

Sanction Letter from ICICI Bank.

ICICI Bank Home Loan

Corporate Identification Number (CIN) L65190GJ1994PLC021012

July 31, 2020

MR ABHINAV TIWARI & MRS SNIGOHA PANDEY
HOUSE NO-16 1ST FLOOR SURSURI COLONY, FAIZABAD
FAIZABAD-224001
FAIZABAD

7800902909(Mob) Email ID : abhinavtiwari.tewari@gmail.com

NORMAL ONE MIGII

Dear Sir / Madam,

Sub: Offer letter for Loan facility vide Application no. 7726660529

(Franchisee Code: REKHA SINGH-177408)

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.

Revised

Facility Type	PMAY RESIDENTIAL LAND+CONSTRUCTION EMI UNDER CONSTRUCTION MIG
Facility Amount Sanctioned	₹ 5363433/-
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 3.90% and applicable Interest Rate is 7.90%.
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)	₹44529/- (Payable monthly)
Administrative Charges (non-refundable)*	₹9900/- (Rupees Five Thousand Nine Hundred Only), ₹ 5000/- (Rupees Five Thousand Only) is towards administrative charges, ₹450 is towards CGST and ₹450 is towards SGST /- and any other tax/levy applicable as per law.
Processing Fees (non-refundable)*	₹12283/- (TWELVE THOUSAND TWO HUNDRED EIGHTY THREE ONLY), ₹10409/- (TEN THOUSAND FOUR HUNDRED NINE ONLY) is towards processing fee, ₹1874/- is towards GST /- 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) is towards cibil charges, ₹9 is towards CGST and ₹9 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) is towards cibil charges, ₹9 is towards CGST and ₹9 is towards SGST /- and any other tax/levy applicable as per law.
Fees on Part Prepayment**	NIL on amount prepaid
You have chosen to avail an optional Insurance	Not Applicable

Handwritten signature
4/26/20

Abhinav Tiwari

Sangha Pandey

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodra 390 007, India.
CIN:L65190GJ1994PLC021012

Customer Care Centres Phone Nos.

Retail Customer Care 1800 120 7777
Wealth Management 1800 103 8181
Business Banking 1800 120 6699

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 facilities mentioned overleaf (the "Facilities"), unless you have submitted the duly completed application form 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 judgement 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 specified;
 - 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 draws, 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 EMIs.
 11. No disbursements / draws under the Facilities shall be permitted until and unless the borrower/s has made its contribution towards the Purpose is not mentioned in the 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 licence / 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-scheduling 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.

Auto Debit A/C No. 157201503246

M. Abhinav Tewari
House No. 18 1st Floor, Sunshin Colony, Faizabad
224001, Faizabad, Uttar Pradesh

224001
Faizabad - 224001
Tel: (05278) 212121
Mob: 7800802908
Email: abhinavtewari.tewari@gmail.com

Loan Account Details As on 27-Jun-23

Sanction Date	Sanction Amt	Disbursed Amt	Adv. EMI	Rate Of Interest	Additional Interest	Instl. Paid	Instl. Pending	Future Instl. Nos	Future Instl. Amt
06-Jan-20	4,236,955.00	4,236,955.00	0.00	9.25%	24.00%	33 / 1,148,823.00	0 / 0.00	148	6,024,124.00

Branch:	Lucknow	Co-Applicant Name:	Snigdha Pandey
Product:	HOME LOAN	Guarantor Name:	
Application No:	7726660529	Customer Category:	Not Applicable
Tenure:	181	Property Address:	Plot No E-009, Pintail Park City (Ph 1 Plots)-Sector 4, 1075 1076 1095 1104 1105 1132, 1133 1135 1180 1186, Lucknow 226016
Frequency:	Monthly	PAN No.:	ANDPT1291L
Rate(%):	6.50		
Variance:	2.75		
Rest:	Monthly		
Int. Rate Type:	Floating		
Current EMI:	40704.00		
Currency:	INR		
Installment Plan:	Equated Instl		
HNI:			
Repayment Mode:	AUTO DEBIT A/C No. 157201503246		
Status:	Active		

Disbursement Detail As on 27-Jun-23

Disb. No	Date	Particulars	Reference	Amount
1	07-Aug-20	First Disbursal	Chq No. 482144	883,538.00
2	21-Jan-21	Disbursal	Chq No. 497258	855,720.00
3	21-Jun-21	Disbursal	Chq No. 138081	980,720.00
4	28-Feb-22	Disbursal	Chq No. 139292	490,360.00
5	25-Jul-22	Disbursal	Chq No. 9999	490,360.00
6	30-May-23	Disbursal	Chq No. 323768/323770/323769	536,257.00

