

B-1101  
HDFC

FIRST FLOOR, VIJAI SAI TOWERS  
H NO 12-6-11/1/104, VIVEK NAGAR, KUKATPALLY, HYDERABAD  
PH:64632500, E-MAIL:URHOMEGUIDE.HYDERABAD@HDFC.COM

File No: 643320742/CM1  
Service Center: KUKATPALLY  
Place Of Service: KUKATPALLY

Offer Date: 06-JUL-2019

MR GOLLA VEERA SEKHAR BABU  
F 201 P 316  
V V NAGAR,KUKATPALLY  
KUKATPALLY  
HYDERABAD-AP - 500072

MRS KANCHERLA SRAVANTHI NARAYANA

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. 5500000
Rate of Interest	8.90% p.a. on a Variable Rate basis **
Term	20 Years ***

## Repayment Terms:

Rest Frequency	Monthly Rest
Equated Monthly Instalment	Rs. 49132 per month ***
Payable in	240 instalments ***

Processing Fee payable	Rs. 11800
Processing Fee received	Rs. 5902

\*\* The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 8.9% 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 LTD.

**SPECIAL CONDITIONS:**

- 1 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 2 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 3 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 4 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Savings Bank a/c no. 50100174871509 with HDFC BANK LTD, through National Automated Clearing House (NACH) system
- 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 RPLR / RPLR-NH 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 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
- 8 As required under new section 194-IA of the Income tax act w.e.f from 1st June 2013 the Purchaser/Transferee/Buyer of property is required to deduct tax at source of 1%(higher rate in case PAN number is not available) on behalf of the Vendor/Transferor/Seller on the consideration (if it is Rs 50 lac or more) 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.
- 9 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
- 10 extent of funding will be subject to technical evaluation of the property financed and the policies prevailing at the time of disbursement of the loan
- 11 The loan amount shall not exceed 80% of the document/registered value of the property.
- 12 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 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 duplicate name affidavit as per HDFC format before first disbursement of the loan
- 13 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 finding the same satisfactory.
- 14 For purposes of KYC Verification, MR GOLLA VEERA SEKHAR BABU will be required to carry the following original documents : LETTER ISSUED BY EMPLOYER as Communication Address Proof and AADHAAR CARD /AADHAAR LETTER as Permanent Address Proof and AADHAAR CARD /AADHAAR LETTER as Identity Proof respectively, when he visits us for availing of loan disbursement or prior to that
- 15 For purposes of KYC Verification, MR GOLLA VEERA SEKHAR BABU will need to submit a Declaration with regard to address proof on behalf of MRS KANCHERLA SRAVANTHI NARAYANA, when they visit us for availing of loan disbursement or prior to that.
- 16 For purposes of KYC Verification, MRS KANCHERLA SRAVANTHI NARAYANA will be required to carry the following original document : AADHAAR CARD /AADHAAR LETTER as IDENTITY PROOF, when

she visits us for availing of loan disbursement or prior to that.

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)

Kindly make payment of the Processing Fees of Rs.5898 through Cheque marked "Payee's account only" drawn on/or payable at any bank in INDIA in the name of "Housing Development Finance Corporation Limited". In case if you have already paid this amount, kindly ignore this.

We will be happy to expedite disbursement of this loan and request you to contact Sai Bargav Vinnakota at our KUKATPALLY office to complete the necessary formalities required by HDFC.

We look forward to hearing from you.

Yours faithfully,  
For Housing Development Finance Corporation Limited,



Authorised Signatory