

LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00002776786-LMS

Place: MG ROAD, SECUNDERABAD

Date: 06-09-2024

To,
MRS. PARUCHURU JYOTSHNA SRI
& MR. GUDIPUDI SRI KRISHNA CHAITANYA
PLOT NO 236, 3RD FLOOR , ROAD NO 2A ,
CG EMPLOYEES COLONY , MAYURI NAGAR ,
CG EMPLOYEES COLONY ,
SERILINGAMPALLY ,
MIYAPUR , K.V.RANGAREDDY
TELANGANA - INDIA . 500049

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda Home Loan of Rs. **65,00,000.00/-**

With reference to your application dated 30-08-2024, 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. 82,00,000.00
LIMIT REQUESTED	: Rs. 65,00,000.00/-
PERMISSIBLE LIMIT	: Rs. 65,00,000.00/-
Insurance Company :	NA
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	NA
ACTUAL MARGIN :	<u>14.03</u> %
	Applicable Rate of Interest is 8.95% , per annum , which is a sum of RBI Repo Rate : 6.50 % (at present), Mark Up of : 2.65 % (at present), Credit spread of -0.25% (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>354</u> months
MORATORIUM	: 0

REPAYABLE IN

EMI

COMMENCING FROM

Installment Commencement Date(DD
/MM/YYYY)

PROCESSING CHARGES

UPFRONT CHARGES

DEVIATION CHARGES

:354 months by Equated Monthly Installment Payment

:Rs. 52,243.00/-

:

: 10-10-2024

: Rs. 0.00/-

:Rs. 11,800.00 /-

:Rs. 0.00 /-

: STAMPED TRIPARTITE(TPA) agreement to be executed between Vendor, Applicant and Branch as per our bank format before disbursement of the loan. Branch should ensure to obtain NOC from TATA Capital Financial Services Ltd before disbursement of loan. 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 and held on record. Branch may disburse the loan amount as per sanction limit against the Demand raised by the Vendor and as per agreement of sale and stagewise payment by way of BC/DD to vendors M/s Modi Realty Pocharam LLP represented by its Designated Partner Mr. B.Anand Kumar after conducting pre-disbursement inspection of the property and vetting of loan documents. Branch to ensure compliance of: - 1. Branch has to ensure to seller guidelines of the bank to be completed and verify seller KYC and satisfy upon before disbursement of the loan or at the time of Registration. 2. Disbursement of Rs.65 Lacks to be released stagewise as per progress of construction and as per demand raised by vendor after conducting predisbursement inspection of the proposed flat by way of BC/DD to vendor M/s Modi Realty Pocharam LLP represented by its Designated Partner Mr.B.Anand Kumar after predisbursement inspection at each stage of disbursement and to be disbursed stagewise to applicant who will complete proposed interior works as per estimation report given by valuer after inspection of works as per estimation report of valuer and after verifying the receipts and the works done as per estimation report given by valuer,. Branch also need to verify the estimation copy before disbursement of the loan. Branch to ensure immediate registration of sale deed in favour of the applicants Mrs.Paruchuru Jyothshna Sri and Mr. Gudipudi Sri Krishna Chaitanya and complete creation of equitable mortgage and MODTD in favour of our Bank immediately after completion of construction of proposed residential flat. Branch has to ensure equitable mortgage and MODTD is created in favour of our bank immediately after completion of construction of proposed residential flat. 3. Before disbursement branch to also ensure: (a). Pre disbursement inspection of the property is conducted. (b). Details of the property are to be mentioned on the reverse of the Bankers cheque. (c). Borrowers and Branch have to satisfy about the legal status of the property on the date of registration.

DISBURSEMENT

(d). Up to date EC and broken period EC to be obtained and ensure that there is no encumbrance before disbursement and satisfy upon. (e). Branch to obtain all the documents which is mentioned in legal report before disbursement. 4. Branch has to obtain Occupancy certificate and to be kept in record. Branch has to ensure proper proof of margin before disbursement. Branch has to ensure that proposed flat is not mortgaged before disbursement of the loan. 5. 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 before release of the limit and should also prepare Pre-mortgage Checklist 6. Supplementary legal opinion needs to be obtained after the mutation of the property and after verifying the certified copy of the sale deed in the name of the applicant. Supplementary legal opinion needs to be obtained after verifying original documents and satisfy upon before disbursement of the loan and creation of MODTD in favour of our bank before disbursement of the loan. 7. Branch to obtain advance paid receipts along with statement from the applicant clearly showing advance paid details to the vendor and also obtain vendor ac statement and crosscheck before disbursement of the loan. 8. After receiving original documents, Branch to complete vetting of documents by our panel advocate before disbursement of the loan. Branch to ensure compliance of Execution of loan documents including stamped undertaking for creation of mortgage before disbursement of the loan. 9. Concerned SRO noting, CERSAI noting needs to be done with in the specified time limit as per our bank guidelines. LDOC 90 C to be notarised during creation of mortgage. 10. Branch has to ensure before accepting any property as a security, to conduct search through CERSAI portal so as to ascertain existence of any charge over the said property and to be ensured that the property is free from any encumbrance. Branch to conduct search in CERSAI portal and confirm there are no prior charges on the subject property. Details of proposed property to be verified by the Branch from CERSAI portal search to be done and to ensure no asset match the search. Branch to ensure to create our charge immediately after creation/execution of equitable mortgage in CERSAI portal after disbursement as per Banks extant guidelines. Branch to follow the guidelines as mentioned in circular BCC:BR:110:268 Dated 25.05.2018 and BCC:BR:111:308 Dated 29.06.2019 regarding CERSAI Guidelines or any other circular regarding the CERSAI guidelines issued during the tenure of Home Loan. Branch to Obtain Latest/Broken Period EC and satisfy upon. 11. Branch to obtain all the documents which is mentioned in legal report (TCR) and comply. Branch to ensure that all the original documents advised in the TCR are available in original with the branch and verify the same and satisfy upon before disbursement of the loan. 12. Branch to obtain Latest EC from 01.08.2024 to