

Arrangement Letter - SBI Home Loans

State Bank of India

To,

Sultampur Branch

Shri/Smt./Kum.

1) Deep Kant Maurya

2) _____

Ref. No. :

Date : 29.12.2012

Dear Sir/Madam,

Personal Segment Advances :

SBI Easy / Advantage Home Loan

Home Loan : Rs. 26,80,000/-

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 22.12.2012 we hereby sanction you a Home Loan limit of Rs. 26,80,000/- (Rupees Twenty Six Lacs Eighty Thousand only) as per the undernoted break-up :

(i) Home Loan -	Rs. 26,80,000/-
(ii) Funding of Home Loan Insurance Cover (Optional) -	Rs. -
Total -	Rs. 26,80,000/-

on the following terms and conditions.

2. Purpose :

- (i) The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs/renovation of new/second-hand residential house/flat/plot of land/purchase of consumer durables/furnishings takeover of Home Loan (hereinafter referred to as the 'project') as described below :

Flat No. - HM/BI-105, Himalaya Enclave, Vasant Vihar, New Delhi - 110014

- (ii) Premium of Home Loan Insurance cover (Optional) - Rs. -

3. Margin : 20.35% of the total cost of the project

4. Interest : Interest will be charged and applied at the rate mentioned below on daily outstanding debit balance in your account at monthly rests :-

Floating Rate of Interest

The applicable interest on the loan amount will be at the rate of 0.25% margin above the Base Rate which is presently 9.75% p.a. and thus the present effective rate of interest being 10.00% p.a. calculated on the daily balance of the loan amount at monthly rests. However, interest on the loan amount will be applied at "Base Rate + ___-% margin (discount of ___-%)", which is presently ___-% p.a. for the first year and "Base Rate + ___-% margin (discount of ___-%)", which is presently ___-% p.a. for the second and third year. At the end of the third year, the borrower(s) shall be liable to pay floating rate of interest comprising of the Base Rate and Margin then prevailing as may be determined by the Bank. Provided that the Bank shall at all time, and from time to time, be entitled to vary the Discount, Margin and the Base Rate at its discretion. Depending on the variation of Base Rate, Margin and the Discount, the effective rate of interest shall vary periodically and the borrower(s) shall be liable to pay the effective rate of interest.

The rate of interest will be subject to revision from time to time due to (i) changes in the Base Rate and (ii) revision, if any, necessitated by policies of Government of India/Reserve Bank of India.

You shall be deemed to have the notice of changes in the rate of interest in tandem with the changes in Base Rate or change in interest rates without change in Base Rate if the interest rates are either displayed on the Notice Board of the Branch or published in news papers/Bank's website etc. or made through entries of the interest rate charged in the passbook/statement of account furnished to you and you are liable to pay interest at such revised rate from its effective date.

Margin mentioned above consists of the following components :-

Component of interest rate Margin	Value	Validity period
Standard Margin as per the scheme, % p.a.	0.25%	Throughout loan tenor
Less Concession, % p.a.		
Less Special concession, if any, % p.a.		
Add Premium, if any, % p.a.		
Net Margin	0.25%	

[Signature]

[Signature]

Fixed Rate of Interest* (* Strike Off if not applicable) :-

___ % p.a. above the Base Rate prevailing on the date of reset after initial 36 months. Thereafter, the fixed interest rate will be subject to reset at the end of every five years. Reset period will be calculated from the date of application of Fixed Rate of Interest.

Fixed interest rate has been arrived at as under -

Component of fixed interest rate	Value	Validity period
Base Rate as on date, % p.a.		Till the next date of reset
Add Standard Spread above the Base Rate, % p.a.		Throughout loan tenor
Less Concession, % p.a.		
Less Special concession, if any, % p.a.		
Add Premium, if any, % p.a.		
Effective rate, % p.a.		Till the next date of reset

Fixed interest rate is also subject to force-majeure clause.

In the event of major volatility in interest rate or the fixed rates falling below the Base Rate stipulated by the Bank from time to time or for any other reason, whatsoever during the period of this agreement, the Bank may at its sole discretion alter the rate of interest suitably and prospectively even prior to the end of reset period mentioned above from the date on which interest was last reset. Bank shall be the sole judge to determine whether such conditions exist or not.

a. **Concession for maintaining salary account*** - Concession of ___ % p.a. is included in the above mentioned interest rate on account of maintenance of your salary account with our Bank. This will be referred as Salary Account concession in this document. **(*Strike Off, if not applicable)**

b. **Borrower's obligation for continuation of Salary Account concession -**

In the circumstances like change of job etc., where in salary is not credited by your employer to your account maintained with us, you would be required to issue Standing Instructions to the salary account servicing bank to transfer entire salary credit to your account maintained with us for continuation of Salary Account concession mentioned above. For the limited purpose of continuation of concessions in interest rates, your account with us under this arrangement will be reckoned as *pseudo-salary account*

c. **Withdrawal of Salary Account Concession** - In the event of discontinuation of salary account/pseudo-salary account with us, the Bank shall have the right to withdraw the Salary Account concession mentioned above, and the interest rate shall be revised accordingly.

i) SBI may at its discretion stipulate the periodicity of computation of interest. Further, SBI may at its sole discretion alter the rate of interest suitably and prospectively in the event of major volatility in interest rates during the period of the agreement. Thenceforth the rate of interest varied as aforesaid shall be applicable to the Loan. SBI shall be the sole judge to determine whether such conditions exist or not. If the Borrower is not agreeable to the revised interest rate so fixed, the Borrower shall request SBI, within 15 days of receipt of the notice intimating change in interest rates from SBI, to terminate the loan and the Borrower shall repay the Loan and any other amount due to SBI in full and final settlement in accordance with the provisions of the Agreement relating to pre-closure.

ii) The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the loan account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of the terms and conditions of the advances or any change in the credit rating of the borrower, for such period as the Bank deems it fit and necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies.

5. **Repayment** : The loan is to be repaid by you strictly as per the undernoted schedule -

	No. of mths.	Amount
(i) Moratorium\$ period (no. of months)	-	As stipulated at para (13)
(ii) Equated Monthly Installments (EMIs) at Base Rate ___ % p.a. + ___ % margin less ___ % p.a. discount for the 1st yr.	-	Rs.
(iii) Equated Monthly Installments (EMIs) at Base Rate ___ % p.a. + ___ % margin less ___ % p.a. discount for the 1st and 2nd yr.	-	Rs.
(iv) Equated Monthly Installments (EMIs) at Base Rate + ___ % margin mentioned at para 4. above** after third year	-	
(iv) Lump sum repayment	300	Rs. 24,354 -
Total period (i)+(ii)+(iii)+(iv)	300	Rs. 24,354 -

**EMI calculation is based on present Base Rate and Margin mentioned above.

[Handwritten signature]

All payment shall begin from the next month after completion of moratorium period.

The Bank reserves the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate.

Your liability to the bank will be extinguished only when the outstanding in the loan account becomes Nil, on payment of residual amount, if any.

Moratorium period is the period, starting from the date of first disbursement, during which repayment of principal and/or interest may not be stipulated. Please note that interest is applied to the account on the basis of balance outstanding in the account, during the moratorium period.

6. Interest rate in case of default : For Home Loans above Rs.25000/-, if the irregularity exceeds EMI or Installment amount, for a period of one month, then penal interest should be recovered @ 2% p.a. (over and above the applicable interest rate) on the overdue amount for the period of default.

7. Pre-closure Charges : Loans on Fixed and Floating rate of interest :

Pre-closure charge of 2% of the amount pre-paid in excess of normal EMI dues will be levied in case of pre-closure of loan within 3 years from the stipulated date of commencement of repayment. If the loan is pre-closed from own resources other than borrowings, for which proof is submitted to the satisfaction of the Bank, pre-closure charges shall not be levied irrespective of the period for which the loan account has run.

8. Security :

The loan will be secured by :

- a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at No. HM / P21-102, Himalaya Enclave, New Delhi, India, for which the loan has been sanctioned, valued at Rs. _____ belonging to Shri/Smt./Kum. Umesh. Deep Kant Moud S/o / W/o / D/o Late Smt. Pooj. Rav. {Borrower(s)} in favour of the Bank.
- b) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at _____ valued at Rs. _____ belonging to Shri/Smt./Kum. _____ S/o / W/o / D/o (Guarantor) _____ and Shri/Smt./Kum. _____ S/o / W/o / D/o (Guarantor) _____ in favour of the Bank.
- c) Third Party Guarantee of Smt. Ram Sunit Singh
- d) _____

9. Utilisation of the loan :

The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat or the modification/extension proposed by you in the existing house/flat should be strictly according to the plan approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

10. Insurance :

The house/flat shall be insured comprehensively for the market value covering fire, flood, etc. in the joint names of the Bank and the borrower. Cost of the same shall be borne by you.

11. Inspection :

The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank and the cost thereof shall be borne by you.

12. Legal Expenses etc. :

All legal and other expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premium, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Periodic reassessment, if any, of the value of the property funded through this loan for the purpose of regulatory compliances shall be done at your cost.

13. Pre-EMI Interest :

Capitalization of pre-EMI Interest*

The loan amount will be fixed suitably taking into account the approximate pre-EMI interest during the moratorium period, duly compounded at the applicable interest rate (worked out on the presumption that the loan is disbursed in lumpsum on the date of first disbursement). The computation of the total loan amount (i.e. actual loan plus pre-EMI interest) will be subject to fulfilment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income. Please execute check-off authority with your employer/tender post-dated cheques towards the EMIs of the loan amount. After completion of the moratorium period, you will have an option to request to reset EMI based on the actual outstandings in the loan account after final

disbursement, subject to submission of revised check-off authority or tendering post dated cheques towards EMIs so arrived at.

Servicing of pre-EMI Interest*

Please tender post dated cheques drawn at monthly intervals / ECS mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

(* score off whichever is not applicable)

14. Disbursement :

The loan will be disbursed only on the following conditions :

- a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's solicitor/Advocate and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the Bank.
- b) All the security documents prescribed below have been executed by you/coapplicant (s)/ guarantor(s) –
 - (i) Loan agreement ✓
 - (ii) Affidavit ✓
 - (iii)
 - (iv)

c) The loan will be disbursed as under :

(applicable where loans for construction is desired or purchase is through payment in installments)

	Stage	Amount (Rs.)
i)	I	23,12,000 —
ii)	II	3,68,000 —
iii)		

d) You will have to bring in proportionate margin at each stage of disbursement.

Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan/in favour of the Financial Institution from where your loan is being taken over.

15. The Bank reserves the right to collect any tax if levied by the State/Central Government and/or other statutory authorities in respect of this transaction.

16. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you , and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

17. The Bank shall have the authority to disclose/share your Credit information to/with Information Company formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Company.

18. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within ___ - days from the date of this letter.

Yours faithfully,

[Signature]
Asstt. General Manager/Chief Manager/Branch Manager

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter. I/We wish to avail* / do not wish to avail* loan for funding of premium of Home Loan Insurance cover. (*strike off whichever is not applicable).

Date & Place : 29.12.2012 *Sulejapur*
Terms and conditions of the loan are accepted by me/us as a guarantor(s).

[Signature]
Borrower(s)

Date & Place : 29.12.2012 *Sulejapur*

[Signature]
Guarantor(s)