

To  
The Director,  
M/s Lykehomes Pvt Ltd.  
Sector-3 Farukhnagar,  
Gurugram, Haryana 122506

Dated: -15-Oct-2024

APF Code: - GIRPAS062999

**Sub: Your application to Axis Bank Ltd for the approval of your project named "LYKE HOMES AVENUE" situated at Sector- 3, Farrukhnagar ,Gurgaon, Haryana – 122506**

Dear Sir/ Madam

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 here in under.

- The approval will enable the members who have booked in the project to apply for a loan to Axis Bank Ltd. **Axis 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 projects have been disclosed to us. Kindly note that the approval would stand cancelled/ withdrawn if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its member.
- The approval in effect enables 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 the right to reject any application that does not fit into its norms.
- Axis Bank requests your co-operation in providing any further information document that we require regarding the project.
- You shall not use Axis Bank Ltd logo/brand in any form of communication without the explicit written consent of the Bank. In case of future correspondence regarding this project and individual cases in this project, please quote the **APF Code: GIRPAS062999** Project has been approved Under Payment Plan attached as per Annexure i.
- Units/Plots approved as of now are available in Annexure II.
- 20% Own contribution to be made upfront before disbursement as per Bank guidelines.
- Loan wherein LTV is less than 65%. Disbursement to be done on Pro Rata basis.
- Disbursement to be done as per DLP and in RERA account only.
- LTV/LCR to be as per Axis bank norms and policy.
- **Disbursement will be done in favor of "Builder Name: M/s Lykehomes Pvt. Ltd, Project Name: LYKEHOMES AVENUE, Account Name: - LYKEHOMES AVENUE MASTER A/C, A/C No. – 50200088129655, Bank Name: HDFC BANK, IFSC Code: HDFC0003634, Branch: SHOP NO. 10, TOWER-C, UNITECH BUSINESS ZONE, SECTOR-50, GURUGRAM.**



**Pre-Disbursement Document required In each Individual case: -**

- Original Flat Buyer's Agreement executed between the Developer i.e. M/s Lykehomes Pvt. Ltd. on the first part and the borrower/s on the second part.
- Original Receipts of payments in respect of the payments made towards the cost of the flat by the individual flat owners.
- Original NOC to mortgage/Tri-Partite Agreement (in the prescribed format) Issued/executed between the Borrower, the Developer i.e. M/s Lykehomes Pvt. Ltd. and Axis Bank Limited.
- Original Tri-Partite Agreement (in the prescribed format) issued/executed by the Developer i.e. M/s Lykehomes Pvt. Ltd. in favour of Axis Bank Limited.

**Post Disbursement Document required In each Individual case: -**

- Original Sale Deed executed by Owner in favour of the borrower/s, as and when executed.
- Original Possession Letter to be issued by Owner in favour of the borrower/s, as and when issued.

Please feel free to revert to the undersigned, RSM: – Hariom Mishra (96509-66844), ASM: – Alok Jha (95822-13154) & APF Relationship Manager :- Devesh Kumar (99532-10490) for any further information / clarification.

Thanks & Regards

Mamta Handa Inniss  
Regional Technical Manager  
Axis Bank Ltd



### Annexure I - Payment plan

Stage of demand	Builder demand
At the time of Booking	10%
Within 30 Days of Booking of Agreement for sale	10%
On commencement of Leveling work	15%
On completion of Leveling work	15%
On completion of Demarcation work	10%
On completion of demarcation/sewage work	15%
On completion of water lines	10%
On completion internal roads	10%
On Offer of Possession	5%
<b>Total</b>	<b>100%</b>



**Annexure II Developer share 63 Units**

S.No	Plot No	Area
1	Plot No A-10	1368
2	Plot No A-11	1368
3	Plot No A-12	1368
4	Plot No A13	1368
5	Plot No A-14	1368
6	Plot No A-15	1368
7	Plot No A-16	1368
8	Plot No B-19	1287
9	Plot No B-20	1287
10	Plot No B-21	1287
11	Plot No B-22	1287
12	Plot No B-23	1287
13	Plot No B-24	1287
14	Plot No B1-25	1291
15	Plot No C-29	1102
16	Plot No C-30	1102
17	Plot No C-31	1102
18	Plot No C-35	1102
19	Plot No C-36	1102
20	Plot No C-37	1102
21	Plot No C-38	1102
22	Plot No C-39	1102
23	Plot No C-40	1102
24	Plot No C-41	1102
25	Plot No C-42	1102
26	Plot No C-43	1102
27	Plot No E-55	1477
28	Plot No E-56	1477
29	Plot No E-59	1477
30	Plot No E-60	1477
31	Plot No E-61	1477
32	Plot No E-64	1477
33	Plot No E-65	1477
34	Plot No E1 -98	1476
35	Plot No E1 -99	1476
36	Plot No E1-100	1476
37	Plot No H-115	1406
38	Plot No H-119	1406
39	Plot No H-120	1406
40	Plot No H-124	1406
41	Plot No H-125	1406



42	Plot No H-126	1406
43	Plot No H-127	1406
44	Plot No H-128	1406
45	Plot No H-129	1406
46	Plot No H-130	1406
47	Plot No H-131	1406
48	Plot No H-132	1406
49	Plot No H-133	1406
50	Plot No H-134	1406
51	Plot No H-135	1406
52	Plot No H-136	1406
53	Plot No H-137	1406
54	Plot No H-138	1406
55	Plot No H-139	1406
56	Plot No G-142	1183
57	Plot No G-143	1183
58	Plot No G-144	1183
59	Plot No G-145	1183
60	Plot No G-146	1183
61	Plot No G-147	1183
62	Plot No G. 148	1183
63	Plot No G-149	1183

