

BANK OF INDIA JHOTWARA

Ref No.Jhot/19-20/RO/7571-3

DATE: 11.02.2020

Mr. Tara chand Soni
16,Gulab Bari, Kalwar Road
Jhotwara
Dist.Jaipur
Rajasthan
Mobile-9460385247
Mr. Amit Soni
B-101 Philips Apartment
Plot no-3 Sector-23
Dwarka New Dehli
Mobile-9460385247

Dear Madam/Sir

Ref: Your Loan Application Dated 05.02.2020 for Rs.17814100/- for construction of house under Bank's Star Smart Home Loan Scheme.

We refer to your application for loan and subsequent clarification and assurance advised to us by you. We have considered your request for STAR SMART HOME LOAN and sanctioned the loan on the following terms and conditions:-

1. Type of Loan : STAR SMART HOME LOAN
2. Amount of Loan : 1,78,14,100/-
3. Security : Equitable Mortgage of Property Situated at Plot No -D-227, Hanuman Nagar-D, Moti Bhavan GNSS Vaishali Nagar Jaipur in the name of **Mr. Tara chand Soni**
4. Rate of Interest : 0.00% over one year RBLR Presently 8.00% Which may be reset by BOI on annual basis With Monthly rests.
5. Repayment : The loan will be repayable in 168 EMI of Rs. 176595.00 each commencing from Thirteenth month of First disbursement.
6. Insurance : Assets financed by the Bank to be compulsorily insured with Bank's Hypothecation clause, at your cost with implied authority to the Bank to debit your account periodically/annually for keeping the insurance policy

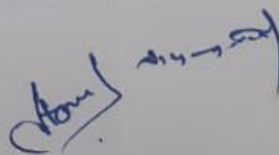
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valid at all times

7. Inspection : Our Branch Officials will be at liberty to inspect the asset financed at frequent interval without your specific /prior consent

Terms and Conditions Description

1. Interest charged during moratorium period/ till EMI start date to be repaid separately as & when applied/charged to the account.
2. Any delay in the payment of installments/ Interest will entail penal interest of 2% p.a. on overdue amount for overdue period.
3. Post dated cheques/ ECS mandate to be submitted for recovery of EMIs/ Interest.
4. The Borrower has to submit the mutation document of the property within one month after the registration of the property in the name of the borrower. Non Compliance of the same will attract 2% penal interest.
5. To keep the bank informed about changes in address (Residential/office) and place of posting upon transfer of job/ change of employer etc.
6. In case at any point of time it is found that any of the information provided to the Bank is Incorrect/false and/or the loan to be availed is not utilized for the specific purpose for which it has been lent, the Bank shall be at liberty to recall the advance forthwith irrespective of the contracted terms of loan and charge penal/additional interest or take steps that may be deemed fit by the Bank.
7. Acknowledgement of Debt & security document duly signed by borrower & guarantor to be submitted every year to the Bank.
8. All applicable Bank charges (Processing/Documentation/Mortgage etc) shall be paid/ recovered before release of Loan.
9. For existing customers maintaining account with the Bank, undertaking to maintain adequate balance & authority letter for recovery of EMI to be submitted to the Bank.
10. The Bank has sanctioned the loan based on your declaration that - No disciplinary action/ or case is pending against the Borrowers/Guarantors in any court of Law and also no Insolvency proceedings are initiated against any one nor have any one been ever adjudicated insolvent.
11. The various statutory permissions required under the Law have to be obtained (if not already obtained) and copy of the same to be submitted to the Bank before release of Loan.
12. All actual expenses towards valuation/ search report/ document franking charges, CERSAI registration charges etc to be borne by the borrower.
13. Bank shall have the right to sell, transfer, assign or securities the loan/ advance sanctioned and disbursed to you.
14. Equitable mortgage to be created before loan disbursement by depositing original title deeds (complete chain) and relevant papers (viz. Share certificate/NOCs/Permissions from various authorities etc.) with



- the Bank & mortgage to be registered with CERSAI
15. To submit to the Bank all original bills/receipts towards project cost of the flat/house

Borrower Specific Terms and Conditions

Please note importantly that the above conditions are basic general conditions and advance shall be governed by other normal terms and conditions of the bank governing advances.

Please return the duplicate copy of this letter duly signed by the borrowers and guarantors in token of having accepted the aforesaid terms and conditions. You may call on us for execution of security documents and compliance of other related formalities in mutually acceptable/ convenient working day during the business hours at an early date.

Yours Faithfully,

For Bank of India

कृते बैंक ऑफ इंडिया

वरिष्ठ शाखा प्रबन्धक
झोटवाड़ा शाखा, जयपुर

Sr.Branch Manager

Jhotwara Branch

Received and accept the terms and condition stipulated above

1. Mr. Tara Chand Soni s/o late Shri H.L.Soni (Borrower)

2. Mr Amit Soni s/o Mr.Tara Chand Soni (Co-Borrower)