

Salary Loan for Land Purchase Scheme for the members of Bangladesh Police

Total Amount of the Loan Scheme	:	BDT1100.00 Crore
Beneficiary of the Loan	:	Members of <i>Bangladesh Police Officers' Bohumukhi Somabaya Shamity</i> (BPOBSS)
Nature of the Loan	:	Term Loan
Individual Loan Amount	:	Maximum Tk.32,50,000.00 against a plot to an individually or a group of maximum 05 (Five) members subject to debt servicing capacity and having remaining period of service covering the Loan Tenure plus two years
Purpose	:	To extend financial support to the members of <i>Bangladesh Police Officers' Bohumukhi Samabaya Shamity</i> for purchasing of Residential Plot under the Land Project POHS-2, Phase-2
Details of Land	:	Location of Land: Rupgonj Plot Size: 5 Katha Purchase Price of Land: Tk.37,50,000.00 Purchase Option: Each Plot may be purchased by a single member or jointly by maximum of 05/10 members
Down Payment/ Equity Participation	:	Tk.5.00 lac against each plot of 5 Katha valuing Tk.37,50,000.00 Value of each Katha of land is Tk.7.50 lac
Rate of Interest	:	8.00% p.a. subject to change from time to time by the Management of the Bank. Interest to be charged on quarterly rests. In case of Overdue/EOL, penal interest shall be charged on Overdue/ EOL amount at the rate of 2.00% p.a.
Service Charge/ Processing Fee	:	1% upfront on the loan amount plus 15% VAT on processing fee
Partial Payment/ Early Settlement Fee	:	Nil
Stamp Charge	:	At actual
Documentation & Other Charges (Lawyers, Surveyors etc.)	:	At actual
Tenor of each Term Loan	:	Maximum up to 15 years with/ without grace period/ moratorium. The tenor of loan of individual member/ borrower will not exceed the remaining service length less 02 (two) years from the date of his/her retirement from the services of Bangladesh Police. Tenor may be 05, 07, 10, 12, 15 years with/ without grace period.
Moratorium/ Grace Period	:	06 (Six) Months



Mode of Repayment	:	In Monthly Installments, to be started from the following month of disbursement. In case of grace period, repayment will start from the 7 th month from the month of disbursement of the loan. Installments to be collected from Salary Account of each borrower maintained with CBBL						
Mode of Disbursement	:	Disbursement to be made in the account of individual borrower with CBBL, which will eventually be transferred to the account of Bangladesh Police Officers' Bohumukhi Somabaya Shamity (BPOBSS) to be maintained with Community Bank Bangladesh Limited (CBBL) against land purchase under the project POHS-2, Phase-2.						
Equated Monthly Instalments	:	For Loan Amount of Tk.6,50,000.00:						
EMI Amount (approx)		Loan Tenor	5 Years	7 Years	10 Years	12 Years	15 Years	
	With Grace (6 Mth)	EMI Size	15,120	11,282	8,603	7,619	6,681	
	Without Grace	EMI Size	13,218	10,170	7,928	7,079	6,257	
		For Loan Amount of Tk.32,50,000.00:						
		Loan Tenor	5 Years	7 Years	10 Years	12 Years	15 Years	
		With Grace (6 Mth)	EMI Size	75,495	56,331	42,953	38,040	33,358
		Without Grace	EMI Size	66,086	50,848	39,636	35,391	31,281

Security Arrangement:

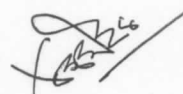
i) Assignment of End-Service Benefit of the Loan Applicant.

In this connection, Confirmation Letter to be submitted to the Bank, issued by the concerned competent authority of the respective Loan Applicant, to the effect that the amount of End-Service Benefit due/ to be due to the Loan Applicant will not be released without having Clearance Certificate from the Head Office of Community Bank Bangladesh Limited. The cheque of End-Service Benefit to be issued to CBBL, Head Office or to the order of the CBBL Head Office in case of any outstanding loan liability of the borrower with us under the "Salary Loan for Land Purchase Scheme".

- ii) NOC for giving loan to the applicant to be submitted to the Bank, duly issued by the Police Head Quarter before allowing loan facility to any individual member of the Samity.
- iii) A **Tri-Partite Agreement** among the Bank, the Borrower and **BPOBSS** will be executed before disbursement of loan as per legal vetting of our enlisted Lawyer.
- iv) Corporate Guarantee of **"Bangladesh Police Officers' Bohumukhi Somabaya Samity (BPOBSS)"** duly supported by their Board Resolution, and permitted by the of Constitution/ Bi-laws of BPOBSS to be given. In this connection, legal opinion from our enlisted lawyer to be obtained.
- v) 02 (Two) Personal Guarantees to be given in favor of the Bank, one from the spouse of the Loan Applicant and another one from any other person (Salaried/ Businessperson acceptable to the Bank).
- vi) MICR Cheques, each covering 03 monthly installments depending on the tenor of the loan and 01 no. MICR Cheque covering the total Loan Amount.
- vii) Standard set of Charge & Security Documents.

Terms & Conditions:

- i) In case of failure of instalment (s) by any borrower for whatever the reason may be, BPOBSS will take full responsibilities for repayment of the loan, another willing police member may become the Allottee of the prorated portion of the said land. The new Allottee will continue the EMI payment for remaining period of the Loan. BPOBSS will take full responsibility in this connection. If, the replacement cannot be arranged, BPOBSS will take full responsibility for repayment of the remaining Loan outstanding.
- ii) The member(s) of BPOBSS having allotment of plot (5 katha) in a single name or in a group (containing maximum 05/10 police members) may apply for loan from the bank. List of allottees against each plot to be sent to CBBL by BPOBSS before submission of loan application of the borrowers. In this relation, details of the Plot & list of the buyers to be sent to CBBL by BPOBSS.
- iii) Before applying for the loan at the counter of the Bank, the applicant will make the Down Payment to BPOBSS. Minimum Down Payment of Tk.5.00 lac (Tk.1.00 lac by each police personnel if a group contains of 05 members) against each plot to be allotted by BPOBSS. In this regard, Confirmation of Down Payment to be given by the BPOBSS and to be submitted to the Bank.
- iv) The concerned borrower shall have to maintain the Salary Account with CBBL from which monthly Loan Installments to be collected.
- v) At the time of purchase of the land, the land will be registered in the name of BPOBSS.
- vi) After full settlement of the loan, the plot will be transferred in the name of the purchaser(s) in pro-rata basis at their own cost.



- vii) In case of any default, BPOBSS will take the full responsibility for Recovery of the Loan.
- viii) BPOBSS shall open an account with CBBL, where the loan amount will be transferred after creation of each loan in the name of each Borrower.
- ix) The date of repayment of monthly installments will be the 1st Day of each month after disbursement of the loan.
- x) Prior to accepting any Loan application, CIB report to be obtained from Bangladesh Bank and any adverse report will disqualify the Loan Application for acceptance.
- xi) For assessment of eligibility of the loan, Debt Burden Ratio (DBR) to be considered at 65%.
- xii) Until registration of the plot, in case of non-repayment of 03 (Three) consecutive installments, BPOBSS shall take necessary measures to cancel the allotment of the member/ borrower in consultation with the Bank. In such situation, BPOBSS will take all appropriate steps towards full adjustment of the liability of the defaulting borrower.

Note:

This “**Salary Loan for Land Purchase Scheme**” is subject to Bangladesh Bank Approval and availability of Maturity Matching Fund.



Credit Administration Division

Summary of EMI for Term Loan for Purchase of Land under BP Land Project, POHS-2, Phase-2

For Loan Amount of BDT6,50,000.00

	Loan Amount	Rate of Interest	Loan Tenor	Total Interest Payment	Total Payment	EMI Size
	650,000.00	8%	5	134,462.66	784,462.66	15,119.68
	650,000.00	8%	7	197,974.59	847,974.59	11,281.73
With Grace Period	650,000.00	8%	10	298,670.31	948,670.31	8,602.37
	650,000.00	8%	12	369,325.91	1,019,325.91	7,618.30
	650,000.00	8%	15	480,432.11	1,130,432.11	6,680.64

	Loan Amount	Rate of Interest	Loan Tenor	Total Interest Payment	Total Payment	EMI Size
	650,000.00	8%	5	143,022.47	793,022.47	13,217.04
	650,000.00	8%	7	204,246.23	854,246.23	10,169.60
Without Grace Period	650,000.00	8%	10	301,241.58	951,241.58	7,927.01
	650,000.00	8%	12	369,244.12	1,019,244.12	7,078.08
	650,000.00	8%	15	476,086.75	1,126,086.75	6,256.04

For Loan Amount of BDT32,50,000.00

	Loan Amount	Rate of Interest	Loan Tenor	Total Interest Payment	Total Payment	EMI Size
	3,250,000.00	8%	5	671,386.47	3,921,386.47	75,494.19
	3,250,000.00	8%	7	988,508.40	4,238,508.40	56,330.88
With Grace Period	3,250,000.00	8%	10	1,491,293.20	4,741,293.20	42,952.57
	3,250,000.00	8%	12	1,844,084.52	5,094,084.52	38,039.02
	3,250,000.00	8%	15	2,398,849.52	5,648,849.52	33,357.18

	Loan Amount	Rate of Interest	Loan Tenor	Total Interest Payment	Total Payment	EMI Size
	3,250,000.00	8%	5	715,112.33	3,965,112.33	66,085.21
	3,250,000.00	8%	7	1,021,231.07	4,271,231.07	50,847.99
Without Grace Period	3,250,000.00	8%	10	1,506,207.70	4,756,207.70	39,635.06
	3,250,000.00	8%	12	1,846,221.08	5,096,221.08	35,390.42
	3,250,000.00	8%	15	2,380,433.83	5,630,433.83	31,280.19

