



Ref No: IIU2B/ADU/HL/12.02.2019/01

Date: 12/02/2019

Mrs. Seema Verma
SH-12, Shastri Nagar,
Ghaziabad – 201001

Sanction of Fresh Housing Loan of Rs 47.00 Lac (Under All Bank Ashiana Scheme)

We have to advise that competent authority has sanctioned Housing Loan of Rs.47.00 lac to You for Purchase of Plot & construction on the following terms and conditions.

Name of the Applicant	Mrs. Seema Verma W/o Sh. Yogendra Verma R/o –SH-12, Shastri Nagar, Ghaziabad – 201001
Purpose of Sanction	For Purchase & construction of Plot No. 80, VVIP Assets, Raj Nagar Extension, NH-58, Ghaziabad – 201017 From: M/s Vibhor Vaibhav Infrahome Pvt. Ltd. [Area: 133.19 SQ. MT.]
Cost of Project/House Property	Rs.48,61,300.00 - for purchase of Plot Rs.22,00,000.00 – for construction of house Rs.70,61,300.00 – Total
Loan Sanctioned	Rs. 28,20,000.00 - for purchase of Plot Rs. 18,80,000.00 – for construction of house Rs. 47,00,000.00 – Total
Margin	Rs.23,61,300.00 (33.44%)
Rate of interest	Applicable MCLR + Applicable Spread (if any) for One Year Prevailing on the date of disbursement applicable till next reset date MCLR for 1 year on date being 8.25% & applicable interest rate on date being 8.25% (8.25% + 0.00 %)
Repayment Period	324 Months (Including Moratorium period)
Moratorium Period	24 Months (Interest to be served during moratorium period)
Amt. of EMI	Rs 37100.00 P.M.
Security	Primary: Equitable mortgage of Plot No. 80, VVIP Assets, Raj Nagar Extension, NH-58, Ghaziabad – 201017 Collateral: N.A.
Insurance	*Insurance of the house property is mandatory after completion of house. *Insurance cover to the extent of loan liability may be obtained for the entire period of loan, by paying one time upfront premium as per the terms contained in All Bank Griha Mangal Scheme at the sole discretion of the borrower.
Processing fees Other Charges	NIL (All Bank Utsav) @Rs 100.00 (Rs 100/- per CIR)

Other terms & Conditions of Sanction:

1. Any expenses including cost escalation etc., over and above the project cost, will be borne by the applicants themselves.
2. Additional Interest @ 2% will be applied over the applicable rate in those housing loan accounts where terms and conditions of sanction have not been complied with.
3. The applicable Rate of Interest is linked to One Year MCLR. MCLR prevailing on the Date of disbursement will be applicable till next reset date, irrespective of change in the applicable MCLR during the interim period. The Periodicity of reset of applicable MCLR shall be yearly.
4. Terms and conditions shall be subject to modification by the Bank as may be considered necessary at any point at the sole discretion of the Bank.
5. The sanction does not vest in any one the right to claim any disbursement or damage against the Bank for any reason whatsoever.
6. An undertaking from the borrower will be obtained mentioning that the Banks representative shall always have the access to the House/Flat for inspection purposes during the pendency of loan, as and when required by the Bank.
7. All other terms and conditions as per Bank's Housing loan scheme for All Bank Ashiana shall apply. (HOIC 12185 dated 01.12.2012)

Yours faithfully,


Senior Manager
