchase of units in this project, subject to the terms and conditions annexed herein.

The approval enables the members 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) In case of all future correspondence regarding this project and individual cases in this project, please quote the Approved Project File No. TVMX/PAC-53/2015-16 (Unique reference No given for the approved project)
- 2) Individuals who book flats in this project and who are interested to avail Home Loans, may please be directed to contact our Nodal Officer, **Mr. Jimmy Lukose** , Mobile No : **9048010157**

We thank you for associating with us and look forward for a long and a mutually rewarding relationship with you.

Assuring you of our best service at all times.

Yours faithfully,

Kuriakose Conil
AGM & Regional Head



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Thiruvananthapuram, Kerala, India 695 001

E-mail: tvmy@federalbank.co.in | Phone : 0471 2331913, 0471-2322229 Extn. 501

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 terms and conditions of Federal Home Loan Scheme.
- 2) Sale Deeds in favor of the purchasers shall be jointly executed by the builder and the land owners in their personal capacity.
- 3) Please note that the sanction of Home Loans will be solely at the discretion of the Bank ie as per Bank's laid down guidelines.
- 4) Approval is permitted for flats upto 10th floor in Tower 1 and upto 12th Floor in Tower 11(total 120 flats) the proposals for additional floors and flats if any can be considered only after obtaining permit and approval from appropriate authority .
- 5) 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.
- 6) We also request your assistance and co-operation in giving any further information or documents that we may require regarding this project.
- 7) 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.
- 8) Nothing contained herein shall be deemed to be in the nature of an authorization / authentication / solicitation of the above project. The individual unit (villa) purchasers shall be advised to undertake independent scrutiny to their satisfaction, before making any decision to purchase the unit (Villa).
- 9) A comfort letter shall be executed 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 from the bank before cancellation of agreement for sale and refund of payments received thereunder.(c) Convey Bank's security interest to the society, if any proposed to be formed after completion of construction for noting Bank's charge in the record of society.(d) Details of credit facilities enjoyed by you with other banks.
- 10) An undertaking is to be submitted by the builder that the proposed apartment is in the built up area allotted to the builder

