TELANGANA GRAMEENA BANK
GAJULARAMRAM BRANCH-HUB

Lr.No.HUB/SMDP/2020-21/84 Date: 28.12.2020

The Branch Manager,
Telangana Grameena Bank,
Turkapally Branch.

SANCTION ADVICE- HOUSING LOAN TO
Sri PULABOINA ASHOK S/O Sri PULABOINA CHANDRAIAH

With reference to your proposal, we have to advise that we have sanctioned loan limit of **Rs.15,00,000/- (Rupees Fifteen Lakhs only)** on the following terms and conditions.

. Name of the Applicants	:	Sri Pulaboina Ashok s/o Pulaboina Chandraiah DoB: 28.12.1990, Age: 30 Years
Present Address	:	HNo.1-52/4, Mulugu Mandalam,Thuniki bollaram, Medak District, Telangana -502279
Purpose	:	HOUSING LOAN – Purchase of Flat
2. Scheme Outlay	:	Rs. 22,40,000/-
Borrower's Margin	:	Rs. 7,40,000/- (33%)
Bank's finance	:	Rs. 15,00,000/- (67%)
3. Rate of Interest	:	7.75% p.a. (Floating).
4. Repayment	:	360 Months 360 EMI of each Rs.11,000/-. The other charges should be collected as and when applied. Repayment Starts from 01.02.2021.
5. Security	:	Equitable Mortgage of Flat No.401, Plinth area 800 Sft including common area , 4th Floor in Building Named "Morning Glory", one car parking area 100 Sft with 37.50 UDS on Plot Nos.22/P, 23, 24, 35, 36 & 37 in SurveyNos.1,16, 17&19/1, Muraharipally, Yadaram Grampanchayath, Shamirpet Mandal, Medchal-Malkajgiri District with fair market value of Rs.22,40,000/- (After completion of house). BOUNDARIES of the Flat : NORTH : Open to sky. SOUTH : Open to sky. EAST : 5" wide corridor. WEST : Open to sky. BOUNDARIES of the Entire Building : NORTH : 40' Wide Road. SOUTH : Plot Nos.22/Part & 37/Part. EAST : 30' Wide Road. WEST : 30' Wide Road
6. Disbursement	:	The loan will be disbursed only on the following conditions: a. All the security documents prescribed have been executed by applicants. b. Branch should obtain signature on ANNEXURE-J from the applicant before disbursing the loan. c. Branch should disburse the loan amount along with borrower margin to the vendor as per the disbursement schedule in agreement of sale. d. Ensure sale deed in favour of the applicant as per sale agreement. e. Branch should create equitable mortgage by depositing the documents as per legal opinion. The memorandum relating to Deposit of title deeds deposited at notified centers for creation of equitable mortgage should be invariably registered with sub-register as advised vide

		Cir.no.ADV/200607/32 dated 20.09.2006
7. Insurance	:	Property should be insured for 110% of its market value against all risks of riot and strike including earthquake at the borrower's cost till the loan is liquidated and policy should be made out in the joint names of the bank and the borrower with the Bank clause.
8. Inspection	:	▪ Inspections to be carried out and to be recorded in the inspection register. Appropriate noting to be done in the Inspection Register for having conducted for all subsequent inspections. ▪ Every 3 years for Standard Assets. ▪ If the EMIs are not forthcoming for the two successive months inspection would be required immediately. ▪ *For NPAs* : At monthly intervals
9. Processing Fee		▪ NIL

TERMS AND CONDITIONS:

1. Branch should obtain a declaration from the borrowers that they had not availed any loan from any other financial Institution on the said project .
2. Branch should obtain all original documents as per legal opinion for creation of E.M. after ensuring sale deed in the name of Sri Pulaboina Ashok s/o Pulaboina Chandraiah
3. Branch to register memorandum of deposit of title deeds with SRO and advised the BM/FO to attend the SRO personally. and comply with all the terms and conditions as advised vide **HO Cir.No.ADV/32/2006-07 dated.20.09.2006.**
4. Branch should obtain EC for gap period till disbursement of loan and ensure NIL encumbrances for the properties offered as security before the release of loan. And second EC to be obtained by BM/FO by visiting SRO Personally.
5. **Branch to follow all the guidelines as advised vide HO Cir.No.ADV/50/2018-19 dated.05.12.2018 , ADV/2015-16/63 dated 08.12.2015 and subsequent circulars issued from time to time relating to the sanctioned activity and should be strictly adhered to.**
6. Branch should submit review on the conduct of the account at quarterly intervals to RBO
7. Branch should Obtain Post Dated cheques and follow the guidelines advised vide **HO Cir.No.ADV/49/2006-07 dated 15.11.2006**, to enable the Branch to use at the time of default.
8. Branch is advised to obtain notarized Affidavit from the applicant as per annexure-9 of **H.O.Cir.No.ADV/32/2006-07** and enclose to the documents.
9. Branch should cover insurance for 110% value of the project till the loan is liquidated.
10. We may advise the Branch to mobilize SBI Life policies through Builders.
11. Liability to the bank will be extinguished only when the outstanding in the loan account becomes NIL on payment of residual amount if any.
12. The bank reserves the right to collect any tax if levied by the State / Central Government and / or other Authorities in respect of that transaction.
13. The borrowers should be given sanction advice covering all the above aspects and obtain his/her signatures on the duplicate copy of the sanction advice given to him/her.
14. To file the mortgage transaction with CERSAI by following the guidelines envisage meticulously vide **Cir No.ADV/2015-16/50 dated 13.10.2015.**
15. **Branch should forward copy of charge creation certificate.**
16. Branch to send a copy of the sanction letter within 15 days of sanction to AMH Gajularamaram certifying the compliance of the terms and conditions of sanction letter.(Item wise)

Telangana Grameena Bank
Senior Manager
Gajularamaram HUB

SENIOR MANAGER
GAJULARAMARAM HUB