

LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00002824334-LMS

Place: MG ROAD, SECUNDERABAD
Date: 19-09-2024

To,
MR. GUDIPATI UDAY KUMAR REDDY
& MRS. BOJJAM PRIYANKA
FLAT NO 404, 4TH FLOOR, MORNING GLORY
APARTMENTS,
MURAHARIPALLY, MEDCHAL-MALKAJGIRI,,
NA,
TIRUMALAGIRI,
TIRUMALAGIRI, HYDERABAD
TELANGANA - INDIA . 500078

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 12-09-2024, 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. 34,39,000.00
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>12.77</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>342</u> months

MORATORIUM
REPAYBLE IN
EMI
COMMENCING FROM
Installment Commencement Date(DD /MM/YYYY)
PROCESSING CHARGES
UPFRONT CHARGES
DEVIATION CHARGES

:0

:342 months by Equated Monthly Installment Payment

:Rs. 23,548.00/-

: 10/10/2024

: 10-10-2024

: Rs. 0.00/-

:Rs. 4,130.00 /-

:Rs. 0.00 /-

:1. Sanction Letter incorporating all terms and conditions in favour of applicant(s) to be issued and acknowledgement of applicant(s) to be obtained having agreed to all terms and conditions to be obtained and held on record. ----- 2. Branch to disburse loan amount towards purchase of flat directly to the seller through DD/BC or RTGS/NEFT by mentioning the name of the seller, after providing the margin.--- 3. End use of fund to be verified by branch by conducting inspection. ----- 4. Branch to ensure that margin money (if any) is routed through customer accounts only. -- 5. Branch to obtain undertaking for creation of Mortgage before disbursement of loan.---- 6. After receiving original documents, branch to complete creation of mortgage in banks favour, registration of mortgage with concerned SRO office and in CERSAI portal. ----- 7. Branch to obtain property tax mutation in the name of the applicant after disbursement.--- 8. Branch to complete vetting of documents by our panel advocate. ----- 9. Branch has to follow the Legal Scrutiny report meticulously and obtain all the original documents mentioned in the Legal Opinion and verify the same. Branch ensure to notarize LDOC 90(C). LDOC 90 C to be signed in front of Notary Public and notarized during creation of mortgage ----- 10. Property should be adequately insured. ----- 11. Branch to obtain CERSAI Search report before disbursement and satisfy up on.----- 12. 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. ----- 13. Branch to ensure to obtain seller KYC and satisfy upon before disbursement. 14. Branch to ensure that before disbursement of loan obtain the NOC from BAJAJ HOME FINANCE LTD

DISBURSEMENT
RISK RATING
INTERNAL RATING SCORE
INTERNAL RATING GRADE
CIBIL BUREAU SCORES:
CIBIL BUREAU SCORE OF

: 110

: HL-7

APPLICANT	:792
CIBIL BUREAU SCORE OF	
COAPPLICANT	:755
AVERAGE CIBIL SCORE	:792

Details of Securities offered:

PRIMARY RESIDENTIAL FLAT

Details of Securities offered

Equitable Mortgage, of RESIDENTIAL FLAT, bearing Survey Number 31 MURAHARIPALLY VILLAGE, located at Plot No. - , / Flat No 210, Door No/House -, Nearest Door -, adm. land Sq Feet, Build up Area 800, Carpet Area 544, which is situated at SECOND FLOOR, BLOCK NO A, BLOOMDALE RESIDENCY, AT GENOME VALLEY, MURAHARIPALLY VILLAGE and; UNDER YADARAM GRAMPANCHAYATH, SHAMIRPET MANDAL, MEDHICAL-MALKAJGIRI DISTRICT, TELANGANA STATE, NA, Corporation, City Yadaram, District K.V. RANGAREDDY, State/Region TELANGANA, Country INDIA, -, PIN Code -, belonging to MR UDAY KUMAR REDDY GUDIPATI, MRS BOJJAM PRIYANKA, Boundary Description East : 5 WIDE CORRIDOR and; OPEN TO SKY, West : OPEN TO SKY, North : FLAT NO 211 and; OPEN TO SKY, South : FLAT NO 209 and; OPEN TO SKY

SECURITY DOCUMENTS:

1. Attendance Sheet
2. Credit Appraisal Note Final
3. ECS Mandate
4. HL TRIPARTITE AGREEMENT
5. LDOC 1 Attestation Memo
6. LDOC 144 C Loan Agreement
7. LDOC 57 Letter of instalment with acceleration clause
8. LDOC 90 (A) Memorandum of Entry (in case of mortgage of Individuals Property)
9. LDOC 90 (C) Declaration in the matter of mortgage by deposit of title deeds in respect of immovables
10. LDOC 90 (D) Letter of confirmation of mortgage
11. LETTER OF UNDERTAKING for Post Dated Cheques
12. Sanction Letter
13. Welcome Letter

Terms & Conditions :