



Corporate Identification Number (CIN) L65190GJ1994PLC021012

Date: Jan 06, 2020
SOURAV DAS
PLOT NO-1485(3530/3531),SRIRAM NAGAR,
OLD TOWN,PRAKRUTI NIVAS
Phone: 9586242067
Email ID: SOURAV.STEX@YAHOO.COM

Dear Sir / Madam,

Sub: Offer letter for Facility vide Application no. 7726380926 (Franchisee Code: _____)

Thank you for choosing ICICI Bank. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a Facility, the details of which are given below.

Type Of Facility	Home Loan
Facility Amount Sanctioned	₹ 3000000.0
Term of Facility	240.0 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 of date, the Repo Rate is = 5.15% per annum and spread 3.80% and applicable interest rate is 8.95%.
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
Number of Equated Monthly Installments (EMIs)	240.0
Amount of each EMI (on Monthly rest)	₹ 26896.0 /- (Payable monthly)

Administrative Charges (non-refundable)	<p>₹ 5900.0 _____</p> <p>(Rupees <u>five thousand nine hundred</u> _____ only)</p> <p>₹ 450.0 _____ /- is towards CGST and ₹ 0.0 _____ /- is towards SGST or ₹ 450.0 _____ /- is towards IGST and any other tax/levy applicable as per law.</p> <p>The Administrative charges are a one-time non refundable charges collected by ICICI Bank for the purpose of appraising the valuation and legal verification of property to ascertain suitability of accepting the property for mortgage and the same is independent of the outcome /result of such appraisal.</p> <p>Administrative charges are payable at the time of disbursement of the Facility</p>
Processing Fees (non-refundable)	<p>₹ 2982.0 _____</p> <p>(Rupees <u>two thousand nine hundred eighty two</u> _____ only)</p> <p>₹ 227.5 _____ /- is towards CGST and ₹ 227.5 _____ /- is towards SGST or ₹ 0.0 _____ /- is towards IGST and any other tax/levy applicable as per law.</p> <p>The processing fee is a one-time non- refundable fee, and is collected by ICICI Bank for the purpose of appraising the Application for the Facility and the same is independent of the outcome /result of such appraisal.</p>
Security	As may be specified by ICICI Bank, from time to time at its sole discretion
Non-refundable charges under Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI)	<p>₹ 118.0 _____</p> <p>(Rupees <u>one hundred eighteen</u> _____ only)</p> <p>₹ 9.0 _____ /- is towards CGST and ₹ 9.0 _____ /- is towards SGST or ₹ 0.0 _____ /- is towards IGST and any other tax/levy applicable as per law.</p>
Fees on Part Prepayment**	0% on amount prepaid.
Fees on Full & Final Prepayment**	<p>A. For loan with fixed rate of interest at the time of prepayment: 2% 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.</p> <p>B. Nil for loan with floating rate of interest at the time of prepayment</p>
Other conditions	<p>_____</p> <p>_____</p>

ICICI Bank reserves the right to modify the reset 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 Borrower's 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 Bank's 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 up to ₹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 90% of Agreement Value of property; however the Agreement Value of the property considered shall be subject to the Market value of the property as valued by ICICI Bank.
3. Repayment of the loan to be taken from account no 085201510994
4. Co-applicant to be provided prior to the disbursal of the loan to the satisfaction of ICICI Bank
5. All property owners to be co-applicants to the loan
6. Execution of Facility and other documents between you and ICICI Bank as per ICICI Bank's policy and format.
7. Terms and conditions as mentioned overleaf.
8. Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI Bank
9. As per Section 194-IA of the Income Tax Act, 1961, in case the consideration for transfer of an immovable property is more than Rs. 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) 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.
10. 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. Bank's customer's participation in the policy is entirely voluntary.

This letter shall be a part of the Transaction Documents and shall be read in conjunction with the Transaction Documents executed by you i.e 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.

If required, you may also contact ICICI Bank Branch Sales Manager Sujit Mohapatra on 9337238615 or you may write to us at customer.care@icicibank.com from your registered e-mail ID or call our Customer Care. We will be happy to assist you.

We look forward to a long lasting relationship with you.

This letter is generated based on the information provided and terms and conditions accepted by you on the ICICI Bank website and is deemed to be accepted.

This is a digitally generated letter and does not require any signatures.

Kindly affix your signatures below and provide a signed copy of this sanction letter at the time of disbursal of the loan

I/We accept the above terms and conditions.

Name: SOURAV DAS

Signature: _____

Place: _____

Date: _____

TERMS AND CONDITIONS ATTACHED TO SANCTION LETTER

- 1) This letter should not be construed as giving rise to any binding obligation on the part of ICICI Bank to provide the financial assistance/s / facilities mentioned overleaf (the "Facilities"), unless you have submitted the duly completed application forms to ICICI Bank and have executed all other relevant facility documentation as required by ICICI Bank and, in a form and manner as may be required by ICICI Bank Limited ("ICICI Bank") in connection with the Facilities (hereinafter referred to as the "Transaction Documents").
- 2) The Transaction Documents may / will contain terms and in addition to or in modification of those set out in this letter.
- 3) Notwithstanding anything stated elsewhere in this letter or otherwise, the Facilities mentioned overleaf will be available solely at ICICI Bank's discretion and subject to compliance of all formalities and documentation as may be specified / required by ICICI Bank. The continuance of the Facilities is subject to cancellation and / or repayment to ICICI Bank on demand without assigning any reason for the same.
- 4) ICICI Bank shall be entitled to revoke the sanction of the Facilities, inter alia, in any of the following circumstances:
 - a) there is any material change in the purpose(s) for which the Facilities has been sanctioned ("the Purpose(s)");
 - b) in the sole judgment of ICICI Bank, any material fact has been concealed and / or become subsequently known;
 - c) any statement made by or on your behalf in your application or otherwise, is incorrect, incomplete or misleading;
 - d) the accepted copy of this letter duly signed by you is not received by ICICI Bank within the period specified hereinunder;
 - e) there is a default under or a breach of the terms and conditions of this letter and other Transaction Documents, or any other facility offered by ICICI Bank to you / any of you;
 - f) the legal / technical / valuation report on the property is not satisfactory to ICICI Bank;
- 5) This sanction shall be available to the Borrower/s for a validity period of six months (in case the Borrower is salaried and self employed professional) and for a validity period of three months (in case the Borrower is self employed non-professional) provided the Borrower/s deposits with ICICI Bank the administrative charges & other charges / fees mentioned overleaf at the time of delivering the accepted copy of this letter to ICICI Bank.
- 6) Repayment of the Facilities could be through Installment / EMIs comprising of principal and Interest / by way of Minimum Amount Due.
- 7) ICICI Bank is entitled to add to, delete or modify all or any of the terms and conditions for the Facilities and/or the Standard Terms applicable to the Facilities.
- 8) The Borrower/s shall immediately intimate ICICI Bank in the event of any change in the repayment capacity of the borrower/s. Without limitation, this shall include a loss / change in job / profession etc. as also any change in any information stated in your application for the Facilities.
- 9) The Interest Rate applicable to the Facilities shall be rate prevailing one Business Day preceding the date of the disbursement, for the first disbursement under the Facility and for subsequent drawls, the Repo Rate prevailing on the first disbursement date of the Facility.
- 10) EMI amount is intended to be kept constant irrespective of variation in Interest Rate; however, ICICI Bank is entitled to increase the EMI at its sole discretion. The tenor of the Facilities shall also change as per change in EMI's.
- 11) No disbursements / drawls under the Facilities shall be permitted until and unless the borrower/s has made its contribution towards the Purpose(s) as mentioned overleaf, executed the required agreements, documents and writings and performed such other acts and deeds and created such security as may be required by ICICI Bank.
- 12) ICICI Bank has sanctioned the Facilities on the basis of the calculation and the estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the Purpose(s) increases above or falls below the calculated amounts, ICICI Bank reserves the right to cancel the Facilities or reduce the amount sanctioned at the sole and exclusive discretion of ICICI Bank and the decision of ICICI Bank in that behalf shall be binding on the borrower/s.
- 13) For products other than Property Overdraft Facility, ICICI Bank may, in its sole discretion and on such terms as to pre-payment charges, etc., as it may prescribe, permit prepayment/acceleration in payment of EMIs / installment at the request of the borrower/s, subject to as ICICI Bank may specify, from time to time, the minimum amount of prepayment/amounts payable on account of acceleration of EMIs. In the event ICICI Bank permits any prepayment /acceleration, the repayment schedule for such facility shall be amended /altered by ICICI Bank for giving effect to such prepayment / acceleration repayment schedules shall be binding upon the borrower/s. In case if any amount is prepaid by the borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMII, EMI outstanding, EMI of current month and balance towards the principal amount of such facility. ICICI Bank, at its sole discretion, may permit swap of the post-dated cheques for re-scheduling of EMI only if such minimum amount, as may be decided by ICICI Bank from time to time is prepaid.

Additional Terms and Conditions applicable only for Non Resident (NRI) / Person of Indian Origin (PIO):

1. Repayment of the Facilities and all charges leviable under the credit facility application form and other Transaction Documents shall be made by the borrower/s by remittances from abroad through normal banking channels or out of his / her NRE/FCNR/NRO account in India or through rental income derived from renting out the property in India and/or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA.
2. The property purchased out of the proceeds of the Facilities will be used by the non - resident for his / her own occupation on his /her return to India and not for any other purpose.
3. In the event of the property is given on lease / leave and license / tenancy basis (if so agreed upon by ICICI Bank) by the borrower/s during his / her stay abroad, the borrower undertakes to utilize the entire rentals for repayment of the Facilities, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the Facilities, ICICI Bank may in its sole discretion permit swap of the post-dated cheques for re-schedulement of the EMI.
4. Payment of Margin Money must be made by debit to NRO account of the borrower/s as well as through direct remittance from abroad through normal banking channels or out in India and /or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA and regulations made thereunder.