

 <p>Ref No:RMPCCHS(S)/Approved Projects/22-23</p>	<p>RAPC CHENNAI SOUTH No. 21, First Floor, North Mada Street, Mylapore, Chennai - 600004 Email :- rmpcchennaisouth@indianbank.co.in Phone :- 044 - 24622733, 24621744</p>
	Date:26/10/2022

M/s Vibrant Offices and Homes LLP
869, 1st Floor, Flat No B-5,
PA Towers, Poonnamallee High Road, Kilpauk
CHENNAI - 600010

Dear Sir,

Sub: - Approval of Housing Project "ISHANA" by M/s Vibrant Offices and Homes LLP

With respect to above, our Bank's competent authority has accorded approval of your coveted project "ISHANA" at **Kalakshetra Road, Valmiki Street, Tiruvanmiyur, Chennai** as per the terms and conditions detailed below:

Builder's Name & Address	M/s Vibrant Offices and Homes LLP 869, 1st Floor, Flat No B-5, PA Towers, Poonnamallee High Road, Kilpauk CHENNAI - 600010
Project Name	ISHANA @ Thiruvanmaiur
Project Location & Place	New Door No 54, 54/1 & 54/2, Old door No 45, 45/1 & 45/2, Kalakshetra Road , Valmiki Street , Thiruvanmaiur , Chennai 600041 Comprised in S No 116/1B1C ,116/1B1D , & 116/2C2,T S No 23/1, 23/2 & 23/3 Block 28 of Thiruvanmaiur Village, Velachery Taluk Chennai
Detail of Land Area- Extent of plot & Extent of Built up area	Total Saleable Area – 4189.33 Sq. m UDS land Area – 1411.18 Sq. m
No of floors	Basement floor + Stilt floor + 4 floors + part 5 th floor
No of Units	28
Plan Approvals	TNRERA - TN/29/Building/0326/2022 dated 01.09.2022 valid till 31.12.2024 in the name of ISHANA Planning permit No PP/NHRB/205/2022 (Permit No 14882) vide letter no. PP/NHRB/S(B2)/0205/2022 dated 05/07/2022 valid upto 04.07.2030 by CMDA Building Permit No CEBA/WDCN113/00233/2022 dated 19.07.2022 by Greater Chennai Corporation
Legal by	Ms.L FATHIMA FABIOLA dated 26.09.2022
Valuation by	Mr.R S Babu dated 29.09.2022

Terms & conditions

1. It is presumed that all the material facts concerning the project will be disclosed to us by the Builder. Kindly note that the approval would stand cancelled if any material fact 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
2. UDS registration for the individual flats to be registered on the first stage of disbursement of home loan. In case as per the policy of the Builder, if the same is not registered in the first stage of disbursement, the Builder should enter into a Tripartite Agreement with the Bank and Buyers (to be financed by us). A draft Tripartite Agreement for this purpose is annexed for ready reference.
3. As per the Tripartite Agreement, the Builder should agree the following:
 - (a) Deliver the Title Deeds in favor of the purchaser of the flat directly to the Bank and
 - (b) Insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received and
 - (c) To convey Bank's security interest to the existing / proposed Society for noting Bank's charge in its records
4. Bank may request builders' cooperation in providing any further information or document that we may require regarding the project.
5. Agreement of Sale/Construction & Sale deed to be executed as per the guidelines of RERA.
6. We invite Builder or its representatives to get empanelled as Direct Selling Agent (DSA) and submit necessary application for the same.
7. We request the Builder to ensure that our bank's name disclosed in the brochures / banners / hoardings etc. All the branches located in and around the Project Location as well as the branches located within the Chennai City shall be exhorted to get maximum share of business in the approved project.
8. Sale agreement and construction agreement is to be registered as per norms. Supplementary legal opinion for the subject plot also to be obtained from the Panel Advocate.
9. Up to date EC to be obtained for every individual proposal at the time of submission of the loan proposals.
10. Supplementary EVR to be obtained from panel engineer for the individual plot to be financed. The subject flat is to be clearly demarcated in the approved plan and countersigned by panel engineer.
11. This arrangement is subjected to satisfactory business review after 12 months.
12. We request the builder to inform us about any material changes in the project like availing of project finance, Units, Bank details etc. The said changes need to be intimated to us on time, so as to avoid any delay in loan disbursements
13. This approval enables the customers who have booked / willing to book in the project to apply for plot loan / HL from Indian Bank. Indian Bank would assess the applicant as per Bank's extant norms to grant loan. We reserve the right to reject any application that does not fit to our bank's norms.

Contact person from Bank's side

Mr.M.Anand, Asst. Manager, RAPC Chennai South – 9677030389

Mr.P.Sathish, Senior Manager, RAPC Chennai South – 9176741986

The Bank reserves the right to cancel/suspend the said project approval at its sole discretion without assigning any reason.

Yours faithfully,


Asst. General Manager