

LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00000283332-LMS

Place: HARDOI, UTTAR PRADESH
Date: 08-06-2020

To,
MRS. DEEPA RAI
J-10, JUDGES COLONY,
HARDOI, JUDGES COLONY,
HARDOI,
HARDOI, HARDOI
UTTAR PRADESH - INDIA . 241001

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda Home Loan of Rs. 67,90,000.00/-

With reference to your application dated 28-05-2020, 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:

NAME OF PRODUCT	:Baroda Home Loan
PURPOSE OF LOAN	:PURCHASE OF HOUSE FLAT APARTMENT ETC
NAME OF THE SPECIFIC SCHEME FACILITY	:Baroda Home Loan :Term Loan
TOTAL COST	:Rs. 84,95,205.00
LIMIT REQUESTED	:Rs. 67,90,000.00/-
PERMISSIBLE LIMIT	:Rs. 67,90,000.00/-
INSURANCE PREMIUM AMOUNT	:NA
ACTUAL MARGIN :	<u>20.07 %</u> Applicable Rate of Interest is 7.15% , per annum , which is a sum of RBI Repo Rate : 4.00 % (at present), Mark Up of : 2.85 % (at present), Credit spread of 0.25% (at present) . and Risk Premium of 0.05 % (at present), The Interest shall be payable at monthly rests. The Bank shall be entitled to reset the Interest rate (including any of its components mentioned above) on monthly basis.
RATE OF INTEREST	
TOTAL PERIOD	:276months
MORATORIUM	:0
REPAYABLE IN EMI	:276 months by Equated Monthly Installment Payment :Rs. 50,198.00/-
COMMENCING FROM	: AFTER ONE MONTH FROM THE DATE OF FIRST DISBURSEMENT
PROCESSING CHARGES	: Rs. 20,030.50/-
UPFRONT CHARGES	:Rs. 10,030.00 /-
DEVIATION CHARGES	:Rs. 0.00 /-

(1) Disbursement of housing loan should be made after

DISBURSEMENT

compliance of all terms and conditions of sanction, obtaining complete set of documents, undertaking to creation equitable mortgage of property, vetting of documents. (2) The loan amount of Rs. 67,90,000/- along with the margin from applicant own source is to be disbursed in phase manner directly to the Builders M/s. Experion Developers Private Limited represented by its authorised signatory Mr. Anilesh Prasad S/o Late Mr. Ambika Prasad (Builder) and as per terms of Registered Agreement to Sale Dated 8.12.2019, by an A/e payee crossed Banker Cheque after obtaining demand letter from Builder and quoting the Account Number as per stages of construction, Bank and branch and to keep the receipt confirmation from the Builder on record only disbursement. (3) Pre disbursement inspection of proposed property is to be carried out by Branch Official and to get satisfy about the genuineness of the property and report to be kept on record. (4) Branch to obtain tripartite agreement duly executed amongst borrower, banker and builder on mutually agreed terms and conditions. Branch to disburse the loan amount after obtaining undertaking from borrower to create mortgage and not to borrow from any other source for this purpose. (5) Branch to conduct post sanction inspection of property on each disbursement and report is to kept in branch records. (6) Branch to arrange to create equitable mortgage of property on receiving security documents of property as per TCR dated 26.05.2020. (7) Branch to arrange to conduct valuation report of property during the course of construction and also on completion of construction of Villa.

RISK RATING

INTERNAL RATING SCORE : 101
INTERNAL RATING GRADE : HL-8
CIBIL BUREAU SCORES:
CIBIL BUREAU SCORE OF APPLICANT :-1
AVERAGE CIBIL SCORE :0

Details of Securities offered:

PRIMARY RESIDENTIAL FLAT

Details of Securities offered

Equitable Mortgage, of RESIDENTIAL FLAT, bearing Survey Number -, located at Plot No. -, / Flat No 0302 , Door No/House -, Nearest Door -, adm. land Sq Feet, Build up Area 884.68 , Carpet Area 884.68, which is situated at APARTMENT NO 0302, 3RD FLOOR, TOWER-1, PHASE-1, EXPERION CAPITAL, ALONG WITH CAR PARKING NO.R 22,,AT GROUP HOUSING PLOT NO. TCG/1-A-V-6 AND TCG/1-A-V-7 BEING DEVELOPED OVER LAND SITUATED AT VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW.,Municipality, City Lucknow. District LUCKNOW, State/Region UTTAR PRADESH,CountryINDIA, PINCode226003,belonging toMRS. DEEPA RAI W/O MR. R A V I N D R A K U M A R ,
Boundary Description East : OPEN ,West : OPEN ,North : OPEN ,South : UNIT NO T1-0301

