

DB/NDZ/RBD/54/2013-14

Date: 30.10.2013

M/S Greatway Buildcon Pvt Ltd..
11/3, Sector-3, Vaishali,
Ghaziabad

Dear Sir / Madam,

Sub :Approval of your Project –Apex The Florus – Plot No. 18/GH-11,sector-18,Vasundhara,Ghaziabad,U.P for Financing to Individual Customers - House Loan from Dena Bank

We take pleasure to inform you that on the recommendations of our Retail Assets Branch that the following project being developed by you/ your group has been approved by us for the purpose of extending Home loans to prospective buyers who propose to buy flats/apartments in this Project namely

“Apex The Florus – Plot No. 18/GH-11,sector-18,Vasundhara Ghaziabad,U.P”

The approval of the aforesaid project is subject to the terms mentioned herein under:

- ♦ The project approval facility intends to speed up the processing of individual loan proposals for the purchase of property in the said project mitigating the trouble of submission of parent title documents for every proposal .The approval in effect enables the members who have booked in the project to apply for a home loan to Dena Bank. Dena Bank would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.
- ♦ It is presumed that all the material facts concerning the project has been disclosed to us..Kindly note that the approval would stand canceled if any material fact is not disclosed and the same is found in variance with the statutory laws required to be fulfilled or in any other way detrimental to the interests of the project and its members.
- ♦ You may highlight the approval of the project in your advertisements, hoarding and other publicity material with the sign age **“Project Approved by Dena Bank* conditions apply”**.
- ♦ The security for our individual loan is normally by creation of charge on the property being acquired by the borrower. The concerned parties i.e. land owner, builder & the purchaser shall jointly ensure that the conveyance of title is complete, legally valid through registered deed in favor of the purchaser.
- ♦ The loan amount sanctioned will be disbursed in suitable installments depending upon the progress of the construction of the project as well as the borrowers' individual unit as reported by our panel valuer and or inspecting official of Dena Bank.

- ◆ The Builder shall ensure that the construction of the total project building conforms to the sanctioned plan and the building laws without any deviation and the quality of the construction and specifications maintained.
- ◆ The Builder shall ensure that the total project is regularized for assessment of tax and also obtain occupancy certificate when the project is complete.
- ◆ In granting advance approval to the project, Dena Bank assumes no responsibility in regard to the 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 Dena Bank does not give any opinion on the project or related parties/aspects.
- ◆ 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 property, construction quality, technical specifications, conformity of the project to relevant statutory regulations and approvals, previous track record of the builder/developer, etc. Dena Bank will not entertain any claim on losses financial or otherwise incurred by anybody on the said property due to any reason whatsoever.

Kindly refer to us the clients who have booked in the above said projects for Housing Loan with Dena Bank.

Assuring the best of the services and looking forward to have mutually rewarding business relations.

Sincerely

For Dena Bank,


Chief Manager-Credit
New Delhi Zonal Office