

प्रेषक / From :	सेवा में / To :
ADVANCES SECTION REGIONAL OFFICE LUCKNOW-I (DP: 8334)	THE BRANCH IN CHARGE CANARA BANK LUCKNOW DEVARI ROKHARA BRANCH (DP: 4846)
Our Ref: LRO-I/ADV/EHL/ON/131/2024-25 Dated: 15.07.2024	

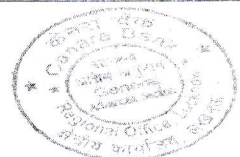
DATE: 15.07.2024

// SANCTION MEMORANDUM //


**SUBJECT - PERMITTED EMPLOYEE HOUSING LOAN PROPOSAL OF RS. 65,50,000/- (1ST UNIT) (RUPEES SIXTY FOUR LAKHS AND FIFTY THOUSAND ONLY) TO MR. SHASHANK KUMAR SINGH (87724), OFFICER, PRESENTLY WORKING AT BADAUN BRANCH (19319) ALONG WITH SPOUSE MRS. PINKY VERMA FOR PURCHASE OF HOUSE BUILT ON PLOT NO.- 2A, PART OF KHASARA NO.- 1009 SITUATED AT VILL.- MADIYAON, TEHSIL- BAKSHI KA TALAB, WARD- JANKIPURAM, DISTT.- LUCKNOW, U.P. AND INTERIOR WORK THEREON.
MEASURING AREA: 1300 Sq. Ft.**

1. Details of Sanction:

Srl. No.	Particulars	Details
1.	Applicant	Mr. Shashank Kumar Singh (87724)
2.	Co-Applicant	Mrs. Pinky Verma (Spouse)
3.	Designation	Officer
4.	Present Working Branch/Office	Badaun Branch (19319)
5.	Branch where loan is to be availed	Lucknow Devari Rokhara Branch (4846)
6.	Purpose (i.e. House Loan type)	Purchase of House and Interior Work thereon.
7.	Location/Description of property	House built on Plot No.- 2A, part of Khasara No.- 1009 situated at Vill.- Madiyaon, Tehsil- Bakshi ka Talab, Ward- Jankipuram, Distt.- Lucknow, U.P. Measuring Area: 1300 Sq. Ft.
8.	Name of Vendor/Seller/ Developer	Mr. Mohd. Ubaid S/o Mr. Mohd. Siddiqui.
9.	Cost of House as per Valuation Report	Rs. 75,00,000.00 (Rupees Seventy Five Lakhs Only)
10.	Cost of House as per Agreement to Sale	Rs. 64,00,000.00 (Rupees Sixty Four Lakhs Only)

अग्रिम अनुभाग Advances Section T-(0522)2307815	क्षेत्रीय कार्यालय लखनऊ-1, विपिन खंड Regional Office Lucknow-I, Vipin Khand, E-gadvrolko@canarabank.com	गोमती नगर लखनऊ Gomti Nagar, Lucknow	
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11.	Registration Cost /Stamp Duty Charges	Rs. 5,02,000.00
12.	Cost of Interior Work	Rs. 4,50,000.00
13.	Total Project Cost	Rs. 73,52,000.00
14.	Considerable Project Cost	Rs. 73,52,000.00
15.	90% of Considerable Project Cost	Rs. 73,52,000.00
16.	Loan amount Requested	Rs. 65,50,000.00
17.	Loan Amount Recommended	Rs. 65,50,000.00
18.	Margin Required	Rs. 7,35,200.00 (10.00 %)
19.	Employee Contribution	Rs. 8,02,000.00 (10.91 %)
20.	Source of Margin	Self savings and borrowings from close relatives.
21.	Advance paid to seller	Rs. 2,00,000.00 (As per Agreement to Sale)
22.	Rate of Interest	For EHL : As per H. O. Cir. No. IC/394/2024 dated 16.05.2024. • For Loan Amount upto Rs. 40.00 Lakhs - 5.50 % p.a. (Simple). • For Loan Amount above Rs. 40.00 Lakhs - 6.00 % p.a. (Simple).
23.	Repayment Period	360 Months
24.	Repayment Holiday	0 Months
25.	Terms of Repayment	Repayment shall start from next month from the date of first disbursement. Rs. 24,259.00 X 270 Months Total Accrued Interest to be paid in 90 Months
26.	Mode of Disbursement	As per disbursement schedule
27.	Security	EMT of Land and Building over House built on Plot No.- 2A, part of Khasara No.- 1009 situated at Vill.- Madiyaon, Tehsil-Bakshi ka Talab, Ward- Jankipuram, Distt.- Lucknow, U.P. Measuring Area: 1300 Sq. Ft. BOUNDARIES: East : Bhukhand No.- 2. West : Bhukhand No.- 3 (Sunil Kumar). North : Rasta 22 Ft. wide thereafter Bhukhand No.- 24. South : Bhukhand part of Khasara No.- 1011.
28.	Insurance	Branch to ensure that the property is insured for its full value duly specifying risk coverage type as applicable.

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2. Disbursement Schedule:

SL No.	PARTICULAR	TOTAL	HL DISBURSEMENT UNDER EHL	EMPLOYEE CONTRIBUTION
1.	Cost of House As per Agreement to Sell	Rs. 64,00,000.00	Rs. 57,60,000.00	Rs. 6,40,000.00 (Rs. 2,00,000.00 already paid as per Agreement to Sell. Remaining amount of Rs. 4,40,000.00 to be collected at the time of registration.)
2.	Cost of Stamp / Registration	Rs. 5,02,000.00	Rs. 4,51,800.00	Rs. 50,200.00 (To be collected on Pro-Rata basis)
3.	Cost of Interior Work	Rs. 4,50,000.00	Rs. 3,38,200.00 (Stagewise)	Rs. 1,11,800.00 (To be collected on Pro-Rata basis)
TOTAL		Rs. 73,52,000.00	Rs. 65,50,000.00	Rs. 8,02,000.00

3. प्रतिभूति / SECURITY:

EMT of Land and Building over House built on Plot No.- 2A, part of Khasara No.- 1009 situated at Vill.- Madiyaon, Tehsil- Bakshi ka Talab, Ward- Jankipuram, Distt.- Lucknow, U.P.
Measuring Area: 1300 Sq. Ft.

BOUNDARIES:


- East : Bhukhand No.- 2.
West : Bhukhand No.- 3 (Sunil Kumar).
North : Rasta 22 Ft. wide thereafter Bhukhand No.- 24.
South : Bhukhand part of Khasara No.- 1011.

4. Conditions for Ownership Flats/House/Apartments/Villa (As per HL Manual updated up to 31.10.2017):

- Pro-note cum take delivery letter in NF 481.
- Wherever Mortgage of Land & building, Promissory Note (DPN) in NF 480 should be obtained along with the DPN covering letter as per Appendix-8, pending creation of mortgage is to be put through subsequently as per HL manual.
- Authorization letter addressed to the registrar of Assurances and undertaking-cum-authority letter as per Performa in Appendices-9 & 10.

5. Terms and Conditions:


- An affidavit regarding the pending litigations /court attachments/injunction/stay orders/acquisition by the Govt/local authorities etc if any has to be taken.
- NIL EC has to be obtained for individual House separately to which finance is to be made.

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- c) EC up to the date of mortgage while financing for the individual flats is to be obtained for the entire project also. It should be ensured that as per the said EC there are no encumbrances/other transactions.
- d) Title holder's title and physical possession of the property is to be verified and branch has to satisfy them in this regard.
- e) It is to be ascertained that the property is properly demarcated and identified.
- f) Latest tax/revenue receipt is to be obtained and deposited as per procedure.
- g) All the remarks of the advocate in the LSR have to be complied with.
- h) All documents listed in LSR along with the duly registered sale deed of the proposed property/Original Sale Agreement/Deed of Apartment / Deed of Declaration executed in favour of the applicant /mortgagor should be deposited in original as per procedure.
- i) Genuineness of all documents must be ascertained.

6. Other Terms and Conditions:

- a. The loan is to be availed within six months from the date of sanction.
- b. **Before disbursement branch to ensure compliance of all observations and conditions of LSR & LSR approval by R&L Section's letter vide ref. LRO-I/R&L/SLSR/124/87724/2024 dated 15.06.2024.**
- c. Branch to ensure clear demarcation of property with boundaries so that it could be traced at any point of time, and perfection of EMT.
- d. **Branch to ensure Possession, identity, property particulars with 4 boundaries in conformity with the Regd Deed and sanctioned layout plan and collect tax receipts and utility bills in support of the same.**
- e. Branch to ensure that properties stipulated in the sanction, offered as security mentioned in LSR are one and the same.
- f. **In case the basic cost price of plot/flat/house is more than ₹ 50 lakh, Branch to ensure obtention of TDS receipt/Challan and preserve the same with loan papers. Branch to obtain house tax receipt & electricity bill in the name of borrower, as and when available.**
- g. Branch to obtain all the original/certified documents as mentioned in LSR for creating valid and enforceable EMT.
- h. **Branch to ensure the person representing Seller at the time of Registering the Deed is properly authorized.**
- i. The loan amount to purchase of house/flat /Plot and construction thereon may be paid as per agreement to sell along with margin from employee to the builder as per schedule directly by A/c payee DD/RTGS/NEFT at the time of registration of the property after obtaining the required loan papers/documents. Such disbursements are to be made against conveyance of title, execution of sale deed and registration thereof and also against delivery of possession of the Flat.
- j. **In case of loan for purchase and construction/ construction, Branch to obtain Original Map Submission/ Original Map approval from competent authority before disbursement for construction (if Applicable).**
- k. **Local guidelines of Competent Authority on MAP Approval to be adhered before disbursement for construction (if Applicable).**
- l. Branch to ensure that there is no any statutory dues pending on the proposed property to be mortgaged with us.
- m. **Before EMT branch has to ensure that property is not encumbered if any Bank/Financial institution.**
- n. Branch to ensure obtention of Original Sale Deed executed in favour of the subject employee.
- o. **Disbursement for construction to be made only after putting through EMT and its registration under CERSAI as per HO Cir. 310/2016 & 390/2018.**
- p. Please ensure that the property is insured for its full value duly specifying risk coverage type as applicable.
- q. Any escalation in project cost to be borne by employee.

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- r. Before disbursement branch to ensure that there are no over-dues/irregularities outstanding in any loan account of the employee.
- s. Branch to ensure deduction of installment from the stipulated month. Branch to take up with HRM Section CO, Lucknow for recovery of the same. Necessary mandate for deduction of installments of principle amount with accrued interest from the salary is to be obtained from the employee and lodged with the loan papers.
- t. Branch to ensure that the employee's net take home salary is not less than 30% of the gross salary during the tenor of HL.
- u. Nil EC from the date of last obtained search till the date of EMT should be obtained.
- v. Branch to ensure perfection of documentation.
- w. Branch to send NF-482 of the sanctioned loan invariably duly mentioning account no. and CERSAI registration reference no. and date in the same.
- x. Branch to obtain an authorization letter from the employee as per Annexure H.O. Cir 104/99.
- y. Repayment as stipulated in this sanction is subjected to variation in terms of the decision taken by the Government from time to time.
- z. Branch to obtain subsequent documentary proof for margin mentioned by the employee to be arranged out his own sources at each stage.
- aa. Branch to obtain Mutation Certificate in the name of Proposed Mortgagor as and when available.
- bb. Branch to obtain an Affidavit cum Undertaking from the staff that he shall not violate the Sanctioned Plan and construction shall be strictly as per the sanctioned plan and he will obtain Completion Certificate within 3 months of Completion of construction failing which the bank shall have the power and authority to recall the entire loan.
- cc. Employee to clear outstanding liability at the time of retirement/ cessation/termination from his own funds. Branch to obtain undertaking to this effect.
- dd. All other terms and conditions as applicable to housing loan scheme of the employee as per MOI on Housing Loan to Employees updated till 31/03/2023 & subsequent HO Circulars issued time to time.

➤ Loan account to be opened through LAPS package.

****As per orders of Regional Head Dated: 15.07.2024****


Yours faithfully,


Senior Manager



CC TO:

- Mr. Shashank Kumar Singh, Officer (87724), presently working at Badaun Branch (DP Code: 19319).
- HRM Section, Regional Office Bareilly.
- HRM Section, Regional Office Lucknow-I.

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INTER OFFICE MEMORANDUM

FROM	TO
R&L SECTION REGIONAL OFFICE LUCKNOW-I	ADVANCES SECTION REGIONAL OFFICE LUCKNOW-I
REF- LRO-I/R&L/SLSR/124/87724/2024	Your letter Ref No.: LRO I_ADV_STF_87724_124 DATE: 13_06_2024

DATED: 15.06.2024

SUB	EHL proposal of Shri Shashank Kumar Singh (87724) and Smt Pinki Verma - LSR dated 07.06.2024 by Mr. Ajai Kumar Tewari - Panel Advocate. Legal Scrutiny Report (LSR) with respect to the property as under- 'House Built on Plot no. 2A, Part of Khasra No. 1009 land area 1300 sq. ft. situated at Village Madiyaon, Pargana Mahona, Tehsil Bakshi Ka Talab, Ward Jankipuram, District Lucknow
REF	LSR dated 07.06.2024 by Mr. Ajai Kumar Tewari - Panel Advocate

On perusal of the LSR, we note that the advocate has confirmed and certified the following:

1. There are no adverse features which would prevent the title holder from creating a valid mortgage.
2. There is no prior mortgage/charge/encumbrance pertaining to the subject immovable property/ies.
3. That after execution & registration of sale deed in favour of Shri Shashank Kumar Singh and Smt Pinki Verma, they will acquire good, clear, subsisting and marketable title to the property and will be able to create a valid equitable mortgage.

SPECIFIC OBSERVATION:

1. Branch has to ensure possession, identity, property particulars alongwith 4 boundaries is in conformity with the Regd. deed and sanctioned lay out plan and collect tax receipts and utility bills in support of the same.
2. Branch has to ensure that the construction over the property is approved by the concerned authority for construction approval.
3. Branch has to ensure compliance of all suggestions / terms and conditions stipulated in the LSR suggested by the panel advocate in his LSR.
4. Branch has to verify the dimensions of the property mentioned in LSR with that of Valuation and the actual site and ensure that there are no discrepancies. In case of any discrepancies, branch to ensure the rectification in the LSR accordingly.
5. Branch has to ensure that dates and details of all documents/visit dates in LSR will match with the actual records and ensure necessary rectifications in LSR in case of any discrepancies.
6. Lawyer has to scrutinize the Original Sale Deed proposed to be executed with respect to its enforceability.
7. Branch has to ensure to obtain certificate of House Assessment of the subject property by Nagar Nigam.
8. Branch has to ensure to obtain Mutation Certificate.

Title in favour of the present owner is subject to the following observations:

- There is no charge on the property, for which NIL EC to be confirmed from ROC, SRO & CERSAI.
- There is no attachment order of any court with respect to the property under consideration.
- The said property has never belonged to the person of privileged section of the society, protected by law of the land.



Subject to the compliance of the above, title in favor of the intending borrower may be conferred by the present owner. Further, branch to ensure the following:

- All the original/ certified documents pertaining to the subject property / unit, as mentioned in point A and Point F of LSR of Annexure IV of HO Cir 157/2020 and HO Cir No. IC/8/2023 dated 05-01-2023 are to be taken and kept along with the set of loan papers along with the Original Sale Deed proposed to be executed.
- An affidavit cum Declaration may be taken from the owner that there is no litigation pending in any court of law in anywhere in India and there is no charge on the unit under consideration & free from any type of encumbrance.
- An affidavit cum Undertaking from the borrower that she/he will not create any charge on the subject property till discharge of Bank's dues;
- 'Nil Encumbrance Certificate' to be obtained till the date of creation of EMT of the unit, from CERSAI, SRO and ROC.

GENERAL OBSERVATION:

1. Branch has to obtain original sale deed to be executed in favour of Shri Shashank Kumar Singh (87724) and Smt Pinki Verma.
2. Advocate has to ensure that no litigation is pending regarding the subject property from the court concerned under whose jurisdiction the property exists.
3. Upto date tax paid receipt has to be obtained regarding the subject property.
4. *Branch has to keep on record the copy/certified copies of the documents mentioned in LSR by the advocate.*
5. *Branch to ensure compliance of all suggestions / terms and conditions stipulated in the LSR suggested by the panel advocate in his LSR.*
6. Personally inspection of the property to confirm the evidence of possession has to be ensured.
7. Obtention of Mutation Certificate in the name of proposed Mortgagor has to be ensured.

Subject to the compliance of above, LSR is approved.

[Signature]
LAW OFFICER

