

1ST FLOOR, DR. ATMARAM ESTATE HYDER NAGAR, BESIDE TMC HYDERABAD-500072 Tel (040)-23447236, 23447237

File No : 7104025678

Date : 04/09/2019

To

MS SHANTHI LATHA BHEEMIREDDY

Flat No. 101,

KAR ARCADE,

Plot No.9, H NO 11-3-267/96, MADHURANAGAR, PARSHGUTTA,  
 HYDERABAD, TELANGANA - 500003

Dear Sir/Madam,

We are pleased to inform you that we have 'In Principle' approved an INDIVIDUAL HOUSING LOAN as per terms and conditions mentioned herein.

- |                                   |   |   |
|-----------------------------------|---|---|
| 1. Scheme                         | : | Griha Shobha  |
| 2. Loan Amount                    | : | Rs. 60,00,000.00<br>Rupees Sixty Lakh only  |
| 3. Rate of Interest               | : | 8.50 %p a.<br>The Rate of Interest will be fixed for First 6 months from the date of First disbursement and floating thereafter, linked to LHPLR prevalent at the time of switch minus 565 bps. 1st Disbursement to happen by 31-08-2019.   |
| <b>Product Type</b>               | : | <b>Superb 30</b>  |
| Current LHPLR                     | : | 14.70 %   |
| 4. Term                           | : | 180 Months  |
| 5. Purpose                        | : | Purchase of Ready House   |
| 6. Repayment Terms -              |   |   |
| 6(a). Rest frequency              | : | Monthly   |
| 6(b). Equated Monthly Installment | : | 59,085.00*<br>Rupees Fifty-Nine Thousand Eighty-Five only<br>*EMI subject to change depending on rate of interest   |
| 6(c). No of EMIs                  | : | 180 Months  |
| 7. Total Upfront Fees             | : | 10,000.00 + Taxes as Applicable<br>(Rupees Ten Thousand 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 only to Individual borrower.<br>> 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 2.00% on the loan amount prepaid plus Applicable Tax.<br>> Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2.00% on the loan amount prepaid plus Applicable Tax (applicable only to Individual borrowers).<br>> 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.

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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.

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

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

I/We accept the above terms and conditions

Yours faithfully,  
For LIC Housing Finance Ltd

I. MS SHANTHI LATHA BHEEMIREDDY

Signature :

Place :

Date :

Authorized Signatory  
Encl: As Above

Major Terms and Conditions of the housing loan agreed to between MS SHANTHI LATHA BHEEMIREDDY (the borrower/s) and the LIC Housing Finance Limited are as under:

**1. Loan**

a) Loan Amount Sanctioned	₹ 6,000,000 Rupees Sixty Lakh only												
b) Purpose of Loan	Purchase of Ready House												
c) Rate of Interest	<table border="1"> <thead> <tr> <th>SNo.</th> <th>Rate Type</th> <th>Tenure</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Fixed Rate</td> <td>1-6 months</td> <td>8.50% pa</td> </tr> <tr> <td>2</td> <td>Floating Rate</td> <td>7-180 months</td> <td>Floating rate of interest linked to then Prevailing LHPLR (Subject to periodic review).</td> </tr> </tbody> </table>	SNo.	Rate Type	Tenure		1	Fixed Rate	1-6 months	8.50% pa	2	Floating Rate	7-180 months	Floating rate of interest linked to then Prevailing LHPLR (Subject to periodic review).
SNo.	Rate Type	Tenure											
1	Fixed Rate	1-6 months	8.50% pa										
2	Floating Rate	7-180 months	Floating rate of interest linked to then Prevailing LHPLR (Subject to periodic review).										
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 floatina rate of interest)												

**2. Fee and Other Charges:**

a) Total Processing Fees	<ul style="list-style-type: none"> <li>&gt; Total Processing fee payable will be as per Sanction letter issued</li> <li>&gt; Total Processing fee is non - refundable under any circumstances</li> </ul>
b) Pre payment Charges	<ul style="list-style-type: none"> <li>&gt; Under floating rate period, prepayment charges are not applicable only to Individual borrower</li> <li>&gt; 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 Applicable Tax.</li> <li>&gt; Under fixed rate period, the prepayment charges will be Nil if paid from own sources else 2% on the loan amount prepaid plus Applicable Tax (applicable only to Individual borrowers)</li> <li>&gt; The company reserves the right to call for necessary documents as an evidence of source of funds</li> </ul>
c) Conversion Charges	As applicable from time to time.
d) Cheque Bouncing Charges	<ul style="list-style-type: none"> <li>1. Cheque Dishonour Charges ₹ 350/-</li> <li>2. ECS Dishonour Charges ₹ 200/-</li> </ul>

(Signature or thumb impression  
Of the Borrower /s)

(Signature of the authorized person of LICHFL)

**MS SHANTHI LATHA BHEEMIREDDY**

**LIC Housing Finance Limited**

e) Document retrieval charges	₹ 2,500/- plus Applicable Tax
f) Providing List of Documents	₹ 500/- Plus Applicable Tax
g) Providing Photocopies of Title Documents	₹ 1,000/- Plus Applicable Tax
h) Statement Charges	Nil
i) 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.
j) Recovery Charges	Costs, Charges, Expenses, Incidental Charges and other monies that may have been expended by LICHFL in connection with recovery.
k) CERSAI Charges > For loans upto Rs. 5 lakhs > For loans above Rs. 5 lakhs	₹ 50/- plus Applicable Tax or original filing and every subsequent modifications, (if any) ₹ 100/- plus Applicable 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)	67,SYNO 241/A,241/AA, 241/E TRIPURA LANDMARK -III,NR SRI CHAITANYA JR COLLEGE , DUNDIGAL GANDIMAISAMMA MANDAL, BOWRAMPET VILLAGE AND G.P, HYDERABAD, TELANGANA						
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.
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(Signature or thumb impression  
Of the Borrower /s)

(Signature of the authorized person of LICHFL)

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5. Conditions for Disbursement of the Loan	As per conditions precedent to disbursement of Loan specified in Loan Offer Letter and Loan Agreement
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**6. Repayment of the Loan & Interest:**

a) Amount of EMI	# ₹ 59,085.00
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"><li>- Follow upto 30 days from the due date through SMS alerts</li><li>- Monthly default notices to the defaulters upto 3 months defaults</li><li>- Beyond 3 months &amp; upto 12 months; Default follow up letters</li><li>- Letters to guarantors (if any) if the notice sent to the defaulters yields no results</li><li>- Letters to Employer of the defaulting borrower, should the borrower continue to default for more than 2 months.</li><li>- Allotment of default cases of more than 1 month to Direct Recovery Agents (DRA)</li><li>- Personal follow up with Borrowers in addition to DRAs wherever necessary.</li><li>- If default continues for more than 6 months, then SARFAESI action will be initiated.</li></ul>
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**8. 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)

(Signature of the authorized person of LICHL)

MS SHANTHI LATHA BHEEMIREDDY

LIC Housing Finance Limited

g. 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 <a href="http://www.lichousing.com">www.lichousing.com</a>
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 &amp; Supervision, National Housing Bank, 4th Floor Core 5A, India Habitat Center, Lodhi Road, New Delhi - 110 003 or email at <a href="mailto:crcell@nhb.org.in">crcell@nhb.org.in</a></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)

(Signature of the authorized person of LICHFL)

MS SHANTHI LATHA BHEEMIREDDY

Date:

Place: