 <b>बैंक ऑफ महाराष्ट्र</b> <b>Bank of Maharashtra</b> भारत सरकार का उद्यम एक परिवार एक बैंक प्रधान कार्यालय: लोकमंगल, 1501, शिवाजीनगर, पुणे-5 H O : LOKMANGAL, 1501, SHIVAJINAGAR, PUNE-5	<b>NAMASTE CHOWK KARNAL</b> Plot no 90 and 91, Pritam Nagar, Near Namaste Chowk karnal, Dist- Karnal, Haryana, 132001 - 132001 Tel: Email: bom2296@mahabank.co.in
---	--

Ref. No. R-2296-24-287934

Date: 14/11/2024

### SANCTION LETTER FOR MAHA SUPER HOUSING LOAN



To,  
Mr. Atul Kumar,  
42/12, RAM NAGAR,,, Karnal Ram Nagar,  
Karnal, Karnal, HARYANA, 132001

Dear Sir /Madam,

**Sub:** Your request dated 12/11/2024 for Maha Super Housing Loan for Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only).

With reference to the above, we are pleased to convey the sanction on the following terms and conditions:

1	Nature of Facility	Term Loan
2	Name of the Scheme	Maha Super Housing Loan
3	Proposal Type	New
4	Amount of Facility	Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand only)
5	Purpose	For Purchase of Old House / Flat
6	Name of the Co-Applicant/s	Mrs. Garima
7	Security	Equitable Mortgage of Plot No. / S. No. / CTS No. / Gat No. / Milkat No. 28/9, Flat / House No. Building / Wing – Floor – 1, Ram Nagar, Jamna Nagar, N.A in the Area / Village – Karnal Ram Nagar, Taluka / Tehsil / Sub Dist. – Karnal, City - Karnal, District – Karnal, State – Haryana, 132001 having realizable value Rs. 19,93,000 /-.
8	Name of the Guarantor	Not Available
9	Margin	10% in Bank's favor.
10	Rate of Interest	RLLR 9.30 % + -0.80 % + -0% i.e. 8.50 % p.a with monthly rests
11	Tenure of Loan	300 Months
12	Moratorium Period	0 Months
13	Repayment Period	300 Months
		EMI
14	Mode of Repayment	



		Repayment would start from next month after first disbursement. Repayment schedule to be generated on the date of 1st disbursement and Loan would be recovered in 300 EMIs/ months.
15	Amount of EMI	Rs.10,900/- starting from next month of 1st disbursement  Gap Interest would be collected upfront at the time of disbursement wherein the gap (i.e. number of days) between loan disbursal and EMI start date (excluding moratorium period if any) is more than 30/31 days. The gap interest would be rounded off to next nearest value of Rs. 500/-
16	Processing Fees	Rs. 0.00 /- (i.e. 0.25 % of sanctioned amount, subject to minimum of Rs.1000/- and maximum of Rs. 25000/- + GST )
17	Account Handling Charges	Rs.2,183/- i.e.(Rs.500+0.10 % of sanctioned amount, subject to maximum of Rs. 11000/- + GST )
18	Pre-payment charges	NIL(However in case of Housing loan for Purchase of Plot and Construction thereon, Prepayment penalty @ 1% of the outstanding balance at the time of closure should be charged / recovered if repaid within 2 years)
19	CERSAI Noting Charges	As per H.O. Guidelines
20	CERSAI Search Charges	As per H.O. Guidelines

#### SPECIFIC TERMS & CONDITIONS:

1	The car loan of 6.55 lakh having EMI of 15980 is to be closed by applicant and provide noc or closure statement before disbursement of the this loan
---	--

#### Other Terms and Conditions:

1	Irrevocable undertaking by the borrower/s authorizing the bank to recover the loan installments from his /her Salary account / Saving account with the branch to be submitted. <b>OR</b> Borrower/s has to mandatorily submit Minimum 6 undated PDCs and NACH debit mandate wherever he /she /they is /are not having salary /main business account with our bank.
2	The borrower/s shall give an irrevocable letter of undertaking not to sell, mortgage, charge or otherwise encumber the property so long as he /she remains indebted to the Bank in respect of this loan.
3	Borrower/s has /have to submit NOC from the Builder /Society for Mortgage of property.
4	In some cases, the under construction projects of the society / builder / promoters are financed by some other bank / financial institutions and the land / flats are mortgaged to financing bank / FI. In such cases, NOC / permission to mortgage from bank / FI to be submitted. This is in addition to NOC from society / builder / promoters.
5	Copy of the Sanctioned Plan by competent authority should be submitted.
6	All the property related documents as suggested by the Advocate has to be submitted by the Borrower before disbursement of loan.
7	Equitable / Registered Mortgage of the property has to be executed and stipulated guidelines of the bank should be followed.
8	All the charges towards completion of mortgage formalities shall be borne by the borrower.
9	Disbursement will be permitted only after compliance of all the terms and conditions of sanction and after obtaining proper documentation.
10	DD / NEFT / RTGS to be issued in favor of the builder /supplier and receipt for the same should be submitted to bank.

*Arsh Kumar*

*Gaurav*



11	Mortgage charge on the property should be registered with appropriate Revenue Authority.
12	Fresh Encumbrance Certificate / Property Card / 7/12 and 8A extract (after mortgage registration) indicating name of our bank/branch and the to be submitted.
13	Bank's charge on security / property be noted / registered with the builder / housing society immediately after creation of mortgage.
14	Legal Audit has to be done (if applicable) before disbursement of loan, by the advocate on panel, other than the one who issued title clearance for the loan. Charges for the same shall be borne by the borrower.
15	Borrower/s has /have to ensure that the property is duly and properly insured excluding cost of Plot against all risks such as earthquake, fire, explosion, storm, cyclone, civil commotion etc. during the currency of the loan, with BOM being made the sole beneficiary under the policy/policies.
16	As and when possession is obtained by the borrower, possession certificate and allotment letter to be submitted with Bank. Further, as and when society is formed, borrower should submit society registration certificate, share certificate issued by Housing Society.
17	In case of Construction Loan, Construction should be done as per sanctioned plan. In case of any deviation, Bank shall reserve the right to recall the advance along with interest and other usual bank charges, if any.
18	The Interest rate is linked to RLLR. The RLLR and the actual lending rate are subject to review and variation from time to time as per Bank guidelines.
19	The changes in the RLLR and the actual lending rate will be notified by Bank from time to time including in the Bank's website.
20	<p>a) The Interest Rate of this loan (ROI) is linked to the Bank's Repo Linked Lending Rate (RLLR) which is subject to change based on revisions in the RBI's Repo Rate.</p> <p>b) The change in the ROI may effect into increase in the EMI/ loan tenor or both as per the discretion of the Bank.</p> <p>c) Any such changes shall be communicated to you, immediately, through appropriate channels like SMS/ Email / Bank website etc.</p> <p>d) You have an option to provide your preference as under at the time of reset of interest rates:</p> <ul style="list-style-type: none"> <li>- If you prefer to maintain a shorter / existing repayment period, you may opt to increase your EMI amount by providing a revised NACH/SI mandate at Branch.</li> <li>- You may opt to switch to fixed rate of interest, which may result into increase in the loan tenor. This is, however, subject to the Policy of the Bank in this regard.</li> <li>- You may also choose to make a lump sum payment to reduce the outstanding principal, which will result in a lower EMI.</li> <li>- If you do not actively select any of these options, the Bank would be adjusting the EMI or tenure as per its discretion by default.</li> </ul> <p>e) The applicable charges for switching of loans from floating to fixed rate and any other service charges/ administrative costs incidental to the exercise of the above options are as under/ available on the Bank's website.</p> <p><b>Applicable service charges/ administrative costs for Floating to fixed / Fixed to floating-</b></p> <ul style="list-style-type: none"> <li>- The applicable charges for switching loans from floating to fixed rate and vice versa are Rs 5000/- + GST for the exercise of the above options, which are available on the bank's website.</li> <li>- The option to switch over to a fixed rate will be given to the borrower to the maximum 2 times during the loan tenure.</li> <li>- Any revision in the charges shall be communicated through Bank website and service charges booklet from time to time.</li> </ul>
21	In case at the time of periodic review of the account, if any overdue, in the Interest / principal is

*Arshad Khan*  
*Gaurav*




	observed, the same shall be payable along with interest, immediately, over and above the regular installments.
22	The delay in payment of installment shall render the borrower liable to pay penal charge @ 2 % p.a. on overdue amount (including charges/interest/Principal) for the period of delay.
23	Margin amount should be brought in by the borrower/s proportionately.
24	Disbursement of loan in stages will be based on stage of construction / development certified by appropriate authority, Architect certificate at various stages of construction of building certifying that the construction of building is strictly as per sanctioned plan should be submitted by the borrower/s.
25	The borrower/s shall inform the Bank in writing about any change / loss of Job, business, profession (as case may be) immediately after such change / loss, if any.
26	The amount of this loan has been fixed, inter alia, on the cost estimates / agreements submitted by borrower/s. In the event of the cost actually incurred less, Bank reserves right to suitably reduce the amount of the loan.
27	This letter of sanction shall stand revoked and cancelled and shall be absolutely null and void if: (a) There are any material changes in proposal for which this loan is, sanctioned. (b) Any material fact concerning income, net worth, or ability to repay, or any other relevant aspect of your proposal or your application for loan is faulty, suppressed, concealed or not made known to us. (c) Any statement made in the loan application is found to be incorrect or untrue.
28	The EMI comprises of principal and interest calculated on the basis of monthly rests at the applicable rate.
29	<b>Release of security documents:</b> Bank shall release all property documents, and remove charges registered with any registry within a period of 30 days after full repayment/ settlement of all the loan account(s), which are linked to the particular security. The property owner(s) can collect the original title deeds within 30 days of full and final payment of Bank's dues(Loan) from the branch where the loan account was opened.
30	This sanction shall lapse automatically, in case the sanctioned facility is NOT utilized within 3 months from the date of above sanction.

This sanction letter is issued in duplicate. Please arrange to return a copy of the same duly signed having accepted all the terms and conditions of the sanction.

Yours faithfully,

  
शाखा प्रबन्धक  
**KUSHAL SHRIRAM BANSAL**  
Branch Manager  
NAMASTE CHOWK KARNAL

All the terms and conditions mentioned above are acceptable.

  
Mr. Atul Kumar  
Borrower

  
Mrs. Garima  
Co-Borrower

