



भारतीय स्टेट बैंक
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STATE BANK OF INDIA

**Annexure A SBI Pre-Approved Loan (SBI PAL)
Arrangement Letter**

To
Shri Sundar Pal S/o Shri Ilam Chand
Nand Vatika, Galira Road
Sadar Bazar
Saharanpur-247001

Date : 28/11/2022

Dear Sir/Madam,

SBI Home Loan
Pre Approved Loan Limit (SBI PAL) : Rs. 64,00,000/-

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application dated 28.11.2022, we have decided to sanction a Pre-Approved Home Loan Limit (SBI PAL) as under :
Loan amount as per prevailing interest rates Rs. 64,00,000/- (Rs. Sixty Four Lakh Only)

2. Validity of the approval : For availing disbursement under SBI PAL you will be required to submit the application for disbursement of loan together with original documents relating to the purchase of residential property or construction plan with estimates of expenditure certified by a qualified architect, within 3 months from the date this letter to this office.

3. Validity of present interest rates:

The home loan application along with the relative property documents will be required to be submitted by the borrower within the validity of the Pre-approved loan Arrangement Letter. The interest rate prevailing on the date of issue of Pre-approved Arrangement Letter will not be protected. The interest rate prevailing on the date of first disbursement of Home Loan will be applicable. On the expiry of the validity period, Rs 5000+ taxes will be recovered towards processing fee for revalidation of sanction.

4. Credit Information Report – If the time gap between the date of this letter and the date on which the details of the property are submitted by you in the specified format, is more than one month, the Bank will obtain a fresh Credit Information Report (CIR) on you from CIBIL or any Credit Information Bureau authorized by the Reserve Bank of India. Loan under SBI PAL will be disbursed only if there is no change in the Credit Information Report which is perceived to be adding to the risk assessed by the Bank.

5. 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'). (*Strike off whoever is not applicable)

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

6. Margin: 20 % of the total cost of the project subject to the maximum Home Loan amount being restricted to the stipulated LTV ratio.

7. Legal Verification & Valuation fees:

Title verification and Search Report (TVSR) in respect of the Title Deed submitted by you will be entrusted with the legal experts identified by the Bank. Costs associated with TVSR will be required to be borne by you. Value of the property will be assessed by an independent valuation expert identified by the Bank. Valuation fees will be required to be borne by you.

Phones: 0132-2725303; 2725489,
2720669; 2711373.

State Bank Of India,
Main Branch Saharanpur -00710
Address : Court Road, Saharanpur
(Uttar Pradesh) – 247 001

स्टेट बैंक ऑफ इंडिया, मेन ब्रांच
सहारनपुर पिन-247001

पता: कोर्ट रोड, सहारनपुर
(उत्तरप्रदेश)-247001

sbi.00710@sbi.co.in



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8. Security: You will be required to furnish security as under prior to disbursement of the loan: (*Strike off whichever is not applicable.)
(i) Mortgage of the property for which loan is being availed.

(ii) Guarantee of Shri./Smt _____ whose income is clubbed with your income for calculation of your eligibility for loan.
(iii) Guarantee of Shri./Smt _____ as interim security till completion of the mortgage formalities.

9. Disbursement:

The loan will be disbursed only on the following conditions :

a. Title of the property proposed to be purchased is clear, absolute, unencumbered and marketable to the satisfaction of the Bank solicitor/Advocate and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the Bank. If creation of mortgage is delayed for valid reasons, then interim security as prescribed by the Bank is furnished.

b. All the security documents prescribed below have been executed by you/co applicant (s) / guarantor(s) – (i) Loan agreement
(ii) Affidavit

10. Completion of Loan sanction process : Loan sanction process will be deemed to be completed only after completion of all processes listed in para (3) to (10) above.

11. Loan arrangement letter containing terms and conditions governing the loan, including the interest rate, loan repayment programme etc. will be exchanged with you after completion of the loan sanction process as mentioned above.

Yours faithfully,

Chief Manager



Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter.

Borrower(s)
Date & Place

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

Guarantor(s)
Date & Place

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