

Ref No: RAH/19497/HL/2023
DATE : 17.01.2023

Offer Letter/In-principal Sanction Letter To Borrower

To,

Mr. Arvind Kumar Yadav S/o Mr. Harihar Dutt Yadav
Mrs. Usha Yadav W/o Mr. Arvind Kumar Yadav
22, Village- Jamalpur, Ambari,
Azamgarh,
Uttar Pradesh 223222,
(Applicant)

On the basis of your demand we have pleased to inform you that Competent Authority has offered the following facility to the above.
Loan subject to the terms and conditions given below:

S.NO.	ITEMS	PARTICULARS
1.	NAME OF PROPOSED BORROWER	Mr. Arvind Kumar Yadav S/o Mr. Harihar Dutt Yadav
2.	NAME OF JOINT BORROWER	Mrs. Usha Yadav W/o Mr. Arvind Kumar Yadav
3.	NATURE OF LOAN	Housing Loan for Purchase of Plot & Construction thereon
4.	PROJECT COST	Rs.1,23,00,000.00 (Rupees One Crore Twenty Three Lakhs only)
5.	Loan Amount	Rs.55,00,000.00 (Rupees Fifty Five Lakhs Only) Rs.35,00,000.00 for plot purchase and Rs.20,00,000.00 for construction thereon.
6.	MARGIN	55.28% % (Total Rs. 68,00,000.00) Rs. 53,00,000.00 for plot purchase and Rs.15,00,000.00 for construction of House.
7.	PURPOSE	To purchase a plot & construction thereon
8.	SECURITY	EMT of House on Plot no. B/3/0135, Sector-B, Pocket-3, Sushant Golf City, Sultanpur Road, Ward- Ibrahimpur, Lucknow U.P. 226030 admeasuring area 200.00 Sq.Mtr. or 2152.78 Sq. ft valued Rs. 88,00,000.00 as per agreement to sale.
9.	EMI	192 EMIs of Rs. 53,816.00 (Approximately) each. (Nil repayment holiday)
10.	RATE OF INTEREST	Presently 8.90% Floating as per HO CIR 501/2019, 166/2020,307/2022, IC/487/2022 and 604/2022. (RLLR is

		variable as per RBI/BANK guidelines).
11.	RELEASE SCHEDULE	Disbursement of Rs. 35,00,000/- (Rupees Thirty Five Lakhs only) for purchase of plot from Mrs Anjoo Sharan Upadhya W/o Mr Priyankar Upadhyaya and Mr Priyankar Upadhyaya S/o Mr Ramji Upadhyaya to be disbursed by way of DD/NEFT/RTGS after collecting required margin on prorata basis. Loan amount of Rs 20,00,000/- is to be disbursed for construction of house in stages after collecting required margin on prorata basis and conducting visit by RAH/Branch officials on rotation basis as per accepted estimate and progress of construction duly certified by qualified Civil Engineer/Architect and against written request of the borrowers and conducting visit by RAH/Branch officials on rotation basis.
12.	REPAYMENT	192 EMIs of Rs. 53,816/-, (Approximately) each.
13.	MORATORIUM	NIL
14.	LEGAL AND VALUATION CHARGES	Actual charges of Legal opinion and valuation of Property
15.	DOCUMENTATION	Documents executed are to be stamped with adequate value as per State law in force.

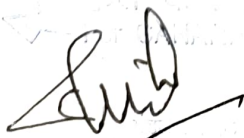
Other Terms and Conditions:

1. House Property shall be insured for full value and with Banks Clause as per Banks guidelines at your cost.
2. The bank may revoke in part or in full or withdraw/stop financial assistance at any stage by giving reasonable notice.
3. This sanction is valid for six months from the date of this sanction letter. If not availed within months, 6 months, sanction will automatically get cancelled.
4. Charge payable to CERSAI towards registration of EMT will be recovered.
5. Property is subject to periodical inspection by Bank officials/authorized representatives.
6. The Bank reserves the right to revoke/cancel/modify the limit either in part or in full at any time without giving any prior notice for any reason whatsoever.
7. This sanction does not vest in you right to claim/damage against the bank for whatsoever Reasons.
8. It is the policy of the Bank to mandatorily report to Credit Information Company (CIC) all cases of delay in payment of dues/installments. Thus, any delay in payment of dues/installments will lead to adverse adverse remark which will impact the credit score, which in turn, can affect your ability to Raise loans on beneficial terms in future. As such, you are advised to strictly comply with the repayment schedule.
9. Tax Paid Receipt/Khata shall be lodged with the Bank every year till clearance of the entire liability. It shall be ensured that there are no statutory dues against mortgaged property.

10. Depending upon the status of the loan, Bank is at liberty to have the mortgaged property revalued as per the guidelines and the charges in this behalf will have to be borne by the borrower/s.
11. ECS mandate will be obtained in locations where facility of ECS/RECS (Debit) is operational.
12. Few CTS enabled cheques to be given for usage whenever ECS mandated are returned.
13. Other Sanction Terms-(Loan Specific/Specific to Local Laws):
14. Loan will be disbursed at our Ahimamau Branch after execution of loan documents at Retail A: Awadh.
15. Processing Charges: Waive till 31.03.2023 as per circular 793/2022 .
16. Inspection Charges: Rs.300/-Per inspection + GST.
17. CERSAI Charges: Rs. 10/- + 9% Markup on fees + GST for search report before sanction & Rs.50/100 per property/EMT + 9% Markup on fees + GST after sanction.
18. Penal Interest: 2% on the overdue amount.
19. Vetting Charges to be paid for verification of due diligence: Max. Rs. 2,000/- + GST
20. Insurance Charges as per bank policy should be levied, depending upon repayment period, amount and age of the borrower.
21. Pre-payment penalty: No prepayment penalty on all Housing loans linked to floating Rate of Interest in case of take over as per bank guidelines.
22. CIBIL/Other CIR Charges: Individual- @ 150/- per report + GST. Other than Individual- Rs.500 GST.
23. Where housing loan is granted for purchase of site and construction of house there on, construction the house should begin within a maximum period of twelve months from the date of disbursement the housing loan. Failure to commence construction within the stipulated time will attract high of interest i.e., ROI as applicable to Canara Site (RLLR+1.05) from the date of disbursement till commencement of construction.
24. In the following aspects, actual charges based on the geographic location of the Branch are to be paid: Legal Charges as per bank policy depending on the number of documents and Valuation Charges as per bank policy, MDOT Registration as per bank policy and stamp duty of 0.50% of amount as per the State Stamp Act to be borne by the borrower.
25. In respect of concession in ROI i.e. 0.25 reduction in RLLR, this concession will only be available to new housing loans (all variants) sanctioned and disbursed during the period i.e., from 02.12.2021 to 31.03.2023 and concession of 25 bps shall remain same till the loan Completes 3 years from date of disbursement (As per HO 762/2021 and 839/2021).

All other terms & conditions for Housing Loan sanction shall be applicable as per Bank guidelines.
Kindly return the duplicate copy of this offer letter duly signed by you, in token of your acceptance.

Yours faithfully,



Authorized Signatory

Regional Assistant Manager (Retail)

Acknowledgement

I hereby acknowledge, accept and agree to the above terms and conditions (Page no. 1-3) of sanction.

Date :

Signature of Applicant/Guarantor