

B-1/48, First Floor, Sector P Aliganj (Near Beligarad Chauraha), Lucknow 226024 LUCKNOW-226024 Tel (0522)-4017749

File No : 1119008355

Date : 10/06/2022

To

MR ANIL KUMAR SETH / MS KIRAN SETH

Flat No.BAREILLY SARKARI AWAS NO. J 20, JUDGES COLONY ,NEAR CIRCUIT HOUSE CIVIL LINES ,
BAREILLY,
BAREILLY, UTTAR PRADESH - 243002

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 Bhoomi
2. Loan Amount : Rs. 15,00,000.00
Rupees Fifteen Lakh only
3. Rate of Interest : 7.15 %p.a.
The above floating rate shall be as prevailing on the date of disbursement and linked to LHPLR minus 755 bps. The floating rate will be subject to periodic review of LHPLR fixed by the company from time to time (plus/minus the spread as above)
- Product Type** : Griha Siddhi
- Current LHPLR : 14.70 %
4. Term : 120 Months
5. Purpose : Purchase of Plot
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. 17,533.00
Rupees Seventeen Thousand Five Hundred Thirty-Three only
- 6(e). No of EMIs : 120 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 : 3,750.00 + Taxes as Applicable
(Rupees Three Thousand Seven Hundred Fifty only)
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.

Self-Attested
Anil Seth

B-1/48, First Floor, Sector P Aliganj (Near Beligarad Chauraha), Lucknow 226024 LUCKNOW-226024 Tel (0522)-4017749

11. Other Conditions : 1. If the borrower/s fails to submit proof of completion of house construction within 3 years from the date of first disbursement (disbursement of loan towards plot), then LIC HFL at its sole discretion will convert rate of interest of existing outstanding loan to prevailing rate of interest of non-housing loan under Griha Vikas scheme on floating basis linked to LHPLRNH with applicable spreads. Current LHPLRNH is 14.80

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.

The aforesaid sanction of the Loan amount will be subject to the following additional conditions:

- 1 Clear and Marketable title for 13 years, map/blueprint, Financial sanction
Mmr proof, Atos as per norms,
PIR and PVR confirming property value
Repayment through NACH, Other usual terms and conditions
Approved layout must

Annexure A

NO	DUE DATE	Interest	Principal	BPI	Balance Int	Balance Prin	Outstanding amt
1	10/06/2022	8937.50	8595.50			1491404.50	1491404.50
2	10/07/2022	8886.29	8646.71			1482757.79	1482757.79
3	10/08/2022	8834.77	8698.23			1474059.56	1474059.56
4	10/09/2022	8782.94	8750.06			1465309.50	1465309.50
5	10/10/2022	8730.80	8802.20			1456507.30	1456507.30
6	10/11/2022	8678.36	8854.64			1447652.66	1447652.66
7	10/12/2022	8625.60	8907.40			1438745.26	1438745.26
8	10/01/2023	8572.52	8960.48			1429784.78	1429784.78
9	10/02/2023	8519.13	9013.87			1420770.91	1420770.91
10	10/03/2023	8465.43	9067.57			1411703.34	1411703.34
11	10/04/2023	8411.40	9121.60			1402581.74	1402581.74
12	10/05/2023	8357.05	9175.95			1393405.79	1393405.79

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 LUCKNOW IV to complete the necessary formalities required by LICHFL.

We look forward to have a long lasting relationship with you.

I/We accept the above terms and conditions

Yours faithfully,
For LIC Housing Finance Ltd

1. MR ANIL KUMAR SETH 2. MS KIRAN SETH

Signature :
Place :
Date :

Authorized Signatory
Encl: As Above