



रेड क्रॉस प्लेस शाखा/Red Cross Place Branch,
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कोलकाता/Kolkata 700001

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आरसीपी/कोल/RCP/KOL/ CMD/ 424

दिनांक/Date:- 25/09/2017

To

Mrs Tania Dey & Mr Nilarya Talukdar
51/1/5 , Brojonath Lahiri Lane, P.O Santragachi,
PS Shibpur, Ramrajatala, Howrah - 711104

Reg: Sanction of Housing loan of Rs 27,96,000.00 (Rupees Twenty Seven Lakhs & Ninety Six Thousand only) Under Cent Home Scheme to purchase a Flat situate at IVY Greens II in Vedic Village.

Ref: Your Loan application dated 04/09/2017 for Rs 27,96,000.00 (Rupees Twenty Seven Lakhs & Ninety Six Thousand only) under DHF.

Dear Sir,

We are pleased to inform you that our Centralized Credit Processing Centre has sanctioned a term Loan of Rs 27,96,000.00 (Rupees Twenty Seven Lakhs & Ninety Six Thousand only) to you for purchase a Residential Flat being unit no "C 3" ,on 3rd floor in Block No IG 12, measuring 1040 square feet Super Built up area more or less Together with one covered car parking space in the project IVY Greens II under DHF scheme of our Bank on the following terms and conditions .

1. **Project Cost** : Rs 35,26,000.00 (Rupees Thirty Five Lakhs & Twenty Six Thousand only)
2. **Margin Amount** : Rs 7,30,000.00 (Rupees Seven Lakhs & Thirty Thousand only)
3. **Loan amount** : Rs 27,96,000.00 (Rupees Twenty Seven Lakhs & Ninety Six Thousand only)
4. **Rate of Interest:** MCLR(1 Year) i.e., 8.30 % (Floating) at present. The rate of interest will undergo automatically changed with change of MCLR (1 Year) or spread or both of our Bank on the date of reset or as decided by our Central office from time to time. Present MCLR is 8.30 % . The change in MCLR(1 Year) will be notified in the notice board of the Branch & also in the Bank's Website.
5. **Repayment period** : The Total Repayment Period is 216 Months with a Moratorium Period of 28 Months. The repayment will be start One Month after the moratorium period or 6 month after taking possession of the flat which ever is earlier . The total number of installments/ EMIs are 188 .
6. **Installments:** You have to pay a monthly installment of be Rs 26,626.00 (Rupees Twenty Six Thousand Six Hundred and Twenty Six only) if You prefer to pay the interest during the moratorium period other wise the EMI will be Rs 32,293.00 (Rupees Thirty Two Thousand Two Hundred and Ninety Three only) approximately if you do not prefer to pay the interest during the

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moratorium period. However, the amount of Installment or repayment tenor will undergo change on the change of MCLR (1 Year) of our Bank on the date of reset of interest from time to time which can be ascertained from our branch.

7. Security: i) Primary : Equitable Mortgage of proposed Residential Flat being unit no "C 3", on 3rd Floor in Block No IG 12 measuring 1040 Square Feet (Super Built up area) and together with the covered car parking space at IVY Greens II situate within jurisdiction of Police Station Rajarhat Dist North 24 Parganas within the ambit of Chandpur Gram Panchayet , Mouza Sikharpur , West Bengal

9. Disbursement: The loan amount will be disbursed by DD/PO/RTGS/NEFT to the CD account of the builder directly to the Seller /Builder as per the provisions in the sale Agreement after getting suitable instruction from you.

10. Processing Charge: Nil as a festive offer

11. Prepayment charge: Nil as floating rate of interest.

12. Insurance: The house financed should be comprehensively insured for full cost amount against Fire, and other natural calamities during the entire course of the loan with bank clause before the disbursement of the house preferably through BANCASSURANCE.

13. Other Terms and conditions:

- a. You have to pay the property Tax regularly.
- b. Branch can inspect the house as and when required.
- c. You will not make any alteration of house without the approval of Town Planning Authority and should also take permission from bank before any alteration.
- d. In case of default 2 % panel interest will be charge in your account for overdue period of overdue amount.
- e. You should utilize the house for residential purpose only. The loan amount will be liable to be recalled if it is established that the property financed has been utilized for a Non Residential purpose.
- f. You have to come in person for documentation to our Branch for disbursement of loan.
- g. You have to give ECS mandate / Standing Instruction for payment of installment and shall not be withdraw till the loan amount along with interest is adjusted in full. You have to deposit at least 5 postdated cheques for amount of EMI with letter of deposit of advance cheques.
- h. A letter of authority to be submitted by you for extension of repayment period in case of change of EMI on account of increase in interest rate.
- i. You have to give a certificate/letter that no action is pending at IT Authority against you.
- j. You have to submit an undertaking that the builder does not violate the sanctioned Plan. Construction shall be strictly as per the sanctioned plan and/or Building Bye Laws & will adhere to the specification of National Building Code (NBC) of India 2005. As the loan is for purchase of Duplex House , the repayment will begin as per sanction irrespective of Delivery or Non Delivery of possession of the Duplex House by the seller, for what so ever reasons, it may be. You have to

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undertake that you shall ensure that the builders should not allot any exclusive rights over reserved open space, garden, and terrace any other persons. You have to undertake that it will be your sole responsibility to ensure that specific measurements of carpet area as well as super built up area including Common areas and boundaries of the flat to be purchased are mentioned while registering sale deed/Sale agreement.

k. You have to undertake that you have taken all the requisite care so as to ensure genuineness of the title of the seller /Transferors of the property and ascertained all other legal aspects including the encumbrances for the purpose of clear and marketable title of the property and you accept full responsibility for any contingency, which may arise on account of defectiveness of the title deeds, if any.

l. You have to furnish an irrevocable undertaking that you will not approach for any further loan from the bank & you yourselves will manage the margin /additional requirements and you also understand that the Bank is under no obligation to grant further loan in case of your failure to raise the requisite funds in future.

m. You have to obtain completion certificate within 3(Three) months from the date of completion of construction, failing which the bank shall have the power and authority to recall the entire loan with interest, cost & other usual bank charges.

n. You have to give an undertaking that you will deposit the original Sale deed in the Bank & Create Mortgage if you receive the original Sale deed directly from the builder.

o. You should give a declaration that

i) You have not defaulted in repayment of loan of our Bank or other Bank or entered into compromise settlement in any capacity.

ii) You are not related to any of our Bank's Director or Directors of the other Banks.

iii) You have to give Consent clause for disclosure of Names in case of default to RBI/CIBIL etc.

You have to come to our Branch for execution of the loan document to enable us for disbursement of loan on any working day of the Bank. The sanction is valid for Six months only.

Yours faithfully,

Accepted all terms and condition given in the letter.

मुख्य प्रबंधक/CHIEF MANAGER



Borrower/s