

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

File No : 7104041213

Date : 23/09/2022

To
MR MAHESHWAR REDDY BAGAREDDY GARI
Flat No.H.NO 3-54/1, POTHIREDDY PALLI,
Plot No.REDDY COLONY,
SANGAREDDY,
HYDERABAD, TELANGANA - 502032

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. 70,00,000.00
Rupees Seventy Lakh only
3. Rate of Interest : 8.40 %p.a.
The rate of interest is floating, linked to LHPLR. The review will happen as mentioned under point no. 11 of this letter. Thereafter, the rate of interest will be subject to periodic review of LHPLR fixed by the Company from time to time (plus/ minus the spread)

- Product Type** : NTC-Floating
- Current LHPLR : 15.95 %
4. Term : 180 Months
5. Purpose : Purchase of House Under Construction
6. Repayment Terms -
- 6(a). Available Due Date (to be selected before Disbursement) : 1st / 5th / 7th / 10th / 15th
- 6(b). Rest frequency : Monthly
- 6(c). Frequency of Repayment : Monthly
- 6(d). Equated Monthly Installment : Rs. 68,523.00
Rupees Sixty-Eight Thousand Five Hundred Twenty-Three only
- 6(e). No of EMIs : 180 Months
- 6(f). Break up of EMI : Refer Annexure A
- 6(g). Example of classification of SMA/NPA dates etc. :

SMA Sub-categories	Basis for classification - Principal or interest payment or any other amount wholly or partly overdue
SMA-0	Upto 30 days
SMA-1	More than 30 days and upto 60 days
SMA-2	More than 60 days and upto 90 days
NPA	More than 90 days

Upgradation of accounts classified as NPAs:-Loan accounts classified as NPAs will be upgraded as "standard asset" only if entire arrears of Principal and interest payment and any other overdue amount is paid by the borrower in full.

7. Total Upfront Fees : 3,000.00 + Taxes as Applicable
(Rupees Three Thousand only)
Special Processing Fees offer of ₹ 3000/-+GST is valid only if first disbursement takes place on or before 15/10/2022
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.
> 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.
> 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).
> The company reserves the right to call for necessary documents as an evidence of source of funds.



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11. Other Conditions

- ; The review of loan will be done 12 months after the first disbursement as per below
1. Cibil score ≥ 700 with offer amount upto 50 lakh for Salaried & Professional BPS discount will be 780 BPS
 2. Cibil score between 650 -699 with offer amount upto 50 lakh for Salaried & Professional BPS discount will be 760 BPS
 3. Cibil score ≥ 700 with offer amount between 50 lakhs to 1 cr for Salaried & Professional BPS discount will be 780 BPS
 4. Cibil score between 650 -699 with offer amount between 50 lakhs to 1 cr for Salaried & Professional BPS discount will be 740 BPS
- The aforementioned review will happen only once. The reset will be subject to the account being upto date & CIBIL score being 650 or more at the time of review.
Rate of Interest of New to Credit (CIBIL score 101-200) borrowers will be reviewed after completion of 12 months from the date of first disbursement. Applicable ROI after review will be as per then prevailing ROI under different CIBIL score slab.

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.



Annexure A

NO	DUEDATE	Interest	Principal	BPI	Balance Int	Balance Prin	Outstanding amt
1	10/10/2022	49000.00	19523.00			6980477.00	6980477.00
2	10/11/2022	48863.34	19659.66			6960817.34	6960817.34
3	10/12/2022	48725.72	19797.28			6941020.06	6941020.06
4	10/01/2023	48587.14	19935.86			6921084.20	6921084.20
5	10/02/2023	48447.59	20075.41			6901008.79	6901008.79
6	10/03/2023	48307.06	20215.94			6880792.85	6880792.85
7	10/04/2023	48165.55	20357.45			6860435.40	6860435.40
8	10/05/2023	48023.05	20499.95			6839935.45	6839935.45
9	10/06/2023	47879.55	20643.45			6819292.00	6819292.00
10	10/07/2023	47735.04	20787.96			6798504.04	6798504.04
11	10/08/2023	47589.53	20933.47			6777570.57	6777570.57
12	10/09/2023	47442.99	21080.01			6756490.56	6756490.56

Kindly note:-* The above amortization is based on the loan amount offered, Rate of interest offered and term sanctioned. The rate of interest is subject to change in LHPLR. The actual repayment may be different based on the rates prevailing at the time of disbursement

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.

Yours faithfully,
For LIC Housing Finance Ltd



Authorized Signatory
Encl: As Above

I/We accept the above terms and conditions

1. MR MAHESHWAR REDDY BAGAREDDY

Signature :
Place :
Date :

Major Terms and Conditions of the housing loan agreed to between MR MAHESHWAR REDDY BAGAREDDY GARI (the borrower/s) and the LIC Housing Finance Limited are as under:

1. Loan

a) Loan Amount Sanctioned	₹ 7,000,000 Rupees Seventy Lakh only									
b) Purpose of Loan	Purchase of House Under Construction									
c) Rate of Interest	<table border="1"> <thead> <tr> <th>SNo.</th> <th>Rate Type</th> <th>Tenure</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Floating Rate</td> <td>1-12 months</td> </tr> <tr> <td>2</td> <td>Floating Rate</td> <td>13-180 months</td> </tr> </tbody> </table>	SNo.	Rate Type	Tenure	1	Floating Rate	1-12 months	2	Floating Rate	13-180 months
	SNo.	Rate Type	Tenure							
1	Floating Rate	1-12 months								
2	Floating Rate	13-180 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 floating rate of interest)									
e) Date of reset of interest	Under Floating rate regime, applicable LHPLR is subject to review every April, July, October and January									

2. Fee and Other Charges:

a) Total Processing Fees	<ul style="list-style-type: none"> > Total Processing fee payable will be as per Sanction letter issued > Total Processing fee is non - refundable under any circumstances 				
b) Pre payment Charges	<ul style="list-style-type: none"> > Under floating rate period, prepayment charges are not applicable only to Individual borrower > 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. > 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) > The company reserves the right to call for necessary documents as an evidence of source of funds 				
c) Conversion Charges	As applicable from time to time.				
d) Cheque Bouncing Charges	<table border="0"> <tr> <td>1. Cheque Dishonour Charges ₹</td> <td>350/-</td> </tr> <tr> <td>2. ECS/NACH Dishonour Charge ₹</td> <td>200/-</td> </tr> </table>	1. Cheque Dishonour Charges ₹	350/-	2. ECS/NACH Dishonour Charge ₹	200/-
1. Cheque Dishonour Charges ₹	350/-				
2. ECS/NACH Dishonour Charge ₹	200/-				

(Signature or thumb impression
Of the Borrower /s)

MR MAHESHWAR REDDY BAGAREDDY GARI

(Signature of the authorized person of LICHFL)



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	All fees, costs, charges, expenses incidental charges and other monies that may have been incurred by LICHFL for preservation of the property or in connection with recovery, including legal remedies shall be borne by the borrower at actuals. The borrower shall also be responsible for his/her own legal costs & expenditures.
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)	14, S R S UDAYAGIRI VILLAS, SY NO 157 AND 158, PATANCHERU VILLAGE CIRCLE, OPPOSITE TO APR NAGAR, KUKATPALLY, 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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LIC Housing Finance Limited

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	# ₹ 68,523.00
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 Letters / 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)	<p>Customers are informed about the repayment process of the loan in respect of, tenure, periodicity, amount and mode of repayment of the loan through the documents such as Loan Offer letter, repayment schedule etc. No notice, reminder or intimation is sent to the customer regarding his/her obligation to pay the EMI or PEMI regularly on due date.</p> <p>On non-payment of Pre-EMI/EMI by the due dates, LICHL shall remind the customers by making telephone calls, sending written intimations by post and electronic medium or by making personal visits by LICHL's authorized personnel or third parties appointed for collection purpose to remind, follow-up and collect dues at the addresses provided by the customer. Costs of such calls/communication /visits shall be recovered from the customer. Notwithstanding what is stated herein, it shall be the liability of the customer to ensure that the Pre-EMI/ EMIs are regularly paid on the due dates.</p> <p>LICHL reserves the right to undertake necessary processes/measures to enforce its rights under the Loan Documents including but not limited to charging Overdue and other charges against the delayed instalments / payment, recovery of over dues by enforcing the Security under the Law. The Company is at liberty to publish the photographs of the defaulting borrowers/ guarantors in the Company's website/ Newspaper and other print/electronic media. The recovery process of enforcement of mortgage/securities, including but not limited to, taking possession and sale of the mortgaged property in accordance with the procedure prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) or under any other law, is followed purely as per the directions laid down under the respective law. Intimation/Reminders/Notice(s) are given to customer prior to initiating steps for recovery of overdue, under the Negotiable Instruments Act, Civil Suit, IBC, SARFAESI Act or any other applicable law.</p> <p>Credit information relating to any customer's account is provided to the Credit Information Companies (CICs) like Credit Bureau (India) Limited (CIBIL) or any other licenced bureau on a monthly basis.</p>
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(Signature or thumb impression
Of the Borrower /s)

(Signature of the authorized person of LICHFL)

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LIC Housing Finance Limited

	Information regarding charge on the property shall be provided to the Central Registry, CERSAI, IU under IBBT or any other agency as per the directives of the Government issued from time to time. To avoid any adverse impact on the credit history with CIBIL, it is advised that the customer should ensure timely payment of the amount due on the loan amount.
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8. Date on which annual outstanding balance statement will be issued:	Every year in April
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9. 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	Within 30 days from the date of receipt of request letter from the Borrower subject to clearance of fund

10. 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 www.lichousing.com
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 & Supervision, National Housing Bank, 4th Floor Core 5A, India Habitat Center, Lodhi Road, New Delhi - 110 003 or email at crCELL@nhb.org.in</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)



MR MAHESHWAR REDDY BAGAREDDY GARI

Date:

Place: