



विजया बैंक

(भारत सरकार का उपक्रम)

आपका भागीदार साथी

VIJAYA BANK

(A Government of India Undertaking)

A friend you can bank upon

संदर्भ नं. RACPC/AKS/CREDIT/2017

दिनांक : 20.01.2017

M/S Basera City Developers Limited
B-127, Shikha Plaza, Patrakarpuram,
Gomti Nagar, Lucknow

Sub-Approval of Group Housing Project (For Residential Flats)- "BLUE MOUNTAIN", at Plot No. 17/G, H-2, Sector-17, Vrindawan Yojana-4 Tehsil & District-Lucknow, Uttar Pradesh

We have the pleasure to inform you that the competent authority has accorded the necessary approval of the captioned "BLUE MOUNTAIN", a multistoried apartment project of M/s. Basera City Developers Ltd., comprising 268 units at Plot No. 17/G, H-2, Sector-17, Vrindawan Yojana-4 Tehsil & District-Lucknow, Uttar Pradesh and are agreeable for extending finance to the prospective clients on Bank's laid down terms & conditions with additional conditions mentioned herein. Further we would like to inform you that housing loan to intended applicants is at the sole discretion of the Bank.

We presume that all the material facts relating to the said project have been disclosed to us. Kindly note that the approval would stand cancelled automatically if any material fact is not disclosed and/ or is found to be at variance with the statutory law required to be fulfilled or in any other way is detrimental in the interest of the project and its members. Branches to take utmost care for handling such proposals and verify that all the regulatory/ statutory laws to be fulfilled.

Terms & Conditions:

1. The approval of the project is conditional, subject to fulfill all the statutory compliance stipulated for Group Housing Project.
2. The builder should construct the project strictly as per approved plan sanctioned by the competent authority.
3. The approval of the project is subject to clearing of all subsisting charges on the project assets in favour of any Bank/ FI other than charge for project finance. Further, undertaking from builder to obtain that NOC for creating mortgage in favour of buyer of property shall be available from the Banks who have financed the project.
4. Please note that following documents shall be required for each housing finance case:

- A). Original Allotment letter issued to the Flat buyer.
- B). Original Flat buyer agreement issued to the buyer.
- C). Original Payment receipt(s) issued to buyer.
- D). NOC for individual units shall be provided to us, issued by Project finance bank, if applicable.
- E). Permission to mortgage from Builder in each case.
- F). Stamped Tripartite agreement as per Bank's standard Format will be executed between Bank, individual Borrower and company/Builder.



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5. Please ensure to complete the project in time and keep on advising us periodically the progress made in the construction.
6. We anticipate your cooperation in providing any further information/documents that we may need regarding this project including delivery of the title deeds in favour of the prospective buyer of the respective flat directly to the Bank.

Assuring you of our best services and looking forward to a long and mutually rewarding relationship with you. We request you to route maximum business through us.

Thanking You!!

विजय बैंक
भवदीय yours faithfully,

मुख्य प्रबंधक
मुख्य प्रबंधक Chief Manager

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