

**BANK OF MAHARASHTRA  
NOTE ON PROPOSAL  
MAHA SUPER HOUSING LOAN SCHEME**

Inward No		Inward Date	
Name of the Branch		Zone	

	<b>Applicant</b>	<b>Co-applicant</b>
Name		
Relationship with Applicant	XXXXXXXXXXXX	
Address of Borrower and contact no.		
Date of birth / Age		
Marital Status		
No of Dependents		
Occupation (Service/Business/Profession Etc.)		
Name & Address of the office		
Phone no		
Length of profession/Service		
Nature of Business / Designation		
PAN No.		
Business Proof / Employment Order		
ITR/ Form 16		
Last 3 months salary slip		
Banking with us		
Account statement/A/c Status		
Existing Facilities with us and details of Facilities and status of A/c.		
Position with reference to RBI/ CIBIL/ Equifax Defaulter's List in respect of the borrower/partners/ Proprietor/guarantors etc.		
Entry Level CRR		
Date of Receipt of Proposal at Branch		
KYC norms Verification		
Documents/ Papers/Photocopies Verification From Original		
Pre-sanction visit report		
<b>Other Remarks:</b> (Brief History of applicant)		

**Present Request:**

Term Loan	Rs.15,00,000/-
Purpose of Loan	For construction / acquiring of new or existing house/flat, extension in the existing house/flat
Eligibility of applicants/Co- applicant	Service Criteria for salaried/Business/professionals etc. and farmers
Age Criteria	60/65 Years
Income of Co-applicant considered for Housing Loan	Yes/No (as per relationship criteria)

**Property Details:**

Location of the Property	R/SU/M
Property Age	New/Resale with age
Address of the Property	
Area	Sq.ft.
Seller	
Date of Agreement	
Date of Registration	
Registration Office	
Agreement Cost	
Valuation Report (Resale/Old House)	Shri _____ valuer on bank's panel is in the opinion that the Present market value of the Property is Rs. ____ /- . The Present fair market value of the Property is Rs. ____ /- and the Distress sale value of the property is Rs. ____ /-  <b>Structure Stability:</b> At present condition estimated life of construction is more than ____ years & more if maintenance is as per previous years than the residual life of the property will be ____ years.
Project approval	<b>Yes / No with details</b>
Search & Title report by Panel Advocate	<b>It must be for last 30 years. (Details of search report to be matched with Sale/Title Deed, Sanction map, Property card, Valuation report etc.)</b>  The Search Report is undertaken by Shri _____ , Advocate on bank's panel. As per his report dated _____ ,..... .....
Pre-sanction verification	

**Eligibility as per Income: For Salaried**

Particulars		Remarks
Nature of Service		
Length of profession/Service		minimum 1 year of confirmed service
Gross Monthly Salary:	50000	Last Salary Drawn
Net Monthly Salary	30000	Last Salary Drawn
Monthly Income of relatives		Income of son, daughter, sister, brother, along with the spouse
Total income eligible for assessment	50000	
Eligible quantum of loan (A)	30,00,000 / 22,50,000 Lower 22,50,000/-	60 times of Gross Monthly/75 times of Net Monthly (Whichever is Higher)

**Eligibility as per Income : For Businessman/professional/farmers**

Particulars		Remarks
Nature of Business/profession		
Length of profession/Business		
Annual income of the last 2 years as per IT Return		
Average Annual income as per last 2 years IT Return		
Monthly Income of relatives		Income of son, daughter, sister, brother, along with the spouse
Total income eligible for assessment		
Eligible quantum of loan (A)		5 times of last 2 years average Income based on IT Returns

**Eligible quantum of loan : (Cost of the Property and Margin)**

1	Loan amount requested	2000000
2	Cost of property (As per agreement/Valuation report)	30,00,000
3	Minimum Margin required (15%,20 %/25%)	6,00,000
4	Eligible Loan quantum	24,00,000
5	Actual Margin offered /% Margin	10,00,000 (33.33%)
6	Lower of 1 and 4 (B)	2000000

**Eligibility as per Deduction:**

Applicable Rate of Interest	10.40% +0.25%
Loan Term in Months (Max. 360 months)	240
Moratorium period allowed	18
Gross monthly income	50000
Maximum permissible deductions - 65% of Gross	32500
Present Deduction	20000
Available Surplus Amount of net salary / income for proposed loan	12500
EMI per lakh for 240 months loan repayment term	990
Loan Amount eligible on the basis of available net salary/ income (1)	1262600
Loan amount requested (2)	20,00,000
Eligible Loan Amount (Lower of 1 & 2) (C )	1262600
Proposed EMI	12500
Total deductions (Including Proposed EMI)/ % of Total Deductions to Gross Income	32500/- (65%)

**Max. Permissible Loan Amount: Lower of A,B,C : Rs. 12,62,600/- (Rs. )**

**Recommendation:**

**Delegation:** - The proposal falls within the sanctioning powers of

**In view of the above, we convey our sanction on the following terms and Conditions:**

Facility	Term Loan under "Maha Super Housing Loan Scheme"
Purpose	Construction / acquiring of new or existing house/flat, extension in the existing house/flat
Amount Sanctioned	Rs. /- (Rupees only)
Margin	Minimum 15% (Actual %)
Rate of interest	BR+0.25% i.e. @ % at present (Floating)
Repayment Period	240 Months
Moratorium Period	
Repayment	EMI of Rs.12500 /- w.e.f.
Security	Equitable mortgage (Note: Branch to follow H.O.guidelines for Registering Equitable mortgage) OR mortgage as advised by the panel advocate in the search report
Processing Fee	As per HO Guidelines
Documentation Charges	As per HO Guidelines
Product Code	
Other Terms & Conditions	As per HO Guidelines