

Branch: PNB Loan Point - RAM - Bareilly 911700
 Branch Address: PNB House Pawan Vihar Colony Pilibhit Byeapan Road Bareilly
 Phone No: , Email ID: ,
 CO/ZO: PNB Loan Point - RAM - Bareilly / Zonal Office Agra

Date: 29/10/2021

To,
 MR ANURAG SINGH,
 9 TYPE 3 BLOCK 3 PRESS COLONY KOIL,
 ALIGARH,
 ALIGARH ALIGARH,
 UTTAR PRADESH
 Pincode : 202001



Dear Sir / Madam,

SUBJECT: SANCTION LETTER FOR YOUR APPLICATION - FOR CONSTRUCTION/ ADDITIONS/ PURCHASE OF HOUSE/ FLAT.

We are pleased to inform that we have sanctioned a HOUSING LOAN of Rs. 2850000.00 in your favour for FOR CONSTRUCTION/ ADDITIONS/ PURCHASE OF HOUSE/ FLAT. on the undernoted terms & conditions.

Sanction Terms and conditions	
Name of the Borrower	MR ANURAG SINGH
Name of the Co-Borrower	NIL
Name of the Guarantor	NIL
Purpose	Construction of house over existing plot
Margin	Min 20.00% (Actual contribution by borrower is 21.74%)
Sanctioned Loan Amount	Rs.2850000.00
Credit Insurance Premium	Rs.0.00
Solar Loan Amount	Rs.0.00
Rate of Interest*	6.95% (RLLR: 6.55% + SPREAD: .4%) (SPREAD INCLUDES BUSINESS STRATEGIC PREMIUM OF 0.25%)
Type of Interest	Floating
Repayment Tenor	360 Months
Holiday / Moratorium period	0 Months
Amt. of EMI	Rs.18865.58
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.0.00
Other Charges	Rs.0.00
Security	Plot No E 69, International city-Mid Town at village Nariyawal opp. Mahalxmi Dharam Kanta , Behind Bichai Chohi temple,P.O.- P.A.C., District Bareilly
	Primary
	Collateral
	Guarantor
Prepayment Penalty	NA
Loan account to be opened at Branch	Bareilly-Izzat Nagar
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:

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 accepted the terms & conditons of the sanction.

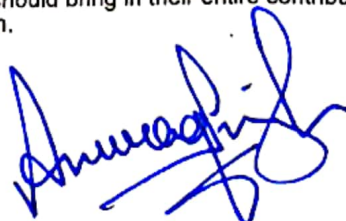
Scheme specific terms and conditions:

1. BM has to ensure execution of agreement and mortgage deed with stamp duty prevailing as per state stamp act.
2. BM has to ensure that mobile no. of customer is captured in loan account.
3. Terms and conditions of the sanction be got accepted from the borrower before release of loan.

General terms and conditions:

1. Interest whether floating type or fixed type will be charged in the account as per sanction. Reset of interest will be as per stipulated in the sanction. Interest is to be calculated on daily balance due to the Bank so long as the amount due from the borrower is not paid in its entirety and the same will form part of the principal and carry interest at the applicable rate at monthly rests.
2. Further, it should also be ensured that margin stipulated is maintained / provided at each stage of disbursement.
3. 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. b) 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.
4. Processing Fee paid by the Customer for availing the loan is non-refundable. Loan to be repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise. 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.
5. 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.
6. In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.
7. The Borrower may avail health and/or life insurance cover for himself with the Bank as the sole beneficiary under the policy / policies. a) Customers have been explained the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan. No notice, reminder or intimation is given to the customer regarding his/her obligation to pay the EMI/ Instalment regularly on due date.
8. On non-payment of EMI/ Instalment by the due dates, Bank shall remind the customers by making telephone calls, sending written intimations by post and electronic medium or by making personal visits by Banks authorized personnel at the addresses provided by the customer. Costs of such calls/communication /visits shall be recovered from the customer
9. 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
10. Credit information relating to any customer's account is provided to the Credit Information Bureau (India) Limited (CIBIL) or any other licensed bureau on a monthly basis. To avoid any adverse impact on the credit history with CIBIL, it is advised that the customer should ensure timely payment of the amount due on the loan amount.
11. The recovery process of enforcement of mortgage/securities, including but not limited to, taking possession and sale of the mortgaged property in accordance with the procedure prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) or under any other law, is followed purely as per the directions laid down under the respective law.
12. Intimation/Reminders/Notice(s) are given to customer prior to initiating steps for recovery of overdues, under the Negotiable Instruments Act, Civil Suit as well as under the SARFAESI Act.
13. All floating loans/credit facilities linked with MCLR are subject to Reset clause. On Reset date, the interest rate may change and if the same is not acceptable to the borrower, the outstanding term loan shall have to be adjusted in full, failing which the bank would charge the revised interest rate from the date of reset.
14. If the bank chooses to revise the interest rate due to the reset clause, and in case, the borrower is not agreeable with the proposed rate fixed at the time of reset or no consensus is arrived at mutually on rate of interest to be charged from the reset date, pre-payment option may be exercised by the borrower for discontinuation of the loan. In such an eventuality, no pre-payment penalty will be levied which will provide a comfort to the good corporate borrowers. However, a reasonable time of not more than one month shall be given to the borrower to make arrangement for repaying the banks loan. After expiry of the stipulated period, the interest rate as fixed by the bank shall be charged.
15. The bank will make efforts to keep its borrowers informed of any change in interest rates through the official website (www.pnbindia.in) , annual statement of accounts, display in its offices and general announcements from time to time. Penal Interest of 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 d. Diversion 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. The applicant should bring in their entire contribution before release of the Loan or in the manner otherwise provided in the sanction.

Pre disbursement terms and conditions:



1. The Housing Loan FOR CONSTRUCTION OF HOUSE of Rs.2850000/- Is sanctioned to Mr. Anurag Singh for construction of house over existing plot located at PLOT NO E69 SITUATED AT INTERNATIONAL CITY MID TOWN AT VILLAGE NARIYAWAL OPP MAHALAXMI DHARAM KANTA ,BEHIND BICHAJ CHOTI TEMPLE , P.O.- P.A.C., DISTRICT BAREILLY .

2. Before disbursement, BM to ensure PRE-DISBURSEMENT Compliance in terms of IRMD L&A Circular No.22/2021 dated 29.01.2021

3. BM to ensure to obtain all documents as per Mission Parivartan Division Circular No. 08/2020 dated 18.05.2020.

4. Charges for CIR drawn from CIBIL data, upfront/processing charges and documentation charges w.e. if applicable is to be recovered from the borrower.

5. As per IRMD L&A Circular No 29/2021 dated 11.02.2021,BM has to ensure that NeSL charges i.e Rs 69+ GST is to be obtained from borrower.

6. BM to ensure to obtain ECS/NACH/SI mandate from the party for recovery of EMI.6 advance cheque of salary account of SBI to be taken .

7. BM has to ensure that before release of Loan for construction EM is to be created on property.

8. BM has to ensure creation of charge in Central registry (CERSAI) and assets id/security interest created be kept on record. BM to ensure registration of EM with CERSAI and updation of cersai assets ID in CBS

Post disbursement terms and conditions:

3. Branch to ensure to take the fresh certified copy after the registry of the property in the name of the borrower.

11. BM to ensure to follow the conditions meticulously mentioned in the approval letter dated 15.01.2020 of "International-Mid Town" residential housing project of CO Bareilly

1. As per latest Guidelines contained vide L&A circular No 105/2017 Dated 23.11.2017 the borrower and guarantor have an obligation to inform any change in their office/ residential address with telephone no (landline/ mobile) to the bank within 30 days along with residential proof as required under KYC norms. That any third party liability coming on the bank due to wrong information /declaration given by borrower, will be his/her responsibility

4. Penal interest to be charged @ 2 on irregular amount for the period of irregularity.

2. Property declaration form in terms of Law Division Circular No. 08/2020 dated 26/03/2020 to be obtained and kept in record.

5. BM has to obtained comprehensive insurance of IP in terms of RBD(A) Circular No. 80/2020 dated 17.08.2020 and LA Circular No. 46/2014 dated 23.04.2014.

6. The draft letter of continuity should be obtained so as to create the valid mortgage.

7. Disbursement of loan for construction of house after creation of EM in Favor of bank as per extant guidelines and endues be verified on stage to stage basis.

8. BM has to ensure that loan is to be secure by way of extension on Existing EM of the Property

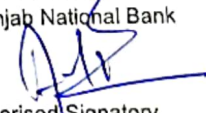
9. BM has to ensure that extension of charge in CERSAI as per bank norms.

12. BM has to obtain affidavit from borrower for construction of house as per approved plan.

10. Photograph of property with borrower dully signed by him be kept on record.

13. BM to ensure disbursement of loan after completion of construction at every stage i.e. at completion of plinth level, construction up to lintel level, completion of roof etc, as per Bank Norms. BM to ensure to obtain certificate from Bank approved valuer regarding completion of work and also BM to ensure verification of end use of bank loan before disbursement at every stage. Payment plan opted from customer and margin to be maintained on pari passu basis. Further BM has to visit the property after each disbursement and disbursement should be as per payment plan.

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 : ANURAG SINGH

Address : 9 TYPE 3 BLOCK 3 PRESS COLONY KOIL ,
ALIGARH ALIGARH,
ALIGARH UTTAR PRADESH 202001

