

NO 5, 1ST FLOOR, DODDANEKKUNDI VILLAGE, OUTER RING ROAD,
MARATHAHALLI, K R PURAM HOBLI, BANGALORE - 560037
TEL NO 080 41183000, FAX NO: 080 25401953

File No: 638945132/SR1

Offer Date: 29-JAN-2019

Service Center: MARATHAHALLI

Place Of Service: MARATHAHALLI

MR MUKHERJEE RITAM

NO G5

SAROJ EPIC APRTMT

GREEN GARDEN LAYOUT 4TH CROSS,

MARATHALI

MUNEKOLAL MARATHALI

BENGALURU - 560037

MRS HALDAR POULAMI

Dear Sir/Madam,

We are pleased to inform you that we have in principle, in terms of your request, approved a HOUSING LOAN as per the terms and conditions mentioned below, special conditions if any, and other conditions mentioned overleaf.

As per your request, this offer is being made to you under HDFC's HOUSING LOAN scheme, under the TELESCOPIC REPAYMENT OPTION(TRO).

Amount Approved

Rs. 6400000

Rate of Interest

8.95% p.a. on a Variable Rate basis **

Term

30 Years ***

Repayment Terms:

Monthly Rest

Rest Frequency

Rs. 51266 per month ***

Equated Monthly Instalment

360 instalments ***

Payable in

Processing Fee payable

Rs. 5900

Processing Fee received

Rs. 5900

** The interest rate announced by HDFC from time to time as its Retail Prime Lending Rate (RPLR) shall be applicable to your loan with spread, if any. The current applicable rate of interest with spread, if any, is 8.95% per annum.

*** This is subject to the provisions for variation thereof in terms of the loan agreement to be executed by you.

THIS LOAN APPROVAL IS SUBJECT TO LEGAL AND TECHNICAL CLEARANCE OF THE PROPERTY BEING FINANCED; INCLUDING VALUATION OF THE PROPERTY AS ASSESSED BY HDFC LTD.

2. Tenure and Repayment terms of the Loan

(a) The Term of the Loan is as also mentioned herein above.

(b) The Loan will be repayable in Equated Monthly Instalments (EMI). The instalments are payable every month.

The EMI comprises principal and interest calculated on the basis of monthly rests at the rate applicable and is rounded off to the next rupee. The rate of interest is subject to revision in terms of the Loan Agreement to be executed by you and is subject to any higher rate that may be prevailing at the time of disbursement.

c) The term is subject to variation as a consequence to a change in the money market conditions resulting in a change in the RPLR and thus a change in the repayment terms, more specifically described in the Loan Agreement. HDFC in such a situation, as mentioned, shall have the right to review the term in such manner and to such extent as it may deem fit. You shall however continue to pay the EMIs as indicated in the Loan Agreement without any intimation from HDFC.

However, if the EMI would lead to a negative amortization (ie, the EMI not being adequate to cover interest in full), HDFC shall increase the quantum of the EMI and you shall be then required to pay the increased EMI as intimated by HDFC, more specifically described in the Loan Agreement .

(d) Pre-EMI interest (PREEMI) at the rate at which the EMI has been calculated as aforesaid, shall be charged from the respective date/s of disbursement to the date of commencement of the EMI in respect of the Loan.

(e) The Loan will be disbursed in lumpsum or in suitable instalments (normally not exceeding 3) to be decided by HDFC.

(f) The Loan will not be disbursed in part or full until you have fully invested your own contribution i.e. the cost to be incurred for the property less HDFC's Loan.

(g) You shall inform HDFC in writing about any change/loss of job/business, profession (as the case may be) immediately after such change/loss.

(h) The Loan shall be repayable in the number of instalments stated herein above and more particularly as mentioned in the Loan agreement.

3. Other terms and conditions for the Loan:

- (a) The property in connection with which this Loan has in principle, been sanctioned, must confirm to the requirements of HDFC.
- (b) The Loan will be secured in such manner as may be required by HDFC. You shall produce such papers, reports, and evidences pertaining to the property as HDFC may wish to scrutinize.
- (c) The Loan will be disbursed subject to the legal and technical clearances of the property proposed to be financed.
- (d) The amount of the Loan has been fixed, inter alia, on the assumption that the cost to be incurred by you for the property will be estimated in your application. In the event of the cost actually incurred being less, HDFC reserves the right to suitably reduce the amount of the Loan.
- (e) Disbursement of the Loan, will also be subject to HDFC being satisfied after verification of the submitted attested copies of the documents in connection with proof of residence, proof of identity as mentioned in the Loan Application and any other details as may be required by HDFC or on account of a regulatory requirement during the pendency of the Loan.
- (f) It will be your responsibility to ensure that the property is duly and properly insured against all risks such as earthquake, fire, explosion, storm, cyclone, civil commotion, etc, during the pendency of the Loan, with HDFC being made the sole beneficiary under the policy/policies.
- (g) This letter of offer shall stand revoked and/or cancelled and shall be absolutely null and void if:
- i) there are any material changes in the proposal for which the Loan is, in principle sanctioned;
 - ii) any material fact concerning your income, or ability to repay, or any other relevant aspect of your proposal or your application for loan is suppressed, concealed or not made known to us;
 - iii) any statement made in the loan application is found to be incorrect or untrue;
 - iv) the processing fee, in full, has not been received by us within 15 days of this letter.

SPECIAL CONDITIONS:

- 1 As per your request, this offer is being made to you under HDFC's ADJUSTABLE RATE HOME LOAN scheme.
- 2 The rate of interest mentioned above is based on the currently prevailing RPLR and the same may vary at the time of disbursement of the loan as well as during its pendency in terms of the said Loan Agreement.
- 3 As a result of the variations in the interest rate the number of EMI's is liable to vary from time to time.
- 4 THE LOAN AMOUNT WILL BE SUBJECT TO VALUATION OF THE PROPERTY, AS ASSESSED BY HDFC LTD.
- 5 Loan will be disbursed subject to legal and technical clearance of the property financed.
- 6 Repayment of the Loan in Equated Monthly Instalments (EMIs) will be from your Savings Bank a/c no 00751610141652 with HDFC BANK LTD, through National Automated Clearing House (NACH) system
- 7 You will be required to provide NACH mandate Form duly signed by you and all the other bank account holders, authorizing your above Bank to debit the above mentioned account with the amount of the EMI
- 8 As required under new section 194-IA of the Income tax act w.e.f from 1st June 2013 the Purchaser/Transfree/Buyer of property is required to deduct tax at source of 1%(higher rate in case PAN number is not available) on behalf of the Vendor/Transferor/Seller on the consideration (if it is Rs 50 lacs or more) for the transfer of the property. In view of the same, you will be required to provide necessary evidence of having deducted the same and remitted to the Government Authorities before availing the

disbursement of the loan.

- 9 Following Stamp Duty is payable as per the Karnataka Stamp Act at the time of or before first disbursement of Loan by submitting a Non-Judicial stamp paper/e-stamp paper purchased in the name applicant/co-applicant :-
 - (1) at the rate of 0.1% of Loan Amount subject of minimum of Rs.500/- if the Loan Amount is not exceeding Rs.10.00 Lakhs,
 - (2) at the rate of 0.2% of Loan Amount subject to maximum of Rs.10.00 Lakhs if the Loan Amount exceeds Rs.10.00 Lakhs.
- 10 You will provide an undated cheque for full loan amount as additional security for entire tenure of loan.
- 11 Disbursement is subject to legal and technical clearance and as per valuation by HDFC Limited
- 12 Co applicant to provide latest letter from Employer as address proof before disbursement
- 13 Initial disbursement towards closure of vendors existing home loan with HDFC vide Loan Account No 606281223 and subsequent disbursement towards registration on the same day
- 14 Disbursement of the loan will also be subject to submission of attested copies of documents in connection with Proof of Residence and Proof of Identity as mentioned in the Application Form and HDFC finding the same satisfactory.
- 15 For purposes of KYC Verification, MR MUKHERJEE RITAM will be required to carry the following original documents : AADHAAR CARD /AADHAAR LETTER as IDENTITY PROOF and DRIVING LICENCE as ADDRESS PROOF respectively, when he visits us for availing of loan disbursement or prior to that.
- 16 For purposes of KYC Verification, MRS HALDAR POULAMI will be required to carry the following original documents : LETTER ISSUED BY EMPLOYER as Communication Address Proof , AADHAAR CARD /AADHAAR LETTER as Permanent Address Proof and AADHAAR CARD /AADHAAR LETTER as Identity Proof respectively, when she visits us for availing of loan disbursement or prior to that.
- 17 You are required to submit Declaration of Communication Address in the prescribed format for applicant before first disbursement.
- 18 To provide Dec 18 corresponding bank statement refelcting salary credit before disbursement

HDFC reserves the option to reduce or increase the EMI or modify the repayment period or both consequent upon the revision in interest rate or on account of any extraneous circumstances which may include regulatory compliances.

You shall be required to bear and pay applicable stamp duty, all charges levied by the Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI) and all statutory / regulatory charges / taxes on account of the Loan or the Security, that are presently applicable and as may be made applicable from time to time, during the pendency of the loan. These charges are non-refundable in nature and payable at the point of disbursement / applicability and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

The current charges stipulated by CERSAI are as under:

- (1) For loans upto Rs 5.00 Lakhs (for an original filing and for modification): Rs.50 (per filing/modification)
- (2) For loans above Rs 5.00 Lakhs (for an original filing and for modification): Rs.100 (per filing/modification)

Illustrative amortization schedule is attached herewith for your reference and understanding of the repayment options and its features. Please note that the calculations in the schedule are based on a loan amount of Rs. 1.00 Lac for a tenor of 30 years under the Telescopic Repayment option, and as such is indicative in nature. The same shall vary depending upon the actual loan amount and tenor. You are requested to refer to the same and in case of any clarification contact the nearest HDFC office.

We will be happy to expedite disbursement of this loan and request you to contact Mikhil Mohan Naik at our MARATHAHALLI office to complete the necessary formalities required by HDFC.

We look forward to hearing from you.

Yours faithfully,
For Housing Development Finance Corporation Limited,



Authorised Signatory

Encl : As above.

Schedule to the Offer Letter dated 29-Jan-2019
Illustration of a Normal Amortisation Schedule under a Telescopic Repayment Option.

Loan Amount	100000
Rate of Interest	8.95%*
Term	30 Years
EMI	802

Year	Opening Balance	Amount paid by Customer(EMI x 12)	Interest paid during The year	Principle repaid During the year
1	100000	9624	8921	703
2	99297	9624	8856	768
3	98529	9624	8784	840
4	97689	9624	8706	918
5	96771	9624	8621	1003
6	95768	9624	8527	1097
7	94671	9624	8424	1200
8	93471	9624	8313	1311
9	92160	9624	8190	1434
10	90726	9624	8058	1566
11	89160	9624	7912	1712
12	87448	9624	7751	1873
13	85575	9624	7577	2047
14	83528	9624	7386	2238
15	81290	9624	7176	2448
16	78842	9624	6949	2675
17	76167	9624	6699	2925
18	73242	9624	6427	3197
19	70045	9624	6127	3497
20	66548	9624	5801	3823
21	62725	9624	5445	4179
22	58546	9624	5055	4569
23	53977	9624	4631	4993
24	48984	9624	4163	5461
25	43523	9624	3655	5969
26	37554	9624	3096	6528
27	31026	9624	2488	7136
28	23890	9624	1824	7800
29	16090	9624	1096	8528
30	7562	9624	2062	7562

* The Amortization schedule indicated above is indicative in nature only and is based on a Loan amount of Rs. 1.00 Lac with Interest, at the rate of Interest (indicated above) linked to HDFC's Retail Prime Lending Rate (RPLR) as on the date of the Offer Letter. The Schedule does not reflect the repayment terms applicable to the loan and as such is only for the limited purpose of reflecting the features of the Scheme/Repayment Options.