



ICICI Bank

Corporate Identification Number (CIN) L65190GJ1994PLC021012

JULY 25, 2020

MR AJIT RANA & MRS CHETANA GURURAJ
1-8-506/1/B/2,PRAKASH NAGAR,BEGUMPET,HYD,TS-500016
9581048327(MOB) EMAIL ID :AJITRANA5@GMAIL.COM

Dear Sir / Madam,

Sub: Offer letter for Loan facility vide Application no. 7782035061
(Franchisee Code: APARNA PROPERTY MANGT SERV P LTD HF-186224)

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.

Facility Type	Floating Rate-NRI Home Loan
Facility Amount Sanctioned	8350000/-
Term of Facility	240 Months
Benchmark Rate for the Facility	Repo Rate "Repo Rate" or "Policy Repo Rate" means the rate of interest published by the Reserve Bank of India (RBI) on the RBI website from time to time as Repo Rate or Policy Repo Rate.
Applicable Interest Rate	The rate of interest for the Facility shall be sum of the Repo Rate *+ Spread per annum, plus applicable statutory levy, if any (Interest Rate). For the first disbursement under the Facility, the applicable Repo Rate shall be the rate prevailing one Business Day preceding the date of the disbursement and for subsequent draws, the Repo Rate prevailing for the Facility shall be applicable. As on date the Repo Rate is 4.00% and Spread is 2.95% and applicable Interest Rate is 6.95%.
Reset Date & Reset Period ***	The Repo Rate component of the Interest Rate will be reset on the first day of the third subsequent month from the month in which the Facility is first disbursed (irrespective of the date of disbursement) and every three months thereafter, as a sum of Repo Rate + Spread, plus applicable statutory levy, if any. The applicable Repo Rate shall be the rate prevailing one Business Day preceding the reset date
Amount of each EMI (on Monthly rest)	64488/- (Payable monthly)
Administrative Charges (non-refundable)*	0/- (). NIL-() is towards administrative charges, 0.00 is towards IGST /- and any other tax/levy applicable as per law.
Processing Fees (non-refundable)*	0/- (). NIL-() is towards processing fee, 0.00 is towards IGST /- and any other tax/levy applicable as per law.
Security	As may be specified by ICICI Bank, from time to time at its sole discretion
CIBIL Report Charges	118/- (Rupees One Hundred Eighteen Only). 100/-(Rupees One Hundred Only) is towards CIBIL charges, 9.00 is towards CGST and 9.00 is towards SGST /- and any other tax/levy applicable as per law.
Non-refundable charges under Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI)	118/- (Rupees One Hundred Eighteen Only). 100/-(Rupees One Hundred Only) is towards CERSAI charges, 9.00 is towards CGST and 9.00 is towards SGST /- and any other tax/levy applicable as per law.
Fees on Part Prepayment**	NIL on amount prepaid
Fees on Full & Final Prepayment**	A) For loan with fixed rate of interest at the time of prepayment: 2% on Home Loan, Home Improvement Loan, Land Loan & Top Up on Home Loan 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. 4% on Non Home Loan (LAP, NRP, LRD, Non HL Top Up, RTF) 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) For loan with floating rate of interest at the time of prepayment: Nil prepayment charges on Home Loan, Home Improvement Loan, Land Loan & Top Up on Home Loan. Nil prepayment charges on Non Home loan (LAP, NRP, LRD, Non HL Top Up, RTF)) where loan is given to Individual borrowers and the end use is other than business purpose. 2% on Top Up on Home loan 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 where the loan is given to individual borrowers for business purpose & to non-Individual borrowers for all purpose. 4% on Non Home Loan (LAP, NRP, LRD, Non HL Top Up, RTF) 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.

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Pedro Road,

You have chosen to avail optional Insurance
CIN :L65190GJ1994PLC021012
Website-www.icicibank.com

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*** ICICI Bank reserves the right to modify the interest frequency and reset date from time to time in accordance with the extant RBI Guidelines. The Borrower further acknowledges that Interest Rate may change, upward or downwards, as the case may be, in line with change in the Repo Rate.

ICICI Bank may revise the Spread once every three (3) years from the date of the first disbursement, in accordance with the extant RBI Guidelines. Notwithstanding anything contained herein, the Bank reserves the right to reset the Spread at any time upon substantial change in the Borrowers credit assessment and/ or on account of deterioration in the credit risk profile. Any change in Spread would be communicated by the Bank through either: (i) Letter (ii) E-Mail (iii) SMS (iv) Statements of Accounts (v) WhatsApp or any other suitable mode. You shall be deemed to have noticed of changes in the Repo Rate when displayed on the notice board of the Branch or displayed on ICICI Banks website (www.icicibank.com) and you will be liable to pay such revised rate of interest.

** All taxes, duties and levies, including but not limited to Goods and Services Tax, and any other tax/levy applicable as per law and 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.

Please note that on final disbursement of the loan, we provide a Free Personal Accident Insurance cover to the first applicant of the loan subject to the loan amount upto 25 lacs. The amount is to the extent of Principal amount and as per the applicable conditions.

The aforesaid sanction of the Facility will be subject to

1. 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 Repo rate.
2. Facility amount shall not exceed 83% of Value of property as valued by ICICI Bank.
3. Execution of Facility and other documents between you and ICICI Bank as per ICICI Banks policy and format.
4. Terms and conditions as mentioned overleaf.
5. Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI Bank.
6. As per Section 194-IA of the Income Tax Act, 1961, in case the consideration for transfer of an immovable property is more than 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) or as applicable as per Income Tax Act, 1961, 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.
7. Property that is getting mortgaged with ICICI bank needs to have a property insurance attached to it. Disbursement of loan shall happen subject to submission of endorsed policy document to ICICI Bank if insurance availed through self-funding. You can avail property insurance either from ICICI Lombard or from any other insurance company. If availed from ICICI Lombard through funding from ICICI Bank, loan amount shall be inclusive of insurance amount.

ICICI Bank is acting as a Corporate Agent of ICICI Lombard general Insurance Co. Ltd. Banks customers participation in the policy is entirely voluntary.

10. Property from Aparna.

11. LTV not to exceed 75pc..

12. GPA Fax Required.

13. Sub To Legal And Tech Clearance.

POWER OF ATTORNEY(POA) IS REQUIRED . YOUR POA HOLDER: MR RANA RAKESH ADDRESS: 1-8-506/1/B/ 2,PRAKASH NAGAR,BEGUMPET,HYD,TS-500016 TEL NO :- 9581048327 IS REQUIRED TO CONTACT OUR DIRECT MARKETING AGENCY: - APARNA PROPERTY MANGT SERV P LTD HF-186224)

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 Branch Credit Manager SUKANYA will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on 04068186107. Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

ADDRESS: ICICI BANK LIMITED,KUKATPALLY, ,

City: HYDERABAD State: TELANGANA

ZipCode: 500072 Country: INDIA

If required, you may also contact ICICI Bank Branch Sales Manager RAGHAVENDRA on 9052695666 or ICICI Bank Regional Head Sales Manager {{RHS_MANAGER }} on 9573553535 or you may write to us at 'customer.care@icicibank.com' from your registered e-mail ID or call our Customer Care.

We look forward to a long lasting relationship with you.

Thanking you,
Yours sincerely,
For ICICI Bank Limited

Name
Designation

I/We accept the above terms and conditions

1. Name: AJIT RANA
Signature:
Place:
Date:

2. Name: CHETANA GURURAJ
Signature:
Place:
Date:

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodara 390 007, India.
CIN :L65190GJ1994PLC021012
Website-www.icicibank.com

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• Himachal Pradesh 9817667777 • Hyderabad 33667777 • Jaipur 33667777
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