

SoV-200

HDFC BANK LTD., SECOND FLOOR, TRENDZ DWARAKA, PLOT NO.
21 & 22, GACHIBOWLI HYDERABAD 500032
18002100018,040-64807999

File No: 701955549/SG21
Service Center: GACHIBOWLI
Place Of Service: GACHIBOWLI

Offer Date: 31-OCT-2023

MR TUSHAR GOPAL JANGLE
FLAT NO :B402
MUPPA GREEN GRANDEUR
GOPANPALLY
GOPANPALLY
HYDERABAD-AP - 500046
Email ID: TJANGLE777@GMAIL.COM
Mobile Number: 9581184918

MRS TRUPTI TUSHAR JANGLE
Email ID: Not Available
Mobile Number: 8019472715

Dear Sir/Madam,

We are pleased to inform you that we have in principle, approved a HOUSING LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

Amount Approved	Rs. 3500000
Rate of Interest	8.35% p.a. on a Variable Rate basis **
Term	10 Years ***

Repayment Terms:
Rest Frequency Monthly Rest
Equated Monthly Instalment Rs. 43115 per month ***
Payable in 120 instalments ***

Processing Fee payable	Rs. 1770
Processing Fee received	Rs. 1770
Stamp duty	Rs. 200

(Payable before loan disbursement. In case you have paid this amount, kindly ignore this.)

** The interest rate announced by HDFC BANK from time to time as its EXTERNAL BENCHMARK LENDING RATE (EBLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 8.35% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC BANK LTD.

SPECIAL CONDITIONS:

- 1 Subject to the property sale agreement / deed being executed as per the name/s mentioned in the KYC document/s submitted by you to HDFC BANK LTD. In the event of any difference in the name/s mentioned in the property sale agreement / deed and the KYC document/s, you will need to submit a duly notarized dual name affidavit as per HDFC BANK format before first disbursement of the loan
- 2 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC BANK LTD.
- 3 As per your request, this offer is being made to you under HDFC BANK's ADJUSTABLE RATE HOME LOAN scheme.
- 4 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 5 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 6 The rate of interest mentioned above is based on the currently prevailing EBLR and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 7 This in-principle approval stands valid subject to:a. Verification checks as conducted by HDFC BANK with respect to credit history, employment, residence, identity, property, etc are found satisfactory.b. All material facts concerning your income, or ability to repay or any other relevant aspect of your in-principle approval or your application for loan are fully disclosed.c. Documents/clarifications/information sought from time to time are provided as to the satisfaction of HDFC BANK.
- 8 We recommend servicing of EMIs from HDFC Bank account to allow us to offer our 'Premier Banking ' services and suite of financial products as per your requirements and eligibility.
- 9 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Bank a/c no 0131288068200 with IDBI BANK, through National Automated Clearing House (NACH) system
- 10 You will be required to provide NACH mandate Form duly signed by you and all the other bank account holders, authorizing your above Bank to debit the above mentioned account with the amount of the EMI
- 11 As per the applicable provisions, the Purchaser/Transfree/Buyer of property is mandated to deduct applicable tax at source based on the requirements of the case, on behalf of the Vendor/Transferor/Seller from the consideration for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the disbursement of the loan.
- 12 Stamp Duty on Memorandum of Deposit(MOD)of Title Deeds is payable as per the Telangana/Andhra Pradesh Stamp Act at the rate of 0.50% of Loan Amount subject to maximum of Rs.50,000/- to be paid at the time of or before first disbursement of Loan. MOD has to be duly Franked in Sub-Registrar office by paying applicable stamp duty and the same has to be submitted as mentioned above
- 13 Subject to submission of remaining processing fees before disbursement. Kindly ignore if already paid.
- 14 Disbursement of the loan will also be subject to submission of attested copies of documents in connection with Proof of Residence and Proof of Identity as mentioned in the Application Form and HDFC BANK finding the same satisfactory.
- 15 For purposes of KYC Verification, MR TUSHAR GOPAL JANGLE will be required to carry the following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as IDENTITY PROOF , PIPED GAS / LPG BOOK WITH LATEST RECEIPT as ADDRESS PROOF , PAN CARD as PAN PROOF and PROOF OF POSSESSION OF AADHAAR NUMBER as PADDRESS PROOF respectively, when he visits us for availing of loan disbursement or prior to that.
- 16 For purposes of KYC Verification, MRS TRUPTI TUSHAR JANGLE will be required to carry the

following original documents : PROOF OF POSSESSION OF AADHAAR NUMBER as IDENTITY PROOF , HDFC BANK ACCOUNT STATEMENT as ADDRESS PROOF , PAN CARD as PAN PROOF and PROOF OF POSSESSION OF AADHAAR NUMBER as PADDRESS PROOF respectively, when she visits us for availing of loan disbursement or prior to that.

- 17 The rate of interest and processing fee benefit is being offered under a special limited period campaign. This benefit will be applicable only if first disbursement is availed by 31-Dec-2023.

You shall be required to bear and pay applicable stamp duty, all charges levied by the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) and all statutory / regulatory charges / taxes on account of the Loan or the Security, that are presently applicable and as may be made applicable from time to time, during the pendency of the loan. These charges are non- refundable in nature and payable at the point of disbursement / applicability and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

The current charges stipulated by CERSAI are as under:

- (1) For loans upto Rs 5.00 Lakhs (for an original filing and for modification): Rs.50 (per filing/modification)
(2) For loans above Rs 5.00 Lakhs (for an original filing and for modification): Rs.100 (per filing/modification)

We will be happy to expedite disbursement of this loan and request you to write to us on customer.service@hdfc.com from your registered email address to complete the necessary formalities required by HDFC BANK.

We look forward to hearing from you.

Yours faithfully,
For HDFC BANK LIMITED,



Authorised Signatory