

Sanctioning Branch/Office: PNB LOAN POINT - IRAM -
LUCKNOW 526900
Branch Address: HALWASIYA BUILDING, HAZRATGANJ,
LUCKNOW (UTTAR PRADESH)
Phone No: , Email ID: bo5269@pnb.co.in

Ref. No: 5269000004011

Date: 28/04/2023

To,
MR JITENDRA SINGH,
Add. : HOUSE NO, NEAR D M COLONY
MOHALLA K, BULANDSHAR, LUCKNOW,
District : LUCKNOW,
City : LUCKNOW,
State : UTTAR PRADESH
Pincode : 203001

Dear Sir / Madam,

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

We are pleased to inform that we have sanctioned a HOUSING LOAN of Rs. 4380000/- (Forty Three Lakhs Eighty Thousand only) in your favour for HL-FOR CONSTRUCTION/ ADDITIONS/ PURCHASE OF HOUSE/ FLAT. on the undernoted terms & conditions.

Sanction Terms and conditions	
Name of the Borrower	MR JITENDRA SINGH
Name of the Co-Borrower	Not Applicable
Name of the Guarantor	Not Applicable
Purpose	Present proposal is of Rs 43.80 lac for purchase of flat no 203 b 2nd floor , Block A , situated at jugal kishore Emerald Court at Rana Pratap Marg near YMCA building Lucknow allotted to Mr Jitender
Margin	Min 20.00% (Actual contribution by borrower is 20.1%)
Sanctioned Loan Amount	Rs.4380000/- (including credit insurance premium if any)



Credit Insurance Premium	Bank Finance of Rs.0.0/- (Out of total Credit Insurance Premium 0.00/-)	
Solar Loan Amount	Rs.0.0/-	
Rate of Interest*	Repo Rate**: (6.50%)+ Mark-up*** (2.50%) +Business Strategic Premium BSP(0.25%) + Spread(-.65%) = 8.6% p.a. at present. **The Change in Applicable rates will be effective from the next working day as and when RBI amends the Repo Rate. *** Further, Mark-up+ BSP shall be rest after a period of 3 Years from the date of open of the account or at such intervals as may be permissible under the RBI guidelines/regulations from time to time.	
Type of Interest	Floating	
Repayment Tenor	312 Months (Excluding Holiday/Moratorium period if any)	
Holiday / Moratorium period	0Months(Interest shall be served as and when due)	
Amt. of EMI	Rs.35171.40	
Festival bonanza offer applied	NA	
Upfront fee / Processing fee	Rs.0.00	
Documentation Fee	Rs.0.00	
CIC charges	Rs.236.00	
Other Charges	Rs.0.00	
Security	Primary	Equitable mortgage of flat number 203 b 2nd floor , Block A situated at Jugal Kishore emerald court at Rana pratap marg near ymca building lucknow measuring 1498 sqft - super area having sale consideration of Rs 54.81 lac allotted to Mr Jitendra SINGH
	Collateral	Tangible Security / Immovable Property
	Guarantor	
Prepayment Penalty	NIL	



Loan account to be opened at Branch	Lucknow, Ashok Marg (Mcb) (Previouly D. No.4117) SOL-ID : 717700
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) Execution of loan documents as per Bank's 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 acceptance for having accepted the terms & conditons of the sanction.

Scheme specific terms and conditions:

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/ 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/ 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 Bank's 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 bank's 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 percent 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.

16. The borrower understands that the amount of EMI shall be



subject to change in accordance with change / revision in applicable interest rate. The borrower shall have one of the following options to exercise for repayment of Loan -

- a.) To pay the increased amount of the EMI; or
- b.) To continue to pay the existing amount of EMI with the condition that the balance outstanding in the Loan account shall be paid in one go with the last EMI of the originally applicable repayment tenure; or
- c.) To prolong the repayment period

In case no option is exercised by the Borrower on account of change in the applicable interest rate affecting the EMI, the option at (c) above shall be deemed to have been exercised by the Borrower.

17. The Credit Life Insurance, if any will come into force once documents regarding Credit Life Insurance is executed by the student borrower and from the date of issuance of Policy by the concerned insurance company.

18. The borrower understands that the amount of EMI shall be subject to change in accordance with change / revision in applicable interest rate. The borrower shall have one of the following options to exercise for repayment of Loan -

- a.) To pay the increased amount of the EMI; or
- b.) To continue to pay the existing amount of EMI with the condition that the balance outstanding in the Loan account shall be paid in one go with the last EMI of the originally applicable repayment tenure; or
- c.) To prolong the repayment period

19. EMI of Home loan to be routed through respective Top-up (ODHL) accounts only.

20. post retirement, EMIs/Instalments shall be reviewed based on the cash flows and in case cash flows are inadequate, the customer undertakes to deposit the proceeds of terminal dues/retirement benefits to the extent as required by the Bank so that EMIs/Instalments are in line with eligibility criteria

Pre disbursement terms and conditions:



1. ECS / SI/ NACH Mandate towards EMI to be obtained till liquidation of credit facility.
2. Disbursement be done after clearance of PDC as per guidelines
3. BH to cover said loan under PNB Met Suraksha Credit Life Insurance as per sanctioned amount and obtain undertaking accordingly. (optional)
4. Branch Head to ensure that amount to be released directly to the seller/builder in the form of DD/ RTGS/ NEFT as per demand raised by selling agency after obtaining Proportionate margin.
5. no disbursement of loan is allowed without recovery of all service charges including legal fees & valuation fees debited (either through system or manually), from their operative SB/CA accounts.. Also mention TM of nec & valuation charged paid .
6. post retirement, EMIs/Instalments shall be reviewed based on the cash flows and in case cash flows are inadequate, the customer undertakes to deposit the proceeds of terminal dues/retirement benefits to the extent as required by the Bank so that EMIs/Instalments are in line with eligibility criteria. An undertaking to this effect be obtained and held in branch file
7. BM to ensure to Provide key Fact Statement/Fact Sheet to Borrowers along with Sanction Letter and copy of the same duly acknowledged by the borrowers is kept on record with Sanction letter.
8. Branch head to adhere to KYC norms, other extant guidelines and properly verify the identity and credentials of each borrower, guarantor, builder, seller, official of group housing society etc whichever is applicable and verify the genuineness of documents to their satisfaction before disbursement of loan.
9. Loan amount should be disbursed in one go directly credit in to builder's account after ensuring that the borrower has invested his pro-rata share towards required margin.
10. BH to obtain Documents namely Agreement to Sell/Buyer's Agreement/Allotment letter issued by the builder, Demand letter, Original receipts for the payments made to the builder/NOC from financing bank, if any, before disbursement of loan
11. BH to ensure that terms and conditions/documents/undertakings mentioned in NEC report dated 13.04.2023 given by Sri Gaurav Kumar Srivastava are complied with/obtained.
12. BH to ensure that Jugal Kishore Infrastructure and Developer Pvt. Ltd. is joined as confirming party with M/s Juagal Kishore Colonisers Pvt. Ltd. which shall be executed sale deed in favour of the borrower.
13. BH to obtain resolution/documents from Builder regarding



authority to sign on Sale Deed and kept on branch record.

14. BH to diarize that after execution of sale deed it will directly be obtained by the branch official for further action. To also diarize that sale deed be executed immediately after disbursement.

Post disbursement terms and conditions:

1. BRANCH TO ENSURE METICULOUS COMPLIANCE AS PER BANK GUIDELINES AS PER CIR NO RAD CIRCULAR NO: 61/2022 dated 06 June 2022 and L&A Cir No 90/20221 dated 19.05.2021 and other guidelines issued by HO/RBI from time to time are complied with

2. The property must be re-visited by a bank official different from the one who made pre-sanction visit within a maximum of 10 days

3. Branch head to verify the end use of bank funds and ensure the security is created in the account.

4. BH to ensure that complete chain of original title deeds as mentioned in NEC dated 13.04.2023 given by Sri Gaurav Kumar Srivastava are obtained and scrutinized. Valid EM is created and entered/verified in CERSAI at proper place.

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 : JITENDRA SINGH

Address : HOUSE NO, NEAR D M COLONY
MOHALLA K, BULANDSHAR,
LUCKNOW LUCKNOW,
LUCKNOW UTTAR PRADESH 203001

