



## LETTER OF SANCTION TO THE BORROWER

BOB/ADV/

Place: Baroda

Date : 14/02/2018

To

Mr. SHRIPAL SINGH,  
HOUSE NO.-W/12-690  
LAXMAN PURI  
MEERUT  
Uttar Pradesh  
250002

Dear Sir,

**RE:** Your request for Baroda Home Loan Limit of Rs. 2490000

With reference to your application/letter of 23/12/2017 , we are pleased to inform you that we have sanctioned you the above credit facility, on the terms and conditions as under :

**TERMS AND CONDITIONS**

PURPOSE OF LOAN	: Purchase of flat under construction
FACILITY	: Term Loan Under Baroda Home Loan
TOTAL COST	: Rs. 2767857
LIMIT	: Rs. 2490000
MARGIN	: 10.04 %
RATE OF INTEREST	: Under Floating option, <b>0.00 %</b> above <b>1 YEAR MCLR +</b> Strategic Premium per annum with monthly rests. i.e., applicable rate is <b>8.3 %</b> (at present), being <b>1 YEAR MCLR</b> is <b>8.3 %</b> and Strategic Premium is <b>0 %</b>
TOTAL PERIOD	: 240 months
REPAYMENT	: Repayable in 240 Monthly Installments
EMI	: Rs. 21295
COMMENCING FROM	: One month after the date of first disbursement
DOCUMENTATION CHARGES	: Rs. 0.00
PROCESSING CHARGES	: Rs. 0.00 (inclusive of Upfront Charges/ Out of pocket expenses)

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UPFRONT CHARGES/ Out of pocket expenses : Rs. 8850.00

PROCESSING FEE (MISC. CHARGES) : Rs.0.00

LOCATION (In case of Housing Loans) : Equitable mortgage of built up Residential Apartment bearing no .110 , on 1st floor Carpet Area 58.76 sq.mtrs (632.49Sq.ft ) Approx , Total super area 106.83 Sq.mtr (i.e 1150 Sq.ft ) in

Group Housing complex known as ' Arc Angels ' to be constructed in freehold residential khasra no 322 & 324 situated at , Raj Nagar Extension , NH -58 , Pargana Loni , Tehsil Dist - Ghaziabad

GHAZIABAD

UTTARPRADESH

201017

NAME OF GUARANTOR : NOT APPLICABLE

DISBURSEMENT

: 1. Disbursement should be made after compliance of all terms & conditions of sanction, creation of equitable mortgage and obtaining complete set of documents, Vetting of documents. 2. Disbursement will be made as per construction Linked plan . Branch to carry out inspection at the time disbursement and satisfy upon . 3. Disbursement will be made directly to the Builder stagewise.

#### SECURITIES :

##### PRIMARY

Equitable mortgage of House/Flat bearing Survey No. 322& 324 located at Equitable mortgage of built up Residential Apartment bearing no .110 , on 1st floor Carpet Area 58.76 sq.mtrs (632.49Sq.ft ) Approx , Total super area 106.83 Sq.mtr (i.e 1150 Sq.ft ) in Group Housing complex known as ' Arc Angels ' to be constructed in freehold residential khasra no 322 & 324 situated at , Raj Nagar Extension , NH -58 , Pargana Loni , Tehsil Dist -Ghaziabad, GHAZIABAD, UTTARPRADESH - 201017 , belonging to MR.SHRI PAL SINGHS/O MANN SINGH

##### COLLATERAL:

NOT APPLICABLE

#### SECURITY DOCUMENTS

- 1) Term loan agreement(Idoc23\_a)
- 2) Memorandum of Entry (In case of Mortgage of Individuals property (Idoc90 A )
- 3) Attestation Memo(Idoc1)
- 4) Letter of confirmation of Mortgage. (LDOC 90 D)
- 5) Attendance Sheet For creation of Mortgage

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- 6) Declaration in the matter of mortgage by deposit of title deed of immovable (Ind. propert)(LDOC 90C)
- 7) Letter of Undertaking for Post Dated Cheques
- 8) Tri-partite Agreement
- 9) ECS Mandate
- 10) Undertaking for Creation/ Extension of legal mortgage/ mortgage by deposit of title deed (LDOC 106C)

**OTHER CONDITIONS**

- 1) Penal interest @ 2% p.a. will be charged for non - payment / delayed payment on overdue amount.
- 2) Home Loan rate is linked to 1 year MCLR announced by the Bank and prevailing on the date of first disbursement, subject to re-set annually on the anniversary date of first disbursement, based on 1 year MCLR prevailing on such date. Any change in the MCLR announced by Bank during intervening period shall have no affect on applicable MCLR.
- 3) The spread (top up over and above 1 year MCLR + Strategic Premium) shall be subject to review based on the Bureau score (presently CIBIL) of the borrower at the time of annual review of account.
- 4) Particulars of mortgages created by way of deposit of title deeds are to be registered with the Central Registry within 30 days from the date of creation of mortgage and the cost thereof to be borne by the borrower
- 5) Equated monthly instalments are fixed for the convenience of the borrower, whereby interest payable towards the loan is spread over the entire term of repayment fixed. The repayment of all such equated monthly instalment will not be construed as full repayment / settlement of loan account. On payment of all equated monthly instalments, residual amount if any, in the account due to debiting of overdue / penal interest / additional interest as a consequence of revision in interest rates, other incidental charges shall be paid separately by the borrower.
- 6) The property to be kept insured adequately covering all perils viz. Flood, Fire, Riot, Civil Commotion, Earthquake etc and the cost thereof to be borne by the borrowers
- 7) OTHER PRE DISBURSEMENT DOCUMENTS:-1. COMPLETE CHAIN OF PREVIOUS TITLE DEEDS ALONG WITH DOCUMENTS IN ORIGINAL MENTIONED IN TCR OF Advocate M/s vandana Sharma & associates empanelled advocate DATED 12.01.2018. 2. ORIGINAL RECEIPTS FOR PAYMENT MADE TO THE BUILDER 3. AFFIDAVIT CUM UNDERTAKING STATING THAT THE BUILT UP PROPERTY WILL BE CONSTRUCTED AS PER THE SANCTIONED PLAN AND/OR BUILDING BYE-LAWS. 4. AUTHORITY LETTER FROM THE BORROWERS TO MAKE PAYMENT DIRECTLY TO THE BUILDER 5. DEMAND LETTER FROM THE BUILDER. 6. UNDERTAKING FOR UNCONDITIONAL CANCELLATION OF UNDRAWN COMMITMENTS 7. COUPLE OF PDC (POST DATED CHEQUES) IN CTS-2010 STANDARD FORMAT. 8. STAMPED UNDERTAKING FROM THE BORROWERS FOR CREATION OF EQUITABLE MORTGAGE IN FAVOUR OF OUR BANK.COUPLE OF CTS-2010 STANDARD CHEQUES FROM CUSTOMERS IN ADDITION TO THE ECS MANDATE. 9. NOC FROM THE COMPETENT AUTHORITY TO MORTGAGE THE PROPERTY IN FAVOUR OF OUR BANK, If applicable 10. ORIGINAL RECEIPTS OF PAYMENTS MADE TO THE BUILDER 11. COPY OF APPROVED PLAN. 12. CONSTRUCTION PERMISSION FROM COMPETENT AUTHORITY. 13. CONFIRMATION OF NOTING OF CHARGE NOTED AT SUB REGISTRAR OFFICE,REVENUE DEPARTMENT/CITY SURVEY OFFICE,SOCEITY REOCD.14.UNDERTAKING FOR UNCONDITIONAL CANCELLATION OF UNDRAWN COMMITMENTS.
- 8) There are no prepayment & foreclosure charges.

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- 9) Borrower to submit original receipt for payment made to the Seller / Builder.
  - 10) Borrowers to comply with all formalities of submitting the necessary papers/ documents/ undertakings/receipts/others as advised by our empanelled advocate in his title report before disbursement of loan.
  - 11) Borrower to bear escalations in the cost of flat / house if any from his / her own sources.
  - 12) Penal interest @ 2% p.a. will be charged for non - compliance of terms & conditions of the sanction for the period in default.
  - 13) OTHER POST DISBURSEMENT DOCUMENTS: 1. ORIGINAL RECEIPTS OF PAYMENTS MADE TO THE BUILDER. 2. MAINTENANCE RECEIPTS/LIGHT BILL/PROPERTY TAX RECEIPT OF THE CHARGED PROPERTY WHICH TO BE TRANSFERRED IN THE NAME OF PURCHASER(S). 3. INSURANCE POLICY OF THE PROPOSED PROPERTY WITH BANK'S CLAUSE. 4.OCCUPANCY /COMPLETION CERTIFICATE ISSUED BY THE COMPETENT AUTHORITY. 5. FINAL VALUATION REPORT. 6. SHARE CERTIFICATE DULY TRANSFERRED IN THE NAME OF THE BORROWER, IF APPLICABLE.7.Borrower to submit a copy of completion certificate issued by the competent authority.8.Branch to create equitable mortgage after obtaining all the documents mentioned in the list of documents as per the title report of Advocate ( TCR) for creation of Equitable Mortgage .
  - 14) Personal Accidental Insurance will be available to borrowers/co-borrowers as per Master Group Personal Accident Policy obtained by Bank from United oriental Insurance Company Ltd.
  - 15) Bank will have right to carry out inspection of flat / house and the charges thereof will be borne by the borrower.
  - 16) Borrower to submit original copy of agreement for sale/sale deed along with registration fee receipt in original issued by the Sub Registrar of Assurance and original receipt for stamp duty paid to be lodged with the Bank
  - 17) Borrower to submit duly acknowledged letter of authority addressed to the Sub Registrar of Assurances requesting him to send the original agreement of sale /sale deed directly to the Bank as and when registered.
  - 18) This sanction is valid for six months only.
  - 19) Borrower to bear the advocate's fee for legal opinion and Architect's / Valuer's fee for certificate /valuation of the property, if any.
  - 20) Borrower to give an affidavit - cum - undertaking stating that the built up property has been constructed as per the sanctioned plan and / or building bye-laws.
  - 21) The Borrowers to bring in margin money, being his own contribution towards the cost of flat, from own sources and if the margin money is met from outside borrowings, the loan will be liable to be rejected at any time at the discretion of the Bank. Any disbursement made at/up to the time of knowing the fact by Bank, may be recalled and interest with penal interest as applicable for commercial borrowings from time to time may be recovered from the borrower till Bank's loan is fully repaid.
- the facility is granted to you for a period of 240 months, subject to annual renewal, the Bank reserves the right to recall the facility or alter the terms and conditions at any time, during the currency of the facility.
- Bank also reserves the right to discontinue the facility/advance and to with-hold/stop any disbursement, without giving any notice in case of non-compliance/breach of any of the terms and conditions stipulated

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herein, or any informations / particulars furnished to us found to be incorrect or in case of any development or situations wherein in the opinion of the Bank, its interest will be/ is likely to be prejudicially affected by such continuation or disbursements.

If the above terms and conditions are acceptable to you, kindly arrange to return a copy of this letter duly signed, for having found acceptable/accepted the terms and conditions of sanction.


Yours faithfully,

*Self Attested  
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Branch Manager

Accepted



  
(Mr SHRIPAL SINGH)  
(Borrower)