



RAM -Retail Agri and MSME, CO: Chennai North, Royala Towers, #15B, III Floor, Anna Salai, Chennai - 600002. Ph. No: 044-28555685, Email:bo5215@pnb.co.in

30.09.2022

M/s Vibrant Offices & Homes LLP
Flat No B5, First Floor, PA Towers, 869,
Poonamallee High Road, Kilpauk, Chennai - 600010.

Reg. Approval of the residential project "Ishana " of M/s Vibrant Offices & Homes LLP coming up near Thiruvanmiyur, Chennai.

With reference to your proposal and subsequent clarifications received, CHCAC in its meeting dated 30.09.2022 has approved the residential "Ishana " of M/s Vibrant Offices & Homes LLP coming up near Thiruvanmiyur, Chennai.
subject to the terms and conditions mentioned below:

Terms and conditions:

1. An under taking will be obtained from the builder that the flat under sale has not been sold to any buyer and that they shall be liable for any cost and damages if it is observed that the flat has been sold earlier prior to Bank Finance on the said flat.
2. BH BO Purasawalkam to obtain satisfactory second legal opinion and second valuation report from another empaneled lawyer and valuer respectively to ascertain the reasonableness of prices of the individual flats of various types to the satisfaction of bank before disbursement of any single facility in the project.
3. Confirmation from the builder to be obtained before disbursement that the unit has been allotted to the housing loan borrower & charge on the same has been marked in favor the bank.
4. TPA (Tripartite Agreement) is to be executed in the banks standard format among the borrower, Builder Company & Bank.
5. NOC for raising loan for purchase of the property and to create mortgage over the property along with certificate that all necessary statutory approvals are obtained.
6. In cases, where Sale Deed has already been executed by the Builder in favour of the buyer, legal Search Report /Non-Encumbrance Certificate should invariably be obtained from the date of legal search report of the project in regard to said residential unit.
7. The validity of the approval will be for a period of maximum three years or as provided in the RERA guidelines or similar authority approved by the respective State/UT Govt/ Local authorities (Whichever is earlier). The said approval be reviewed on annual basis, and in case of any adverse feature/market report, the approval to be cancelled any time.
8. Mr. Ramakrishna Guda, Chief Manager (09985950007) and Mr. D.Muthukumar (07032708035), RAM Head Chennai North are appointed as nodal officers for handling all the issues/relationship with the builder.
9. All Other terms & conditions of the "PNB Home Loan Scheme" shall remain unchanged.

You may mention our banks name in your Brochure/Advertisement as preferred institution for availing Housing Loans.

We will be glad to approve your future projects and look forward for a long term mutually rewarding relationship.


Chief Manager

