



भारतीय स्टेट बैंक  
State Bank of India

Home Loan Sales Team  
State Bank of India  
Plot No. 364, Udyog Vihar, Phase II  
Dundahera, Gurgaon  
Haryana, - 122002

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NW-I/HLS-II/16-17/

Date:- 24.05.2017

M/s V. K. Motors Pvt. Ltd,  
P 903- 905, 9<sup>th</sup> Floor, C Wing,  
JMD Megapolis, Sohna Road,  
Sector-48, Gurgaon-122018

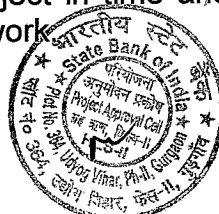
Dear Sir,

**TIE-UP ARRANGEMENT**

**FOR THE PROJECT "GLOBAL HILL VIEW" (AFFORDABLE GROUP HOUSING POLICY OF HARYANA GOVERNMENT) AT SECTOR- 11, SOHNA, GURGAON - UNDER CONSTRUCTION LINKED PLAN**

With reference to your request for approval of above Tie-Up under "Construction Linked Plan", we are pleased to inform you that we have approved the Tie-Up arrangement for the aforesaid project subject to terms and condition mentioned herein under:-

1. The approval in effect enables the individual(s) who have been allotted flats in the project to apply for a Home loan to State Bank of India. We would assess the repayment capacity/eligibility of loan of each applicant as per our norms to grant a loan.
2. The loan will be sanctioned and disbursed to the eligible applicants under Construction Linked Plan.
3. We presume that all the material facts relating to the project have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and/or is found to be at variance with statutory law required to be fulfilled or in any way detrimental to the interests of the project or allottees of flats.
4. We also expect that due compliance from your side regarding all statutory, legal, procedural guidelines have been followed and to keep the permission(s) in force as required by law of the land and noting of our lien over the units financed by us.
5. Please note to keep us informed, in case there is change in status of project encumbrance.
6. A Tripartite agreement to be executed between Banker, Borrower and the Builder as would be mutually agreed.
7. Permission to mortgage will be issued by you on Bank's format.
8. Please ensure to complete the project in time and keep on advising us periodically the progress made in the construction work.



9. This approval is subject to yearly review based on the business accruing to the Bank and we seek your assistance for annual review of legal reports at our end.
10. We anticipate your cooperation in providing any further information/documents that we may need regarding this project.
11. The Tie Up would be subject to compliance of the following conditions:-
- Sanction of home loans & disbursal of present installment which is linked to the stage of draw may be done subject to margin requirements as per Bank's extant instructions and further installments be released only after obtention of Environmental Clearance.
  - Builder will issue Builder Buyer Agreement after receipt of respective sanction letter and would accept disbursement thereafter.
  - The land owners should be made confirming party in execution of Builder Buyer Agreement and Quadripartite Agreement in each individual case.
  - Obtention of Certificate from Tehsildar/patwari regarding the project land of Global Hill view, "that no loan/charge is pending against any of the Rectangle and Killa numbers of Sh. Dharamvir Singh & Kishore Kumar forming the project Land i.e. 5.4125 acres at Sector 11, Sohna, Gurgaon. Land mortgaged by Sh. Kishore Kumar ie. 2 Kanal is not part of the land measuring 5.4125 acres on which the said project is going to be developed
12. We request you to inform us of the list of buyers who have booked the flats at regular intervals.
13. You can use our Bank's Logo in your advertisements for this project.
14. Invite us for participating marketing events organized by you as a promotional activity. We request you to route maximum business through us.
15. You are also requested to make sitting arrangement in your Office/Site marketing office for one of our Home Loan Marketing Executive.
16. Should you require any further clarification, please feel free to contact **Mr. Ram Hamesh, Chief Manager (PAC), Mob. Nos. 9717792315**. For queries relating to home loans please call to **Mr. Pawan Kumar, Asstt. Manager, Contact No. +91-9599989509** and **Mr. Prakash Chand Yadav, Marketing Executive, Contact No. +91-9971634368**.

Assuring you of our best services always and looking forward for a long term relationship.

Yours faithfully,

  
(Ram Hamesh)  
Chief Manager  
Project Approval Cell, Gurgaon



**Disclaimer:-**

***Tie-up arrangement is aimed to speed up the delivery process of loans by avoiding duplication of certain works in respect of the processing of loan applications in respect***

of the units in such projects. The Tie Up in a project do not mean tie up in respect of any other project/extensions of the project of the same builder. The Bank or its officials do not take any responsibility in respect of the tie up projects including the merits of the project, such as its facilities, period of completion, price, regulatory approvals, quality of construction, other amenities, etc. or any attribution to the builders of such Tied Up projects and expressly disclaims any liability in this regard. The Bank shall, under no circumstances be responsible for any dispute between the customer/builder/third party arising out of such involvement/investment/purchase of units in a Tie Up project. As per RBI guidelines, it is pertinent to mention the name of the financing bank/institution with whom the project land is mortgaged (in case it is applicable), while advertising the project to public.

