

LOS Application ID - 17149596

ARRANGEMENT LETTER

File 33894



Home Loan - CLSS HL (LIG)/MIG-I/MIG-II

State Bank of India  
RACPC KORAMANGALA

To

1) Shri/Smt/Kum  
Mr.DINESH D S/O D/O W/O Mr.R S DILLI  
G7 B WING SOHAN SILVER SPRINGS, BASAPURA  
MAIN ROAD, BASAPURA, BANGALORE-560100

Reference No.

Date: 29/09/2019

Dear Sir/Madam,

**CLSS HL (LIG)/MIG-I/MIG-II**  
**HOME LOAN : ₹ 38,70,000.00**

We are pleased to advise that on the basis of documents submitted by you and the information furnished by you in your application for Home Loan dated 13/09/2019, we have decided to sanction a Home Loan limit of ₹.38,70,000.00(Rupees Thirty Eight Lakhs Seventy Thousand Only) to you, as per the undernoted break- up -

(i) Home Loan -	₹.38,70,000.00
(ii) Funding of Home Loan Insurance Cover (If requested) -	₹.0.00
Total -	₹.38,70,000.00

on the following terms and conditions. Exercise of Option provided in paragraph 13 is mandatory.

**2. Purpose :**

(i) The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs / renovation of new/second-hand residential house / flat / plot of land / purchase of consumer durables / furnishings / takeover of Home Loan (hereinafter referred to as the 'project') as described below -

**Property Address : EM of the 2BHK apartment bearing No S-7 in the second floor of the apartment known as Ssb Royael with SBA of 1052 sqft and UDS f 397.75 sqft with one car parking situated at sy no 28/7, Basapura Village, Begur Hobli, Bangalore South and bounded on east by land in sy no 28 west by remaining land in sy no 30/1 north by road and south by land in sy no 28**

(ii) Premium of Home Loan Insurance Cover (If requested) - ₹.0.00

**3. Margin : 20.0082679 % of the total cost of the project    3.a Margin Amount : ₹. 968000**

**4. Interest : Interest will be charged and applied at the rate mentioned below on daily outstanding debit balance in**

*[Handwritten Signature]*





your account at monthly rests :-

#### 4A. Loan on Floating Rate of Interest

Interest on the loan outstanding will be charged at the rate of .5% above the 1 year Marginal Cost of Funds Based Lending Rate (MCLR) which is presently 8.15% p.a.. The present effective rate of interest being 8.65% p.a. calculated on daily balance of the loan amount at monthly rests, subject to interest rate reset at the end of every year from the date of first disbursement on the basis of prevailing 1 year MCLR as on the date of reset. The Bank shall at any time and from time to time be entitled to vary the Margin and the MCLR at its discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/pass book.

#### 4B. Loan On Fixed-cum-Floating Rate Of Interest

Interest on the loan will be fixed at \_\_\_\_% per annum on daily reducing balance with monthly rests for a period of \_\_\_\_ years from the date of first disbursement. Thenceforth the interest rate in the account will be reset to floating rate at the rate of \_\_\_\_% above the 1 year Marginal Cost of Funds Based Lending Rate (MCLR) prevailing as on the date of reset. The floating interest rate will be reset at the end of every year from the date of first reset on the basis of prevailing one year MCLR as on the date of reset. Under floating interest, the Bank shall at any time and from time to time be entitled to vary the Margin and the MCLR at its discretion. The Bank has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or non-compliance of terms and conditions of the loan, for such period as the Bank deems it necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies. Borrower shall be deemed to have notice of change in the rate of interest when the changes are notified at/displayed at the branch notice board or published in a newspaper or in the website of the Bank or made through the statement of account/pass book.

#### 4C. For loans under SBI Realty Scheme for acquiring residential plots

The house should be constructed on the plot financed by the Bank within a period of 5 years from the date of disbursement of the loan and the completion certificate should be submitted to the Branch within the aforesaid time limit. In case of failure to construct the house and/or non-submission of completion certificate within the said stipulated time period of 5 years from the date of disbursement, interest rate for the loan shall be automatically reset by the Bank at the rate of 2.60% over and above the one year MCLR prevailing as on the next date of expiry of 5 years.

**Concession for maintaining salary account\*** - Concession of \_\_\_\_ % p.a. is included in the above mentioned interest rate on account of maintenance of your salary account with our Bank. This will be referred as Salary Account concession in this document.

**Customer's obligation for continuation of Salary Account concession** - In the circumstances like change of job etc., where in salary is not credited by your employer to your account maintained with us, you would be required to issue Standing Instructions to the salary account servicing bank to transfer entire salary credit to your account maintained with us for continuation of Salary Account concession mentioned above. For the limited purpose of continuation of concessions in interest rates, your account with us under this arrangement will be reckoned as pseudo-salary account

**Withdrawal of Salary Account Concession** - In the event of discontinuation of salary account/pseudo-salary account with us, the Bank shall have the right to withdraw the Salary Account concession mentioned above, and the interest rate shall be revised accordingly. \* (Strike Off, if not applicable)

The Bank shall be entitled to charge at its own discretion such enhanced rate of interest on the loan account(s) either on the entire outstanding or on a portion thereof as it may fix for any irregularity including non-observance or noncompliance of the terms and conditions of the advances or any change in the credit rating of the borrower, for such period as the Bank deems it fit and necessary and charging of such enhanced rate of interest shall be without prejudice to the Bank's other rights and remedies.

Any concession in interest rate would be applicable for two months from the date of sanction or till the currency of the specific campaign, whichever is earlier.

**4C) I have not availed any other Housing Loan covered under CRGFT scheme nor under the schemes wherein risks have been additionally covered by Government or by any general insurer or any institution or any other person or association of persons carrying on the business of insurance, guarantee or indemnity and where the lending institution has invoked the guarantee provided by the Trust or under the schemes by reason of any default on my part in respect of that Housing Loan. .**

**4D) I have been made to understand that the Bank will charge additional interest @ 0.10% above the applicable interest rate on Home Loan sanctioned to me to cover 50% of the CRGFSLIH guarantee fee paid by the Bank.**

#### 5. Repayment :

The loan is to be repaid in equated monthly instalment of ₹ 33585/-commencing from \_\_\_\_\_. Your liability to the Bank will be extinguished only when the outstanding in the loan account becomes nil, on payment of residual amount, if any.

**5.a Moratorium Period: 0 Months**

*[Handwritten signature]*





## 6. Interest rate in case of default -

For Home Loans above ₹. 25000/-, if the irregularity exceeds EMI or Installment amount, for a period of one month, then penal interest should be recovered @ 2% p.m. (over and above the applicable interest rate) on the overdue amount for the period of default, for any reason, including a bounced cheque. Besides the Bank shall also charge a penalty, the rate of which shall be at the discretion of the Bank, for every bounced cheque for any reason whatsoever in addition to the enhanced rate of interest as applicable (present rate - ₹.250/- for every bounced cheque).

## 7. Pre-closure / Pre-Payment Charges:

For Floating Interest Rate Loan-NIL

For Fixed-cum-Floating Interest Rate Loan- Pre-payment penalty @ 2% plus Goods and Services Tax will be levied on the loans foreclosed/prepaid amount during the initial fixed interest period of 2/3/5/10 years. However, loans foreclosed/prepaid after the initial fixed interest period mentioned above will not attract any pre-payment penalty

## 8. Security :

The loan will be secured by :

a) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at S-7,ROYALE,BASAPURA VILLAGE, BEGUR HOBLI, BANGALORE,BANGALORE,560000,KARNATAKA,INDIA for which the loan has been sanctioned, valued at ₹.48,38,000.00 belonging to Mr. DINESH D S/O D/O W/O Mr.R S DILLI{Borrower(s)} in favour of the Bank.

b) Equitable / Registered mortgage/extension of mortgage of the land and building/flat situated at \_\_\_\_\_ valued at ₹. \_\_\_\_\_ belonging to \_\_\_\_\_ (Guarantor) in favour of the Bank.

## 9. Utilisation of the loan :

The amount of the loan shall be utilized strictly for the purpose detailed in your application and in the manner prescribed. The construction of the house/flat or the modification/extension proposed by you in the existing house/flat should be strictly according to the plan approved by the Local Authorities/Town Planning and Development authorities. Any modification desired in the scheme as originally approved, can be undertaken only after express sanction for it has been obtained in writing from the Bank.

## 10. Insurance :

The house/flat shall be insured comprehensively for the market value covering fire, flood, etc. in the joint names of the Bank and the Borrower. Cost of the same shall be borne by you.

## 11. Inspection :

The Bank will have the right to inspect, at all reasonable times, your property by an officer of the Bank or a qualified auditor or a technical expert as decided by the Bank and the cost thereof shall be borne by you.

## 12. Legal expenses etc. :

All legal and other expenses, like solicitor's and lawyer's fees, valuer's fees, insurance premia, stamp duty, registration charges and other incidental expenses incurred in connection with the loan shall be borne by you. Periodic reassessment, if any, of the value of the property funded through this loan for the purpose of regulatory compliances shall be done at your cost.

## 13. Servicing of interest during moratorium period :

### A. Capitalization of pre-EMI interest\*

The loan amount will be fixed suitably taking into account the approximate pre-EMI interest during the moratorium period, duly compounded at the applicable interest rate (worked out on the presumption that the loan is disbursed in lumpsum on the date of first disbursement). The computation of the total loan amount (i.e. actual loan plus pre-EMI interest) will be subject to fulfilment of income criteria eligibility and also subject to the extant instructions regarding Equated Monthly Instalment/Net Monthly Income. Please execute check-off authority with your employer/ tender post-dated cheques towards the EMIs of the loan amount. After completion of the moratorium period, you will have an option to request to reset EMI based on the actual outstandings in the loan account after final disbursement, subject to submission of revised check-off authority or tendering post dated cheques towards the EMIs so arrived at.

### B. Servicing of pre-EMI interest\*

Please tender post dated cheques drawn at monthly intervals / ECS mandates for servicing of the amount of pre-EMI interest applied per month during the moratorium period.

(\* score off whichever is not applicable)

## 14. Disbursement :

The loan will be disbursed only on the following conditions :

a) Title of the property proposed to be mortgaged is clear, absolute, unencumbered and marketable to the satisfaction of the Bank's Solicitor/Advocate and a valid mortgage (equitable or registered if equitable mortgage is not possible) has been created in favour of the





Bank.

b) All the security documents prescribed below have been executed by you/co-applicant(s) / guarantor(s) -

(i) Loan Agreement

(ii) Affidavit

(iii)

(iv)

c) The loan will be disbursed as under: (applicable where loans for construction is desired or purchase is through payment in installments)

Construction Stages	Description	Amount (₹.)
1	HOUSING LOAN	33,66,000.00
2	INTERIOR	5,04,000.00
	SBI Life Premia	.00
	Total (Loan amount + SBI Life Premia)	38,70,000.00

d) You will have to bring in proportionate margin at each stage of disbursement. Disbursement will be made in favour of the seller/builder from whom you are buying the property funded through this loan/in favour of the Financial Institution from where your loan is being taken over.

15. The Bank reserves the right to collect any tax if levied by the State/Central government and/or other Authorities in respect of this transaction.

16. The Bank reserves the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case the limits/part of the limits are not utilized by you, and/or (b) in case of deterioration in the loan accounts in any manner whatsoever, and/or (c) in case of non-compliance of terms and conditions of sanction.

17. The sanction of loan will be valid for three months from the date of this letter. If no amount is disbursed during the validity period, you will be required to seek fresh sanction. 50% of the applicable processing fee would be payable for each fresh sanction. However, interest rate will be subject to change from time to time during the intervening period and depending on change in MCLR the effective rate may vary.

18. The Bank shall have the authority to disclose/share your Credit information to/with Information Companies formed under the Credit Information Company (Regulation), 2005, as to the loans granted to you and the nature of the securities given by you, the guarantees furnished to secure the said loans whether fund based or non-fund based, your creditworthiness and any other information which the RBI may consider necessary for inclusion in the Credit Information to be collected and maintained by Credit Information Companies, and the Bank shall not be liable in any manner to you for providing the information as aforesaid to the Information Companies.

19. The Borrower shall provide an undertaking in the form required by the Bank that no consideration has been/shall be paid to the guarantor/s in respect of the guarantee to be executed in favour of the Bank for securing the facilities granted herein.\*\*

(\*\* Applicable in respect of advances which are secured by guarantee )

20. Please arrange to submit duly signed copy of this letter as a token of acceptance of the arrangement within \_\_\_\_\_ days from the date of this letter.

### Subsidy

The loan shall be eligible for subsidy under the Pradhan Mantri Awas Yojana Scheme subject to the following terms and conditions and other guidelines applicable in the matter:

Total amount of eligible subsidy will be Rs \_\_\_\_\_

The customer shall become ineligible to the subsidy and the subsidy amount already released will be recovered by the Bank for refund to the Government of India on occurrence of any of the following events:

If the customer fails to complete the construction of house or to take possession of the house within a period of 36 months from the date of disbursement of first instalment of the loan amount;

or

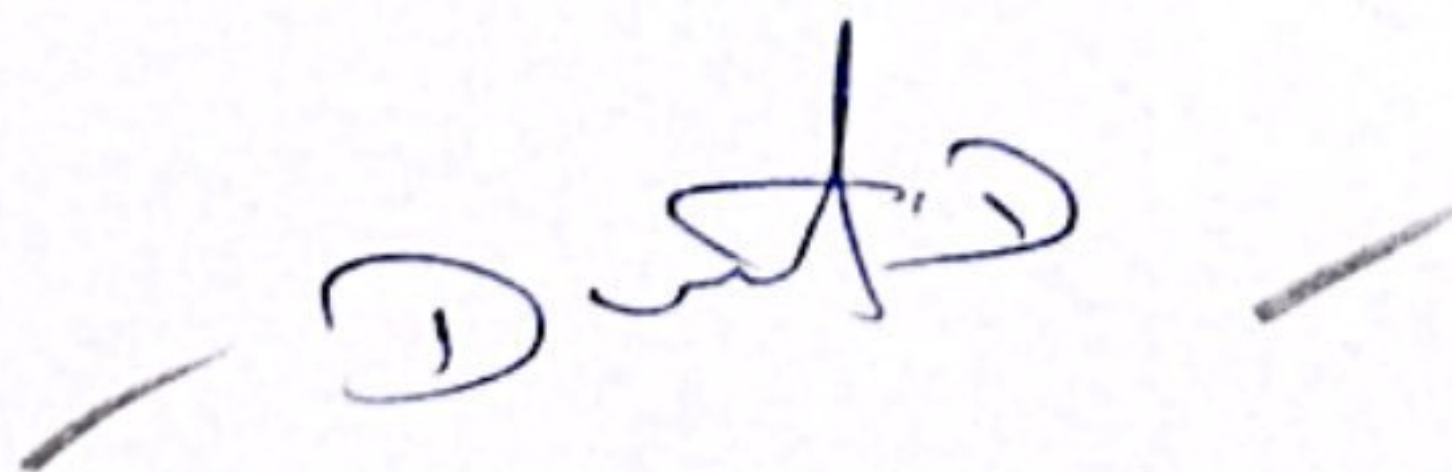
If the customer defaults in repayment of the loans and the loan account becoming NPA;

or

If one of or more information provided by the customer for claiming the subsidy is/are found to be false or incorrect on any subsequent date.

The recovery of subsidy as above from the customer in no way reduces the liability of the customer towards the Bank as per this arrangement letter and loan documents executed or to be executed by the customer.

Yours faithfully,







For STATE BANK OF INDIA

Asst. General Manager/Chief Manager/Branch Manager

Received the original. I/We, undersigned, agree to the terms and conditions as set out in this letter.  
I/We wish to avail of loan for funding of premium of Home Loan Insurance cover. (\*strike off whichever is not applicable).

Mr.DINESH D S/O D/O W/O Mr.R S DILLI  
G7 B WING SOHAN SILVER SPRINGS, BASAPURA MAIN ROAD, BASAPURA, BANGALORE-560100

(Borrower)

(Signature)

Date:

Place: ELECTRONIC CITY BANGALORE

Terms and conditions of the loan are accepted by me/us as a guarantor(s).

Guarantor(s)

Date:

Place: ELECTRONIC CITY BANGALORE

Processing fees waiver and interest  
rate concession of 0.15% subject to  
full or partial disbursement on or  
before 15/10/2019.

Validity of this sanction is three months.

- 1) Bank will obtain Supplementary Legal Opinion at your cost.
- 2) Maxgain will be operational only after Completion of all mortgage formalities.
- 3) "Interest rate will be reset at the end of every year from the date of first disbursement on the basis of Prevailing one year MCLR as on the date of reset. The Bank Shall at any time and from time be entitled to vary the margin and the MCLR at its discretion"





## KEY FACT STATEMENT

1.	Name of the Borrower/s	DINESH D
2.	Loan Amount	3870000 (Rupees Thirty Eight Lakhs Seventy Thousand Only)
3.	Loan Term	20 Year 0 Months
4.	Interest Type	Multiple Interest
5.	a) Interest chargeable (in case of floating rate loans)	a) 8.65% p.a. (ONE-YEAR +0.5 %)
	b) Interest chargeable (in case of fixed rate loans)	b) NOT APPLICABLE
6.	Date of Interest reset	NOT APPLICABLE
7.	Mode of communication of changes in interest rates	Bank's web-site: www.sbi.com & entry in statement of loan account
8.	Fee Payable	
a.	On Application	(i) Processing Fee: Rs. 0 (ii) Fee for Legal opinion: Rs. (iii) Valuation Fee: Rs. (iv) CERSAI Registration: Rs. 118/-
b.	During the term of the loan	NIL (Cost of insurance of the property has to be borne by the customer)
c.	On foreclosure	NILL
d.	Fee refundable if loan is not sanctioned	Processing Fee will be refunded, if not sanctioned. However, processing fee will not be refunded after sanction of loan.
e.	Conversion Charges for switching from floating to fixed interest and vice-versa	NA
f.	Penalty for delayed payments	(i) Rs.500/- plus Goods and Services Tax for every delayed EMI payment. (ii) Enhanced rate of interest @2% p.a. on irregular amount over and above the applicable interest rate, if the EMI remains unpaid for more than 30 days.
9.	EMI payable	Rs. 33,585.00 (EMIs may vary consequent upon changes in interest rate).
10.	Details of security/ collateral obtained	a. Collateral Type : b. Market Value of Collateral: Rs. , c. Paper Based Description:: Rs.
11.	Date on which the annual outstanding balance statement will be issued	As on 31st March every year by 30th April.

Date:  
Place:

Acknowledged  
(Borrower)

  
Authorized Signatory  
State Bank of India  
Branch/CPC:

Back

Processing fees waiver and interest rate concession of 0.45% subject to full or partial disbursement on or before 14/10/2019.

