

APPENDIX-85

ALL OTHER MORTGAGE BASED LOANS OTHER THAN HOUSING LOAN

Branch Address : RAH AGRA
 #26, BHAGIRATHI DEVI MARG, , KHANDARI ROAD, Agra
 282001
 UTTAR PRADESH,282001

Phone :	Fax :
Extn :	Email :
	Date : 08/02/2023

Sanction Memorandum

To :

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

Dear Sir/Madam,

SUBJECT: YOUR MORTGAGE LOAN APPLICATION FOR CREDIT FACILITY

With reference to your application date 06/02/2023 , we are pleased to inform that the following loan/limit is sanctioned on the terms and conditions mentioned hereunder:

1.Nature of Loan/limit	CANARA HOME LOAN PLUS
2.Purpose	PERSONAL USE
3.Loan Amount/Limit	Rs. 1130000/- (Rupees ELEVEN LAKHS THIRTY THOUSAND ONLY).
4.Margin %	0% (Rs.0) This has to be met out of savings.
5.Disbursement	Any of the following: a) To be paid directly to the College /university/vendor in stages b) Disbursements are made on a prorata basis at the applicable rates and margin to be brought in by borrower on year to year basis as and when disbursement is made.
6.Rate Interest (% p.a. (Compounded monthly)	9.7% [MCLR/RLLR(0)] above Repo Linked Lending Rate (RLLR) i.e., presently 0% 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 form 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 and by displaying the same in the Notice Board of the branch/website of the Bank. 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 Installments or the loan tenure if the tenure is within the scheme norms.
Primary Security : Assignment of the future income of the student	Collateral Security : As per in the security obtained



8.Co-obligation /Jt. Applicant/Guarantor	Co-obligation/Jt. Applicant/Guarantee of	
9.Repayment	To be repaid in 120 months in 120 Proposed Equated Monthly Installments(Proposed EMIs) of Rs 14746 . w.e.f 7/03/2023 Repayment Holiday 0 months i.e., till 7/03/2023	
10.Processing charges	As applicable to individual schemes to be incorporated	
11.Pre-payment penalty	Nil for loans availed under floating rate for individuals	
12.Other Most Important Terms and Conditions		Proposed EMIs subject to change on disbursement done/changes in rate of interest
<p>1 a) Property mortgaged will be insured for full value and full terms with Banks Clause as per Banks guidelines at your cost. However, customers are free to choose the Insurance Companies in this regard.</p> <p>2 b) 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.</p> <p>3 c) Charges payable to CERSAI towards registration of EMT will be recovered.</p> <p>4 d) Property is subject to periodical inspection by Bank officials/authorized representatives.</p> <p>5 e) 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.</p> <p>6 f) This sanction does not vest in you right to claim/damage against the bank for whatsoever reason.</p> <p>7 g) 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.</p> <p>8 h) Sured that there are no statutory dues against mortgaged properTax Paid Receipt/Khata shall be lodged with the Bank every year till clearance of the entire liability. It shall be enty.</p> <p>9 i) 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</p> <p>10 j) In case of flats, possession certificate to be obtained from the bulder and lodged with the Bank.</p> <p>11 k) The loan should be utilized for the purpose for which it is sanctioned.</p> <p>12 l) ECS mandate will be obtained in locations where facility of ECS/RECS (Debit) is operational.</p> <p>13 m) Few CTS enabled cheques to be given for usage whenever ECS mandated are returned.</p> <p>14 n) Other Sanction Terms-(Loan Specific/Specific to Local Laws):</p> <p>15 1. Loan will be disbursed at our RAH AGRA I after execution of loan documents.</p> <p>16 2. Processing Charges: 0.50% of loan amount Min. Rs.100.00 Max. Rs.500.00 Processing charges are to be paid at the time of applying for the loan itself and they are refundable only if loan is not sanctioned by Bank.</p> <p>17 3. Inspection Charges: Rs.354.00 Per inspection + GST.</p> <p>18 4. CERSAI Charges: Addition of Security Interest Upto Rs.5 lakhs - Rs. 50/- + GST & above Rs.5 lakhs. Rs.100/- + GST per property/EMT.</p> <p>19 5. Penal Interest: 2% on the overdue amount.</p> <p>20 6. Vetting Charges: to be paid for verification of due diligence: Max. Rs. 2000/- +GST</p> <p>21 7. Pre-payment penalty: 2% pre-payment penalty on Take over liability to other Banks/Financial Institutions for other than individuals.</p> <p>22 8. CIBIL Charges: Individual - @ 50/- per report + GST. Other than Individual: Rs. 500/- + GST</p> <p>23 9. Documentation Charges: Rs. 100/- Per Lac Min.-Rs. 1000/- Max - Rs. 25000/-</p> <p>24 10. The following charges on Actual basis to be paid. Legal Charges: Advocate fee for Legal Scrutiny Minimum Rs. 2000.00 Maximum Rs. 10000.00 depending on the number of documents. Valuation Charges: Min Rs. 2000.00 Max Rs. 10000.00 Vetting Charges: Min Rs. 500.00 Max Rs. 2000.00</p> <p>25 11. 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 Min..... Max.....</p>		

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



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 बैंक/For CANARA BANK

Branch Manager

(Signature)
मण्डल प्रबन्धक/DIVISIONAL MANAGER

रिटल असेट हब, आगरा/RETAIL ASSET HUB AGRA

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

Date: 06/02/2023