

04, Oct 2018

Mr. Talewar Singh & Alka Singh  
D12 1Floor Le Garden Colony Modipuram  
Meerut-250002

Phone No. 9319930227

Dear Sir / Madam,

**Sub: Offer letter for ICICI Bank Home loan facility ("Facility") vide application no-772-2384356**

**(Franchisee Branch-Meerut-Hapur Road Code-1266 DST Name-Arvind Kumar Code-220139**

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	BALANCE TRANSFER OF HOME LOAN
Facility Amount Sanctioned	Rs. 12,00,000 /-
Term of Facility	156 Months(13 years)
Benchmark Rate for the Facility	I-MCLR-1Y  "I-MCLR" means the percentage rate per annum decided by ICICI Bank and announced / notified by ICICI Bank from time to time as its Marginal Cost of Funds Based Lending Rate ("MCLR") in terms of the guidelines of the Reserve Bank of India. ICICI Bank publishes I-MCLR for five tenures namely overnight, one-month, three-month, six-month and one year.  "I-MCLR-1Y" shall mean one year I-MCLR benchmark rate.
Applicable Interest Rate	I-MCLR-1Y, as prevailing on the date of the first disbursement of the Facility plus spread per annum, subject to minimum of I-MCLR-1Y, plus applicable interest tax and/or other statutory levy, if any.  As on date, I-MCLR-1Y is 8.65%, spread is 0.20%, and the applicable interest rate is 8.85 %.
Reset Period	The Applicable Interest Rate, shall be reset, annually, on or before the end of one (1) year from the date of the first disbursement of the Facility, as a sum of I-MCLR 1Y, prevailing on the reset date, plus spread and applicable interest tax or other statutory levy, if any.
Number of Equated Monthly Installments (EMIs)	156 Months
Amount of each EMI (on Monthly rest)	₹ 12,974 /- (Payable monthly)
Administrative Charges (non-refundable)-	0.25 % of Loan Amount or ₹ 5,900 /- . 5000 /-, -450 is towards CGST and 450 is towards SGST OR IGST and any other tax/levy applicable as per law  The Administrative charges are a one-time nonrefundable 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.  Administrative charges are payable at the time of

**ICICI Bank Limited**

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Website-www.icicibank.com

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	disbursement of the Facility
Processing Fees (non-refundable)	NA
CIBIL Report Charges	₹ 118 /- (Rupees only) ₹100/- 9 is towards CGST and 9 is towards SGST OR IGST and any other tax/levy applicable as per law.
Maximum Facility To Value Ratio	0% of valuation of property
Security	As may be specified by ICICI Bank, from time to time at its sole discretion
Asset approved for Credit purposes	
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: 4% 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. For loan with floating rate of interest at the time of prepayment:</p> <ol style="list-style-type: none"> <li>1. Nil where loan is given to Individual borrowers.</li> <li>2. 4% 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 where loan is Given to Non-Individual borrowers.</li> </ol>
You have chosen to avail an optional Insurance	Rs 1,00,000

CERSAI (Central Registry of Securitization Asset Reconstruction and Security Interest of India):

The CERSAI charges mentioned below are non-refundable, statutorily regulated and are subject to change as per applicable law.

1. For Registration of security created in favor of ICICI Bank:

- When Facility amount is equal to ₹5 lacs or lesser: ₹59/-
- When facility amount is greater than ₹5 lacs: ₹118/-

2. The charges for modification and satisfaction of security created in favor of the Lender, if and when applicable, shall be levied as per applicable law. For current charges and any revisions thereof, kindly refer to the applicable rules, regulations, and notifications etc., issued by CERSAI.

In case there is any change in the regulatory requirements by the regulator, including but not limited to provisioning norms and/or risk weightage applicable to the facility, ICICI Bank may revise the spread to reflect the regulatory change, subject to extant RBI guidelines. In case there is change in I-MCLR due to change in the methodology for computation of MCLR, the "spread" would appropriately be reset.

Any change in the spread would be as communicated by ICICI Bank from time to time.

\*\* All indirect taxes, duties and levies, including but not limited to interest tax, service tax, education cess, swachh Bharat, Krishi Kalyan Cess levied under the applicable laws 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

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payments will begin.

The aforesaid sanction of the Facility will be subject to

1. 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.
2. Legal & technical clearance/ verification of the property being financed.
3. Execution of Facility and other documents between you and ICICI Bank as per ICICI Bank's policy and format.

4. LAN to be linked.

5. LTV to be capped at 80 perc of MV.

6. Subject to positive Legal & Technical Report

7. Repayment through SBI Salary Account-10841395882

8. AL loan track to be documented.

10. These rates are applicable up to 31 October 2018.

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 ( \_\_\_% 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.

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

Your ICICI Bank Branch Credit Manager **Rajat Goel** will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on 0121-4016400. Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

If required, you may also contact ICICI Bank Branch Sales Manager **Vicky Nagar** or **9627702298** or to contact us visit "[www.icicibank.com](http://www.icicibank.com)" and click on "E-mail Us" option.

We look forward to a long lasting relationship with you.

Thanking you,

Yours sincerely,

Name

Designation

For ICICI Bank Limited

I/We accept the above terms and conditions

1. Name:                      2. Name:

Signature:                      Signature:

Place:                              Place:

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