

Ref. no. ART/MAH/18-19/55/243

Date: 10/08/2018

M/s Naiknavare Housing Developments Pvt. Ltd.

1204/5, Ghole Road, Shivaji Nagar,

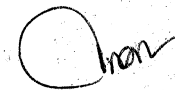
Pune 411 004.

Dear Sir / Madam,

Subject: Approval of your housing project "Neelaya" situated at Plot B on S.No.393/1 (P) + 393/2(P), Talegaon Dabhade, Tal-Maval, Dist Pune – 410 507."

With reference to the above subject and discussions with your representative, we are pleased to inform you that ART Affordable Housing Finance (India) Limited, hereafter mentioned as AAHF, has approved your aforesaid project for extending individual housing loan finance to your valued customers subject to the following conditions mentioned below:

S. No.	General Conditions
1.	The project is approved under Construction Linked Plan as per the attached payment schedule (Annexure 1)
2.	The approval enables all the prospective property buyers to apply for housing loan from AAHF. It does not construe a right of the property buyer to claim the loan as a matter of right
3.	AAHF reserves the right at its sole discretion to appraise all loan applications individually, as per internal guidelines of AAHF, to approve or reject an application
4.	The loan proceeds shall be released towards an individual property buyer's loan application as per loan to value ratio applicable to the individual property buyer
5.	It is presumed that the material facts concerning to the project have been disclosed to AAHF and that AAHF shall be updated of all changes and modifications in the project which are important and material in true and correct appraisal of the project
6.	Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found in variance with the statutory laws required to be fulfilled or in any other way detrimental to the interest of the project and its members
7.	You shall ensure that the construction of the total project building conforms to the sanctioned plan and the building bye laws and the quality of the construction is as per the details provided to us
8.	AAHF is not party to any dispute which may arise between property buyer/ builder/ developer / third party / regulator etc.
9.	The project approval does not mean that AAHF is certifying / guaranteeing the competence of the builder, title, facilities, construction, quality, approvals and delivery schedules etc.



ART AFFORDABLE HOUSING FINANCE (INDIA) LIMITED

(Formerly known as RAAS Affordable Housing Finance (India) Limited, earlier known as RAAS Housing Finance (India) Limited)

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