

**STATE BANK OF INDIA
HOUSING LOAN APPLICATION FORM FOR INDIVIDUALS**

Signed
photograph
of 1st Applicant

PERSONAL PROFILE

Signed
photograph
of 2nd applicant

	1st Applicant	2nd Applicant
Name (in full)	<input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/>
Father/Husband's Name	<input type="text"/>	<input type="text"/>
Relationship with 1st/2nd applicant	<input type="text"/>	<input type="text"/>
Residential Address	...............PIN.....	..... ..... .....PIN.....
Office Address	..........PIN.....	..... .....PIN.....
Tel.No.(R).....(O).....		Tel. No.(R).....(O).....
Date of Birth	<input type="text"/> <input type="text"/> <input type="text"/>	<input type="text"/> <input type="text"/> <input type="text"/>
Sex	<input type="checkbox"/> M <input type="checkbox"/> F	<input type="checkbox"/> M <input type="checkbox"/> F
Marital Status	<input type="checkbox"/> Single <input type="checkbox"/> Married	<input type="checkbox"/> Single <input type="checkbox"/> Married
Status	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident	<input type="checkbox"/> Resident <input type="checkbox"/> Non-Resident
Do you belong to	<input type="checkbox"/> SC <input type="checkbox"/> ST <input type="checkbox"/> OBC	<input type="checkbox"/> SC <input type="checkbox"/> ST <input type="checkbox"/> OBC
No.of dependents	<input type="checkbox"/> Children <input type="checkbox"/> Others	<input type="checkbox"/> Children <input type="checkbox"/> Others
Educational/Professional Qualifications	.....	.....
Occupation Details	..........	..........
No. of years in present occupation	..........	..........
Designation & Employee Number.	.....	.....
Date of Retirement	.....	.....

DETAILS OF BANK ACCOUNTS

NAME OF A/C. HOLDER	TYPE OF A/C.	NAME OF BANK & BRANCH	ACCOUNT NUMBER
.....
.....
.....
.....
.....
.....
.....
.....

FINANCIAL INFORMATION

	1ST APPLICANT	2ND APPLICANT
1. Monthly Gross Salary	Rs.....	Rs.....
2. Monthly Net Salary	.	Rs.....
3. Other Income	Rs.....	Rs.....
Source of other Income	.	.....
4. Annual Income as per IT return	Rs.....	Rs.....
5. Advance tax paid in current year	.	Rs.....
6. Expected Monthly Rental Income from the proposed flat/house	.....	Rs.....
	.	
7. Monthly instalments proposed	Rs.....	Rs.....
	.	
	Rs.....	
	.	
	Rs.....	
	.	
	Rs.....	
	.	

Please indicate below details of investments and all loans taken/proposed from employer, Provident Fund, etc., and instalment(s) payable per month on the same including interest against each loan.

<u>Savings, Investments, etc. Particulars</u>	<u>1st Applicant</u>	<u>2nd applicant</u>	<u>Loans</u>	<u>Outstanding Amount Rs.</u>	<u>Monthly Instalment Payable Rs.</u>	<u>Term (Months)</u>
Savings Bank	_____	_____	1st Applicant			
Immovable Property (specify)	_____	_____	Employer	_____	_____	_____
Current balance in Provident Fund (your share)	_____	_____	Bank	_____	_____	_____
			Credit Society	_____	_____	_____
Other Assets (Specify)			Others	_____	_____	_____
1.			2nd applicant:			
2.	_____	_____				
Life Insurance Policy (ies)	_____	_____	Employer	_____	_____	_____
Postal Life Insurance Policy (ies) (Amount/ Maturity Dates)	_____	_____	Bank	_____	_____	_____
			Credit Society	_____	_____	_____
			Others	_____	_____	_____

Details of existing Loans from State Bank of India :

1st Applicant

.....

2nd Applicant

.....

DETAILS OF IMMOVABLE PROPERTY
(TO BE PURCHASED/CONSTRUCTED/RENOVATED/IMPROVED)

i) Mention House No./Plot No., Area, City, PIN Code, Proposed Built up Area and address of housing society/builders/seller.

.....

.....

ii) Plot/Flat/House allotted by a

- Housing Society
 Housing Board
 Development Authority
 Private Builder
 Cooperative Society

iii) If possession is leasehold , unexpired period of lease : years.

LOAN REQUEST

Purpose of Loan	1. Purchase of a new flat/ being house <input type="checkbox"/>	2. Purchase of flat/house R <input type="checkbox"/> old	3. Construction Extension of new house house/fl <input type="checkbox"/>	4. <input type="checkbox"/>	5. Improvement/ Renovation of house/flat <input type="checkbox"/>
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Cost of Property	Rupees	Source of funds	Rupees
1. Cost of land		1. Amount already invested	
2. Cost of construction/Extension		2. Savings in Bank	
3. Cost of Amenities/ Service Charges		3. Disposal of Investment/property	
4. Cost of Repair/Improvement		4. P.F. (a) Refundable (b) Non-Refundable	
5. Cost of Flat/House		5. Others (Specify)	
6. Cost of stamp duty/ Registration/Electrical connection/Municipal charges		6. LOAN APPLIED FOR	
Total Cost *		Total Funds *	

* Total cost should equal Total Funds

As per the scheme of the Bank, I/we apply for a loan on a fixed rate basis / floating rate basis. (Delete whichever is inapplicable)

PROPOSED REPAYMENT

Repayment Term of Loan	Period of Repayment <hr style="border-top: 1px dashed black;"/> Mode of Repayment Check-off facility with employer <input type="checkbox"/> Salary Account and SI at Branch <input type="checkbox"/> Post-dated cheques <input type="checkbox"/>
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COMPLETE (A), (B) OR (C) WHICHEVER IS APPLICABLE

(A) LOAN FOR CONSTRUCTION	(B) LOAN FOR PURCHASE OF HOUSE/FLAT (READY BUILT)	(C) LOAN FOR EXTENSION/ REPAIRS
I. In case of House 1. Area of Plot.....Sq.ft. 2. Proposed built up area:- .....sq.ft. 3. Purchase price of Plot. Rs..... 4. Architect's fees Rs..... 5. Cost of construction. Rs..... II. In case of Flat 1. Area of undivided shares of land 2. Cost of undivided share of land Rs..... 3. Cost of semi-finished flat Rs..... 4. Cost of completion or/and additional items Rs..... III. Registration Charges Rs..... IV. Total Cost Rs..... V. Market Value as per Report. Rs.....	1. Is the Unit New <input type="checkbox"/> Old <input type="checkbox"/> 2. Age of existing structure if old. :.....years 3. Purchase price Rs..... 4. Cost of additional items Rs..... 5. Total Cost Rs..... 6. Area of Plot/Undivided share of land..... 7. Built up area Sq. Ft..... 8. Market Value Land Value Rs..... Structure Value Rs.....	1. Age, of Existing structure:..... 2. Plot Area/Built up area of flat in sq.ft..... 3. Market value of existing structure Rs..... 4. (A) Is the property mortgaged to any institution :- Yes No (b) If yes, name of Institution :- _____ (c) Value of outstanding loan against the mortgage :- Rs..... 5. Details of proposed repair/ extension :- ----- ----- ----- ----- 6. Estimated cost of repairs/ extension :- Rs.....

DOCUMENTS REQUIRED

(Please tick wherever necessary)
I/We have attached the following copies of supporting documents (duly attested wherever necessary)

- Sale Deed /Agreement of Sale
- Copy of approved drawings of proposed construction/purchase/extension .
- NOC under the Provisions of ULC Act, 1976. Original of the same.
- Detailed cost Estimate / Valuation Report from Chartered Engineer/Architect.
- In case of conversion of agricultural land for non-agricultural purposes, copy of the relative order.
- Non Encumbrance Certificate for 13 years
- Salary Certificate & Form 16 of previous year (in case of employed)
- IT Returns for the last 2 years' (if IT assessee) duly accepted by the ITO.
- Allotment letter of Co-operative Society / Housing Board (if applicable), in original.
- NOC from society/builder as per enclosed Annexure.
- Proof of residence (Identity Card/Passport/Voter Identification Card/Driving licence)
- Tax paid receipts etc. (Advance IT/Property Tax/Municipal Tax, etc.)
- Others

DECLARATION

I /We hereby apply for a loan from State Bank of India to the extent indicated in the Loan Request Section of this application form. I/We declare that the foregoing particulars and information furnished in this application form are true, accurate and complete and that they shall form the basis of any loan State Bank of India may decide to sanction me/us. I/We confirm that I/We have/had no insolvency proceedings against me/us. Nor have, I/We been adjudicated insolvent. I/We further confirm that I/We have read the terms and conditions and understood the contents therein. I/we am/are aware that if I/we opt for loan at floating rates of interest, the Equated Monthly Instalment will comprise Principal and interest based on Bank's Medium Term Lending Rate which is subject to change from time to time.

I/We agree that State Bank of India may at its discretion conduct discreet inquiries in respect of this application. I/We undertake to inform as to any change in my/our occupation/employment residential address and to provide any further information that the Bank may require. State Bank of India will be at liberty to take such action as it may deem necessary if my/our above statements are found to be untrue. I/We agree that State Bank of India shall have the sole discretion to reject/reduce my/our loan application without assigning any reason therefor. I/We further agree that my/our loan transactions shall be governed by the rules of State Bank of India which may be in force from time to time.

1st Applicant's Signature
Place
Date

2nd applicant's Signature
Place
Date

Arrangement Letter - Housing Finance

STATE BANK OF INDIA
.....BRANCH
.....

To,
Shri/Smt./Kum.
.....
.....

Date :

Dear Sir,

Personal Segment advances :
Housing Finance
Term Loan of Rs.....lakhs

With reference to your application dated, we hereby sanction you a Term Loan of Rs.....(Rupees.....only) on the following terms and conditions :

1. Purpose

The loan is sanctioned to you for the purpose of purchase / construction / extension / repairs of new/second-hand residential house/flat at the following address :
.....
.....
.....

2. Margin : %

3. Rate of Interest :

Fixed Rate of Interest * :

Interest on the loan will be charged at% p.a. on highest monthly reducing balance at quarterly rests. In the event of a default in payment or any irregularity in account, the Bank reserves the right to levy a higher rate of interest, as it deems fit.

Floating Rate of Interest * :

Interest on the loan will be charged at% p.a. over SBMTLR which is currently% p.a. (The current effective rate being% p.a.) with quarterly rests. The rate of interest is subject to revision from time to time and you shall be deemed to have notice of changes in the rate of interest whenever the changes in SBMTLR are displayed/notified at/by the branch/published in newspapers/made through entry of interest charged in the passbook/statement of account sent to you etc. The Bank has the option to reduce or increase the EMI or extend the repayment period consequent upon changes in SBMTLR. In the event of a default in payment or any irregularity in account, the Bank reserves the right to levy a higher rate of interest as it deems fit.

* Delete whichever is not applicable.

4. Repayment :

The loan is to be repaid in Equated Monthly Instalment of Rs_____. The repayment instalment commences (a) 2 months after completion of construction or after eighteen months from disbursement of first instalment, where loan is released in instalments, , whichever is earlier or (b) 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.

* delete which is inapplicable.

5. Security :

The loan will be secured by :

a) Equitable / Registered mortgage of the land and building situated at _____ [for which the loan has been sanctioned, valued at Rs._____belonging to Shri/Smt./Kum._____S/o / W/o / D/o _____ in favour of the Bank.

b) Equitable / Registered mortgage of the land and building situated at _____ valued at Rs._____ belonging to Shri/Smt./Kum._____S/o / W/o / D/o (Guarantor) _____ and Shri/Smt./Kum._____S/o / W/o / D/o (Guarantor) _____in favour of the Bank.

c) Third Party Guarantee of

.....

.....

d)

.....

.....

.....

6. Utilisation of the loan :

The amount of the loan shall be utilised 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.

7. 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.

8. 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 needed by the Bank and the cost thereof shall be borne by you.

9. Legal expenses etc. :

All legal 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 should be borne by you.

10. 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 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 have been executed by you/co-applicant (s)/ guarantor(s).
- c) The loan will be disbursed as under : (applicable where loans for construction is desired or purchase is through payment in instalments)

	<u>Stage</u>	<u>Amount (Rs.)</u>
i)		
ii)		
iii)		
iv)		
v)		

The loan is also subject to other terms and conditions that may be prescribed by the Bank from time to time. Please call on us on any working day to execute the documents. The duplicate copy of this arrangement letter may please be returned to us duly signed by you and the guarantor(s) in token of acceptance of the terms and conditions detailed herein.

Yours faithfully,

Branch Manager

Received the original. Terms and conditions accepted

Borrower(s)

Date

Terms and conditions of the loan are noted.
Guarantor(s)
Date

ANNEXURE E

(SPECIMEN OF MEMORANDUM OF TERM LOAN AGREEMENT FOR
HOUSING LOAN GRANTED TO PUBLIC)

TO BE STAMPED AS AN AGREEMENT

PLACE :

DATE :

STATE BANK OF INDIA

.....

Dear Sirs,

You have, at my/our request granted me/us a loan of Rs.....
(Rupees) for purchase/construction of a flat/house/ plot of land or
for additions thereto, situated at

2. In consideration of the grant of the said advance and continuance of the said facility
for such time as the Bank may deem fit, I/we
.....(names of borrowers) do hereby irrevocably and
unconditionally agree and undertake with you, so as to bind myself/ourselves, my/our
heirs, executors, administrators, estates, assigns and effects as follows, viz.

- a) The disbursement of the amount of the loan shall be at your absolute discretion and shall be co-related to the actual progress in the construction of the house/flat/additions. Such disbursements shall be made by means of Bankers cheques drawn in favour of parties to whom I/we may desire and instruct you to make payment for the purpose of acquisition/construction/addition of/to house/flat/land. You may, at your discretion and at my/our request credit a part of the loan amount to my/our current/savings bank account (maintained in single or joint names) to enable me/us to make payments to suppliers of goods and services. I/We shall submit to the Bank, within a reasonable time, satisfactory proof of the proper utilisation of the amount of the loan, such as Architect's certificate, certifying the value of the work carried out, Contractor's bills, stamped receipts, sale agreement for house/flat. If considered necessary by the Bank, I/we shall produce, at my/our cost, photographs showing the progress of construction work carried out by me/us, which photographs besides showing portion of the neighbouring properties, shall be certified by persons whose certificates are acceptable to the Bank.
- b) I/We shall repay the amount of loan as per arrangement/sanction letter which forms part of this Agreement in equated monthly instalments of Rs..... each till the entire loan with interest is fully repaid. This equated monthly instalment also includes interest component.

To be deleted where Floating Rate of Interest is applicable

Interest on the amount of the loan will be applied at the rate of per cent per annum with quarterly rests, calculated on the highest monthly balance.

To be deleted where Fixed Rate of interest is applicable.

Interest on the amount of the loan will be applied at the rate ofper cent above State Bank Medium Term Lending Rate hereinafter referred to as SBMTLR, rising and falling therewith, at quarterly rests calculated on the daily balance of the loan amount. Provided that the Bank shall at any time and from time to time be entitled to change the rate of interest depending on changes in SBMTLR, and such revised rate of interest shall always be construed as agreed to be paid by the borrower(s) and hereby secured. Borrowers shall be deemed to have notice of change in the rate of interest whenever the changes in SBMTLR are displayed/notified at/by the branch/published in newspaper/made through entry of interest charged in the passbook/statement of accounts sent to the borrower(s).

Without prejudice to the Bank's other rights and remedies, the Bank shall be entitled to charge at its own discretion enhanced rates of interest on the outstanding in the loan account (s) or a portion thereof or for any default or irregularity on my/our part which in the opinion of the Bank warrants charging of such enhanced rates of interest for such period as the Bank may deem fit. The Equated Monthly Instalments will have to be paid till the entire loan and the interest is fully repaid. Further, the amount of Equated Monthly Instalment may change/increase as may be decided by the Bank.

Such interest will start accruing from the date of disbursement of the loan or the date of disbursement of the first instalment of the loan where such loan is paid in instalments.

- c) If the loan amount has been utilised by me/us for purchase of ready built house/flat, I/we shall pay the first such monthly instalment following the month in which the loan amount is disbursed to me/us. The subsequent monthly instalments shall be paid before the last day of each subsequent month. If the loan amount has been utilised for construction of / additions to house/flat, I/we may be permitted to pay the first such monthly instalment till 2 months after the month in which the house/flat has been completed or on the expiry of 18 months from the date of disbursement of the first instalment, whichever may be earlier. The subsequent monthly instalments will be paid before the expiry of each subsequent month.
- d) I/We declare and confirm that the amount of the loan or the balance then outstanding shall become payable at once in case of my death or death of anyone of us. In case of death, the Bank may, at its discretion, continue the loan provided sufficient collateral security is furnished by my legal heirs/surviving borrower(s) or some satisfactory arrangement for repayment acceptable to the Bank has been made by my legal heirs/surviving borrower(s).

- 3 -

- e) I/We shall arrange for the payment of the equated monthly instalment from my/our monthly salary or in whatever manner deemed fit * or by debit on the due dates from the Current /Savings Bank account with Branch/or any other Branch where I/we may hold the account singly or jointly and to appropriate the same in repayment of the said loan and interest.

I/We shall execute in favour of the Bank a letter of authority, addressed to my/our employers to recover and pay to the Bank the equated monthly instalment from my/our salary every month*.

* Delete if not appropriate.

- f) On demand the Borrower agrees to deliver to the Bank post-dated cheques for the monthly instalments and the Borrower warrants that the cheques will be honoured on first presentation. Any non-presentation of a cheque due to any reason will not affect the liability of the Borrower to pay the monthly instalments or any other sum. The borrower agrees to forthwith replace the cheques/issue fresh cheques, if required by the Bank. The borrower shall not be entitled to call upon the Bank to refrain from presenting any cheque for payment and if the borrower does so, the Bank shall nevertheless be entitled to present the cheque for payment and in the event of dishonour the provisions under Chapter XVII of the Negotiable Instruments Act, 1881, shall apply.
- g) I/We declare and confirm that on my/our retirement, the outstanding amount of the loan sanctioned to me will become repayable at once. The Bank may, at its discretion, continue the loan provided satisfactory arrangement for repayment, acceptable to the Bank has been made by me/us.
- h) In the event of cessation of my/our business/service with my/our employers by way of resignation or otherwise (except as a result of death or retirement), I/we undertake to repay to the Bank forthwith on demand the balance principal amount of the loan, or the balances then outstanding whichever is higher.
- i) In the event of my/our ceasing to be in business/service of my/our employer whether by retirement, resignation, death or by operation of law or for any other reason or cause whatsoever and howsoever you shall be entitled at your discretion, to write to my/our employers to appropriate and set off (i) any amount which may then be payable by my/our employers to me/us whether by way of salary, allowances, bonus, other remuneration or any payment (whether ex-gratia or otherwise) whatsoever and (ii) any amount that may be standing to the credit of any account which I/we may have with my/our employers or with you, either singly or jointly towards repayment of the balance that may be then remaining due and payable by me/us in my/our said loan account together with interest thereon at the applicable rates upto the date of such repayment. Any such appropriation made by you or my/our employers shall be conclusive and binding on me/us and my/our estate both in and out of court. In any event my/our liability to make repayment of the entire dues immediately shall

remain valid till the entire amount with applicable interest as up to the date of payment has been realised by you whether by way of recovery from my/our employer or otherwise.

.....4/-

- 4 -

- j) I/We will not sell assign, mortgage, charge or in any way encumber or alienate the said flat/house/land or any part thereof so long as I/we am/are indebted to the Bank in the said loan account without prior permission of the Bank in writing. I/We undertake to give prior intimation to you before letting out / giving on leave and licence the said flat/house.
- k) I/We shall create an equitable mortgage of land/ house/flat purchased by me/us out of the amount of the said loan in favour of the Bank and shall execute/cause to be executed such documents as may be required by the Bank. Where creation of equitable mortgage is not possible, I/we shall create a legal mortgage by execution and registration of proper Deed of Mortgage, of all my rights, title and interest in the flat/house/land purchased by me/us in such form as may be approved by the Bank. I/We shall, if required by the Bank, give such further security as acceptable to the Bank forthwith on demand by the Bank. In case it is not possible to create security by way of mortgage as aforesaid I/we shall forthwith on demand arrange for other collateral securities by way of pledge such as insurance policies, promissory notes issued by any Govt., shares or debentures of the companies, sufficient quantity of gold or gold ornaments or other articles or things acceptable to the Bank as security for the loan.
- l) I/We shall obtain at my/our cost and produce for the satisfaction of the Bank a certificate from the Advocate/Solicitors approved by the Bank certifying that I/we will have clear and marketable title to the land/house/flat proposed to be purchased by me/us and agree that the Bank shall be entitled not to disburse any amount of the loan until such certificate has been produced by me/us.
- m) I/We shall maintain the flat/house in good tenantable repair and condition at my /our cost at all times so long as I/we am/are indebted to the Bank and that I/we shall ensure that the Bank's security is not in any way jeopardised. I/we shall duly and punctually pay the charges, if any, payable to the Co-operative Society and also all the municipal taxes, charges, rates, cesses etc. from time to time payable by me/us in respect of the flat/house/land. The Bank shall be at liberty to inspect the flat/house/land at any reasonable hours of the day and I/we shall furnish all such information/particulars whatsoever as and when called upon to do so by the Bank.
- .n) I/We shall at my/our cost insure and keep insured in the joint names of myself/ourselves and the Bank my/our house/flat at all times against fire, flood, cyclone, typhoon, lightning, explosion, riot, strike, earthquake risks and other acts of God for such other risks for its full market value as desired by the Bank from time to time and shall endeavour to get the building in which my/our flat is situated insured against fire, flood, cyclone, typhoon, lightning, explosion, riot, strike, earthquake, risks and other acts of God at all times by the Co-operative housing society/apartment owner/association or any other body under whose control the building is vested. I/we shall deliver copies of the insurance policies, cover notes, premium receipts, etc., to the Bank . If I/we fail to effect such insurance the Bank will be at liberty but not obliged to insure the said house/flat against fire, flood, cyclone, typhoon, lightning, explosion, riot, strike, earthquake risks and other acts of God and debit the premium

and other charges to any of my/our accounts with the Bank. I/we expressly agree and

.....5/-

- 5 -

declare that the Bank shall be entitled to adjust, settle, compromise or refer to arbitration any dispute between the insurance company and the insured arising from or under or in connection with any such policy or policies of insurance and such adjustment, settlement, compromise or any award made on such reference to arbitration shall be valid and binding on me/us. I/we further agree that the Bank shall have a right to receive all moneys payable under any such policy or under any claim made thereunder and to give a valid receipt therefor and that the amount so received shall be credited to my/our loan account and I/we will not be entitled to raise any question that a larger sum might or ought to have been received or to dispute my/our liability for the balance remaining due on such account after such credit.

- o) I/We shall abide by the terms and conditions of the sanction of the loan to me/us as mentioned in the arrangement letter/sanction letter which forms part of this agreement and also to the rules for such loans which are now in force and also those which may be altered, revised, amended, added from time to time by the Bank/the Reserve Bank of India/Central Government/State Government.
- p) The undertakings, authority and agreements herein contained shall be irrevocable so long as I/we continue to be liable to the Bank in the said loan account.
- q) I/We also agree that the Bank shall also be entitled to transfer the loan account to any of the branches of the Bank after giving due notice to me/us.
- r) I/We hereby further agree that as precondition of the loan advances given to me/us by the Bank, that in case of default in repayment of the loan/advances or in the repayment of the interest thereon or any of the agreed installment of the loan on due date/s, the Bank and/or the Reserve Bank of India will have an unqualified right to disclose or publish my/our name(s) as defaulter in such manner and through such medium as the Bank or Reserve Bank of India in their absolute discretion may think fit.
- s) I/We declare that I have understood all the terms and conditions for the sanction of this loan and agree to abide by the same and also by the rules and regulations which may be issued by the Bank in future from time to time and in the event of my/our failing to do so, the Bank will have a right to recall the advance without prejudice to the Bank's right to take such appropriate action as the Bank may deem it fit and proper.

Yours faithfully,

Borrower(s)

SIGNATURE
NAME
ADDRESS

SIGNATURE
NAME
ADDRESS

WITNESS

1. SIGNATURE :
NAME
ADDRESS

2. SIGNATURE :
NAME
ADDRESS

FORM-HFN.DOC

(To be stamped as an agreement in accordance with the Stamp Act in force in the State in which this document is executed. Not to be attested)

GUARANTEE AGREEMENT

The
STATE BANK OF INDIA
.....

Place :.....
Date :

Dear Sir,

In consideration of the State Bank of India (hereinafter referred to as "the State Bank") having agreed to grant/granted at my/our request an advance of Rs.....(Rupees) by way of loan to Shri/Smt./Kum.....son of wife of / daughter of Shri.....and Shri/Smt./Kum.....son of/wife of/ daughter of Shri..... (hereinafter referred to as " the Borrower") for purchasing flat/construction of house/flat, addition thereto at
.....
.....

(Detailed particulars of property are to be stated)

I/We Shri/Smt./Kum.son of/wife of/daughter of Shri..... and Shri/Smt./Kum..... son of /wife of/ daughter of Shri.....residing at.....

.....hereby guarantee repayment of all moneys at any time payable by the Borrower to the Bank in respect of the said loan made to the Borrower with interest thereon and the due performance and observance by the Borrower of the terms pertaining to the loan including the Loan Agreement dated..... executed by the Borrower in favour of the State Bank and the terms and conditions contained in the arrangement letter dated issued by the State Bank to the borrower (hereinafter called the said agreement) and the payment of all costs and expenses incurred by the Bank in relation thereto and I/We also agree to pay and make good to the Bank on demand all losses, costs, damages and expenses occasioned to the Bank by reason of non-payment of the said moneys, costs and expenses or any part thereof or the breach, non-performance or non-observance of any of the terms under the said agreement as aforesaid, subject to the terms and conditions hereinafter contained :

That my/our liability under this guarantee is co-extensive with that of the Borrower as if I/We were the principal debtor(s) of the Bank and the amount due under this agreement will be recoverable from me/us without any recourse to the Borrower and it shall not be obligatory on the Bank to call upon the Borrower to pay the amount first or to take any action against the borrower before enforcing the guarantee against me/us nor shall it be necessary for the Bank to join the Borrower in any suit against me/us. I/We further agree that the guarantee given thereunder is irrevocable and enforceable notwithstanding any dispute or any suit that may be pending between the Bank and the Borrower.

That the guarantee given shall be continuing one.

That on demand being made by the Bank for the payment of any amount under this guarantee the same shall be paid without demur or protest by me/us and the notice for the claim sent to me/us shall be conclusive of the amount due from me/us under the terms of the guarantee.

The Bank shall be at liberty and without the consent or knowledge of me/us at any time or from time to time to grant to the Borrower or any person liable for him any time or indulgence and to determine enlarge or vary the amount of the loans and advances to take or not to take and if taken to vary exchange or take other security or release or part with any securities held or to be held by the Bank for or on account of the loans and advances or any part thereof and to compound or make any other arrangement with the Borrower or any person so liable with or for the Borrower without releasing or discharging and/or in any manner affecting my/our liability under the guarantee.

That the guarantee hereby given is independent and distinct from any security that the Bank has taken or may take in any manner whatsoever whether it be by way of hypothecation, pledge and/or mortgage and/or any other charge over goods, book debts, movables and other asset and/or any other property movable or immovable and that I/We have not given the guarantee upon any understanding, faith or belief that the Bank has taken and/or may hereafter take any or other such security and that notwithstanding the provisions of Sections 140 and 141 of the Contract Act, 1872 or any other provision of that Act or any other law, I/We will not claim to be discharged to any extent because of the Bank's failure to take any or other such security or in requiring or obtaining any or other such security or losing, or parting with for any reason whatsoever including reasons attributable to its default and negligence benefit of any other such security or any rights to any or other such security that have been or could have been taken and in the event of the Bank so losing or parting with security the guarantor(s) shall be deemed to have consented to acquiesce in the same.

That without prejudice to the effect in any manner whatsoever of the foregoing clause, where the loans and advances are secured or intended to be secured in any manner whatsoever by or over any property movable or immovable whatsoever by way of hypothecation, pledge and/or mortgage of and/or any charge over goods, book debts, movable and other assets by or under any agreement(s) or letter(s) or otherwise I/We will not be concerned in any manner with any or other such security that the Bank has taken or proposes to take or may take and that the Bank's failure in requiring or obtaining any or other such security or in the observance or performance of any of the the stipulations or terms contained in any Agreement(s) if any or letter(s) and the default of the Bank in requiring or endorsing the observance or performance of any of the said stipulations or terms shall not have the effect of releasing me/us from my/our liability and or of prejudicing the Bank's rights or remedies against me/us under the Agreement or otherwise.

That the Bank shall be at liberty to take other securities for the loans and advances or any part thereof and to release or forbear to enforce all or any of its remedies upon or under such securities and any collateral security or securities now held by the Bank and that no such release or forbearance as aforesaid shall have the effect of releasing me/us from my/our liability or of prejudicing the Bank's rights and remedies against me/us under the terms of the guarantee and that I/We shall have no right to the benefit of any other security that may be held by the Bank until the claim of the Bank against the Borrower in respect of the loans and advances and of all the other claims (if any) of the Bank against the Borrower on any other account whatsoever shall have been fully satisfied and then in so far only as such security shall not have been exhausted for the purpose of realising the

amount of the said Bank's claims and rateably only with other guarantors or other persons (if any) entitled to the benefit of such securities respectively.

That notwithstanding anything contained in Section 133 of the Contract Act or in any other provisions of law, I/We will not claim to be discharged to any extent because of the Bank varying any of the terms and conditions whether contained in any Agreement(s) or letter(s) and on which the loan has been made to the Borrower and for this purpose and in particular any excess drawings over and above the sanctioned limit of the loans and advances allowed by the Bank at or without the specific request of the Borrower shall not discharge me/us from my/our liability under this guarantee.

The guarantor(s) hereby agree(s) that notwithstanding any variation made in the terms of the Loan Agreement dated..... or any other Agreement or letter inter alia including variations in the rate of interest, extending the date of payment of the instalments and on which the loan has been made or any composition made between the Bank and the Borrower or any agreement on the part of the Bank to give time to or not to sue the Borrower or the Bank parting with any of the securities given by the Borrower, the Guarantor(s) shall not be released or discharged of his/their obligations under this Guarantee provided that in the event of any such variation or composition or agreement the liability of the Guarantor(s) shall notwithstanding anything herein contained be deemed to have accrued and the Guarantor(s) shall be deemed to have become liable hereunder on the date or the dates on which the borrower shall become liable to pay the amount/amounts due under the above referred to Agreements as a result of such variation or composition or agreement.

That if the Borrower shall become insolvent, bankrupt or makes any arrangement or composition with creditors the Bank (notwithstanding payment to the Bank by me/us or any other person of the whole or any part of the amount hereby secured) rank as creditor and may prove against the estate of the Borrower for the full amount of all the Bank's claims against the Borrower or agree to and accept any composition in respect thereof and the Bank may receive and retain the whole of the dividends, compensation or other payments thereof to the exclusion of all my/our rights as guarantor(s) for the Borrower in competition with the Bank until all the Bank's claims are fully satisfied and I/We will not be paying off the amount payable by me/us or any part thereof or otherwise prove or claim against the estate of the Borrower until the whole of the Bank's claims against the Borrower, in respect of all the liabilities whatsoever have been satisfied and the Bank may enforce and recover payment from me/us of the full amount payable by me/us notwithstanding any such proof or composition as aforesaid.

The guarantor shall not stand discharged by transfer of the loan account of the borrower from one branch to another and such transfer of the account shall not be deemed as a variation of the terms of the contract.

That any notice by way of demand or otherwise may be given by the Bank to me/us sending the same by post and addressed to me/us and the notice shall be deemed to have been given at the time when it will be delivered in the ordinary course of post and it will be sufficient in order to prove service of any such notice and to prove that the envelope containing the same was posted and the certificate signed by any officer duly authorised by the Bank in this regard that the envelope was posted, shall constitute such proof.

That the guarantee herein contained shall not be determined or affected by the death of the guarantor(s) hereunder but shall in all respects and for all purposes be binding and

operative on his/their successor(s), heir(s) and assigns until repayment of all moneys secured by and due to the Bank under the loan granted to the Borrower.

We further agree that we shall be jointly and severally liable to the bank for the entire outstanding in respect of the loan and that the Bank shall be at liberty to sue either or any of us in respect of such liability without joining the other or others of us and notwithstanding any decree in any such suit subsequently to sue the other or others of us and to proceed to judgement and execution at the option of the Bank until its claim is fully satisfied.

Signed and delivered by the said

Shri(Guarantor).....
Shri(Guarantor).....
Shri(Guarantor).....
Shri(Guarantor).....and
Shri(Guarantor).....

Place :.....

Date :

scheme/form-hf

ANNEXURE H

(Undertaking from applicant where a housing loan is granted for purchase of plot of land :
RBI letter No.IECD.No.27/03.27.25/97-98 dated 22nd December, 1997)

The Branch Manager
State Bank of India
.....Branch.

Dear Sir,

HOUSING FINANCE
APPLICATION FOR A LOAN FOR PURCHASE OF PLOT OF LAND

This has reference to my/our application dated.....for a loan of
Rs..... for purchase of a plot of land for construction of a dwelling unit
thereon. I hereby give an undertaking that I will be constructing a house on the said plot
of land within a period of two years. In the event of my failing to construct a house within
two years, the Bank will be free to charge a higher rate of interest as deemed fit by the
Bank or even to recall the loan.

Yours faithfully,

(.....)
Name(s) and Address)

form-hou

STATE BANK OF INDIA

BRANCH :

DATE :

To,

.....

Dear Sir/Madame,

With reference to your application for financial assistance, we are, in principle, agreeable to grant a loan to you, on the broad terms, special conditions (if any), as under and the conditions attached. The loan is subject to Legal and Technical clearances and the rules of SBI in that behalf (as may be applicable from time to time). Formal sanction letter stating terms and conditions will be issued on receipt of your confirmation as regards identification of the property and your requirements subject to acceptance of the Bank.

Loan Amount (Rs.)	Term	Processing Fees payable (Rs.)

Additional/Collateral Securities.

Special conditions :

- (a) Additional/Collateral Security(ies) will not be released during the currency of the loan.
- (b) Disbursement will be subject to receipt of satisfactory Verification of Employment/Banker's Opinion Report (as may be applicable).
- (c) Creation of a valid equitable mortgage over the flat/property of adequate value being financed.

Remarks :

The in-principle approval is valid for 3 months from the date of this letter. If this offer is acceptable to you, kindly sign the duplicate copy marked "Acceptance Copy" in token of your acceptance and return it to us together with Cash or a crossed cheque/draft marked "Account Payee" in favour of "SBI" being the processing fees (as mentioned above), drawn on or payable at any bank at the place where the application has been deposited.

As the offer is subject to legal and technical clearances, you are requested to contact us, after accepting this offer, in order to complete requisite pre-disbursement formalities and expedite disbursement of the loan.

Yours faithfully,

ACCEPTED

BRANCH MANAGER

.....
 Signatures of the Borrower(s)

ANNEXURE J

STATE BANK OF INDIA
.....BRANCH

FORMAT FOR REPORTING FIXED RATE HOUSING LOANS
EXCEEDING RS.10 LACS TO INDIVIDUALS
FINANCIAL YEAR
(FOR THE MONTH OF)

TO REACH THE CONTROLLER LATEST BY THE 5TH OF THE
FOLLOWING MONTH, POSITIVELY.

No.of Accounts of Housing Loans
exceeding Rs.10 lacs each, sanctioned
during the month of
at fixed rates of interest.

(1)

Aggregate limit of
accounts mentioned
in column (1)

(2)

No.of Accounts of Housing Loans
exceeding Rs.10 lacs each, sanctioned
during the financial year upto the
month.

(3)

Aggregate limit of
accounts mentioned
in column (3)

(4)
