

ARRANGEMENT LETTER**HOME LOAN - HL FOR INDIVIDUALS**

STATE BANK OF INDIA
RACPC GOMTINAGAR,
GOMTINAGAR,
LUCKNOW,
LUCKNOW,
LUCKNOW,
LUCKNOW,
UTTAR PRADESH, PIN- 226010

To

1) Mr. Atul Srivastava
H NO B-27 SHRENI 5 RAJKEY COLONY,
BUTLER PALACE, LUCKNOW,
LUCKNOW, LUCKNOW,
UTTAR PRADESH,
PIN- 226001

Reference No.

Date:

Madam/Dear Sir,

HOME LOAN FOR INDIVIDUALS: ₹ 35,00,000.00

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 29/04/2024, we have decided to sanction a Home Loan limit of ₹ 35,00,000.00 (Rupees thirty five lakh only) to you, on the following terms and conditions.

2. Purpose:

- (i) The loan is sanctioned to you for the purpose of **Purchase Of New House / Flat** (hereinafter referred to as the 'project') as described below-

Property Address : FLAT NO.3/T6-702 3BHK WITH SERVANT TYPE2,ALAKNANDA ENCLAVE SECTOR 3,AWADH VIHAR YOJNA SULTANPUR ROAD,LUCKNOW, UTTAR PRADESH, PIN- 226029

3. Margin: 65.88% of the total cost of the project.

3.a Margin Amount: ₹ 67,56,700.00

4. INTEREST RATE: Interest will be charged and applied at the rate mentioned below, on daily outstanding debit balance in your loan account, at monthly rests: –

RATE OF INTEREST

FLOATING RATE	
Present Repo Rate (a)	6.50%
Common Spread (b)	2.65%
External Benchmark Rate (EBR) c=a+b	9.15%

[Handwritten Signature]

Specific Spread for Product/ Borrower	Credit Risk Premium (d)	0.43%
	Women Concession (e)	0.00%
	LTV Premium (f)	0.00%
	Business Strategy Premium (BSP) (g)	0.00%
	Business Strategy Discount (BSD) (h)	0.88%
Effective Rate [c+(d)-(e)+(f)+(g)-(h)]		8.70%

The present effective rate of interest being 8.70% p. a., calculated on daily balance of the loan amount at monthly rests, subject to interest reset as under:

• Interest rate will be reset with the change in benchmark rate (REPO) from time to time, on the date as decided by the Bank.

The Bank shall at any time and from time to time be entitled to change Credit Risk Premium when borrower's credit assessment undergoes change. Also, common spread 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 in interest rate. The Bank shall be entitled to charge at its own discretion, such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or noncompliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/passbook.

4A CONCESSIONARY RATE OF INTEREST

A onetime special Concession in the rate of interest of 88 bps, in the spread, is being offered to you and as a result, the present effective interest rate applicable will be 8.70%, on the Home / Home Related Loan, sanctioned to you.

It may please be noted that this concessional rate of interest under business strategy discount is provided one time, as a very special case based out of business consideration.

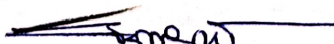
It may please be noted that continuation of this concessional rate of interest rate vests entirely with the sole discretion of the Bank. The Bank will be at liberty to withdraw / modify / reduce the concessional rate of interest offered here under; in case rendered non- viable in the opinion of the Bank.

4B. In case of upward revision in interest rate in floating rate Loans, you can exercise the following options.

- Pay lumpsum amount to continue with existing EMI and Tenor
- Increase the Loan Tenor (within permissible tenor & Age limit) with increase in EMI.
- Increase the EMI to pay the Loan within the existing tenor.

In case of revision of interest rates, a communication will be sent to borrower at their registered e-mail address and through SMS at their registered mobile no. In case borrower fails to choose any option as above within 15 days from date of communication, Bank will treat it as an expressed consent for option (b or c) or combination of b & c, within the permissible limit.

4C. Dynamic SI/NACH mandates with maximum debit amount 120% of actual EMI has to be tendered to address the issue of upward revision in rate of interest. However, the lodgement for monthly recovery will be done for actual EMI amount at the material time



5. Repayment:

The loan is to be repaid in equated monthly installment of ₹ 43,770.00 commencing from 14/06/2024
Your liability to the Bank will be extinguished, only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

5.a Moratorium Period: The Loan will have a moratorium period of 0 months.

6 SHAURYA FLEXI HOME LOAN (Wherever applicable):

You will have to execute any of the following option, at the time of superannuation from the Armed Force Services.

- a) To make a bulk partial repayment of the Home Loan Outstanding at the time of Superannuation, so as to reduce the monthly repayment obligation to match the pensionable income.
- b) To continue with the existing arrangement of Monthly Repayment obligation until liquidation of the loan, without making any additional repayment at the time of Superannuation, subject to satisfactory source of income, post superannuation.

7. Penal Charge in case of default:

For Home Loans above ₹ 25000/-, if the irregularity for any reason, including a bounced cheque/NACH/SI exceeds EMI or Instalment amount, for a period of one month, then penal charge will be recovered @2% p.a applied on overdue amount on a monthly basis for completed months, If the account is regularized on any date of the month, no penal charges will be applied of default,. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank from time to time, for every bounced cheque/NACH/SI for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate – ₹ 250/- + GST for every bounced cheque/NACH/SI).

7a. Penal Charge in case of non-compliance to Agreed Term and Conditions-

In case valid mortgage is not created by the borrower (s) in favour of the Bank for any reasons within 60 days of execution of Sale Deed, or the issue of possession letter by builder, whichever is earlier, penal charge will be recovered @2% p.a, applied on entire outstanding on a monthly basis for completed months.

8. Pre-closure / Pre-Payment Charges:

- a) **Floating Rate Loans:** No prepayment charge

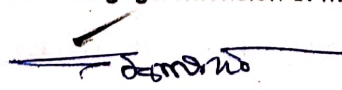
9. Security:

The loan will be secured by:

- a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at **FLAT NO.3/T6-702 3BHK WITH SERVANT TYPE2,ALAKNANDA ENCLAVE SECTOR 3,AWADH VIHAR YOJNA SULTANPUR ROAD,LUCKNOW, UTTAR PRADESH, PIN-226029** for which the loan has been sanctioned, valued at ₹ 1,02,56,700.00 belonging to **Mr. Atul Srivastava S/O D/O W/O TRILOKI NATH SRIVASTAVA {Borrower(s)}** in favour of the Bank.

- b) Third Party Guarantee of
-
-

- c) Collateral Security: Equitable / Registered mortgage/extension of mortgage of land and building / flat details are as below



Details of Immovable Collateral

Type of Collateral	Situated At	Owned By	Collateral Value
--------------------	-------------	----------	------------------

d) Liquid Collateral: Term Deposit / NSCs/ KVPs/ Life Insurance policies /Govt. Promissory Notes /Others, details are as below

Details of Liquid Collateral

Nature of Specified Security (TD/NSC/KVP/LIC, Etc.)	Owned By	Collateral Value	Type of Charge (Proposed)
---	----------	------------------	---------------------------

10. Utilisation of the loan: The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat should be strictly according to the plan approved / to be approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

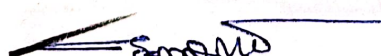
11. Insurance: The house/flat shall be insured comprehensively for the market value covering fire, flood, etc in the name of the Borrower(s) and the Charge of Bank noted in the Policy along with the Loan Account Number. Cost of the same shall be borne by the borrower(s). The borrower(s) shall always be responsible to ensure that the insurance policy in respect of the hypothecated / mortgaged assets remain valid till all the dues of the Bank are repaid and to keep such insurance policy renewed and remains in force during the tenor of Loan. The Bank shall not be liable for any consequence arising from non-renewal of insurance in any year even if the Bank has in any previous year renewed the insurance of the hypothecated / mortgaged assets by debiting the borrower's account for failure of the borrower(s) to renew such insurance policy.

12. MORTGAGE GUARANTEE COVER FROM IMGC (strike off, if not applicable) As you have opted for IMGC mortgage guarantee cover, the Mortgage Guarantee Fee in connection with the loan shall be borne by you. The Mortgage guarantee shall be governed by the terms and conditions of the master guarantee between IMGC and the Bank and the deed of Mortgage Guarantee issued by IMGC in favour of the bank, to which you shall adhere by executing Letter of adherence. IMGC officials will have the right to severally review the loan application and other supporting documents. IMGC officials might ask for additional data, if considered necessary.

Repayment obligations under the housing loan will continue as per the terms of the housing loan. Neither the issuance of the Mortgage Guarantee nor payment by IMGC under the Mortgage Guarantee shall dilute, set off, adjust, settle, compromise, reduce pay or in any manner impact your payment obligations under the housing loan. Any payment made by IMGC under the Mortgage guarantee shall not absolve you from making any payment under the loan agreement

13. For loans under SBI Realty scheme for acquiring residential plots

I/We undertake to construct the house on the plot financed by the Bank and submit the completion certificate within a period of 3 years (5 years where extension has been approved by competent authority) from the date of first disbursement of the loan by the Bank. In case of my/our failure to construct the house and/or non-submission of completion certificate within the stipulated period from the date of first disbursement, the Realty Loan will become due for repayment immediately and the Bank reserves the right to initiate legal proceedings to recover the Loan Amount.



14. Inspection: The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank, and the cost thereof shall be borne by you.

15. Processing Fee:

You will be required to pay a processing fee of ₹ 11,800.00 upfront. The processing fee excludes expenses for lawyer's fee and valuer's fee incurred for obtaining Title Investigation Report (TIR) and Valuation Report before sanction of loan. In the event of rejection of loan, the actual expenses incurred such as TIR and Valuation fee etc shall not be refunded.

16. Other Expenses: The other expenses, like insurance premium, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Subsequent legal expenses for title verification and expenses for periodic assessment of the valuation of the property funded through this loan, for the purpose of Bank's requirement/regulatory compliances shall also be borne by you.

17. Pre-EMI interest: Interest to be served during the moratorium period. Please tender SI/ ECS/NACH mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

18. Disbursement:

The loan will be disbursed only on the following conditions:

a) Title of the property (ies) proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's solicitor/Advocate.

b) All the security documents prescribed below have been executed by you/co-applicant(s)/guarantor(s)–

(i) Loan agreement

(ii) Affidavit&Undertakings

(iii) Any other documents, as specified

c) The loan will be disbursed as under: (applicable where loans for construction is desired or purchase is through payment in instalments)

Disbursement Schedule:

Construction Stages	Description	Amount(₹)
Completed		₹ 35,00,000.00
		Total: ₹ 35,00,000.00

d. You will have to bring in proportionate margin at each stage of disbursement.

Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan, or in favour of the Financial Institution from where your loan is being taken over

19. In case of Loan for construction of house:

Borrower(s) shall not violate the sanctioned plan, construction shall be strictly as per the sanctioned

plan and it shall be the sole responsibility of the borrower(s) to submit completion certificate within 3 months of completion of construction, failing which the Bank shall have the power and the authority to recall the entire loan with interest, costs and other usual Bank charges.

20. The Bank reserves the right to collect any tax, if levied by the State/Central Government and/or other authorities in respect of this transaction.

21. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

22. The sanction of loan will be valid for three months from the date of this letter. If no amount is disbursed during the validity period, you will be required to seek fresh sanction. A fees of 5000/- plus applicable tax would be payable for each fresh sanction. However, interest rate will be subject to change, from time to time during the intervening period and depending on the , change in RBI's REPO RATE, and as a result the effective rate may vary.

23. **Release of security documents:** Bank shall release all property document, and remove charges registered with any registry within a period of 30 days after full repayment/ settlement of all the loan account (s), which are linked to the particular security. The property owner (s) can collect the original title deeds within 30 days of full and final payment of Bank's dues (Loan) from the linked RACPC/ RASMEC. In case the original title deeds are not collected within the prescribed time limit, applicable Safe Custody Charges would be levied.

24. The Bank shall have the authority to disclose/share your Credit information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Companies.

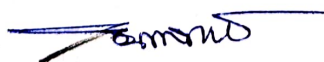
25. The Borrower(s) shall provide an undertaking in the form required by the Bank that no consideration has been/shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of the Bank for securing the facilities granted here in.**

(** Applicable in respect of advances which are secured by guarantee)

26. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within _____ days from the date of this letter.

Yours faithfully,


15/05/24.
Asst. General Manager/Chief Manager/Branch Manager



Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter.

Mr. Atul Srivastava S/O D/O W/O TRILOKI NATH SRIVASTAVA
H NO B-27 SHRENI 5 RAJKEEY COLONY, BUTLER PALACE, LUCKNOW, LUCKNOW, LUCKNOW,
UTTAR PRADESH, PIN- 226001



(Borrower)

(Signature)

Date:

Place:

Encl.: Annexure – I (Addendum to Arrangement Letter)

