

Rules governing several Loan Products under Non Farm Sector

House Construction / Flat Purchase Loans

S.No	Feature	Scheme												
1	Purpose	For Construction of New House / purchase of Flat / New House by the individuals												
2	Applicants	1. Agriculturists 2. Employees 3. Businessmen / Professionals / Self Employed												
3	Max. Loan Limit	<table border="0"> <tr> <td>1. Vijayawada (with in the limits Gollapudi, Nidamanuru, Penamaluru, Nunna, K Tadepalli)</td> <td>R. 25,00,000</td> </tr> <tr> <td>2. Machilipatnam & Gudivada</td> <td>R. 20,00,000</td> </tr> <tr> <td>3. Towns in Mandal Head Quarters</td> <td>R. 15,00,000</td> </tr> <tr> <td>4. Other areas in the district</td> <td>R. 10,00,000</td> </tr> </table> <p>a) <u>Quantum</u> 75% of the market value of the House / Flat subject to a maximum as specified in Branch limits.</p> <p>b) <u>Computation of value of House or Flat</u></p> <table border="0"> <tr> <td>i) Ready built house / Apartment.</td> <td>The land and building valuation as per market value estimated by Bank Engineer.</td> </tr> <tr> <td>ii) New construction</td> <td>In case of new construction land value is taken as per SRA certificate and building value will be as per estimates furnished by the applicant and verified and approved by empanelled approved valuer.</td> </tr> </table>	1. Vijayawada (with in the limits Gollapudi, Nidamanuru, Penamaluru, Nunna, K Tadepalli)	R. 25,00,000	2. Machilipatnam & Gudivada	R. 20,00,000	3. Towns in Mandal Head Quarters	R. 15,00,000	4. Other areas in the district	R. 10,00,000	i) Ready built house / Apartment.	The land and building valuation as per market value estimated by Bank Engineer.	ii) New construction	In case of new construction land value is taken as per SRA certificate and building value will be as per estimates furnished by the applicant and verified and approved by empanelled approved valuer.
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6	Mode of Repayment	Employees/Businessmen Agriculturists	Equated Monthly Installments Equated Half yearly Installments	
7	Repayment Period	Employees Agriculturists/ Businessmen	Max. of 15 years or attaining the age of retirement whichever is earlier Max. of 15 years or attaining the age of 65 years whichever is earlier	
8	Moratorium	9 months from the date of release of 1 st installment		
9	Rate of Interest	<u>Quantum of Loan</u> Upto Rs7,00,000/- Rs7,00,001 & above	<u>Rate of Interest</u> 13% 12%	<u>Penal Interest</u> 2% 2%
<i>Note: Interest Rates may be revised from time to time by ALCO</i>				
10	Field Inspection	<u>Quantum of Loan</u> Up to R10,00,000/- R10,00,001 to R30,00,000 AboveR 30,00,000/-	<u>Field Inspecting Authority</u> BM along with Branch Supervisor Nodal Officer along with Branch Supervisor 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		
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	The margin of the applicant's involvement i.e., applicant's contribution should be primarily invested for construction of House. Then only the disbursement of loan is allowed in 3 installments based on the phase wise utilization certificate issued by the Bank Engineer/ Concerned Officer of the Bank		
16	Documentation	<p><u>In general:</u></p> <ol style="list-style-type: none"> 1. Duly filled in prescribed Application Form[along with 3Photos] 2. Original Documents of the Site & Collateral Security 3. Link Documents for the past 13 years 4. E.C. showing the entries far the past 13years 5. Approved Bldg Plan by the concerned Authorities along with proceedings 6. Proposed House Site CARD Valuation by SRA 7. Estimation of the proposed Building by the Bank Engineer 8. Passbook/Title Deed of the Agrl. Land [For Collateral Security] 9. Agrl. land/Site CARD valuation by the concerned SRA 10. Property/Water Tax Receipt in original for collateral Security 11. Identity Proof [Aadhar Card, Passport, VoterID, Driving License, PAN Card etc.,] 12. Residence Proof [Aadhar Card, Voter Card, Ration Card etc.,] 		

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	Documentation [Contd...]	<p>13. G-Tree Certificate issued by Concerned Authorities</p> <p>14. Proof of Age certificate for non employed applicants (SSC/Medical Certificate)</p> <p>15. Certified copies of salary certificate in case applicant is Employee</p> <p>16. Undertaking of the employee (Applicant) authorizing the Branch Manager (Salary drawing Bank) to deduct the installment from the salary A/c.</p> <p>17. Income Assessment in detail by the Branch Supervisor duly certified by the Manager in case applicant is Agriculturist</p> <p>18. Copies of License /Registration Certificates issued by the Govt & other competent authorities to undertake business /practice/ profession</p> <p>19. Income Tax Assessment with Audited Financial Statements for last 3 years</p> <p>20. Rental Agreements if any</p> <p><u>In Specific:</u></p> <p>21. Original stamped agreement of sale executed between Applicant and the Builder/Vendor [Sometime agreement may be tripartite executed between landowner, builder & applicant for undivided share of the land & flat] OR Original stamped agreement of construction along with registered sale deed for the undivided share of land [Purchase of new house/apartment]</p> <p>22. Original Receipts for payment if any already made to the Builder/Vendor [Purchase of new house/apartment]</p> <p>23. Original allotment from the builder & copy of the byelaw of the society / Association of flat owners[Purchase of new house/apartment]</p> <p>24. Certified Xerox copy of the Income Tax Clearance Certificate of the Builder for the previous years[Purchase of new house/apartment]</p> <p><u>If allotment made by Housing Board/Urban Development Authority:</u></p> <p>25. Original allotment letter</p> <p>26. Original Demand notice issued for payment of amount</p> <p>27. Receipts of payments made in original</p> <p>28. NOC issued by the concerned Agency to mortgage the property</p>
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"> 1. Loan Agreement 2. Demand Promissory Note 3. Mortgage Deed 4. Schedule of the Property [to be issued to the Borrower by BM] 5. Letter of Lien [if necessary] 6. Any other document / requirement as specified in Loan Sanction Order