



LOAN SANCTION LETTER

Our Reference No. **386876** Date **28-MAR-14**
 Name of the Applicant **MR. SOHAM SATISH MODI**
 Address **PLOT NO. 280, ROAD NO. 25, JUBILEE HILLS HYDERABAD 500033 ANDHRA PRADESH INDIA**
 Phone No. **23545772**
 Name of the Co-Applcant **MODI PROPERTIES AND INVESTMENTS PRIVATE LIMITED, TEJAL SOHAM MODI**
 /Guarantor

Dear **MR. SOHAM SATISH MODI**

Subject : Your application for **Loan against Property** facility from Indiabulls. Our Reference No: **386876**

We thank you for choosing **Indiabulls Housing Finance Limited** as your financier for **Loan against Property**. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below.

Type of Facility	LAPL		
Sanction Amount with Insurance Premium* (Rs.)	30168540		
EMI Amount	Rs. 459389		
Purpose of Loan	Paid TO Other Financial Institutions		
Loan Tenure (Months)	120		
Interest Type	AIR		
Rate of interest	13.5 %		
Adjustable Interest Rate(AIR)	LFRR (LAP Floating Reference Rate, notified time to time) -5.25 % Margin Current LFRR : 18.75		
Sanction Letter Validity	30 days from the date of this offer.		
Total Processing Fee Applicable	Rs. 338975		
Proc. Fee (Non Refundable)	Amount (Rs.)	Cheque No.	Cheque Date
	5618	000494	14-FEB-2014
	Rs. 5618		
Balance Proc. Fee payable (to be deducted from disbursement)	Rs. 333357		
Address of Property Offered as Security	PLOT NO.280 (SOUTHERN PART),THE JUBILEEHILLS CO OPEARATIVE HOUSE BUILDING SOCIETY LTD SY.NO.403/1,NEW 120 OF SHAIKPET AND S.NO.102/1 OF HAKIMPET VILLAGE, GOLCONDA TALUK JUBIULEEHILLS HYDERABAD 500034		
Database Admin Fee	Rs. 650 (inclusive of service tax) Applicable only in the first instance of finance on the same property.		

* Insurance is subject matter of solicitation.

All the applicable taxes,duties and levies would be additionally charged as per law.

- ROI will be as per applicable reference rate at the time of disbursal.

- This letter supersedes any sanction letter issued earlier, with reference to application number 386876

Special Conditions (as applicable) :

- 1 Legal and Technical clearance / verification of the property being financed.
- 2 Execution of Loan Agreement and other documents between you and, Indiabulls Housing Finance Limited as per its policy and format.
- 3 51% stakeholders need to be taken into the loan structure and List of directors and shareholding pattern to be on file
- 4 ✓ BR for taking company into loan structure to be on file
- 5 ✓ Bank statement showing emi debits of Rs 228541 and Rs 893281 to be documented in file and same should be repaid from other than individual account of Mr. Modi and company account
- 6 ✓ CA/CS certificate to be on file
- 7 ✓ Closure proof of Religare emi of Rs 323125 to be on file
- 8 FI and FCU to be positive and to be on file,Collection comfort to be on file
- 9 ✓ Indemnity Bond by borrower
- 10 Indemnity for the property
- 11 ✓ List of documents along with POS to be on file & All BT norms to be adhered.
- 12 Loan from Axis Bank bearing account no LPR000800308074 is takeover.
- 13 ✓ MOU from applicants brother for common passage to be on file
- 14 ✓ Networth statement of applicant and co-applcant to be on file.
- 15 ✓ RMOE to be done



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16. Repayment should be taken from company account
 17. SPDCS to be taken from co-applicants
 18. Technical reports along with vetting to be on file
 19. Title of the property should be clear and marketable
 20. Wife on loan with spdc
 21. Other terms and conditions mentioned overleaf.

Our representative **Srinivas Chakravarthy Pisupati**, phone **+91040-33141023** can assist you further in case of requirement.

Please sign this letter as token of your acceptance of the terms and conditions mentioned above and overleaf.

Yours sincerely,

For **Indiabulls Housing Finance Limited**

Accepted the offer

Authorised signatory

Customer Signature

Y. MURALI KRISHNA
 Branch Head
 Emp. ID: 181887

Indiabulls



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INDIA
 Phone No. **23545772**

TERMS AND CONDITIONS

1. The sanction of loan amount and its terms and conditions are subject to execution of Loan Agreement and other documents and writings with **Indiabulls Housing Finance Limited** (hereinafter referred to as "**IHFL**"). The terms and conditions of Loan Agreement and/or other documents will prevail upon this letter in case of any contradiction/conflict/difference.
2. This sanction shall be available to the Borrower for a period of **30** days from date of this letter provided the Borrower deposits with **IHFL** the administrative charges/expenses/pre-determined expenses mentioned overleaf at the time of delivering the accepted copy of this letter to **IHFL**. The processing fees received is non refundable.
3. The loan facility will be available on demand. However **IHFL** shall be entitled to withhold and/or cancel the Loan or any part thereof without assigning any reason for the same.
4. **IHFL** shall be entitled to revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, inter alia, if there is any material change in the purpose(s) of loan facility, if any information and/or statement given by borrower is found incorrect, incomplete or misleading, if there is breach of the terms and conditions of the facility, if any report like legal/technical/valuation of the property is not found satisfactory, if the borrower does not submit duly accepted copy of this sanction letter to **IHFL** within stipulated period, etc. etc. **IHFL** decision in respect of material changes shall be final and binding on the borrower.
5. Repayment of loan amount will be through installments/EMI's comprising of principal and/or interest. Repayment of loan amount can be done through electronic mode (ECS) also. **IHFL** may in its sole discretion alter the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place.
6. In case of Home Loan Facility, the prepayment of the loan shall be made and accepted as per policy and rules of **IHFL** and in accordance with statutory guidelines, issued from time to time and as applicable at the time of prepayment. In case the loan facility is sanctioned for Loan Against Property, Loan Against Plot, Purchase of Plot and/or where there is no policy, rules and guideline then the prepayment fees and charges shall be applicable as per the terms of loan agreement and the mutually agreed prepayment charges, more particularly mentioned in the schedule of the loan agreement.
7. The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan Agreement.
8. **IHFL** has sanctioned the loan/facility on the basis of the calculation and estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the purpose(s) increases above or falls below the calculated amounts, **IHFL** reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of **IHFL** and the decision of **IHFL** in that behalf
9. The loan amount and terms sanctioned by **IHFL**, besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers. However, **IHFL** reserves its right to review and reappraise the loan facility during its continuity in terms of the loan agreement to be executed towards disbursal of the loan amount.
10. Terms related to Adjustable Interest Rate:
 - (i) **Indiabulls Housing Finance Limited** - LAP Floating Reference Rate (**IHFL-LFRR**) shall mean the percentage rate per annum from time to time and notified/announced by **IHFL** in such form and manner as deemed appropriate by **IHFL** from time to time as **IHFL-LFRR**.
 - (ii) Adjustable Interest Rate means the **IHFL-LFRR** and the margin, if any, as specified by **IHFL** shall be applied by **IHFL** on the first of the month following the month (as per the English Calendar) in which **IHFL-LFRR** changed. Adjustable Interest Rate would change based on changes in the **IHFL-LFRR**.

Accepted the offer

Customer Signature