

<b>POWER HOME SANCTION LETTER</b>
-----------------------------------

Approval No. Axis Bank/

PH\_LNPHG\_FLOATING / 1257458 / RAC- GHAZIABAD RAC / 13 - 14

31 MAY,2013

To,

Mr/Mrs.

Mailing Address:

ANIL GOGIA

C-124,VIKAS PURI NEW DELHI

NEW DELHI, DELHI-110018

Landmark:

NA

Dear Sir/Madam,

We refer to the loan applications submitted by you and are pleased to sanction the facility as detailed below:

Nature of facility	POWER HOME			
Purpose of Loan	Underconstruction Builder			
Interest Rate Type	Floating Rate linked to base rate			
Base Rate	10 %			
Rate of interest	0.5 % above Base Rate			
Present Rate of interest	10.5 %			
Amount of Loan Equated Monthly Installment(EMI)for tenure with floating rate of interest	If with Property & Life insurance	If only with Property insurance	If only with Life insurance	If without any insurance
	*	*	Rs. 4142840	Rs. 4000000
	*	*	Rs. 41787	Rs. 40346
No. of Monthly Installment/s	232 months			
Repayment	Monthly repayment of  1. Interest on the amount disbursed till POWER HOME Loan is not fully disbursed or 18 months have not lapsed from the date of first disbursement,whichever is earlier. 2. Equated Monthly installments thereafter			
Processing charges	Rs. 16854 (Inclusive of service tax)			
Non- refundable Charges for CERSAI	As per Charges Below #			
Primary Security	Mortgage of the property(in the form and manner prescribed by the bank)			
Co-applicants Name				
Guarantors Name				
Validity of Sanction letter *	180 Days			
* Sanctioned Loan Amount with property insurance premium value to be communicated at a later date				

The aforesaid sanction of the loan will be subject to:

1. Loan to be Disbursed by Maintaining LTV at 80% of Market Value and 85 % of the Documented cost of the Property, (Which ever is Lower).
2. Loan Subject to Clear Legal, Technical and other Mandatory Verification.Life insurance (Max Life







Insurance) amount is tentative.

\* Terms and conditions as mentioned below:

1. The Borrower(s) hereby agree(s) and confirms that AXIS Bank shall have the absolute right to levy such charges as it may deem fit including but not limited to cheque bounce / return and any other penal charges for the delayed/ late payment or otherwise. The Borrower(s) agree(s) that in the event of such a levy, the Borrower(s) shall forthwith pay the said amount without demur or protest and that it shall not object to such levy nor claim waiver of or make a claim or a defense that the same was not brought to his/her/ their notice. The Borrower(s) is / are aware of the fact that it is not mandatory for AXIS Bank to inform either in advance or subsequently of the said levy and/ or change in the levy or introduction of such levy. It shall be the responsibility of the Borrower(s) to enquire or avail from AXIS Bank the details thereof.
2. # Non-refundable charges levied by Central Registry of Securitization of Asset Reconstruction and Security Interest of India
  - a. For Registration of Security created in favour of AXIS Bank:
    - i. When facility amount is equal to Rs 5 lacs or lesser: Rs 250 plus service tax
    - ii. When facility amount is great than Rs 5 Lacs: Rs 500 plus service tax
  - b. The charges for modification and satisfaction of security created in favour of the Lender, if and when applicable, shall be levied as per applicable law.

For current charges and any revisions thereof, kindly refer to the applicable rules, regulations, notifications, etc issued by CERSAI. The CERSAI charges mentioned above are non-refundable, statutorily regulated and are subject to change as per applicable law.

3. You will pay the EMI's through Post Dated Cheque (PDC). You are required to furnish 24 PDC's in advance and the same will be replenished thereafter. You are also requested to give requisite cheque/s towards Pre-EMI & 1 undated cheque not exceeding the loan amount as Security Cheque.
4. The loan shall be used only for the purpose for which it is sanctioned.
5. The Loan is subject to satisfactory compliance of all terms and conditions as stipulated in the legal opinion report, the title of which should be clear and marketable given by the bank's approved lawyer.
6. The quantum of loan will be based on a satisfactory valuation report from the bank's approved valuer.
7. No amount shall be disbursed under the facility for Power Home until and unless the borrower has contributed his contribution towards the purpose(s), executed the required agreements, documents and writings and performed such other acts and deeds and created such security as AXIS Bank may require.
8. The rate of interest as mentioned in this sanction letter is subject to change in accordance with the variation in the Base Rate of the Bank and the applicable rate of interest for the loan facility shall be the one prevailing as on the date of disbursement and as mentioned in the Schedule to the Loan Agreement.
9. Please Note that it is mandatory for the customer to obtain Property Insurance. You shall fully insure the property to be purchased / constructed against all losses, damages on a/c of fire, riots and other hazards like earthquake, floods and if required by the Bank against any other insurable risk availing the facility under Power Home.
10. Such Insurance Policy Obtained by the borrower will be assigned in favor of Axis Bank Ltd.
11. The borrower has to submit the insurance policy within 15 days of the Final Disbursement of the Loan Amount to Axis Bank.
12. If the borrower fails to provide/ submit such insurance policy to Axis Bank within 15 days, Axis Bank reserves the right to debit the borrowers loan account for the insurance premium amount and obtain the insurance policy assigned in favor of the Bank.
13. We would like to inform you that Axis Bank has tied up with Tata AIG General Insurance Company Ltd. and / or Max Life Insurance Company Ltd. with whom Axis Bank has nationwide tie up. In case if you are interested in availing the above facility of Insurance from the Bank, you can do so, however, we would like to make it very clear that it is not mandatory to use the services of these two Insurance providers.
14. In the event of any change of address for communication, any change in job, profession by you or your co borrower or the guarantor, the same should be intimated to the bank, immediately.
15. The property shall be well maintained at all times and during the pendency of the 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.
16. You 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.
17. 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.
18. In the event of default by you, as per the clauses of loan agreement, in payment of loan installments, interest, costs etc, the loan shall be recalled forthwith without any notice to yourself. Upon a demand being made on you to repay the amount, you shall forthwith repay the entire amount together with interests, costs, and charges etc., failing which, the bank reserves the right to seek legal remedies to recover its dues from you and guarantor. Any "Event of Default" as defined under the loan agreement shall attract penal interest @24% per annum or such other rate of interest as decided by the Bank.
  19. You will not be entitled to sell, mortgage, lease, surrender or alienate the mortgaged property, or any part thereof, during the subsistence of the mortgage without prior intimation to the Bank.
  20. The disbursement of the loan is subject to the execution/ submission of necessary documents, which forms part of the overall sanction communication from us.
  21. This sanction letter supersedes all previous sanction letters, if any for the above mentioned approval number.
  22. Any additional cost such as payment towards Meter Charges, society formation, one time maintenance etc, should be paid by you directly.
  23. AXIS BANK is entitled to add to, delete or modify all or any of the aforesaid terms and conditions.
  24. The Processing Fees and/or Login fees are non refundable.
  25. The sanctioning of loan facility is at the sole discretion of AXIS Bank.
  26. This sanction letter shall remain in force till the validity period mentioned in this sanction letter from date of sanction. However, the revalidation is subject to and at the sole discretion of the bank, on application of the borrower/s.
  27. The Borrower(s) and Guarantor(s) 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 Credit Information Bureau (India) Ltd. ("CIBIL"), upon signing the copy of the sanction letter. The Borrower(s) and Guarantor(s) further agree that they shall further execute such additional documents as may be necessary for this purpose.
  28. The Bank also reserves the right to assign, securitise or otherwise transfer the loan hereby agreed to be granted (or a portion thereof) to any person or third party ("assignee") without any notice or consent along with or without underlying security/ies (movable and / or immovable) created or to be created for the benefit of the Bank and pursuant to which the assignee shall be entitled to all or any rights and benefits under the loan and other agreements and / or the security/ies created or to be created by me / us or the guarantor.
  29. Interest on the amount of the Loan will be applied at a markup above Base Rate, rising and falling therewith at monthly rest calculated on the daily balance of the loan amount. Provided that the Bank shall at any time and from time to time be entitled to change the rate of interest depending on the changes in the Base Rate and such revised rate of interest shall always be construed as agreed to be paid by the Borrower(s) and hereby secured. Provided further that the interest payable by the Borrower shall be subject to the changes in interest rates made by Reserve Bank from time to time. Borrowers shall be deemed to have notice of change in the rate of interest whenever the changes in Base Rate are displayed/notified at/by the branch
  30. The funds lent under this facility (Loan against property) cannot be used for investment in the capital market.
  31. Prepayment charges for the housing loan customer will be "NIL"
  32. The Bank reserves an unconditional right to cancel the undrawn/unused/unavailed portion of the Loan/facility sanctioned at any time during the currency of the Loan/facility, without any notice to the borrower, for any reason whatsoever

The applicant/ co-applicant (s) (if any) may please sign on all pages of this sanction letter and deliver the duplicate copy of this letter in due acceptance of the above mentioned terms and conditions.  
We look forward to a mutually beneficial and long-term relationship.

Thanking you,  
For **AXIS BANK LIMITED**  
CPC - Credit  
Ghaziabad

Authorized Signatory

Accepted

Applicant / Co-applicant / Guarantors (If any)

# Acknowledgement

I/We have read the terms & conditions mentioned in this offer letter & accept the same alongwith the option ticked below :

1. Housing Loan Amount with Property & Life insurance
2. Housing Loan Amount with only Property insurance
3. Housing Loan Amount with only Life insurance
4. Housing Loan Amount without any insurance


Signature

Name	ANIL GOGIA		
	(Appllicant)	(Co-Applicant)	(Guarantor)
Date			

Thanking You  
For AXIS BANK LIMITED  
ANKUR GUPTA  
Emp. No. 18137  
CPC - Credit  
Chaziahad  
Authorized Signatory

Not withstanding anything mentioned above, AXIS Bank can add, delete, modify all or any of the aforesaid terms & conditions without any reference to the applicant/s. \* This may undergo a change and the interest rate at time of disbursal shall be applicable.

Service Tax is currently levied @12.36% on service charges and is subject to change from time to time as per directives from the regulatory authorities. The Service Tax registration number of AXIS Bank is BFS/MUM-I/022.