

Date :31/03/2017 **SANCTION LETTER**

File No. : 5101005504

To,
MR KAVIARASU S
Flat No.5,
ABIRAMI APRTMENT ,
Plot No.1/169, KAMARAJ STREET,
CHENNAI, TAMIL NADU - 600096

Dear Sir/Madam,

We are pleased to inform you that we have '**In Principle**' approved a HOUSING LOAN as per term and conditions mentioned herein:

1. Scheme : Affordable Housing Finance Scheme
2. Loan Amount : Rs. 1,500,000.00
3. Rate of Interest Type : Rupees Fifteen Lakh only
- Current LHPLR : FLOATING
- 14.20%

S.No	Rate Type	Tenure	Spl.Offer Rate	Spread (Add)
1	Floating Rate	1-180 months	8.55%pa	565

The special offer rate of interest stipulated above shall be reviewed after three months from the date of first disbursement and thereafter the interest shall be based on the LHPLR(subject to periodic review) as fixed by LICHFL from time to time plus/minus the spread as above.

4. Term : 180 Months
5. Purpose : Purchase of New Flat
6. Repayment Terms-:
 - 6(a).Rest Frequency: : Monthly
 - 6(b).Equated Monthly Installment : Rs. 14,816.00
 - 6(c).No of EMIs : Rupees Fourteen Thousand Eight Hundred Sixteen only
7. Total Upfront Fees : Rs. 0.00 + Service Tax as Applicable (Rupees only)
8. Commitment Fees : As applicable from time to time
9. Security : As may be decided by LICHFL at its sole discretion
10. Fees on prepayment : Under floating rate period, prepayment charges are not applicable.
Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2.00% on the loan amount prepaid + ST
(The Company reserves the right to call for necessary documents as an evidence of source of funds.)

Kindly make payment of non refundable upfront fees as mentioned in point No.(7) above through Cash/Cheque/Demand Draft marked '**payee's account only**' in the name of '**LIC Housing Finance Ltd.**'. In case you have already paid this amount, kindly ignore this clause. Please sign the duplicate copy of this letter in token of your acceptance of the terms and conditions as contained overleaf and contact us for execution of Loan Agreement and to complete the necessary formalities.

The aforesaid sanction of the Loan amount will be subject to the following additional conditions:

- , Address Proof with complete address -copy of rental agreement to be attested by AO
- Letter from employer for flood loan balance instalments (same being 6 months)
- All second floor deviations conditions to be complied
- Org builder NOC
- Indemnity bond for deviation/
- Repayment through ECS / NACH
- MODT Registration and other requirements as per the scheme

Applicant/s to undertake compliance with the provisions of Section - 194-IA of the Income Tax Act, wherever applicable, and submit proof of the payment.



Corporate Office : LIC Housing Finance Limited, 131, Maker Tower, "F", Premises, 13th Floor, Cuffe Parade, Mumbai - 400 005.
Tel : +91 22 2217 8600 Fax : +91 22 2217 8777 E-mail : lichousing@lichousing.com

Regional Office : LIC Housing Finance Limited, Bombay Life Building, 2nd Floor, 45/47, Veer Nariman Road, Fort. Mumbai - 400 001
Tel : +91 22 2204 9682 / 9798 / 9800 / 9801 / 9802

We would be happy to expedite the disbursement of the loan and request you to contact our Office at ADAYAR to complete the necessary formalities required by LICHFL.

We look forward to have a long lasting relationship with you.



Yours faithfully,
For LIC Housing Finance Ltd,

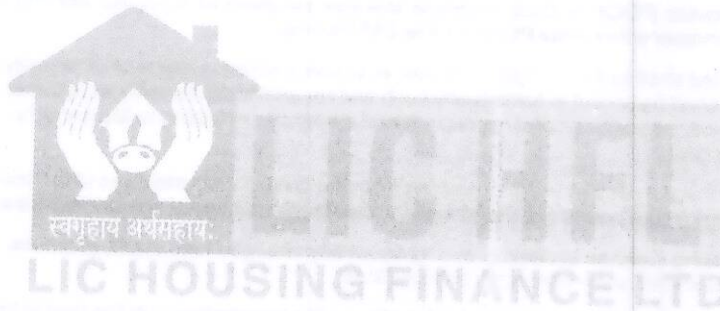
Authorized Signatory
Encl: As Above



I/We accept the above terms and condition

1. MR KAVIARASU S

Signature :
Place :
Date :



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LIC Housing Finance Limited
MOST IMPORTANT TERMS AND CONDITIONS (MITC)
 (for individual Housing Loan)

Application No :- 5101005504

Loan No :-

Major Terms and Conditions of the housing loan agreed to between MR KAVIARASU S (the borrower/s) and the LIC Housing Finance Limited are as under:

1. Loan

a) Loan Amount Sanctioned	₹ 1,500,000 Rupees Fifteen Lakh only								
b) Purpose of Loan	Purchase of New Flat								
c) Rate of Interest	<table><tr><th>SNo.</th><th>Rate Type</th><th>Tenure</th><th>Spread(Discoun</th></tr><tr><td>1</td><td>Floating Rate</td><td>1-180 months</td><td>8.55 % pa 565</td></tr></table>	SNo.	Rate Type	Tenure	Spread(Discoun	1	Floating Rate	1-180 months	8.55 % pa 565
SNo.	Rate Type	Tenure	Spread(Discoun						
1	Floating Rate	1-180 months	8.55 % pa 565						
d) Tenure of Loan	180 Months (However during the pendency of loan, the tenure may get changed depending on increase/decrease in interest rate in case of loan under floating rate of interest)								

2. Fee and Other Charges:

a) Pre payment Charges	<ul style="list-style-type: none"> > Under floating rate period, prepayment charges are not applicable only to Individual borrower > Non Individual Borrowers (i.e Companies/ Partnership Firm/ LLPs/ Trust, etc). and where such Non-individuals are Co-borrowers along with Individual borrowers prepayment charges will be 2 % on the loan amount prepaid plus Service Tax. > Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2% on the loan amount prepaid plus Service Tax (applicable only to Individual borrowers) > The company reserves the right to call for necessary documents as an evidence of source of funds
b) Conversion Charges	As applicable from time to time.
c) Cheque Bouncing Charges	1. Cheque Dishonour Charges ₹ 350/- 2. ECS Dishonour Charges ₹ 200/-
d) Document retrieval charges	₹ 2,500/- plus Service Tax
e) Providing List of Documents	₹ 500/- Plus Service Tax

(Signature or thumb impression
Of the Borrower /s)


MR KAVIARASU S

(Signature of the authorized person of LICHFL)



LIC Housing Finance Limited

f) Providing Photocopies of Title Documents	₹ 1,000/- Plus Service Tax
g) Statement Charges	Nil
h) Late EMI Payment charges	1.50% per month on the defaulted installments upto and inclusive of 12 months default and 2% per month on the defaulted installments beyond 12 month default.
i) Recovery Charges	Costs, Charges, Expenses, Incidental Charges and other monies that may have been expended by LICHFL in connection with recovery.
j) CERSAI Charges > For loans upto Rs. 5 lakhs > For loans above Rs. 5 lakhs	₹ 50/- plus Service Tax for original filing and every subsequent modifications, (if any) ₹ 100/- plus Service Tax for original filing and every subsequent modifications, (if any)

LICHFL retains the right to alter any charges or fees from time to time or to introduce any new charges or fees as it may deem appropriate with due intimation to the borrower

3. Security for the Loan:

a) Mortgage (Mention details of the property to be mortgaged as security for the loan)	Flat No.S 1, 551 C, SAI GANESH APARTMENTS,SECOND FLOOR, 80/38, KOVILAMBAKKAM, VIDUTHALAI NAGAR MAIN ROAD,						
b) Guarantee (mention the name of Guarantors, if any)	NA						
c) Other Security (mention the details of other securities, if any)	<table border="1"> <thead> <tr> <th>Security Type</th><th>Policy no/ Asset Id</th></tr> </thead> <tbody> <tr> <td>Insurance</td><td>NA</td></tr> <tr> <td>Security Deposit</td><td>NA</td></tr> </tbody> </table>	Security Type	Policy no/ Asset Id	Insurance	NA	Security Deposit	NA
Security Type	Policy no/ Asset Id						
Insurance	NA						
Security Deposit	NA						

4. Insurance of the Property / Borrowers	As per Loan Offer Letter and Loan Agreement.
5. Conditions for Disbursement of the Loan	As per conditions precedent to disbursement of Loan specified in Loan Offer Letter and Loan Agreement

(Signature or thumb impression
Of the Borrower /s)


MR KAVIARASU S

(Signature of the authorized person of LICHFL)



LIC Housing Finance Limited

6. Repayment of the Loan & Interest:

a) Amount of EMI	# ₹ 14,816.00
b) Number of EMI (No. of Months)	# 180
c) Any other details for payment of principal amount of loan and interest including due date/s	As per Loan Offer letter
d) Procedure for advance intimation of the change in the rate of interest / EMI	Intimation about the changes in the rate of interest / EMI will be given by way of Letter / Emails /SMSs as per the terms and conditions of the Loan Offer Letter.

(The amount of EMI and/or number of EMI may get changed, due to change in interest rate / actual disbursed amount as per the terms and conditions of Loan Offer Letter)

7. Brief procedure for Recovery of Overdues (mention briefly the notice etc. to be given to the borrower for recovery of overdues before proceeding under the applicable law)	<ul style="list-style-type: none">- Follow upto 30 days from the due date through SMS alerts- Monthly default notices to the defaulters upto 3 months defaults- Beyond 3 months & upto 12 months; Default follow up letters- Letters to guarantors (if any) if the notice sent to the defaulters yields no results- Letters to Employer of the defaulting borrower, should the borrower continue to default for more than 2 months.- Allotment of default cases of more than 1 month to Direct Recovery Agents (DRA)- Personal follow up with Borrowers in addition to DRAs wherever necessary.- If default continues for more than 6 months, then SARFAESI action will be initiated.
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3. Customer Service:

a) Visiting Hours at the Office	Business Hours
b) Details of the person to be contacted for customer service	Officer In charge of the concerned Area Office / Business Centre
c) Procedure to obtain the following including time line therefore:	
I. Loan Account Statement	Within 2 working days after customer's request
II. Photocopy of the title documents	Within 30 days from the date of written request along with requisite fees
III. Return of original document on closure / transfer of the loan	Within 30 days from the date of receipt of request letter from the Borrower subject to clearance of fund

(Signature or thumb impression
Of the Borrower /s)


MR KAVIARASU S

(Signature of the authorized person of LICHFL)



9. Grievance Redressal:

a) Email Id and other contact details at which complaint can be lodged	The customer may approach concerned Area Office/ Business Centre for his/ her grievance and may submit the complaint in writing, through email or by post / courier. The address & Mail Ids of Area Offices are available in "contact us" Menu at www.lichousing.com
b) Turnaround time for resolving the issue	Seven Working Days
c) Matrix for escalation for lodging the complaints	<p>If customer is not convinced with the redressal of complaint then customer can call or write a mail to our Customer Relation Officers (CROs). Customer Relation Officers have been designated for Back Office / Regional Office for the redressal of the customer's grievance. The name and contact details of the CROs are displayed on our company's website. After examining the matter, they would be sending their final response within 6 weeks.</p> <p>In case the complainant is still dissatisfied with the response received/ or where no response is received, the complainant may approach the Complaint Redressal Cell, Department of Regulation & Supervision, National Housing Bank, 4th Floor Core 5A, India Habitat Center, Lodhi Road, New Delhi - 110 003 or email at crcell@nhb.org.in</p>

Disclosure

LICHFL is authorized to disclose from time to time any information relating to the loan to any credit bureau (Existing or Future) approved by Government of India or any authority as may required from time to time without any notice to the applicant. LICHFL is also authorized to make inquiries with the Credit Information Bureau of India (CIBIL) and get the applicants Credit Information Report. The most Important Terms and Conditions mentioned above are an indicative list of terms and conditions of our loan products. These terms and conditions are further described in our loan agreement under relevant sections/schedules and therefore should be read in conjunction with those mentioned in the loan agreement.

It is hereby agreed that for detail terms and conditions of the Loan, the parties hereto shall refer to and rely upon the loan and other security documents executed / to be executed.

The above terms and conditions have been read by the borrower/s / read over to the borrower by Shri/Smt./Km. _____ (by our official) of the Company and have been understood by the borrower/s.

(Signature or thumb impression
Of the Borrower /s)

MR KAVIARASU S

(Signature of the authorized person of LICHFL)



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