

Date 06/12/2018

To
ASSET HOMES PVT LTD
G129,28/34A PANAMPILLY NAGAR ERNAKULAM
KOCHI-682036
Kerala, India
Dear Sir,

Sub: Project Approval of "Asset Limelight ", situated at OLD NH 17,Muttar,Vettekunnam,Edappally .
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 Asset Limelight situated at OLD NH 17,Muttar,Vettekunnam,Edappally 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.EKMZO-00162

2) Individuals who book villas in this project and who are interested to avail Home Loans, may please be directed to contact our Nodal Officer, Midhun A.V , Mobile No:9400768696

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,

Signature of PAC Head

Name: 

Designation:



*Note Before considering individuals Housing Loan in the Project, the following documents are to be submitted to the satisfaction of the Bank
(Delete if not applicable)-

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) The sale deed in respect of the landed property shall be executed directly by the land owners or through registered Power of Attorney as the case may be.
- 3) Disbursement of Home Loans availed from us by the individual buyers, will be based on the progress of the construction as assessed by Federal Bank.

- 4) We also request your assistance and co-operation in giving any further information or documents that we may require regarding this project.
 - 5) 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.
 - 6) 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).
 - 7) In the EC it should be verified that the Resurvey number of the property is 32 and Block No is 57
 - 8) Bank Has to Obtain NOC from KSEB and Water Authority
 - 9) Bank has to verify the original Power of Attorney No 50/2015 and two other embassy attested power of attorneys
 - 10) Broken period EC to be obtained till date of individual loan disbursal date
 - 11) At the time of advancing loan facilities to intending purchasers ,bank has to receive non liability certificate from Vistra ITCL regarding the particular extent of the undivided share and area of apartment and right to usage of the common facilities and amenities
 - 12) In EC there is a agreement with present owners and one Rohit Zacharia ,It may a sale agreement of the intending purchaser .So bank has to ensure that it is a sale agreement for undivided shares.
 - 13) Sale Agreement ,Construction agreement and sale deed are to be executed regarding undivided share over 17.86 Ares in resurvey number 32 in block No 57 in (Old Sy no 38/4/A5, SY NO 38/4/B3, Sy no 38/4/A7, Sy no 38/4/B2, SY NO 38/4/A8)
 - 14) At the time of purchase of undivided share bank has to receive a resolution from M/S Asset Home Private Limited empowering such and such persons to execute the sale deed in favour of the company
 - 15) When the housing Society formed after the completion of the project, All bank charges should be informed to them by the builder
 - 16) In all Project Pamphlet ,project literatures a, Hoarding boards and in the project site ,Federal Bank Approved the project should be highlighted.
 - 17) Broken Period Encumbrance has to be obtained for the remaining period from 08/02/2017
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