

 <p>बैंक ऑफ महाराष्ट्र Bank of Maharashtra भारत सरकार का उद्यम एक परिवार एक बैंक</p> <p>प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 H O : LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5</p>	<p>BARABANKI M290, Nisha Market, Satrikh Naka, Barabanki, UP - 225001 Tel: 5248222116 Email: bom1664@mahabank.co.in</p>
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Ref. No. R-1664-23-205274

Date: 17/12/2023

SANCTION LETTER FOR MAHA SUPER HOUSING LOAN

To,
Mr. Harendra Nath,
S/O RAM DULARE VERMA, NEW COLONY
HATHI KHANA, FATEHGARH FATEHGARH
FARRUKHABAD,, Fatehgarh, Farrukhabad,
Farrukhabad, UTTAR PRADESH, 209601

Dear Sir /Madam,

Sub: Your request dated 11/12/2023 for Maha Super Housing Loan for Rs.40,00,000/- (Rupees Forty Lakh only).

With reference to the above, we are pleased to convey the sanction on the following terms and conditions:

1	Nature of Facility 1	Term Loan
2	Name of the Scheme	Maha Super Housing Loan
3	Proposal Type	New
4	Name of the Co-Applicant/s	Not Available
5	Amount of Facility	Rs.23,00,000/- (Rupees Twenty Three Lakh only)
6	Purpose	For Purchase of Plot and Construction thereon (For Purchase of Plot)
7	Name of the Guarantor	Not Available
8	Margin	27.11% in Bank's favor.
9	Rate of Interest	RLLR 9.30 % + -0.70 % + -0% i.e. 8.60 % p.a with monthly rests
10	Tenure of Loan	120 Months
11	Moratorium Period	NIL
12	Repayment Period	120 Months
13	Mode of Repayment	EMI
14	Amount of EMI	Rs.28,650/- starting from 10/01/2024

1	Nature of Facility 2	Term Loan
2	Name of the Scheme	Maha Super Housing Loan
3	Proposal Type	New
4	Name of the Co-Applicant/s	Not Available

5	Amount of Facility	Rs. 17,00,000/- (Rupees Seventeen Lakh only)
6	Purpose	For Purchase of Plot and Construction thereon (For Construction of House)
7	Name of the Guarantor	Not Available
8	Margin	27.11% in Bank's favor.
9	Rate of Interest	RLLR 9.30 % + -0.70 % + -0% i.e. 8.60 % p.a with monthly rests
10	Tenure of Loan	120 Months
11	Moratorium Period	0 Months
12	Repayment Period	120 Months
13	Mode of Repayment	EMI
14	Amount of EMI	Rs. 21,200/- starting from 10/01/2024

Following mentioned processing charges will be common for both above credit facilities:

Processing Fees	Rs. 0.00/- (i.e. 0.25 % of sanctioned amount, subject to minimum of Rs. 1000/- and maximum of Rs. 25000/- + GST)
Account Handling Charges	Rs. 5,310/- i.e. (Rs. 500+0.10 % of sanctioned amount, subject to maximum of Rs. 11000/- + GST)
Pre-payment charges	NIL (However in case of Housing loan for Purchase of Plot and Construction thereon, Prepayment penalty @ 1% of the outstanding balance at the time of closure should be charged / recovered if repaid within 2 years)
CERSAI Noting Charges	As per H.O. Guidelines
CERSAI Search Charges	As per H.O. Guidelines

SECURITY: Both the above mentioned credit facilities shall be secured by

Equitable Mortgage of Plot No. / S. No. / CTS No. / Gat No. / Milkat No. **A-29 A-32** , Flat / House No. Building / Wing – Floor – **Nizampur** , **Mohanlal Ganj** , **Nizampur** in the Area / Village – **Gosainganj (Lucknow)** , Taluka / Tehsil / Sub Dist. – **Mohanlal Ganj** , City - **Na** , District – **Lucknow** , State – **Uttar Pradesh** , 226501 having realizable value Rs. **32,88,000** /-.

SPECIFIC TERMS & CONDITIONS:

Other Terms and Conditions:

1	Irrevocable undertaking by the borrower/s authorizing the bank to recover the loan installments from his /her Salary account / Saving account with the branch to be submitted. OR Borrower/s has to mandatorily submit Minimum 6 undated PDCs and NACH debit mandate wherever he /she /they is /are not having salary /main business account with our bank.
2	The borrower/s shall give an irrevocable letter of undertaking not to sell, mortgage, charge or otherwise encumber the property so long as he /she remains indebted to the Bank in respect of this loan.
3	Borrower/s has /have to submit NOC from the Builder /Society for Mortgage of property.
4	In some cases, the under construction projects of the society / builder / promoters are financed by some other bank / financial institutions and the land / flats are mortgaged to financing bank / FI. In such cases, NOC / permission to mortgage from bank / FI to be submitted. This is in addition to NOC from society / builder / promoters.
5	Copy of the Sanctioned Plan by competent authority should be submitted.
6	All the property related documents as suggested by the Advocate has to be submitted by the Borrower

	before disbursement of loan.
7	Equitable / Registered Mortgage of the property has to be executed and stipulated guidelines of the bank should be followed.
8	All the charges towards completion of mortgage formalities shall be borne by the borrower.
9	Disbursement will be permitted only after compliance of all the terms and conditions of sanction and after obtaining proper documentation.
10	DD / NEFT / RTGS to be issued in favor of the builder /supplier and receipt for the same should be submitted to bank.
11	Mortgage charge on the property should be registered with appropriate Revenue Authority.
12	Fresh Encumbrance Certificate / Property Card / 7/12 and 8A extract (after mortgage registration) indicating name of our bank/branch and the to be submitted.
13	Bank's charge on security / property be noted / registered with the builder / housing society immediately after creation of mortgage.
14	Legal Audit has to be done (if applicable) before disbursement of loan, by the advocate on panel, other than the one who issued title clearance for the loan. Charges for the same shall be borne by the borrower.
15	Borrower/s has /have to ensure that the property is duly and properly insured excluding cost of Plot against all risks such as earthquake, fire, explosion, storm, cyclone, civil commotion etc. during the currency of the loan, with BOM being made the sole beneficiary under the policy/policies.
16	As and when possession is obtained by the borrower, possession certificate and allotment letter to be submitted with Bank. Further, as and when society is formed, borrower should submit society registration certificate, share certificate issued by Housing Society.
17	In case of Plot and Construction loan, if construction of House is not started within 2 years, rate of interest will be 2% above the normal rate of interest to be applicable after 2 years and construction should be completed within a period of 3 years.
18	In case of Construction Loan, Construction should be done as per sanctioned plan. In case of any deviation, Bank shall reserve the right to recall the advance along with interest and other usual bank charges, if any.
19	The interest rate is linked to RLLR. The RLLR and the actual lending rate are subject to review and variation from time to time as per Bank guidelines.
20	The changes in the RLLR and the actual lending rate will be notified by Bank from time to time including in the Bank's website.
21	Whenever there is increase in rate of interest. The Bank has the option to reduce or increase EMI or extend the repayment period or both consequent upon revision in interest rate.
22	In case at the time of periodic review of the account, if any overdue, in the Interest / principal is observed, the same shall be payable along with interest, immediately, over and above the regular installments.
23	The delay in payment of Installment shall render the borrower liable to pay additional interest @ 2 % p. a. (with monthly rests or such higher rate as per rules of the Bank and or RBI in that behalf as in force from time to time). In such event, borrower shall be liable to pay incidental charges and costs to the bank. This shall be in addition and without prejudice to the rights available to the Bank.
24	The additional interest as mentioned in (23) above, shall be calculated for the amount in default and period of default, which shall be payable immediately, i.e. before the ensuing monthly Installments or along with the ensuing monthly Installments.
25	Margin amount should be brought in by the borrower/s proportionately.
26	Disbursement of loan in stages will be based on stage of construction / development certified by appropriate authority, Architect certificate at various stages of construction of building certifying that the construction of building is strictly as per sanctioned plan should be submitted by the borrower/s.
27	The borrower/s shall inform the Bank in writing about any change / loss of Job, business, profession (as

	case may be) immediately after such change / loss, if any.
28	The amount of this loan has been fixed, inter alia, on the cost estimates / agreements submitted by borrower/s. In the event of the cost actually incurred less, Bank reserves right to suitably reduce the amount of the loan.
29	This letter of sanction shall stand revoked and cancelled and shall be absolutely null and void if: (a) There are any material changes in proposal for which this loan is, sanctioned. (b) Any material fact concerning income, net worth, or ability to repay, or any other relevant aspect of your proposal or your application for loan is faulty, suppressed, concealed or not made known to us. (c) Any statement made in the loan application is found to be incorrect or untrue.
30	The EMI comprises of principal and interest calculated on the basis of monthly rests at the applicable rate.
31	This sanction shall lapse automatically, in case the sanctioned facility is NOT utilized within 3 months from the date of above sanction.

This sanction letter is issued in duplicate. Please arrange to return a copy of the same duly signed having accepted all the terms and conditions of the sanction.

Yours faithfully,

GAUR

Digitally
signed by
GAURAV

AV
GAURAV G. EV. NANDAN SINGH

SINGH
Date

Branch Manager 2023.12.17

SINGH
16:16:13

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All the terms and conditions mentioned above are acceptable.

Mr. Harendra Nath
Borrower

Co-Borrower