BAJAJ FINSERV

BHFL	
Sanction Date :	30-Dec-2020
Sanction Terms Ref no. :	H400HLP0423627 - 22-10-20/FY20-21

Application No. : H400HLP0423627
Date : 30-Dec-2020
Primary Applicant : SUMMIT SALES LLP
Co-Applicant 1 : MODI HOUSING PVT LTD
Co-Applicant 2 : MODI PROPERTIES PVT LTD
Co-Applicant 3 : SOHAM MODI
Co - Applicant 4 TEJAL SOHAM MODI
Address : 5-4-187/3&4, 3RD FLOOR, MG ROAD, SECUNDERABAD-500003
Phone No. :
Mobile No. : 9849349373

Subject : Offer letter of your application for Loan Against Property from Bajaj Housing Finance Limited ('hereinafter referred to as 'BHFL')

Dear Sir/Madam,
We thank you for choosing BHFL as your financial partner and look forward to an enduring relationship with you.
With reference to your loan application we are pleased to offer you the loan as per the below mentioned terms and conditions.

Loan Type	Loan Against Property - Flexi Hybrid Loan	
Type of Transaction	Fresh	Nature of Loan : Fresh
Sanction Amount Limit	Rs. 3750000	
Insurance Amount (incl. in sanction amount limit)	Rs. 0	
BHFL Floating Reference Rate (BHFL FRR)	Per Annum	Interest Type : Floating Rate of Interest; Periodicity of Interest Application: Monthly
Rate of Interest	BHFL FRR (as applicable at the time of disbursement) -2.80% per annum.	Currently : 10.50%
Equated Monthly Installment (EMI)	Rs. 50601	
Loan Tenor	120 Months	
Scheme (Flexi Term Loan only)	0	
EMI during Flexi Interest-only Loan Tenure*	Rs. 32813	
Flexi Interest-only Loan Tenure	24 Months	
EMI during Flexi Term Loan Tenure**	Rs. 50601	
Flexi Term Loan Tenure	96 Months	
Flexi Hybrid Loan Total Tenure	120 Months	
EMI Option	EMI on Disbursed Amount	
Rate Guarantee opted^	No	
VAS Packages		
VAS Charges (incl. in the sanctioned amount limit)	Rs. - Including 18% GST Rs. 0	Mode of Payment : 0
Elite Card	#N/A	#N/A #N/A
^^^	None	
Total Processing Fees (Inclusive of GST)	Rs. 66,375	(P.F. 1.50% + 18% GST)
- Upfront Fees Paid (non refundable)	Rs. 0	(Including 18% GST)
- Commitment fees (non refundable)	Rs. 0	(Including 18% GST)
-Annual Fees (to be paid annually)^^^	Rs. 11063	(Including 18% GST) 0.25% of drop line amount (For Flexi Term Loan)
- Balance fee payable at the time of disbursal	Rs. 66375	
Sanction Letter Validity	60 Days from sanction date (Rate of Interest subject to change basis change in Bajaj Housing Finance Limited Lending FRR)	
Review of Interest Rate	Interest rate is linked to BHFL FRR and is subject to change from time to time at the sole discretion of Bajaj Housing Finance Limited	
Property Address	Flat No.991B, Silver Oak Residency, Sy no's 11, 12,14,15,16,17,18 & 294, Cherlapally village, Kapra mandal Medchal Dist	
Special Conditions (As applicable)		

1. LTV as per Bajaj Housing Finance Limited norms.
2. Clear Legal & Technical as per Bajaj Housing Finance Limited norms.

I/We understand that the lender is entitled to change the rate of interest aplicable on the loan at its sole discretion basis its internal risk grading and parameters and as per the risk adjusted margin, and I/We declare that I/We shall be bound by the changed rate of interest and repay the loan accordingly.

We request you to please acknowledge and return the duplicate copy of this sanction terms as a token of having accepted the terms and conditions mentioned above and overleaf

Your faithfully,
For Bajaj Housing Finance Limited

Authorized Signatory

Name:

Designation:

Date:

Accepted (All Participants and Co-Applicants to sign below)

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*EMI amount mentioned above is considering full loan amount utilisation

^"During your loan tenor, the Rate of Interest (ROI) shall not exceed by 0.25% over the last quarter weighted average of BHFL Home Loan acquisition rate i.e. your loan ROI shall not be more than 0.25% above the last quarter weighted average BHFL's HL acquisition rate of similar BHFL's Internal segmentation of property and/or product types". Variation in ROI is subject to BHFL's cost of funds. This policy is a proactive measure to ensure no disparity in present loan and future loan pricing.

^^ EMI Holiday Scheme means that the EMIs become payable after EMI Holiday period. EMI Holiday period is not an interest free period and the interest will continue accruing during the same and the loan amount would increase accordingly. The revised loan amount would be amortized over balance tenor of the loan. Under EMI Holiday scheme no part payment can be made OR the loan cannot be pre-closed for the period till the first EMI is cleared. EMI holiday is not applicable to Flexi Term Loan.

* Processing Fees for sanctioned loan amount under PMAY_CLSS scheme is levied by BHFL as per calculation on the basis of - [(Total Sanctioned Loan amount – Subsidized Loan Amount)* (PF % as mutually decided + any applicable taxes]. Here, subsidized loan amount is Rs 6 Lacs, Rs 9 Lacs & Rs 12 Lacs for EWS, LIG, MIG I & MIG II category respectively.

BAJAJ HOUSING FINANCE LIMITED
100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

26. The terms and conditions mentioned in this Sanction Letter constitute the sole and final understanding between BHFL and the Applicant(s). BHFL shall not be held responsible if the Applicant(s) relies on any communication, whether prior or subsequent, other than this Sanction Letter, unless specifically revised by BHFL through a fresh sanction letter.

27. Withdraw/block/freeze/terminate/convert to term loan the Flexi term loan or the Flexi Hybrid loan upon occurrence of any event which has a Material Adverse Effect or any event which is likely to have a Material Adverse Effect or an Event of Default at its sole discretion at any time.