

to time by
for such loans
s. mentione
so long as I/we

ARRANGEMENT LETTER-HOUSING FINANCE

ANNEXURE - G

STATE BANK OF INDIA

To,

Shri/Smt. Kum.

Deepak Singh
Judge's Compound,
Khurja

Date :

28 JAN 2014

Dear Sir,

Personal Segment Advances :

Home Loan of Rs. 2500000 lakhs

With reference to your application for Home Loan dated we hereby sanction you a Home Loan limit of Rs. 2500000 (Rupees Twenty Five Lacs only) as per the undernoted break-up-

- (i) Home Loan - Rs. 2335000
- (ii) Funding of Home Loan Insurance Cover (Optional) - Rs. 165000
- Total Rs. 2500000

on the following terms and conditions : Exercise of option provided in paragraph 11 is mandatory.

2. Purpose :

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 (hereinafter referred to as the 'project') at the following address :

Neesu's Heritage Avenue

Flat No. 302, Block C

(iii) Premium of Home Loan Insurance Cover (Optional) - Rs. 165000

3. Margin : 28.58 % of the total cost of the project

4. Rate of Interest :

Fixed Rate of Interest :-

Interest on the Loan will be charged at% p.a. on daily reducing balance at monthly rests, subject to interest rate reset at the end of every two years on the basis of fixed interest rates prevailing then, SBI may at its discretion stipulate the periodicity of computation of interest Further, SBI may at its sole discretion after the rate of interest suitably and prospectively in the event of major volatility in interest rates during the period of the agreement. Henceforth the rate of interest varied as aforesaid shall be applicable to the Loan. SBI shall be the sole judge to determine whether such conditions exists 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, with 15 days of receipt to the notice intimating change in interest change 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 prepayment.

Floating Rate of Interest :-

Interest on the laon will be charged at 0.15 % p.a. above Base Rate which is currently 7.0 % p.a. (the current effective rate being 7.15 % p.a.) with a minimum interest rate of % p.a. (The current effective rate being 7.15 % p.a.) with monthly rests. The rate of interest is subject to revision from time to time due to changes in Base Rate or (ii) revision even without change in Base Rate and you

shall be deemed to have notice of changes in the rate of interest whenever the change in Base Rate or increase in interest rates where there is no change in Base Rate are either displayed on the Notice Board of the Branch or published in news papers or made through entries of the interest rate charged in the passbook/statement of account furnished to you and you are liable to pay such revised rate of interest. The bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. In the event of a default in payment or any irregularity in the account, the Bank reserves the right to levy a higher rate of interest as it deems fit.

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.

Customer's obligation for continuation of Salary Account concession - In the circumstance 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 concession in interest rates, your account with us under this arrangement will be reckoned as *pseudo-salary account*

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.

***(Strike Off, if not applicable)**

Enhanced rate of interest @ 2% p.a. on the entire outstandings for the period of default over and above the applicable rate will be charged if the Equated Monthly Instalment (EMI) remains unpaid for a period of 30 days from the due date, for any reason, including a bounced cheque. Besides the bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank, for every bounced cheque for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate - Rs. 250/- for every bounced cheque)

5. **Repayment :**

The Loan is to be repaid in Equated Monthly Instalments of Rs. 23112/-..... The repayment instalment commences (a) 2 months after completion of construction of house/flat or after eighteen months from disbursement of first instalment where loan is released in instalments, whichever is earlier or (b) from the next month after the date of full disbursement in respect of outright purchase of land/house/flat/extension, repairs or renovation of an existing house/flat*. 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.

*delete which is inapplicable.

Pre-closure Charges :

Loans on Fixed and floating Rate of Interest:

Pre-closure charges 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.

6. **Security :**

The Loan will be secured by :

a) Equitable/Registered mortgage/extension of mortgage of the land and building/flat situated at..... for which the loan has been sanctioned, valued at Rs..... belonging to Shri/Smt./Kum..... S/o / W/o / D/o [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..... (Guarantor) S/o/W/o/D/o (Guarantor) and Shri/Smt./Kum..... in favour of the Bank

Case No. _____
The Notice is hereby charged

Third Party Guarantee of

d)

7. Utilisation of the Loan :

The amount of the loan shall be utilised 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.

8. 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.

9. 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 experts as decided by the Bank and the cost thereof shall be borne by you.

10. Legal expenses etc. :

All legal and other expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premia, stamp duty, registration charges and other incidental expenses incurred in connection with the loan are to be borne by you.

11. Pre-EMI interest :

Option for a one-time option to capitalise 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 card rates (worked out on the presumption that the loan is disbursed in lumpsum on the date of first disbursement). The computation on the total loan amount (i.e. actual loan+ pre-EMI interest) will be subject to fulfillment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income (EMI/NMI) ratio not exceeding (a) 57.50% in respect of borrower aged below 45 years (b) 50% in respect of borrower aged below 45 years and above. Please execute check-off authority with your and 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
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	Outstandings in the loan account after final disbursement, subject to submission of revised check-off authority or tendering post dated cheques towards the EMI so arrived at
Option for servicing of per-EMI interest*	Please tender post dated cheques drawn at monthly intervals for servicing of the amount of pre-EMI interest during the moratorium period

(* score off whichever is not applicable)

12. 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 have been executed by you/co-applicant(s) guarantor(s).
- c) The loan will be disbursed as under : (applicable where loans for construction is desired or purchase is through payment in Instalments)

Stage Amount (Rs.)

- i)
- ii)
- iii)

13. The Bank reserves the right to collect any tax if levied by the State/Central Government and/or other Authorities in through of this transactin.

Your faithfully,

Asst. 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 have opted for (i) *servicing of Pre-Eml interest or (ii) *capitalization of pre-EMI interest. (*score off whichever is not applicable)

Borrower(s)

29 JAN 2014
Date.....

Terms and conditions of the loan are accepted by me/us as a guarantor(s).

Guaranator(s)

Date.....

Bank's PAN : AAACS8577K

**TO WHOMSOEVER IT MAY CONCERN
PROVISIONAL HOME LOAN INTEREST CERTIFICATE**

Name(s) of Borrower(s): Mr. BALJOR SINGH

Address of the Borrower	BALJOR SINGH S/O SHRI RATIRAM SINGH ACJM, CIVIL COURT COMPOUND, KHURJA, BULANSAHHR Bulandshahr
PIN-CODE	203131
Home Loan Account No	33628258885
Date of Sanction	31/01/2014
Limit (in Rs)	2335000.00

This is to certify that the repayment expected in the above noted Home Loan account for the period from 01/04/2021 to 31/03/2022 is as under.

	From	To	Amount (in Rs)
Actual Repayment	01/04/2021	30/11/2021	81288.00
Expected Repayment	01/12/2021	31/03/2022	46904.00
Total			128192.00
Of which, Principal			10912.00
Interest			117280.00



enaa/keey

 Branch Manager

 State Bank of India

