

**APPENDIX - 83****HOUSING LOAN**

**Branch Address :** AGRA KENDRIYA HINDI SANSTHAN  
CANARA BANK SHITLA ROAD , KENDRIYA HINDI SANSTHAN  
AGRA  
UTTAR PRADESH,282005

Phone :	Fax :
Extn :	Email :
	Date :

**Sanction Memorandum**

To :

Mr./Mrs Mrs **KARUNA SINGH**,  
E 5 8/153 LAWYERS COLONY  
BYE PASS ROAD,  
AGRA  
UTTAR PRADESH  
282005  
(Applicant)

Dear Sir/Madam,

**SUBJECT: YOUR HOUSING LOAN APPLICATION FOR CREDIT FACILITY**

With reference to your application date 28/11/2022 , we are pleased to inform that the following loan/limit is sanctioned on the terms and conditions mentioned hereunder:

1.Nature of Loan/limit	<b>HOUSING LOAN</b>
2.Purpose	PURCHASE OF HOUSE
3.Loan Amount	<b>Rs. 5670000/- (Rupees FIFTY SIX LAKHS SEVENTY THOUSAND ONLY).</b>
4.Margin %	25.03% (Rs.1893000.00) This has to be met out of savings. To be brought in proportionately at the time of disbursement, unless entire margin is invested earlier.
5.Disbursement	By way of any of the following: a) To be paid directly to the vendor b) In stages as per progress against bills/receipts /architect/contactor's certificate
6.Rate Interest (% p.a. (Compounded monthly)	-0.25% above Repo Linked Lending Rate (RLLR) i.e. presently, 8.90% p.a. floating rate of interest, compounded monthly.  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 Bank/RBI guidelines. The changes in the RLLR and the actual lending rate will be notified in the Notice Board of the Bank 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 and by displaying the same in the Notice Board of the branch/website of the bank shall constitute requisite notice regarding change of interest rates.



Overdue interest 2% shall be charged on the delayed installments.

Whenever interest rates are changed, Bank reserves right to adjust future repayments by either changing Equated Monthly Instalments or the loan tenure is within the scheme norms.

## 7.Security

**Securities Primary:** Equitable/Registered Mortgage of property REM

**Description :** HOUSE NO. 8 153 1A KAUSHALPUR PART OF KHASRA NO. 370 NEAR LAWYERS COLONY NAGLA PADI AGRA 282005 ADMEASURING 304.81 SQ MT.

**Location :** HOUSE NO 8 153 1A KAUSHALPUR PART OF KHASRA NO 370, NEAR LAWYERS COLONY NAGLA PADI, AGRA, UTTAR PRADESH, PIN-282005

**Valuation :**

Valuer Name	Valuation Amount	Valuation Date	Valuation Remarks
AJIT DAUZDAR	11800000.00	09/12/2022	SATISFACTORY

**Collateral :** Pledge of NSCs/KDRs/LIC policies etc.,  
NIL

## 8.Co-obligation /Jt. Applicant/Guarantor

**Co-obligation/Jt. Applicant/Guarantee of**

## 9.Repayment

To be repaid in 240 months in 240 Equated Monthly Instalments of Rs.50650 w.e.f. 6/03/2023 Pre-EMI interest to be paid as and when due in case of flats/houses under construction Repayment Holiday 0 months i.e., till 6/03/2023

## 10.Processing charges

Rs. 0

## 11.Pre-payment penalty

Nil for loans availed under Floating rate concept.

## 12.Other Most Important Terms and Conditions

1 House Property shall be insured for full value and with Banks Clause as per Banks guidelines at your cost. In the case of construction of a house the Builders All Risk Insurance to be obtained till the completion of the construction, followed by a comprehensive insurance after completion of the building. However, customers are free to choose the Insurance Companies in this regard.

2 The bank may revoke in part or in full or withdraw/stop financial assistance at any stage by giving reasonable notice.

3 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.

4 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 from the date of disbursement till commencement of construction.

5 Maximum period of 6 months is permitted for completion for EMT (deposit of registered sale deed) from the date of grant of housing loan for purchase of site and construction thereof (composite loan)/ready built house. Failure to submit registered sale deed/complete EMT within the stipulated period will attract penalty @2% on the sanctioned amount after the expiry of six months till completion of EMT (deposit of registered sale deed). This penalty shall not apply where plot is allotted by the Government/Housing board and similar autonomous bodies.

6 Charges payable to CERSAI towards registration of EMT will be recovered.

7 Property is subject to periodical inspection by Bank officials/authorized representatives.

8 The Bank reserves the right to revoke/cancel/modify the limit either in part or in full at any time without giving any prior notice for any reason whatsoever.

9 This sanction does not vest in you right to claim/damage against the bank for whatsoever reason.

10 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.

11 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.

12 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



11:37 AM

Sanction Advice

behalf will have to be borne by the borrower/s

13 In case of flats, possession certificate to be obtained from the builder and lodged with the Bank.

14 ECS mandate will be obtained in locations where facility of ECS/RECS (Debit) is operational.

15 Few CTS enabled cheques to be given for usage whenever ECS mandated are returned.

16 Other Sanction Terms-(Loan Specific/Specific to Local Laws): A) Loan will be disbursed at our RAH AGRA I after execution of loan documents.

B) Disbursement of Rs 56.70 Lakhs will be done directly to the seller at the time of execution of sale deed. Please note to lodge the original Khatha and copies of the Tax Paid Receipt with the Bank annually as and when paid. C) Processing Charges: Waiver for the loans sanctioned till 31.03.2023 and disbursed till 15.04.2023. D) Inspection Charges: Rs 300.00 Per inspection + GST. E) CERSAI Charges: Rs. 10/- + 9% Markup on fees + GST for search report before sanction & Rs.50/100 per property/EMT + 9% Markup on fees + GST after sanction. F) Penal Interest: 2% on the overdue amount. G) Vetting Charges to be paid for verification of due diligence: Max. Rs. 2,000/- + GST H) Insurance Charges: Depending upon repayment period, amount and age of the borrower. I) Pre-payment penalty: No prepayment penalty on all Housing loans linked to floating Rate of Interest. J) CIBIL/Other CIR Charges: Individual- @ 50/- per report + GST. K) In the following aspects, actual charges based on the geographic location of the HMLC/AHLC/Branch are to be paid: Legal Charges: Advocate fee for Legal Scrutiny Minimum Rs 2000/- Maximum Rs. 10000/- depending on the number of documents Valuation Charges: Min Rs. 2000.00 Max. Rs 10000.00

17 In case if any Concessions are extended in ROI/Charges to be recovered for the last one year before closure in case of takeover of the account by other Banks/FI

18 Other terms and conditions if any:

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

Yours faithfully

कृते केनरा बंक/For CANARA BANK

मण्डल प्रबन्धक/DIVISIONAL MANAGER  
रिटल एसेट हब/RETAIL ASSET HUB, AGRA

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

Date: 06/02/2023

Signature of the Applicant/...