

BOB:SMS:16/

09-09-2022

M/s. VIBRANT OFFICES AND HOMES LLP,

B-5, 1st Floor, P.A. Towers,
No. 869, Poonamallee High Road,
Kilpauk, Chennai – 600010.

Dear Sir,

Subject;- Reg: Project "ISHANA - Thiruvanmiyur" - Project Legal approval.

This has reference to the captioned Project; We would like to inform you that your project detailed below is **legally approved** by us.

Project name: ISHANA - Thiruvanmiyur

Total No. of Dwelling Units / Flats: Residential – 28 Dwelling Units

RERA Ref No: TN/29/Building/0326/2022 dated 01/09/2022

Address:

SCHEDULE OF THE PROPERTY

SCHEDULE A

Item No. 1

All that piece and parcel of vacant land measuring an extent of 1.90 Grounds (4570 Sq.ft), comprised in Old S.Nos. 116/1 (Part) and 116/2 (Part), as per Patta New S.Nos.116/1B1C, 116/1B1D, 116/2C2 and T.S. No. 23/1, situated at Kalakshetra Road, Thiruvanmiyur Village, Velachery Taluk, Chennai District, and the land being bounded on the

North by : Plot belonging to Maricar Property Holdings Pvt. Ltd.
South by : Property in T.S. No.24 (Property owned by R.V. Ramani)
East by : Valmiki Street
West by : Sivakumar Nilayam, Apartment Complex

Situated within the Registration District of Chennai South and Sub-Registration District of Chennai South Joint - I.



स्पेशियलाइज़्ड मॉर्टगेज स्टोर (एस एम एस) 21, गोपालकृष्ण स्ट्रीट, टी.नगर, चेन्नै-600 017 इंडिया
Specialised Mortgage Store (SMS) 21, Gopalakrishna Street, T. Nagar, Chennai - 600 017. India.
Phone : 044 2815 2105 / 06 / 2815 1616, Fax : 044 2815 2103, Email : rlf.chennai@bankofbaroda.co.in

Item No. 2

All that piece and parcel of vacant land measuring an extent of 1802 Sq.ft., comprised in Old S.Nos. 116/1 (Part), as per Pata New s.Nos. 116/1B1C, 116/B1D, 116/2C2 and T.S. No. 23/3, situated at Kalakshetra Road, Thiruvanmiyur Village, Velachery Taluk, Chennai District, and the land being bounded on the

North by : Kalakshetra Road
South by : Plot belonging to Maricar Property Holdings Pvt. Ltd.
East by : Plot belonging to Maricar Property Holdings Pvt. Ltd.
West by : Sivakumar Nilayam, Apartment Complex

Item No. 3

All that piece and parcel of vacant land measuring an extent of 8818 Sq.ft., comprised in Old S.Nos. 116/1 (Part), as per Pata New s.Nos. 116/1B1C, 116/B1D, 116/2C2 and T.S. No. 23/2, situated at Kalakshetra Road, Thiruvanmiyur Village, Velachery Taluk, Chennai District, and the land being bounded on the

North by : Kalakshetra Road and Property Door No. 54, belonging to Maricar Property Holdings Pvt. Ltd.
South by : Plot belonging to Maricar Property Holdings Pvt. Ltd.
East by : Valmiki Street
West by : Sivakumar Nilayam, Apartment Complex and Plot belonging to Maricar Property Holdings Pvt. Ltd.

Situated within the Registration District of Chennai South and Sub-Registration District of Chennai South Joint - I.

Item Nos. 1 to 3, total measuring an extent of 15190 Sq.ft.

SCHEDULE B

28 Flats to be constructed in the Schedule A Property.

We hereby convey our consent in considering to make Home Loans available to your Unit Purchasers (*) along with the Construction of residential building.

We also inform you that your project is **legally approved** by us and opinion obtained from our panel advocate Mrs. J. Maheswari (report dated 06.09.2022)



The individual allottees of your project, who would be availing loan from us has to furnish the following along with the other prescribed standard documents/papers

1. Original Sale Deed to be executed by M/s. Franch Developers LLP, represented by its Power Agent M/s. Vibrant Offices and Homes LLP, represented by it's Partner Mr. Devesh Bhuva to and in favour of Prospective purchasers.
2. Original Sale Agreement to be executed by M/s. Franch Developers LLP, represented by its Power Agent M/s. Vibrant Offices and Homes LLP, represented by it's Partner Mr. Devesh Bhuva to and in favour of Prospective purchasers.
3. Original Construction Agreement to be entered between M/s. Vibrant Offices and Homes LLP, represented by it's Partner Mr. Devesh Bhuva and Prospective purchasers.
4. Original Update E.C.
5. Xerox copies of all other Documents mentioned in Srl. No.14 of Legal Report.

(*) subject to applicable terms and conditions as under,

- a) This letter is for the sole purpose of unit purchasers seeking home loans. All loans shall be at sole discretion of Bank of Baroda.
- b) You shall be duty bound as a unit seller to address and redress all queries and concerns of all unit purchasers in relation to the Project which may be in the nature of type, approval sought and obtained, title to the project etc.
- c) You are precluded from mentioning anything other than what is authorized in terms hereof. Any suggestion of inducement to purchase on the basis of this letter and the contents hereof is prohibited.
- d) Nothing contained herein shall be deemed to be in the nature of an authorization/authentication/solicitation of the project. Unit purchasers are advised to undertake independent scrutiny to their sole satisfaction prior making any decision to purchase units.
- e) This letter is being issued on your sole request based on the documents provided and based on legal opinion only. And it is assumed that nothing material has been withheld or concealed.
- f) Kindly include our Bank logo with quotes of "Project Approved By" in all your advertisement materials
- g) Name of the Bank Officials and contact information for seeking further clarifications if any is given here under

Name of the Official	Office Address	Contact Number/email id
Mr.Saravanan N, Marketing Officer Mr Dhileeban N, Senior Manager Mr Mannesh Kumar V, Chief Manager	21, Gopalakrishna Street, T Nagar, Chennai - 600017	044-28152106/2106/1616 9445348260, 9894076348 9790900599 RLF.Chennai@bankofbaroda.co.in

Yours faithfully

V. Mannesh Kumar
(V.Mannesh Kumar)
Chief Manager - SMS



स्पेशियलाईज़्ड मॉर्टगेज स्टोर (एस एम एस) 21, गोपालकृष्ण स्ट्रीट, टी.नगर, चेन्नई-600 017 इंडिया
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