bob World | बैंक ऑफ़ बड़ौदा Bank of Baroda

NAH · 407

BANK OF BARODA
R.P.ROAD BRANCH

Ref: BOB/RPR/ADV/2024

Date: 24.04.2024

To
The Dy. General Manager,
Bank of Baroda,
Regional Office (Hyderabad Metro Region)
Hyderabad

Dear Sir,

Re: PSR – Advance to Mr. Dodda Somraj and Mrs. Vadde Sailaja at our R.P.Road Branch.

Health Code	Asset Classification	Credit Rating
1	Standard	NA

We enclose herewith Note in respect of the captioned account for the following credit decision in the account taken on 24.04.2024 by the undersigned under own discretionary lending powers after taking care of procedural details with regard to credit appraisal, sanction, the security-aspects, and documentation, monitoring etc

1. Sanction / Review of the a/c

(Rs. In lacs)

Facility	Existing Limits	Proposed Limits	Overdues
Staff Home Loan	68.69	68.69	Nil
TOTAL	**68.69**	**68.69**	**Nil**

a. Modification in the existing Terms & Conditions to the following effect: NA
b. Concessions: Nil
c. Confirmation of the following action:: Nil
d. Credit decision relating to the matter other then the above said '1', '2' & '3'
(Copy of the note enclosed)

We hereby report the position /facts, as considered in course of our above said decision, in regard to the points enumerated under the Check List for PSR (vide Annexure 4 to the circular No.CO:BR:92:170 dated 27.12.2000)

No	Particulars	Position/facts as considered by the sanctioning authority	Observations of the PSR authority
1	Listing of directors/ partners, proprietors, guarantors, captioned concern, its associate/ group concern etc. in the caution list/ defaulter's list	No	
2	Growth in specific sector/ trade/ industry/ activity, to which the captioned account belongs		

बैंक ऑफ़ बड़ौदा/Bank of Baroda R.P. Road Br, Sec'bad आर.पि.रोड शाखा

	to, is whether exponential in the concerned Branch/ Region/ Zone	No	
3	Reference of obtaining activity clearance (wherever required)	N.A.	
4	Whether the above said credit decision falls under the powers of the sanctioning authority	Yes	
5	Whether the assessment of limits has been done as per the bank's guidelines	Yes	
6	Whether the account's health code, asset classification and credit rating with our bank as well as with other banks/ Finl. Instns. (Wherever applicable) has been properly taken into account for arriving at the above said credit decision	Yes	
7	Whether the latest financials, performance, ratios, funds invested outside business etc are satisfied upon	Yes	
8	Whether there is any comment/ qualification in the concern's latest auditor's report which causes concern	No	
9	Whether Terms & Conditions are complied with	Yes	
10	Whether there is any major adverse feature/ irregularity reported	No	
11	Whether documentation is in order and has been vetted as per the bank's extant guidelines	Yes	
12	Whether the assets/ securities charged to the bank are duly inspected/ verified and valued.	Yes	

Yours faithfully,

Senior Branch Manager

Encl: **a/a.**
Date: 24.04.2024

बैंक ऑफ़ बड़ौदा/Bank of Baroda R.P. Road, Sec'bad. आर.पी. रोड शाखा

Subject to the above and the following other observation, of the PSR authority, the PSR is noted

OTHER OBSERVATIONS, if any OF THE PSR Authority

Signature of the PSR Authority
Date:

*R. P. Road Branch, 7-2-583/589, Upper Ground Floor, Opposite Aple Lights, Near Bata ShowRoom, Rashtrapati Road, Secunderabad- 500 003 Telangana, INDIA
Phone No. 040-27717438, 27714255 email:dbrpro@bankofbaroda.com*

bob World | बैंक ऑफ़ बड़ौदा Bank of Baroda

Azadi Ka Amrit Mahotsav

Review

NOTE TO THE SENIOR BRANCH MANAGER, R P ROAD BRANCH, HYDERABAD METRO REGION

Observations of Sanctioning Authority
Sanctioned as recommended कृते बैंक ऑफ़ बड़ौदा For Bank of Baroda वरिष्ठ शाखा प्रबंधक / Senior Branch Manager आर.पि. रोड शाखा, सिकन्दराबाद. R.P. Road Br., Sec'bad.

Sir,

Name of the Account	Mr. Dodda Somraj and Mrs. Vadde Sailaja
Business Segment	Retail Lending- Staff Housing Loan
Branch	R P Road
Region	Hyderabad Metro Region
Zone	Hyderabad

Issue for consideration

To consider the following modification in the following credit facility sanctioned to Mr. Dodda Somraj and Mrs. Vadde Sailaja of Rs. 68.69 Lakhs on 23.05.2022 by Chief Manager, CPC-2, Hyderabad.

Paramter	Existing details	Proposed Details
To modify the property for which the Staff Housing loan was sanctioned	Residential Flat bearing apartment no. B-514, in fifth floor in the Multi storied Residential complex known as "Nilgiri Heights", Block-B in survey no: 27 situated at Pocharam Village, Ghatkesar Mandal, Medchal Malkajgiri Dist. Super built up area is 1450 Sq feet, carpet area is 967 Sq. feet, built up area is 1161 sq feet, common area is 289 sq feet and one car parking space 105 sq feet with an UDS of land admeasuring 43.61 sq feet and bounded by: North: Open to Sky South: Open to Sky East: 6'-6" wide corridor West: Open to Sky	Residential flat bearing no. 407 on the fourth floor in block no. 'A' admeasuring 1450 sft. Of super built up area (i.e., 1161 sft. Of built up area and 289 sft. Common are, carpet area 967 sft) together with proportionate undivided share of land to the extent of 43.61 sq. yds and reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27 Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri Dist. And bounded as under: North: Open to Sky- Corridor and Open to Sky South: Open to Sky East: Flat No. 411 and Open to Sky West: Flat No. 406 and Open to Sky

Account Details: (Amount in Lakhs)

Sr. No.	Facility	Existing Limit	Proposed Limit	Present o/s 24.02.2024	Overdues
1	Staff Housing Loan (66520600000981)	68.69	68.69	69.79	Nil

Conduct of the Account/Other Information:

1	Dealings and conduct of the account. Date of documents:	Satisfactory. 24.05.2022
2	Compliance of earlier terms and conditions Including creation of charge	Fully Complied.
3	Documentation: Whether verified by Legal Dept & Whether in order/ enforceable.	Yes

Brief Background:-

- The applicant, Mr. Dodda Somraj is a Senior Manager/MM III who is presently posted in ZIAD, Hyderabad Zone and his wife Mrs. Vadde Sailaja is a SWO-A who is presently posted in Boinpally Branch, Telangana North Region, Hyderabad Zone.
- Mr. Dodda Somraj and Mrs. Vadde Sailaja were sanctioned Staff Home Loan vide sanction dated 23.05.2022, sanctioned by Chief Manager, CPC-2, Hyderabad.
- Other than the current loan, Mr. Dodda Somraj has availed 1st staff housing loan previously for an amount of Rs. 47.60 Lacs out of his Staff Housing loan limit of Rs. 75.00 Lakhs and his wife Mrs. Vadde Sailaja has not availed staff housing loan previously, other than the current loan. Hence, both has availed a total limit of Rs. 116.29 Lakhs.
- The builder has provided a request for change of flat of applicants' from B Block Flat No. 514 to Flat No. 407 in A Block of Housing Project named as Nilgiri Heights, Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri Dist.
- As per the letter, the builder has informed that the construction has been halted for Building Block B of the project due to the low down in the market and the builder has stopped selling the flats in Block B from about a year ago and has further informed that the applicants' are the only customer for them who has currently booked a flat in Block B.
- Hence the builder has proposed for change of flat from Block B, flat no. 514 to Block A, Flat No. 407.
- As per the valuation report submitted by M/s. SSTR Engineers and Valuers dated 18.03.2024 and inspection done by Mr. G L Kaushik, EC No. 120753, Officer, R P Road Branch, the construction of the flat No. 407 in Block A is under construction and only tiles laying, doors, windows etc.

Proposed Property details:

All that the Residential flat bearing no. 407 on the fourth floor in block no. 'A' admeasuring 1450 sft. Of super built up area (i.e., 1161 sft. Of built up area and 289 sft. Common are, carpet area 967 sft) together with proportionate undivided share of land to the extent of 43.61 sq. yds and reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27 Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri Dist. And bounded as under:

North: Open to Sky- Corridor and Open to Sky
South: Open to Sky
East: Flat No. 411 and Open to Sky
West: Flat No. 406 and Open to Sky

Title clearance report/ legal opinion:

At the time of sanction, Legal Opinion was obtained from Mr. M J Prasad, our panel advocate, have cleared the title deeds from legal angle vide report dated 12.11.2021.
Now, fresh Legal Opinion was obtained from M/s. C Rama Kumari, our panel advocate, have cleared the title deeds from legal angle vide report dated 07.03.2024. As per his report, the proposed property is clear and enforceable under SARFAESI Act.

Project cost:

Value as per Sale agreement (a)	Rs. 63,59,000/-
Value as per Valuation report (b)	Rs. 72,75,000/-
Lower of (a) and (b)	Rs. 63,59,000/-
Registration & Stamp charges @7.5% of AOS	Rs. 4,76,925/-
GST 5% on AOS (since GST is not added in Sale price as per Agreement of sale we have considered the same in arriving project cost as per the request of the applicants)	Rs. 3,17,950/-
Total project cost	Rs. 71,53,875/-
Margin 10%	Rs. 7,15,387.50/-
Eligibility as per LTV	Rs. 64,38,487.50/-
Max eligible as per scheme guidelines	Rs. 1,35,00,000/-
Previous loan availed by staff other than the current loan(1st applicant)	Rs. 47,60,000/-
Previous loan availed by staff other than the current loan(1st applicant)	Rs. Nil
Limit available for current Housing Loan	Rs. 87,40,000/-

Amount sanctioned for the proposed loan............ Rs. 64,00,000/-
GCLI premium amount.................................... Rs. 4,69,000/-
Total limit sanctioned .... Rs. 68,69,000/-

Valuation report:

Description	Valuation for previous property	Valuation for proposed property
Valuer Name	M/s. N Usha Kiran	M/s. SSTR Engineers and Valuers
Date of Valuation	10.05.2022	18.03.2024
Market Value	Rs. 63,72,000/-	Rs. 72,75,000/-
Realizable Value	Rs. 57,35,000/-	Rs. 65,47,500/-
Distress Value	Rs. 54,16,000/-	Rs. 58,20,000/-

As per the valuation reports, the security coverage of the existing property with realizable value is 0.92 times and the security coverage for the proposed property with realizable value is 1.05 times.

Mortgage Registration Details:

S.No	Account	Registration of Mortgage with SRO
1	Baroda Housing Loan	The property was under TPA dated 24.05.2022. We will be obtaining fresh TPA for the proposed property at the time of execution of fresh documents.

CERSAI& Vetting Details:

S.No	Account	Cersai Asset ID	Vetting
2	Baroda Housing Loan	**Existing property:** Asset Id- 200054778717. Security Id- 400054631825. **Proposed property:** CERSAI search has been made on 24.04.2024 vide reference no. no matches are found for the proposed property. We ensure particulars of mortgages created by way of deposit of title deeds will be registered with the Central Registry as per circular BCC:BR:113:387 dated 01.07.2021 and BCC:BR:116:34 dated 09.01.2024.	Dated 01.06.2022 by Mr. Mannava Sravan Kumar, Our panel advocate.

Insurance Details:

Sno.	Facility	Insurance details
1	Baroda Housing Loan	Property is under construction

Legal Audit: NA
CRILC report: NA
RBIA Comments as per ZIAD dated 30.06.2023: NIL
Credit Audit: NA

Security inspection:
The Inspection of the proposed property has been carried out on 15.03.2024 by the officer, Mr. G L Kaushik, EC NO. 120753, R P Road Branch & satisfactory report kept on record.

CIBIL Score: CIBIL Scores of the Applicants as per CIBIL Reports dated 24.04.2024 are as follows.

Applicant/ Co-applicant	Credit vision Score	Remarks
Mr. Dodda Somraj	745	As per CIBIL report dated 24.04.2024, the applicant has a total of 20 active credit facilities out of which, 1. One Home Loan of Rs. 68.69 Lakhs and o/s. of Rs. 25.62 Lakhs for which the proposed modification is being submitted. 2. One Personal Loan with PSU with o/s. Rs. 2,08,081/-.

बैंक ऑफ़ बड़ौदा/Bank of Baroda R.P. Road Br. आर.पि.रोड शाखा

		3. Another HL which is his 1st staff Home Loan with o/s. Rs. 49.48 Lakhs. 4. One Overdraft of Rs. 8.00 Lakhs which is Staff OD. 5. One Topup Loan of o/s. Rs. 5.21 Lakhs. 6. Remaining 14 are credit cards with utilization within the limits.
Mrs. Vadde Sailaja	804	As per CIBIL report dated 24.04.2024, the co-applicant has a total of 3 active credit facilities out of which, 1. One Home Loan of Rs. 68.69 Lakhs and o/s. of Rs. 25.62 Lakhs for which the proposed modification is being submitted. 2. One Personal Loan with PSU with o/s. Rs. 2,06,904/-. 3. One Overdraft of Rs. 3.00 Lakhs which is Staff OD.

Repayment Period:

Total installments as per original sanction is 360 months with 252 months repayment period including 18 months moratorium. i.e., principal repayable in Rs. 27,257/- for 251 months and Rs. 27,493/- for 252nd month with 18 month moratorium and interest will be recovered in -90- equal installments after the principal is repaid in full. (Repayment is calculated upto the age of -75- years and subject to the review of account at the time of retirement to ascertain the repayment capacity as per circular no. HO:BR:110/150 dated 18.08.2018, HO:BR:111/88 dated 06.04.2019 and HO:BR:111/297 dated 15.10.2019)

Now, an amount of Rs. 24,51,850/- has been disbursed on 30.05.2022 and no further disbursement was done since and 18 months moratorium has been completed on 29.10.2023 and EMI has started from 29.11.2023. Remaining and proposed period is 337 months out of which 247 months repayable in principal and 90 months in interest.

Insurance of the property:

Borrower would obtain comprehensive insurance cover of the proposed property for adequate amount with Bank clause for the entire loan period and cost of premium would be bourne by borrower.

Recommendations:

In view of the above, we recommend for modification in the credit facility and considering the modification of account as proposed under "Issue for Consideration" subject to the terms and conditions as per original sanction except the modification mentioned in "issue for consideration".

Submitted for Consideration.

(G L Kaushik)
Officer-Credit
Hyderabad Metro Region
Date: 24.04.2024
R P Road Branch
Secunderabad

बैंक ऑफ़ बड़ौदा Bank of Baroda R.P. Road Br, Sec'bad आर.पि.रोड शाखा

ANNEXURE-D

Terms and conditions:
A/c - Mr. Somraj Dodda and Mrs. Vadde Sailaja

Name of Applicant	Mr. Somraj Dodda
Name of Co-applicant	Mrs. Vadde Sailaja
Branch/Office	**R P Road Branch (DBRPRO), Hyderabad Metro Region**
Facility	Staff Housing Loan
Limit	Rs. 68,69,000/- (Staff Housing Loa: Rs. 64,00,000/- and GCLI premium of Rs. 4,69,000/-
Purpose	Purchase of flat under construction
Margin	10.53% (excl GCLI)
Rate of Interest	**5.50% per annum Simple Interest upto Rs. 40.00 Lacs** **6.00% per annum Simple Interest above Rs. 40.00 Lacs**
Processing Charges	Nil
Period	337 months
Security	Equitable mortgage of all that the Residential flat bearing no. 407 on the fourth floor in block no. 'A' admeasuring 1450 sft. Of super built up area (i.e., 1161 sft. Of built up area and 289 sft. Common are, carpet area 967 sft) together with proportionate undivided share of land to the extent of 43.61 sq. yds and reserved parking space for single car in the basement admeasuring about 105 sft in the Housing Project named as Nilgiri Heights, forming part of Sy. No. 27 Pocharam Village, Ghatkesar Mandal, Medchal-Malkajgiri Dist. And bounded as under: North : Cart Way South : Land in Sy. No:27 East : Land in SY No: 27 West : Road **Flat boundaries:** North : Open to Sky- Corridor and Open to Sky South : Open to Sky East : Flat No. 411 and Open to Sky West : Flat No. 406 and Open to Sky
Repayment Schedule	Total installments as per original sanction is 360 months with 252 months repayment period including 18 months moratorium. i.e., principal repayable in Rs. 27,257/- for 251 months and Rs. 27,493/- for 252nd month with 18 month moratorium and interest will be recovered in -90- equal installments after the principal is repaid in full. (Repayment is calculated upto the age of -75- years and subject to the review of account at the time of retirement to ascertain the repayment capacity as per circular no. HO:BR:110/150 dated 18.08.2018, HO:BR:111/88 dated 06.04.2019 and HO:BR:111/297 dated 15.10.2019) Now, an amount of Rs. 24,51,850/- has been disbursed on 30.05.2022 and no further disbursement was done since and 18 months moratorium has been completed on 29.10.2023 and EMI has started from 29.11.2023. Remaining and proposed period is 337 months out of which 247 months repayable in principal and 90 months in interest.
Disbursement Mode	As per original sanction dated 23.05.2022.
Documents	Documents to be executed: • Attestation Memo • Tripartite Agreement • Term Loan agreement (LDOC 144C) • Letter of installment of acceleration clause (LDOC 57) • Memorandum for deposit of Title Deed for creation of Equitable Mortgage (LDOC 90A) • Declaration in matter of mortgage by deposit of title deeds in respect of immovable (LDOC 90C) • Letter of Confirmation of mortgage (LDOC 90D) • Undertaking to create Mortgage (LDOC 106C)

Other Terms and Conditions: All the terms and conditions as per the sanction dated 23.05.2022 are applicable.