

**SCHEME FOR LOANS TO URBAN LOW INCOME HOUSING**

Following documents are required for loan approval

For salaried people:

- Last 3 months salary slip duly signed by competent authority with details of deductions
- Latest copy of Form No.16 / copy of ITR of last three years (ITRs to be taken from individuals having income of more than Rs.200000/- per annum.)

For Self-Employed Businessmen/ Professionals: (as applicable)

- Brief profile of Business/Profession
- Copy of last 3 years I.T. returns along-with computation of Income.
- Copy of last 3 years Balance Sheet/P&L account duly certified by Chartered Accountant
- TDS certificate copies/Copies of Challan
- Copies of proof of Business premises /Shop ownership/Rent proof.
- Copy of Shop and Establishment license
- Copies of Sales Tax Receipts, if applicable.

Common Documents:

- Photograph along with completed application form
- Copy of the Bank pass-book/statement of account for the past 6 months
- Copy of the Qualification Certificate
- Copy of the Ration Card/Driving License
- Passport/proof of residence/proof of age (KYC compliance)
- PAN card
- Address of property to be mortgaged

Legal Documents

- Original title deeds of the property along with the approved plan
- Legal search report (panel advocate) & Non Encumbrance certificate
- Indemnity bond indemnifying the bank against any claim on the property for default on the payment any kind of tax by the borrowers including income tax, property tax and other taxes

## Technical Documents

- Market value report from approved valuer /architects
- Copy of electricity bills

## Repayment Terms

Minimum Tenure 5 years and maximum 15 years or until the borrowers attain the age of 60 for employed persons/ 65 for Self employed persons and 70 for pensioners, whichever is lower.

## Repayment by

### Monthly EMI

## Interest Rate

- Presently @10.75 Fixed.

\*Rates subject to change from time to time Powers to give concessions @0.25% in the above rate will vest with Managing Director of Company on case to case basis.

## Powers to sanction

As delegated by board for Housing Loans.

## Fees

- Administration fees: @0.50% of loan sanctioned
- Processing fees: @0.50% of loan sanctioned

## Pre-closure charges

No prepayment charges if loan is pre-closed through any source. Further subject to Guidelines issued by Registered Office from time to time.

\* Other terms and conditions will remain same as per the policy on housing loans.