

LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00001804783-LMS

Place: MG ROAD, SECUNDERABAD
Date: 25-03-2023

To,
MRS. SARASAM KOMAL
& MR. MITHUNCHAKRAVARTHY NEELAGIRI
H NO 1-2-33P/68NP, P NO 68/N/P,
VENKATADRI NAGAR, YELLAREDDYGUDA KAPRA,
VENKATADRI NAGAR,
SECUNDERABAD,
SECUNDERABAD, HYDERABAD
TELANGANA - INDIA . 500062

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda Home Loan of Rs. **50,00,000.00/-**

With reference to your application dated 14-03-2023, 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 Home Loan
FACILITY	: Term Loan
TOTAL COST	: Rs. 94,75,000.00
LIMIT	: Rs. 50,00,000.00/-
REQUESTED PERMISSIBLE LIMIT	: Rs. 50,00,000.00/-
Insurance Company :	NA
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	NA
INSURANCE PREMIUM AMOUNT	: NA
ACTUAL MARGIN :	<u>47.23</u> %

RATE OF INTEREST	Applicable Rate of Interest is 8.55% , per annum , which is a sum of RBI Repo Rate : 6.50 % (at present), Mark Up of : 2.65 % (at present), Credit spread of -0.65% (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	: <u>318</u> months
MORATORIUM	: 3
REPAYBLE IN	: 315 months by Equated Monthly Installment Payment
EMI	: Rs. 39,887.00/-
COMMENCING FROM	:
Installment Commencement Date(DD/MM/YYYY)	: 04-07-2023
PROCESSING CHARGES	: Rs. 0.00/-
UPFRONT CHARGES	: Rs. 10,030.00 /-
DEVIATION CHARGES	: Rs. 0.00 /-
	: 1. Sanction letter incorporating all sanction terms be issued in favor of applicant and acknowledged copy of the sanction letter having agreed all terms and conditions by the applicants be obtained and held on record. ----- 2. Execute all the documents mentioned in the appraisal note and ensure vetting of the same. ----- 3. Branch to obtain NOC from M/s. Bajaj Housing Finance Limited before disbursement. ---- 4. Before Disbursement Tripartite Agreement to be executed by Applicant, Branch & Builder .. 5. On receipt of stamped tripartite agreement duly executed and signed by all parties Branch to disburse the

loan amount directly to the seller /builder by way of DD /BC by quoting Seller AC. No /Escrow a/c No. as per schedule mentioned in sale agreement recovering the applicable margin in each stage after complying the terms and conditions of sanction and after conducting pre disbursement inspection-----

6. Pre disbursement inspection of the property is to be conducted. 7. Before registration of Sale Deed, draft Sale Deed has to be vetted by our panel advocate.

----- 8. After receiving of sale deed of the flat, branch should create mortgage in banks favour and should register the mortgage with concerned SRO office and charge should be noted in CERSAI portal.

----- 9. Branch to obtain property tax mutation in the name of the applicant. -----

10. Branch to comply with the guidelines mentioned in circular no BCC: BR: 112:414, Dated 14.07.2020 to ensure due diligence of owner/ obtaining seller KYC at the time of creation of mortgage. All bills and payment to the builder to be kept on record. End use of fund to be verified by branch by conducting inspection.

DISBURSEMENT

----- 11. Branch to ensure that margin money is routed through customer accounts only. ----- 12. Branch to

complete vetting of documents by our panel advocate and meticulously follow the instructions made by our panel advocate. All documents including the E.M. are to be vetted by our panel advocate.

---- 13. Branch ensure to obtain latest EC and ensure that there is no encumbrance, verified and satisfy.----- 14. Branch

has to obtain undertaking letter from borrower they will create the mortgage of the property and deposit of sale deed.

----- 15. Obtaining necessary bills/invoices /completion reports. Branch must strictly ensure end use of funds. 16. Property should be adequately insured. ----- 17. LDOC 90 C to be signed in front of Notary Public and notarized during creation of mortgage. ----- 18. Branch to obtain all the documents which is mentioned in legal report and comply the same. ----- 19. Branch to obtain CERSAI Search report before disbursement and satisfy up on. ----- 20. Branch to ensure compliance of Terms and conditions of Project approval before disbursement. ----- 21. Branch to ensure compliance of guidelines of Cir. no. BCC:BR:112/525 dated 02-09-2020 for Standard Operating Procedure-Execution and; Verification of Retail Loan Documents and; Mortgages, Cir. no. BCC:BR:112/499 dated 22-09-2020 for Guidelines on Mortgage and Cir. no. BCC:BR:112/558 dated 22-09-2020 regarding Compliance of all Pre Disbursement Terms and; Conditions by the Disbursement Authority before Disbursement of Credit Facility. -----

RISK RATING

INTERNAL
RATING SCORE : 104

INTERNAL
RATING GRADE : HL-8

CIBIL BUREAU SCORES:

CIBIL BUREAU
SCORE OF : 773
APPLICANT

CIBIL BUREAU
SCORE OF : 782
COAPPLICANT

AVERAGE CIBIL
SCORE : 773

Details of Securities offered:

PRIMARY RESIDENTIAL FLAT

Details of Securities offered

Equitable Mortgage, of RESIDENTIAL FLAT, bearing Survey Number 196, located at Plot No. -, / Flat No 617 , Door No/House -, Nearest Door -, adm. land Sq Feet, Build up Area 1498 , Carpet Area 1421, which is situated at Residential Deluxe Flat bearing no. 617 on the sixth floor in Block no. A admeasuring 1945 Sft. Of Super built-up area (i.e. 1498 sft. Of built-up arear & 447 sft. Of common area, carpet area of 1421 sft.) together with proportionate undivided share of land to the extent of 82.47 Sq.Yds & reserved car parking ,space for a single car in the basement admeasuring about 105 sft in the basement in the residential complex named as Greenwood Heights, forming part of Sy.No. 196, Kowkur village, malkajgiri Mandal, Medchal-Malkajgiri District, Telangana, GREENWOOD HEIGHTS,Municipality, City Tirumalagiri, District HYDERABAD, State/Region TELANGANA, CountryINDIA,PINCode500010, belonging toMITHUNCHAKRAVARTHY NEELAGIRI , Boundary Description East : OPEN TO SKY ,West : OPEN TO SKY ,North : 6-6 CORRIDOR & OPEN TO SKY ,South : OPEN TO SKY

SECURITY DOCUMENTS:

1. Attendance Sheet
2. Auto Recovery_SI
3. Credit Appraisal Note Final
4. Declaration_Cum_Undertaking
5. ECS Mandate
6. LDOC 1 Attestation Memo
7. LDOC 23(A) Term Loan agreement
8. LDOC 57 Letter of instalment with accelaration clause
9. LDOC 90 (A) Memorandum of Entry (in case of mortgage of Individuals Property)
10. LDOC 90 (C) Declaration in the matter of mortgage by deposit of title deeds in respect of immovables
11. LDOC 90 (D) Letter of confirmation of mortgage
12. LETTER OF UNDERTAKING for Post Dated Cheques
13. Sanction Letter
14. Welcome Letter

Terms &Conditions :

1. This sanction is valid for six months from the date of sanction
2. The unified processing charges at the rate prescribed by the Bank and Good and Service Tax thereon as prescribed by Government of India will be borne by the borrower .
3. Bank reserves the right to recall the concessions, if any, if the account is not conducted satisfactory as per stipulated terms of sanction.
4. No pre-payment / pre-closure penalty will be levied on Home Loans irrespective of the period for which the account has run or source of funds