

To,

M/s. Patel Enterprises,

Date-19/03/2020

Subject: Approval of project named "Shree Vallabh Aangan" developed by M/s. Patel Enterprises, On Land Bearing Survey No.77/2, Opp Shelke Mangal Karyalay, Village Deulwadi, Karjat Neral Road, Taluka Karjat, District-Raigad. Karjat 410201 for Individual Home Loan cases on Construction Linked Payment plan.

Sir,

With respect to the above subject, we are pleased to inform you that we have approved your project on the basis of following documents:

- The approval will enable the members who have booked in the project to apply for a loan to PNBHFL. PNBHFL would assess the repayment capacity of each applicant according to its norms to grant a loan and reserves the right to reject any application that does not fit into norms
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material facts is not disclosed and the same is found to be at variance with the statutory laws fulfilled or any other way detrimental to the interests of the project and its members.
- PNBHFL will require all original documents related to the property, the customer intends to purchase, as per our Panel Lawyer / Valuer.
- PNBHFL request your co-operation in providing any further information or document that we require regarding the project.
- The approval is subject to Legal and Technical clearance from empanelled agencies from the PNBHFL.
- You may use our Logo in all your advertisement subsequent to clearance from Legal and technical agencies.
- Please quote the reference no. **Karjat-0220-001370** for any correspondence on the issue. Please don't hesitate to call us in case of any clarifications.

Following Original Documents are required to be submitted as title deeds:

Before First Disbursement:



पंजीकृत कार्यालय: 9वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरबा गाँधी मार्ग, न्यू दिल्ली - 110001

Regd. Office: 9th floor, Antriksh Bhavan, 22 Kasturba Gandhi Marg, New Delhi - 110 001

Phone: 011-23736857, Email:loans@pnbhfl.com, Website:www.pnbhfl.com

CIN: U65922DL1988PLC033856

Mehul Shah - 9820056327



- Authority letter required for person authorized to sign documents M/s. Patel Enterprises, through its Prop. Mrs. Hansaben Nalinbhai Hirpara (Patel) with its identity proof and signature proof.

The following Documents are required for disbursement of Individual case.

1. Original Agreement for Sale between M/s. Patel Enterprises, through its Prop. Mrs. Hansaben Nalinbhai Hirpara (Patel) AND Prospective flat purchaser/s along with original stamp duty paid receipt, Registration Receipt and Index II.
2. Original payment receipts issued by M/s. Patel Enterprises, through its Prop. Mrs. Hansaben Nalinbhai Hirpara (Patel) to Prospective borrower/s.
3. Original Demand Letter issued M/s. Patel Enterprises, through its Prop. Mrs. Hansaben Nalinbhai Hirpara (Patel) to Prospective borrower/s.
4. Original NOC for mortgage from M/s. Patel Enterprises, through its Prop. Mrs. Hansaben Nalinbhai Hirpara (Patel) issued in favour PNB Housing Finance Ltd.
5. It is advisable to verify the genuineness of the original Agreement / Deed / title document etc. of the borrower through paid IGR by the Bank before disbursement of the loan in each individual case.
6. Release of charge letter/NOC in each case, if M/s. Patel Enterprises, through its Prop. Mrs. Hansaben Nalinbhai Hirpara (Patel) have availed project loan from Bank/FI's*****
7. Notice of Intimation of Mortgage is required to be executed in each individual case.

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned Sales Manager **Mehul Shah- 9820056327** or Branch Head **Sameer Pardasani 08451847629** for any further information / clarification.

Best Regards



For PNB Housing Finance Ltd
Authorized Signatory

Before First Disbursement:

