



PUEPAS007734  
Date: September 16, 2016.

To,  
M/s. DUVILLE ESTATES PVT LTD  
81 SOPAN BAUG,

PUNE - 411001,  
Maharashtra

Sub: Your application to AXIS Bank for the approval of projects "RIVERDALE HEIGHTS" At PLOT NO. C, S. NO. 17, HISSA NO. 1, NEAR ZENSAR IT PARK, KHARADI, PUNE.

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. PUEPAS007734 – RIVERDALE HEIGHTS.**

- It is 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 Kindly note that the approval may be rescinded if any fact disclosed is incorrect or misleading and/or, the project development found in violation of statutory laws for in any other way detrimental to the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 L and it will be the sole discretion of the Bank to appraise each application on its merits, fulfilment 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/brand in any form of communication without the explicit written consent of the Ban

In case of all future correspondence regarding this project and individual cases in this project please quote the APF No. PUEPAS007734 In case of any queries please feel free to contact **Mr. Chetansingh Rajpurohit** on Mobile No - **9622256140**

Note: APPROVED AS RECOMMENDED

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

Best Regards,  
For Axis Bank Ltd.

  
Authorized Signatory

In case of any queries, please call us on 1800 233 5577 / 1800 209 5577 / 1800 103 5577 OR write to us [atloans@axisbank.com](mailto:atloans@axisbank.com)-  
Axis Bank Ltd, Asset Sales Centre, Pride House, Ground Floor, Opp NIC, Near Pune University Circle, Ganesh Khind Road, Shivajinagar,  
Pune - 411006. Fax No :020-41081258  
REGISTERED OFFICE : "Trishul" - 3rd Floor Opp. Samartheswar Temple, Near Law Garden, Ellisbridge, Ahmedabad - 380006.  
Telephone No. 079-26409322 Fax No. - 079-26409321 CIn: 165110G1993PLC020769 Website - [www.axisbank.com](http://www.axisbank.com)

85110



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED  
www.hdfc.com

Dated: 15/12/15

To: **DUVILLE ESTATES PVT LIMITED**, Pune.

**Sub:** Project by the name and style **RIVERDALE - PLOT C At KHARADI, PUNE**

Approved Project Master **P1004145** (BLDG C1- Approved Till 18<sup>th</sup> Fl & 69 Flats),  
**P1010278**(BLDG C2- Approved Till 8<sup>th</sup> Fl & 31 Flats), **P1010281** (BLDG C5- Approved Till  
14<sup>th</sup> Fl & 128 Flats), **P1010282** (11 COMMERCIAL UNITS UNDER BLDG C1 TO C5)

Dear Sir/Madam,

This has reference to the captioned project. We are in receipt of your letter dated 29/9/2015

Requesting for Home Loans for your unit purchasers in the said project.

We hereby convey our consent in considering making Home loans available to your unit purchasers (\*)

We look forward to a healthy business relation with you.

For HOUSING DEVELOPMENT FINANCE CORPORATION LTD.

Authorized Signatory

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

- a. This letter is for the sole purpose of unit purchasers seeking home loans. All loans shall be at the sole discretion of HDFC Ltd.
- 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/ authentication / 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.

21<sup>ST</sup> September 2016

To,

M/S. DUVILLE ESTATES PVT LTD  
Ghorpadi, Pune.

Dear Sir,

Sub: - Your application to ICICI Bank Ltd. for the approval of project "RIVERDALE HEIGHTS" located at. S.No.17/1, Kharadi, Pune.

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.

- The approval in effect enables the members who have booked in project to apply for a Home Loan to ICICI Bank. ICICI Bank 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.
- It is presumed that all the material facts concerning the project have been disclosed 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 any other way detrimental to the interests of the project and its members.
- ICICI Bank requests your co-operation in providing any further information or document that we may require regarding the project.
- Developer to ensure that structural stability of the building construction is complied with as per applicable statutory norms

In case of all future correspondence regarding this project and individual cases in this project, please quote the no. as PUN/16/3137

In case of any queries, please feel free to contact our "Regional Relationship Manager" Mr. Rajeev Raheja Contact No.18602100210

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

Best regards,

Yours faithfully,  
For ICICI Bank Ltd.

  
JASBIR SOHI  
RH- MORTGAGE

Remarks :- Bldg. C1 & C2 (upto LB1+3P+18 floors), Bldg. C 3, C4 & C5 (upto LB1+3P floors),  
:-Total Units: 228

Account No :- A/C NO. 623505386719

Account Name :- DUVILLE ESTATES PVT LTD ESC A/C

Bank Name :- ICICI BANK LTD, D.N. ROAD, FORT BRANCH, MUMBAI.

**ICICI Bank Limited**

Home Loan Department  
Uttam Complex, Plot No-Gp 75,  
G-Block, Midc,Thermax Chowk, Website www.icicibank.com  
Pimpri Chinchwad - 411019. CIN :L65190GJ1994PLC021012

Regd. Office : "Landmark", Race Course Circle,  
Vadodara 390007.  
Corp. Office : ICICI Bank Towers, Bandra-Kurla  
Complex, Mumbai 400051, India

# Indiabulls

Indiabulls Housing Finance Limited

Letter No. IBPUNRES201609020

Dated: 23-08-2016

To  
THE DIRECTOR  
DUVILLE ESTATES PVT LTD  
81 Sopan Baug, Ghorpadi, Pune-411001 PUNE MAHARASHTRA 411001

Date: 23-08-2016

Sub: Approval of Project RIVERDALE situated at Plot C, S. No. 16/1+16/2A+16/2B+16/3+17/1+17/3 +17/5, Near Zensar IT Park, Kharadi, Pune PUNE MAHARASHTRA 411014 as APF.

Dear Sir,

We are delighted to inform you that the above project has been approved and the aforesaid project of yours will be considered for individual housing loan finance to your valued customers. A few key features of this approval are as under:-

1. That it is presumed that all the material facts concerning the project have been disclosed to Indiabulls and shall keep updated with all changes and modification in project which are important and material in true and correct appraisal of the project.
2. That the approval in effect enables all prospective customers to apply for loan for property purchase with Indiabulls.
3. That it will be sole discretion of Indiabulls to appraise each application on its merits and take its own decision to grant or not to grant loan facility to the applicant.
4. That Indiabulls reserves its right to reject any application at its own discretion, without assigning any reason to the builder and/or applicants.
5. That grant of loan facility by Indiabulls shall on its own terms and condition.
6. That you will extend your full cooperation in completion of loan documentation in each proposal. More particularly:-
  - a) Permission to mortgage (draft attached)
  - b) Tri-partite Agreement (draft attached)
  - c) Demand Letter, if any.
  - d) Lien Release letter from the respective financial institution (if there is charge created on the said project)
7. That your co-operation is solicited to provide any further information or document that we may require regarding the said project.
8. Payment will be released in favour of following accounts:

S.No.	Favour of	Bank Name	Account Number
1	DUVILLE ESTATES PVT LTD ESCROW ACCOUNT	HDFC BANK LTD	00070350011432

9. We do hereby allow you to display the logo of Indiabulls as Preferred Financier/Lender in your brochure or advertisement etc. issued by you with reference of the said project.
10. That the approval may be rescinded if any fact disclosed is found incorrect or misleading and/or if any material fact has not been disclosed and/or the project development found in violation of certain statutory laws which required to fulfill or in any other way detrimental to the interests of the lender and that of the project and its members.

For all future correspondence regarding this project and individual cases under the said project, quote the APF file no. IBPUNRES201609020.

In case of any further information/details please feel free to contact Charudutt G Valvi on 7798540022 .

We would like to assure you of our best service and wish you the very best through your venture.

We thank you for your confidence in Indiabulls Housing Finance Ltd. and look forward to a long and mutually rewarding relationship. Kindly acknowledge the receipt of this letter.

Best regards,  
Yours sincerely,

For Indiabulls Housing Finance Ltd.

Authorized Signatory



**Indiabulls Housing Finance Limited**

CIN : L65922DL2005PLC136029

112142

Corporate Office: "Indiabulls House" 448-451, Udyog Vihar, Phase-V, Gurgaon - 122016, Telephone No. : 18002007777 (Toll Free) Fax: (0124) 6681111  
Registered Office: M-62 & 63, First Floor, Connaught Place, New Delhi - 110001. Tel.: (011) 30252900, Fax: (011) 30252901

E-mail : homeloans@indiabulls.com, Website: www.financial.indiabulls.com

Date: July 11, 2016

To,  
**M/s. Duville Estates Pvt Ltd,**  
81, SOPAN BAUG, GHORPADI,  
PUNE-411001

Dear Sir,

Re: Approval of your project "DUVILLE RIVERDALE", situated at S.NO.17/1 ,REVENUE VILLAGE, KHARADI, TALQ-HAVELI, DIST-PUNE.

We are glad to convey that the above Project is approved under Advanced Processing Facility subject to the following conditions:

- a) Original Agreement to Sale with Index-II & Registration Receipt
- b) NOC on your letterhead in our format
- c) NOC from Financial Institution in case any project loan is availed
- d) Original OCR receipts issued to buyer
- e) Copy of Sanction Plan

You are requested to refer all cases in your project to Kharadi BC (Kalyaninagar Office). The executive assigned for the same is **Mr. Sarbajit Ghatak (Mobile No.9960263068).**

You are free to contact the undersigned in case of any queries for any cases referred to Kharadi Business center.

Thanks,

**LIC HOUSING FINANCE LTD.**  
**KHARADI BUSINESS CENTRE**  
**SHOP NO. 5, GERA-77,**  
**NEAR BISHOP SCHOOL,**  
**KALYANI NAGAR, PUNE**  
Chandan Kumar  
Business Manager,  
Kharadi BC  
(020-26615279 (D), 9730462287)

**Kharadi Business Centre :** Office No. 5, Gera 77 Building, Upper Ground Floor, Near Bishop's School, Kalyani Nagar, Pune - 411006. Tel : (020) 26614231, 26615279

**Registered Office:** LIC Housing Finance Ltd. Bombay Life Building, 2nd floor, 45/47, Veer Nariman Road, Fort, Mumbai - 400 001.  
Tel: +91 22 2204 9682 / 9799 / 0006 Fax: +91 22 2204 9839. E-mail: [lichousing@lichousing.com](mailto:lichousing@lichousing.com) | [www.lichousing.com](http://www.lichousing.com)