



பாரத ஸ்டேட் பாங்கு
भारतीय स्टेट बैंक
State Bank of India

ரியல் எஸ்டேட் மற்றும் வீட்டு வசதி வளர்ச்சி
7வது தளம், சர்க்கிள்டாப் ஹவுஸ், 16, காலேஜ் லேன், சென்னை-600 006
स्थावर संपदा एवं आवास कारोबार इकाई
7வீ மங்கில, சர்க்கிள்டாப் ஹவுஸ், 16, காலேஜ் லேன், சென்னை-600 006
Real Estate & Housing Business Unit
7th Floor, Circletop House, 16, College Lane, Chennai - 600 006

Tel : 044-2826 3646 (Gen), 044-2821 5391 (AGM-Proj), 044-2822 4610 (DGM) Telefax : 044-2821 4293 Fax : 044-2821 1045,
Email : dgmre.lhoche@sbi.co.in / agmhomeloans.lhoche@sbi.co.in / hlprojectapproval.lhoche@sbi.co.in / agmhls.lhoche@sbi.co.in

M/s.LOKAA DEVELOPER PRIVATE LTD
No.17,Ambadi Road,
Kotturpuram,Chennai-600 085

AGM/BRT/2016-17/588
Dated 06.03.2017

Dear Sir

APPROVAL OF SPECIFIC PROJECTS OF REPUTED BUILDER
M/S LOKAA DEVELOPER PRIVATE LTD
PROJECT : M ONE @ MADHAVARAM

We refer to your letter dated 27.01.2017 seeking approval of the captioned project under SBI's Builder Tie-up. Based on the documents submitted and clarification / information furnished we have pleasure in advising that the said project with 234 dwelling units, detailed as under :

Project Name	Project Location	No. of Units
M One	Old Survey Nos.1353/2A&2B,Present T.S.Nos.6&7,Door No.11,Inner Ring Road,Ponnammanmedu,Madhavaram Village,Chennai-600 110	234
Total		234 Units

The project has been approved by us for the purpose of **availing housing 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 execute the construction work strictly in accordance with the approved building plan only.

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2. UDS registration for the individual flats will be done on receipt of 80% of flat cost and hence Quadripartite agreement has to be executed.

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

Name	Mobile No	e-mail ID
Ms.Aanchal Bhargava,Branch Manager State Bank Of India, Madavaram Branch	9445865713	Sbi.15491@sbi.co.in

We request you to sponsor 50% of the bank funded business to SBI.

4. This arrangement is subject to satisfactory business review after 1 year. You are required to furnish us an encumbrance certificate once in 3 months. We request you to inform us about any material changes in the project like change in project finance, units, bank details etc.

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

Yours faithfully,



Chief Manager
Builder Relations Team (REHBU)
(A Venkatasubramanian)



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.