



Kotak Mahindra Bank Limited
Overdraft - HYDERABAD

Kotak Mahindra Bank

6-3-1101/1/9/202, 5th Floor, Jewel Pavani Towers, Raj Bhavan Rd, Somajiguda Hyderabad - 500082 Andhra Pradesh - India

Date 25-Sep-2018

To,

Soham Satish Modi

Plot No 280 Road No 25 Jubileehills
Hyderabad - 500034 Andhra
Pradesh - India

Dear Soham Satish Modi,

We have great pleasure in welcoming you to the Kotak Mahindra family.

We wish to confirm that the below mentioned Overdraft has been availed by Jmk Gec Realtors Pvt Ltd and the loan agreement has been signed by you, accepting to be a Guarantor for the said loan.

The loan details are as below:

Agreement Number	OD - 124637367
Agreement Date	24-Sep-2018
Loan Type	IRR
Loan Amount	7500000
First EMI due date	10-Nov-2018
First EMI due amount	0
Tenure	120

The Guarantee executed by you is a continuing guarantee and is valid and binding for all renewal/restructuring etc. of the facility from time to time.

We value your relationship with us and assure you of our services at all times.

Important Information:

The Credit Information Bureau India Ltd. (CIBIL), is an initiative of the Government of India and the Reserve Bank of India (RBI) to improve the functionality and stability of the Indian financial system. This is in line with their efforts to provide an effective mechanism for exchange of information between banks and financial institutions, thereby enabling customers to avail of better credit terms from various institutions.

All banks and financial institutions participating in this initiative are required to share customer data with CIBIL. In view of the above, we wish to inform you that we shall now be reporting the data pertaining to your account with us to CIBIL.

This data will be updated on a regular basis for all our customers.

End. as above

Kotak Mahindra Bank Ltd.

CIN: L65110MH1985PLC038137

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141, Old Mahabalipuram Road
Kandanchavadi, Chennai - 600096

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www.kotak.com

Registered Office:

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Bandra Kurla Complex,
Bandra (E), Mumbai 400051,
Maharashtra, India.



Kotak Mahindra Bank

OD SANCTION LETTER

Ref. No LP10370570 / 988081	Date: 19-Sep-2018
To: JMK GEC REALTORS PRIVATE LIMITED 5-2-223 GOKUL DISTILLERY ROAD SECUNDERABAD SECUNDERABAD - 500003 ANDHRA PRADESH Tel. : 04066335551	
Dear Sir/Madam,	
Your Application for Overdraft Facility.	
Thank you for selecting Kotak Mahindra Bank (KMB) for your Overdraft facility requirements. With reference to the above, we are pleased to communicate sanction of the overdraft, subject to the general and the special terms and conditions set out in this letter and the terms and conditions as may be contained in the definitive Overdraft Agreement to be entered into between the Bank and the Borrower subsequently ("Overdraft Agreement"). In case of any inconsistency between the terms of this Sanction Letter and the Overdraft Agreement to be executed later, the terms of the Overdraft Agreement shall prevail. We require your acknowledgement for having received this Sanction Letter and confirmation that the terms and conditions as communicated herein for the Overdraft facility are acceptable to you. This Sanction Letter is therefore sent to you in duplicate. You are requested to return one copy duly signed at the relevant space in token of having accepted these terms and conditions. On receipt of the copy of Sanction Letter duly signed by you and upon execution of the required documents as per the terms of this Sanction Letter, we will arrange to release the facility.	
Terms and Conditions of Sanction	
Maximum Overdraft Limit:	Rs.75,00,000/-, subject to such operating limits as may be fixed by the Bank from time to time.
Name(s) and address(es) of Guarantor(s):	MR. SOHAM SATISH MODI MR. RAJESH JAYANTILAL KADAKIA MR. SHARAD KUMAR JAYANTILAL KADAKIA
Security:	Such securities as may be required by the Bank
Reduction or Modification of Operating Limit:	Yearly
Type of Interest :	IRR;
Rate of Interest:	Applicable MCLR rate Spread ; Applicable MCLR prevailing on the first disbursement under each Facility (whether partial or full) plus spread shall be the Rate of Interest for that Facility until next Reset Date.

Accepted SD/- (Name and Signature of the Applicant(s) & Guarantor(s))

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[Handwritten signature]



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	As on date the Rate of Interest is 9.4% consisting of Applicable MCLR 6M rate @8.7% and the spread @0.7%.
Reference Rate/Applicable MCLR:	K-MCLR 6M
Applicable Reference Rate:	8.7%
Applicable Rate:	9.4%
Interest Reset Period	First Reset Date: All the loans will be reset on the first day of the sixth calendar month (in case of MCLR 6M) including the month of disbursement. Subsequent Reset Date /s: will be the date which is immediately succeeding to the date on which six calendar months (in case of MCLR 6M) are completed from the earlier Reset Date. Applicable MCLR prevailing on the Reset Date + Spread shall be the Rate of Interest for that Facility until next Reset Date. To illustrate: For a disbursement made on April 12, 2017 (in case of MCLR 6M) first reset date will be October 1, 2017 and the subsequent Reset date will be on April 1, 2018 (in the similar way the Reset Dates for MCLR 1,3 and 12 shall be calculated / interpreted)
Processing Fees:	Rs. 18750/-
GST-Goods and Services Tax (currently@ 18% and as amended from time to time) plus any other applicable taxes."	Rs. 3375/-
Documentation Charges:	Nil
GST (currently@ 18% and as amended from time to time) plus any other applicable taxes."	Nil
Repayment:	[A] Interest shall be payable monthly on average monthly outstanding [B] Rs.7,50,000/- shall be repaid Yearly (L/N, where L is OD amount and N is number of years). The overdraft limit shall automatically stand reduced annually on 5th of the next month from the month in which the Overdraft

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	Facility has been originally granted by an amount equal to "L/N" of the original Maximum Overdraft Limit where "L" is the Maximum Overdraft Limit and "N" is the total tenure of the Overdraft Facility
No. of Post Dated Cheques:	11 (N + 1, where N is number of years for which OD is sanctioned)
Maximum Overdraft Period:	Max.120 months, subject to annual review by the Bank
Non Utilisation Charges:	0.25% of difference between actual average utilization and 25% of the average operating limit during the quarter, subject to a minimum of Rs. 1250 + GST, chargeable on a quarterly basis.
General Terms and Conditions	
1. This offer is valid for a period of 90 days from the date hereof.	
2. All usual formalities applicable to the Home Finance facility shall be complied with.	
3. The title of the security should be clear and marketable.	
4. The rate of interest as indicated above is the current rate of interest applicable on the loan. The actual interest rate chargeable on the loan and the EMI/MI would be as prevailing on the date of disbursement of the loan.	
5. Security should be fully insured for all risks and our Banks charge shall be noted on the policy at your cost.	
6. Loan will be disbursed in stages on the basis of work progress certificate of the Technical Valuer (in case of construction) and directly to the seller OR to the Bank (in case of transfer or foreclosure from other Banks or Financial Institutions) OR Borrower (in case of refinance) on request from the borrower. No disbursement will be made unless proof of payment of your own contribution, in the total cost of the Property is submitted.	
7. Processing charges will be collected as per the Bank Rules.	
8. The above sanctioned limit should not exceed 22% of the Technical Value, as arrived at by a value acceptable to the bank.	
9. If the monthly instalments or any other payments due, are not paid on or before the due date, substitute interest of 2 % p.m. shall be charged for the period of default with compounding at monthly rests. Failure of the bank to send notice for payment or deposit of postdated cheques shall not serve as a reason for non-payment of monthly instalments.	
10. The borrower shall abide by all the rules and regulation set by law.	
11. Due dates for payment of pre-EMI and EMI/MI depends on the date of the first disbursement made.	

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12. All payments to be made favouring "Kotak Mahindra Bank Limited"
13. Appropriate security acceptable to the Bank shall be created for disbursement.
- 14.1 Nil foreclosure charges on term loans given to individuals at floating rate of interest.
- 14.2 For other Loans
- No Prepayment/Foreclosure is allowed till the lapse of Lock in Period of 6 months after EMI commencement.
 - After the Lock-in-Period, Part Prepayment of minimum Rs.25000/- and maximum upto 25% of outstanding Loan Amount can be made without any Prepayment charges every 6 months. The minimum period between any two prepayment shall be atleast 6(six) months.
 - For any part Prepayment in excess of 25%, 4%(plus GST and other applicable taxes) of the excess prepayment Amount will be charged as Prepayment charges.
 - For Full Prepayment any time after the Lock-in-Period, Prepayment Charges shall be 4% (plus GST and other applicable taxes) of the Foreclosure Loan Amount plus Amounts prepaid during the last 12 months.
15. The borrower is prohibited from using the loan amount or any part thereof for any purpose other than for which it has been sanctioned.
16. For NRIs/PIOs, repayment of loan and payment of interest and other dues to be made by remittances from such channels as may be defined by FEMA from time to time.
17. The bank may revoke in part or in full or withdraw/stop financial assistance at any stage without any notice, or giving any reasons for any purpose whatsoever. Without prejudice to the aforesaid, this sanction shall stand revoked in the event of any material change in the proposal/ application/facts on the basis of which the loan has been sanctioned.
18. A Loan Agreement on terms acceptable to the Bank and other documents in relation thereof shall be executed by the Borrower. The terms in the Loan Agreement shall supersede all previous communications in respect of the Finance Facility.
19. Property to be legally and technically cleared.
20. All Verifications to be positive.
21. In order to comply with the directions issued by Reserve Bank of India it is agreed between the parties that notwithstanding anything contrary contained either in the Facility / Security Agreements or their schedules or

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any other letter, agreement with respect to the rate of interest, its calculation/ methodology of computation and all the terms relating to the rate of interest, the rate of interest computation methodology mentioned in the Sanction Letter shall apply and such terms shall prevail over the interest rate clauses wherever they are mentioned in the Facility / Security Agreements or any other letter, agreement without any further act or deed between the Parties. Accordingly wherever Prime Lending Rate / Bench mark Rate / Base Rate / Reference Rate is mentioned the same be substituted and be read and understood as Applicable MCLR herein specified.

22. The Bank shall be entitled to vary / change the rate of interest (including any change as may be directed by Reserve Bank of India and / or any other regulatory / statutory body) from time to time or method of computation of such rate of interest or to charge an additional or penal rate and send to the Borrower an intimation in that regard. Upon intimation of such change / variation in the interest rates Borrower shall be deemed to have consented to such change / variation. The Borrower agrees / undertakes to pay interest at the rates as may be revised from time to time.

23. The rate of interest as mentioned in this sanction letter is subject to change in accordance with the prevailing as on date of disbursement which is construed to be the final sanction terms and as mentioned in the schedule to the loan agreement.

24. Bank shall compute its MCLR linked to the fortnightly/Monthly/Quarterly/Half Yearly/Yearly Tenor on a monthly basis. Prevailing months MCLR rates will be displayed on Kotak banks website. The borrower/s is/are made aware that Bank would not be obliged to inform either in advance or subsequently of the said charges in the MCLR. Borrower is deemed to have noticed the said change whenever it is displayed/notified at/by the branch or website.

25. Kotak bank can change the reset frequency for the mortgage loans on a later date at its sole discretion, after customer consent The MCLR on the day the loan is disbursed will be applicable till the next reset date, irrespective of the changes in MCLR during the interim period.

26. The proposed property/security shall be insured at all times. The details of insurance of the property need to submit to the bank within 30 days of disbursement. In our endeavor to assist you, we would like to inform you that the bank is the corporate agent of Kotak Mahindra General Insurance Company Ltd. (KGI) In case you are interested in availing insurance for the property, kindly let us know. Please note that in case of non-receipt of the details of the insurance within the specified time, the Bank reserves the right to debit your loan account with your consent towards the insurance premium amount and obtain an insurance cover for the property assigned in favor of the Bank, however we would like to make it very clear that it is not mandatory to use the services of the insurance provider.

27. Opting for loan amount with life/property insurance in the sanction letter is only intent of the customer and such selection is not binding on the bank. Such selection shall become effective only upon the borrower explicitly instructing the bank in writing to disburse the premium to the insurance company directly and on the borrower complying with the formalities as required by the insurance company. The bank shall not be

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liable for any consequences/damages/losses arising out of noncompliance of the same.

28. The property shall be well maintained at all times and during the pendency of loan if the property suffers any loss on account of natural calamities or due to riots etc, the same should be intimated to the bank without fail.

29. The borrowers and Guarantors shall not voluntarily cause any harm to the property that may in any way be detrimental to the interests of the bank. You shall make up for any loss incurred to the bank on account of any damages occurring to the property due to deviation from the approved plan.

30. You will ensure that the property is transferred in your name and the necessary tax assessment is completed, all taxes on the property should be promptly paid.

31. The borrowers and Guarantors shall be deemed to have given their express consent to the bank to disclose the information and data furnished by them to the bank and also those regarding the credit facility/ies to the CIBIL upon signing the copy of the sanction letter. The borrowers and guarantors further agree that they shall further execute such additional documents as may be necessary for this purpose.

32. The borrower shall immediately intimate the bank in the event of any change in the repayment capacity of the borrower. Without limitation this shall include loss/change in job,/profession etc, as also any change in information stated in the application form.

33. The bank reserves the right to increase the interest rate on the sanctioned financial facilities, including increasing the interest spread, in the event of downgrade in Borrower internal or external rating.

34. Cheque or Instruction Dishonor charges is Rs.750 Rupees Seven Hundred and Fifty Only per instrument per instance

35. Collection charges are 30 percent of Bounce Charges plus Penal Accrued.

36. Commitment Charges is 2 Two percent.

37. Full Prepayment will be allowed during the course of this Agreement on the payment of 4 (Four) percent plus GST (currently @ 18 percent (as amended from time to time)) and other applicable taxes as prepayment charges, on the aggregate amount of Loan outstanding and also on any amounts part prepaid during the last 12 (Twelve) months.

38. RMOE to be done in favour of KMBL against proposed commercial properties.

39. ROC charge creation to be done in favour of KMBL post disbursement.

40. Existing APACs LAP 17622117, 17622160, 17550860, 17534120, 17536881, 17536894, 17531836,

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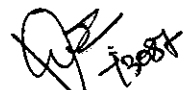
115100900 and 115100646 to be closed with own source of funds with Nil FC charges.

41. Cross lien to be marked among all 5 Apacs of current proposal.

42. Rescheduling Charges is One (1) percent of the outstanding Loan Amount.

43. Swap Charges (for placement of new post dated cheques or ECS) is upto Rs.500 (Rupees Five Hundred Only) plus GST (currently @18 percent(as amended from time to time)) and other applicable taxes per swap per instance.

44. Future rentals from commercial property to be routed through KMBL.


Credit Manager
Contact Person

Registered address:

I/We acknowledge the receipt of credit sanction intimation and confirm that the terms and conditions are acceptable to me/us.

(Signature of the Applicant(s))

Date:



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