

BOB/GAURCH-29/2024-25/3

Date: 18-11-2024

The Manager  
Property Department  
Yeida Authority  
Gautam Budha Nagar, UP.

Subject: Noting Bank of Baroda's Lien in your record for Application no BHS-10/2024\_Flats\_99.86 Mtr./Allotment/46/(99.86) (open ended scheme), flat no 1204, Block P, 12<sup>th</sup> Floor Sector - 22D, Yamuna Expressway Industrial Development Authority, Greater Noida, UP Allotted to Mr. Samarpit Arya vide Allotment no BHS-10/2024\_Flats\_99.86 Mtr./Allotment/46/(99.86)), dated 21-09-2024

With reference to the above matter we write to inform you that we have sanctioned Housing Loan limit for Rs.35.35 lakh & Baroda Home Suvidha Personal Loan Rs. 2.68 Lakhs to Mr. Samarpit Arya against the above mentioned property.

Kindly Note our Bank's lien on the property under schedule of property in your land records for safe guarding Bank's interest.

We confirm that the loan amount will be directly disburse into the Yamuna Authority account.

Yours faithfully  
  
Ajay Yadav  
(Sr. Manager)

Shop No.249, 250, 251, 252, 265 & 266 On Ground Floor Gaur City Center, Plot No. C-1A/GH-1  
Sector-4,, Greater Noida (West) District- G.B. Nagar-201308

Mb. No. 7290052070

Email:gaurch@bankofbaroda.co.in

## ऋणकर्ता को मंजूरी पत्र

संदर्भ - Retail-00002966933-LMS

स्थान - GAUR CHOWK NOIDA

दिनांक- 16-11-2024

प्रति,  
MR. SAMARPIT ARYA  
FLAT NO K 1801 , SAMRIDHI GRAND AVENUE ,  
GREATER NOIDA ,  
GAUTAM BUDDHA NAGAR ,  
GAUTAM BUDDHA NAGAR \*\* , GAUTAM BUDDHA  
NAGAR  
UTTAR PRADESH - INDIA . 201306

प्रिय महोदय/ महोदया,

विषय : बड़ौदा गृह ऋण - Baroda Max Savings Home Loan के लिए आपका रु. 35,35,000.00/- का अनुरोध.

आपके आवेदन पत्र दिनांक 13-11-2024 के संदर्भ में हम सहर्ष सूचित करते हैं कि निम्न नियम व शर्तों के अधीन आपको उपरोक्त ऋण सुविधा प्रदान की गई है

उत्पाद का नाम	: बड़ौदा गृह ऋण
ऋण का उद्देश्य	: गृह फ्लैट अपार्टमेंट इत्यादि की खरीद हेतु
विशेष योजना का नाम	: Baroda Max Savings Home Loan
सुविधा	: Term Loan
कुल लागत	: रु. 44,18,820.00
अनुरोध की गई सीमा	: रु. 35,35,000.00/-
स्वीकार्य सीमा	: रु. 35,35,000.00/-
बीमा प्रीमियम राशि	: रु. 65,152.00/-
वास्तविक मार्जिन	: 20.00 %
	उपलब्ध ब्याज दर 8.50% वार्षिक है, जो कि अग्रलिखित का योग है भा.रि. बैंक रेपो दर : 6.50 % (वर्तमान में) , मार्क अप : 2.65 % (वर्तमान में) , रणनीतिक प्रीमियम 0.00 % (at present), क्रेडिट स्प्रेड : -0.65% (वर्तमान में) , and Risk Premium of 0.00 % (at present), Concession in Rate of Interest 0.00 % ब्याज का भुगतान मासिक अंतराल पर किया जाएगा. बैंक को मासिक आ धार पर ब्याज दर (उपरोक्त में से किसी भी संघटक को शामिल करते हुए) पुनर्निर्धारित करने का अधिकार होगा.
कुल अवधि	: 240 महीने
ऋण स्थगन	: 0
समान मासिक किस्तों में चुकता किया जाना है	: 240 महीनों से Equated Monthly Installment भुगतान

(इएमआई) देय  
चुकोती आरंभ  
प्रोसेसिंग शुल्क  
अपफ्रंट शुल्क  
विचलन शुल्क

:रु. 30,678.00/-  
:  
:रु. 0.00/-  
:रु. 0.00 /-  
:रु. 0.00 /-

:1. Disbursement to be made after ensuring that the submitted allotment is in force, ensure the correct boundaries of the proposed property and compliance of all the terms and conditions of sanction and obtaining complete set of security documents and vetting of documents and obtaining self-attestation on KYC and other income documents. BCC/BR/112/525 dated 02/09/2020 for execution and verification of loan documents/Mortgage (SOP) and pre disbursement inspection. 2. Branch to disburse the facility alongwith margin money, if any, by way of disbursement as per demand letter directly to competent authority Yamuna Expressway Industrial Development Authority (YEIDA). 3. Branch to obtain fresh CIBIL and Equifax reports of the applicant and co applicant and satisfied upon if disbursement is after -1-month of sanction. 4. Branch to ensure at the time of disbursement that the margin money contribution is met by the borrowers from their own sources and; documentary evidence in support of the same to be kept on record. 5. Branch to carry out CERSAI search (ASSET and DEBTOR based) before disbursement invariably. 6. Branch to follow circular BCC:BR:116:293 dated 14.05.2024 for ROI and Processing charges. Branch to ensure that out of pocket expenses is recovered at RST/Branch level. Bank may withdraw concession in ROI with 1 month prior notice if Repo Rate reduces by 50 basis point or more from current Repo rate.. 7. Branch to obtain all the receipts paid to YEIDA. 8. All the photocopies of KYCs, Form 16, Salary slips, bank account statements and; financials must be self-attested by Applicant/Co-applicant /Guarantors. 9. Branch to obtain Possession letter at the time of execution of Sale/Conveyance deed. 10. Insurance of the property to be taken as per Circular no. BCC:BR:113:36 Dated 16.02.2021. 11. Bank may withdraw concession in ROI with 1 month prior notice if Repo Rate reduces by 50 basis point or more from current Repo Rate.-----

संवितरण :

BRANCH TO CARRY OUT CONTACT POINT VERIFICATION IN ADDITION TO THE CPV CONDUCTED BY EMPANELLED AGENCIES AS PER CIRCULAR NUMBER ZO/ND/23-24/04-11 DATED 04.11.2023 before disbursement.----- Branch to ensure to comply all the extant guidelines of our bank and ensure proper due diligence before and after disbursement. Branch to do seller due diligence(If applicable) before disbursement and prepare premortgage checklist at the time of creation of mortgage. (RefCircular No-BCC:BR:112/414 dated 14.07.2020) 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 24-08-2020 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. -----Branch to ensure to obtain self attested statement and allotment letter before disbursement. ----- Branch to ensure to obtain Lien noting in favour of bank from competent authority i.e YEIDA. Bank will levy penal charge for default on instalments / interest/ service charges and /or non-compliance of material terms and conditions, as stipulated in the Loan Agreement / Sanction Letter, by borrower/ guarantor/ mortgagor.----- The Borrower /guarantor /mortgagor confirms that he/she has read the provisions regarding Penal Charges, as displayed on the Bank andapos;s website under andapos;Interest rate and Service Chargesandquot; at ; <https://www.bankofbaroda.co.in> ; and agrees to pay accordingly. Branch to ensure to make the DSA payout as per Banks guidelines.-----

जोखिम रेटिंग

आंतरिक रेटिंग स्कोर :

: 104

आंतरिक रेटिंग ग्रेड :

: HL-8

सिबिल ब्यूरो स्कोर :

आवेदक का सिबिल ब्यूरो स्कोर

:754

औसत सिबिल स्कोर

:754

प्रदत्त प्रतिभूतियों का विवरण :

प्राथमिक: **RESIDENTIAL FLAT**

प्रदत्त प्रतिभूतियों का विवरण

Equitable Mortgage, of RESIDENTIAL FLAT, bearing Survey Number -, located at Plot No. -, / Flat No -, Door No/House -, Nearest Door -, adm. land Sq Meter, Build up Area 99.85 , Carpet Area 99.84, which is situated at FLAT NO 1204, 12TH FLOOR, , BLOCK P, SECTOR 22D, YEIDA,-,-, City Gautam Buddha Nagar \*\*, District GAUTAM BUDDHA NAGAR, State/Region UTTAR PRADESH,CountryINDIA,PINCode203201, belonging toSAMARPIT ARYA, Boundary Description East : Open ,West : Entrance/Road ,North : Block Q ,South : Block O

प्रतिभूति दस्तावेज:

1. उपस्थिति पत्रक

2. ऋण मूल्यांकन नोट अंतिम
3. गृह करार बड़ौदा गृह ऋण एडवांटेज
4. एलडीओसी 1 सत्यापन ज्ञापन
5. एलडीओसी 90 ए प्रवेदकचवेया ज्ञापन, वैयक्तिक प्रोपर्टी के मोर्गेज के संबंध में,
6. एलडीओसी 90 सी अचल संपत्तियों के संबंध में हक विलेख के जमा द्वारा बंधक सृजन संबंधी घोंदकुनवजयाणा
7. एलडीओसी 90 डी बंधक पुदिकुनवजयट पत्र
8. एलडीओसी 90 प्रवेदकचवेया ज्ञापन का साधारण प्रपत्र रेकार्ड पर रखा जाए
9. एलडीओसी 92 बंधक सृजन या विस्तार का प्राधिकार पत्र
10. उत्तर दिनांकित चेकों के लिए वचन पत्र
11. मंजूरी पत्र
12. स्वागत पत्र

नियम व शर्तें : :

1. Branch to carry out Pre disbursement Inspection of the property.

1. ंदकचवेयाखा को संवितरण से पहले परिसंपत्ति का निरीक्षण करना है.

**LETTER OF SANCTION TO THE BORROWER****Ref: ADV/** Retail-00002966933-LMS**Place:** GAUR CHOWK NOIDA**Date:** 16-11-2024

To,  
MR. SAMARPIT ARYA  
FLAT NO K 1801 , SAMRIDHI GRAND AVENUE ,  
GREATER NOIDA ,  
GAUTAM BUDDHA NAGAR ,  
GAUTAM BUDDHA NAGAR \*\* , GAUTAM BUDDHA  
NAGAR  
UTTAR PRADESH - INDIA . 201306

Dear Sir / Madam,

**RE:** Your request for Baroda Home Loan - Baroda Max Savings Home Loan of Rs. **35,35,000.00/-**

With reference to your application dated 13-11-2024, we are pleased to inform you that we have sanctioned 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 Max Savings Home Loan
FACILITY	:Term Loan
TOTAL COST	:Rs. 44,18,820.00
LIMIT REQUESTED	:Rs. 35,35,000.00/-
PERMISSIBLE LIMIT	:Rs. 35,35,000.00/-
Insurance Company :	IFLIC
Insurance Scheme:	NA
INSURANCE PREMIUM AMOUNT:	Rs.65152/-
ACTUAL MARGIN :	<u>20.00</u> %
	Applicable Rate of Interest is <b>8.50%</b> , per annum , which is a sum of RBI Repo Rate : <b>6.50 %</b> (at present), Mark Up of : <b>2.65 %</b> (at present), Strategic Premium <b>0.00 %</b> (at present), Credit spread of <b>-0.65%</b> (at present) , and Risk Premium of <b>0.00 %</b> (at present), Concession in Rate of Interest <b>0.00 %</b> The Interest shall be payable at monthly rests. The Bank shall be entitled to reset the Interest rate (including any of its component mentioned above) on monthly basis.
RATE OF INTEREST	
TOTAL PERIOD	: <u>240</u> months



MORATORIUM :0  
 REPAYBLE IN :240 months by Equated Monthly Installment Payment  
 EMI :Rs. 30,678.00/-  
 COMMENCING FROM :  
 Installment Commencement Date(DD/MM /YYYY) : 10-12-2024  
 PROCESSING CHARGES : Rs. 0.00/-  
 UPFRONT CHARGES :Rs. 0.00 /-  
 DEVIATION CHARGES :Rs. 0.00 /-

:1. Disbursement to be made after ensuring that the subm allotment is in force, ensure the correct boundaries of the prop property and compliance of all the terms and conditions of san and obtaining complete set of security documents and vettin documents and obtaining self-attestation on KYC and other inc documents. BCC/BR/112/525 dated 02/09/2020 for execution verification of loan documents/Mortgage (SOP) and disbursement inspection. 2. Branch to disburse the facility along margin money, if any, by way of disbursement as per demand l directly to competent authority Yamuna Expressway Indus Development Authority (YEIDA). 3. Branch to obtain fresh C and Equifax reports of the applicant and co applicant and sati upon if disbursement is after -1-month of sanction. 4. Branc ensure at the time of disbursement that the margin mo contribution is met by the borrowers from their own sources documentary evidence in support of the same to be kept on reco Branch to carry out CERSAI search (ASSET and DEBTOR b before disbursement invariably. 6. Branch to follow circular BR:116:293 dated 14.05.2024 for ROI and Processing cha Branch to ensure that out of pocket expenses is recovered at /Branch level. Bank may withdraw concession in ROI with 1 m prior notice if Repo Rate reduces by 50 basis point or more current Repo rate.. 7. Branch to obtain all the receipts pai YEIDA. 8. All the photocopies of KYCs, Form 16, Salary slips, account statements and; financials must be self-attested by App /Co-applicant /Guarantors. 9. Branch to obtain Possession lett the time of execution of Sale/Conveyance deed. 10. Insurance c property to be taken as per Circular no. BCC:BR:113:36 D 16.02.2021. 11. Bank may withdraw concession in ROI wi month prior notice if Repo Rate reduces by 50 basis point or 1 from current Repo Rate.-----BRANCH CARRY OUT CONTACT POINT VERIFICATION IN ADDIT TO THE CPV CONDUCTED BY EMPANELLED AGENCIES PER CIRCULAR NUMBER ZO/ND/23-24/04-11 DAT 04.11.2023 before disbursement.----- Branc ensure to comply all the extant guidelines of our bank and er proper due diligence before and after disbursement. Branch t seller due diligence(If applicable) before disbursement and pre premortgage checklist at the time of creation of mortg (RefCircular No-BCC:BR:112/414 dated 14.07.2020) Branc

## DISBURSEMENT

ensure compliance of guidelines of Cir. no. BCC:BR:112/525 dated 02-09-2020 for Standard Operating Procedure- Execution Verification of Retail Loan Documents and; Mortgages, Cir. BCC:BR:112/499 dated 24-08-2020 for Guidelines on Mortgage 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. ----- Branch to ensure to obtain self attested statement and allotment before disbursement.----- Branch to ensure to obtain [noting in favour of bank from competent authority i.e YEIDA. ] will levy penal charge for default on instalments / interest/ service charges and/or non-compliance of material terms and conditions stipulated in the Loan Agreement / Sanction Letter, by borrower/guarantor/ mortgagor.----- The Borrower /guarantor/mortgagor confirms that he/she has read the provisions regarding Penal Charges, as displayed on the Bank's website and Interest rate and Service Charges and at ; <https://bankofbaroda.co.in> ; and agrees to pay accordingly. Branch to ensure to make the DSA payout as per Bank's guidelines.-----

#### **RISK RATING**

INTERNAL RATING SCORE : 104  
INTERNAL RATING GRADE : HL-8

#### **CIBIL BUREAU SCORES:**

CIBIL BUREAU SCORE OF APPLICANT : 754  
AVERAGE CIBIL SCORE : 754

#### **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 -, Near Door -, adm. land Sq Meter, Build up Area 99.85 , Carpet Area 9 which is situated at FLAT NO 1204, 12TH FLOOR, ,BLOCK SECTOR 22D, YEIDA,-,-, City Gautam Buddha Nagar \*\*, District GAUTAM BUDDHA NAGAR, State/Region UTTAR PRADESH Country INDIA, PIN Code 203201, belonging to SAMARPIT A Boundary Description East : Open , West : Entrance/Road , North : Block Q , South : Block O

#### **SECURITY DOCUMENTS:**

1. Attendance Sheet
2. Credit Appraisal Note Final
3. HL\_Agreement\_Baroda Home Loan Advantage



4. Key Facts Statement
5. LDOC 1 Attestation Memo
6. LDOC 144 C Loan Agreement
7. LDOC 90 (A) Memorandum of Entry (in case of mortgage of Individuals Property)
8. LDOC 90 (C) Declaration in the matter of mortgage by deposit of title deeds in respect of immovable
9. LDOC 90 (D) Letter of confirmation of mortgage
10. LDOC 90 Simple form of Memorandum of Entry to be recorded
11. LDOC 92 Letter of authority for creation or extension of mortgage
12. LETTER OF UNDERTAKING for Post Dated Cheques
13. Sanction Letter
14. Undertaking for creation of mortgage
15. Welcome Letter

### Terms & Conditions :

1. Baroda Max Savings Home Loan: Branch to comply with following stipulations and; convey the same to the borrower- i. Borrower will remit the Equated Monthly Instalments (EMIs) into the linked SB account. ii. Recovery of EMI will be made by way of auto recovery from linked SB account only. Borrower to note that any credit available in the linked SB a/c at the end of the day will be counted as credit in linked Home Loan account. iv. Borrower will get the benefit of interest in the Home Loan account to the extent of daily outstanding balance in the savings Bank account. v. Home Loan account will be linked with Saving Bank Account. vi. The rate of interest applicable on this SB account will be Zero. vii. Borrower shall have the option to deposit all his savings in the linked SB account to get maximum benefit of interest in the Home Loan account. This sanction is valid for six months from the date of Sanction.

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Borrower to submit original copy of agreement for sale/sale deed along with registration fee receipt, original issued by the Sub Registrar of Assurance and original receipt for stamp duty paid to be lodged with the Bank.

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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.

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Equated monthly instalments are fixed for the convenience of the borrower, whereby interest payable towards the loan is spread over the entire term of repayment fixed. The repayment of all such equated monthly instalment will not be construed as full repayment /settlement of loan account. On payment of equated monthly instalments, residual amount if any, in the account due to debiting of overdue / principal interest / additional interest as a consequence of revision in interest rates, other incidental charges shall be paid separately by the borrower.

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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 the same 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 guideline.

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Penal interest @ 2% p.a. will be charged for non-payment / delayed payment on overdue amount.

overdue period/ breach/violation/non-compliance of any terms and conditions of the sanction

Penal interest @ 2% p.a. will be charged for breach/violation/non-compliance of terms and conditions of the sanction for the period in default.

Bank reserves the right to recall the concessions, if any, if the account is not conducted satisfactorily per stipulated terms of sanction.

No pre-payment / pre-closure penalty will be levied on Home Loans irrespective of the period for which the account has run or source of funds

The Bank retains the right to alter any charges or fees from time to time or to introduce any new charges or fees, as it may deem appropriate, with due intimation to the customer

Bank reserves the right to recall the concessions, if any, if the account is not conducted satisfactorily per stipulated terms of sanction.

The unified processing charges at the rate prescribed by the Bank and Good and Service Tax thereon prescribed by Government of India will be borne by the borrower

The Bank retains the right to alter any charges or fees from time to time or to introduce any new charges or fees, as it may deem appropriate, with due intimation to the customer

Borrower to create and register Equitable Mortgage by deposit of title deeds in favour of our Bank to ensure that Bank and Lien thereunder is registered with concerned SRO and also under 2. CEI bearing the charges incurred therefor.

Disbursement of loan will be made on fulfilment of terms and conditions to Bank and upon Satisfaction

Borrower to submit original copy of agreement for sale/sale deed along with registration fee receipt and original issued by the Sub Registrar of Assurance and original receipt for stamp duty paid to be lodged with the Bank.

Borrower to submit original receipt for payment made to the Seller / Builder

The Borrowers to bring in margin money, being his own contribution towards the cost of flat, from his own sources and if the margin money is met from outside borrowings, the loan will be liable to be rejected any time at the discretion of the Bank. Any disbursement made at/up to the time of knowing the fact that the Bank, may be recalled and interest with penal interest as applicable for commercial borrowings from the time of disbursement may be recovered from the borrower till Bank and upon loan is fully repaid

The amount of the loan shall be utilised strictly for the purpose detailed in the margin money

The House/flat shall be insured comprehensively for the market value (excluding cost of land) covering fire, flood, earthquake etc. Cost of the same shall be borne by the borrower

The Bank will have the right to inspect the borrower and property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank as and when required and the charges thereof will be borne by the borrower.

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Personal Accidental Insurance will be available to borrower/co-borrowers as per Master Group Personal Accident Policy obtained by Bank from NATIONAL INSURANCE CO. LTD. However insurance cover for the property with bank and clause against fire and other perils for the full value of the property (excluding value/cost of land) is to be obtained invariably at the cost of borrower.  
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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.  
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Bank reserves the right to collect any tax if levied by the State / central Government and/ or any local authorities in respect of this transaction.  
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As per Financial Bill of 2013, TDS is applicable on sale of immovable property wherein the consideration of the property exceeds or is equal to Rs.50.00 lacs. Section 194 1A of the IT Act, states that for all transactions w.e.f June 1, 2013 Tax @ 1% should be deducted by the purchaser of property at the time of making payment of sale consideration and the proof to be submitted to the bank.  
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Unified Processing charges at the rate prescribed by the Bank and GST thereon as prescribed by Government of India will be borne by the borrower. Other Pre Disbursement Documents: 1. Obtain all documents mentioned in legal Report of empanelled advocate. 2. A couple of PDCs (Post Dated Cheques) in CTS-2010 standard format 3. Page No. 21 An affidavit/Undertaking that no more than 2- hoot properties are in their name. 4 Undertaking for mortgage creation. 4. Obtain NOC from existing lender from where the project is financed. 5. Obtain Lien noting in favour of bank from competent authority YEIDA. 6. Branch to obtain valid rent agreement before disbursement and keep it in record.  
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Post Disbursement Documents: 1. Obtain all documents mentioned in legal Report of empanelled advocate for mortgage creation. 2. PERMISSION TO MORTGAGE IN FAVOUR OF BANK FROM YEIDA. 3. Bank's lien noting over the flat/property of builder/society's record /land revenue records /Registrar Office. 3. Maintenance receipts/light bills /property tax receipt of the charged property which to be transferred in the name of purchaser(s). 4. Possession letter issued by the Developer/ Builder to the applicants duly counter signed by the borrower for having taken the physical possession thereof. 5. Insurance Policy of the proposed property with Bank Clause and Adequate Security Coverage. 6. Obtain NOC from existing lender from where the project is financed. 7. Obtain Lien noting in favour of bank from competent authority YEIDA. 8. Advocates should obtain certified copy of Title deed in the name of the mortgagor and confirm the authentication of original Title deed by comparing word to word, spacing of words, placement of stamps, photos of the witnesses, handwriting etc. from its certified copy and advocate's authenticity report on the basis of such comparison should be kept on record. 9. Advocates should obtain certified copy of Title deed in the name of the mortgagor and confirm the authentication of original Title deed by comparing word to word, spacing of words, placement of stamps, photos of the witnesses, handwriting etc. from its certified copy and advocate's authenticity report on the basis of such comparison should be kept on record.

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

#### **A. For Floating Rate Loans:**

a) Rate of Interest applicable in the loan is floating in nature. EMI and / or tenor or both will be adjusted for change in benchmark interest rate.

b) The effect of change in rate of interest will be given according to options given. Customer to give his / her choice within a time period stipulated by the Bank from time to time after change of benchmark interest rate

c) Customer will have the following options at the time of reset of interest rate-

(i) Enhancement of EMI keeping tenor of loan unchanged.

(ii) Elongation of tenor (subject to compliance of scheme guidelines) and keeping EMI at existing level.

(iii) Combination of above both options.

(iv) to prepay, either in part or in full, at any point during the tenor of the loan along with options available above

d) In case, option is not given by the customer, the effect will be given as under-

(i) As per option given at the time of sanction / option given at the time of immediate preceding rate rise. El

(ii) First period will be increased to the extent possible as per Bank's guidelines. Thereafter, EMI amount will be increased (if required) so that loan is closed within revised period.

e) Customer will also have option to switch over to fixed rate. Fixed rate will be reset at periodic level as per Bank's guidelines. Charges as applicable at the time of exercising this option are to be borne by the customer. This option can be exercised maximum -3- times or as decided by the Bank from time to time during the entire loan tenor.

## **B. For Fixed Rate Loans:**

a) Fixed Rate will be reset every -3- years.

b) Borrower can switch in either of the option at any time once in every 3 years. A borrower can switch from fixed to floating or floating to fixed maximum 3 times during entire tenure of the loan (i.e. Presently a Float rate customer can move to fixed rate, then again to floating rate and then to fixed rate. Thereafter no change allowed).

c) Charges as decided by the Bank from time to time will be levied for exercising such option.

d) Option can be exercised at the time of EMI resetting in case of increase in ROI, within 15 days from the date of change in ROI.

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 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 exp of lock-in-period.

i) If customer requests for switchover from fixed to floating, undertaking will be obtained that he / she will 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 exte 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.
3	Penal charges for non – submission of all the required financial papers/ other documents/ any relevant information before one month review due date of the borrower's account/s.	Loan/ Limit (FB+NFB)	Amount of charges
		Not exceeding Rs.10 Lakhs	NIL
		Above Rs. 10 Lakhs but not exceeding Rs.7.50 crore	1% p.a. on the outstanding balance of credit facilities of borrower up to the due date of renewal and thereafter 1.50% p.a. till the date of submission.
			1% p.a. on the outstanding balance of

		Above Rs. 7.50 crore	credit facilities of borrower up to the due date of renewal and thereafter 2% p.a. till the date of submission.
		If a borrower has submitted the required financial papers/documents/information required for renewal /review of the account within the specified timeline and the renewal / review is pending at the Bank's level, no penal charges will be imposed in such circumstances.	

Penal charges are to be applied solely to overdue payments (instalments and / or interest/service charges etc.), for the period they remain unpaid beyond their due date and are to be calculated based on the actual number of days of default but will be debited on a monthly basis.

**Penal Charges @ 2% p.a.** on the outstanding balance of credit facilities of the borrower for the default period will be levied in case of following:

- Delay in Creation of Mortgage / Extension of Mortgage (except permitted in sanction).
- Breach in Financial Covenants as per sanction terms and condition
- Non-Submission of documents as per sanction terms
- Non-Closure of Current Accounts as per sanction terms
- Non-compliance in security perfection as per sanction terms
- Any other breaches / non-compliance in material terms of sanction
- Delay in submission of Audited Financial Statements. (if applicable)
- Non-compliance in carrying out of External Credit Rating of our eligible exposure. (if applicable)

#### **Other conditions**

- GST on penal charges will be applicable as per the extant guidelines of the Bank.
- 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.

यह सुविधा आपको वार्षिक समीक्षा के अधीन 240 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.

The facility is granted to you for a period of 240 months, subject to annual renewal, the Bank reserves the right to recall the facility or alter the terms and conditions at any time, during the currency of the facility. Bank also reserves the right to discontinue the facility/advance and to with-hold/stop any disbursement, without giving any notice in case of non-compliance/breach of any of the terms and conditions stipulated herein, or any informations / particulars furnished to us found to be incorrect or in case of any development or situations wherein in the opinion of the Bank, its interest will be/ is likely to be prejudicially affected by such continuation or disbursements.

यदि आपको उपर्युक्त नियम व शर्तें स्वीकार्य हैं तो कृपया इस पत्र पर इस आशय के अपने हस्ताक्षर के बाद इसे हमें वापस कर दें कि आपको इस स्वीकृति के सभी नियम व शर्त स्वीकार्य है. If the above terms and conditions are acceptable to you, kindly arrange to return a copy of this letter duly signed, for having found acceptable /accepted the terms and conditions of sanction

भवदीय

Yours faithfully,

शाखा प्रबंधक

Branch Manager

स्वीकार किया गया

Accepted

( MR. SAMARPIT ARYA )

ऋणकर्ता /Borrower

स्थान Place



दिनांक Date