

3775

Letter of Offer Cum Acceptance

DHFL/
Date: 20-Jul-2015

Pandurangaiah Rapolu
Plot No 754
Padma Nagar Phase 2
Chintal
Hyderabad 500054
Rangareddi Andhra Pradesh

Dear Sir/Madam,

Ref: Your request for Housing Loan

Applicants Name	Pandurangaiah Rapolu
Co-Applicants Name - 1	Anjali Guddeji

Application No. 01166565

With reference to your loan application, for the purpose of Purchase of House / Flat , we are pleased to inform you, that we have inprinciple, sanctioned the loan on 07-Jul-2015 the conditions given below and additional conditions printed overleaf.

Loan Amount	Int. Rate	EMI (Rs)	No.of EMIs	Tenure	Int. Rest
Rs. 3217904	9.90 % p.a Variable	1 - 17 Years EMI = 32662	204	17 Years	Monthly

Total Processing Fees to be Paid (A)	Rs 11400
Processing Fees Paid (B)	Rs 2850
Processing Fees Balance (A-B)	Rs 8550

Additional documentation charges of Rs _____ to be paid by you prior to disbursement / at the time of disbursement.

RPLR % ***	Less / Add %	Effective Rate %
18.50	-8.60	9.9

Conditions to Loan :

Sr No	Condition
1	DHFL Loan shall be disbursed only after satisfactory Legal, Technical and Verifications, as per DHFL norms
2	ECS (Electronic Clearance System)with banker attestation or 2nd Processing Fee cheque from applicant ICICI Bank salary account along with 7 Post dated cheques to be provided prior to disbursement
3	Applicable Processing fee is Rs.10000/-, Service tax and Education Cess and documentation charges
4	Applicant dual signature affidavit and co-applicant Dual name affidavit to be provided prior to disbursement
5	FOR OFFICE USE ONLY: all verification reports (OV/RV/bank statement - as applicable) to be on file and credit sign off to be taken if any adversity is observed.

say

Gi. Anjali

Dewan Housing Finance Corporation Ltd.

Corporate Identification Number (CIN) - L55910MH1984PLC032639

H. No. 12-6-2/273/6 to 12 V C Plaza Complex, Opp. BJP Office,
Sy No. 575/2, Kukatpally, Hyderabad - 500072.

Regd. Office : Warden House, 2nd Floor, Sir P. M. Road,
Fort, Mumbai - 400 001.

Tel.: (040) 23056400 / 40101105

Toll Free No.: 1800 22 3435

Customer Care No.: (0124) 4092750

Email: response@dhfl.com

Visit us at: www.dhfl.com

Insurance detail:

As per your interest expressed in the Application form for taking insurance cover, we being the Group Administrator/Manager for DHFL Pramerica Life insurance Company Limited and Chola MS General Insurance Company Limited furnish below the details of the insurance products/covers offered by the aforesaid Insurer:

The premium amounts of the insurance products/covers are included in the sanctioned Loan amount and the details of which are as under:

1 DHFL Home Shield H L underwritten by Dhfl Pramerica Life Insurance Co. Ltd. . The Premium amount is Rs. 217904.00/-

However, you may opt for any one or all insurance cover as aforesaid through any other underwriters as available in the open market at your sole discretion.

For more information about the insurance cover, product and terms, please read the product features carefully.

The offer is forwarded to enable you to confirm, by signing the Application form for the above insurance covers.

If you require any further clarification on your Sanctioned loan amount, please feel free to contact us and our officer/s handling your application will assist you.

If the offer is acceptable to you, please sign on a copy of this letter being mailed to you in duplicate and return the accepted copy, within 30 days from the date of receipt of this letter, to us, along with the balance processing fees Inclusive of Service Tax.

For DEWAN HOUSING FINANCE CORPORATION LIMITED


Authorized Signatory

I/We accept the terms and conditions of this letter of offer

1. *sk* Date :

2. *Gr. Anjali* Date :

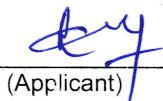
* Service Tax Applicable

** Subject to clearance cheque.

*** Variable ROI is Linked to DHFL's RPLR Prevailing as on date.

1. The sanctioned loan will be disbursed only after the scrutiny and clearance of proposed property by Dewan Housing Finance Corporation Ltd (DHFL) and as per the rules of DHFL in that behalf.
2. (a) Pre EMI interest at the rate, at which the EMI has been calculated, shall be charged from the respective date(s) of disbursements to the date of commencement of EMI in respect of the loan.
 (b) The EMI comprises of principal and interest calculated on the basis of monthly / Yearly rest at the rate applicable, which is rounded off to the next higher rupee.
 (c) DHFL may at its sole discretion alter the rate of interest, suitably and prospectively under unforeseen or extraordinary changes in the money market conditions
3. (a) The loan will be disbursed as per the stages of construction and the rules of the DHFL in that behalf and not necessarily, as per the builder's agreement.
 (b) The loan will not be disbursed in part or full, until own contribution (Margin) has been paid in full, i.e. the cost of the dwelling unit less loan sanctioned by DHFL.
4. The EMIs, Pre-EMI interests are to be paid on or before 10th of every month.
5. The Loan will be secured by First Mortgage of the property proposed for availing this loan and / or such other security, as DHFL may find necessary and acceptable. Such documents/ reports/ evidence as may be required by DHFL shall be produced to ascertain that the property to be mortgaged with DHFL has a clear and marketable title. The original title deeds to the property proposed to be purchased shall be deposited by the borrower for securing the loan.
6. In case of additional limits, the existing mortgage shall be extended to cover the proposed additional limit and / or as per the sanctioned conditions.
7. DHFL shall be informed in writing about any changes: In correspondence address, change in employment, loss of job, business, profession, as the case may be immediately after such change/ loss , Notify the causes of delay, Loss / damage to the property. Notify the additions /alterations to the property
8. The loan amount has been fixed, inter alia on the assumption that the cost of the dwelling unit to be purchased or constructed will be as estimated in the application. In the event of the cost actually incurred being less, DHFL reserves the right to suitably reduce the loan amount.
9. This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:
 (a) any material changes occur in the proposal for which this loan is, in principle sanctioned;
 (b) any material fact concerning income, or ability to repay or any other relevant aspect of the proposal or application for loan is withheld, suppressed, concealed or not made known to DHFL;
 (c) any statement made in the loan application is found to be incorrect or untrue.
10. (a) Stamp duty, Registration Charges, as applicable from time to time, on the loan and security documents or any document/s executed by you in favour of DHFL shall be payable by you in full. In addition to the Stamp Duty, Registration Charges, you are also required to pay to DHFL the charges to be paid to CERSAI for Creation/Modification of Charge/Satisfaction of Charge, as applicable from time to time.
 (b) You are also required to pay other applicable charges as per the DHFL tariff schedule updated/as may be updated on DHFL website from time to time.
11. In the event of any non-compliance of legal and technical formalities required by DHFL, all the fees paid to DHFL will be non-refundable.
12. The issuance of this letter of offer, does not give/confer any legal rights and DHFL will be at full liberty to revoke this offer, due to any of the reasons mentioned above or otherwise.
13. The rate of interest, mentioned in the letter of offer, is based on the current prevailing RPLR, and financial Money Market conditions. The same may vary at the time of disbursement of the loan, as well as during the tenure of the loan.
14. As a result of the variation in the rate of interest, The number of EMIs is liable to vary, from time to time.
15. You are required to provide 12/24/36, post dated cheques (PDCS), to be replenished as and when they are exhausted towards payment of balance EMIS, till such time the entire loan is paid off.
16. This Letter of offer is valid for a period of 90 days from date of Original Sanction, irrespective of any terms being modified during aforesaid period.

I/We Accept the above terms and conditions, signed and dated on _____



(Applicant)



(Co-Applicant)