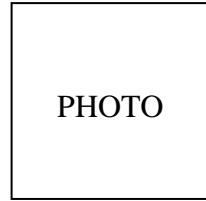


ANNEXURE B-I

**LOAN APPLICATION FOR FINANCE AGAINST MORTGAGE OF IMMOVABLE
PROPERTY**

Branch Name		Date of Application	
		Borrower	Guarantor
1.	NAME		
2.	FATHER'S/HUSBAND'S NAME		
3.	AGE (WITH DATE OF BIRTH)		
4.	RESIDENTIAL/OFFICE COMPLETE ADDRESS		
	CITY LOCATION		
	COUNTRY		
	DIST. CODE		
	PIN CODE		
	TELEPHONE NO. (OFFICE/RESIDENCE WITH STD CODE)		
	MOBILE NO. FAX NO. (OFFICE)		
5.	CATEGORY (RESIDENT INDIAN INDIVIDUAL, NON- RESIDENT INDIAN OR FOREIGN NATIONAL)		
6.	GENDER MALE/FEMALE		
7.	QUALIFICATION		
8.	AADHAR NUMBER		
9.	OCCUPATION	BUSINESS SALARIED RETIRED OTHERS	

a.	IF BUSINESS ENTERPRISE (INDICATE DETAILS OF CONSTITUTION & BUSINESS)		
	i) CONSTITUTION		
	ii) NATURE OF ACTIVITY		
	iii) DESIGNATION (DIRECTOR/PARTNER/ SOLE PROP./TRUSTEE, ETC.)		
	iv) PER CENT CONTROL		
b.	IF SALARIED (ATTACH PROOF)	GOVT./PUBLIC SECTOR PUBLIC LTD. CO.PVT. LTD. CO.OTHERS	GOVT./PUBLIC SECTOR PUBLIC LTD. CO. PVT. LTD. CO. OTHERS
i)	EMPLOYER NAME AND ADDRESS.		
ii)	DESIGNATION		
iii)	LENGTH OF SERVICE WITH PRESENT EMPLOYER		
10.	INDICATE PAN NO.		
11.	VOTER ID NO.		
12.	PASSPORT NO.		
13.	DRIVING LICENCE NO.		
14.	TOTAL ANNUAL INCOME (ATTACH PROOF)		
	GROSS SALARY/INCOME		
	STATUTORY DEDUCTIONS OTHER		
	LOAN INSTALMENTS NET SALARY/INCOME OTHER INCOME, IF ANY (PROOF TO BE ATTACHED)		
15.	Net Worth		

FOR BORROWER ONLY

16.	DETAILS OF SPOUSE NAME OCCUPATION IF EMPLOYED, SALARY/ INCOME EMPLOYER'S NAME, ADDRESS & TEL. NO.			
17.	OWNERSHIP OF RESIDENCE	OWNED (SELF/SPOUSE) COMPANY LEASE (PLEASE SPECIFY)	RENTED OTHER*	
18.	IN CASE OF OD FACILITY: PROJECT TURNOVER: (PROOF TO BE ATTACHED I.E. SALES TAX RETURN/STATEMENT OF ACCOUNT OF EXISTING BANKER/ OTHER DOCUMENTARY EVIDENCE)			
19.	DETAILS OF ASSETS AND LIABILITIES			
LIABILITIES		ASSETS		
OUTSTANDING LOANS/ADVANCES	AMOUNT	ASSETS	AMOUNT	
BANK		IMMOVABLE PROPERTIES		
EMPLOYER		LAND		
PROVIDENT FUND		BUILDING		
RELATIVES AND FRIENDS		MOVABLE PROPERTIES		
OTHERS		CASH		
		DEPOSITS WITH BANKS		
		INVESTMENT IN GOVT.SECURITIES		
		OTHERS		
<u>TOTAL</u>		TOTAL		

19.	PURPOSE OF LOAN/LIMIT	
20.	AMOUNT OF LOAN/LIMIT	
21.	REPAYMENT PERIOD IN CASE OF TERM LOAN	

22.	DETAIL OF IMMOVABLE PROPERTY PROPOSED TO BE MORTGAGED	NAME OF OWNER OF THE PROPERTY	
a.	DESCRIPTION OF PROPERTY (HOUSE/FLAT/COMMERCIAL/ INDUSTRIAL PROPERTY ETC.		
b.	MARKET VALUE		

23. I/WE request for sanction of loan of Rs. _____ for meeting my/our business and/or personal needs against Equitable Mortgage of Immovable Property on the basis of information given above.

24. I have read the attached Most Important Terms and Conditions (MITC) annexed to the application form carefully and agree to the same.

I/WE confirm that the above information is correct. I/WE have read and have been advised the terms and conditions relating to Mortgage Loan Scheme and I/WE hereby agree to be bound by these rules or by the revised additional terms and conditions which may at any time hereafter be made while the loan obtained by me/us is still outstanding.

Yours faithfully,

Signature and name of applicant

PNB 1241

ACKNOWLEDGEMENT

*Sl. No. _____ Date: _____

Received application from Mr/Ms/M/S _____ R/O/Office at _____ for a _____ (Type of Loan) loan/limit of Rs. _____ for _____ (State the purpose). The loan application will be disposed-off and acceptance/ rejection would be intimated within ____ days from date of receipt of completed application form with supporting documents.

Serial number and date of the acknowledgement should be quoted in all future correspondence.

Officer/Manager (Loans)/Incumbent

(Seal of the Receiving Branch)

*Sl. No. of the acknowledgement format should be the same as indicated in the register for receipt of credit proposals.

MOST IMPORTANT TERMS & CONDITIONS
Retail Banking Division (Advances)

1. Interest:

- i. Interest whether floating type or fixed type will be charged in the account as per sanction. Reset of interest will be as per stipulated in the sanction. Interest is to be calculated on daily balance due to the Bank so long as the amount due from the borrower is not paid in its entirety and the same will form part of the principal and carry interest at the applicable rate at monthly rests.
- ii. All floating loans/credit facilities linked with MCLR are subject to Reset clause. On Reset date, the interest rate may change and if the same is not acceptable to the borrower, the outstanding credit facility shall have to be adjusted in full, failing which the bank would charge the revised interest rate from the date of reset.
- iii. If the bank chooses to revise the interest rate due to the reset clause, and in case, the borrower is not agreeable with the proposed rate fixed at the time of reset or no consensus is arrived at mutually on rate of interest to be charged from the reset date, pre-payment option may be exercised by the borrower for discontinuation of the loan. In such an eventuality, no pre-payment penalty will be levied which will provide a comfort to the good corporate borrowers. However, a reasonable time of not more than one month shall be given to the borrower to make arrangement for repaying the bank's loan. After expiry of the stipulated period, the interest rate as fixed by the bank shall be charged.
- iv. The bank will make efforts to keep its borrowers' informed of any change in interest rates through the official website (www.pnbindia.in) , annual statement of accounts, display in its offices and general announcements from time to time.

2. Penal Interest:

Penal Interest @2% will be levied in the account in case of:

- i. Non-payment of any installment of principal and/or interest, costs and other charges due, on the amount in default from the date of default; or
- ii. Any irregularity in the Loan account; or
- iii. Default in Furnishing information as prescribed/called for by the Bank; or
- iv. Diversion or siphoning of the Loan amount; or
- v. Default in creation of security within the stipulated time; or
- vi. Non-compliance of any of the terms & conditions of this Agreement; or
- vii. Any other case as the Bank may deem fit.

3. Margin/ Promoter's contribution:

The applicant should bring in their entire contribution before release of the Loan or in the manner otherwise provided in the sanction. Further, it should also be ensured that margin stipulated is maintained / provided at each stage of disbursement.

4. Fee & other Charges: Fees and other charges as applicable on application/ during the currency of the loan/ conversion charges for switching

- i. All service charges viz. Upfront Fees/ processing Fees, Documentation Charges, Inspection charges etc. will be charged from the applicant as per sanction before release of credit facilities.
- ii. All other event based charges like legal fees, charges for dishonour of cheques/ NACH mandate/ standing instructions, charges for drawing of Credit Information Report from Credit Information Companies like CIBIL etc., registration of charge with CERSAI in case of mortgage of property etc. will be recovered from the applicant immediately on occurring of the event.
- iii. Processing Fee paid by the Customer for availing the loan is non-refundable.

5. Repayment of loan: Loan to be repaid in Equated Monthly Instalments (EMI) or as stipulated in the sanction if otherwise.

6. Security: The loan will be secured by mortgage of/ hypothecation of/ charge on assets purchased through bank funds in case of primary security and/or assets in case of collateral security, within the stipulated time period as specified in the sanction. Personal guarantee if any, will be obtained as per sanction.

7. Insurance:

- i. The borrower shall get the assets, mortgaged/ hypothecated/ charged to the bank, insured against all risks at their own cost with usual bank clause. A copy of the insurance policy will be kept on bank's records also.
- ii. In case the same is not complied with, the bank will get the same insured and cost recovered from the borrower.
- iii. The Borrower may avail health and/or life insurance cover for himself with the Bank as the sole beneficiary under the policy / policies.

8. Disbursement:

- i. The borrower shall submit all relevant documents as mentioned in the Sanction Letter/Loan Agreement before disbursement.
- ii. The borrower will intimate the Bank of any change in his employment/contact details.
- iii. The borrower will request for disbursement of the loan in writing (as per the manner prescribed by Bank).
- iv. The payments will preferably be made directly to vendor/ seller from whom the applicant proposes to purchase the asset. Original bills/cash memos for all the assets financed by bank/ payments made by the bank, shall be submitted by the borrower to be placed on bank's record.
- v. In case of housing loan, the Loan will be released in stages as per physical progress of the project. Before actually disbursing the loan, the Branch Head must satisfy that the borrower has contributed the required margin for the loan. In case of housing loan for construction of house, payment will preferably be made directly to the suppliers.
- vi. Before disbursement of Loan, applicant to ensure that all necessary statutory and other approvals/permissions have been obtained.

- vii. Loan will be utilised strictly for the purpose as per sanction. Deviation if any, will be treated as non-compliance.
- viii. Borrower to comply with all preconditions for disbursement of the loan as mentioned in the Sanctioned Letter.

9. Recovery of dues:

- i. Customers have been explained the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan. No notice, reminder or intimation is given to the customer regarding his/her obligation to pay the EMI/ Instalment regularly on due date.
- ii. On non-payment of EMI/ Instalment by the due dates, Bank shall remind the customers by making telephone calls, sending written intimations by post and electronic medium or by making personal visits by Bank's authorized personnel at the addresses provided by the customer. Costs of such calls/communication /visits shall be recovered from the customer.
- iii. Notwithstanding what is stated herein, it shall be the liability of the customer to ensure that the EMIs/ Instalments are regularly paid on the due dates.
- iv. Credit information relating to any customer's account is provided to the Credit Information Bureau (India) Limited (CIBIL) or any other licensed bureau on a monthly basis. To avoid any adverse impact on the credit history with CIBIL, it is advised that the customer should ensure timely payment of the amount due on the loan amount.
- v. The recovery process of enforcement of mortgage/securities, including but not limited to, taking possession and sale of the mortgaged property in accordance with the procedure prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) or under any other law, is followed purely as per the directions laid down under the respective law.
- vi. Intimation/Reminders/Notice(s) are given to customer prior to initiating steps for recovery of overdues, under the Negotiable Instruments Act, Civil Suit as well as under the SARFAESI Act.

10. Customer Service: Customer Service Queries including requirement of documents can be addressed to the Bank through the following channels:

- i. Write to the branch or contact us through toll free number 1800-180-2222 / 1800-103-2222 / 0120-2490000 (tolled).
- ii. Contact the branch within the working hours for:
 - a. Photo Copies of loan documents, which can be provided in 7 working days from date of placing request. Necessary administrative fee shall be applicable.
 - b. Original documents namely Title Deed of Property, Registration Certificate etc. will be returned within 10 working days from the date of closure of loan.
 - c. Loan Account statement (time line): Within 3 working days of the receipt of request.

8. Grievance Redressal: There can be instances where the Borrower is not satisfied with the services provided. To highlight such instances & register a complaint the Borrower may follow the following process:

- i. Borrower can meet or write to the Branch Head of the concerned branch or
- ii. The Borrower can complain to customer care through our website: www.pnbindia.in or email at care@pnb.co.in or Mobile Application “wecare” (can be downloaded through Google Playstore) or through Internet Banking/ Mobile Banking or
- iii. In case the grievance remains unresolved beyond a period of 15 days, the borrower may escalate the matter to Principal Nodal Officer, Punjab National Bank, Customer Care Division, Head Office, Sector 10 Dwarka, New Delhi 110075.

**The above list is illustrative and may vary on case to case basis.