NKGSB Bank
NKGSB Co-op. Bank Ltd.

Ref. No.: ADV/EC/TR/KARWAR/64/16-17

Madgaon Branch
DATE: 19/05/2016

To,
M/s. The Tubki Realtrors
(Prop: Mr Santosh BabuTubki)
H.NO.778 , Patnem Palolem , Cancona , .
Goa -403702.

Sir/Madam,

Reg: Your request for Term Loam facility.

Referring the above we are pleased to convey sanction of the following credit facility on the terms and conditions herein stated:-

Credit Facility :

Type	Amt. Rupees	Purpose	Margin	R.O.I %	Period/Repayment
Term Loan	300.00 lacs	Construction of Residential Apartments at cancon Goa	25% of the cost of project	14.75%	60 EMI of Rs 10.37 Lac (Including 24 Months Moratorium Period)

Security :

Description of the security/ies	Type of Charge
Primary Security	
Land and progressive construction on plot admeasuring 3800 sq mtr forming part of Sy No 59/20 at Patnem, Nagorecem,Oalolem Village , Cancon, Goa (Plot owned by M/s Santosh Babu Tubki and Associates , Prop Mr Santosh Tubki)	Equitable Mortgage
Collateral Security	
Flat No.101,1st Floor Admeasuring 118 sq mtr , Building A Palolem Estate Garden, Palolem, Cancon, Goa 403702 Owned by Mr Santosh Babu Tubki	Equitable Mortgage
Plot Measuring sy No 98/1, Village Nagorcem, Palolem , Cancona, Goa 403702 owned by Mr Santosh Babu Tubki (Property under CRZ)	

Guarantors : Mr. Sangeeta Santosh Tubki

Terms of Sanction :

Share Linkage : You will have to purchase 50 shares for Regular Membership & 5000 PNCP shares of our Bank of Rs.10/- each, so as to conform the stipulated linkage of shareholding to the borrowing.

Processing Fees : Rs. 3,00,000+45,000 =3,45,000/- INCLUSIVE SRTAX @15.00%

Documentation Fees : Rs. 2500 + 375 = 2875- INCLUSIVE SRTAX @15.00%

Rate of Interest :

1. Rate of interest is subject to Board policy prevalent from Time to time.
2. Interest will be applied at monthly rests or such other periodical rests as may be determined by the RBI/Board policy prevalent from time to time.
3. In case of unforeseen economic contingency, the Bank reserves the right to revise the rate of interest upward as per the Board/RBI policy.

INSPECTION : A representative from our Bank will pay visit at regular intervals of time for verification of the security and you will have to extend necessary co-operation to him. Necessary inspection charges will be debited to your account on inspection.

THE TUBKI REALTORS
PROPRIETOR

Co-op. Bank Ltd. NKGSB KARWAR BRANCH

Mortgaged/Pledged/Hypothecated security/ies shall be insured by you for full value against fire, theft and burglary, strike, riots and civil commotion and such other risks as may required by the Bank from time to time. The relative policy shall bear the Bank Clause. Please note that the said policy shall be renewed on the due date, failing which Bank reserves the right to debit your account with the amount of premium and to pay the said amount directly to the insurance company for renewal of the said policy.

This however, does not place any responsibility on the Bank to renew your policy. The Bank will not be responsible for any delay in or for inadequate insurance cover and any consequences thereof.

Pre-disbursement Conditions :

1. Personal Guarantee of wife of Mr. Sangeeta Santosh Tubki.
2. Equitable mortgage of properties offered as security (Primary and Collateral).
3. Exclusive charge of NKGSB Bank Only.
4. Undertaking to be provided stating that the project will not be mortgaged /nor any funding would be taken from any other Bank/financial institution
5. Undertaking to be provided stating that you will not create any other charge on the plot with any financial institution OR any other party without explicit written permission from the NKGSB Bank.
6. Undertaking that the sale proceeds of each flat to be routed through the Bank account with us.
7. Progressive disbursement on the basis of basis of architect certificate and letter from the applicant.
8. Legal Documentation should be carried out in consultation with our Local Legal Advisor.
9. Undertaking to be provided as regards disclosure of mortgage (in Banks' favour) in all the agreements /documents entered with the buyer and all the advertisements.
10. Enforceability certificate from our panel advocate to be taken on record.
11. Disbursement to be done on the basis of step up method.
12. Verification of CERSAI.
13. All the necessary licenses and permissions to be taken on record.
14. Security fixed Deposit of Rs. 30,00,000/- (Rupees Thirty lacs) to be kept as additional security..

Post disbursement Conditions :

(a) CERSAI Registration in respect of mortgage properties will be carried out by the Bank & charges to be borne by Borrowers.

(b) Insurance of immovable securities with bank clause.

(c) Periodic Inspection of the Securities will be conducted as per requirement of the Bank at the cost of the borrower.

(d) Rate of interest is subject to change as per our Bank's/RBI guidelines and will also depend on the credit rating of borrower.

- The rules and regulations governing this facility are subject to periodical review as per RBI regulations and Board Policy formulated from time to time.
- Even though the above mentioned facility has been granted to you, the Bank reserves the right to discontinue the facility/ withhold and stop any disbursement and recall the entire advance without giving any notice in case of non-compliance of the terms and conditions or in case of any development or situations wherein in the opinion of the Bank, its interest will be/is likely to be prejudicially affected by such continuation or disbursement.
- The above sanction is subject to guidelines/ directives issued by RBI from time to time.

THE TUBKI REALTORS

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NKGSB Bank
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Madgaon Branch

...acceptance of sanctioned advance by signing the duplicate of this letter appended hereto.

Yours faithfully,

MANAGER / KARWAR BRANCH

I/We hereby confirm that I/we have read the above terms and conditions and the same are understood and accepted by me/us.

THE TUBKI REALTORS

PROPRIETOR

FOR M/S. TUBKI REALTORS Proprietor. Mr. Santosh Babu Tubki
(Borrower)

Mrs. Sangeeta Santosh Tubki
(Guarantor)