



Branch: PNB Loan Point - RAM - Moradabad 911800
Branch Address: NEAR JAIN TEMPLE, CIVIL LINES, MORADABAD
Phone No: , Email ID: ,
CO/ZO: PNB Loan Point - RAM - Moradabad / Zonal Office Meerut

Date: 07/09/2021

To,
MR KESHAV GOYAL,
102STAR HEIGHT APARTMENTS SASNI GATE ALIGARH,
ALIGARH,
ALIGARH ALIGARH,
UTTAR PRADESH
Pincode : 202001

MS RENUKA GUPTA,
102STAR HEIGHT APARTMENTS SASNI GATE AGARA ROAD,
ALIGARH UTTAR PRADESH
Pincode : 202001

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. 1553768.00 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	MR KESHAV GOYAL
Name of the Co-Borrower	MS RENUKA GUPTA
Name of the Guarantor	NIL
Purpose	PURCHASE OF PLOT NO 429 SECTOR 56A 8 MARLA FARIDA BAD ALLOTTED TO SH KESHAV GOYAL BY HARYANA URBAN DEVELOPMENT AUTHORITY.
Margin	Min 25.00% (Actual contribution by borrower is 43.58%)
Sanctioned Loan Amount	Rs.1553768.00
Credit Insurance Premium	Rs.69632.00 <i>Not admitted</i>
Solar Loan Amount	Rs.0.00
Rate of Interest*	6.95 % (RLLR:6.8%+Spread:0.15%)
Type of Interest	Floating
Repayment Tenor	240 Months
Holiday / Moratorium period	0 Months
Amt. of EMI	Rs.11999.75
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	Primary RESIDENTIAL PLOT NO 429 CATEGORY RESIDENTIAL 8 MARLA IN SECTOR 56A AT URBAN ESTATE FARIDABAD ALLOTTED TO SH KESHAV GOYAL BY HARYANA URBAN DEVELOPMENT AUTHORITY Collateral Guarantor
Prepayment Penalty	NA
Loan account to be opened at Branch	Moradabad Civil Line
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:

1 *Keshav Goyal* *Renuka Gupta*



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 acceptance for having accepted the terms & conditons of the sanction.

Scheme specific terms and conditlons:

1. branch please ensure that as per allotment letter borrower have to take possession of the plot within a maximum period of three months of offer of possession and also construct a boundry wall atleast of nine inches height .
2. disbursed loan amount will directly paid to HUDA .
3. There must be ekyc of each borrower.

General terms and conditlons:



Renulca Gupta.



1. 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.
2. 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.
3. 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
4. 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.
5. 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.
6. Proof of Income Form 16 / IT Return for the last two/three years be obtained and held on record, which should be satisfactory.
7. The Party to comply with all relevant guidelines of the Bank/RBI.
8. 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.
9. In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.
10. The sanction is valid for six months from the date of sanction. Facilities not availed within the above period shall be treated as lapsed.
11. 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.
12. The rate of interest shall be subject to change from time to time as per Banks /RBI guidelines.
13. The sanction shall be cancelled in case of incorrect certification by the borrowers.
14. The loan under consideration shall be released by the Bank only after acceptance and compliance of banks terms of sanction.
15. 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
16. Cheques complying with CTS-2010 standard formats shall only be obtained in Locations, where the facility of ECS / RECS / NACH (Debit) is not available.
17. The Bank reserves the right to alter / amend any terms / without prior reference to the party
18. 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.
19. Guidelines for account opening including guidelines for eKYC verification, issued by Bank from time to time should be followed while opening any loan account.
20. 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
21. The borrower shall submit all relevant documents as mentioned in the Sanction Letter/Loan Agreement before disbursement.
22. 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.
23. Processing Fee paid by the Customer for availing the loan is non-refundable.
24. National Electronic Clearing Service (NECS)/NACH mandate for those not maintaining salary account with the bank for monthly recovery of EMI to be obtained.
25. The borrower shall execute all necessary legally enforceable loan documents, as per banks guidelines prior to disbursement of the loan.
26. 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

(Signature)

Renuka Gupta



27. The borrower will intimate the Bank of any change in his employment/contact/address details.
28. Loan will be utilised strictly for the purpose as per sanction. Deviation if any, will be treated as non-compliance
29. Borrower to comply with all preconditions for disbursement of the loan as mentioned in the Sanction Letter
30. Loan to repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise.
31. 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.
32. 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:

Post disbursement terms and conditions:

Thanking You,
Yours truly,
For Punjab National Bank



Authorised Signatory

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 : KESHAV GOYAL
Address : 102STAR HEIGHT APARTMENTS SASNI GATE ALIGARH ,
ALIGARH ALIGARH,
ALIGARH UTTAR PRADESH 202001


Name : RENUKA GUPTA
Address : 102STAR HEIGHT APARTMENTS SASNI GATE AGARA ROAD ,
ALIGARH ALIGARH,
ALIGARH 202001