

Corporate Identification Number(CIN) U65922MH1999PLC120106**January 24 2024****MARIMUTHU**

NO 2, VENKATESHWARA NAGAR, AVVAIYAR STREET, ANAKAPUTHUR,

Resi. Phone : 8825678862

Email ID : CMARIMUTHU087@GMAIL.COM

Dear Sir/ Madam,

Sub: Offer letter for Loan facility vide Application no. 364000040859
(Franchisee Code: 10068)

Thank you for choosing ICICI Home Finance Company (ICICI HFC). 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.

Type of Facility	Pre-approved HFC Home loan
Facility Amount Sanctioned	2385000/-
Term of Facility	276 Months
ICICI Home Prime Lending Rate (IHPLR)	18.85 % per annum or as applicable at the time of disbursement
Applicable Interest Rate	10.2%
Type of Interest	Floating Rate of Interest
Amount of each EMI (on Monthly rest)	22443.0/-
Login fees/charges (non-refundable)	1298.0/-
Processing Fees (non-refundable)	14072.0/-
Security	Such security as may be specified by ICICI HFC, from time to time at its sole discretion
Fees on Part Prepayment**	NIL
Fees on Full Final Prepayment	Please refer point 2 under the page titled "Other Charges applicable during the loan life cycle of this letter
You have chosen to avail an optional Insurance.	Not applicable
Number of Equated Monthly Installments(EMIs)	276

*The aforesaid rate of interest would be valid for a period of 30 days from date of this sanction letter, subject to change in IHPLR.

GST Related Details :**Customer Details**

GST applicable customer : Yes/No

Customer Name : MARIMUTHU

GST Applicable Address (incl. State name) :

GST Registered No. :

PAN Number :BRKPM3471M

ICICI Home Finance Details

Name of Company : ICICI Home Finance Company Limited

ICICI Home Finance branch address (incl. state name) :

GST Applicable Address (incl. State name) :

PAN Number : AAACI6285N

GST Number :27AAACI6285N1Z0

*All taxes, duties and levies, including but not limited to Goods and Service Tax, and any other tax/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 rate applicable to your facility) till the time your facility is fully disbursed, subsequent to which your EMI payments will begin. ICICI HFC provides ECS and/ or Direct Debit facilities as modes of repayment wherever these facilities are available. We encourage customers to avail ECS / Direct Debit facilities for repayment.

The aforesaid sanction of the Facility will be subject to

1. Facility amount shall not exceed_% of Agreement Value of property, however the Agreement Value of the property considered shall be subject to the Market value(MV) of the property as valued by ICICIHFC.
2. Execution of Facility and other documents between you and ICICI HFC as per ICICI HFCs policy and format.
3. Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI HFC.
4. Terms and Conditions as mentioned overleaf.
5. Own Contribution Receipt through Bank Clearance.
6. This sanction is valid subject to positive and satisfactory verification of all the documents provided by you.
7. As per Section 194-IA 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) on behalf of the seller/vendor. Thus, you are required to comply with the said provision and undertake all the necessary steps in this regard.
8. Rate conversion is permitted only if a period of 1 year has elapsed from the date of first disbursement.
9. Positive legal & technical verification of the property.
10. Purchaser(s) of property/Property Owner(s) to be applicant to the loan.
11. Notice of Intimation as per government regulations to be provided, if applicable.
12. All Verifications to be positive prior to disbursement.
13. Legal and technical clearance prior to disbursement.
14. LTV to be restricted as per policy.
15. No Negative Hunter Matches found, same to be checked prior to disbursement.
16. OCR to be verified and RCU to be positive.
17. OSV to be verified on KYC and Income Docs.
18. Positive RCU to be obtained prior to disbursement.
19. Submission of KYC documents which is mandatory for further processing.

This letter shall form 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 HFC. The signing of this letter by the Borrower(s) constitutes acceptance and acknowledgement of the terms mentioned in this letter.

We look forward to a long lasting relationship with you.

Thanking you,

Yours sincerely,

For ICICI Home Finance Company Ltd.

I/We accept the above terms and conditions

Name(Applicant Name): MARIMUTHU

Signature:

Place: TIRUNELVELI

Date: January 24 2024

Customer consent

I/We are interested in availing the pre-approved home loan facility offered by ICICI Housing Finance Company ("IHFC") and hereby expressly authorize ICICI Bank Limited ("ICICI Bank") to disclose, transfer or part with any of my/our information, (including my/our credit information, bank account statements, Know Your Customer (KYC) data or other such information as may be required by IHFC for processing my loan request) with:

- a. Employees and authorized representatives of IHFC;
- b. Auditors, statutory/regulatory authorities, governmental/administrative authorities having jurisdiction over ICICI Bank or its group entities;
- c. Service providers or such persons with whom ICICI Bank or IHFC contracts or proposes to contract;

For the purposes of:

- a. Allowing IHFC to carry out assessment of my/our loan request basis its internal eligibility and underwriting parameters;
- b. Assisting IHFC comply with the applicable KYC requirements; or
- c. ICICI Bank's compliance with applicable laws or any order (judicial or otherwise), statutory/regulatory requirement.

TERMS AND CONDITIONS ATTACHED TO SANCTION LETTER

1. This letter should not be construed as giving rise to any binding obligation on the part of ICICI Home Finance Company Limited to provide the financial assistance/s / facilities mentioned overleaf (the "Facilities"). unless you have executed transaction documents, in a form and manner as may be required by ICICI Home Finance Company Limited ("IHFC") in connection with the Facilities.
2. The Facility Agreement/Credit Facility Application Form and other transaction documents may/ will contain terms and in addition to or in modification of those set out in this letter.
3. Notwithstanding anything stated elsewhere in this letter or otherwise, the Facilities mentioned overleaf will be available solely at IHFC's discretion and subject to compliance of all formalities and documentation as may be specified/ required by IHFC. The continuance of the Facilities is subject to cancellation and/ or repayment to IHFC on demand without assigning any reason for the same.
4. IHFC shall be entitled to revoke the sanction of the Facilities, inter alia, in any of the following circumstances:
 - a. there is any material change in the purpose(s) for which the Facilities has been sanctioned ("the Purpose(s)");
 - b. in the sole judgement of IHFC, any material fact has been concealed and/ or become subsequently known;
 - c. any statement made by or on your behalf in your application or otherwise, is incorrect, incomplete or misleading;
 - d. the accepted copy of this letter duly signed by you is not received by IHFC within the specified validity period ;
 - e. there is a default under or a breach of the terms and conditions of this letter or any other loan/ facility offered by IHFC to you/ any of you;
 - f. the legal /technical/ valuation report on the property is not satisfactory to IHFC;
5. This sanction shall be available to the borrower/s for a validity period of 90 days for HL, 60 days for LAP against residential/ commercial property & NRP, 30 days for LAP against other properties provided the borrower/s deposits with IHFC the administrative charges & other charges/ fees mentioned overleaf at the time of delivering the accepted copy of this letter to IHFC.
6. Repayment of facilities could be through Installment/ EMI's comprising of principal and Interest/ by way of Minimum Amount Due.
7. IHFC is entitled to add to, delete or modify all or any of the terms and conditions for the facility and/or the Standard Terms applicable to the Facilities.
8. The borrower/s shall immediately intimate IHFC in the event of any change in the repayment capacity of the borrower/s. Without limitation, this shall include a loss/ change in job/ profession etc. as also any change in any information stated in your application for the Facilities.
9. The rate of interest applicable to the Facilities shall be as prevailing on the date/s of disbursement(s) / drawal(s) and as more particularly detailed in the Facility Agreement/Credit Facility Application Form.
10. No disbursements/ draws under the Facilities shall be permitted until and unless the borrower/s has made its contribution towards the Purpose(s) as mentioned overleaf, executed the required agreements, documents and writings and performed such other acts and deeds and created such security as may be required by IHFC.
11. IHFC has sanctioned the Facilities on the basis of the calculation and the estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the Purpose(s) increases above or falls below the calculated amounts, IHFC reserves the right to cancel the Facilities or reduce the amount sanctioned at the sole and exclusive discretion of IHFC and the decision of IHFC in that behalf shall be binding on the borrower/s.
12. For all products, IHFC may, in its sole discretion and on such terms for payment of prepayment charges etc. as it may prescribe (subject to applicable laws/regulations from time to time) and compliance with any other conditions as it may specify from time to time, permit prepayment/acceleration in payment of EMI's/ installment at the request of the borrower/s. In the event IHFC permits any prepayment/ acceleration. the repayment schedule for such facility shall be amended/ altered by IHFC for giving effect to such prepayment/ acceleration repayment schedules shall be binding on the borrower/s. In case if any amount is prepaid by the borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMII, EMI outstanding, EMI of the current month and balance towards the principal amount of such facility. IHFC, at its sole discretion, may permit swap of the post-dated cheques for re-scheduling of EMI only if such minimum amount, as may be decided by IHFC from time to time is prepaid.

Additional Terms and Conditions applicable only for Non Resident (NRI) / Person of Indian Origin (PIO)/ Overseas Citizen of India(OCI)

13. Repayment of the Facilities and all charges leviable under the Facility Agreement/ Credit Facility Application Form shall be made by the borrower/s by remittances from abroad through normal banking channels or out of his/ her NRE/FCNR/NRO account in India or through rental income derived from renting out the property in India and/or in such other x manner as may be decided solely by IHFC subject to the applicable laws, rules and regulations including FEMA.
14. The property purchased out of the proceeds of the Facilities will be used by the non -resident for his/ her own occupation on his /her return to India and not for any other purpose.
15. In the event of the property is given on lease/ leave and licence/ tenancy basis (if so agreed upon by IHFC) by the borrower/s during his/ her stay abroad, the borrower undertakes to utilize the entire rentals for repayment of the facility, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the facility, IHFC may in its sole discretion permit swap of the post-dated cheques for re-scheduling of the EMI.
16. Payment of Margin Money must be made by debit to NRO account of the borrower/s as well as through direct remittance from abroad through normal banking channels or out in India and /or in such other manner as may be decided solely by IHFC subject to the applicable laws, rules and regulations including FEMA and regulations made thereunder.

Additional Terms and Conditions applicable for Adjustable Interest Rate

17. (i) ICICI Home Prime Lending Rate (IHPLR) shall mean the percentage rate per annum from time to time and notified/ announced by IHFC in such form and manner as deemed appropriate by IHFC from time to time as IHPLR.
(ii) Adjustable Interest Rate (AIR) means the IHPLR and the margin, if any as specified by IHFC shall be applied by IHFC on the first of the month following the month of the year (as per the English Calender) in which IHPLR changed. AIR would change based on changes in the IHPLR.
(iii) EMI amount is intended to be kept constant irrespective of variation in AIR; however, IHFC is entitled to increase the EMI at its sole discretion. The tenor of the Facilities shall also change as per change in EM I's.

Other Charges applicable during the loan life cycle

1.	Rate of Interest	8.50% to 18.00% p.a. depending upon risk profiling and credit bureau score of the customer along with category of product.	
2.	Part Prepayment Fees	NIL	
3.	full prepayment/foreclosure charges	Product	Prepayment charges
		Floating rate loan where purpose of loan is not for business and one of the borrower is an individual	Charges applicable NIL
		Floating rate loan where purpose of loan is for business (non-Home Loan) and borrowers are individuals and/or non-individual/s	4% of the outstanding loan amount + applicable taxes
		Fixed rate housing loan or limited period fixed rate housing loan*	2% + applicable taxes
		Fixed rate non housing loans	4% + applicable taxes
4.	Cheque / ECS / NACH dishonour Charges, per transaction	500/- (Rupees Five Hundred Only) or such other amount as may be specified by IHFC from time to time plus applicable taxes and other statutory levies.	
5.	Copy of original documents	1000/- (Rupees One Thousand only) plus applicable taxes and other statutory levies if any.	
6.	Repayment mode swap charges (PDC to PDC)	1000/- (Rupees One Thousand only) plus applicable taxes and other statutory levies if any.	
7.	Charges on account of non-submission of PDC/NACH, Mandate Form for EMI payment, per transaction	2000/- (Rupees Two Thousand only) plus applicable taxes and other statutory levies if any.	
8.	List of Documents	500/- (Rupees Five Hundred only) plus applicable taxes and other statutory levies if any.	
9.	Charges for swap of property	10000/- (Rupees Ten Thousand only) plus applicable taxes and other statutory levies if any.	
10.	Documents Retrieval Charges	500/- (Rupees Five Hundred Only) plus applicable taxes and other statutory levies if any.	
11.	Cheque / Repayment Mode swap charges other than PDC to PDC	500/- (Rupees Five Hundred Only)- plus applicable taxes and other statutory levies if any.	
12.	Charges for late payment/ Additional interest	2% per month plus applicable taxes if any.	
13.	Charges for Amortisation Schedule	100/- (Rupees One Hundred only) plus applicable taxes and other statutory levies if any.	
14.	Charges for Statement of account	100/- (Rupees One Hundred only) plus applicable taxes and other statutory levies if any.	
15.	Charges for prepayment statement	500/- (Rupees One Hundred only) plus applicable taxes and other statutory levies if any.	
16.	Charges for duplicate NOC / No due certificate	500/- (Rupees One Hundred only) plus applicable taxes and other statutory levies if any.	
17.	Conversion Charges	Please refer to the Website/branch official for charges as applicable at the time of conversion	

**For fixed, pre-payment charges are applicable if not prepaid from customer's own sources.

The expression "own sources" for this purpose means any source of funds other than borrowing from a bank or Financial Institution. Disclaimer:

- The rates, fees, charges etc. as stated herein above are subject to changes/ revision from time to time.
- Pre-Payment/ Foreclosure charges shall be applicable as per contracted rate or rates as per regulatory norms prescribed, if any.

ICICI Home Finance Company Limited

Registered Office:
ICICI Bank Towers,
Bandra-Kurla Complex Nagar,
Mumbai 400 051, India.

Corporate Office:
ICICI HFC Tower,
Andheri Kurla Road, J.B.
Andheri (E), Mumbai-400059

Toll free number for customers: 1800 267 4455
Website : www.icicifhc.com
CIN:- U65922MH1999PLC120106

Customer Service & Grievance Redressal:

Level 1

- Call Center, Email & Walk in at branches of the Company and the branches of ICICI Bank. The Company will acknowledge the customer issue and interim response will be sent to customer as an acknowledgment through Service Request (SR) number (complaints received through Call centre/walkin) or interim mail response (complaints received through email).
- All complaints are accompanied by a SR number for timely closure and tracking.
- Response will be provided as per the defined timeline.
- If the customer is not satisfied with the response offered, then customer may choose to refer the matter to Level 2 (Grievance Redressal Officer(GRO))
Call Center Number:1800 267 4455 Email: customer.care@icicifhc.com
Branches: Visit www.icicifhc.com to locate nearest branch of the Company. Response will be provided as per the defined timeline.

Level2

Grievance Redressal Officer

- Grievance Redressal officer will acknowledge the issue and respond appropriately over email.
- Response will be provided as per the defined timeline.
- If the customer is not satisfied with the response offered, then customer may choose to refer the matter to Level 3 (Head Customer Service).
GRO(Grievance Redressal Officer): 022- 66493844
Email: nodal.office@icicifhc.com
Physical Letter: <https://www.icicifhc.com/contact-us>

Level3

Head Customer Service

- Interactions received at the desk of Head Customer Service will be acknowledged and the issue would be captured appropriately.
- Response will be provided as per the defined timeline.
- If the customer is not satisfied with the response offered, then customer may choose to refer the matter to Level 4(NHB).
Email: servicehead@icicifhc.com
Physical Letter: <https://www.icicifhc.com/contact-us>

If the issue remains unresolved after approaching Level 1/Level 2/ Level 3 or if the Company has not provided any status or resolution within 30 days, the customer may choose to refer the matter to regulators.

Level4

National Housing Bank

- Interactions received from NHB will be acknowledged and the issue would be captured appropriately.
- Response will be provided as per the timeline defined by NHB.
Online Portal: <https://grids.nhbonline.org.in>
Physical Letter: Customers can write on the address mentioned below:
National Housing Bank, Department
of Supervision (Complaint Redressal
Cell)
4th Floor, Core - SA, India Habitat Centre, Lodhi
Road, New Delhi- 110003

National Consumer Helpline (NCH)

- Interactions received from NCH will be acknowledged and the issue would be captured appropriately.
- Response will be updated on the portal the timeline defined by NCH. Online
Portal: <https://consumerhelpline.gov.in>.