ICICI Bank

Corporate Identification Number (CIN) L65190GJ1994PLC021012

August 30, 2019

MR. ADITYA DEEKONDA & MRS. NIVEDITHA KONDURU
PLOT NO 78,OM NAGAR,LANGAR HOUSE GOLCONDA
HYDERABAD-500008
HYDERABAD
8121647699(Mob) Email ID :aditya.deekonda@gmail.com

Dear Sir / Madam,
Sub: Offer letter for Loan facility vide Application no. 7726659495
(Franchisee Code: ACE MARKETING HFHE-0)
Thank you for choosing ICICI Bank Mortgage Loan. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a facility(the "Facility"), the details of which are given below.

Facility Type	Floating Rate-Home Loan
Facility Amount Sanctioned	₹6000000/-
Term of Facility	240 Months
Benchmark Rate for the Facility	I-MCLR-1Y "I-MCLR" means the percentage rate per annum decided by ICICI Bank and announced/notified by ICICI Bank from time to time as its Marginal Cost of Funds Based Lending Rate ("MCLR"), in terms of the guidelines of the Reserve Bank of India. ICICI Bank publishes "I-MCLR" for five tenures namely overnight, one-month, three-month, six-month and one year. "I-MCLR-IY" shall mean one year I-MCLR benchmark rate.
Applicable Interest Rate	I-MCLR-1Y, as prevailing on the date of the first disbursement of the Facility plus spread per annum, subject to minimum of I-MCLR-1Y, plus applicable interest tax and/or other statutory levy, if any. As on date, I-MCLR-1Y is 8.65% spread is 0.10% and the applicable interest rate is 8.75%
Reset Date & Reset Period	The Applicable Interest Rate, shall be reset, annually, on or before the end of one (1) year from the date of the first disbursement of the Facility, as a sum of I-MCLR 1Y, prevailing on the reset date, plus spread and applicable interest tax or other statutory levy, if any.
Amount of each EMI (on Monthly rest)	₹53023/- (Payable monthly)
Administrative Charges (non-refundable)*	₹5900/- (Rupees Five Thousand Nine Hundred Only). ₹5000/-(Rupees Five Thousand Only) is towards administrative charges, ₹450.00 is towards CGST and ₹450.00 is towards SGST /- and any other tax/levy applicable as per law.
Processing Fees (non-refundable)*	₹11800/- (Rupees Eleven Thousand Eight Hundred Only). ₹10000/-(Rupees Ten Thousand Only) is towards processing fee, ₹900.00 is towards CGST and ₹900.00 is towards SGST /- and any other tax/levy applicable as per law.
Security	As may be specified by ICICI Bank, from time to time at its sole discretion
CIBIL Report Charges	₹118/- (Rupees One Hundred Eighteen Only). ₹100/-(Rupees One Hundred Only) is towards cibil charges, ₹9.00 is towards CGST and ₹9.00 is towards SGST /- and any other tax/levy applicable as per law.
Non-refundable charges under Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI)	₹118/- (Rupees One Hundred Eighteen Only). ₹100/-(Rupees One Hundred Only) is towards cersai charges, ₹9.00 is towards CGST and ₹9.00 is towards SGST /- and any other tax/levy applicable as per law.
Fees on Part Prepayment**	NIL on amount prepaid
Fees on Full & Final Prepayment**	NIL for loan with floating rate of interest at the time of prepayment.
You have chosen to avail an optional Insurance	Not Applicable

In case there is any change in the regulatory requirements by the regulator, including but not limited to provisioning norms and/or risk weightage applicable to the facility, ICICI Bank may revise the spread to reflect the regulatory change, subject to extant RBI guidelines. In case there is change in I-MCLR due to change in the methodology for computation of MCLR, the spread would appropriately be reset.

Any change in the spread would be as communicated by ICICI Bank from time to time.

*Processing fee & Administrative charges are one-time non-refundable fee/charges and are independent of the outcome/result of such appraisal.. Processing Fee is collected for the purpose of appraising the Application for the Facility and Administrative charges is collected for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage. Administrative charges is payable at the time of disbursement of the Facility.

** 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.

ICICI Bank

Please note that on final disbursement of the loan, we provide a Free Personal Accident Insurance cover to the first applicant of the loan subject to the loan amount upto ₹25 lacs. The amount is to the extent of Principal amount and as per the applicable conditions.

The aforesaid sanction of the Facility will be subject to

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 I-MCLR-1Y benchmark rate.
2. Property will be financed subject to the title of property being legally clear, marketable and technically clear.
3. Execution of Facility and other documents between you and ICICI Bank as per ICICI Banks policy and format.
4. Terms and conditions as mentioned overleaf.
5. Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI Bank.
6. Facility amount shall not exceed 60% of Value of property as valued by ICICI Bank.
7. The purpose for which the Facility has been sanctioned shall not be illegal / speculative / nefarious activities.
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. 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 customers participation in the policy is entirely voluntary.

10. LTV not to Exceed 80pc.
11. Subject to Legal and Technical Clearance.
12. Repayment from ICICI Salary Account No-131401506514.
13. OCR Proof at disbursement.
14. MODT to be documented.
15. Rs. 9036/- to be collected 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 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 Credit Manager ASHWANI CHOUDHARY will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on 04067816303. Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

ADDRESS: ICICI BANK LIMITED 1-11-251/19/A,JAYA LAKSHMI TOWERS 1ST FLOOR HOME LOANS,MOTILAL NEHRU NAGAR PRAKASH NAGAR ,BEGUMPET HYDERABAD 500016
City: HYDERABAD State: TELANGANA
ZipCode: 500016 Country: INDIA

If required, you may also contact ICICI Bank Branch Sales Manager PRAKASH on 7993326990 or ICICI Bank Regional Head Sales Manager AMARJEET SINGH MUNDRA on 8008303851 or you may write to us at 'customer.care@icicibank.com' from your registered e-mail ID or call our Customer Care.

We look forward to a long lasting relationship with you.

Thanking you,
Yours sincerely,
For ICICI Bank Limited
Name
Designation

ASHWANI CHOUDHARY
RCM MORTGAGES
EMP No: 314317

I/We accept the above terms and conditions

1. Name: ADITYA DEEKONDA
Signature:
Place:
Date:

2. Name: NIVEDITHA KONDURU
Signature:
Place:
Date: