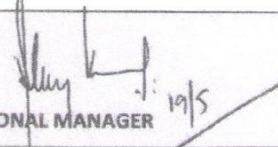


DB/KZO/ADV/HSG/PROJECT/19/5/2016-17

Date: 11.05.2016

For Approval	 ZONAL MANAGER
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1. GIST -

Approval of housing project 'DEVAS' of M/s Creations at Kendriya Vidyalaya Road, opposite Bharat Seva Asram, Tarapur, Silchar 788003 Dist cachar Assam. Silchar Branch/Kolkata Zone

2. PROJECT DETAILS -

Name of Project	DEVAS
Address	Kendriya Vidyalaya Road, opposite Bharat Seva Asram, Tarapur, Silchar 788003 Dist cachar Assam
Commencement Date	31.03.2015
Completion Date	By next 36 months
Number of Building	5 (Delux:2+Luxury:3)
Number of Flats	156 Flats (Deluxe=48 flats *2=96 flats; Luxury=20 Flats*3=60 Flats)
Average area with rate per square ft	Rs 4000-5000 per Sq Ft
Name of Builder	M/s Creations

3. UNIT VISIT DETAILS -

Date of Visit	22.04.2016
Visited By	Branch Manager, Silchar Branch
Observations	<ul style="list-style-type: none"> Total project include five Buildings namely Deluxe (2 Nos) & Luxury (3 Nos) Deluxe building consist of 48 flats and luxury building consist of 20 flats. Deluxe building construction work is in progress. The project's completion is probable by 36 months. SBI and UBI has already approved the housing project. No adverse remarks reported by branch manager.

4. DETAILS OF OTHER BANK'S /FI'S APPROVAL -

a. SBI Approval Details -	SBI vide its letter ref no RBO/MPST/2015-16/358 dated 11.08.2015 has approved the proposed project.
b. Contact Details of SBI -	[9435073155 (Enquiry Desk SBI) / Biswajit Das [8876741687] [03842262134, 261798, 261272]
c. Zonal Office Views -	Silchar Branch Manager, talked to Mr Biswajit Das of SBI over number 8876741687 and also visited to the concerned SBI Branch and received confirmation regarding genuineness of the project approval as per email dt 07.05.2016.

5. BRANCH/ZO RECOMMENDATIONS -

a. Branch Recommendations -
 Branch vide its appraisal note ref no DB/SIL/PROJECT/2016-17 Dated 25.04.2015 has recommended for approval of the proposed housing project.

b. Zonal Office Views/Recommendations -

- Silchar Branch has received one housing loan proposal regarding purchase of the flat from concerned project and is expecting more customers from this project.
- SBI has already approved the housing project which has been confirmed by the branch. As per extant guidelines of project approval vide HO circular no 123/10/2010-11 dt 19/07/2010 RM [ZM] may also approve the housing



projects approved by HDFC, ICICI Bank, LIC Housing Finance, SBI, PSBs etc. after proper due diligence which has been confirmed by branch.

- Approval of housing project would open up ample opportunity to nearby branches besides Silchar Branch to canvass more and more housing loans which will increase our retail portfolio of branch and bank as a whole.
- Approval of housing project falls in the retail segment of our bank which is one of the thrust areas of bank.

In view of above and branch's recommendations, we recommend for approval of housing project "DEVAS". Detailed terms and conditions annexed.


OFFICER
(Jyoti Singh)


CHIEF MANAGER
(S R Mahapatra)


DY. ZONAL MANAGER
(N Raghavendra)



TERMS AND CONDITIONS		
1	Name of Project	DEVAS
2	Address	Kendriya Vidyalaya Road, opposite Bharat Seva Asram, Tarapur, Silchar 788003 Dist cachar Assam
3	Name of Builder	M/s Creations
4	Branch/Zone	Silchar Branch /,Kolkata Zone
5	Branch to ensure cross checking of the mortgage charge over the project's property is done in CERSAI and in case of charge created; NOC from concerned financier is to be invariably obtained before sanction/disbursement of housing loan in this project.	
6	Branch to explore possibility of submission of certificate from structural engineer as per NDMA guidelines by borrower.	
7	Before sanction of any housing loan/property loan in the said housing project, branch to ensure that Title Investigation Report in respect to the property has been obtained from our bank's panel advocate with 30 years search report and ensure the property is marketable and free of any encumbrances.	
8	Branch to refer master circular on Dena Niwas Housing Finance Scheme vide HO Circular No 372/30/2010-11 dt 23/02/2011 and ensure strict compliance of the existing guidelines.	
9	Branch to explore possibility to approve other housing projects of the builder and canvass more housing loan appraisals.	


DY. ZONAL MANAGER