



**The Vishweshwar Sahakari Bank Ltd., Pune**

Address – Shop No.5 & 6, Plot No.46, Angan Co-op. Hsg. Soc. Ground Floor,  
Sector No.12, Vashi Koprkhairne Road, Vashi, Navi Mumbai.400 703.

**SANCTION LETTER**

Ref No: VSB/ BM / 45 / 2025-26

WITHOUT PREJUDICE  
Date: 29.04.2025

To,  
Mrs. Savita Namdev Deshmukh  
SS-III, Room No. 1022, Sector No.05  
Kopar Khairne, Navi Mumbai.400 709

Dear Sir / Madam,

**Ref: Your application for Credit facilities of ₹ 15.50 lakh.**

We are pleased to inform you that, your application for sanction of credit limits has been considered favorably by the Bank subject to compliance of Terms & Conditions as under –

Sanctioning Authority	Branch Manager
Facility Type / GL	Term Loan / 162
Loan Scheme	Home Loan
Sanctioned Amount ₹.	15,50,000/- (In Words Fifteen Lakh Fifty Thousand Only)
Purpose	Purchase of New Flat
Priority Sector	Yes
Weaker Section	Yes
Processing Fee	N.A.
Validity of Sanction	90 days
Margin	10%
Rate of Interest	8.50% (Floating rate)
Moratorium Period	-
Repayment Period	216 Months.
Installment / EMI	₹14,050/-
Guarantors	Kamlesh Namdev Deshmukh
Primary Security	Registered Mortgage of - Flat No.907, 9 <sup>th</sup> Floor, Building No.6/A, Under Code No.280A, Survey No.13, at Village Bhandarli, Tal/Dist. Thane. admeasuring 28.9 Sq. Mtrs. (Carpet), Value of ₹17,34,271/- ( as per Offer Letter dt.21.02.2025)
Collateral Security	Nil



The Vishweshwar Sahakari Bank Ltd., Pune (Multistate Bank)  
H.O. - 471/472, Gultekadi, Market Yard, Pune : 411 037  
Home loan

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General Terms & Conditions:

1. The rate of Interest stipulated in this sanction letter is floating in nature and subject to change from time to time as per Vishweshwar Bank Policy & as per RBI guidelines. The rate of interest is also subject to change as per the change in credit rating. Compound Interest will be charged by reducing balance method at Monthly rest
2. "Fixed Rate of Interest" will be 3% more than applicable "Floating Rate of Interest". Borrower may switch over to a "Fixed rate" without paying any charges. Borrower will be allowed to switch for two times only during the tenor of the loan.
3. No foreclosure / prepayment charges will be applicable for Home Loan at floating ROI.
4. Borrower may prepay the loan either in part or in full, at any point during the tenor of the loan.
5. In case rate of interest is increased, Bank will increase the tenor of all loan accounts without modification in EMI of the loan. In case borrower makes special written request to increase EMI instead of tenor or requests to increase / modify both tenor & EMI, the same will be allowed. Any increase in EMI / tenor or both will be communicated to the borrower.
6. Bank will exhibit Notice on notice board regarding changes in Rate of Interest & other charges and it will be construed as due Notice to the Borrower and guarantors.
7. The borrower shall pay penal charges @ 2 p.a. with monthly rests in default of payment of any installment of the loan or payment of interest due thereon on the date fixed for payment thereof.
8. Branch Manager will inform material terms from Sanction Letter vide separate letter, three months period will be given for the compliance of said material terms. After completion of three months period, borrower shall pay penal charges at the rate of 0.10% (subject to maximum Rs.10,000/-) every month till the entire compliance.
9. Penal charges will not be capitalized.
10. After closure of all the loans availed against movable / immovable properties as security, original property documents will be returned / handed over to the "property owner" after 7 working days from the date of closure of all loans. Property papers will be returned at the branch where loan account was disbursed. If borrower and property owners requests, the documents will be returned from any other branch.
11. In case of New Flat / Residential property purchase, Loan will be disbursed directly to the Builder / Contractor as per stage of construction after confirmation of the payment of entire margin money and subject to inspection of Bank officials. Borrower request letter, builder's demand letter & Architect certificate confirming the stage of construction should be submitted for every disbursal.





12. In case of Resale Flat purchase, Loan will be disbursed directly to the seller after confirmation of the payment of entire margin money and subject to inspection of Bank officials.
13. In case of construction of house, stage wise disbursement will be done.
14. In all the cases, Loan amount will be released only after submission of proofs of payment of entire margin money by the borrower from own sources.
15. You should obtain Possession letter and Sale Deed from the Builder / Seller at the time of final payment of the flat being purchased and submit the same to the bank.
16. The cost of stamp duty, registration charges, legal fees, recovery charges and any other incidental charges should be borne by you.
17. The loan sanctioned shall be utilized only for the purpose for which it is granted.
18. You should inform Branch in writing of any change in Residential address / change of job or business, change in Guarantors address etc.
19. The property offered as security shall be fully insured with Bank clause from the acceptable insurance company.
20. The Bank charge created on property is to be registered with competent Authorities & such registration certificate is to be submitted to the Bank.
21. Security offered shall neither be transferred nor sold without Bank's prior written permission.
22. Bank shall have the right to carry out periodically or at any time inspection of the property during the currency of the loan.
23. The Vishweshwar Sahakari Bank Ltd shall also be entitled to seek and give information from CIBIL &/or any Credit Information or rating agencies / bureaus or sources. You shall pay expenses incurred by Bank for obtaining such information or Bank may recover the necessary charges / expenses from you as per policy of the Bank.
24. The borrower agrees that In the event of the Borrower committing any act of default, Vishweshwar Bank shall be entitled to disclose to the Reserve Bank of India or to any other third person, on its being called upon to do so, the name / identity of the Borrower and the fact of its having committed any act of default as aforesaid.
25. It is clearly to be understood that the Term Loan is sanctioned subject to the convenience of the Bank and Bank may revoke in part or in full or withdraw or stop financial assistance at any stage without any notice or on giving any reason for any purpose whatsoever. This sanction does not vest in any once right to claim any damages against the Bank for any reasons whatsoever. The Bank does not have an obligation to meet further requirements on account of growth in business etc without proper review of credit limits.



26. Bank will have right to share information to CIBIL &/or any other institution as approved by RBI from time to time. Further the Bank also has right to share the information, loan documents, security documents, data, account position, etc. with any other bank, authorized agencies engaged by the bank or ARC.
27. In case of Partial Disbursement EMI should be proportionately as per actual loan disbursed in the system.
28. The EMI stipulated is based on certain assumptions and it may undergo changes due to change in rate of interest & actual date of payment of EMI. Hence you will be liable to pay total dues as appearing in the bank's books of accounts.
29. Bank will submit the claim for PMAY subsidy if - the PMAY scheme is open, the proposal is eligible & borrower provides all the required information & documents within prescribed time. Treatment for subsidy & loan account will be given as per prevailing guidelines. However borrower hereby unconditionally agrees and accepts that, in any case Bank will not be held responsible for non-receipt of subsidy due to any reason.
30. Bank may stipulate any other conditions as it may deem fit at the documentation stage or before the disbursement of the financial assistance or after disbursement.
31. Terms and conditions are subject to change at the discretion of the Bank & as per RBI policy from time to time.

#### **Special Terms & Conditions -**

##### **Pre-disbursement**

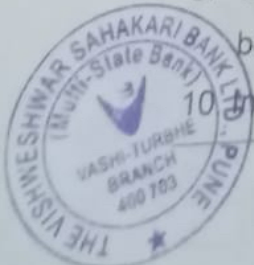
1. All the compliance as per legal opinion should be done before mortgage.
2. Registered mortgage of the property offered as security should be done. All original property papers should be kept on record. Mortgage Enforceability Certificate from bank's paneled lawyer should be kept on record.
3. Taking builder's demand letter, borrower's request letter & proofs of margin money payment, stage wise disbursement will be done directly in favour of builder / contractor.
4. Obtain First Installment Payment Receipts issued by MHADA.
5. Obtain original No Objection Certificate from MHADA stating it's no objection for mortgaging the said property in favour of The Vishweshwar Sahakari Bank Ltd.

##### **Post-disbursement**

6. Bank's charge should be noted with CERSAI immediately after disbursement & proof of the same to be kept on record.
7. Bank's charge on property should be noted with competent authority.
8. Branch should ensure the end use of the loan by obtaining documentary proof on record.
9. In case of purchase of house property, Possession letter & Completion Certificate should be submitted in due course.

10. Insurance premium & other charges to be recovered separately.

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- 11 Repayment should be done by way of EMI SI / ECS.
- 12 Original Final Allotment Letter issued By MHADA in the name Mrs Savita Namdev Deshmukh.
- 13 Original registered Agreement for Sale to be executed between MHADA and borrower. Registration receipt with Index II

If the above terms & conditions are acceptable to you then please sign on the second copy of this sanction letter along with the guarantors.

*Recd*  
Branch Manager,  
Vashi Turbhe Branch



**Acceptance**

I/we have received the sanction letter. The terms & conditions stated therein are acceptable to me/us. I/we promise to comply with all the necessary documents & formalities & register Bank's charge on the security with the concerned office/s prior to disbursement of loan.

Borrower / Co-borrower	Guarantors
Mrs.Savita Namdev Deshmukh	Kamlesh Namdev Deshmukh