

Date:	09-01-2024 12:22:31	Label Code :	
Representative Name :	080-AGRA-SANJAY PLACE	Sourcing Channel / RAC/ Branch Code :	
Processing RAC :	836-RAC- MODINAGAR - GHAZIABAD	Application No :	HL00836000522005 HL00836000526115 lip

To,
SUDHA YADAV
BHAGESHVARI

03, SHAFIPUR, JAUNPUR, KHETASARAI, JAUNPUR
JAUNPUR, UTTAR PRADESH
222139

Signatures (Applicant) (Co-applicant/s) (Guarantor)

Dear Sir(s)/Madam(s)

Subject - Home Loan / Insurance Premium Loan Facility

We IDBI Bank Limited (The Bank) , refer to your application for the subject facility and are pleased to advise that the Bank is agreeable to offer to you (The Borrower) the subject facility on terms and conditions as follows (Home Loans).

Facility	Home Loan	Loan for Insurance Premium	
Purpose Of Loan	REPO LINKED HOME LOAN PURCHASE	Loan for Insurance Premium	
Limit/Sanctioned amount	Not exceeding Rs 11000000.00 /- (RUPEES ONE CRORE TEN LAKHS ONLY)	Not exceeding Rs.117264.00/- (RUPEES ONE LAKHS SEVENTEEN THOUSAND TWO	
		Property Insurance:	Home Insurance:
Tenor	300 Months	300 Months	
Type of Rate of Interest	Floating rate linked to Bank's Repo Link Lending Rate (RLLR)		
Rate of Interest	<p>8.75 % per annum as on date or as applicable at the time of first/initial disbursement.</p> <ul style="list-style-type: none"> • The ROI shall be benchmarked with RLLR(i.e.REPO Rate+ Base spread) • Current RLLR is 9.10% • ROI may increase or decrease with any change in Repo Rate by RBI from time to time and/or pursuant to change in rate of Base Spread and risk Spread by the bank. • Any change in base spread shall be made once every 3 years from the date of first disbursement of loan, during the tenor of the Loan. 		
Periodicity of Interest Application	Monthly reducing basis		

Equated Monthly Installment (EMI)	Rs. 90436.00 (Rupees Ninety Thousand Four Hundred Thirty-Six only)	Rs.964.00 (Rs.Nine Hundred Sixty-Four only)
	<ul style="list-style-type: none"> ● EMI indicated above is based on the Current RLLR. ● EMI and/or Tenor may change with the revision in the bank's RLLR. ● With any downward revision in ROI, EMI will be kept unchanged and tenor will be modified. <p>In the event of upward revision in ROI,</p> <ul style="list-style-type: none"> ● Tenor can be extended by maximum 5 years beyond original sanctioned tenor to keep the existing EMI unchanged. Thereafter, EMI shall be increased as per revised ROI and tenor. In no event tenor will be extended beyond 5 years from the original sanctioned tenor. ● Borrower will have the option to make part payment or pay higher EMI to keep the existing tenor unchanged. Borrower may also opt for switchover from Floating ROI to Fixed ROI. ● In event of overdue amount(if any) in loan account, above mentioned changes in tenor or EMI, as the case maybe, due to revision in RLLR, will not be implemented till clearance of overdue amount. ● The repayment / amortization schedule is annexed hereto as 'Annexure', which is subject to the terms & conditions mentioned in above clause on EMI. 	

Review Of setting of Interest rate	Any changes in RLLR due to change in REPO rate shall be applied to the loan account.	
Default Interest Rate	2% per annum for the overdue amount and overdue period	
Margin/ Borrower's Contribution	As applicable	Not Applicable
Repayment Option	<p>Monthly Repayment of:</p> <ul style="list-style-type: none"> ● Interest on the amount disbursed till Home loan is not fully disbursed or 24 months has not lapsed from the date of first disbursement, whichever is earlier. ● Equated Monthly Installments (EMI) thereafter. 	<ul style="list-style-type: none"> ● Interest during the Pre-EMI period. ● Equated Monthly Installments (EMI).
Repayment Mode	Option 1: SI Mode-SI mandate and two security cheques (undated and blank) are to be given	Option 1: SI Mode-SI mandate and two security cheques (undated and blank) are to be given.
	Option 2: ECS Mode - ECS mandate and two Security Cheque (undated and blank) are to be given	Option 2: ECS Mode - ECS mandate to be given.
Part-Payment Terms and Conditions	Maximum no. of times: Not more than one prepayment in a month. Minimum amount: Rs 25,000/- every time.	No restriction of part-payment /foreclosure of loan.
Prepayment / Foreclosure charges	<ul style="list-style-type: none"> ● No Prepayment/foreclosure charges on floating rate Loan availed by individuals. ● <u>In part Disbursement cases.</u> ● If customer does not wish to avail any further disbursement, Customer has to be submit a restriction letter along with balance payment receipts for downsizing the loan, wherein last disbursement would be considered as the final disbursement. ● If customer wishes to prepay/foreclosure his loan without availing the full loan amount sanctioned or submission of restriction letter, the last disbursement made would be treated as Final disbursement.. 	
CERSAI Registration Charges	Rs 100 /- + Applicable GST for loan amount up to Rs 5 Lakh Rs 200 /- + Applicable GST for loan amount above Rs 5 Lakh	

Other Charges (In Rupees) Applicable GST	Copy of Property Documents	225+Applicable GST	Not Applicable		
	Swapping of PDCs / Security Cheques	575+Applicable GST	Swapping of PDCs / Security Cheques	575+Applicable GST	
	Cheque Return/ ECS Return/ SI Return Charges	300+Applicable GST	Cheque Return/ ECS Return/ SI Return Charges	300+Applicable GST	
	Duplicate Statement Charge	115+Applicable GST	Duplicate Statement Charge	115+Applicable GST	
	Re-issuance of PO/DD	115+Applicable GST	Re-issuance of PO/DD	115+Applicable GST	
	Duplicate Certificate / Interest Paid Certificate	150+Applicable GST	Not Applicable		
	Copy of Credit information obtained from CIBIL	50+Applicable GST			
	Non collection of Original Document after 30 days from the date of loan closure	1000+Applicable GST			
	Legal & Technical Charges	Property location	Legal	Technical	
		Metro & Urban	2,500 +Applicable GST	2,500+Applicable GST	
		Semi Urban & Rural	2,500+Applicable GST	2,500+Applicable GST	
		APF Projects (All Locations)	NIL	NIL	
	Document Retrieval Charges	Natural amortization 1,000 Fore closure BT/Other closures 2,500			
Foreclosure Letter Issuance	500+Applicable GST - per request				
Property Inspection charges for immovable properties	Loan amt. Up to 35 lakhs : 750 + applicable GST	Loan amt. Above 35 lakhs to 75 lakhs : 1,500 + applicable GST	Loan amt. Above 75 lakhs : 2000 + applicable GST		
Charges for Switching from Floating ROI to Fixed ROI		0.50% of the outstanding loan amount subject to maximum Rs.100000/-plus taxes			
Partial Property Release/Property Swapping Charges	Particulars		Charges		
	# Property Swapping Charges		Rs.25,000*		
	# Partial release of property		Rs.10,000*		
	# Subject to extant product norms *Charges for Documentation will be recovered separately.				
Processing fees	Rs13,500/- plus Applicable GST				

Security	HOUSE NO 498/171/3, PLOT NO 06 AND 08 FIZABAD ROAD, LUCKNOW, UP, 226007 AND ANY SUCH OTHER SECURITY IF REQUIRED BY THE BANK	
Guarantee	As required by the Bank.	Not Applicable
The aforesaid sanction of the loan will be	<ul style="list-style-type: none"> • Terms and conditions as mentioned in the sanction letter. • The Bank reserves its right to review the rate of interest after every 24 months from date of first disbursement on the basis of latest credit score and any changes in the ROI will be effected by way of change in EMI. • Completion of all KYC norms as required by the Bank. • Legal, search and Technical of the property to be clear. • All verification report inclusive of all de-dupes to be positive. • Carpet Area of the property should be more than 300 sqft. • Property Insurance is mandatory prior to disbursement. • Loan Agreement to be franked with applicable % of loan amount as Stamp Duty. • Applicable franking/notary charges along with all documentation charges to be borne by the customer. <ul style="list-style-type: none"> • Latest pay slip and updated Bank Statement required. • Auto cancellation of pay order if not encashed within 90 days. • Others as applicable to the case. <p>a. Property Insurance Clause</p> <ul style="list-style-type: none"> • Borrower shall comprehensively insure the property with IDBI Bank as the sole beneficiary. • Disbursement of loan shall happen subject to submission of policy document assigned in favour of IDBI Bank if insurance availed through self-funding. • The borrower(s) have option to avail the property insurance facility from Bank's channel partners. However, same is not mandatory and is purely voluntary. If availed from Bank's channel partners, the premium amount can be funded by the Bank as per borrower's request and the loan amount will be inclusive of the insurance premium amount. <p>b. Undisbursed Sanction amount clause</p> <ul style="list-style-type: none"> • If the loan amount is not fully availed within 5 years from the date of first disbursement, the undisbursed amount in the account will be frozen. 	
Additional Terms and Conditions, if any	<ol style="list-style-type: none"> 1. LIP to be taken on best effort basis. 2. All awaited verification to be positive. 3. Property insurance to be taken mandatorily 4. Actual Stamp papers expenses to be borne by customer. 5. If the RLLR of the Bank has changed before the execution of Loan Agreement, the loan agreement will be executed with the revised Rate of Interest, Loan Amount (within the applicable FOIR and LTV limit) and EMI amount. 6. Savings account of all applicants to be opened in IDBI on best effort basis. 7. NOC from all legal heirs of Mrs. Bhageshvari to be taken from disbursement. 8. Seller KYC and cancelled cheque to be taken before disbursement. 9. Signed salary slips from competent authority of treasury department to be taken before disbursement. 10. Photograph of 2nd applicant to be taken before disbursement. 11. Copy of approved map from competent authority to be taken in due course. 12. Copy of House tax receipt to be taken before disbursement. 	

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Other terms and conditions:

1. The Bank reserves the right to introduce or amend any of the terms and conditions /charges /fees or cancel and recall the Home Loan facility at any time at its sole discretion, for the latest applicable schedule of charges, please visit www.idbibank.in.
2. The loan eligibility and EMI amount is based on current Rate of Interest and is subject to change. for any revision in Repo Linked Lending Rate (RLLR) of the bank. If the Repo Linked Lending Rate (RLLR) changes before disbursement of loan, the loan agreement will be executed with the Loan Amount (as per the Bank's policy/norms), Rate of Interest and EMI amount.
3. The borrower shall execute the Bank's Home Loan Agreement and other documentation, create security (including mortgage over house property) and procure guarantee(s) and all the documents as required by the bank. The borrower(s) shall also execute the Bank's Loan for Insurance Premium Agreement and comply with other requirement as specified by the Bank.
4. The borrower(s) and the guarantors shall be deemed to have given their express consent to the bank to disclose the information and data furnished by them to the bank/regulator and also those regarding the credit facilities to credit information companies as defined by the RBI.
5. Please note that this offer stands automatically cancelled and withdrawn at the end of 90 days from the date of this letter, unless the borrower complies with the conditions herein contained in the form and manner acceptable to Bank and avails disbursement of the referred loan facility from the bank.
6. This letter is being sent in duplicate. Kindly return to the bank a duplicate hereof duly signed by Borrower(s) and guarantor(s) as a token of acceptance to the above and call the Bank for availing the Home Loan facility in terms hereof.
7. The above sanctioned insurance premium facility is subject to medical clearance and compliance of requirement by the insurance company.
8. All security cheques submitted by the customers at the time of availing the loan and at the time of change in repayment mandate will be returned after closure of the loan account.
9. After full repayment and closure/settlement of the Loan/Facility to the satisfaction of the Bank, borrower (s) may collect original movable/immovable property documents, as the case may be, furnished / deposited with the Bank within a period of 30 days from the RAC/Branch where the loan was serviced or from any other RAC/Branch of the Bank where the documents can be made available as per his/her/their preference upon a specific request at the time making the repayment.
10. The Borrower (s) shall extend necessary co-operation and assistance including payment of the applicable charges, if any, to the Bank to complete the process of release of property documents and release of charge (if any) with relevant registry.
11. The release of property documents to the Borrower (s), as above, is subject to the rights agreed between Borrower and the Bank under the existing / any other loan or security document (s) or available to the Bank as per applicable laws.

Thanking You.

For IDBI Bank Limited (Authorized Signatory)

Acknowledgement for HL00836000522005

I/We have read the terms and conditions mentioned in this offer letter and accept the same. I/We have clearly understood the concept of Repo rate linked lending rate(RLLR) and we acknowledge that the rate of interest on our IDBI Bank Home Loan will be linked to RBI Repo rate and bank's interest rate spread/risk spread. I/We further state that, I/We shall pay applicable rate of interest and increased EMI/tenure in event of increase in RBI Repo rate and bank's interest rate spreads.

Signature	Applicant	Co-applicant	Guarantor

Please contact your relationship manager for further queries:

Name:

Email Id:

Mobile:

Landline: