



LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00001170567-LMS

Place: MG ROAD, SECUNDERABAD

Date: 03-03-2022

To,
MR. VENKATA TAPAN KAPPAGANTULA
& MRS. MANASA KAPPAGANTULA
H.NO. 1-422/7, NEW MARUTHI NAGAR EAST,
KOTHAPET, RANGA REDDY, TELANGANA,
SAROORNAGAR,
SAROORNAGAR,
SAROORNAGAR, K.V.RANGAREDDY
TELANGANA - INDIA . 500035

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda Home Loan of Rs. **81,75,000.00/-**

With reference to your application dated 16-02-2022, 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 Home Loan
FACILITY	: Term Loan
TOTAL COST	: Rs. 1,09,00,000.00
LIMIT REQUESTED	: Rs. 81,75,000.00/-
PERMISSIBLE LIMIT	: Rs. 81,75,000.00/-
Insurance Company :	IFLIC INSURANCE PREMIUM
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	Rs.205470/-
INSURANCE PREMIUM AMOUNT	: Rs.205470/-
ACTUAL MARGIN :	<u>25.00 %</u>
	Applicable Rate of Interest is 6.50% , per annum , which is a sum of RBI Repo Rate : 4.00 % (at present), Mark Up of : 2.50 % (at present), Credit spread of 0.00% (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.
RATE OF INTEREST	
TOTAL PERIOD	: <u>252</u> months
MORATORIUM	: 6
REPAYABLE IN	: 246 months by Equated Monthly Installment Payment
EMI	: Rs. 60,228.00/-
COMMENCING FROM	:
Installment Commencement Date(DD	

/MM/YYYY)
PROCESSING CHARGES
UPFRONT CHARGES
DEVIATION CHARGES

: 10-10-2022
: Rs. 0.00/-
:Rs. 10,030.00 /-
:Rs. 1,770.00 /-

1. Branch to verify the RERA website at the time of disbursement and ensure no adverse remarks are noted. 2. Branch to fulfil terms and conditions mention in deviation note. 3. Branch to verify seller KYC at the time of disbursement. 4. Branch to ensure that the proportionate UDS amount is incorporated in the sale deed at the time of execution. 5. Branch to collect deviation charges of Rs.1770/- as prescribed in sanction before disbursement of loan. 6. Branch to adhere terms and conditions mention in deviation approval note. 7. Branch to obtain Personal loan NOC/Clouser proof before disbursement of loan. 8. Tripartite Agreement to be executes between Bank, Borrower and; builder. 9. Branch to issue a sanction letter incorporating all sanction stipulations and acknowledgement of the applicant is to be obtained there on. 10. Before registration, Draft sale deed is to be vetted by panel advocate. 11. Pre disbursement inspection of the property is to be conducted. 12. Branch to ensure to create Equitable Mortgage after registration of Sale Deed as per Banks norms and registering with CERSAI to be done immediately. 13. Disbursement amount of Rs. 90.00 Lakhs directly to the vendor/sellers escrow account in stages after physical verification, depending on the progress of construction and; as per agreement. 14. Branch to carry out pre disbursement inspection before release of each disbursement. 15. Final instalment is to be released after completion of house and after obtaining completion certificate. 16. After completion, latest valuation report to be obtained. 17. Before every disbursement branch to conduct satisfactory site inspection. 18. Branch has to ensure that the construction is done as per sanction plan during site visit. 19. Margin as per sanction needs to be ensured at every stage of disbursement. 20. LDOC 90(C) declaration in the matter of mortgage by deposit of title deed should be notarized after creation of mortgage. 21. Branch to obtain the documents which are mentioned in legal opinion and; comply the same. 22. Branch to follow the guidelines of mortgage as per the circular BCC: BR: 112/499 dated 24.08.2020. As per the guidelines conveyed vide Circular No. BCC:BR:113/87 (implementation of NACH), Branches have to adopt prefixed specific EMI dates ie.4th or 10th day of subsequent month, which is convenient to the applicant.

DISBURSEMENT

RISK RATING

INTERNAL RATING SCORE
INTERNAL RATING GRADE

: 125
: HL-4

CIBIL BUREAU SCORES:

CIBIL BUREAU SCORE OF
APPLICANT

:787

CIBIL BUREAU SCORE OF
COAPPLICANT

:-1

AVERAGE CIBIL SCORE

:787

Details of Securities offered:

PRIMARY LAND and; BUILDING - HOUSE

Details of Securities offered

Equitable Mortgage, of LAND and; BUILDING - HOUSE, bearing Survey Number 11, 12, 14, 15, 16, 17, 18,294, located at Plot No. 161, / Flat No VILLA NUMBER 161 , Door No/House -, Nearest Door -, adm. land Sq Feet, Build up Area 1803.1 , Carpet Area 1803.1, which is situated at VILLA NO. 161, PLOT NO. 161, SY NOS. 11,12,14,15,16,17,18,294, ,CHERLAPALLY VILLAGE, GHATKESAR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT-500049. EXTENSION OF SITE IS 1803.11SFT(i.e.167.51SQ.MTS). GROUND FLOOR IS 861.24 SFT AND 1ST FLOOR IS 947.87SFT...Municipality, City cherlapalli, District K.V.RANGAREDDY, State/Region TELANGANA,CountryINDIA,PINCode500049,belonging toMR. VENKATA TAPAN KAPPAGANTULA
Boundary Description East : PLOT NO. 184 ,West : 30' WIDE ROAD ,North : PLOT NO. 160 ,South : PLOT NO. 162

SECURITY DOCUMENTS:

1. Attendance Sheet
2. Credit Appraisal Note Final
3. Declaration_Cum_Undertaking
4. ECS Mandate
5. Executive Summary_Deviation_Home Loan
6. LDOC 1 Attestation Memo
7. LDOC 23(A) Term Loan agreement
8. LDOC 57 Letter of instalment with acceleration 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. 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
5. The Bank retains the right to alter any charges or fees from time to time or to introduce any new charges or fees, as it may deem appropriate, with due intimation to the customer.

6. During the moratorium period, Borrowers shall ensure that pre-EMI interest is serviced as and when applied in the Loan account.
7. The amount of the loan shall be utilised strictly for the purpose detailed in the manner.
8. The House/flat shall be insured comprehensively for the market value (excluding cost of land) covering fire, flood, earthquake etc. Cost of the same shall be borne by the borrower
9. The Bank will have the right to inspect the borrower's property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank as and when required and the charges thereof will be borne by the borrower.
10. Borrower to create and register Equitable Mortgage by deposit of title deeds in favour of our Bank and ensure that Bank's Lien there under is registered with concerned SRO and also under CERSAI; within 30 days of the sanction bearing the charges incurred there for.
11. Equated monthly instalments are fixed for the convenience of the borrower, whereby interest payable towards the loan is spread over the entire term of repayment fixed. The repayment of all such equated monthly instalment will not be construed as full repayment /settlement of loan account. On payment of all equated monthly instalments, residual amount if any, in the account due to debiting of overdue / penal interest / additional interest as a consequence of revision in interest rates, other incidental charges shall be paid separately by the borrower
12. Disbursement of loan will be made on fulfillment of terms and conditions to Bank's satisfaction.
13. The Borrowers to bring in margin money, being his own contribution towards the cost of flat, from own sources and if the margin money is met from outside borrowings, the loan will be liable to be rejected at any time at the discretion of the Bank. Any disbursement made at/up to the time of knowing the fact by Bank, may be recalled and interest with penal interest as applicable for commercial borrowings from time to time may be recovered from the borrower till Bank's loan is fully repaid.
14. The Loan will be disbursed only on the conditions that all the security documents prescribed have been executed by applicant/ co-applicant(s)/ guarantor (s) and all necessary statutory compliance are in place.
15. Bank may disburse the quantum of loan in lump sum or in installments at its own discretion depending on the level of construction of the house / flat as acceptable to Bank
16. Bank will disburse loan amount directly to the builder /seller/society as the case may be and as requested/ specified / directed by the customer to the Bank at the time of each disbursement. Bank shall not be responsible / liable in any manner whatsoever for the delay by the customer in providing such request / specification / direction to Bank and the customer shall not claim any costs, charges and expensed in any relation to any non-disbursal by Bank due to any such delay by the customer
17. Bank reserves the right to collect any tax if levied by the State / central Government and/ or any other authorities in respect of this transaction.
18. The construction of the flat /house or the modification/ extension proposed by the borrower in the existing house/flat should be strictly according to the plan approved by the local authorities / town

planning / development authorities. Any modifications desired in the plan as originally approved, can be undertaken only after express sanction for it has been obtained from the appropriate authority.

19. Borrower to submit original copy of agreement for sale/sale deed along with registration fee receipt in original issued by the Sub Registrar of Assurance and original receipt for stamp duty paid to be lodged with the Bank.
20. Borrower to submit original receipt for payment made to the Seller / Builder
21. The liability to the Bank will be extinguished only when the outstanding in the loan account becomes nil, on payment of redidual amount, if any
22. Borrower to submit share certificate issued by the society duly transferred in his / her name.
23. As per Financial Bill of 2013, TDS is applicable on sale of immovable property wherein the sale consideration of the property exceeds or is equal to Rs.50.00 lacs. Section 194 1A of the IT Act, 1961 states that for all transactions w.e.f June 1, 2013 Tax @ 1% should be deducted by the purchaser of the property at the time of making payment of sale consideration and the proof to be submitted to the branch.
24. Borrower to construct house within -3 - years or upto the period allowed by Development authority, whichever is earlier, from the date of purchase of plot. In case the borrower fails to construct the house within a period of three years from the availment of the loan, commercial rate of interest (BRLLR plus maximum band declared by the Bank for the purpose prevailing at the time of default) will be charged from the date of first disbursement.
25. In case the borrower pre closes the Home Loan account without completing the construction within a period of -3- years from the availment of Home Loan, commercial rate of interest (BRLLR plus maximum band declared by the Bank for the purpose prevailing at the time of default) will be charged from the date of first disbursement.
26. The sanctioned plan shall not be violated. Construction shall be strictly as per the sanctioned plan and it shall be the sole responsibility of the borrower to obtain completion certificate within -3- (Three) months of completion of construction, failing which the bank shall have the power and the authority to recall the entire loan with interest, costs and other usual bank charges.
27. If borrower pre-closes the loan account without starting the construction within a period of three years from the availment of the loan, commercial rate of interest (Base Rate plus maximum band declared by the Bank) will be charged from the date of first disbursement
28. The interest on the amount of the Loan will be applied at the prevailing rate per annum on daily reducing balance with monthly rests.
29. Borrower to give an affidavit - cum - undertaking that he/she shall not violate the sanctioned plan, construction shall be strictly as per the sanctioned plan and it shall be the sole responsibility of the executant to obtain completion certificate within -3- (Three) months of completion of construction, failing which the bank shall have the power and the authority to recall the entire loan with interest, costs and other usual bank charges.
30. The sanctioned plan shall not be violated. Construction shall be strictly as per the sanctioned plan and it shall be the sole responsibility of the borrower to obtain completion certificate within -3- (Three) months of completion of construction, failing which the bank shall have the power and the authority to recall the entire loan with interest, costs and other usual bank charges.

31. Borrower to submit a copy of completion certificate issued by the competent authority on completion of the construction
32. Borrower to submit original copy of agreement for sale/sale deed along with registration fee receipt in original issued by the Sub Registrar of Assurance and original receipt for stamp duty paid to be lodged with the Bank.
33. Rate of interest is linked to RBI Repo. The RBI Repo rate prevailing on the date of disbursement will be applicable till the next reset date. Interest shall be reset every month. Any change in the RBI Repo Rate during a month will take effect from the beginning of the following month.
34. The Rate of interest will be reviewed annually at the time of review of the account. The rate of interest will be revised based on the Bureau score of the borrower and the applicable RBI Repo Rate at the time of review. Period of loan will be adjusted as per increase/decrease in rate of interest, keeping EMIs at fixed level till full repayment subject to the condition that total/extended tenure of the loan does not go beyond the maximum period permissible under the scheme as per guidelines.
35. Salary Account will not be changed without Banks consent
36. Penal interest @ 2% p.a. will be charged for non-payment / delayed payment on overdue amount for overdue period ./ breach/violation/non-compliance of any terms and; conditions of the sanction .
37. Penal interest @ 2% p.a. will be charged for breach/violation/non-compliance of terms and condition of the sanction for the period in default.

Justification for Sanction:

Applicant is an employee working as a Senior Data Architect in M/s. CBRE South Asia Pvt Ltd at Hyderabad since 16.07.2019. He is getting monthly gross salary of Rs.254,627/- as per his Jan month-22 payslip. Co-Applicant is spouse of applicant. She is joint owner of the proposed purchasing property and her income is not consider. CIBIL score is good. Positive PSI, Legal and valuation report.

यह सुविधा आपको वार्षिक समीक्षा के अधीन 252 माह की अवधि के लिये प्रदान की गई है। बैंक के पास यह अधिकार सुरक्षित होगा कि वह इस सुविधा को वापस ले ले अथवा अपने नियम व शर्तों में कभी भी परिवर्तन कर सके। बैंक को यह भी अधिकार होगा कि किसी नियम व शर्तों का अनुपालन न करने या उल्लंघन करने, कोई सूचना/विवरण के गलत पाये जाने अथवा ऐसे स्थिति के उभरने जिसमें बैंक की राय में ऋण/ सुविधा को जारी रखना बैंक के हितों के विरुद्ध होगा, बैंक द्वारा बिना कोई कारण बताए सुविधा/ऋण को बंद करने का अधिकार होगा।

The facility is granted to you for a period of 252 months, subject to annual renewal, the Bank reserves the right to recall the facility or alter the terms and conditions at any time, during the currency of the facility. Bank also reserves the right to discontinue the facility/advance and to with-hold/stop any disbursement, without giving any notice in case of non-compliance/breach of any of the terms and conditions stipulated herein, or any informations / particulars furnished to us found to be incorrect or in case of any development or situations wherein in the opinion of the Bank, its interest will be/ is likely to be prejudicially affected by such continuation or disbursements.

यदि आपको उपर्युक्त नियम व शर्तें स्वीकार्य हैं तो कृपया इस पत्र पर इस आशय के अपने हस्ताक्षर के बाद इसे हमें वापस कर दें कि आपको इस स्वीकृति के सभी नियम व शर्त स्वीकार्य हैं।

If the above terms and conditions are acceptable to you, kindly arrange to return a copy of this letter duly

signed, for having found acceptable/accepted the terms and conditions of sanction

भवदीय
Yours faithfully,

शाखा प्रबंधक
Branch Manager

स्वीकार किया गया
Accepted

(MR. VENKATA TAPAN KAPPAGANTULA)
ऋणकर्ता /Borrower

स्थान Place
दिनांक Date

(MRS. MANASA KAPPAGANTULA)
सहऋणकर्ता /Co-Borrower