

PUNPAS031336

Date: June 19, 2019.

To,
M/s. UNIQUE CHINTAMANI DEVELOPMENT LLP
SR. NO. 111/1, SHOP NO. 1, 2, 3, SHREE DARSHAN APARTMENT, TANK ROAD, SHANTINAGAR, YERWADA,

PUNE - 411006,
Maharashtra

Sub: Your application to AXIS Bank for the approval of projects "**K VILLE PHASE I**" At S. NO. 67/1, NEAR MUKAI CHOWK, KIWALE, TALUKA HAVELI, PUNE.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

Reference: APF No. PUNPAS031336 – K VILLE PHASE I.

- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. PUNPAS031336 In case of any queries please feel free to contact **Mr. AMEYA GHAVI** on Mobile No - **9881740272**.

We look forward for a long and mutually rewarding association with you.

Best Regards.
For Axis Bank Ltd.

Authorized Signatory

Documents to be collected from each borrower at the time of disbursement
Pre Disbursement Document : Individual

1. Others: ROC report to be taken before disb. from this project.
2. Current Registered Sale Agreement
3. Index II
4. Registration Receipt
5. Own Contribution Receipts
6. Noc From Builder
7. Others: 1) Supplementary agreement between landowner and developer confirming flat allotment should be taken before 1st disbursement from this project. 2) For funding any flat allotted to land owner, tripartite agreement should be taken with builder as consenting party. 3) Flat allotted to landowner will be considered for funding after receipt of bank account details of landowner along with required KYC documents and bank statement.
8. Others: 1) Construction of commercial buildings A, B and C are not started, hence kept on hold. 2) Individual valuation visit by panel valuer should be done before funding any commercial unit from this project.
9. Others: 1) RERA registration has done for this project except wing A and it's valid upto 30 Apr. 2023. 2) For funding any unit from A wing RERA certificate to be taken.
10. Others: This project has approved for Wing E, F and G up to 14th floor only.
11. Others: Site revisit by panel valuer should be done to check construction at site with respect to sanction plan before 1st disb from this project.

Project Details

For BWF:

Approved details			
	Nos of Buildings	Nos of Wings	Nos of Units
Total	1	6	352
Approved	1	3	352

For Plot:

Approved Details for Plot	
	Nos of Units
Total	0
Approved	0

For Bungalow/Row Houses:

Approved Details for Bungalow/Row Houses	
	Nos of Units
Total	0
Approved	0