

Branch: PNB Loan Point - RAM - Ayodhya (Faizabad) 670700
 Branch Address: null
 Phone No: , Email ID: ,
 CO/ZO: PNB Loan Point - RAM - Ayodhya (Faizabad) / Zonal Office Lucknow

Date: 10/12/2021

To,
 SMT NEELIMA SINGH,
 B-202 DEEPSHIKAH APARTMENT, DEV PRAYAG AWAS YOZNA, JHALWA RAJROORPUR ALLAHABAD,
 ALLAHABAD,
 ALLAHABAD ALLAHABAD,
 UTTAR PRADESH
 Pincode : 211011

MR MANOJ KUMAR SINGH,
 DEV PRAYAGM AWAS YOJNA JHALWA RAJRUPPUR,
 ALLAHABAD UTTAR PRADESH
 Pincode : 211011

Dear Sir / Madam,

SUBJECT: SANCTION LETTER FOR YOUR APPLICATION - FOR PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING

We are pleased to inform that we have sanctioned a HOUSING LOAN of Rs. 3000000.00 in your favour for FOR PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING on the undernoted terms & conditions.

Sanction Terms and conditions							
Name of the Borrower	SMT NEELIMA SINGH						
Name of the Co-Borrower	MR MANOJ KUMAR SINGH						
Name of the Guarantor	NIL						
Purpose	housing loan for purchase of Plot no 50 and 51						
Margin	Min 25.00% (Actual contribution by borrower is 25%)						
Sanctioned Loan Amount	Rs.3000000.00						
Credit Insurance Premium	Rs.0.00						
Solar Loan Amount	Rs.0.00						
Rate of Interest*	6.6% (RLLR: 6.5% + SPREAD: .1%) (SPREAD INCLUDES BUSINESS STRATEGIC PREMIUM OF 0.25%)						
Type of Interest	Floating						
Repayment Tenor	300 Months						
Holiday / Moratorium period	0 Months						
Amt. of EMI	Rs.20444.10						
Festival bonanza offer applied	PNB FESTIVAL BONANZA OFFER -2021 (FROM 01-09-2021 TO 31-12-2021)						
Upfront fee / Processing fee	Rs.0.00						
Documentation Fee	Rs.0.00						
CIC charges	Rs.236.00						
Other Charges	Rs.0.00						
Security	<table border="1"> <tr> <td>Primary</td> <td>Plot No 75 situated at Jhanvipuram Avas Yozna Neeva Tehsil Sadar Distt Prayagraj Having Area 75 Sq Mtr Proposed Property Owner Smt Neelima Singh And Sh. Manoj Kumar Singh</td> </tr> <tr> <td>Collateral</td> <td></td> </tr> <tr> <td>Guarantor</td> <td></td> </tr> </table>	Primary	Plot No 75 situated at Jhanvipuram Avas Yozna Neeva Tehsil Sadar Distt Prayagraj Having Area 75 Sq Mtr Proposed Property Owner Smt Neelima Singh And Sh. Manoj Kumar Singh	Collateral		Guarantor	
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Collateral							
Guarantor							
Prepayment Penalty	NA						
Loan account to be opened at Branch	Sultanpur Avadh						
Penal Interest, if any	In case of default in repayment of loan/non compliance of terms & conditions the borrower shall be liable to pay penal interest of 2% on the default/irregular amount.						

*is subject to change from time to time
 The above sancion is,however,subject to:

- i) Exuction of loan documents as per Banks format & guidelines:

ii) The ROI/EMI is subject to change from time to time;

iii) The above sanction shall be valid for a period of six months from the date of issue of the sanction letter.

iv) That any third party liability coming on the bank due to wrong information/declaration given by borrower, will be his/her responsibility.

Please convey acceptance for having accepted the terms & conditions of the sanction.

Scheme specific terms and conditions:

General terms and conditions:

16. The applicant should bring in their entire contribution before release of the Loan or in the manner otherwise provided in the sanction. Further, it should also be ensured that margin stipulated is maintained / provided at each stage of disbursement.
 17. Customers have been explained the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan and informed that Borrower is obliged to pay the EMI/ Installment regularly on due date.
 18. Notwithstanding what is stated herein, it shall be the liability of the customer to ensure that the EMIs/ Instalments are regularly paid on the due dates
 19. In the event of revision of interest in interest rate to be charged in the account, the borrower shall have the option to pay increased amount of EMI or continue to pay the existing amount of EMI with a condition that the balance outstanding in the account shall be paid in one go with the last EMI of the originally applicable repayment tenor, failing which the applicable rate of interest shall be charged for the appropriate repayment tenor from the date of original sanction.
 20. The Bank shall have the right to avail the benefit of Sections 138-142 of the NI Act against the borrower in case of dishonour of the ECS/RECS/NACH(debit) mandate on account of insufficiency of funds.
 21. Proof of Income Form 16 / IT Return for the last two/three years be obtained and held on record, which should be satisfactory.
 22. The Party to comply with all relevant guidelines of the Bank/RBI.
 23. The borrower shall get the assets, mortgaged/ hypothecated/ charged to the bank, insured against all risks at their own cost with usual bank clause. A copy of the insurance policy will be kept on bank's records also.
 24. In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.
 25. The sanction is valid for six months from the date of sanction. Facilities not availed within the above period shall be treated as lapsed.
 26. The Bank, however reserves the right to withdraw all or in part or any of the sanctioned loan even before expiry of the said period of 6 months.
 27. The rate of interest shall be subject to change from time to time as per Banks /RBI guidelines.
 28. The sanction shall be cancelled in case of incorrect certification by the borrowers.
 29. The loan under consideration shall be released by the Bank only after acceptance and compliance of banks terms of sanction.
 30. All service charges viz. Upfront Fees/ processing Fees, Documentation Charges etc. will be charged from the applicant as per sanction before release of credit facilities
 31. Cheques complying with CTS-2010 standard formats shall only be obtained in Locations, where the facility of ECS / RECS / NACH (Debit) is not available.
 32. The Bank reserves the right to alter / amend any terms / without prior reference to the party
1. Penal Interest @2 will be levied in the account in case of:
 - Non-payment of any installment of principal and/or interest, costs and other charges due, on the amount in default from the date of default; or
 - Any irregularity in the Loan account; or
 - Default in Furnishing information as prescribed/called for by the Bank; or
 - Diversion or siphoning of the Loan amount; or
 - Default in creation of security within the stipulated time; or
 - Non-compliance of any of the terms & conditions of this Agreement; or
 - Any other case as the Bank may deem fit.
 2. Guidelines for account opening including guidelines for eKYC verification, issued by Bank from time to time should be followed while opening any loan account.
 3. A letter of undertaking from the employer acknowledging to comply with instructions as per the irrevocable letter of authority of the borrower employee to be obtained and kept in record
 4. The borrower shall submit all relevant documents as mentioned in the Sanction Letter/Loan Agreement before disbursement.
 5. All service charges viz. Upfront Fees/ processing Fees, Documentation Charges, Inspection charges etc. will be charged from the applicant as per sanction before release of credit facilities.
 6. Processing Fee paid by the Customer for availing the loan is non-refundable.
 7. National Electronic Clearing Service (NECS)/NACH mandate for those not maintaining salary account with the bank for monthly recovery of EMI to be obtained.
 8. The borrower shall execute all necessary legally enforceable loan documents, as per banks guidelines prior to disbursal of the loan.
 9. All other event based charges like legal fees, charges for dishonour of cheques/ NACH mandate/ standing instructions, charges for drawing of Credit Information Report from Credit Information Companies like CIBIL etc., registration of charge with CERSAI in case of mortgage of property etc. will be recovered from the applicant

immediately on occurring of the event

10. The borrower will intimate the Bank of any change in his employment/contact/address details.
11. Loan will be utilised strictly for the purpose as per sanction. Deviation if any, will be treated as non-compliance
12. Borrower to comply with all preconditions for disbursement of the loan as mentioned in the Sanction Letter
13. Loan to repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise.
14. The loan will be secured by mortgage of/ hypothecation of/ charge on assets purchased through bank funds in case of primary security and/or assets in case of collateral security, within the stipulated time period as specified in the sanction. Personal guarantee if any, will be obtained as per sanction.
15. The Borrower may avail health and/or life insurance cover for himself with the Bank as the sole beneficiary under the policy / policies.

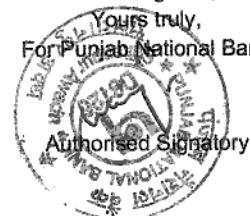
Pre disbursement terms and conditions:

1. Before release of loan, obtain sources of funds available with the party towards their contribution along with undertaking of the party that any cost overrun shall be met by the party from own sources.
2. Copy of an affidavit-cum-undertaking be obtained from the proposed borrower in terms of RAD Circular No.44/21 dated 27.04.2021 that any third party liability coming on the bank due to wrong information/detail given by the borrower will be his responsibility.
3. Branch Head to ensure Post Disbursement monitoring.
4. Documentation to be executed as per bank guidelines.
5. All other guidelines conveyed vide RAD Advances circular No.44/21 dt.27.04.2021 & all other guidelines conveyed vide various circulars issued from time to time be meticulously complied with. Necessary declaration/affidavit/certificate be obtained from borrowers & guarantors.
6. BH to obtain an undertaking from borrower & Co Borrower that In case the plot/land is sold or account has been closed without construction both within 5 years from date of first disbursement, rate of interest applicable to Commercial Real Estate with corresponding PNB Score/ Risk rating score will be charged from the date of first disbursement of loan.
7. BH to obtain an undertaking from borrower that property should not be used for any commercial purpose.

Post disbursement terms and conditions:

6. BH to ensure that submission of original documents (with complete chain title deeds) related to the property as per legal opinion received from empaneled advocate. Necessary permission/NOC, if required, to be obtained.
1. To provide necessary stamp papers, as per operative state law, for equitable mortgage of property.
3. Bank reserves the right to change any of the terms and conditions of the sanction with the consent of borrower.
4. CIBIL, EXPERIAN / EQUIFAX & CERSAI applicable charges as per bank guidelines to be recovered from applicant. In case of default in repayment of loan, the borrower shall be liable to pay penal interest as per the guidelines circulated through L&A Circulars from time to time.
5. BH to ensure the end use of the bank fund in respect of said housing loan.
2. Acceptance of the sanctioned terms and conditions be got obtained from the party and place in bank's record.
7. BH to ensure that as per L&A cir. 90/2021 dated 19.05.2021 particulars of mortgage created by deposit of title deed must be entered in the CERSAI on the date of creation of equitable mortgage of IP.
11. BH to obtain supplementary NEC with certified copy of executed sale deed and same must be tallied with proposed mortgaged deed.
10. BH to obtain proof of revenue record that name of the borrowers got mutated their name in the revenue record.
9. BH to ensure that valid and enforceable charge over the property situated Plot no 50 having area 88 Sq mtr and Plot no 51 having area 75 sq mtr, Jhanvipuram Awas Yozna, Neevan Tehsil Sadar Distt Prayagraj must be created by equitable mortgage. Proposed Property Owner Sh. Manoj Kumar Singh & Smt Neelima Singh.
8. BM to ensure that in case construction of the house is not completed within 3 years from date of disbursement of the loan or in case the plot/land is sold, penal interest at 2 over & above the prescribed rate of interest will be charged from the first date of disbursement of the loan

Thanking You,
Yours truly,
For Punjab National Bank



I/We acknowledge receipt of the sanction.I/We, undersigned agree to the terms and conditions set out in this letter.

THE BORROWER OR BORROWERS

Name : NEELIMA SINGH

Address : B-202 DEEPSHIKAH APARTMENT,DEV PRAYAG AWAS YOZNA,JHALWA RAJROORPUR
ALLAHABAD ,
ALLAHABAD ALLAHABAD,
ALLAHABAD UTTAR PRADESH 211011

Name : MANOJ KUMAR SINGH

Address : DEV PRAYAGM AWAS YOJNA JHALWA RAJRUPPUR ,
ALLAHABAD ALLAHABAD,
ALLAHABAD 211011