

LETTER OF SANCTION TO THE BORROWER**Ref: ADV/** Retail-00002748675-LMS**Place:** MG ROAD, SECUNDERABAD**Date:** 09-09-2024

To,
MR. MEKALA JOHNSON WESLEY
& MRS. JEDDIGA MONICA
18-132, ROAD NO 3, , HANUMANPETA ,
MALKAJGIRI , HYDERABAD, TELANGANA ,
HANUMANPETA EXTN ,
MALKAJGIRI ,
HYDERABAD , K.V.RANGAREDDY
TELANGANA - INDIA . 500047

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda Home Loan of Rs. **30,00,000.00/-**

With reference to your application dated 17-08-2024, 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. 33,99,000.00
LIMIT REQUESTED	: Rs. 30,00,000.00/-
PERMISSIBLE LIMIT	: Rs. 30,00,000.00/-
Insurance Company :	NA
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	NA
ACTUAL MARGIN :	<u>11.74 %</u>
	Applicable Rate of Interest is 8.60% , per annum , which is a sum of RBI Repo Rate : 6.50 % (at present), Mark Up of : 2.65 % (at present), Credit spread of -0.60% (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.
RATE OF INTEREST	
TOTAL PERIOD	: <u>300</u> months
MORATORIUM	: 0

REPAYBLE IN

EMI

COMMENCING FROM

Installment Commencement Date(DD
/MM/YYYY)

PROCESSING CHARGES

UPFRONT CHARGES

DEVIATION CHARGES

:300 months by Equated Monthly Installment Payment

:Rs. 24,359.00/-

:

: 10-10-2024

: Rs. 0.00/-

:Rs. 4,130.00 /-

:Rs. 0.00 /-

: 1. Sanction letter incorporating all sanction terms be issued in favour of applicants and acknowledgment having agreed to all terms by the applicant to be obtained and held on record. -----

2. Disbursement to be made as per the schedule of sale agreement recovering the applicable margin from the borrower and conduct of satisfactory site inspection. -----

3. Rs. 30,00,000/- to be released stage wise as per the stage of construction and including margin of the Customer, directly to the dealer/Seller/Contractor by issuing a DD/BC inscribing the purpose of disbursement subject to compliance of terms and; as per agreement Subject to compliance of terms and; as per agreement.-----

4. Branch to obtain all the documents which are mentioned in legal report and comply the same before disbursement. -----

5. Execution of the documents by all the parties concerned and stamped undertaking to create equitable mortgage of the property. And create equitable mortgage immediately after registered of sale deed. -----

6. Branch to comply all the legal report and take all the documents which is mentioned in legal report before disbursement. -----

7. Vetting of all documents and rectification of discrepancies if any. -----

8. After registration of sale deed, Branch to create mortgage in banks favour, registration of mortgage with concerned SRO office, vetting of documents from panel advocate, CERSAI charge needs to be noted and supplementary legal opinion to be obtained. -----

9. LDOC 90(C) document should be notarized and kept on record. -----

10. Banks charge needs to be noted with Central Registry. -----

11. Branch to comply the guidelines mentioned in BCC Cir. No BCC/BR/112/414 dated 14.07.2020 to ensure due diligence of seller / owner at the time of creation of mortgage. -----

12. Branch has to obtain upto date EC and ensure that there is no Encumbrance before disbursement. -----

13. Branch has to execute Tripartite agreement (TPA) before disbursement. -----

14. Branch has to comply the sanctioned guidelines of Project Approval letter dt: 30.11.2021 given by Telangana North Region. -----

15. As per circular No. BCC: BR: 112/449 dated 30.07.2020 at the time of disbursement RERA site to be visited by the branch to ensure that there is no adverse observation/ penalty/violation in respect of the project/ builder. -----

16. Branch to ensure the property is mutated in the name of the Borrower/s after registration of Sale deed and a copy to be kept on record. -----

17. All

DISBURSEMENT

documents including the E.M. are to be vetted by our panel advocate. 18. Property should be adequately insured. 19. Branch to obtain processing fees as per circular BCC:BR:116:293 dated 14.05.2024. In case of drastic reduction in Repo, our Rate of interest with the concession may go below sustainable ROI. Bank may withdraw concession in ROI with 1 month prior notice if Repo Rate reduces by 50 basis points or more from current Repo Rate and acknowledgement of the borrower to be obtained by the branch. Festival concession in rate of interest and processing charges is applicable as per Circular BCC: BR: 116:293, dt: 14.05.2024

RISK RATING

INTERNAL RATING SCORE : 111

INTERNAL RATING GRADE : HL-6

CIBIL BUREAU SCORES:

CIBIL BUREAU SCORE OF APPLICANT :785

CIBIL BUREAU SCORE OF COAPPLICANT :726

AVERAGE CIBIL SCORE :785

Details of Securities offered:**PRIMARY RESIDENTIAL FLAT****Details of Securities offered**

Equitable Mortgage, of RESIDENTIAL FLAT, bearing Survey Number ., located at Plot No. -, / Flat No 410 , Door No/House -, Nearest Door -, adm. land Sq Feet, Build up Area 800 , Carpet Area 544, which is situated at FOURTH FLOOR,BLOCK A, BLOOMDALE RESIDENCY,AT GENOME VALLEY, FORMONG PART SURVEY NO 31,MURAHARIPALLY VILLAGE and; UNDER YADARAM GRAMPANCHAYATH , SHAMIRPET MANDAL,MEDCHAL-MALKAJGIRI DISTRICT, TELANGANA STATE,NA,-, City Yadaram, District K.V. RANGAREDDY, State/Region TELANGANA,CountryINDIA,-, PINCode-,belonging toMRS JEDDIGA MONICA and; MR MEKALA JOHNSON WESLEY , Boundary Description East : 5 WIDE CORRIDOR and; OPEN TO SKY ,West : OPEN TO SKY ,North : FLAT NO 411 and; OPEN TO SKY ,South : FLAT NO 409 and; OPEN TO SKY

SECURITY DOCUMENTS:

1. Attendance Sheet
2. ECS Mandate
3. LDOC 1 Attestation Memo

4. LDOC 144 C Loan Agreement
5. LDOC 57 Letter of instalment with acceleration clause
6. LDOC 90 (A) Memorandum of Entry (in case of mortgage of Individuals Property)
7. LDOC 90 (C) Declaration in the matter of mortgage by deposit of title deeds in respect of immovables
8. LDOC 90 (D) Letter of confirmation of mortgage
9. LETTER OF UNDERTAKING for Post Dated Cheques
10. Sanction Letter
11. 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. Since the applicant/s have given their Power of Attorney to execute the documents on their behalf, he/she/they have to ratify the same by signing the loan documents on their first next visit to India but within one year from the date of execution of the documents by the Genertal Power of Attorney holder. But, till then, they have to ratify the execution of the documents and charging the security by the GPA holder by confirming in writing that the GPA was in force and effect and not withheld /withdrawn/cancelled as on the date of execution of the documents.
9. 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
10. The Bank will have the right to inspect the borrowerandapos;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.
11. Borrower to create and register Equitable Mortgage by deposit of title deeds in favour of our Bank and ensure that Bankandapos;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.