ICICI Bank Home Loan

Corporate Identification Number (CIN) L65190GJ1994PLC021012

July 06, 2020
MR GOGTE CHINMAYA PRAKASH & MRS GOGTE VAIDEHEE PRAKASH
H NO 9-110/113/116/5 PLOT NO 106,GAYATHRI NAGAR COLONY,BODUPPAL
HYDERABAD 500039
HYDERABAD-500039
RANGAREDDY
7382124983(Mob) Email ID :chinmaya31j@gmail.com

Dear Sir / Madam,
Sub: Offer letter for Loan facility vide Application no. 7727985794
(Franchisee Code: B VASU HOME LOANS-HF-273000)
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 Under PMAY Scheme- EWS & LIG
Facility Amount Sanctioned	₹2240000/-
Term of Facility	300 Months
Benchmark Rate for 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 for the Facility shall be sum of the Repo Rate * + Spread per annum, plus applicable statutory levy, if any (Interest Rate). For the first disbursement under the Facility, the applicable Repo Rate shall be the rate prevailing one Business Day preceding the date of the disbursement and for subsequent drawls, the Repo Rate prevailing for the Facility shall be applicable. As on date the Repo Rate is 4.00% and Spread is 3.45% and applicable Interest Rate is 7.45%.
Reset Date & Reset Period ***	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 three 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)	₹15586/- (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)*	₹7928/- (Rupees Seven Thousand Nine Hundred Twenty Eight Only). ₹6720/- (Rupees Six Thousand Seven Hundred Twenty Only) is towards processing fee. ₹604.00 is towards CGST and ₹604.00 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**	A) For loan with fixed rate of interest at the time of prepayment: 2% on Home Loan, Home Improvement Loan, Land Loan & Top Up on Home Loan on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment. 4% on Non Home Loan (LAP, NRP, LRD, Non HL Top Up, RTF) on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment.B) For loan with floating rate of interest at the time of prepayment: Nil prepayment charges on Home Loan, Home Improvement Loan, Land Loan & Top Up on Home Loan.Nil prepayment charges on Non Home loan (LAP, NRP, LRD, Non HL Top Up, RTF)) where loan is given to individual borrowers and the end use is other than business purpose. 2% on Top Up on Home loan on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment where the loan is given to individual borrowers for business purpose & to non-individual borrowers for all purpose. 4% on Non Home Loan (LAP, NRP, LRD, Non HL Top Up, RTF) on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment where the loan is given to individual borrowers for business purpose & to non-individual borrowers for all purpose. C) 25 lakh on the final disbursement of loan, we provide a free personal accident insurance to the first applicant subject to the 25 lacs
You have chosen to avail an optional Insurance	SHIELD 360;

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ICICI Bank Home Loan

[illegible] Guidelines. The Borrower further acknowledges that Interest Rate may change [illegible] change in the Repo Rate.
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 Repo Rate 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 cess/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.

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 Repo rate.
2. Facility amount shall not exceed [illegible]% of Value of property as valued by ICICI Bank.
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 applicants to the satisfaction of ICICI Bank.
6. As per Section 194IA 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.
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. Banks customers participation in the policy is entirely voluntary.

10. 2WL with EMI Rs. [illegible] : Closure letter to be taken prior to 1st disbursement.
11. PL with EMI Rs. [illegible] : Closure letter to be taken prior to 1st disbursement.
12. Repayment of EMI from Salary a/c with ICICI BANK LTD account no.[illegible] .
13. Applicant to have Sole ownership in the property.
14. MODT to be Documented.
15. PMAY Annexure to be attached.
16. PMAY norms as applicable to be verified and Aadhar Cards of all adult applicants to be documented.
17. LTV to be restricted to [illegible] of MV.

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 SEETHA REDDY CHINTHAREDDY will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on [illegible]. Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

ADDRESS: ICICI BANK TOWERS WALL STREET PLAZA,2ND FLOOR HOME LOANS DEPARTMENTS,BESIDE BEGUMPET AIRPORT ,BEGUMPET HYDERABAD [illegible]
City: HYDERABAD State: TELANGANA
ZipCode: [illegible] Country: INDIA

If required, you may also contact ICICI Bank Branch Sales Manager MOHAMMED MOAZZAM on [illegible] or ICICI Bank Regional Head Sales Manager ANARJEET SINGH MUNDRA on [illegible] 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:
I/We accept the above terms and conditions

1. Name: GOSTE CHINMAYA PRAKASH
Signature:
Place:
Date:

2. Name: GOSTE VANSHEE PRAKASH
Signature:
Place:
Date:

ICICI Bank Limited
Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodara 390 007, India
CIN [illegible]
Website www.icicibank.com

Customer Care Centres	Phone Nos.
Retail Customer Care	[illegible]
Wealth Management	[illegible]
Business Banking	[illegible]
i-Direct	[illegible]