

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 PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING

We are pleased to inform that we have sanctioned a HOUSING LOAN of Rs. 3150000.00 in your favour for PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING 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	PURCHASE OF PLOT/LAND FOR CONSTRUCTION OF HOUSE	
Margin	Min 25.00% (Actual contribution by borrower is 25%)	
Sanctioned Loan Amount	Rs.3150000.00	
Credit Insurance Premium	Rs.0.00	
Solar Loan Amount	Rs.0.00	
Rate of Interest*	7.2% (RLLR: 6.55% + SPREAD: .65%) (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.21381.89	
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.118.00	
Other Charges	Rs.0.00	
Security	Primary	PLOT NO E69, SITUATED AT INTERNATIONAL CITY MID TOWN BAREILLY
	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 sanction 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 & conditions 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.
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:

sanction.
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The applicant should bring in their entire contribution before release of the Loan or in the manner otherwise provided in the sanction. Further, it should also be ensured that margin stipulated is maintained / provided at each stage of disbursement.

2. Customers have been explained the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan and informed that Borrower is obliged to pay the EMI/ Installment regularly on due date.

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

4. In the event of revision of interest in interest rate to be charged in the account, the borrower shall have the option to pay increased amount of EMI or continue to pay the existing amount of EMI with a condition that the balance outstanding in the account shall be paid in one go with the last EMI of the originally applicable repayment tenor, failing which the applicable rate of Interest shall be charged for the appropriate repayment tenor from the date of original sanction.

5. The Bank shall have the right to avail the benefit of Sections 138-142 of the NI Act against the borrower in case of dishonour of the ECS/RECS/NACH(debit) mandate on account of insufficiency of funds.

6. Proof of Income Form 16 / IT Return for the last two/three years be obtained and held on record, which should be satisfactory.

7. The Party to comply with all relevant guidelines of the Bank/RBI.

8. 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.

9. In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.

10. The sanction is valid for six months from the date of sanction. Facilities not availed within the above period shall be treated as lapsed.

11. The Bank, however reserves the right to withdraw all or in part or any of the sanctioned loan even before expiry of the said period of 6 months.

12. The rate of interest shall be subject to change from time to time as per Banks /RBI guidelines.

13. The sanction shall be cancelled in case of incorrect certification by the borrowers.

14. The loan under consideration shall be released by the Bank only after acceptance and compliance of banks terms of sanction.

15. All service charges viz. Upfront Fees/ processing Fees, Documentation Charges etc. will be charged from the applicant as per sanction before release of credit facilities

16. Cheques complying with CTS-2010 standard formats shall only be obtained in Locations, where the facility of ECS / RECS / NACH (Debit) is not available.

17. The Bank reserves the right to alter / amend any terms / without prior reference to the party

18. Penal Interest @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
 - Diversion or siphoning of the Loan amount; 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.

19. Guidelines for account opening including guidelines for eKYC verification, issued by Bank from time to time should be followed while opening any loan account.

20. A letter of undertaking from the employer acknowledging to comply with instructions as per the irrevocable letter of authority of the borrower employee to be obtained and kept in record

21. The borrower shall submit all relevant documents as mentioned in the Sanction Letter/Loan Agreement before disbursement.

22. 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.

23. Processing Fee paid by the Customer for availing the loan is non-refundable.

24. National Electronic Clearing Service (NECS)/NACH mandate for those not maintaining salary account with the bank for monthly recovery of EMI to be obtained.

25. The borrower shall execute all necessary legally enforceable loan documents, as per banks guidelines prior to disbursal of the loan.

26. 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

27. The borrower will intimate the Bank of any change in his employment/contact/address details.

28. Loan will be utilised strictly for the purpose as per sanction. Deviation if any, will be treated as non-compliance

29. Borrower to comply with all preconditions for disbursement of the loan as mentioned in the Sanction Letter

30. Loan to repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise.

31. 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.

32. The Borrower may avail health and/or life insurance cover for himself with the Bank as the sole beneficiary under the policy / policies.

Pre disbursement terms and conditions:

1. The Housing Loan FOR PURCHASE OF LAND/PLOT FOR CONSTRUCTION OF HOUSE BUILDING of Rs. 3150000/- is sanctioned to Mr. Anurag Singh for purchase of 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. Branch Head to ensure that amount of Rs. 41,50,000 to be paid to builder through Draft/RTGS/NEFT , as per agreement dated 16.09.2021 total cost of Plot is Rs. 42,00,000 and margin money paid is 50,000 and Borrower to meet Rs.10,00,000 from his own sources. Receipts of the same are to be kept in record.

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

6. 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.

7. 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 .

8. BM has to obtain original agreement to sell dated 16.09.2021 executed by Vandana Gangwar in favour of Mr. Anurag Singh.

Post disbursement terms and conditions:

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

3. 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.

10. 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. 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.

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

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

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

6. BM has to ensure that in case construction of the house is not completed within 3 years from date of disbursement of the loan or in case the plot/land is sold, penal interest at 2 over & above the prescribed rate of interest will be charged from the first date of disbursement of the loan.

2. Document required for creation of EM as per advocate Sh. Virendra Kumar verma report dated 22.10.2021.

1. BM to ensure all compliance of legal opinion issued by advocate Sh. Virendra Kumar verma and document or chain of title should be taken as per legal opinion of advocate.



Thanking You,
Yours truly
For Punjab National Bank

Authorised Signatory