

POWER HOME SANCTION LETTER

Approval No. Axis Bank/

PH_LNPHG_FLOATING_BRE / 12167276 / RAC- TARNAKA HYDERABAD
ASC / 20 - 21

06 MAR, 2020

To,

Mr/Mrs.

Mailing Address:

GADE ANITHA

H NO 3 4 362 BVS APPARTMENTS F NO.206
BARKATHPURA, HYDERABAD

HYDERABAD, TELANGANA-500001

Landmark:

Dear Sir/Madam,

We refer to the loan applications submitted by you and are pleased to sanction the facility as detailed below:

Nature of facility	POWER HOME VANILLA BRE				
Purpose of Loan	Ready Builtup Builder				
Interest Rate Type	Floating Rate linked to Repo Rate				
Repo Rate	_____ %				
Rate of interest	_____ %above repo rate				
Present Rate of interest	8.35 %				
Amount of Loan Equated Monthly Installment(EMI)for tenure with floating rate of interest	If with Property & Life insurance	If with Property Insurance with Add Ons and Life Insurance	If only with Property insurance	If only with Life insurance	If without any insurance
	*	*	*	*	Rs. 6000000
	*	*	*	*	Rs. 73911
No. of Monthly Installment/s	120 months				
Repayment Monthly Installment(MI) derived above is based on sanctioned amount. The MI may vary post completion of moratorium period based on loan outstanding amount. Please note that you have an option to convert the MI on sanctioned amount by visiting the nearest loan center.	Monthly repayment of 1. <u>For partly disbursed case:</u> From the date of first disbursement you will be required to pay Pre-EMI interest (at the rate applicable to your loan) on the amount disbursed, till POWER HOME VANILLA BRE Loan is not fully disbursed or upto 30 months from the date of first disbursement, whichever is earlier. 2. <u>For first and final disbursement cases:</u> From the date of first disbursement you will be required to pay Pre-EMI interest (at the rate applicable to your loan) for the first month and monthly installments as mentioned above thereafter.				
Processing charges	Rs. 5900 (Inclusive of goods and services tax)				
Non- refundable Charges for CERSAI	As per Charges mentioned in 2 below				
Primary Security	Mortgage of the property(in the form and manner prescribed by the bank)				
Co-applicants Name	GADE AVINASH				
Guarantors Name					
Power of Attorney holder's Name	N.A.				
Validity of Sanction letter *	180 Days				

* Sanctioned Loan Amount with property insurance and and Life Insurance premium value to be communicated at a later date

The loan amount and other terms and conditions of the sanction are valid for a period of 180 days. The spread and processing fees mentioned are valid for a period of 30 days post sanction. In case of disbursement being availed post 30 days (up to 180 days), spread and processing fees shall be as per the prevalent rates at the time of disbursement.

The above sanction is a financial sanction and is subject to clear legal and technical reports by bank's empanelled lawyer and valuator in regard to the property being purchased / mortgaged.

Property 'add on insurance' scheme is available only for the Asset Power product.

The aforesaid sanction of the loan will be subject to:

1. Loan to be disbursed before 31st march , else Prevailing rate of interest will apply
2. Loan amount is subject to 85% of agreement value or 80% of Market value of the property, which ever is less
3. Property insurance is mandatory. Charges to borne by the applicant or can be added to loan amount
4. Subject to legal and technical clearances.
5. Repayment from applicant salary account.
6. On Loan amount 0.50% of EM charges to be borne by the applicant or same will be deducted from sanctioned loan amount.

*** Terms and conditions pertaining to insurance :**

1. Please Note that it is mandatory for the customer to obtain Property Insurance. The borrower shall fully insure the property to be purchased / constructed against all losses, damages on a/c of fire, riots and other hazards like earthquake, floods and if required by the Bank against any other insurable risk for facilities availed under Power Home.
2. Such Insurance Policy Obtained by the borrower will be assigned in favor of Axis Bank Ltd.
3. The borrower has to submit the insurance policy on or before the Final Disbursement of the Loan Amount to Axis Bank. In case of Balance transfer cases, the borrower has to submit the insurance policy if already availed by him, from the previous Bank/financial institution.
4. We would like to inform you that Axis Bank has tied up with TATA AIG General Insurance Company Ltd., Max Life Insurance Company Ltd. and Bajaj Allianz Life Insurance Co. Ltd. with whom Axis Bank has nationwide tie up. In case if you are interested in availing the above facility of Insurance from the Bank, you can do so, however, we would like to make it very clear that it is not mandatory to use the services of these three Insurance providers.

*** Other terms and conditions :**

1. The Borrower(s) hereby agree(s) and confirms that AXIS Bank shall have the absolute right to levy such charges as it may deem fit including but not limited to cheque bounce / return and any other penal interest for the delayed/ late payment or otherwise. The Borrower(s) agree(s) that in the event of such a levy, the Borrower(s) shall forthwith pay the said amount without demur or protest and that it shall not object to such levy nor claim waiver of or make a claim or a defense that the same was not brought to his/her/ their notice. The Borrower(s) is / are aware of the fact that it is not mandatory for AXIS Bank to inform either in advance or subsequently of the said levy and/ or change in the levy or introduction of such levy. It shall be the responsibility of the Borrower(s) to enquire or avail from AXIS Bank the details thereof.
2. Non-refundable charges levied by Central Registry of Securitization of Asset Reconstruction and Security Interest of India
 - a. For Registration of Security created in favour of AXIS Bank:
 - i. When facility amount is equal to Rs 5 lacs or lesser: Rs 50 plus goods and services tax
 - ii. When facility amount is great than Rs 5 Lacs: Rs 100 plus goods and services tax
 - b. The charges for modification and satisfaction of security created in favour of the Lender, if and when applicable, shall be levied as per applicable law.

For current charges and any revisions thereof, kindly refer to the applicable rules, regulations, notifications, etc issued by CERSAI. The CERSAI charges mentioned above are non-refundable, statutorily regulated and are subject to change as per applicable law.

3. You will pay the EMI's through National Automated Clearing House (NACH) in all centers where this facility is available. You are requested to give requisite 1 cheque/s towards Pre-EMI, & 1 undated cheque not exceeding the loan amount as Security Cheque for NACH/ Standing Instruction(SI) mode of repayment. You can also Open a Savings Bank Account with Axis Bank Ltd., and issue Auto Debit instructions. Or issue a Standing Instruction from your existing Axis Bank Account. To open a Savings Bank Account or to issue a Standing Instruction, please visit the nearest Retail Asset Centre.