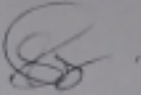
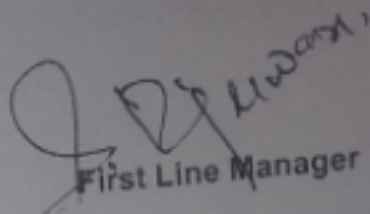


13. An irrevocable undertaking letter stating that the borrower will not close the SB/CD account on which post dated cheques are drawn until closure of the loan is to be submitted.

14. A certificate from our Bank's approved Engineer certifying the various stages of construction of building and the construction is as

Date:


Deputy /Second line Manager


First Line Manager


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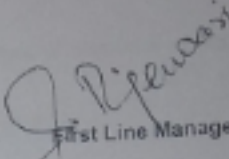
- requested to insure the assets financed by us. As a matter of information, we wish to add that we are corporate agent of M/s. Universal Sompo General Insurance Company Limited.
9. Therefore you can utilise our services as agents of M/s. Universal Sompo General Insurance Company Limited to meet your insurance requirements including insurance of the assets financed by us in the instant case against your specific request. However, please note that the responsibility to keep the assets insured will be solely yours and the bank shall not hold any responsibility whatsoever if the assets are not insured.
 10. The construction of the building is to be completed as per plan approved by the competent authority.
 11. An affidavit cum undertaking letter, stating that the plan approval will not be violated and constructions shall be strictly as per plan approval, should be submitted. Completion certificate should be submitted within 3 months from the date of completion of construction.
 12. Taxes and levies levied by the local authorities are to be paid by the borrower and a copy of the tax receipt is to be submitted for bank's record.
 13. Applicable processing fee, Documentation fee and CIBIL charges is to be remitted before availing the limit.
 14. A pre-payment charge of 1% of the prepaid amount is to be paid, if the loan is taken over by another financial institution. No prepayment charge will be charged when the loan is repaid by the borrower from his own source of funds.
 15. A certificate from our Bank's approved Engineer certifying the various stages of construction of building and the construction is as per plan approval is to be submitted.
 16. Other terms & conditions as advised by our bank from time to time is to be adhered to.

Any other conditions if any on case to case basis:

1. The Loan is repayable in 240 equated monthly instalments of Rs.13,256/- commencing from after 18 months from the date of first disbursement or the next month after completion of construction whichever is earlier.
2. The interest debited during the holiday period is to be remitted every month.
3. The interest rate is linked to MCLR and will be reset once in a year at prevailing rate.
4. The land and building offered to the bank, as security is not to be alienated / mortgaged without prior consent of the bank in writing.
5. The loan amount will be released in stages with proportionate margin as per the construction cost.
6. Broken period EC is to be submitted after creation of valid mortgage followed by Regd Memorandum of Deposit of title deeds.
7. On completion of construction, valuation report/ completion certificate from our bank's approved valuer is to be submitted.
8. The house property is to be insured for its super structure value with our bank clause till closure of the loan.
9. The construction of the building is to be completed as per plan approved by the competent authority.
10. An affidavit cum undertaking letter, stating that the plan approval will not be violated and constructions shall be strictly as per plan approval, should be submitted. Completion certificate should be submitted within 3 months from the date of completion of construction.
12. Applicable Documentation charges as per circular in force are to be remitted before availing the limit.

2. The information / data pertaining to all your borrowal accounts shall be furnished to Credit Information Bureau of India Limited (CIBIL) and other Agencies / Authorities, from time to time in terms of mandatory provisions in force.
3. Notwithstanding anything contained in the sanction terms, the Bank at any time reserve the absolute right to cancel the limits (either fully or partially) unconditionally without prior notice (a) in case deterioration of the borrower's credit worthiness and /or (b) in case of non compliance of terms and conditions of the sanction and/or (c) in case the limits / part of the limits are not utilised by you.
4. Guarantor/ s is/are advised to take notice that the Bank shall have the right to exercise discretion with regard to allowing the loanee to withdraw amount from the loan account over and above the limit sanctioned and the guarantee to be extended shall cover such an eventuality also.
5. This Sanction Advice is being delivered to you in duplicate. Kindly return the duplicate copy of this Sanction Advice duly signed on all pages by you as also by the guarantor/s in token of your acceptance of Credit facility / facilities sanctioned to you on the Terms and Conditions specified herein.


Deputy /Second line Manager


First Line Manager

Details of Credit facility/facilities sanctioned

Nature of Facility(SUBHAGRUHA)	
Housing Loan for Construction of House situated at Survey Number :541/9,541/4,541/6 MARUTHOOR KURICHI VILLAGE KALKULAM TALUK,KANYAKUMARI DIST-628002 at a cost of Rs.2600000/- (Rupees Twenty Six Lakh only)	
Limit(Rs.)	Rs.1500000/- (Rupees Fifteen Lakh only)
Margin	Rs.1100000/- (Rupees Eleven Lakh only) - (42 %)
Int/Comm.	1 Yr MCLR(8.75%)+0% i.e.8.75%
Periodicity of Interest charged	Compounded monthly.

Prime Security

Equitable mortgage of Title deeds followed by Registered Memorandum (If applicable) and Registration under CERSAI.

Repayment

Repayment months : 240

Holiday Period : 18 months from the date of first disbursement

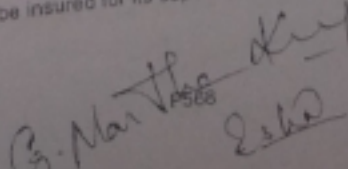
EMI Amount : Rs.13256/- (Rupees Thirteen Thousand Two hundred Fifty Six Only)

Pre-release Condition

The Deposit of Title Deeds should be mortgage before disbursement of the loan

Terms and Conditions

- The loan is Repayable in 240 Equated monthly instalments of Rs.13256/- commencing from 31.07.2020 .The interest debited during the holiday period is to be serviced every month.
- The interest rate is under floating rate option and hence subject to change as decided by our bank from time to time.
- The land and building offered to the bank, as security is not to be alienated / mortgaged without prior consent of the bank in writing.
- The sale deed is to be registered with the registrar as per sale agreement .
- Consent letter in favour of the bank for obtaining the original sale deed from the registrar is to be given.
- Broken period EC is to be submitted.
- On completion of construction, valuation report/ completion certificate from our bank's approved valuer is to be submitted.
- The house property is to be insured for its super structure value with our bank clause till closure of the loan. You are


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PSEB

- 2.1 Change if any, in the constitution of your Organisation viz. Reconstitution of partnership Firm or conversion of Private Limited Company into a Public Limited Company or changes in Constitution / Directors, proposals for merger / takeover etc., should be advised immediately to us in writing. The Bank has the sole discretion to accept or reject such reconstitution / conversion/ changes and until such time, the same will have the right to suspend the operation of the limits and in the event, the Bank does not accept / recognise such reconstitution / conversion / changes, the Bank will have the right to recall the entire loans, in addition to the right to withdraw the undrawn limits.
- 2.m All your borrowal accounts with our Branch / Bank will be subjected to the application of disclosure norms prescribed by RBI.
- 2.n This credit sanction is valid for an availment-period of six months from the date of this communication before which the said credit facilities are to be availed. Unless availed within the period of six months, this sanction requires revalidation by the Sanctioning Authority. When the necessity for revalidation arises, you have to submit a written request-letter to the branch furnishing the reasons for the non-availment of credit facilities even after lapse of six months from the date of this communication. Such request for revalidation will be evaluated by the Sanctioning Authority and the validation of availment-period of sanction or otherwise will be communicated to you. It is to be noted that request for revalidation of sanction will be entertained only once.
- 2.p Your borrowal accounts are subject to the applicability of KYC (Know Your Customer) guidelines in terms of directives from RBI currently in force. We seek your co-operation in furnishing the required personal information / data under the requirements of KYC guidelines as and when the same is sought by us.
- 2.q In case the borrower is a Company falling under the purview of Companies Act 1956, the release of Credit Facilities will be subject to the Company holding valid "Corporate Identity Number" (CIN) and all Directors of the Company holding "Director's Identification Number" (DIN).
- 2.q.1 In respect of Loan accounts (with Credit Limits of above Rupees Five Lac), which are renewed with delay, processing charges shall be collected proportionally for the period from the due date of renewal up to the date of actual renewal as per the schedule of charges prescribed.
- 2.q.2 In addition to the processing charges for the lapsed period, processing charges shall also be collected for one year from the date of actual renewal.
- 2.q.3 Processing charges calculated as above is appended :

For the lapsed period	Rs. _____/-
For the next one year till(_____ date)	Rs. _____/-
Total	Rs. _____/-

This amount is non-refundable even if you do not take up the limits Renewed or foreclose the loan / facilities account within the period mentioned.

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Esq.

- 2.e In terms of directives in force now or as may be modified from time to time default in repayment of instalments and / or servicing of interest for a notified period, automatically results in categorisation of all your borrowal accounts as Non Performing Asset (NPA). Such categorisation renders you ineligible from seeking.
- 2.e.1 additional / adhoc credit facilities (Fund based and / or Non- fund based).
- 2.e.2 waiver of overdue interest.
- 2.e.3 soft recovery measures etc.
- 2.f Bank is under no obligation to consider your request, if any, for additional Credit facility(ies) without a comprehensive review of the existing credit limits, operations in the accounts and past performance in meeting commitments such as servicing of interest charged to the loan account(s) repayment of loan instalments, prompt submission of stock-statements, upkeep of records of inventory and books of accounts, upkeep of machinery financed, honouring commitments under LC / LG promptly etc, as applicable to the purpose for which credit facility has been extended.
- 2.g In the event of your borrowal account being overdrawn without prior agreement or exceeding the agreed borrowing limit or in the event of delay / non-submission of stock statement, Bank shall charge overdue interest at the rates specified from time to time. The amount of such overdue interest debited to the loan account will find a place in the statement of account received by you (presently such overdue interest is levied @ ____% p.a. on the amount due).
- 2.h.1 In the case of borrowal accounts where interest rate is linked to BPLR (Benchmark Prime Lending Rate) or where fixed interest rate is specified by the Bank, changes if any, in the Bank's BPLR and/or the spread (viz. Plus or minus percentage factor to BPLR) or fixed rate specified by the Bank, shall be conveyed through Press Report or Publicity through media or a suitable 'Notice' placed in the banking hall of the Branch and such mode of communication shall be construed as sufficient 'Notice' to you about the revisions effected in the interest rates.
- 2.h.2 The applicable interest rate/s will be charged with monthly / quarterly / half yearly /annual rests, or such other rates and rests as may be notified by the Bank from time to time.
- 2.h.3 The interest will be calculated and charged as per the daily balances, to your borrowal account/s until the same is fully liquidated and the interest so charged will be paid by you as per the terms agreed or as and when demanded by the Bank.
- 2.i Prepayment of your borrowal accounts will be subjected to the applicable prepayment charges and revised terms and conditions.
- 2.j Copies of loan documents to be executed by you for the credit facility (ies) referred herein, will be provided at your cost, on receipt of a specific request in writing to the undersigned.
- 2.k Upon availment of credit facility on terms agreed, you have to produce necessary documentary evidence for end-use and facilitate verification by the Bank. As and when called for, a certificate from your Auditor regarding end-use of the loan availed should be produced to the bank.

G. Marthandam
Sd/-

Indian Overseas Bank	Phone :
Branch KOTTAR	Email :
Ref:ADV/	Date :14.12.2018

To

MR.MARUTHAMKUMAR G,MS.ESHA SANGEETHA A N
FLAT 82 RCADENA APTS MAYFLOWER,BLOCK KAMALAM NAGER THIRUMULLAIVOYAL
CHENNAI - 600062

Sir(s),

CREDIT SANCTION ADVICE

1. We refer to your loan application dated 23.11.2018, we also refer to the related correspondence and discussions seeking clarifications on various points raised by you / us and the consensus of the terms and conditions and the credit facilities arrived.
We have pleasure in advising sanction of credit facilities as appended to this communication on terms and conditions stipulated thereon.
As and when you avail the said credit facilities, renewal of the limits at our option is due (i) at the end of twelve months from the date of this communication or (ii) from the date of our letter, if any, advising revalidation of this sanction.
Please note that:

2. Please note that:

- 2.a Bank reserves its right to amend, alter the terms and conditions or withdraw all or any of the credit limits sanctioned at any time at its discretion without assigning any reasons whatsoever.
- 2.b the limits shall not be operative until specified documents are executed both by loanee/s and guarantor/s and terms and conditions of sanction are complied with as per the requirements of Sanctioning Authority / disbursing Branch (es).
- 2.c the credit facility should be utilised for the specific purpose for which the same has been sanctioned and if the Bank has reason to believe that you have violated, or apprehends that you are about to violate the said conditions, the Bank shall have the option to exercise its right to recall the entire loan or any part thereof at once, in addition to its right to withdraw the undrawn limits not withstanding anything contrary contained in this Sanction Advice. It is affirmed that this right is without prejudice to the Bank's right to demand the Loan amount for violation of other terms and conditions the sanction and / or the terms reflected in the loan / security documents to be executed by you.
- 2.d the referred credit facility is extended to you solely at the Bank's discretion. In addition to what is stated in para 2.c, the Bank reserves the right to withdraw partially / wholly or regulate such credit facility on the occurrence of any one or more of the following events:
- 2.d.1 your non-compliance with terms and conditions of sanction
- 2.d.2 indulging in drawings beyond sanctioned limits.
- 2.d.3 issuing cheques for purposes other than specifically agreed.
- 2.d.4 indulging in large cash withdrawals not commensurate with the requirements estimated.
- 2.d.5 indulging in activities which are detrimental to the image / interest of the Bank viz., acts that are unlawful, mala fide etc.

G. Marutham Kumar
ESHA
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