

OCTOBER 24th, 2016

MRS. PRAGNA KIRTI KEDIA, MR. KIRTI VISHWANATH KEDIA
RESID: VISHWA SHANTI, 6TH FLOOR, 30/E AZAD ROAD, JUHU, KOLIWADA SANTACRUZ, MUMBAI - 400049.
MOB. NO : 9821079737 Email Id : pragna.kedia@transcon.in

Dear Sir / Madam,

Sub: Offer letter for Loan facility vide application no.772-1076152/772-1076151(Franchisee Code: BRANCH-0377)

Thank you for choosing ICICI Bank Mortgage Loan. 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.

	Tranche I - Refinance Floating Rate Home Loans - RI	Tranche II - Refinance Floating Rate Home Loans - RI
Application Number	772-1076152	772-1076151
Facility Amount Sanctioned	₹20,000,000/-	₹20,000,000/-
Term of Facility	96 Months (8 years)	96 Months (8 years)
Benchmark Rate for the Facility	I-MCLR-1Y "I-MCLR" means the percentage rate per annum decided by ICICI Bank and announced/notified by ICICI Bank from time to time as its Marginal Cost of Funds Based Lending Rate ("MCLR"), in terms of the guidelines of the Reserve Bank of India. ICICI Bank publishes "I-MCLR" for five tenures namely overnight, one-month, three-month, six-month and one year. "I-MCLR-1Y" shall mean one year I-MCLR benchmark rate.	
Applicable Interest Rate	I-MCLR-1Y, as prevailing on the date of the first disbursement of the Facility plus spread per annum, subject to minimum of I-MCLR-1Y, plus applicable interest tax and/or other statutory levy, if any. As on date, I-MCLR-1Y is 9.05% spread is 0.95% and the applicable interest rate is 10.00%	I-MCLR-1Y, as prevailing on the date of the first disbursement of the Facility plus spread per annum, subject to minimum of I-MCLR-1Y, plus applicable interest tax and/or other statutory levy, if any. As on date, I-MCLR-1Y is 9.05% spread is 0.95% and the applicable interest rate is 10.00%
Reset Period	The Applicable Interest Rate, shall be reset, annually, on or before the end of one (1) year from the date of the first disbursement of the Facility, as a sum of I-MCLR 1Y, prevailing on the reset date, plus spread and applicable interest tax or other statutory levy, if any.	
Number of Equated Monthly Installments (EMIs)	96	96
Amount of each EMI (on Monthly rest)	₹303,484/- (Payable monthly). The amount of EMI may be subject to modifications based on date of disbursement, repayment cycle date and system calculations of ICICI bank.	₹303,484/- (Payable monthly). The amount of EMI may be subject to modifications based on date of disbursement, repayment cycle date and system calculations of ICICI bank.
Administrative Charges (non-refundable)	₹5750/- (Rupees Five Thousand only). ₹5750/- is towards Service Tax, Education Cess, Swatch Bharat, Krishi Kalyan Cess thereon. The Administrative charges are a one-time nonrefundable charges collected by ICICI Bank for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage and the same is independent of the outcome /result of such appraisal. Administrative charges are payable at the time of disbursement of the Facility.	₹5750/- (Rupees Five Thousand only). ₹5750/- is towards Service Tax, Education Cess, Swatch Bharat, Krishi Kalyan Cess thereon. The Administrative charges are a one-time nonrefundable charges collected by ICICI Bank for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage and the same is independent of the outcome /result of such appraisal. Administrative charges are payable at the time of disbursement of the Facility.
Processing Fees (non-refundable)	₹1,15,000/- (₹1,00,000/- is toward Administrative fee and ₹15,000/- is towards Service Tax and Education Cess thereon. ₹99,769/- collected, and the balance ₹15,231/- to be collected on Disbursement) The processing fee is a one time non-refundable fee, and is collected by ICICI Bank for the purpose of appraising the Application for the Facility and the same is independent of the outcome /result of such appraisal.	₹1,15,000/- (₹1,00,000/- is toward Administrative fee and ₹15,000/- is towards Service Tax and Education Cess thereon. ₹99,885/- collected, and the balance ₹15,115/- to be collected on Disbursement) The processing fee is a one time non-refundable fee, and is collected by ICICI Bank for the purpose of appraising the Application for the Facility and the same is independent of the outcome /result of such appraisal.
Security	As may be specified by ICICI Bank, from time to time at its sole discretion	As may be specified by ICICI Bank, from time to time at its sole discretion
Fees on Part Prepayment**	NIL on amount prepaid	NIL on amount prepaid
Fees on Full & Final Prepayment**	A) For loan with fixed rate of interest at the time of prepayment: 2% on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment. B) NIL for loan with floating rate of interest at the time of prepayment	A) For loan with fixed rate of interest at the time of prepayment: 2% on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment. B) NIL for loan with floating rate of interest at the time of prepayment
CIBIL Report Charges	₹116/- (₹100/-). ₹16/- is towards Service Tax, Education Cess, Swatch Bharat, Krishi Kalyan Cess thereon.	
You have chosen to avail an optional Insurance	NA	NA
Non refundable charges levied by Central Registry of Securitization Asset Reconstruction and Security Interest of India.	₹115 (₹100/- is towards Cersai Fees and ₹15/- towards Service Tax and Education, Krishi Kalyan Cess thereon.) 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.	₹115 (₹100/- is towards Cersai Fees and ₹15/- towards Service Tax and Education, Krishi Kalyan Cess thereon.) 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.

ICICI Bank Limited
Regd. Office: "Landmark",
Race Course Circle,
Vadodara 390 007, India
CIN: L65190GJ1994PLC021012
Website-www.icicibank.com

Ahmedabad 33667777 • Andhra Pradesh 7306667777 • Bengaluru 33667777
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CERSA (Central Registry of Securitization Asset Reconstruction and Security Interest of India) :

The CERSA charges mentioned below are non-refundable, statutorily regulated and are subject to change as per applicable law.

For Registration of security created in favor of ICICI Bank:

When Facility amount is equal to ₹ 5 lacs or lesser: ₹ 50/-

When facility amount is greater than ₹ 5 lacs: ₹ 100/-

The aforesaid spread is valid for a period of 30 days from the date of Sanction letter.

In case there is any change in the regulatory requirements by the regulator, including but not limited to provisioning norms and/or risk weightage applicable to the facility, ICICI Bank may revise the spread to reflect the regulatory change, subject to extant RBI guidelines. In case there is change in I-MCLR due to change in the methodology for computation of MCLR, the 'spread' would appropriately be reset.

Any change in the spread would be as communicated by ICICI Bank from time to time.

** All indirect taxes, duties and levies, including but not limited to interest tax, service tax, education cess, swatch Bharat, Krishi Kalyan Cess levied under the applicable laws 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 interest rate applicable to your Facility) till the time your Facility is fully disbursed, subsequent to which your EMI payments will begin.

The aforesaid sanction of the Facility will be subject to :

1. Facility amount shall not exceed 72% of Market 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 ICICI Bank.
2. LTV restricted to 72% of MV
3. All owners of the property to come as co applicant to loan
4. OCR proof and clearance to be taken prior to disbursement.
5. Latest banking of applicant & Co-applicant to be provided.
6. Loan to be linked with existing loans LBMUM00002380715 and LBMUM00002380715
7. CA certified end use letter to be obtained within 60 days from the date of disbursement.
8. Disbursement to be done towards part prepayment of ongoing loan from Aditya Birla.
9. Declaration will be obtained upfront that refinanced amount either in part or full will not be used for investment in capital market, ESOPs, land acquisition, acquiring equity shares of Indian company/ies, buyback of shares of Indian company, funding of promoters contribution in the project or any other purpose, which is prohibited or any illegal activity.
10. Facilities will not be utilized to pay: (i) Stamp duty (ii) Registration charges (iii) Other Documentation Charges
11. Sanction Letter is valid for a period of 6 months, however the aforesaid ROI is valid for a period of 30 days from the date of Sanction letter subject to change in the I-MCLR-1Y benchmark rate
12. In case of any default, ICICI Bank will have right to create charge on receivables of the existing projects "Tirumala Habitats" at Mulund and/or "Tirumala Heights" at Andheri.
13. Execution of the facility and other documents between you and ICICI Bank's policy and format.
14. Terms and conditions as mentioned overleaf.
15. The approval is valid subject to positive and satisfactory verification and authentication of all documents and information provided by you.
16. Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI Bank.
17. Applicable stamp duty to be borne by you on facility agreements and other transaction documents executed between you and ICICI Bank.
18. As per Section 194-IA of the Income Tax Act, 1961, in case the consideration for transfer of an immovable property is more than Rs. 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 by the said provision and undertake all the necessary steps in this regard.
19. Borrower/Mortgagor shall generate the Notice of Intimation (NOI) online and get the same certified by the ICICI Bank officer mentioned in Schedule of the Memorandum of Deposit (MOD). Post certification by ICICI Bank officer, the Borrower/Mortgagor shall file the NOI with the concerned sub-registrar within 30 days from the date of MOD and submit a proof of the same to ICICI Bank.

This letter shall be a 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 Bank.

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

Your ICICI Bank Zonal Credit Manager Mr. Ashish Joshi will assist you with all your requirements pertaining to the above loan. You can reach her on 022 39857281. Please sign and return the acceptance copy of this letter to him at the address mentioned below:

2nd Floor, Trans Trade Centre, Opp Floral Deck Plaza MIDC, Seepz, Andheri - East, Mumbai - 400093.

If required, you may also contact the ICICI Bank Branch Sales Manager Mr. Shruti Patil on 9987995584 or call or write to us at customer.care@icicibank.com

We look forward to a long lasting relationship with you.

Thanking you,
Yours sincerely,

Name
Designation
For ICICI Bank Limited
I/We accept the above terms and conditions

1. Name: *PK*

Signature: *PKK*

Place:

Date:

2. Name:

Signature:

Place:

Date:

ICICI Bank Limited
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