608

Maruthi. J. Manager } 9963335664

Praveen 7726925254

UNION BANK OF INDIA - Moulali Branch.

Ref No: **1784010000933** Sanction Date: **30/12/2021**

LETTER OF SANCTION

To:

MR TELUGU MURALI KRISHNA
H NO 3-5-169/186 PLOT NO 186 ROAD NO 5S
KRISHNA NAGAR NEAR SAI BABA TEMPLE MOULA ALI
HYDERABAD -500040
TELANGANA

Dear Sir / Madam,

SUB: UNION HOME SCHEME

Conveying of sanction Terms and conditions

We thank you for choosing Union Bank of India. With reference to your loan application dated **10/12/2021** we are pleased to inform you that we have sanctioned you a Term Loan facility, details of which are given below:

Applicant	**MR. TELUGU MURALI KRISHNA**
Co-applicant	
Guarantor	**MR. TELUGU RAMESH**
Type of loan	**Term Loan**
Sanction Amount (in Rs.)	**Rs. 3500000.00**
EMI Amount	**Rs. 23168.00**
Purpose of loan	**To Purchase Semi Finished Flat No 608, 6th Floor, Block- A in Nilagiri Heights in Sy No 27, Situated at pocharam village and municipality , Ghatkesar Mandal, Medchal - Malkajgiri District. Flat area is 1425Sft i.e 1140 Sft builtup area and 285Sft common area ,carpet area of 963ft , Carparking and USD of Land 42.86Sq Yards out of AC2-19.50Gts.**
Loan Tenure	**360 (in months)**
Moratorium Period	**36**
Interest Type	**Floating**
Rate of Interest Applicable	**6.6 %**

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Address of Property offered as security	1. FLAT NO608 NILAGIRI HEIGHTS SITUATED POCHARAM GHATKESAR ,HYDERABAD - 501506 ,TELANGANA.
Processing charges	Rs. 0.00
Prepayment Charges	
Insurance	
Stamp Duty, taxes, levies and other statutory charges	

Cost of the Project	Loan Amount	Margin brought by the borrower/s
Rs. 4803000.00	Rs. 3500000.00	Rs. 1303000.00

The aforesaid sanction of the loan will be subject to the following terms and conditions:

1. The rate of interest will be linked to EBLR. The applicable spread over EBLR is **-0.20 %** EBLR as on date of first disbursement will be applicable. This EBLR is subject to reset at least once in 3 months or any other frequency presented by RBI.
2. The loan amount with margin money will be released directly in the name of the Builder Contractor / Supplier of material by way of a Demand Draft / Pay Order / NEFT / RTGS depending on the progress of work / construction. In case of Outright Purchase the amount will be paid directly to the seller by DO/PO/NEFT/RTGS after execution of the Sale Deed.
3. The following security documents are to be executed at the time of disbursement of loan:
4. Loan EMI to be recovered by NACH / Standing instruction from operative savings a/c, no collection by way of cash / cheque for recovery of EMI is permitted.
5. A penal interest @ 2% will be levied on the overdue installment if any.
6. Insurance of the building/house/fiat besides covering personal accident benefit is to be provided at your end.
7. Equitable / Simple Mortgage of the property purchased / constructed with Bank finance along with notarized declaration to be created in accordance with prevailing law of the state.
8. Interest charged during moratorium to be serviced every month. In case of failure to service the interest regularly every month, the interest accrued during the moratorium will be added to the principal amount and EMI will be re-fixed accordingly.
9. Break period interest to be paid up front.
10. All other terms and conditions as applicable to the scheme from time to time.
11. This sanction will be valid for a period of 6 months from the date of Sanction.
12. The Bank has every right to modify/ add/ delete any of the terms and conditions during the currency of loan at its discretion, without prior intimation.

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Special Terms and Conditions: -

Pre Disbursment		
S.No	**Terms and Condition**	**Complaince**
1	Branch to ensure that guarantee of Mr.Telugu Ramesh is obtained since EM cannot be created immediately	
2	All applicable charges to be collected as per union home and extant guidelines	
3	All other terms & conditions as per union home also hold good	

Post Disbursment			
S.No	**Terms and Condition**	**Complaince**	**Date of Complaince**
1	BANK'S LIEN TO BE RECORDED IN HOUSING CO-OPERATIVE SOCIETY RECORD.		
2	THE HOUSE PLAN MUST BE APPROVED BY THE COMPETENT AUTHORITIES.		
3	LEGAL OPINION/ VALUATION CERTIFICATE, ETC. APPROVED ENGINEER / ARCHITECT MUST BE OBTAINED BEFORE DISBURSEMENT OF LOAN.		
4	POST DISBURSEMENT INSPECTION TO BE DONE AND REPORT HELD ON RECORD.		

We now request you to convey your acceptance (or) otherwise of the above terms and conditions and call on us any working day to enable us to disburse the loan after proper documentation.

For Union Bank of India

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CHIEF / BRANCH MANAGER

Acknowledge the receipt of above sanction letter and accept the terms and conditions mentioned therein	
Signature of the Applicant/s	**Signature of Guarantors**
Date:	Date: