

**Rules governing sanction of Loan Products under Non Farm Sector**

**House Mortgage Loans**

| <b>S. No</b>   | <b>Feature</b>                             | <b>Scheme</b>   |   |                                   |                             |                                 |  |  |   |   |  |             |
|--|--|---|---|-----------------------------------|-----------------------------|---------------------------------|--|--|---|---|--|-------------|
| 1  | Purpose                                    | For improvement & development of House Property, investment on profession/ to meet all major domestic & medical expenses  |   |                                   |                             |                                 |  |  |   |   |  |             |
| 2  | Applicants                                 | 1. Agriculturists 2. Employees 3. Businessmen / Professionals   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 3  | Max. Loan Limit                            | <table> <tr> <td>1. Vijayawada (with in the limits Gollapudi, Nunna Nidamanuru, Penamaluru, Kothuru Tadepalli)</td> <td>R. 25,00,000</td> </tr> <tr> <td>2. Machilipatnam &amp; Gudivada</td> <td>R. 20,00,000</td> </tr> <tr> <td>3. Nuzvid, Jaggaiahpet, Pedana, Vuyyuru, Kanchikacherla, Ibrahimpatnam, Kankipadu, H.Junction, Nandigama, Gannavaram</td> <td>R. 15,00,000</td> </tr> <tr> <td>4. Kaikaluru(upto Atapaka), Mylavaram, Tiruvuru</td> <td>R. 10,00,000</td> </tr> <tr> <td>5. Avanigadda, Challapalli, Visannapet, Agiripalli Nagayalanka, Pamarru, Gampalagudem, Guduru, Gudlavalleru, G Konduru</td> <td>R. 7,00,000</td> </tr> </table> | 1. Vijayawada (with in the limits Gollapudi, Nunna Nidamanuru, Penamaluru, Kothuru Tadepalli) | R. 25,00,000                      | 2. Machilipatnam & Gudivada | R. 20,00,000                    | 3. Nuzvid, Jaggaiahpet, Pedana, Vuyyuru, Kanchikacherla, Ibrahimpatnam, Kankipadu, H.Junction, Nandigama, Gannavaram | R. 15,00,000                               | 4. Kaikaluru(upto Atapaka), Mylavaram, Tiruvuru | R. 10,00,000                              | 5. Avanigadda, Challapalli, Visannapet, Agiripalli Nagayalanka, Pamarru, Gampalagudem, Guduru, Gudlavalleru, G Konduru | R. 7,00,000 |
| 1. Vijayawada (with in the limits Gollapudi, Nunna Nidamanuru, Penamaluru, Kothuru Tadepalli)                          | R. 25,00,000                               |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 2. Machilipatnam & Gudivada  | R. 20,00,000                               |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 3. Nuzvid, Jaggaiahpet, Pedana, Vuyyuru, Kanchikacherla, Ibrahimpatnam, Kankipadu, H.Junction, Nandigama, Gannavaram   | R. 15,00,000                               |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 4. Kaikaluru(upto Atapaka), Mylavaram, Tiruvuru  | R. 10,00,000                               |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 5. Avanigadda, Challapalli, Visannapet, Agiripalli Nagayalanka, Pamarru, Gampalagudem, Guduru, Gudlavalleru, G Konduru | R. 7,00,000                                |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 4  | Eligibility Criteria                       | <ol style="list-style-type: none"> <li>1. Applicant must be SB A/c holder &amp; B class member</li> <li>2. His/Her age shall not exceed 60 years at the time of sanction</li> <li>3. He/She should offer own urban House Property</li> <li>4. He/She should have regular &amp; adequate source of income</li> </ol>   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 5  | Security                                   | <ol style="list-style-type: none"> <li>1. Proposed urban house property, the age of which shall not exceed 25 years as on date of sanction. 100% of House site SRA valuation &amp; 40% of the structure valuation valued by Bank Engineer shall be taken into consideration for calculating eligible loan amount.</li> <li>2. One nominal guarantor of same income group</li> </ol>   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 6  | Mode of Repayment                          | Equated Monthly Installments  |   |                                   |                             |                                 |  |  |   |   |  |             |
| 7  | Repayment Period                           | 60 months   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 8  | Rate of Interest                           | <table> <tr> <td><u>Normal Interest</u></td> <td><u>Penal Interest</u></td> </tr> <tr> <td>14%</td> <td>2%</td> </tr> </table> <p>Note: Interest Rates may be revised from time to time by ALCO</p>   | <u>Normal Interest</u>  | <u>Penal Interest</u>             | 14%                         | 2%                              |  |  |   |   |  |             |
| <u>Normal Interest</u>   | <u>Penal Interest</u>                      |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 14%  | 2%   |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 10   | Field Inspection                           | <table> <tr> <td><u>Quantum of Loan</u></td> <td><u>Field Inspecting Authority</u></td> </tr> <tr> <td>Up to R10,00,000/-</td> <td>BM along with Branch Supervisor</td> </tr> <tr> <td>R10,00,001 to R30,00,000</td> <td>Nodal Officer along with Branch Supervisor</td> </tr> <tr> <td>AboveR 30,00,000/-</td> <td>Concerned GM along with Branch Supervisor</td> </tr> </table>   | <u>Quantum of Loan</u>  | <u>Field Inspecting Authority</u> | Up to R10,00,000/-          | BM along with Branch Supervisor | R10,00,001 to R30,00,000   | Nodal Officer along with Branch Supervisor | AboveR 30,00,000/-                              | Concerned GM along with Branch Supervisor |  |             |
| <u>Quantum of Loan</u>   | <u>Field Inspecting Authority</u>          |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| Up to R10,00,000/-   | BM along with Branch Supervisor            |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| R10,00,001 to R30,00,000   | Nodal Officer along with Branch Supervisor |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| AboveR 30,00,000/-   | Concerned GM along with Branch Supervisor  |   |   |                                   |                             |                                 |  |  |   |   |  |             |
| 11   | Legal Opinion                              | The Bank will obtain the opinion on the title of the property offered as security from the Legal Counsel /Panel Advocate of the Bank  |   |                                   |                             |                                 |  |  |   |   |  |             |

| <b>S. No</b> | <b>Feature</b>              | <b>Scheme</b>  |
|--------------|-----------------------------|--|
| 12           | Insurance                   | Insurance coverage up to the loan period for the total cost of the House is compulsory   |
| 13           | Share Capital               | 3% of the loan amount subject to maximum of R 20,000/-shall be collected as share capital before disbursement of loan amount   |
| 14           | Processing Fees             | 0.5% of the loan amount subject to a maximum of R 7500/-   |
| 15           | Mode of Disbursement        | Loan amount shall be disbursed in single installment   |
| 16           | Documentation               | <ol style="list-style-type: none"> <li>1. Duly filled in prescribed Application Form[along with 3Photos]</li> <li>2. Original Documents of the Site</li> <li>3. Link Documents for the past 13 years</li> <li>4. E.C. showing the entries for the past 13years</li> <li>5. Approved Bldg Plan by the concerned Authorities along with proceedings</li> <li>6. Proposed House Site CARD Valuation by SRA</li> <li>7. Valuation of the Bldg by the Bank Engineer proposed for mortgage</li> <li>8. Latest Property &amp; Water Tax Receipt in original</li> <li>9. Identity Proof [Aadhar Card, Passport, VoterID, Driving License, PAN Card etc.,]</li> <li>10. Residence Proof [Aadhar Card, Voter Card, Ration Card etc.,]</li> <li>11. G-Tree Certificate issued by Concerned Authorities</li> <li>12. Proof of Age certificate for non employed applicants (SSC/Medical Certificate)</li> <li>13. Certified copies of salary certificate in case applicant is Employee</li> <li>14. Letter of undertaking by Employer for deduction of installment</li> <li>15. Income Assessment in detail by the Branch Supervisor duly certified by the Manager in case applicant is Agriculturist</li> <li>16. Copies of License /Registration Certificates issued by the Govt &amp; other competent authorities to undertake business /practice/ profession</li> <li>17. Income Tax Assessment with Audited Financial Statements for last 3 years</li> <li>18. Rental Agreements if any</li> </ol> |
| 17           | Post Sanction Documentation | <p>The following documents are to be obtained by the Branch Manager from the applicant prior to release of sanctioned loan amount</p> <ol style="list-style-type: none"> <li>1. Loan Agreement</li> <li>2. Demand Promissory Note</li> <li>3. Mortgage Deed</li> <li>4. cSchedule of the Property [to be issued to the Borrower by BM]</li> <li>5. Any other document / requirement as specified in Loan Sanction Order</li> </ol>   |