

The Managing Director
M/s. Hansa Estates Private Limited
No.19, Wheatcrofts Road,
Nungambakkam, Chennai 600034.

AGM/REHBU/ HLM-CH /BRT/2021-22/125
Dated 22.02.2022

Project ID: P09204793

Dear Sir,

APPROVAL OF SPECIFIC PROJECTS UNDER BUILDER TIE - UP SCHEME

PROJECT : "HANSA ONE OH ONE (101)" @ NUNGAMBAKKAM

Door No.101, Valluvar Kottam High Road, Nungambakkam, Chennai - 600034. comprised in R.S.No.332/4, Block No.25 and R.S.No.454/2, Block No.28 of Nungambakkam Village, Egmore Taluk, Chennai District

We refer to your letter seeking approval of the captioned project under SBI's Builder Tie-up Arrangement. Based on the documents submitted and clarification / information furnished by you, we have pleasure in advising that, the project with the following details has been approved. The project has been approved by us for the purpose of availing home loans from any of the SBI branches by your customers/allottees subject to terms and conditions governing home loans. You are welcome to exhibit SBI's logo in your publicity brochures/advertisements along with the caption "**Approved for SBI Home Loans**". Please note to construct strictly as per the plan approval.

Project Name	Project Location	No. of Units
"Hansa One Oh One"	"HANSA One Oh One (101) ", Door No.101, Valluvar Kottam High Road, Nungambakkam, Chennai - 600034. comprised in R.S.No.332/4, Block No.25 and R.S.No.454/2, Block No.28 of Nungambakkam Village, Egmore Taluk, Chennai District.	35

2. UDS registration for the individual flats will be done at the first stage of disbursement of Home loan(s).

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Hence, **Quadripartite Agreement** is to be signed among **1. Land Owner, 2. Developer, 3. Customer & 4. SBI.**

3. Agreement for Sale and Construction, Sale Deed are to be executed by you in RERA format strictly and the required clauses as per our Panel advocate advise.

4. Built up Area and UDS should be as per your agreed Area Statement (Refer Annexure 'A') in all Sale and Construction Agreements and Sale Deeds.

5. This arrangement is **valid for one year only. The same arrangement shall be revaluated subject to satisfactory annual review of business sponsored.** You are required to furnish an EC and other details on our request to validate the Approval without fail.

6. Any material change like **BANK ACCOUNT & CHANGING PROJECT FUNDING ARRANGEMENT,** etc are **to be brought to our notice immediately without fail.** Please use our logo with quotes of "conditions apply" in all your advertising materials.

7. Please mention the **PROJECT APPROVAL ID – P09204793** in allotment letter issued to customers who avail Home loan from SBI.

8. Please mention your following RERA Realtors Escrow Account number in your demand advice:

RERA Master Collection A/c Details :

Account Name	M/s. Hansa Estates Private Limited
Bank & Branch Name	The Karur Vysya Bank Ltd, Teynampet
Account number	1250 1350 0000 8472
IFS Code	KVBL0001250

9. Moratorium period for this project is restricted up to **18 months** to commence EMI by the proposed buyers, who avail Home loan from us.

10. You are welcome to provide the business leads to our executives whose contact details are mentioned hereunder:



S.No	Name of the Executive	Designation	Mob No	E mail ID
1	Shri Vijaya Shankar,	Chief Manager HLST Chennai North	9445892932	cmh1st1.che@sbi.co.in
2	Shri Seshachalam	Chief Manager HLST Chennai South	9445008255	cmh1st2.che@sbi.co.in

11. We request you to sponsor maximum of the bank funded business to SBI.

12. Assuring of our best services and looking forward to a mutually beneficial association.

Yours faithfully,




Assistant General Manager
Real Estate and Housing Business Unit

Disclaimer:-

Tie-up arrangement is aimed to speed up the delivery process of loans by avoiding duplication of certain works in respect of the processing of loan applications/in respect of the units in such projects. The tie-up in a project does not mean tie-up in respect of any other project/extensions of the project of the same builder. The bank or its officials do not take any responsibility in respect of tie up projects including the merits of the project, such as its facilities, period of completion, price, regulatory approvals, quality of construction, other amenities etc., or any attribution to the builders of such tied up projects and expressly disclaim any liability in this regard. The bank shall, under no circumstances be responsible for any dispute between the customer/builder/third party arising out of such involvement/investment/purchase of units in a tie-up project.