



सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

1911 से आपके लिए "केंद्रित" "CENTRAL" TO YOU SINCE 1911

CENTRAL BANK OF INDIA

To
Mr.AMAR PRATAP CHAUDHARI &

KISHUNPURGRINT, BALDEVDEHI, BALRAMPUR, UTTAR PRADESH, BALRAMPUR MANDI - 271306

Sir/Madam,

REG :Your Term Loan Application dated for Rs.6000000.00 Under our Bank's **CENT HOME** Scheme.

With reference to your application for **HOUSING LOAN**, We have examined your application based on the data / information submitted by you and We are pleased to inform you sanction of **HOUSING LOAN** on terms and conditions mentioned in this sanction letter.

1.	Name of the Borrower	Mr.AMAR PRATAP CHAUDHARI
2.	Name of the Co-Borrower	
3.	Address	KISHUNPURGRINT, BALDEVDEHI, BALRAMPUR, UTTAR PRADESH, BALRAMPUR MANDI - 271306
4.	Name & Address of Guarantor/s	
5.	Purpose of loan	CENT HOME LOAN (NEW)-Purchase of House- New
6.	Total amount/expenditure/project cost	Rs.7500000.00
7.	Margin/ Own Contribution	Rs. 1500000.00

8.	Loan Amount Sanctioned	Rs. 6000000.00 , (Rupees Sixty Lakh only)
9.	Rate of Interest	6.50 (REPO Rate) + 2.00 (Spread) = 8.5 (Interest will be charged and applied at the rate mentioned above on daily outstanding debit balance in your account at monthly rest)
10.	Moratorium/Rapayment Holiday Period	0 Months
11.	Repayment period (excluding/including moratorium period)	300 Months
12.	Periodicity of Repayment	300 Months
13.	Amount of EMI	Rs. 48313.00
14.	EMI Start Date	
15.	Terminal/last date of Instalment/EMI	

16.	Security (Brief description)	<i>Equitable Mortgage / Registered Mortgage of Property as under:</i>				
		Primary details	Type	Valuation	Present Owner/s of the Property	Property Address
		Residential Property or Doing business	Property	7500000	AMAR PRATAP CHAUDHARI	HOUSE ON PLOT NO 174 174 KHASRA NO 28 MAYUR RESIDENCY YOJNA



NIZAMUDDINPUR
UTTAR PRADESH
LUCKNOW
0.

COLLATERAL SECURITY: (If any)

GUARANTEE:

Name of Guarantor	Address	Worth

Various charges applicable to your facility	Annexure-I
Scheme specific terms and conditions	Annexure-II
General terms and conditions/financial covenants	Annexure-III

as part of this sanction letter are enclosed herewith.

You are requested to acknowledge the sanction letter alongwith Annexures under you signature in duplicate.


BRANCH MANAGER

Date:

Sanction letter acknowledged annexures received by Borrower/Co-borrower:

Sno.	Name	Signature & Date
1.	Mr.AMAR PRATAP CHAUDHARI	
2.		

We also acknowledge the receipt and note the contents thereof by Guarantor:

Sno.	Name	Signature & Date
1.		

ANNEXURE-I

Applicable charges to be borne by the Borrower:

1. Fees for Due Diligence Rs. 2500(paid in cash/debited in account)
2. CIC Charges Rs.100(paid in cash/debited in account)
3. CERSAI Charges Rs100(paid in cash/debited in account)
4. Processing Charges Rs0.(paid in cash/debited in account/waived)



5.	Documentation charges Rs(paid in cash/debited in account/waived)
6.	Stamp Duty for mortgage paid Rs10000
7.	Advocate fees for LSR Rs6000 (debited to account)
8.	Valuers fees for Valuation Report if any, Rs.6000(debited to account)
9.	API Integration Charges Rs81 will be recovered
<i>Bank shall also charge a penalty, the rate of which will be as per the discretion of bank from time to time for every Bounced Cheque / ECS / SI for any reason whatsoever in addition to the enhanced RoI as applicable.</i>	
<i>Any other charges as per Scheme Circular / Service Charges circular of the bank will be recovered.</i>	
<i>Note: The above charges are exclusive of GST / Any other Tax / Applicable cess from time to time and therefore GST / Any other applicable Tax / Applicable cess from time to time will be recovered additionally.</i>	

ANNEXURE-II

SCHEME CONDITIONS:

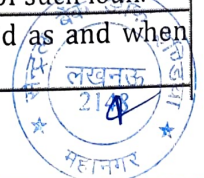
1	The loan amount should be utilized for the purpose for which it is sanctioned. Any increase in the project cost is to be borne by you from your own sources.
2	The house must be constructed as per sanctioned plan and for residential purpose only. After the construction is completed, you have to produce an affidavit-cum-undertaking that the built up property has been constructed as per the sanctioned plan and/or building bye-laws, otherwise the bank has authority to recall the entire loan with interest, cost and other usual bank charges.
3	In case of purchase of Home/Flat, Payment will be directly made to the seller/ builder by crossed demand draft/bankers cheque/Electronic transfer by debiting the loan account.
4	As the rate of interest stipulated is of floating in nature, the rate of interest will be automatically changed as per rates announced from time to time whether change is in RBLR/ REPO ROI or spread or both. The EMI shall remain same during loan period but tenor of loan shall vary according to change in rate of Interest. Borrower shall be deemed to have notice of change in RoI, when the change are notified at / displayed at the notice board of branch / Published in newspaper/ website of the bank or made through the statement of account / Passbook.
5	Before disbursement of the loan you have to submit all the originals of the documents as mentioned in LSR and held by you/vendor,without which no disbursement will be made.
6	Equitable mortgage/MOD is to be registered with the concerned sub-registrar office wherever required at your cost.
7	The house / flat should be comprehensively insured (preferably through Bank's channel partner) with the bank's clause for the full market value of the house and for the full tenure of the loan sanctioned against all types of Risks including Fire, Riots, Natural calamities like Flood, Earth quake, etc. The Insurance Policy would be deposited with the bank and the premium receipts should be produced during Inspection. Premium is to be paid by the borrower. It will be the sole responsibility of the borrower to ensure that the insurance policy in respect of the asset charged to bank remains valid till all the dues of the bank are repaid. The bank shall not be liable for any consequences arising from Non-Renewal of insurance in any year even if the bank has in any previous year has renewed the insurance of the mortgaged assets by debiting the borrowers account for the failure of the borrower to renew the insurance policy
8	Pro rata margin will have to be brought in by you at every stage of disbursement.
9	You have to submit the bills / invoices for our record in addition to certificate from architect / Chartered Accountant.
10	An affidavit cum undertaking should be obtained from the applicants that they shall not violate the sanctioned plan as approved by competent authority. It shall be the sole responsibility of the applicants to obtain completion certificate within 3 (three) months from the date of completion of construction, failing which the bank shall have the power and authority to recall the entire loan with interest, costs & other usual bank charge.
11	Housing loan extended will be liable to be recalled if it is found that the property financed has been used for non-residential purposes.
12	Prior permission of Bank is to be obtained for letting out the property.
13	During the currency of Bank loan no major alternations/ modification of the house property to be carried out.
14	ECS mandate is to be obtained from the borrower towards the EMI and the same is to be registered with the drawee bank/branch wherever the branch/borrower falling under the purview of ECS centre as announced by RBI. In other Non ECS centres minimum 10 postdated cheques for amount of EMI duly signed by the borrower along with a letter of deposit of advance cheques is to be obtained.
15	The house / flat would be inspected by any authorised bank Official / qualified auditor / any technical expert as desired by the bank and the cost thereof shall be borne by the borrower.



16	If one time premium for Life Insurance for the Home Loan Borrower has been considered under project cost, the insurance premium will be remitted directly to insurance company.
17	In case of House Property / Flat purchase from Third party:
	(i) Supplementary/Fresh LSR for broken period to be obtained.
	(ii) Certified copy of Title Deed to be obtained from Registrar's Office
	(iii) Original Title Deed papers related to property to be submitted.
18	In case of Agreement TPA:
	(i) Mortgage of the property is to be done once registration of the property takes place after complete hand-over
	(ii) Certified copy of Title Deed to be submitted.
19	In case the loan is sanctioned for construction of House, than the same will be disbursed in stages subject to satisfactory progress of construction.
20.	If it comes to bank's notice that the residential property constructed / purchased out of loan is used for any non-residential purpose, than the bank may recall the entire loan amount and dues immediately.

OTHER TERMS & CONDITIONS:

1	The house / flat purchased with the help of the loan should be used for residence purpose only, otherwise the loan will be liable to be recalled.
2	The bank shall at any time and or from time to time be entitled to change credit Risk premium when borrowers credit assesment undergo change also other cost including operating cost can be altered periodically at Bank's discretion. The bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision of interest rate.
3	The bank shall be entitled to charge / levy penalty at its own discretion such enhanced rate of interest of 2% over and above the applicable RoI on the outstanding overdue amount or as specified by the bank from time to time, on the account for any irregularity / non-servicing of EMI, including non-observance or non-compliance of terms & conditions of the loan for the period of non-compliance / irregularity / non servicing of EMI, in the loan account.
4	The bank at its discretion may disclose all or any information to CICs about the borrower/s, guarantor/s, for the loan granted to the borrower, nature of securities, guarantees furnished to secure such / said loan, creditworthiness, and / or any other information which RBI may consider necessary for inclusion in the credit information to be collected and maintained by CICs and the bank shall not be liable in any manner to the borrower / Guarantor/s for providing the information as aforesaid to the information companies.
5	The borrower/s shall provide an undertaking in the form required by the bank that no consideration has been / shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of bank for securing the facilities granted herein(wherever applicable in advances secured by guarantees)
6	As per section 194-IA, of the income tax act, 1961, in case the consideration for transfer of an immovable property is more than Rs.50.00 Lakh, the purchaser/ buyer of such property is required to deduct income tax % of the consideration (20% if the seller doesnot have a PAN), or as applicable as per IT act 1961, on behalf of seller / vendor. Thus you are required to comply by such provision and undertake all necessary steps in this regard.
7	The borrower will not sell or otherwise deal with the property against which Bank loan is sanctioned without prior permission of the Bank.
8	The construction of the house should be strictly as per the sanctioned plan and completion Certificate from Competent Authority should be obtained within 3 months of completion of construction, failing which Bank shall have the power and authority to recall the entire loan amount with interest, costs, and other usual bank charges.
9	In case of purchase of plot and construction thereon, if construction is not done within 2 years, the loan is liable to be recalled and paid immediately. Bank at its sole discretion may allow further time not exceeding one year to complete construction with interest being charged at RBLR (12m)+8% on the loan sanctioned for purchase of plot from the date of availment of such loan.
10	If moratorium period is more than 18 months, Pre-EMI interest must be serviced as and when charged.



11	EMI fixed as mentioned above, will not be changed at any stage of loan, irrespective of change in interest rates instead number of EMIs will be reduced or increased.
12	Stipulated loan documents must be executed before disbursement of loan. Applicable Stamp duty / Registration charges must be paid.
13	The borrower will co-operate with bank officials / representative visiting the property for inspection.
14	This sanction will be valid for 6 months. It will be treated as lapsed, if not availed within the period.

ANNEXURE-III

Impact on non-payment of due date, if dues are not received before Bank runs the day end process for that day, the account will be tagged as SMA-0 upon running day end process and if the said amount continues to remain overdue for 30 days, for 60 days and 90 days the account will be tagged as SMA-1, SMA-2 and NPA respectively upon completion of day as processed by bank on the relevant date/s


 (BRANCH MANAGER)

DATE: _____

(Agreed to terms and conditions mentioned in the sanction letter)

Mr.AMAR PRATAP CHAUDHARI

Borrower

Co-Borrower

Date: _____

Guarantor:

Date: _____