

P.V. Janani & Associates

Advocates & Legal Advisors

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Ref.No.V/01/2022

Date: 20.05.2022

To

The Branch Credit Manager
Home Loans,
ICICI Bank / HFC Limited,
ICICI Towers, East Wing,
Begumpet, Hyderabad

Dear Sir,

Ref: Loan proposal in respect of **SRI. PONNADA SUNDARAM AND SMT. PONNADA SHARADHA SUNDARAM**

L.A.No: 772-11080491

CHANNEL: (ACE MARKETING)

SCHEDULE OF PROPERTY

All that the Land bearing Plot No. 24, in Survey No. 157/7 (Part), admeasuring 340 sq.yards., or 284.24 sq.mtrs., situated at Thokatta (Sikh) Village, Secunderabad, Cantonment, Telangana State., and bounded by

North : Neighbours Land
South : 40' Wide Road
East : Plot No. 23
West : Plot No. 25

1. We have perused the copies of documents listed in Annexure 'A' to this letter in respect of the above mentioned property assuming that the legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to us as certified or photocopies and the accuracy and completeness of all the factual representations made in the documents. Further we have not independently verified any of the documents or the information provided to us, except to the extent specifically set out in this report.
2. As per the documents furnished to us we are of the opinion that the title to the schedule property is clear and marketable and can be considered as acceptable security subject to submission of documents listed below in Item Nos.3 and 4 and by creating equitable mortgage by deposit of the title deeds in favour of the ICICI BANK /HFC Limited by **SRI. PONNADA SUNDARAM AND SMT. PONNADA SHARADHA SUNDARAM**
3. The following additional documents are required:
 - i) Encumbrance Certificate from 21.04.2022 to the till date of Mortgage.

4. In our opinion the following documents in original must be taken for creation of security with the bank.

- i) Sale Deed Doct.No. 2100 of 1980; 708 of 2022;
- ii) Encumbrance Certificate
- iii) Verification of all original documents.
- iv) An officer of the Bank has to make personal inspection of the property to ascertain actual physical possession by borrower and his Vendors.

Thanking You

P. V. JANANI & ASSOCIATES
Advocate

Note: All the documents listed in Annexure "A" are returned herewith. The documents for title of the property are considered for ICICI Bank, stipulated period of 13 years only.

ANNEXURE-ALIST OF DOCUMENTS

1. Copy of Registered Sale Deed bearing Doct.No. 2100 of 1980 dated 4th September, 1980 executed by P.W.D. Officials Co-operative Housing Society, Hyderabad rep. by its Sri. S.S.R. Sastri President and Sri. R. Parthasarathy in favour of Smt. V. Rama for Plot No. 24, admeasuring 340 sq.yards.,
2. Copy of Registered Sale Deed bearing Doct.No. 708 of 2022 dated 18th April, 2022 executed by Smt. V. Rama in favour of Sri. Ponnada Sundaram, Smt. Ponnada Sharadha Sundaram for Plot No. 24, admeasuring 340 sq.yards.,
3. Copy of Encumbrance Certificate bearing Statement No. 85096432 for the period between 30.06.1980 to 30.04.1995.
4. Copy of Encumbrance Certificate bearing Statement No. 84504508 for the period between 01.01.1980 to 21.04.2022.

P.V. JANANI & ASSOCIATES
Advocate

*Ichn/-



Unique Reference Number - 20220817BS204174001

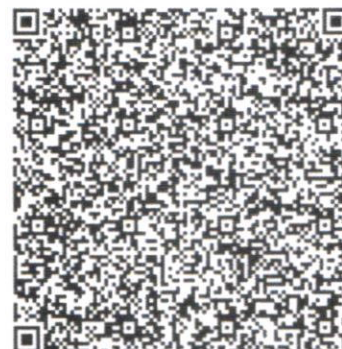
Corporate Identification Number (CIN) L65190GJ1994PLC021012

Date : Aug 17, 2022

MR. SHARAD KUMAR JAYANTILAL KADAKIA

5/2/223, GOKUL 3RD FLOOR DISTILLERY ROAD , Hyderbasthi, Rani Gunj, Medchal Malkajgiri,
Hyderabad, Telangana, 500003,

Phone: +91 9493362520 Email ID: SHARAD.KADAKIA@GREENS.COM



Dear Sir / Madam,

Sub: Sanction Letter for ICICI Bank Facility vide Application no.77213124354

(Franchisee Code:ACE MARKETING HFHE(154863))

Thank you for choosing ICICI Bank. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a Facility, the details of which are given below.

Balance Transfer	Non BT				
Type of Facility	Land + Construction Loan				
Facility Amount Sanctioned	Rs.2,60,00,000				
Term of Facility	180 months				
Benchmark Rate of the Facility	Repo Rate "Repo Rate" or "Policy Repo Rate" means the rate of interest published by the Reserve Bank of India (RBI) on the RBI website from time to time as Repo Rate or Policy Repo Rate.				
Applicable Interest Rate	The rate of interest - Floating for the Facility shall be sum of the RBIPRR + Spread per annum, plus applicable statutory levy, if any (Interest Rate). For the first disbursement under the Facility, the applicable RBIPRR shall be the rate prevailing one Business Day preceding the date of the disbursement and for subsequent draws, the RBIPRR prevailing for the Facility shall be applicable. As on date the RBIPRR is 5.4% and Spread is 2.6% and applicable Interest Rate is 8.00 (RBIPRR + Spread)%.				
Reset Date and Reset Period *	Every 3 months the Repo Rate component of the Interest Rate will be reset on the first day of the third subsequent month from the month in which the Facility is first disbursed (irrespective of the date of disbursement) and every 3 months thereafter, as a sum of Repo Rate + Spread, plus applicable statutory levy, if any. The applicable Repo Rate shall be the rate prevailing one Business Day preceding the reset date.				
Amount of each EMI (on Monthly rest)	Rs.2,48,470/- (Payable monthly)				
Description of Charges/Fees		Base	CGST	SGST	Total

A.F#	5000	450	450	5900
P.F # #	65000	5850	5850	76700
CIBIL	50	4.5	4.5	59
CERSAI	100	9	9	118

A.F - Administrative Fees,P.F - Processing Fees.All the above charges/fees are non-refundable

(#) The Administrative charges are a one-time nonrefundable charges collected by ICICI Bank for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage and the same is independent of the outcome /result of such appraisal.

Administrative charges are payable at the time of disbursement of the Facility

(# #) The processing fee is a one-time non-refundable fee, and is collected by ICICI Bank for the purpose of appraising the Application for the Facility and the same is independent of the outcome /result of such appraisal.

Security	As may be specified by ICICI Bank, from time to time at its sole discretion
Fees on Part Prepayment**	0% on amount prepaid.
Fees on Full and Final Prepayment**	0 %
Applicable Processing Fee	Rs.76,877
You have chosen to avail an optional Insurance	N

* ICICI Bank reserves the right to modify the reset frequency and reset date from time to time in accordance with the extant RBI Guidelines. The Borrower further acknowledges that Interest Rate may change, upward or downwards, as the case may be, in line with change in the RBIPRR.

ICICI Bank may revise the Spread once every three (3) years from the date of the first disbursement, in accordance with the extant RBI Guidelines. Notwithstanding anything contained herein, the Bank reserves the right to reset the Spread at any time upon substantial change in the Borrower's credit assessment and/ or on account of deterioration in the credit risk profile. Any change in 'Spread' would be communicated by the Bank through either: (i) Letter (ii) E-Mail (iii) SMS (iv) Statements of Accounts (v) WhatsApp or any other suitable mode.

You shall be deemed to have noticed of changes in the RBIPRR when displayed on the notice board of the Branch or displayed on ICICI Bank's website (www.icicibank.com) and you will be liable to pay such revised rate of interest.

** All taxes, duties and levies, including but not limited to Goods and Services Tax, and any other tax/levy applicable as per law and as may be amended from time to time would be additionally charged.

From the date of first disbursement, you will be required to pay Pre-EMI interest (at the Interest Rate applicable to your Facility) till the time your Facility is fully disbursed, subsequent to which your EMI payments will begin.

The aforesaid sanction of the Facility will be subject to following conditions:

1. Sanction Letter is valid for a period of 6 months; however, the aforesaid ROI is valid for a period of 30 days from the date of Sanction letter subject to change in the Repo Rate.
2. Terms and conditions as mentioned below.
3. Execution of Facility and other documents between you and ICICI Bank as per ICICI Bank's policy and format.
4. Charges pertaining to stamp duty on loan and security documents, as applicable to respective states, shall be borne by the borrower.
5. The approval is valid subject to positive and satisfactory verification and authentication of all documents and information provided by you.
6. Validity of Sanction Letter and Facility amount advanced will depend on the term of the facility / type of property / Title of the property being Clear and Marketable/ Submission of sanction plans by you to the satisfaction of ICICI Bank/ valuation report on the property received by ICICI Bank.
7. Property that is getting mortgaged with ICICI bank needs to have a property insurance attached to it. Disbursement of loan shall happen subject to submission of endorsed policy document to ICICI Bank if insurance availed through self-funding. You can avail property insurance either from ICICI Lombard or from any other insurance company. If availed from ICICI Lombard through funding from ICICI Bank, loan amount shall be inclusive of insurance amount. ICICI Bank is acting as a Corporate Agent of ICICI Lombard general Insurance Co. Ltd. Bank's customer's participation in the policy is entirely voluntary.
8. As per Section 194-IA of the Income Tax Act, 1961, in case the consideration for transfer of an immovable property is more than 5.0 million, the purchaser / buyer of such property is required to deduct income tax at the rate of 1% of the consideration (20% if the seller does not have a PAN) or as applicable as per Income Tax Act, 1961, on behalf of the seller / vendor. Thus, you are required to comply by the said provision and undertake all the necessary steps in this regard.
9. Own contribution receipt along with bank Clearance and source of funds to be collected before disbursement.
10. The Facility may be recalled at any time if ICICI Bank in its discretion feels that the current market trends of the real estate market are prejudicial to the business interests of ICICI Bank.
11. End-use letter to be provided by you prior to disbursal. The funds are not to be utilized for any illegal / speculative / nefarious activities. Funds under the Facility must not be used towards purchase of gold in any form, including primary gold, gold bullion, gold jewellery, gold coins, units of gold Exchange Traded Funds (ETF) and units of gold mutual funds.
12. **Property to be owned by SHARAD KUMAR JAYANTILAL KADAKIA**
13. **Declaration to be obtained from the borrower to construct a house on the said Plot within a period of 48 months from the date of, first disbursement or receipt of possession of the Plot, whichever is later**
14. **LTV to be capped at 70.27% of MV**
15. **Sanction is subject to Legal and Technical clearance of the Property**
16. **Subject to OSV (Original Seen and Verification) of KYC documents of SHARAD KUMAR JAYANTILAL KADAKIA**
17. **Co-applicant/Guarantor Required at the time of disbursement**

This letter shall be a part of the Transaction Documents and shall be read in conjunction with the Transaction Documents executed by you (i.e. the Borrower or any other person for availing the Facility from ICICI Bank.

The signing of this letter by the Borrower(s) constitutes acceptance and acknowledgement of the terms mentioned in this letter.

Your ICICI Bank Branch Sales Manager RAM KUMAR GANNELA will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on 9573454185

If required, you may also contact ICICI Bank Regional Head Sales VIJAYA BHASKARREDDY on 9390561262 or you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care. We will be happy to assist you.

Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

We look forward to a long lasting relationship with you.

Thanking you,

Yours sincerely

Name: NISHANT AGRAWAL

Designation: Branch Credit Manager

Contact Number: 8989613285

ICICI Bank Ltd, 2Nd Floor, Wall Street Plaza, Street No.1, 1-11-256, Prakash Nagar, Begumpet, Hyderabad, Telangana

ICICI Bank PAN: AAACI1195H

ICICI Bank GSTN: 36AAACI1195H1ZN

Regd. office Address: ICICI Bank Tower, Near Chakli Circle, Old Padra Road, Vadodara 390 007, India.

Website: www.icicibank.com

Customer Care No's: Retail-1860 120 7777/Wealth Management-1800 103 8181/Business Banking-1860 120 6699/Direct-1860 123 1122

This is a system generated letter and does not require any physical signature.

I/We accept the above terms & conditions.

Customer Signature

MR. SHARAD KUMAR JAYANTILAL KADAKIA

To be signed by all applicant/co-applicant.

TERMS AND CONDITIONS ATTACHED TO SANCTION LETTER:

1. This letter should not be construed as giving rise to any binding obligation on the part of ICICI Bank to provide the financial assistance/s facilities mentioned overleaf (the "Facilities"), unless you have submitted the duly completed application forms to ICICI Bank and have executed all other relevant facility documentation as required by ICICI Bank and, in a form and manner as may be required by ICICI Bank Limited ("ICICI Bank") in connection with the Facilities (hereinafter referred to as the "Transaction Documents").
2. The Transaction Documents may/ will contain terms and in addition to or in modification of those set out in this letter.
3. Notwithstanding anything stated elsewhere in this letter or otherwise, the Facilities mentioned overleaf will be available solely at ICICI Bank's discretion and subject to compliance of all formalities and documentation as may be specified / required by ICICI Bank. The continuance of the Facilities is subject to cancellation and / or repayment to ICICI Bank on demand without assigning any reason for the same.
4. ICICI Bank shall be entitled to revoke the sanction of the Facilities, inter alia, in any of the following circumstances: a) there is any material change in the purpose(s) for which the Facilities has been sanctioned ("the Purpose(s)"; b) in the sole judgement of ICICI Bank, any material fact has been concealed and / or become subsequently known; c) any statement made by or on your behalf in your application or otherwise, is incorrect, incomplete or misleading; d) the accepted copy of this letter duly signed by you is not received by ICICI Bank within the specified; e) there is a default under or a breach of the terms and conditions of this letter and other Transaction Documents, or any other facility offered by ICICI Bank to you / any of you; f) the legal / technical/ valuation report on the property is not satisfactory to ICICI Bank;
5. This sanction shall be available to the Borrower/s for a validity period of six months provided the Borrower/s deposits with ICICI Bank the administrative charges and other charges / fees mentioned overleaf at the time of delivering the accepted copy of this letter to ICICI Bank.
6. Repayment of the Facilities could be through Installment / EMIs comprising of principal and interest / by way of Minimum Amount Due.
7. ICICI Bank is entitled to add to, delete or modify all or any of the terms and conditions for the Facilities and/or the Standard Terms applicable to the Facilities.
8. The Borrower/s shall immediately intimate ICICI Bank in the event of any change in the repayment capacity of the borrower/s. Without limitation, this shall include a loss/change in job / profession etc. as also any change in any information stated in your application for the Facilities.
9. The Interest Rate applicable to the Facilities shall be rate prevailing one Business Day preceding the date of the disbursement, for the first disbursement under the Facility and for subsequent draws, the Repo Rate prevailing on the first disbursement date of the Facility.
10. EMI amount is intended to be kept constant irrespective of variation in Interest Rate; however, ICICI Bank is entitled to increase the EMI at its sole discretion. The tenor of the Facilities shall also change as per change in EMI's.
11. No disbursements / draws under the Facilities shall be permitted until and unless the borrower/s has made its contribution towards the Purpose(s), executed the required agreements, documents and writings and performed such other acts and deeds and created such security as may be required by ICICI Bank.
12. ICICI Bank has sanctioned the Facilities on the basis of the calculation and the 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, ICICI Bank reserves the right to cancel the Facilities or reduce the amount sanctioned at the sole and exclusive discretion of ICICI Bank and the decision of ICICI Bank in that behalf shall be binding on the borrower/s.
13. For products other than Property Overdraft Facility, ICICI Bank may, in its sole discretion and on such terms as to pre-payment charges, etc., as it may prescribe, permit prepayment/acceleration in payment of EMIs / installment at the request of the borrower/s, subject to as ICICI Bank may specify, from time to time, the minimum amount of prepayment / amounts payable on account of acceleration of EMIs. In the event ICICI Bank permits any prepayment /acceleration, the repayment schedule for such facility shall be amended /altered by ICICI Bank for giving effect to such prepayment / acceleration repayment schedules shall be binding upon the borrower/s. In case if any amount is prepaid by the borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMI, EMI outstanding, EMI of current month and balance towards the principal amount of such facility. ICICI Bank, at its sole discretion, may permit swap of the post-dated cheques for re- scheduling of EMI only if such minimum amount, as may be decided by ICICI Bank from time to time is prepaid.

Additional Terms and Conditions applicable only for Non Resident (NRI) / Overseas Citizen of India (OCI):

1. Repayment of the Facilities and all charges leviable under the credit facility application form and other Transaction Documents shall be made by the borrower/s by remittances from abroad through normal banking channels or out of his / her NRE/FCNR/NRO account in India or through rental income derived from renting out the property in India and /or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA.
2. The property purchased out of the proceeds of the Facilities will be used by the non - resident for his/ her own occupation on his /her return to India and not for any other purpose.
3. In the event of the property is given on lease / leave and license / tenancy basis (if so agreed upon by ICICI Bank) by the borrower/s during his / her stay abroad, the borrower undertakes to utilize the entire rentals for repayment of the Facilities, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the Facilities, ICICI Bank may in its sole discretion permit swap of the post- dated cheques for re-schedulement of the EMI.
4. Payment of Margin Money must be made by debit to NRO account of the borrower/s as well as through direct remittance from abroad through normal banking channels or out in India and /or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA and regulations made thereunder.

June 29, 2022

Mr. Ponnada Sundaram
Plot No 24,
Thokatta Village,
Secunderabad,
157 7,
Hyderabad-500015

Your ICICI Bank Home Loan Account LBHYD00006067306

Dear Mr. Ponnada Sundaram,

Greetings from ICICI Bank.

We would like to certify that the captioned account of Rs. 10000000 ("Facility") availed by you and co-applicant Mrs. Ponnada Sharadha Sundaram, has been repaid in full and there are no further dues payable under the Facility.

We wish to inform you that ICICI Bank shall have the sole discretion to shred any Post Dated Cheques (PDCs), including Security Post Dated Cheques (SPDCs) that remain unbanked at the end of the loan tenure and the same shall not be returned to the Applicant(s). In the event the Applicant(s) wish(es) to procure the details of the unbanked PDCs / SPDCs, a request for the same must be made by the applicant(s), within thirty days of the closure of the loan.

We would also like to inform you that we have no claim or right whatsoever against you with respect to the Facility and against Plot No 24, Thokatta Village, Secunderabad, 157 7, Hyderabad-500015, to the extent secured for the Facility.

In case you have availed an insurance along with home loan, you may choose to surrender your insurance policy by approaching your insurance provider.

For any clarification or more information, you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care.

Looking forward to more opportunities to be of service to you.

This is a system generated letter. Hence, it does not require any signature.

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodara 390 007, India.
CIN : L65190GJ1994PLC021012
Website-www.icicibank.com

Customer Care Centres	Phone Nos.
Retail Customer Care	1860 120 7777
Wealth Management	1800 103 8181
Business Banking	1860 120 6699
I-Direct	