

LETTER OF SANCTION TO THE BORROWER

Ref: ADV/ Retail-00003328016-LMS

Place: MG ROAD, SECUNDERABAD
Date: 27-05-2025

To,
MR. KONTHAM NARENDER
H NO 8-4-370/266, , RAJ NAGAR ,
BORABANDA, HYDERABAD , TELANGANA ,
RAJ NAGAR ,
AMEERPET ,
AMEERPET , HYDERABAD
TELANGANA - INDIA . 500018

Dear Sir / Madam,

RE: Your request for Baroda Home Loan - Baroda Home Loan of Rs. 52,50,000.00/-

With reference to your application dated 06-05-2025, 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. 73,12,000.00
LIMIT REQUESTED	:Rs. 52,50,000.00/-
PERMISSIBLE LIMIT	:Rs. 52,50,000.00/-
Insurance Company :	NA
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	NA
ACTUAL MARGIN :	<u>29.05 %</u> Applicable Rate of Interest is 8.15% , per annum , which is a sum of RBI Repo Rate : 6.00 % (at present), Mark Up of : 2.65 % (at present), Strategic Premium 0.00 % (at present), Credit spread of -0.55% (at present) , and Risk Premium of 0.05 % (at present), Concession in Rate of Interest 0.00 % 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>350</u> months

RISK RATING

INTERNAL RATING SCORE	: 112
INTERNAL RATING GRADE	: HL-6
CIBIL BUREAU SCORES:	
CIBIL BUREAU SCORE OF APPLICANT	: 753
AVERAGE CIBIL SCORE	: 753

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 -, Door No/House -, Nearest Door -, adm. land Sq Feet, Build up Area 1054 , Carpet Area 940, which is situated at ALL THAT THE PORTION FORMING A DELUXE FLAT BEARING NO 105 ON THE FIRST FLOOR IN BLOCK A,ADM 1325 SFT OF SUPER BUILT UP AREA (IE 1054SFT OF BUILT UP AREA and; 271 SFT., COMMON AREA,CARPET AREA 940 SFT) TOGETHER WITH PROPORTIONATE UNDIVIDED SHARE OF LAND TO THE EXTENT OF 39.85 SQYDS AND RESERVED PARKING SPACE FOR SINGLE CAR IN THE BASEMENT ADM 105 SFT IN THE HOUSING PROJECT NAMED AS NILGIRI HEIGHTS ,FORMING PART OF SY NO 27, POCHARAM (V),GHATKESAR MANDAL,MEDCHAL-MALKAJGIRI DISTRICT,TELANGANA STATE ,NA,-, City Pocharam, District K.V.RANGAREDDY, State/Region TELANGANA,CountryINDIA,PINCode501506,belonging toMR KONTHAM NARENDER, Boundary Description East : FLAT NO 106 and; OPEN TO SKY , West : CORRIDOR and; OPEN TO SKY ,North : OPEN TO SKY- CORRIDOR and; OPEN TO SKY ,South : OPEN TO SKY

SECURITY DOCUMENTS:

1. Attendance Sheet
2. Credit Appraisal Note Final
3. ECS Mandate
4. HL_TRIPARTITE AGREEMENT
5. Key Facts Statement
6. LDOC 1 Attestation Memo
7. LDOC 144 C 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)

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 charges as applicable for commercial borrowings from time to time may be recovered from the borrower till Bankandapos;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 residual 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.

35. The borrower to address a letter to the Bank / HFC from whom finance have been availed stating that the Bank / HFC will deliver the title deeds to our bank upon receipt of the loan amount.
36. 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.
37. 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.
38. Salary / Other employee benefits will be credited to BOB Salary A/c
39. Salary Account will not be changed without Banks consent
40. Borrower to submit the Income Certificate duly issued by Competent Authority within 45 days from the date of sanction. If he/she fails to submit the aforementioned certificate within the stipulated timeline to Bank, Bank shall not be in any way responsible/obligated for any subsidy claim by borrower or any persons
41. In case of drastic reduction in Repo by 0.50% or more from current rate, concession in ROI to be withdrawn with one month prior notice.
42. Please note that after full repayment/settlement of the loan account, Bank shall release Original movable/immovable property documents deposited with the Bank and remove charges registered with any registry within a period of -30- days. Please note that after full repayment/settlement of the loan account the Borrower/s and; Mortgagor/s will have to collect all the original movable/immovable property documents from loan account parking Branch/Branch where property mortgaged within -30- days from the date of full repayment/settlement after which the Bank shall not be liable for any damage/loss/compensation for the same.
43. I give my consent to download my/our KYC records from The Central KYC Registry (CKYCR) only for the purpose of verification of my identity and address from the database of CKYCR Registry
44. I/We Understand that my KYC record includes my/our KYC Records/Personal Information such as my/our name, address, Date of Birth /Date of Incorporation, PAN number etc
45. I/We agree that my/our personal KYC details may be shared with Central KYC Registry or any other competent authority. I/We hereby consent to receive information from the Bank of Baroda/ Central KYC Registry or any other competent authority through SMS/ e-mail on my registered mobile number/e -mail address. I also agree that the non-receipt of any such SMS/ e-mail shall not make the Bank liable for any loss or damage whatsoever in nature.

Conditions for Reset of EMI on account of Rate of Interest Revision (If applicable)

- e) Rate applicable at the time of switching from floating rate to fixed rate will remain fixed for -3- years.
- f) Under fixed rate regime, ROI will be reset after -3- years based on the then CIBIL score and applicable spread thereon.
- g) If borrower wants to convert his Home Loan in fixed ROI, then his other loan for which ROI is linked to the existing Home Loan account (i.e. Top up Loan, and Suvidha Personal Loan) will also be converted into Fixed ROI.
- h) Lock-in-period for fixed rate loan will be -3- years i.e. borrower can switch to floating rate only after expiry of lock-in-period.
- i) If customer requests for switchover from fixed to floating, undertaking will be obtained that he / she will not takeover the account to other bank within next 12 months.

In view of above, due to reset of EMI-

- a) Loan period of the borrower may increase subject availability of the room for elongation of the period.
- b) As a consequence of elongation of loan tenor, GCLI cover obtained, if any, may not be available for extended period.
- c) Further, Fixed Rate comes with different stipulation w.r.t. reset of interest rate, charges etc.

Terms and Conditions - Penal Charges

For Borrowers -

S.No	Nature of Non-Compliance	Quantum of Penal Charges	
		Sanction Amount	Penal Charges
1	Delayed payment of dues including Principal Interest, Service charges etc. in case of Priority Sector Loans	Up-to Rs.25000/-	NIL
		Above Rs.25000/- and up to Rs.2.00 Lakhs	1% p.a. on the amount of default.
		Above Rs.2 Lakhs	2% p.a. on the amount of default.
2	Delayed payment of dues including Principal Interest, Service charges etc. in case of other than Priority Sector Loans.	Sanction Amount	Penal Charges
		Up-to Rs.10000/-	NIL
		Above Rs. 10000/-	2% p.a. on the amount of default.
		Loan/ Limit (FB+NFB)	Amount of charges
		Not exceeding Rs.10 Lakhs	NIL

- If penal charges remain uncollected in respect of Non-Performing Asset (NPA) accounts, penal charges shall be reversed to the extent it remains uncollected for the specific purpose of non-recognition of income. However, the same shall be part of the total liability of the borrower to the Bank
- Penal charges shall not exceed 2% of the outstanding balance of credit facilities of borrower, irrespective of the number of non-compliance instances.
- Additional penal charges cannot be levied on the earlier outstanding amount of penal charges.
- There shall be no capitalization of penal charges i.e. no further interest shall be computed on such charges. However, this will not affect the normal procedures for compounding of interest in the loan account. Bank may charge interest on unpaid interest (including on unpaid EMI) at the contracted Rate of Interest till the date of repayment.

Justification for Sanction:

Branch is advised to adhere KYC norms related to opening of loan account and verifying the true borrowers as per photograph affixed on the loan application as per Circular No. BCC: RB: 99:85 dated 13.01.2007. Branch to follow all the conditions mentioned in the Legal Opinion Report as part of compliance. Branch to ensure compliance of guidelines mentioned in Home Loan Master Circular BCC: BR:113/355 dated 21.06.2021. ECS Mandate as per extant guidelines to be obtained. Latest Inspection of the property to be done before disbursement and copy to be held on record along with photograph. Branch to obtain EC for the broken period and ensure the property is free from all encumbrances and obtain certified copy of the Sale deed, MODTD executed in favor of our bank. Branch to ensure that property charged to our Bank is adequately insured with Bank clause. Branch to ensure that all the statutory approvals are in place with respect to property. Loan to be released after collecting margin from the customer. Branch has to ensure that there are no direct or indirect liabilities, claims, encumbrances or litigation pending and that the subject property is free from all charges before disbursement. Branch to explore the possibility of opening of Applicant Salary Account with our Bank on best effort basis. CERSAI charge to be created/extended and Asset ID to be noted. Branch to create registered equitable mortgage in favor of our Bank and ensure noting of our charges in SRO Page 17 of 18 /CERSAI. After creation of mortgage, branch must obtain supplementary legal opinion and arrange for verification of original title deeds /security documents through panel advocate. Branch to obtain periodical Property Tax receipts. In case the flat is rented out in future, rent should be credited to the SB account of the borrower with us. Branch to ensure the continuity of the applicants employment and regular source of income for intervene period. Branch to ensure that all guidelines of Baroda Home Loan are satisfied. Based on the satisfactory reports of the inspecting officer, panel valuer, panel advocate, value of the security and repaying capacity of the applicant, we recommended to sanction Rs.52.50 lakhs for 350 months, to Mr KONTHAM NARENDER S/o MR KONTHAM VEERA SWAMY, under Baroda Home Loan for purchase of flat with aforesaid terms and conditions mentioned in the appraisal/loan details.

यह सुविधा आपको वार्षिक समीक्षा के अधीन 350 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.