

OPERATIONS LETTER

STATE BANK OF INDIA

Unstamped Operations Letter

Gopiseti Balakrishna s/w/d of Late G.P. Swamy

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Date : 21/02/2007

23 FEB 2007

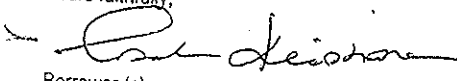
To:  
Asstt. General Manager(RACPC),  
State Bank of India,  
RACPC HYDERABAD

Dear Sir / Madam

'P' SEGMENT ADVANCES  
HOME LOAN  
TERM LOAN OF :Rs. 600000/-

With reference to the Agreement dated 21/02/2007 executed by me/us in respect of the above limit, I / We request you to please make the account operative at MARKET STREET-1373 Branch, until otherwise agreed upon. In token of my/our acceptance to the above, I / We return to you the duplicate of this letter duly signed by me / us for your records.

Yours faithfully,

  
Borrower (s)

FILE NO 20 879



STATE BANK OF INDIA

ASSTT.GENERAL MANAGER(RACPC)  
RACPC, HYDERABAD

To

Gopiseti Balakrishna s/w/d of Late G.P. Swamy

Plot No. 111, Lalitha Nagar, Near Ramnagar gundu, Secunderabad 500 044, Ph.  
No. 32984442/9440453916

RACPC / HL /

Date : 21-Feb-2007

Dear Sir,

'P' SEGMENT ADVANCES  
HOME LOAN  
TERM LOAN OF :Rs. 600000/-

Gopiseti Balakrishna s/w/d of Late G.P. Swamy

With reference to your application dated 12/Feb/2007, we hereby advise you having sanctioned Term loan of Rs.600000.00 (Rupees Six Lacs Only) on the following terms and conditions:-

The computation of the total loan amount is subject to fulfilment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income (EMI/NMI) ratio not exceeding (a) 57.50% in respect of borrowers aged below 45 years (b) 50% in respect of borrowers aged 45 years and above. Please tender post dated cheques drawn at monthly intervals for servicing of the amount of pre-EMI interest during the moratorium period as mentioned below in this letter.

Amount in words: (Rupees Six Lacs Only)

1.A. Purpose : Home Loan. The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs/renovation of new/second-hand residential house/flat/plot of land/purchase of consumer durables/furnishings (hereinafter referred to as the 'project') at the following address :

Flat No. 213,Second Floor, "SILVER OAK APARTMENTS" in S. No. 290(P) Cherlapally Village, Ghatkesar Mandal, R.R. Dt. Adm. 775 Sq ft. with UDS of 38.75 Sq Yds. Bounded on N- Flat No 214, S- Flat No. 212, E- 6'Wide Corridor, W-Open to Sky Valued at Rs. 736000/-

2. Margin : INR 136000 (For Total Project cost) ( 18.48 % )

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3. Floating Rate of Interest : Interest on the loan will be charged at Floating Rate of interest at 1.5 % below SBAR, which is currently 11.50 % p.a. with a minimum interest rate of 10.00 % per annum (The current effective rate being 10.00% p.a.) with monthly rests. Rate of interest approved under Special Tie Up. The rate of interest is subject to revision from time to time due to (i) changes in SBAR or (ii) revision even without change in SBAR and you shall be deemed to have notice of changes in the rate of interest whenever the changes in SBAR or increase in interest rates where there is no change in SBAR are either displayed on the Notice Board of the Branch or published in news papers or made through entries of the interest rate charged in the passbook/statement of account furnished to you and you are liable to pay such revised rate of interest. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. In the event of a default in payment or any irregularity in the account, the Bank reserves the right to levy a higher rate of interest as it deems fit.

Enhanced rate of interest @2% p.a. on the entire outstandings for the period of default over and above the applicable rate will be charged if the Equated Monthly Instalment (EMI) remains unpaid for a period of 30 days from the due date, for any reason, including a bounced cheque. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank, for every bounced cheque for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate – Rs.250/- for every bounced cheque).

4. Repayment :

The loan is to be repaid in 120 Equated Monthly Instalments of Rs. 7929/- The repayment instalment commences (a) 2 months after completion of construction or after eighteen months from disbursement of first instalment, where loan is released in instalments, whichever is earlier or ( b ) as under, whichever is early :

The loan will be repaid in 120 E M I of Rs. 7929/- Repayment commencing immediately. Applicant will have to lodge with us Post Dated Cheques (PDCs) for the repayment of loan and the dates of such cheques should normally be synchronized with the credit of salary or other credit or in other cases should be dated prior to 7th of every month where the account may have sufficient credit balance.

Borrower's liability to the Bank will be extinguished only when the outstandings in the loan account becomes Nil, on payment of residual amount, if any.

Submission of PDCs :

Prepayment Charges - Floating Rate of Interest Loans:

A Prepayment Charge of 2% of the amount prepaid in excess of normal EMI dues will be levied in respect of preclosure of Home Loans before expiry of half of the original tenure of the loan.

5. Security

a) Primary

Flat No. 213, Second Floor, "SILVER OAK APARTMENTS" in S. No. 290(P) Chertapally Village, Ghatkesar Mandal, R.R. Dt. Adm. 775 Sq ft. with UDS of 38.75 Sq Yds. Bounded on N- Flat No. 214, S- Flat No. 212, E- 6'Wide Corridor, W-Open to Sky Valued at Rs. 736000/- Equitable Mortgage of flat / property / land with original set of documents.



6. Utilisation of the loan :

The amount of loan shall be utilised strictly for the purpose detailed in your/borrower's application and in the manner prescribed. The construction of the house/flat or the modification/ extension proposed by you/borrower in the existing house/ flat should be strictly according to the plan 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.)

7. Personal Accident Insurance \*cover of New India Assurance Company Ltd.

The loan is covered by a Free Personal Accident Insurance Policy and the insurance certificate issued by the Bank to you should be preserved carefully for use in case of need.

8. Insurance :

The house/ flat shall be insured comprehensively for the market value or loan sanctioned to you, whichever is higher, covering fire, flood etc. in the joint names of the Bank and the borrower.

9. SBI LIFE Insurance:

You have not opted for SBI Life policy.

10. Inspection :

The bank will have the right to inspect, at all reasonable times, your/borrower's property by an officer of the Bank or a qualified auditor or a technical expert as needed by the Bank and the cost thereof shall be borne by you.

11. Documents :

The following documents will be executed by you before disbursement :      • Term Loan Agreement for Home Loan      • Documents, Affidavits and Confirmation Letter in respect of Equitable Mortgage      • Annexure I in respect of Disclosure to CIBIL      • Operations Letter      • Affidavit

12. Legal Expenses etc. :

All legal expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premia, stamp duty, registration charges and other incidental expenses incurred in connection with the loan should be borne by you.

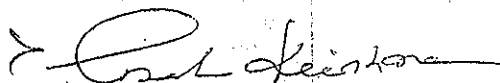
13. Processing Charges

Processing Charges - Rs.3000.00

14. Disbursement :

The loan will be disbursed only on the following conditions :

a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's solicitor and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the Bank.



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b) All the security documents prescribed have been executed by borrower(s)/guarantor(s)

c) The loan will be disbursed direct to builder / vendor, in phases as per stages of construction and as per schedule given in the Agreement to Sale.

15. Collection of tax :

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.

16. Special Stipulations :

BALLOON PAYMENT TO BE ENSURED OUT OF THE RETIREMENTAL BENEFITS.  
PDCs FOR THE BALLOON PAYMENT TO BE OBTAINED AND KEPT ON RECORD FOR  
EVENTUAL PRESENTATION, IN CASE OF DEFAULT..

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. The loan is also subject to other terms and conditions that may be prescribed by the Bank from time to time. Please call on us on any working day to execute the documents. The duplicate copy of this arrangement letter may please be returned to us duly signed by you and the guarantor(s) in token of acceptance of the terms and conditions detailed therein.

At your request, the loan account will be disbursed at R.A.C.P.C.,HYDERABAD and transactions will be done at MARKET STREET-1373 Branch as Home Branch. The loan is also subject to other terms and conditions that may be prescribed by the Bank from time to time and in the documents executed in connection with the loan.

कृते भारतीय स्टेट बैंक  
For STATE BANK OF INDIA  
Yours faithfully,

*[Signature]*  
सहायक महा प्रबंधक  
Asst. General Manager  
आर ए सी पी सी, हैदराबाद  
ASST. GENERAL MANAGER (RACPC)

23 FEB 2007

Received the original. I/We, undersigned agree to the terms and conditions as set out in this letter. I/we have opted for servicing of Pre-EMI interest.

Borrower(s)

*[Signature]*

Date

23 FEB 2007

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FILE NO 20 879

भारतीय स्टेट बैंक  
State Bank of India

PAY Summit Builders

26/2/07/19

रुपय रुपये

30028695566

को या उनके आदेशपर OR ORDER

बैंक अ/c नं.

ब्रांच

कॉड

शेरा केंद्र

₹.RS.665000/-

भारतीय स्टेट बैंक

STATE BANK OF INDIA

30028695566

स्टेट बैंक ऑफ इंडिया, बंगलूर - 500 003

ST. MARY'S ROAD (SECUNDERABAD). HYDERABAD - 500 011

॥ 853730 ॥ 50000 2055 ॥

TL 3013/4 CR 35  
S. Balakrishna

REGIONAL OFFICE

Signature

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22/2/07