बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

NGH-408

LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00001453921-LMS **Place:** MG ROAD,SECUNDERABAD
Date: 25-08-2022

To,
MR. MAHESWARAN BALASUBRAMANYAM SANAVARAM
& MRS. SARITHA SURULURI
1-7-129/1 , KAMALA NAGAR ,
KAPRA ECIL POST , RR DIST ,
KAMALA NAGAR ,
SECUNDERABAD ,
SECUNDERABAD , HYDERABAD
TELANGANA - INDIA . 500062

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda CRE Home Loan of Rs. **40,00,000.00/-**

With reference to your application dated 23-08-2022, we are pleased to inform you that we have sanctioned you the above credit facility, on the terms and conditions as under:

TERMS AND CONDITIONS:

NAME OF PRODUCT	:Baroda Home Loan
PURPOSE OF LOAN	:@PURCHASE OF HOUSE FLAT APARTMENT ETC
NAME OF THE SPECIFIC SCHEME	:Baroda CRE Home Loan
FACILITY	:Term Loan
TOTAL COST	:Rs. 57,81,000.00
LIMIT REQUESTED	:Rs. 40,00,000.00/-
PERMISSIBLE LIMIT	:Rs. 40,00,000.00/-
Insurance Company :	NA
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	NA
INSURANCE PREMIUM AMOUNT	:NA
ACTUAL MARGIN :	30.81 %

RATE OF INTEREST	Applicable Rate of Interest is **8.25%** , per annum , which is a sum of RBI Repo Rate : **5.40 %** (at present), Mark Up of : **2.55 %** (at present), Credit spread of **0.25%** (at present) , and Risk Premium of **0.05 %** (at present), The Interest shall be payable at monthly rests. The Bank shall be entitled to reset the Interest rate (including any of its components mentioned above) on monthly basis.
TOTAL PERIOD	:60months
MORATORIUM	:6
REPAYBLE IN	:54 months by Equated Monthly Installment Payment
EMI	:Rs. 88,924.00/-
COMMENCING FROM	: Immediately next month from the date of completion of moratorium period or completion of construction of flat whichever is earlier
Installment Commencement Date(DD/MM /YYYY)	: 10-03-2023
PROCESSING CHARGES	: Rs. 0.00/-
UPFRONT CHARGES	:Rs. 10,030.00 /-
DEVIATION CHARGES	:Rs. 1,770.00 /-
	:1. Sanction letter incorporating all sanction terms be issued in favour applicants and acknowledged copy of the sanction letter having agreed all terms and conditions by the applicants be obtained and held on record. -----------. 2. Branch to obtain CERSAI report and satisfy upon before disbursement of loan amount. --- 3. After Execution of all the loan documents including stamped undertaking to create equitable mortgaged immediate after receipt of registered sale deed, and vetting of documents. --- 4. The total loan amount is

DISBURSEMENT	sanctioned for Rs. 40,00,000/- and the disbursement after compliance of all terms & conditions of sanction, obtaining complete set of documents including Unregistered Agreement For Sale/Sale Deed executed between the borrower(s) and Seller (s), Index II and latest Legal report from the Advocate along with search receipt, Undertaking for creation of equitable mortgage from the mortgagor(s) and Vetting of documents , Disbursement should be made as under----- 5. Disbursement of Rs. 40.00 Lacs towards Home loan is to be made directly to the Seller by Banker's Cheque as per sale agreement after recovering the margin from the borrower's account. Branch to disburse the facility by way of DD/BC in the name of seller only, as per structure mentioned in sale agreement or as per the progress of construction along with the remaining margin amount. Branch to obtain receipt and collect sale deed directly from registrar office immediately after the execution of sale deed. Branch to create equitable mortgage on the Flat /House. (proposed property).- 6. Execute Tripartite Agreement among the Builder, Borrower & Bank. .. 7. Pre disbursement inspection of the property is conducted. 8. Draft sale deed is vetted by panel advocate 9. Details of the property are to be mentioned on the reverse of the Bankers cheque. .. 10. Branch to ensure documents required for creation of mortgage as mentioned in the legal opinion is available. . 11. After registration of sale deed of flat, Branch to create mortgage in banks favour and needs to be registered with concerned SRO .. 12. Vetting of all documents