

CANARA BANK

**Branch Address:**  
Retail Asset Hub (RAH),  
Canara Bank Circle Office building,  
Vipin Khand, Gomti Nagar,  
Lucknow.

Sanction date:

Ref: .....

SANCTION MEMORANDUM

To

From:

Mrs Priyanka Gandhi  
R/ Arsadpur Ghazipur-233305

Dear Sir/Madam,

**SUBJECT: YOUR APPLICATION FOR CREDIT FACILITY**

With reference to your application We are pleased to inform that the following loan/limit is sanctioned on the terms and conditions mentioned hereunder:

*Self Attested  
Priyanka*

1) Nature of loan/Limit	HOUSING LOAN
2) Purpose	PLOT PURCHASE AND CONSTRUCTION THEREON
3) Loan Amount/Limit	Rs.35.00 Lakh
4) Margin	Rs.9.10 Lakh
5) Disbursement	<ul style="list-style-type: none"> <li>↓ Disbursement for purchase of House to be made by the way of DD/NEFT/RTGS in favour of Sellers.</li> <li>↓ Disbursement for construction to be made in stages after collecting margin on prorata basis and as per accepted estimate and progress of construction duly certified by qualified Civil Engineer/Architect and against written request of borrowers.</li> </ul>
6) Rate of Interest (% p.a.) (compounded monthly)	<p>As per HO Circular No-762/2021 dtd.01.12.2021 &amp; IC/190/2022 dtd.31.03.2022, 791/2022 &amp; 110/2023, 653/2023 780/2023 &amp; 868/2023, ROI concession of 25bps under Housing Loans where score band as per Canara Retail Grade - CRG-1 &gt;80&lt;95 i.e., Low Risk-1. In this instant case the property is to be owned by the applicant solely. Hence applicable rate will be 8.50 % i.e., (RLLR + CRP (0.00) - 0.75#) (Score Band : CRG-1)</p> <p>#Applicable Concession in RLLR</p>

Priyanka Gandhi

	<p>The aforesaid concession of 25 bps shall remain same till the loan completes 3 years from date of disbursement. The interest rate is linked to RLLR. The RLLR and the actual lending rates are subject to review and variation from time to time as per RBI guidelines and also subject to any changes in the financials of the borrower. The changes in the Base Rate and the actual lending rate will be notified from time to time and also in the Bank's website which shall be construed as sufficient notice. Bank reserves a right to change the rate of interest from time to time by issuing requisite notice. Displaying of notice in the website of the bank shall constitute requisite notice regarding change of interest rates.</p> <p>Overdue interest @ 2.00% shall be charged on the delayed instalments. Whenever interest rates are changed, Bank reserves right to adjust future repayments by either changing Equated Monthly Instalments or the loan tenure.</p>
7) Securities	<p>EMT of House to be constructed over Plot part of Land of Khasra No. 940 Min, Situated at- Village-Sadrauna (within Nagar Nigam), Pargana-Bijnaur, Tehsil-Sarojini Nagar, Lucknow. Measuring Area- 269.516 Sq.mt., valued Rs.2668500.00 (Realisable Value) as per valuation report dt. 30.12.2023 prepared by M/s Bharat &amp; Associates for a sale consideration of Rs.26.10 Lakh as per Agreement to Sell dated 22.12.2023 and construction of house at ground floor against an estimate of Rs.18,00,000.00 by M/s Bharat &amp; Associates, having Boundaries Detailed as under:</p> <p>East : Rasta wide 25 ft.          West : Plot Smt. Sandhya Katiyar          North : Plot Amit Kumar Gupta          South : Rasta wide 25 ft</p>
8) Co-Obligant/Guarantee	NIL
9) Repayment	<p>To be repaid in 359 equated monthly instalments of Rs.27123 /- p.m.          Moratorium Period: 1 month  <b>MONTHLY INTEREST TO BE PAID AS AND WHEN DUE.</b></p>
10) OTHER MOST IMPORTANT TERMS AND CONDITIONS:	
<p>a) House Property will be insured for full value with Banks Clause at your cost.          b) Service Charges and Inspection charges will be debited as per Rules of Business, which is payable additionally, as and when debited.          c) The Bank may revoke in part or in full or withdraw / stop financial assistance at any stage by giving reasonable notice,          d) This sanction is valid for six months from the date of this sanction letter. If not availed within 6 months, sanction will automatically get cancelled.          g) Charges payable to CERSAI towards registration of EMT will be recovered.          h) Property is subject to periodical inspection by Bank officials / authorized representatives.</p>	

Prinanka Manthi





- i) The Bank reserves the right to revoke/cancel/modify the limit either part or in full at any time without giving any prior notice for any reason whatsoever.
- j) This sanction does not vest in you right to claim/damage against the Bank for whatsoever reason.
- k) 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 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.
- l) 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.
- m) 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.
- n) In case of flats, possession certificate to be obtained from the builder and lodged with the Bank.
- o) Where housing loan is granted for purchase of site and construction of house there on, construction of the house should begin within a maximum period of twelve months from the date of disbursement of the housing loan. Failure to commence construction within the stipulated time will attract higher rate of interest i.e., ROI as applicable to Canara Site (MCLR+6.45) from the date of disbursement till commencement of construction.

**Other Charges to be paid by borrower:**

- Applicable CIBIL charges, Cersai search i.e. Rs.10 + GST and applicable Cersai registration charges + GST.
- Legal report charges, Valuation charges as applicable.
- Due Diligence and ITR verification charges
- Property Visit charges as per bank's norms.
- PDCs of salary/operative account to be submitted as per bank's guidelines.
- S.I. amount to be maintained in the SB a/c at Canara Bank.

Kindly return the duplicate copy of this sanction letter duly signed by you, in token of your acceptance.

Yours faithfully,

Branch Manager

**Acknowledgement**

I hereby acknowledge, accept and agree to the above terms and conditions of sanction

Date :

*Priyanka Ghosh*  
Signature of the Applicant



इण्डियन ओवरसीज़ बैंक  
Indian Overseas Bank  
आपकी प्रगति का सच्चा साथी  
Good People to grow with

22/01/2024 16:06:47

Account Number - 160401000009314 PRIYANKA AZAMGARH (1604)  
GANDHI

Customer Id : 56361176

Open Dt : 29/09/2018

Scheme Code : SBPUB-SAVINGS ACCOUNT - PUBLIC

Status : Active

Address :

CO SHYAM SUNDER PRASAD ARSADPUR GHAZI  
GHAZIPUR  
323305

0 PANDIT DEEN DAYAL CHOWK CIVIL  
LINE;AZAMGARH;AZAMGARH;UTTAR  
PRADESH;276001

EMAIL ID : iob1604@iob.in

IFSC CODE : IOBA0001604

MICR CODE : 276020002

Statement for the period from 15/01/2024 to 15/01/2024

DATE	CHQ NO	NARATION	COD	DEBIT	CREDIT	BALANCE
15-JAN-2024		NEFT-HDFC-IOBAN24015419564-SHCIL ESTA-UP STAMP FEE	TRF	500.00		699560.34
15-JAN-2024		CHARGES FOR PORD CUSTOMER PAYMENT :000620630657	TRF	57.82		699502.52
15-JAN-2024	139702	RTGS-CNRB-IOBAM24015506297-PRIYANKA G-	TRF	680000.00		19502.52

\* denotes cancelled transaction

Total Debit: 680557.82 Total Credit: 0.0

This is a computer generated statement and does not require signature

Self Attested  
Priyanka