



**UNITED BANK OF INDIA**  
Retail Banking Department, Head Office  
11, Hemanta Basu Sarani, Kolkata – 700 001

Ref No: Cachar RO/ADV/19242 /2015-16

Date: 25.08.2015

M/s Creation,  
(Prop. Mr Sankar Sen)  
Tarapur, Silchar- 788003

Dear Sir,

Sub: Tie-up arrangement (for Block—C (Basement, G+5 of 48 flats) for financing of Housing Loan to prospective purchaser in Housing Project named "Good Living Township -Devas" at Tarapur, Silchar

This has reference to your letter dated 15.06.2015, wherein you offered for tie-up arrangement for financing of Housing Loan to prospective purchaser in Housing Project named "Good Living Township -Devas" at Tarapur, Silchar and submitted the necessary paper/ information.

We are pleased to inform you that the Bank has approved the tie-up arrangement for Housing Projects- Good Living Township –Devas promoted by Silchar Development Authority (represented by M/s Creation through Power of Attorney) for Block—C (Basement, G+5 of 48 flats) for financing of Housing Loan to prospective purchaser. The bank has made special arrangement, as under, to extend hassle free housing loan to prospective buyers of flat in the project.

1. Housing Loan in the project may be sanctioned from multiple UBI Branches at competitive rates and within shortest Turn-Around-Time (TAT)
2. Borrowers are not required to obtain Search and Marketability report & valuation report from Lawyer & Valuer respectively for buying flat under the said project;
3. The Agreement for sale has to be jointly executed by all the parties.
4. Approval of the project shall be circulated to all our Branches across the region;
5. Under special arrangement with Corporate, Government and Local Bodies, Bank will provide Housing Loan in the project under specific terms and conditions and at competitive interest rates.

As Housing Loan in the project will be extended for purchase of flat under construction, authorised person of M/s Creation (Prop. Mr Sankar Sen), developer, is required to execute following documents:

- A. Tripartite Agreement in Standard Format
- B. Permission of Mortgage on property in standard format
- C. Registration of Lien of Property in favour of Bank in your books of record.

United Bank of India would assess the credit worthiness and repayment capacity of each applicant according to its norms to grant a loan and the Bank reserves the right to reject any application that does not fit into its norms. The sanctioned loan will be disbursed in installments depending upon the progress of the project as well as the applicant's individual unit. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact which has a bearing on the



transfer of the title and which 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.

Allotment letter with all required clauses, Sale Agreement, Tripartite Agreement, Conveyance Deed etc. must be signed by Landowners / authorized person(s) only.

In this regard, you are requested to issue a letter of undertaking to the following effects:

- You are agreed to deliver the title deeds in favour of the purchaser of the flat directly to the Bank;
- Necessary documents as per empanelled lawyer's opinion is required to be submitted for protecting bank's interests.
- You will insist upon 'No Objection Certificate (NOC)' from the Bank before cancellation of Agreement for Sale and refund of payment(s) received against it.
- You will convey Bank's security interest to the Society on account of the borrower, after completion of construction, for noting Bank's charge with the Society.

To scout more and more housing loan proposals from the Project, effective marketing initiatives shall be undertaken and it is expected that in your marketing drive, you will highlight United Bank of India as preferred banker in the project. Further, you are also permitted to use bank logo/ name/ signage etc on the promoter-developer's website for linking to our bank website (for the use of intending purchaser) or/ for newspaper publication for advertisements for sale of flats. However, the permission is restricted for the use of bank's logo/ name/ signage etc strictly for the approved tie-up arrangement only. For any mis-use/ abuse, the promoter- developer will be accountable under Copy Right Act/ other laws.

We are looking forward to a long corporate relationship with you for expansion of housing sector in the region. For any query/ assistance, you may contact our Retail Hub branch, Silchar or Tarapur Branch (Nodal Branch).

Thanking you,

Yours faithfully,



Chief Regional Manager

Encl:

1. Format of Tripartite Agreement
2. Format for permission of Mortgage on property

