

Regional Office, Chennai (North), Union Bank Bhawan, 2nd Floor, 139, Broadway, Chennai-600108,
Tel: +91 44 23460830/ 23460829/ 23460747

03.10.2022

To
M/s. VIBRANT OFFICES AND HOMES LLP
B-5 FIRST FLOOR P.A TOWERS
869 POONAMALLEE HIGH ROAD
KILPAUK CHENNAI TAMILNADU 600 010

Dear Sir,

Subject: Approval of "Builder Tie up"- advance processing facility in our Bank

Project Name	Address
"ISHANA"	NEW DOOR NO 54 OLD NO 45 KALAKSHETRA ROAD , THIRUVANMIYUR CHENNAI - 600 125

We are glad to convey that the above project is approved under our builder Tie up facility. To improve our presence at the point of sale, we will be glad to finance customers referred by your esteemed organization under "Builder Tie-up" and this Builder-Bank synergy will be a win-win situation for both of us.

You may refer the clients from the above project for availing home loan from our Bank. We assure you of our very best services at all times. Please get in touch with our below mentioned Builder Tie up in charge for further clarifications/coordination.

Mr. Vamsikrishna, MOB: 9966848500

Through mutual understanding, we will allot a dedicated officer who will regularly visit your locations and ensure that the cases referred by you are attended in time with utmost priorities. You may also approach our specialized Retail Loan processing Centers at the following addresses.

Retail Loan Point, Broadway

Union Bank Bhawan, 2nd Floor,,139, Prakasam Road, Broadway, Chennai,

Email: cpcretailchennai@unionbankofindia.com

Mob: 8951557125

Please note that the approval is subject to terms and conditions annexed hereto.

Thanking You


R. Srinivasan
Asst. General Manager





The approval is subject to the following terms conditions and disclaimer:

- 1) This builder tie up arrangement only intends to speed up processing of individual home loan proposals for purchase of property in the said project.
- 2) You may highlight the approval of the project in your advertisement, hoarding, brochures and other publicity materials with the signage:
"This Project is approved by Union Bank of India" *conditions apply*
You may also use our Bank's name as one of the preferred financiers under "Union Bank of India - Home loan Scheme" of the Bank.
- 3) The sanction of individual home loan depends upon the applicant's eligibility, on his/her duly satisfying other terms and conditions and merits of the proposal. All loans are at the sole and absolute discretion of Union Bank of India.
- 4) The security for our individual home loan is by creation of charge on the property being acquired by the borrower. All the concerned parties' i.e. land owners, builder and the purchasers shall jointly and severally ensure that the conveyance of title is complete and legally valid through registered deeds/agreements in favour of the purchaser.
- 5) The loan amount sanctioned will be disbursed in suitable instalments depending upon the progress of the project as well as borrower's individual unit as decided by the Union Bank of India.
- 6) The Builder should ensure that the construction of the total project building conforms to the duly sanctioned plan and building laws/regulations without any deviations, and the quality of construction and specifications are maintained.
- 7) This approval presumes that all material facts relevant to the project have been disclosed to Union Bank of India. The approval is liable to be cancelled if any of the particulars made available to Union Bank of India at the time of according this approval are found to be untrue or if serious violations of law /regulation of any kind are reported by anybody to us or in any media. Further, the approval is subject to renewal at regular interval at the discretion of the Bank.
- 8) In approval of "Builder Tie-Up", Union Bank of India assumes no responsibility in regards to right and liabilities, contractual or otherwise of the land owners and the builder and the intending purchaser. By this approval, Union Bank of India does not give any opinion on the projects or related parties/aspects.
- 9) You should enter into a tri-partite agreement with the Bank and respective buyer at the time of availing individual home loan as per the prescribed format and agree to abide by the agreement. You should provide pertinent documents to the loan applicants as and when required by the Bank for loan appraisal and creation of charge.
- 10) You should facilitate inspection of the project and financed units and original records pertaining to the project/unit by the authorised officials of the Bank and its empanelled advocates as and when required.
- 11) You should ensure that valid statutory and regulatory permissions/approvals/licenses /other mandatory authorisations as applicable are duly obtained from respective competent authorities prior to sale.
- 12) You should submit Environmental Clearance certificate from SEIAA, Tamil Nadu for the project prior to sale.

Disclaimer:

The approval of "Builder Tie-up" is not a recommendation to deal in the approved project and Union Bank of India is not responsible for any aspects of the project or its individual units and especially states that it has no financial liability whatsoever to the users of this "Builder Tie-up" arrangement. All related parties should accordingly make their own study and independent evaluation and seek professional assistance before taking decision.