



Ghar Ki Baat

Date

Ref. No.

HOU/MUM/0414/0195

Branch Office:

Mumbai

Applicant:

Mrs.PRAGNA ARVINDBHAI KEDIA

Mr.KIRTI KEDIA

Address:

VISHWASHANTI 6TH FLOOR 30 E AZAD ROAD JU

KOLIWADA

KOLIWADA, MUMBAI, MAHARASHTRA, 400049, India

With reference to your loan application dated 30-04-2014, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

terms	and conditions as underroversea, this	
1. 2.	Loan Amount Insurance Premium	Housing Loan Rs.30,000,000 (Rupees Three Crore only) Rs.200,000 (Rupees Two Lacs only) Rs.30,200,000 (Rupees Three Crore Two Lacs only)
4.	Total Loan Amount Repayment Term Rate of Interest Scheme	60 Months Initially Rate of Interest will be fixed for 3 years from the date of first disbursement followed by Floating Rate of Interest in the following manner
		 a) 3 Years Fixed Rate of Interest: 13.25% per annum. b) Floating Rate of Interest to be applicable thereafter for the balance loan amount based of by Floating Rate of Interest to be applicable thereafter for the balance loan amount prevailing PNBHFR at that time with margin of (1.25) per annum for remaining repayment period as per terms of the loan agreement.
5. 6.	Applicable Rate of Interest * Equated Monthly Installment ("EMI") *	13.25% per annum Rs.5,91,014/- per month (Rupees Six-Lacs Ninety One Thousand Fourteen only) Rs.171,911 (Rupees One Lacs Seventy One Thousand Nine Hundred and Eleven only)
7. 9.	Processing fees receivable: Sanction letter validity	Rs.171,911 (Rupees One Lacs Seventy One 1990 days, from the date of this letter Primary: Additional, if any:
10	Security	

^{*}Subject to change from time to time at the sole discretion of PNBHFL

1.The offer is subject to satisfactory legal and technical clearance of the property
2.LTV to be restricted to 60% of COP or MV whichever less
3.Disbursement is subject to satisfactory Legal & technical report
4.Applicant to submit the copy of the Form 26 AS of Mr. Kirti Kedia & Mrs. Pragna Kedia for current Financial year.
5.Application form & KYC of Transcon-Sheth Creators Pvt Ltd to be obtained.
6.Board Resolution & CA certified Shareholding pattern of M/s Transcon-Sheth Creators Pvt Ltd to be obtained.
7.Repayment to be made from SB account of applicant through ECS
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8.Applicant's residence proof at JVPD Road No 5, Vile Parle West to be obtained.
9.Applicant to submit the copy of 12 months Emi reflection of Auto loan Rs.82 Lacs & 50 Lacs.
10.Latest Bank statement to be documented

You are requested to contact your relationship manager at the address given below to complete the necessary formalities and for execution of documents for disbursement of loan.

Branch Address:1st Floor, Kapur House, Near Mahila Sangh Hanuman Road, Ville Parle (East), Mumbai - 400057 Tel. 022-26100481 to 485 Relationship Manager: Muni Kumar-8454845297

We look forward to hearing from you and assure you best of our service always

Thanking you,

Yours faithfully

Authorized

Accepted all terms & conditions निप्रकारक्षिणिकार्यालयः ९वीं मंजिल, अंतरिक्ष भवन, 22, कस्तूरवा गाँधी मार्ग, न्यू दिल्ली — 110001

Regd. Office: 9th floor, Antriksh Bhavan, 22 Kasturba Gandhi Marg, New Delhi - 110 001 Phone: 011-71109747, Email:loans@pnbhfl.com Website:www.pnbhfl.com Borrower(s)(Name / Signaldre)

- Loan Sanction: By countersigning this letter (hereinafter referred to as "the Sanction Latter") you shall have accepted all the terms and conditions contained herein absolutely and unconditionally and unther train sanctions by countersigning inspector processing to execute all such documents required to as "PNBHFL") decides to disburse the loan to you, you shall be under an obligation to execute all such documents required for the purpose of availing the loan and for the creation of security to the complete satisfaction of PNBHFL.
- Login/ Processing Fee This offer is subject to realization of cheque / demand draft/ pay order towards the login fees and/or processing fees paid/ deposited by you upon the acceptance of this Sanction Letter. The processing fee and / or the login fee is non-refundable in any event particularly in the event the loan and the disbursement thereof are cancelled.
- Interest The rate of interest applicable to your loan shall be Fixed / Floating / Fixed & Floating Rate. 3.
 - Fixed Rate" In the event you have opted for a Fixed Rate of interest, the interest rate shall remain fixed throughout the tenure of the loan. The applicable Fixed Rate shall be the prevailing interest rate. on the date of disbursement. In the event the loan is disbursed in tranches / multiple disbursements, the applicable Fixed Rate shall be calculated by taking the weighted average of the various applicable interest rates prevailing on the respective disbursements.
 - Floating Rate In the event you have opted for the Floating Rate of interest, you shall be liable to pay the interest at the Floating Rate +/- the margin (interms of %). The Floating rate of interest shall be based on PNBHFR as decided by PNBHFL from time to time. "PNBHFR" shall mean the applicable reference rate of interest as on the reset date and reset time frequency as decided by PNBHFL from time to time based on prevailing market conditions and guidelines of any statutory authority and/or as per internal policy of PNBHFL. Any change in PNBHFR shall be notified by PNBHFL through its website or

statements or its branches or any such medium as PNBHFL may consider appropriate.

- Fixed & Floating Rate In the event you have opted for Fixed & Floating rate of interest, you shall be liable to pay the Fixed Rate of interest for an initial period in the manner indicated under Clause 3 (a) above and after the said initial period at the Floating Rate in the manner as indicates under Clause 3 (b) above.
- At the sole discretion of PNBHFL, you shall have an option to convert from Fixed Rate of Interest scheme to a Floating Rate of Interest scheme or vice versa, post payment of applicable s witch charges on the principal outstanding and service tax as applicable at the time of exercising this option.
- the principal outsigning and service tax as approximate a true and or executed by you.

 Notwithstanding anything to the contrary stated hereinabove, the rate of interest is subject to revision in terms of the loan agreement to be executed by you.

 Disbursement The loan shall be disbursed in lump sum or in suitable installments to be decided by PNBHFL at its sole discretion. Provided however, no disbursement shall be made unless proof of payment of your own contribution, towards the total cost of the property provided as Security is submitted.
- Repayment The loan will be repayable through the Equated Monthly installments ("EMIs") payable on monthly basis on the due date mentioned in the loan agreement. The EMIs shall be calculated on the 5. amount actually disbursed which shall be subject to the revision at the discretion of PNBHFL. Exact EMIs will be calculated at the time of final disbursement. Pre-EMI Interest ("PMII") would be required to be paid, on monthly basis on the due date mentioned in the loan agreement. It shall be charged from the date of the first disbursements to the date of

In case of delayed payment, overdue interest for the delayed period will be charged at rates as determined by PNBHFL from time to time.

- PNBHFL shall have the right and sole discretion to revise the EMIs or to revise repayment period or both consequent upon change/revision in interest rate and/or in PNBHFR and accordingly fresh Post Dated Cheques ("PDCs") shall be deposited and/or irrevocable ECS mandate shall be given by you suo motu for revised EMIs.
- Without limiting to the generality of the aforesaid, you shall provide such number of PDC's as mandated by PNBHFL from time to time for the amounts specified by PNBHFL towards repayment of the loan. Prepayment Charges – Prepayment Charges (s) will be levied in accordance with the guidelines/circulars of National Housing Bank ("NBH"), other regulatory authoritylies) by PNBHFL as updated on its web 6... Preparament Changes = Preparament Changes (a) while review nationalities which are going intermediated on its well site, from time to time, for information to public at large. "Subject to the guidelines/circulars of NHB & other regulatory authority (ies), terms contained herein and/or under the loan agreement, you may prepay or partly prepay the loan provided an advance thirty (30) working days clear written notice is given to PNBHFL for the same. Thirty (30) days will be counted from the actual date of the receipt of the
- Security The loan shall be secured by first and exclusive charge on the property offered as collateral security [the details whereof are set out herein] which shall have a clear, marketable and unencumbered title. You shall produce such original/copy of title deeds, documents, reports as may be required by PNBHFL. You will bear all the charges payable for the creation of said Security and shall take all the steps required for the perfection thereof. The plan for the construction of the property offered as Security shall be approved by the competent authority and the same shall not be violated by you or any other person at any point of time during the currency of the loan.
 - The amount/quantum of the loan has been arrived at by PNBHFL, inter-alia on the assumption and the estimate provided by you in the application form in respect of the cost of the dwelling unit to be purchased or constructed by you. In the event the cost actually incurred is less than the estimate provided, PNBHFL reserves the right to suitably reduce the amount of the loan. In the case of cost escalation, the escalation shall be entirely borne by you. . The plan should be approved by the competent authority.
- Insurance It will be your responsibility to ensure that the property offered as Security is duly and properly insured against fire and other hazards for an amount specified by PNBHFL during the period of this foan with PNBHFL as sole beneficiary. The evidence thereof shall be given to PNBHFL every year and/or whenever asked for by PNBHFL. Regardless of the amount being specified by PNBHFL for the said purpose, you shall remain absolutely obligated to insure the property for an adequate amount.

This document is not a contract of insurance. The terms & conditions including claims & coverage will be governed by the issuer of such insurance policy. Please note that the role of PNBHFL under the insurance policy would be that of a facilitator and the decision to cover and settle any future claim under the policy would solely rest with the insurance company. Insurance is the subject matter of

- Solicitation.
 NRI/PIO-If the borrower is an NRI or PIO, he shall comply with all the provision of the Foreign Exchange and Management Act, 1999 ("FEMA") and the various applicable regulations and amendments made 9. thereunder. Such borrower shall exclusively utilize the disbursed amount provided under the Loan to acquire a residential accommodation in India and the Loan shall be repaid out of the Borrower's NRE/NRO account in India or by remittances made from such channels as may be prescribed by FEMA from time to time. In case the borrower is an NRI, he shall make delivery of the evidence that the he holds Miscellaneous
- You shall inform PNBHFL in writing about any change in address for communication/loss of job, business, and profession (as the case may be) immediately upon happening of such an event. 10.
- The borrower is prohibited from using the loan amount or any part thereof for any purpose other than for which it has been sanctioned. 11.
 - This Sanction Letter shall stand revoked/cancelled forthwith and shall be rendered absolutely null and void if:
 - there are material changes in the proposal for which this loan is sanctioned;
 - any material fact concerning your income or ability to repay or any other relevant fact is suppressed, concealed or not made known to PNBHFL; any statement made or documents submitted along with the loan application is (ound to be incorrect or false;

 - unconditional and absolute acceptance of the Sanction Letter has not been received by PNBHFL within 60 days from the date of this Sanction Letter; PNBHFL may decide in its sole discretion to revoke / cancel / recall this Sanction Letter;

 - in case PNBHFL discovers that you have unduly influenced the decision of its staff in an inappropriate manner
- Subject to the guidelines/circulars of National Housing Bank ("NHB"), other regulatory authority (ies) in this regard, PNBHFL shall be entitled to be indemnified proportionately to the extent of the actual coarses. and expenses incurred by it in the event you were to pre-close the loan within twelve months from the date of its first disbursement. The cost so indemnified shall be on actual basis and shall not be construed or constitute directly or indirectly as any kind of penalty / charge
- In compliance with the National Housing Bank Circular, PNBHFL has formulated Mortgage Credit Quality Assessment Tool ("MCQAT") to evaluate its customers. Based on MCQAT score, the interest rate has 14.
- In case the borrower is a Company within the meaning of the Companies Act, 1956 as amended and modified by the Companies Act, 2013 (collectively referred to as "the Acts"), it shall have complied with the 15. provisions of Sec. 180 of the Companies Act, 2013 and should not be in contravention of Sec. 185 of the Companies Act, 2013 Act. Further, in case a Public Company is providing a corporate guarantee or security for the loan availed by the borrower, such Public Company shall provide such security / guarantee in compliance with the provisions of Sec. 37ZA Companies Act, 1956 and amended from time to time
- Notwithstanding anything contained herein or under the loan agreement, in the event you have opted for the Floating Rate of interest, any revision within six months (First Reset) from the date of the first 16.
- The sanction of the loan is subject to the compliance of the terms and conditions contained herein to the complete satisfaction of PNBHFL, legal and technical appraisal of property offered as security, execution of necessary loan and security documents and further, subject to the rules and internal polices of PNBHFL in this regard. 15.
- Notwithstanding the issuance of the issuance of this Sanction Letter and the acceptance thereof, PNBHFL in its sole discretion may decide to not disburse the loan, repudiate and rescind this Sanction Letter unilaterally without being required to give you any prior notice and without assigning any reasons. 19.
- This letter shall form an integral part of the loan agreement and shall constitute as one of the finance documents. In the event of a conflict between the terms and conditions contained herein and in the loan agreement, the terms and conditions of the loan agreement shall prevail. agreements and bear the incidence / burden of stamp duties, legislation fees or other taxes/levies including but not limited to the applicable service tax on the processing fee, in respect of the Loan and/or in 20.
- you shall pay and bear the included a bruter of stamp butter, registronian less of state to state that may be imposed, shall be borne and paid by you without claiming any set-off, counter claim, damages etc. This Sanction Letter is valid for a period of sixty (60) days from the date of its issuance however, it may be kept open and its validity may be extended at the sole discretion of PNBHFL after expiry of the period 21.

of sixty (60) days from the date hereof. If the terms and conditions of this Sanction Letter/this offer are acceptable to you, may sign the duplicate copy of this Sanction Letter as a token of your acceptance and disarty load and a control of the date hereof to the above mentioned address together with cheque/demand draft marked "Payer TAP PRO" trawn in favour of "PNB Housing Finance Ltd." and payable at any bank of India on account of balance processing fees. KANNE WAS COMMON

Accepted all Terms & Conditions

(Borrower/s (Name / Signature)

Version July, 2013

I/we have read/understood the terms and conditions mentioned berein and accord my/our acceptance to the same