

ROYAL PALACE BUILDING RAILWAY STATION LINK ROAD KOZHIKODE-673002 Tel (0495)-2701574, 2700025

File No : 5203007285

Date : 25/02/2017



To
MR SHIJITH KUMAR C / MS SINIMOL P V
D2, AIISH STAFF QUARTERS,
MANASAGANGOTHRI POST, MYSORE,
MYSORE, KARNATAKA - 570006

Dear Sir/Madam,

We are pleased to inform you that we have 'In Principle' approved a HOUSING LOAN as per terms and conditions mentioned herein.

1. Scheme : Griha Prakash
2. Loan Amount : Rs. 5,00,000.00
Rupees Five Lakh only
3. Rate of Interest : My Choice - Pure Floating (Govt. Employees only)
Current LHP/LR : 14.20 %

SNo.	Rate Type	Tenure	Interest Rate	Spread(Discout)
1	Floating Rate	1-192 months	8.70 % pa	550 Floating rate of interest linked to the then Prevailing LHP/LR (Subject to periodic review) with spread of 550 bps (i.e. LHP/LR 550 BPS)

4. Term : 192 Months
5. Purpose : Construction of House
6. Repayment Terms -
6(a). Rest frequency : Monthly
6(b). Equated Monthly Instalment : Rs. 4,833.00
Rupees Four Thousand Eight Hundred Thirty-Three only
6(c). No of EMIs : 192 Months
7. Total Upfront Fees : 3,000.00 + Service Tax as Applicable
(Rupees Three Thousand only)
8. Commitment Fees : As applicable from time to time.
9. Security : As may be decided by LICHFL at its sole discretion
10. Fees on prepayment : Under floating rate period, prepayment charges are not applicable. Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2.00 % on the loan amount prepaid + ST (The company reserves the right to call for necessary documents as an evidence of source of funds.)

Kindly make payment of non refundable upfront fees as mentioned in point no (7) above through Cash/Cheque/Demand Draft marked 'payee's account only' in the name of 'LIC Housing Finance Ltd.'. In case you have already paid this amount, kindly ignore this clause. Please sign the duplicate copy of this letter in token of your acceptance of the terms and conditions as contained overleaf and contact us for execution of Loan Agreement and to complete the necessary formalities.

The aforesaid sanction of the Loan amount will be subject to the following additional conditions:

- 1 ECS, LATEST EC AND TAX RECEIPTS, CEHL UNDERTAKING

Applicant/s to undertake compliance with the provisions of Section - 194-IA of the Income Tax Act, wherever applicable, and submit proof of the payment.

We would be happy to expedite the disbursement of the loan and request you to contact our Office at KOZHIIKODE to complete the necessary formalities required by LICHFL.

We look forward to have a long lasting relationship with you.

I/We accept the above terms and conditions

Yours faithfully,
For LIC Housing Finance Ltd

2. MR SHIJITH KUMAR C 1. MS SINIMOL P V

Signature :
Place :
Date :

Authorized Signatory
Encl: As Above



More conditions printed overleaf

Registered Office : LIC Housing Finance Ltd. Bombay Life Bldg., 2nd Floor, 45/47, Veer Nariman Road, Fort, Mumbai - 400 001.

Tel : +91 22 2204 9682 / 9799 / 0006 Fax : +91 22 2204 9839 E-mail : lichousing@lichousing.com Website : www.lichousing.com CIN : L65922MH1989PLC052257

CONDITIONS FORMING PART OF THE SANCTION LETTER

1. (a) The installments as mentioned in the sanction letter are payable by the due date. The Equated Monthly Instalment (EMI) comprises of principal and interest calculated on the basis of the rest frequency and at the rate as mentioned in the sanction letter, and is rounded off to the next rupee.
- (b) The rate of interest and LIC Housing Prime Lending Rate (LHPLR) mentioned is at currently prevailing rate and the same may vary at the time of disbursement as well as during the pendency of the loan in terms of loan agreement to be executed by the Borrower. As a result of the variation in the interest rate / LHPLR from time to time, the number of EM Is is liable to vary. The amount of EMI may also vary depending on the date of commencement of EMI.
- (c) Pre-EMI interest (PEMII) at the rate at which the EMI has been calculated, shall be charged from the respective date/s of disbursement to the date of commencement of EMI in respect of the loan.
2. It will be the Borrowers responsibility to ensure that the property is duly and properly insured against all risks such as earthquake, fire, explosion, storm, cyclone, civil commotion, etc., during the pendency of the loan, with LIC Housing Finance Limited (hereinafter referred as 'LICHFL' or 'Company') being made the sole beneficiary under the policy / policies.
3. (a) The loan will be disbursed in lump sum or in suitable installments (normally not exceeding four installments) and at the sole discretion of LICHFL, considering the need and progress of the Purpose of the Loan as the case may be, as determined by LICHFL.
- (b) The loan will not be disbursed in part or full until the Borrower has fully paid his / their / its own contribution, i.e., the cost to be incurred for the property less LICHFL's loan.
- (c) In case of Purchase/Resale of property (Flat/House/Plot/Site), payments will be made in favour of the owner only and not in favour of Power of Attorney.
- (d) Subsequent loan instalments would be released only if the instalments due till date are paid regularly and are upto date.
4. The In-Principle Sanction Letter is further subject to Personal, Employment, Credit, Legal and Technical Verifications of the relevant property and such other verifications/due diligence undertaken as the Company may deem fit and subject to all such verifications/due diligences being found satisfactory. The property in connection with which this loan has in principle, been sanctioned, must conform to the legal and Technical standards and requirements of LICHFL. It will be the Borrower/s' responsibility to -
 - (a) obtain appropriate Building Plan Approvals from the Competent authority, ensure that construction takes place as per Approvals.
 - (b) ensure that the construction of his/her home adheres to the safety specifications prescribed in the National Building Code of India, 2005.
 - (c) ensure that high tension wire lines are not passing through or close to the property.
 - (d) take his/her/their own due diligence of Legal Verification/Title search and Technical Valuation of the property and also verify the credentials of the Vendor/Builder/Developer/Contractor before entering into any Sale/ Purchase/ Construction Agreement or transaction thereof.
5. All stamp duties and registration charges, as per Central / State Government's directives other present and future duties, taxes, levies including but not limited to interest tax, service tax, and education cess have to be paid by the Borrower under the applicable laws as amended from time to time.
6. The Borrower will have to provide ECS or NACH mandate towards payment of EMIs. In centres where ECS/NACH is not operational, post dated cheques, (PDCs) will be accepted. Prior to commencement of EMI, the borrower will provide PDCs for Pre-EMI interest.
7. The LICHFL shall have the right to decide, in its sole discretion, the type of security and / or additional security it may require and the Borrower shall be bound to furnish any such and / or additional security as required by the LICHFL. The Borrower shall produce such documents, reports and evidence pertaining to the security / property as required by LICHFL at his cost.
8. If the principal is repaid either in full or in part within 6 months from the date of disbursement of the loan or first installment thereof, interest shall be charged for a minimum period of 6 months on the outstanding principal amount as on the date of repayment.
9. Borrower shall inform LICHFL in writing about any change / loss of job, business, and profession (as the case may be) or change of residence immediately after such change / loss.
10. The amount of this loan and interest has been arrived at, inter alia, on the assumption that the cost to be incurred by the Borrower in connection with the property has been disclosed and in the event of the LICHFL being brought to the notice of the actually cost incurred being less, LICHFL reserves the right to suitably reduce the amount of the loan / change the interest rate / cancel the loan / ask for prepayment of the loan.
11. LICHFL shall be, in its own discretion entitled absolutely to treat the sanction letter as null and avoid if:
 - (a) There is any material change in the proposal for which this loan is, in principle, sanctioned.
 - (b) Any material fact concerning Borrower's income, or ability to repay, or any other relevant aspect of Borrower's proposal of Borrower's application for loan is suppressed, concealed or not made known LICHFL;
 - (c) Any statement made in the loan application is found to be incorrect or untrue;
 - (d) The (Non Refundable) processing / administrative / commitment / upfront fees have not been received by LICHFL within the validity period of the sanction letter or if such amounts paid by cheques have bounced / returned.
 - (e) Notwithstanding anything contained herewith, the LICHFL reserves the right to withdraw the loan offer either in whole or in part at any time, without being required to furnish the reason for such withdrawal.
12. The offer under the sanction letter may be kept open at the sole discretion of LICHFL up to 90 days from the date hereof and subject to commitment / upfront fees being paid within 30 days from the date of the sanction letter by the Borrower.
13. The Sanction Letter is not to be construed as any firm financial commitment on behalf of LICHFL and the Company is not responsible or liable for any type of Property Sale/Purchase, Insurance Policy or any other financial or other transaction/s committed by the applicants or intended Borrower/s citing this Sanction Letter. No claims in this regard will be entertained.

I/We agree to the Conditions in this Sanction Letter.

Signature of Borrower/s / Power of attorney



LIC Housing Finance Limited
MOST IMPORTANT TERMS AND CONDITIONS (MITC)
(for individual Housing Loan)

Application No :- 5203007285

Loan No :-

Major Terms and Conditions of the housing loan agreed to between MR SHIJITH KUMAR C/MS SINIMOL P V (the borrower/s) and the LIC Housing Finance Limited are as under:

1. Loan

a) Loan Amount Sanctioned	₹ 500,000 Rupees Five Lakh only										
b) Purpose of Loan	Construction of House										
c) Rate of Interest	<table border="1"><thead><tr><th>SNo.</th><th>Rate Type</th><th>Tenure</th><th></th><th></th></tr></thead><tbody><tr><td>1</td><td>Floating Rate</td><td>1-192 months</td><td>8.70 % pa</td><td>550</td></tr></tbody></table>	SNo.	Rate Type	Tenure			1	Floating Rate	1-192 months	8.70 % pa	550
SNo.	Rate Type	Tenure									
1	Floating Rate	1-192 months	8.70 % pa	550							
d) Tenure of Loan	192 Months (However during the pendency of loan, the tenure may get changed depending on increase/decrease in interest rate in case of loan under floating rate of interest)										

2. Fee and Other Charges:

a) Pre payment Charges	<ul style="list-style-type: none">> Under floating rate period, prepayment charges are not applicable only to Individual borrower> Non Individual Borrowers (i.e Companies/ Partnership Firm/ LLPs/ Trust, etc) and where such Non-individuals are Co-borrowers along with Individual borrowers prepayment charges will be 2 % on the loan amount prepaid plus Service Tax.> Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2% on the loan amount prepaid plus Service Tax (applicable only to Individual borrowers)> The company reserves the right to call for necessary documents as an evidence of source of funds
b) Conversion Charges	As applicable from time to time.
c) Cheque Bouncing Charges	1. Cheque Dishonour Charges ₹ 350/- 2. ECS Dishonour Charges ₹ 200/-
d) Document retrieval charges	₹ 2,500/- plus Service Tax
e) Providing List of Documents	₹ 500/- Plus Service Tax

(Signature or thumb impression
of the Borrower /s)

MR SHIJITH KUMAR C

MS SINIMOL P V

(Signature of the authorized person of LICHFL)

LIC Housing Finance Limited

f) Providing Photocopies of Title Documents	₹ 1,000/- Plus Service Tax
g) Statement Charges	Nil
h) Late EMI Payment charges	1.50% per month on the defaulted installments upto and inclusive of 12 months default and 2% per month on the defaulted installments beyond 12 month default.
i) Recovery Charges	Costs, Charges, Expenses, Incidental Charges and other monies that may have been expended by LICHFL in connection with recovery.
j) GERSAI Charges > For loans upto Rs. 5 lakhs > For loans above Rs. 5 lakhs	₹ 50/- plus Service Tax for original filing and every subsequent modifications, (if any) ₹ 100/- plus Service Tax for original filing and every subsequent modifications, (if any)

LICHFL retains the right to alter any charges or fees from time to time or to introduce any new charges or fees as it may deem appropriate with due intimation to the borrower

3. Security for the Loan:

a) Mortgage (Mention details of the property to be mortgaged as security for the loan)	Flat No.RS NO. 165/1, 6.47 ARES,CHUNDALE VILLAGE, VYTHIRI TALUK, WAYANAD DISTRICT, 165/1, VYTHIRI SRO,						
b) Guarantee (mention the name of Guarantors, if any)	NA						
c) Other Security (mention the details of other securities, if any)	<table border="1"> <thead> <tr> <th>Security Type</th> <th>Policy no/ Asset Id</th> </tr> </thead> <tbody> <tr> <td>Insurance</td> <td>NA</td> </tr> <tr> <td>Security Deposit</td> <td>NA</td> </tr> </tbody> </table>	Security Type	Policy no/ Asset Id	Insurance	NA	Security Deposit	NA
Security Type	Policy no/ Asset Id						
Insurance	NA						
Security Deposit	NA						

4. Insurance of the Property / Borrowers	As per Loan Offer Letter and Loan Agreement.
5. Conditions for Disbursement of the Loan	As per conditions precedent to disbursement of Loan specified in Loan Offer Letter and Loan Agreement

(Signature or thumb impression
Of the Borrower /s)

(Signature of the authorized person of LICHFL)

MR SHIJITH KUMAR C

MS SINIMOL P V

LIC Housing Finance Limited

6. Repayment of the Loan & Interest:

a) Amount of EMI	# ₹ 4,833.00
b) Number of EMI (No. of Months)	# 192
c) Any other details for payment of principal amount of loan and interest including due date/s	As per Loan Offer letter
d) Procedure for advance intimation of the change in the rate of interest / EMI	Intimation about the changes in the rate of interest / EMI will be given by way of Letter / Emails /SMSs as per the terms and conditions of the Loan Offer Letter.

(The amount of EMI and/or number of EMI may get changed, due to change in interest rate / actual disbursed amount as per the terms and conditions of Loan Offer Letter)

7. Brief procedure for Recovery of Overdues (mention briefly the notice etc. to be given to the borrower for recovery of overdues before proceeding under the applicable law)	<ul style="list-style-type: none"> - Follow upto 30 days from the due date through SMS alerts - Monthly default notices to the defaulters upto 3 months defaults - Beyond 3 months & upto 12 months; Default follow up letters - Letters to guarantors (if any) if the notice sent to the defaulters yields no results - Letters to Employer of the defaulting borrower, should the borrower continue to default for more than 2 months. - Allotment of default cases of more than 1 month to Direct Recovery Agents (DRA) - Personal follow up with Borrowers in addition to DRAs wherever necessary. - If default continues for more than 6 months, then SARFAESI action will be initiated.
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8. Customer Service:

a) Visiting Hours at the Office	Business Hours
b) Details of the person to be contacted for customer service	Officer In charge of the concerned Area Office / Business Centre
c) Procedure to obtain the following including time line therefore:	
i. Loan Account Statement	Within 2 working days after customer's request
ii. Photocopy of the title documents	Within 30 days from the date of written request along with requisite fees
iii. Return of original document on closure / transfer of the loan	Within 30 days from the date of receipt of request letter from the Borrower subject to clearance of fund

(Signature or thumb impression
Of the Borrower /s)

(Signature of the authorized person of LICHFL)

MR SHUITH KUMAR C

MS SINIMOL P V

9. Grievance Redressal:

a) Email Id and other contact details at which complaint can be lodged	The customer may approach concerned Area Office/ Business Centre for his/ her grievance and may submit the complaint in writing, through email or by post / courier. The address & Mail Ids of Area Offices are available in "contact us" Menu at www.lichousing.com
b) Turnaround time for resolving the issue	Seven Working Days
c) Matrix for escalation for lodging the complaints	<p>If customer is not convinced with the redressal of complaint then customer can call or write a mail to our Customer Relation Officers (CROs). Customer Relation Officers have been designated for Back Office / Regional Office for the redressal of the customer's grievance. The name and contact details of the CROs are displayed on our company's website. After examining the matter, they would be sending their final response within 6 weeks.</p> <p>In case the complainant is still dissatisfied with the response received/ or where no response is received, the complainant may approach the Complaint Redressal Cell, Department of Regulation & Supervision, National Housing Bank, 4th Floor Core 5A, India Habitat Center, Lodhi Road, New Delhi - 110 003 or email at crcell@nhb.org.in</p>

Disclosure

LICHFL is authorized to disclose from time to time any information relating to the loan to any credit bureau (Existing or Future) approved by Government of India or any authority as may required from time to time without any notice to the applicant. LICHFL is also authorized to make inquiries with the Credit Information Bureau of India (CIBIL) and get the applicants Credit Information Report. The most Important Terms and Conditions mentioned above are an indicative list of terms and conditions of our loan products. These terms and conditions are further described in our loan agreement under relevant sections/schedules and therefore should be read in conjunction with those mentioned in the loan agreement.

It is hereby agreed that for detail terms and conditions of the Loan, the parties hereto shall refer to and rely upon the loan and other security documents executed / to be executed.

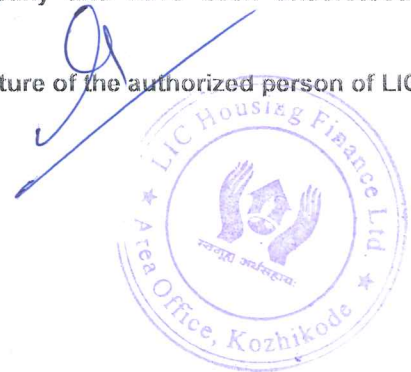
The above terms and conditions have been read by the borrower/s / read over to the borrower by Shri/Smt./Km. _____ (by our official) of the Company and have been understood by the borrower/s.

(Signature or thumb impression
Of the Borrower /s)

MR SHIJITH KUMAR C

MS SINIMOL P V

(Signature of the authorized person of LICHFL)



Date:

Place: