



Circle Office – Lucknow

Date: 21-09-2023

Vanshika Infra City Private Limited,
3/45 Viram Khand, Gomti Nagar,
Lucknow -226010

Dear Sir,

Reg: Approval of Housing Project “Vanshika Ontario”

We take immense pleasure in informing you that competent authority has accorded approval for considering housing loan to prospective buyers of residential plots under “Vanshika Ontario”, for Residential Group Housing Project consisting of 98 plots admeasuring 28200 sq. mtr.(Document area) and 26822.00 sq. mtr.(as per site condition and also area considered by RERA and LDA) on Khasra 302 and 303 situated at Village Anaura, Pargana, Tehsil and District-Lucknow.

We request you to provide us the list of your clients and help them to avail Housing Loan from Punjab National Bank for purchase of properties in the aforesaid project and also add the name of PNB in your publicity campaigns/prospectus. It is requested that our bank's name & Logo may be prominently displayed in your upcoming publicity/advertisement material/campaign free of cost.

NAME OF DEVELOPER	Vanshika Infra City Private Limited.
RERA Registration	UPRERAPRJ650784
REGISTERED OFFICE	3/45 Viram Khand, Gomti Nagar, Lucknow
PROJECT SITE	Village Anaura, Pargana, Tehsil and District-Lucknow
Number of Units Approved	98
Unit Type	Plots of various sizes

We have to advise that approval is valid up to 19th September 2026 subject to review on annual basis and in case of any adverse feature/market report, the approval to be cancelled any time.

Note:- The plot no. 77,78,79,80,81,82,83,84,85,86,87,88,89,90,105,106,114,115,116,117,118,119,120,121,122,123,124,125,126,128,129,130,131,132 and 133 of Khasra No. 302 and 303 measuring land area 114.18 sq.mtr. total area 5327.27 sq.mtr have been mortgaged with LDA so no financing can be done against them.





Circle Office – Lucknow

THE TIE UP IS APPROVED WITH THE FOLLOWING TERMS AND CONDITIONS:

- You must execute a Tripartite/ Quadripartite Agreement among the buyer(s), PNB and the Builder/Developer in the format prescribed by PNB before the commencement of disbursement of related Home Loan.
- If for any reasons you decide to cancel the sale agreement on the request of the purchaser then you will have to obtain No-objection Certificate (NOC) from the Bank before cancellation of Agreement of Sale and refund the payment(s) received under the home loan to the Bank directly.
- Noting of Bank's charge in the record of the Society, if any, proposed to be formed after completion of the project shall be ensured by you. You must note Bank's charge in the register maintained for the project till society is formed in the project.
- Please note that bank reserves right to cancel the Tie Up without giving any notice, if any material fact is found false/fabricated. Further, Bank may publish in media, without any notice to the developer/builder regarding the cancellation of approval, if deemed necessary.
- Notwithstanding anything stated above you will have to provide information or document that may be required regarding the project whenever deemed necessary. Bank reserves the right to change the terms of the tie up at its sole discretion. Such change will however be informed to you.

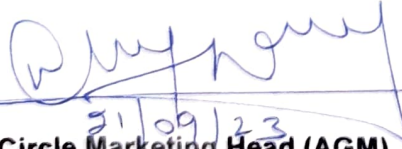
Circle Office Lucknow have appointed following nodal officers' customers can contact to these nodal officers directly.

- 1) Vishal Srivastava(Manager) - Mob. No. +91-9696862046
- 2) Anubhav Kishor Verma(Senior Manager) – Mob No. +91-9235638501
- 3) Avinash Kumar (Chief Manager-CO Lucknow) -Mob.No. +91-7753900798
- 4) Deepti Pandey (CAC Head) -Mob.No. +91-9389448020

Punjab National Bank is committed to serve you better.

Thanking you,

Yours' sincerely,


31/09/23
**Circle Marketing Head (AGM),
Circle Office Lucknow**





MASTER LSR APPROVAL

FROM	TO
CANARA BANK, RETAIL ASSET HUB BARABANKI	"VANSHIKA ONTARIO" (M/s VANSHIKA INFRA CITY PVT LTD.)
Ref: LCO/RO-11/MASTARLSR/VANSHIKA 0/2/2023-24	DATE-31.07.2023

SUB	Master Legal Scrutiny Report (LSR) for the project "VANSHIKA ONTARIO" developed by M/s VANSHIKA INFRA CITY PVT LTD. Site Address : Khasra no.-302 and 303, vill.-Anaura, Pargana Tehshil Faizabad road, Lucknow.
RE	Legal Scrutiny Report (LSR) dated 14-07-2023 submitted by Mr. Ajay Kumar Tiwari, Panel Advocate.

With reference to the above we wish to inform you that our legal Section Regional office -II, Lucknow has approved the Master LSR vide letter Ref:LCO/RO-11/MASTARLSR/VANSHIKA 0/2/2023-24 DATED 31-07-2023

We understand that our bank has intended to finance individual unit in the project. Accordingly, our observations are as under:-

Title in favour of Shri Nalin Prabhat S/O Shri Virendra kumar Agarwal & Smt Smita Agarwal W/O Shri Nalin Prabhat, over which project is being developed in the name of "VANSHIKA ONTARIO" is subject to the following-

- There is no attachment order of any court of law on the property under consideration;
- NIL EC to be confirmed from ROC
- The said property has never belonged to the person of privileged section of the society, protected by law of the land.
- Mutation in favour of Shri Nalin Prabhat S/O Shri Virendra kumar Agarwal & Smt Smita Agarwal W/O Shri Nalin Prabhat, in Revenue records with respect to the land over which project is to be built.
- Registered Allotment, Agreement to sell & sale deed in favour of prospective Purchaser to be executed jointly by owners Shri Nalin Prabhat S/O Shri Virendra kumar Agarwal & Smt Smita Agarwal W/O Shri Nalin Prabhat, & developer M/s VANSHIKA INFRA CITY PVT LTD.
- Proportionate share in the land is being transferred along with the flat in the name of the intending borrower in prospective Sale deed, if applicable;

व. एच. वि. अनुभाग

R&L Section,

दूरभाष सं./ Tel No. 0522-2307476

अंचल कार्यालय, द्वितीय तल

Circle Office, 2nd Floor,ई-मेल / E-Mail: legalcoluck@canarabank.com

विपिन खण्ड, गोमती नगर,

Vipin Khand, Gomati Nagar,

फैक्स / Fax No 0522-2302506

लखनऊ- २२६०१०

Lucknow - 226010



- vii. Tri-partite agreement/sale Deed to be signed by the authorized signatory of the Developer M/s VANSHIKA INFRA CITY PVT LTD. & owners Shri Nalin Prabhat S/O Shri Virendra kumar Agarwal & Smt Smita Agarwal W/O Shri Nalin Prabhat, jointly as one party, if applicable.
- viii. The sale deed shall not contain any onerous clause/s which may be detrimental to the interest of the Mortgagor/Mortgagee.
- ix. An affidavit cum Declaration may be taken from the Developer and Owners that there is no litigation pending in any court of law in anywhere in India and there is no charge on the unit under consideration.
- x. After execution of Sale/Title Deed in favour of prospective purchaser/borrower. The builder/developer immediately deposit to our bank.
- xi. After completion of project please ensure to provide occupancy certificate completion certificate of project or each unit.

If, In case the project to be financed by any other bank/Fl developer needs to submit NOC from the respective financial institution on case to case basis.

Specific observation

Please ensure that sale deeds to be executed in favour of proposed buyers excluding plot no. 77,78,79 8081,82 83 84 85 86 87 88 89 90 105 106 114 115 116 117 118 119 120 121 122 123 124 125 126 124 128 129 130 131 132 133 area 4213.55 Sq Mtr and commercial land measuring 1114.18 sqmt as these are already mortgaged in favour of lucknow development authority vide mortgage deed which is registered in book no 1 zild no 15247 pages 351 to 368 at serial no.11081 on 20/12/2022 in S.R. OFFICE 2nd lucknow and the same has been kept as security with LDA TILL ISSUANCE OF noc after receiving payments of rest installments for ts 42985999/- from Shri Nalin Prabhat S/O Shri Virendra kumar Agarwal & Smt Smita Agarwal W/O Shri Nalin Prabhat to LDA.

In this connection, we solicit your co-operation in providing us the list of your client and help them to avail housing loan CANARA BANK. You are also requested to display prominent board /banners of our bank housing finance schemes. Further you are requested to issue the under noted documents with every allotment booked and sourced to us for financing.

Regards,

DIVISIONAL MANAGER

RAH BARABNKI

व.एच.वि.अनुभाग

R&L Section,

दूरभाष सं./ Tel No. 0522-2307476

अंचल कार्यालय, द्वितीय तल

Circle Office, 2nd Floor,

ई-मेल / E-Mail: legalcoluck@canarabank.com,

विपिन खण्ड, गोमती नगर,

Vipin Khand, Gomati Nagar,

फैक्स/Fax No 0522-2302506

लखनऊ- २२६०१०

Lucknow - 226010

LUCPAS054912
Date: September 13, 2023.

To,
M/s. VANSHIKA ONTARIO
302 & 303, VILLAGE ANAURAKALA, FAIZABAD ROAD , LUCKNOW ., FAIZABAD ROAD , LUCKNOW ,
VILLAGE ANAURAKALA , FAIZABAD ROAD,
LUCKNOW - 226010,
UTTAR PRADESH

Sub: Your application to AXIS Bank for the approval of projects "**VANSHIKA ONTARIO**" At 302 & 303, VILLAGE ANAURAKALA, FAIZABAD ROAD , LUCKNOW ., 302 & 303, VILLAGE ANAURAKALA, FAIZABAD ROAD , LUCKNOW ., 302 & 303, VILLAGE ANAURAKALA, FAIZABAD ROAD , LUCKNOW ., 302 & 303, VILLAGE ANAURAKALA, FAIZABAD ROAD , LUC, LUCKNOW.

Dear Sir,

We are delighted to inform you that we have accepted your application and the above project has been approved and will be considered for individual housing loan finance to your customer as per the terms mentioned herein under:

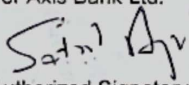
Reference: APF No. LUCPAS054912 – VANSHIKA ONTARIO.

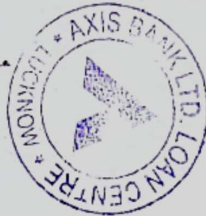
- It has been presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the interest of the Bank and that of the project and its members.
- The Bank requests your co-operation in providing any further information or document that may be required for the said approval of the project for customer funding.
- The approval in effect enable the purchasers who have booked in the project to apply for a home loan from Axis Bank Ltd and it will be the sole discretion of the Bank to appraise each application on its merits, fulfillment of the documentary requirement and take its own decision to grant loan facility to the applicant. The Bank also reserved its right to reject any application that does not fit into its norms.
- You shall not use Axis Bank Ltd logo or brand in any form of communication without the explicit written consent of the Bank.

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. LUCPAS054912 In case of any queries please feel free to contact **MANEEL RAZA** on Mobile No - 8299309044.

We look forward for a long and mutually rewarding association with you.

Best Regards,
For Axis Bank Ltd.


Authorized Signatory



Date : 05/09/2023



ICICI Bank

To,

VANSHIKA INFRA CITY PRIVATE LIMITED

3/45 Viram Khand Gomti Nagar Lucknow-226010 3/45 Viram Khand Gomti Nagar Lucknow-226010 GOMTI NAGAR 3
/45 Viram Khand Gomti Nagar Lucknow-226010 Lucknow Uttar Pradesh
Lucknow

Dear Sir,

Sub: Your Application to ICICI BANK Ltd, for the approval of your project VANSHIKA ONTARIO situated at Project over Khasra No. 302 and 303 Having Land VANSHIKA ONTARIO LUCKNOW Lucknow Uttar Pradesh

With respect to the above subject, we are pleased to inform you that we have accepted your application and approved the aforesaid project subject to the terms mentioned herein under.

1. Customer needs to submit the documents as per Procedures & Draft (P & D) (Annexure I) for availing the disbursement & additionally fulfill following conditions (optional) – Annexure IV after approval of the loan
2. As per the information shared with bank, there is a **construction funding** availed for this project from / no construction funding availed for this project. The payment will be released on the bank account number as noted in Annexure II.
3. Project approval given for building as per Annexure V.
4. Communication mail address as shared with bank – deepankarpandey@yahoo.co.in , builder contact person name - **Ayush Gupta** . Contact no. - +91 8840755477 & Authorized signatory as captured in draft agreement -

In case of all future correspondence regarding this project and individual cases in this project, please quote the APF file no. UP/LUC/23/42965

In case of any queries regarding this project please contact Branch Sales Manager Branch Sales Manager Mortgage, ALOK PRATAP SINGH on 8004111122 and 90034351 on 9235652388

Note : Please refer additional terms & conditions to this project as mentioned in Annexure VI.

We thank you for your interest in ICICI BANK LTD and look forward to a long and a mutually rewarding association with you.

Best Regards,

For ICICI BANK LTD,

Annexure I – Conditions to be met by Individual borrower before disbursement

1	NA
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ICICI Bank Limited
3rd Flr., Lekhraj Gold Complex,
Munshipulia, Lucknow - 226 016, Website www.icicibank.com
Uttar Pradesh, India. CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.



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Annexure II – Bank Account Details

Branch name	Account holder name	Account holder type	Account number	IFSC code	MICR code
PUNJAB NATIONAL BANK	VANSHIKA INFRA CITY PVT LTD- COLLECTION ACCOUNT FOR VANSHIKA ONTARIO	Developer	0762002900000026	PUNB0076200	226024015

Annexure III – Conditions to be met by developer before disbursement –

1	NA
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Annexure IV

Building name as per plan	Permitted structure as per sanction plan	Approved payment scheme
Unit	--	

Annexure V – Additional terms and conditions to be met by the developer:

1. It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand canceled 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. ICICI BANK Ltd requests your co-operation in providing any further information or document that we may require regarding the project.
3. The approval in effect enables the members who have booked in the project to apply for a Home Loan to ICICI BANK Ltd. ICICI BANK Ltd would assess the repayment capacity of each applicant according to its norms to grant a loan and we reserve the right to reject any application that does not fit into our norms.
4. Developer to ensure that structural stability of the building construction is complied with as per applicable statutory norms.
5. To check the latest status, validity & approval of the project please log in to www.home.icicibank.com where we shall be publishing the project name as approved by ICICI Bank.

29 June 2023

To,

The Managing Director
Vanshika Infra City Pvt Ltd
Lucknow

Dear Sir/Madam,

We are pleased to inform that Competent Authority has approved "Vanshika Ontario" of Vanshika Infra City Pvt Ltd.

We will be providing finance to individuals for purchase of house / plot and construction of house, depending on their financial ability.

Thanks and Regards,



Area Manager
LIC Housing Finance Ltd.

LUCKNOW-3 BUSINESS CENTRE :

Plot No. 10, Sector-B, LDA Colony Kanpur Raod, Lucknow-226 012
Phone No : 0522-2422995 E-mail : nitin.varshney@lichousing.com



We understand your world
MASTER APPROVAL LETTER

Classification - Internal

HDFC Bank Limited
Hindustan Times House,
25, Ashok Marg,
Lucknow - 226 001.

RESTRICTION ON CIRCULATION CLAIMED

Dated: 04-May-24

To:

M/S Vanshika Infra City Private Ltd

Re: Project by the name and style of “ **THE VANSHIKA ONTARIO** ” situated at ANNURA Faizabad Road Lucknow(“the Project”).

Sub: Home/Plot Loans

Dear Sir/Madam:

This has reference to the captioned project and your request regarding home/plot loans for your unit purchasers in the said project.

We hereby convey our consent in considering to make home/plot loans available to your unit purchasers (*).

i. You are requested to comply with the following at the earliest:

N/A

ii You may provide the following contact details to all interested in home/plot loans from HDFC Bank Ltd (“the Bank”).

Name : Alok Ratanaker , Contact No. :, 9984772333 Email id : alok.ratanaker@hdfcbank.com

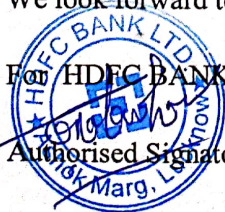
iii You are requested to execute and send the following documents at the earliest to enable disbursements:

Allotment Letter, Registered Agreement To Sell ,Own Contribution Receipt,Noc, Quadrapartite Agreement

We look forward to a healthy business relation with you.

For HDFC BANK LTD.

Authorised Signatory



www.hdfcbank.com



We understand your world

Classification - Internal

HDFC Bank Limited
Hindustan Times House,
25, Ashok Marg,
Lucknow - 226 001.

(*) Subject to applicable terms and conditions as under:

- a. This letter is for the sole purpose of unit purchasers seeking home/plot loans. All loans shall be at the sole discretion of the Bank.
- 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, approvals 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/ approval / 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 it is assumed that nothing material has been withheld or concealed.



www.hdfcbank.com

इंडियन बैंक अंचल कार्यालय लखनऊ द्वितीय तल, नया भवन, हजरतगंज, लखनऊ - 226001 टूरभाष 0522- 3515983	  आपका अपना बैंक/YOUR OWN BANK	INDIAN BANK ZONAL OFFICE LUCKNOW 2nd Floor, New Building, Hazratganj, Lucknow-226001 Phone: 0522 3515983
ZOL/ CREDIT/2023-24 / 4312		Date: 06.02.2024

The RAPC Head,
 Chief Manager
 RAPC Branch

Dear Sir,

Sub: - Proposal for automatic approval of the Residential Project "VANSHIKA ONTARIO" is under Development on 26822.00 Sq. mtr. Part of Khasra no 302 & 303 Situated at Village – Anaura Pargana, Tehsil & District Lucknow from our RAPC Branch

This has reference to your letter dated 30/10/2023 (Last communication received at ZO on 06.02.2024) , of the Residential Project "VANSHIKA ONTARIO" is under Development on 26822.00 Sq. mtr. Part of Khasra no 302 & 303 Situated at Village – Anaura Pargana , Tehsil & District Lucknow from our RAPC Branch In view of your recommendation, the competent authority ZLCC DGM in its meeting held on 06.02.2024 considered Proposal for Proposal for automatic approval as per note dated 06.02.2024 and discussed the proposal in detail as per extant guidelines. Consider the proposal strictly on merit of the case, based on below mentioned terms and conditions:

Terms and conditions: -

- 1) Builder to execute a Tripartite Agreement with the Bank and the Borrowers on the format prescribed by the Bank, agreeing to: -
 - (a) Deliver the Title Deeds in favor of the purchaser of the Unit directly to the Bank,
 - (b) Insist on No-objection Certificate (NOC)
 - (c) Convey Bank's security interest to the existing / proposed Society for noting Bank's charge in its records.
- 2) The approval in effect enables the individuals who have booked flats in the project to apply loan from Indian Bank, we would assess the repayment capacity/eligibility of the loan of each applicant as per our norms to grant loan & we reserve the right to reject any application that does not fit into our norms
- 3) Builder to put our Bank's logo in all your advertisement, marketing material & project sites
- 4) You are requested to issue updated letter of authorized signatory/copy of resolution introducing authorized signatory pertaining to said project as on date.
- 5) It is presumed that all the material facts concerning the project have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed & 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 & its member.



- 6) Loan Cannot be sanctioned to following Plot No 77,78,79,80,81,82,83,84,85,86,87,88,89,90,105,106,114,115,116,117,118,119,120, 121,122,123,124,125,126,128,129,130,131,132 & 133 and two commercial Plot area 5327.73 Sq mtr as these are already mortgage in favour of Lucknow development authority vide mortgage deed which is registered in Book No 1 Zild No 15247 Pages 351 to 368 at serial no 11081 on 20/12/2022 in SR Office 2nd Lucknow and the same should have been kept as security with LDA till issuance of NOC after receiving payment of rest installments for Rs 42985999/-from Shri Nalin Prabhat S/o Shri Virendra Kumar Agarwal & Smt Smita Agarwal W/o Nalin Prabbhat .
- 7) Present approval is only for Residential Project "VANSHIKA ONTARIO" is under Development on 26822.00 Sq. mtr. Part of Khasra no 302 & 303 Situated at Village – Anaura Pargana , Tehsil & District Lucknow
- 8) All other guidelines for automatic project approval to be followed as per ADV 152/2015-16 dated 11.11.2015, ADV 58/2017-18 dated 03.07.2017 & home loan master circular ADV 188/2019-2020 dated 18.03.2020
- 9) Branches are advised to obtain the below mentioned documents as per LSR

Following documents are required to be kept on record by RAPC: -

1. Certified copies of chain cum sale deeds mentioned in Schedule –III at pages 02 to 03 of this report
2. Copy of MOA & AOA of M/s Vanshika Infra city Private Limited
3. Copy of Registration of Certificate of Incorporation of M/s Vanshika Infra city Private Limited
4. Certified copy of consortium agreement dated 17.10.2018 (Registered on 17.11.2018)
5. Certified copy of Mortgage deed dated 17.12.2022 (Registered on 20.12.2022) Executed by M/s M/s Vanshika Infra city Private Limited in favour of Lucknow Development Authority
6. Copy of sanction of layout Plan of " Vanshika Ontario" issued by Lucknow Development Authority , Lucknow Vide permit No Plotted Development /02603/LDA/BP/21-22/0553/24072021 vide order dated 13.03.2023 valid upto 13.03.2028
7. Copy of resolution passed in the meeting of Board of Directors of M/s Vanshika Infra City Private Limited for appointing its authorized Signatory are to be taken on record
8. Original Superimposed map in relation to plot showing Overlapping of Khasra & Plot issued by M/s Vanshika Infra City Private Limited
9. Declaration from M/s Vanshika Infra City Private Limited Should be taken to the effect that the Project has not been financed from any Bank/Financial Institution and the Property is free from all type of lien, encumbrance and legal Disputes Etc
10. R.O.C search Report for ascertaining the charge against the aforesaid Property
11. Certified Copies of Khatauni of Current Fasli Year 1425-1430
12. Details Available on UPRERA Website



e

The valid mortgage will be created by deposit of the following original title deed and documents:

For sanction of Housing loan in respect of Unit/flat-

- 1) Original allotment letter issued by **M/s Vanshika Infra City Private Limited** in favour of prospective purchaser.
- 2) Original registered Agreement for sale executed by **M/s Vanshika Infra City Private Limited & all the land owners through their authorized signatories AND** prospective purchaser.

OR

Original Unregistered Agreement for sale to be executed between **M/s Vanshika Infra City Private Limited & all Land owners through** their authorized Signatories AND Prospective Purchasers AND an undertaking cum Indemnity form the Borrower to the effect that "due to non-execution of Registered Agreement for sale in Compliance of the provision of Section -13 of the Real Estate (Regulation And Development) ACT 2016 if any loss caused to the Bank , then the Borrower will be personally liable to indemnify the Bank to the Extant " Should be taken on record from the Borrowers

- 3) R.O.C. Search Report for ascertaining the charge against the particular Plot allotted to the prospective buyer.
- 4) Original Khasra letter & Superimposed Map in relation to Plot Showing Overlapping of Khasra & Plot issued by **M/s Vanshika Infra City Private Limited**
- 5) Fresh LSR for the Plot to be purchased by the Borrower(s) after availing Housing loan facility.

Before Disbursement

- 1) Duly Executed Quadripartite Agreement among Borrower/allotte, **M/s Vanshika Infra City Private Limited** & all Land owners through their authorized Signatories and Indian Bank.
- 2) The Details of Boundary of the Unit/Plot from **M/s Vanshika Infra City Private Limited (if not mentioned in the agreement of sale).**
- 3) **Declaration from M/s Vanshika Infra City Private Limited should be taken to the effect that the project has not been financed from any Bank/Financial Institution and the Property if free from all type of Lien , Encumbrances and legal Disputes.**
- 4) An affidavit cum undertaking by Borrower/Mortgagor /allotee that the property is free from all types of encumbrances and he/She/they will submit the original sale deed with the Bank as and when it will be executed in her/his /their favour by **M/s Vanshika Infra City Private Limited**



At the time of creation of mortgage

- 1) Original final Payments receipt issued by M/s Vanshika Infra City Private Limited
- 2) Original Sale Deed executed in favour of the borrower(s) by M/s Vanshika Infra City Private Limited & all the Land Owners through their Authorized Signatories.
- 3) One Affidavit of intending mortgagor, regarding willingness to create equitable mortgage by depositing above referred **Original Sale Deed**.
- 4) Fresh LSR before creation of Mortgage

Yours faithfully

Chief Manager (Credit)



BOB/RAPC-LDR/PROJECT/2024-25/04

Date-21-05-2024

M/s Vanshika Infra City Pvt. Ltd.
3/45, Viram Khand,
Gomti Nagar, Lucknow, UP

Ref: Approval of Housing Project "VANSHIKA ONTARIO"

We are Pleased to Inform you that our higher authorities have approved your above mentioned project for allowing housing loans under Baroda Housing Loan Scheme to Individuals for purchase of FLATS Under '**VANSHIKA ONTARIO**' for Residential Group Housing Project developed over the Group Housing Land, Khasra nos. 302 and 303, situated at village- Anaura, Pargna, Tehsil and District-Lucknow having total project land area 28200.0 sq mtr. The payment is to be made as per payment schedule /stage of development.

We would like to inform you further that allowing housing loan to intended applicants is at the sole discretion of the Bank as per our Term and Conditions of Housing Finance Scheme to Public.

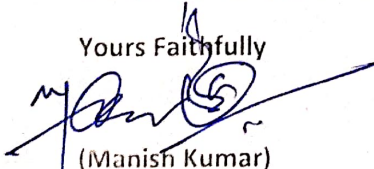
In this regard we request you to offer maximum Housing Loan proposals on the above mentioned project for Bank finance so that purpose of project approval is fulfilled. You may advise your Clients to contact us at the Telephone numbers {1. Chief Manager (Mr. Manish Kumar)-8799393234 2. Senior Manager (Mr. Mithilesh Kumar) – 9670578811} and address stated on letter head.

We presume that all the material facts relating to the said project have disclosed to us. Kindly note that the approval would stand cancelled automatically if any material fact is not disclosed and/or is found to be at variance with the statutory law required to be fulfilled or in any other way is detrimental in the interest of the project and its members.

Please find attached a copy of Housing Loan application form, form of Asset & Liability to be submitted by individual customers along with documents issued by you, like - Allotment Letter detailing Unit No., NOC from builder, Tripartite Agreement, Letter Regarding Boundaries, Letter regarding Undivided share of land, etc.

We look forward to a fruitful association with you.

Yours Faithfully



(Manish Kumar)
Chief Manager & Head RAPC
Lucknow District Region
Encl: As Above

