

PRE SANCTION VISIT REPORT OF FIAT

Dt. 07/08/2023

Name of the Applicant :- Mr. Sanmeet Sanjay Kalsekar
Mr. Sanjay Madhukar Kalsekar

Residence Address :- Flat No. 704, C-Wing, Building No.25, Sukhashanti Co-Op.
Hsg. Society Ltd., Mhada Colony, Chandivli, Kurla (West).
Mumbai-400 072.

Purpose :- Education Loan

Loan Amt. :- Rs.30.00 Lakhs.-

Security Offered :- Mortgage of Flat No. 704, C-Wing, Building No.25,
Sukhashanti Co-Op. Hsg. Society Ltd., Mhada Colony,
Chandivli, Kurla (West), Mumbai-400 072.

Branch Remark :-

Mrs. Pooja Kudtalkar & Mr. Vishwas Mane visited the above mentioned Security offered address on dated 07/08/2023.

The present Flat is at Flat No. 704, C-Wing, Building No.25, Sukhashanti Co-Op. Hsg. Society Ltd., Mhada Colony, Chandivli, Kurla (West), Mumbai-400 072. The Owner of the said flat is Mr. Ramesh Kashiram Shinde but since last 5 years Mr. Sanjay Madhukar Kalsekar & his family residing in said flat. The Condition of the said flat is satisfactory. The said flat situated on 6th floor. The area of the said flat is 380 Sq. ft. carpet. The flat is One Hall, Bed and Kitchen. The total 4 flats are available on each floor.

Mr. Sanmeet Sanjay Kalsekar and Mr. Sanjay Madhukar Kalsekar required the said Education Loan of Rs. 30,00,000/- for to meet education expenses.

We recommend considering their request for Education loan.



Mrs. Pooja P. Kudtalkar (Manager)



Mr. Vishwas S. Mane (officer)



Note Placed before General Manager

Sanction of Education Loan

JANASEVA SAHAKARI BANK (BORIVLI) LTD
Credit Department Head Office

Inward No. 831 Date 22/8/23

| | | | |
|---|----------------------------|--|-------------|
| Branch | Borivali (West) | | |
| Date of receipt of Proposal | 19/Aug/2023 | | |
| Date of proposal sent to H/O | | | |
| Date of Interview | 10/Aug/2023 <i>15/7/23</i> | | |
| Date of Pre-Sanction Visit | 07/8/2023 | | 18/Aug/2023 |
| Amount & Date of Processing charges Recovered i.e.0.30% | Rs. 4,620.00 | | |

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| Loan Request in the Capacity | Joint Application | | |
| Name of the Applicant | Mr. Sameet Sanjay Kalsekar | | |
| Name of the Co-applicant | Mr. Sanjay Madhukar Kalsekar | | |
| Purpose of Loan | EDUCATION LOAN | | |
| Loan Request Amount | Rs.30,00,000.00 | | |
| Repayment Tenure | 84 Month | | |
| Rate of Interest | 8.50% | | p.a. |
| Priority Sector | Priority Sector-Education | | |

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|---|-----------------------------|----------------------------|---------------------|----------------|
| Applicant Details | | | | |
| Name of Applicant | Mr. Sameet Sanjay Kalsekar | | | |
| Date of Birth | 11/May/1994 | Age | 29 Yr - 3 M - 11 D | |
| Contact Numbers/ Mobile | 9819021767 | | | |
| PAN No. | CWVPK4940E | Verified by | 166 | |
| Aadhar Card No. | 343980906569 | Verified by | 166 | |
| Personal life insurance Detail | | | | |
| Credit Score (CIBIL / CRIF) | CIBIL Score | 762 | Verified by | |
| Type of Residence | Mhada Room | | | |
| Present Residential Address (In detail with address) | Flat No. | B/31/002 | Society | Dvgiri Society |
| | Road | Chandivali Mhada Colony | | |
| | Road | Nr.Sakinaka Police Station | | |
| | Area | Andheri East, | | |
| | City | Mumbai | Pincode | 400072 |
| | State | Maharashtra | | |
| Residence | Permanent accommodation | | | |
| Date of Utility Bill | | | | |
| Name of the Owner | Mr.Sanjay Madhukar Kalsekar | | | |
| Applicant's Occupation | Businss | | | |
| Employer Name | S.S Enterprises | | | |
| Designation | Properitor | | | |
| Nature of Business / Service | Businss | | | |
| Period of Service | 2 Year | | | |
| Income Detail | As per Salary Slip | | | |
| | Gross | Net | | |
| | Rs. 40,275.00 | p.m. | Rs. 40,275.00 p.m. | |
| Share Holding | Share Applied | | Date of Application | |
| | 40 | | 21/08/2023 | |

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|------------------|---------------|----------------|
| Liability If any | As a Borrower | As a Guarantor |
| | Rs. - | Rs. - |

Brief Information Background of applicant and Clarification If Score below 650 of CIBIL / (Middle / Higher risk) of CRIF

Brief Information / Background :
 The 1st applicant, Mr.Kalsekar Sanmeet Sanjay had completed Bachelor of Architecture (CBSGS) from Mumbai University in April' 2018. Currently, he is doing Busiiness & he is Proprietor of S.S Enterprises. After shifting of abroad for education, he will give power of attorney to his father for operate the business. Applicant has recently opened saving account No. 37196 in our bank at Borivli (West) branch jointly with Co-applicant Mr. Sanjay M. Kalsekar.
 As per CIBIL report dt.18/08/2023, the CIBIL score of applicant is 717, which is satisfactory.

Banking relations with other Bank if Any

| Bank Name | Type of A/c | A/c Since Date | Total O/s. as on | Overdue | EMI | Account classified | To be close from |
|-----------|-------------|----------------|------------------|---------|-----|--------------------|------------------|
| T.J.S.B | Saving | 1/5/2022 | N.A | N.A | N.A | N.A. | N. A |

Co-applicant Details

| | | | | | | | |
|---|----------------------------------|---------------------------------|--------------------|----------------------------|--|--|----------------|
| Name of Applicant | Mr.Sanjay Madhukar Kalsekar | | | | | | |
| Date of Birth | 17/Oct/1965 | Age | 57 Yr - 10 M - 5 D | | | | |
| Contact Numbers/ Mobile | 9820482045 | | | | | | Emp No. |
| PAN No. | ABHPK0631M | Verified by | 166 | | | | |
| Aadhar Card No. | 88483450596 | Verified by | 166 | | | | |
| Personal life insurance Detail | - | | | | | | |
| Credit Score (CIBIL / CRIF) | CIBIL Score | 717 | Verified by | | | | |
| Type of Residence | Flat | | | | | | |
| Present Residential Address (In detail with address) | Flat No. | 31/B/002 | Society | Devgiri Society | | | |
| | Road | Chandivali Mhada Colony | | | | | |
| | Road | Nr.Sakinaka Police Station | | | | | |
| | Area | Andheri East | | | | | |
| | City | Mumbai | Pincode | 400072 | | | |
| | State | Maharashtra | | | | | |
| Residence | Permanent accommodation | | | | | | |
| Date of Utility Bill | 1-Oct-22 | | | | | | |
| If Rental (Valid up to Date) | | | | | | | |
| Name of the Owner | Mr.Ramesh Kashiram.Shinde | | | | | | |
| Applicant's Occupation | | | | | | | |
| Employer Name | M/s. S.S Enterprises | | | | | | |
| Designation | | | | | | | |
| Nature of Business / Service | | | | | | | |
| Period of Service | More than 4 Year | | | | | | |
| Employer / Organisation Address | Factory/Gala/F | Unit No.8 | | | | | |
| | Society | PVK Compund | | | | | |
| | Road | Faizan Hotel Lane,Khairani Road | | | | | |
| | Area | Sakinaka,Andheri(East) | | | | | |
| | City | Mumbai | Pincode | 400072 | | | |
| | State | Maharashtra | | | | | |
| Net worth | | | | | | | |
| Income Detail | As per Salary Certificate | | | | | | |
| | Gross | | | Net | | | |
| | Rs. 41,288.00 | p.m. | Rs. 41,288.00 | p.m. | | | |
| Share Holding | Share Applied | | | Date of Application | | | |
| | | | | 21/08/2023 | | | |



| Income Detail | Gross | | Net | |
|------------------|---------------|--------|--------------------|--------|
| | Rs. | Select | Rs. | Select |
| Share Holding | Select | | No. of Shares - NA | |
| Liability If any | As a Borrower | | As a Guarantor | |
| | Rs. | - | Rs. | - |

For Add Guarantor- Press F5 x 3

Deviation / Observation

1. The owner of the flat to be mortgage is Mr. Ramesh Kashiram Shinde, who is one of the guarantor.

Justification

1. Repayment capacity is satisfactory.
2. Security Coverage is adequet.

BRANCH RECOMMENDATION

Recommend to Sanction Education Loan of Rs.25,00,000/- (Rupees Twenty Five Lakh only) under Vidya Vardhini Scheme to Mr. Sanmeet Sanjay Kalsekar and Mr.Sanjay Madhukar Kalsekar to meet the education expenses of Mr.Sanmeet Sanjay Kalsekar for course of "Msc Project Managment((Constrtions)" at NottinghamTrent University At United Kingdom against thd security of Equitable mortgage of Flat No.704, 7th floor, Building No.25 C, Sukhashanti Co-op. Hsg. Society Ltd., Mhada Colony, Chandivali , Andheri (East), Mumbai-400072, repayable in 84 Equated monthly installments (including moratorium period of 18 months i.e. course period of 12 months + 6 months), applicable ROI @ ~~10.25%~~ 8.50% p.a. Interest to be served on monthly basis during the moratorium period.

Terms & Conditions

1. Borrower to purchase additional shares of the Bank @2.5% of the loan sanctioned amount and Guarantors to become regular member as per RBI Guidelines.
2. The borrower should obtain comprehensive insurance policy of principal and collateral security with agreed bank clause and submit the original policy to us. It is borrowers / yours primarily responsibility to renew the insurance policy and submit the same to bank before expiry date and borrower / you will be responsible for any consequences / loss that may arise due to non renewal of insurance policy before due date. The borrower should insure all the present & future tangible assets by obtaining policy covering all the risk with Bank's clause and lodge the policy with Bank.
3. Processing Charges @ 0.70 % + GST of the loan sanction amount as applicable shall be recovered up front.

SANMEET KALSEKAR



4. Our lien on flat to be confirmed with concern authority and accordingly recorded in visit report (page No. 09) on our loan application form before disbursement.

5. Branch to obtain all the Original Title Deeds of the mortgaged property before Mortgage and the same to be kept in the Bank's custody before release of limit.

6. Loan amount to be disbursed after completing all the loan formalities and execution of loan documents as well as mortgage documents by borrower and the guarantors (as applicable) along with the notice of intimation - registered mortgage (as applicable) and compliance of Terms & Conditions of sanction by the borrower.

7. Vetting of the documents to be done before disbursement.

8. The borrower should submit all payment receipts.

9. The borrower should undertake on stamp paper that on rejection/cancellation of VISA as well as on discontinuation of education/course, the amount shall be refund & deposit in the proposed loan.

10. Borrower should undertake that the loan amount will be utilized for payment of education expenses only and applicant will submit the payment receipts of the same.

11. Undertaking letter from applicant to repay the loan as soon as he starts earning.

12. During moratorium period, Interest to be served on monthly basis and 1st installment of account will commence after one month from date of expiry of moratorium period or 27th of every month whichever is earlier

13. Branch should obtain declaration/an affidavit from applicants that no loans are availed from other banks for proposed education expenses.

14. Branch should mention detail of networth in loan form of borrowers.

15. After creation of security interest (i.e. Mortgage Deed Registration) for proposed loan amount, charge on property should be register with CERSAI immediately.

General Conditions :

1. Penal Interest @ 4.00% p.a. will be applicable in case of overdue in term loan accounts.

2. Late payment charges as applicable per month to borrower for delay in payment of installment on due date will be Rs.250/- for EMI Up to Rs.25,000/- , Rs.500/- for EMI of Rs.25,001/- to Rs.50,000/-, Rs.1000/- for EMI of Rs.50,001/- to Rs.1,00,000/-, Rs.2000/- for EMI of Rs.1,00,001/- to Rs.10,00,000/-

3. Rate of interest is subject to change from time to time by bank and incase of increase or decrease in the Rate of Interest the EMI and the period of loan will change.

4. Bank has the right to conduct inspection of books of accounts and assets charged to the bank and charges for the same to be borne by the borrower.

5. Bank has the right to recall the advance in case of any adverse observations.

6. All charges like title clearance, valuation, CERSAI, stamp duty, Credit search and all other incidental charges to be borne by the borrower.

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| Living Expenses (9207*106.03 GBP) | Rs. 9,76,218.21 |
| Stationery & Laptop | Rs.1,00,000.00 |
| One way Air Ticket appox. As informed by applicant | Rs.1,00,000.00 |
| Insurance | Rs.76,000.00 |
| Total | Rs.30,33,522.21 |
| 15% Margin as per credit policy | Rs.4,55,028.33 |
| Eligible for Finance | Rs.25,78,493.88 |
| Already paid to College(5000*106.03) | Rs.5,30,150.00 |
| Loan Requested | Rs.30,00,000.00 |
| Our Recommendation | Rs.25,00,000.00* |

*As per letter the applicant has requested for education loan of Rs.30.00 Lakh. But the total educational cost including tuition fee is Rs.30,33,522.21. As per our policy, considering margin of 15% on total cost, eligible amount comes to Rs.25.78 Lakh. However, considering satisfactory repayment capacity and adequate immovable security coverage, we may recommended loan of Rs.25.00 Lakh i.e.17.58% margin on total cost which is marginally lower than acceptable norms.

Details of Security (To be offered)

| | | |
|--------------------------------|---|-----------------|
| Security Address | Flat No. 704,7th Floor, C-wing, Building No.25. Sukhashanti C.H.S.Ltd., Mhada Colony. Chandivali, Andheri (East), Mumbai-400072 | |
| Owned By | Mr. Ramesh Kashinath Shinde | |
| Area | 380 | Sq.Ft. Built up |
| Agreement Value | Rs. 1,409,842.00 | |
| Market Value | Rs. 5,000,000.00 | appox. |
| Valuer Name | Valuation is awaited | |
| | Market Value | |
| Eligible Total Security | Rs. 5,000,000.00 | |
| Security Margin : | 50.00% | |
| Security Value | Rs. 5,000,000.00 | |
| Margin on Security 25% | Rs. 1,250,000.00 | |
| Eligible Loan Amount (Security | Rs. 2,500,000.00 | |
| Loan Request Amount | Rs. 3,000,000.00 | |
| Branch Recommendation for loan | Rs. 2,500,000.00 | |
| % of Security to bank Exposure | 200.00% | |
| Cersai search : | | |

Details of Security (Chain of Previous Agreement)

(Amount in Rs.)

| | |
|----------------|--|
| Security type | Property to be mortgaged |
| Sr No. | Allotment letter and Possession letter |
| Agreement Date | 13/May/2010 |

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