



CENTRAL BANK OF INDIA

SEETHA_SEETHAPHALMANDISECUNDERABAD BRANCH OFFICE

TO:

Date:31/12/2017

**MR ABDUL KHADER P,
HNO 11-4-433 FLAT NO 101
KASESHWARA RESIDENCY
HYDERABAD -500061
ANDHRA PRADESH**

A/c: 4007267436

DEAR SIR,

REG : SANCTION OF HOUSING LOAN

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 Borrower	MR ABDUL KHADER P
2. Name of Co-Borrower	N.A.
3. Address	HNO 11-4-433 FLAT NO 101 KASESHWARA RESIDENCY HYDERABAD -500061 ANDHRA PRADESH
4. Purpose	For construction/ acquiring of new or existing house/ flat at PLOT NO 14, IN SILVER OAK VILLAS AT CHERLAPALLY VILLAGE , GHATKESAR MANDAL, GHMC, KAPRA CIRCLE, , HYDERABAD 500061
5. Cost of House/ Flat/ Plot	Rs. 3800000.00
6. Margin/ Own Contribution	Rs. 800000.00
7. Loan Amount Sanctioned	Rs. 3000000.00
8. Processing Charges	0.00 % of loan amount Rs. 0.00 + Service Taxes
9. Rate of Interest	8.30 + 0 = 8.3 Floating rate of interest where interest changes (increases or decreases) depending on changes as



	decided by the Bank. The EMI shall remain same during loan period but tenor of loan shall vary according to changed in ROI.
10. Repayment	1. Holiday Period : 12 Months 2. No of EMI : 288 Months (excluding holiday period) 3. Total Loan Period : 300 Months 4. EMI Amount : Rs. 26073.00
11. Prime Security	Equitable/ Registered mortgage of the proposed property at PLOT NO 14, IN SILVER OAK VILLAS AT CHERLAPALLY VILLAGE , GHATKESAR MANDAL, GHMC, KAPRA CIRCLE, HYDERABAD - 500061
12. Collateral Security	N.A.
13. Personal Guarantee of	NIL
14. Name of Seller/ Builder/ Housing Society	SILVER OAK VILLAS
15. Address of Proposed House/ Flat	PLOT NO 14, IN SILVER OAK VILLAS AT CHERLAPALLY VILLAGE , GHATKESAR MANDAL, GHMC, KAPRA CIRCLE, HYDERABAD - 500061
16. Disbursement Mode	In case of loans up to Rs.20 lakhs for self construction of house and Rs.5.00 lakh for repairs / renovations / extensions / alterations, amount towards construction of the house may be credited to the your account in stages subject to satisfactory inspection by Bank Officials at each stage and submission of final certificate by Architect. In the case of loan amount in excess of Rs.20 lakh for construction of the House / Flat and Rs.5.00 lakh for repairs / renovations / extensions / alterations Direct disbursement to the contractor / builder shall made through DD. After completion of the construction, a final certificate from the Architect should be submitted within 30 days from the date of completion of the work.

TERMS & CONDITIONS FOR BORROWER

1. The loan amount should be utilized for the purpose for which it is sanctioned
2. Any increase in the project cost is to be borne by you from your own sources.
3. 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.
4. An architect appointed by the bank must also certify before disbursement of the loan that the built up property is strictly as per sanctioned plan and/or building bye-laws and the fees payable to the Architect will be borne by you.
5. Payment should be directly made to the seller/ builder by crossed demand draft/bankers cheque
6. 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.
7. Equitable mortgage is to be registered with the concerned sub-registrar office wherever required at your cost.
8. The house will be inspected by any authorized bank official/auditor when ever required by the bank.
9. As the rate of interest stipulated is of floating in nature, the rate of interest (ROI) will be automatically changed as per rates announced from time to time whether change is in base rate 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. Changes in rate of interest will be notified in the banks website / notice board of the branch .
10. You have to submit the original sale deed to us if received by you directly for creation of mortgage at our end to secure this loan. You have to produce an affidavit to this effect to us.
11. House / flat / property financed will be adequately insured with bank clause at your cost preferably through BANCASSURANCE.
12. Pro rata margin will have to be brought in by you at every stage of disbursement.
13. You have to submit the bills / invoices for our record in addition to certificate from architect / Chartered Accountant.
14. As the loan is sanctioned for purchase of plot and thereafter construction of house, you have to construct house within 2 years from disbursement of loan (for plot), otherwise the entire loan will be called back with interest @base rate+8% PA.


Branch Manager



Agreed to terms and conditions mentioned in the sanction letter

Borrower