

**Final Sanction Letter**

Date : 31/05/2017

Prospect No : 780412

RAJWADA GROUP

Mr. BIKASH AGARWAL , Mr. PRAVEEN AGARWAL , Mrs. SARLA AGARWALA

RAJWADA GROUP , 1152/26 MAHAMATATALA MANDIR ROAD, SOUTH 24 PARGANAS, 700084,  
WEST BENGAL, INDIA

9830459894,

Dear Customer,

We thank you for choosing India Infoline Housing Finance Ltd (IIFL-HFC). We are pleased to inform you that we have in principal approved loan to you as per Terms & Conditions mentioned below & Overleaf

Product	PROJECT FINANCE
Loan Amount Sanctioned (INR)	38083904/-
Interest Type	Adjustable Interest Rate (AIR)
Base Rate ( IH-LPLR )	14.85%
Margin (+/-)	0.15%
Rate of Interest	15.00%
Loan Tenor (in years)	4
Amount Of Each Installment On Monthly Rest (INR)	1059904/-
Total Processing Fees/Other Charges (including ST) (INR)	328474/-
Processing Fees Paid (INR)	28750/-
CERSAI fees (INR)	115/-
Property Address	RAJWADA EMERALD 22 UNITS BEING, NOS-2BON 2ND FLOOR 3A3B ON 3RD FLOOR 4C ON 4TH FLOOR 5A ON 5TH FLOOR 6A 6C ON 6TH FLOOR 7B 7C ON 7TH FLOOR OF BLOCK 1 AND 1B 1C ON 1ST FLOOR 2D 2F ON 2ND FLOOR 3G 3J ON 3RD FLOOR 4J 4K ON 4TH FLOOR 5J 5K ON 5TH FLOOR 6J ON 6TH 7K7J ON TOWER 2, HOLDING NO. 13 AND 93, NETAJI SUBHAS ROAD, RAJPUR, P.S.- SONARPUR WARD NO. 26 , RS DAG NO 43 AND 38 UNDER RS KHATIAN NO 311 AND 12, JL NO 55, RAJPUR SONARPUR MUNICIPALITY , KOLKATA, 700184, WEST BENGAL, INDIA.

Additional conditions to comply prior to disbursal:



1. Sanction subject to satisfactory credit checks of IIFL
2. Sanction subject to final vetting of Legal opinion from Legal Manager
3. Sanction subject to positive collection feedback State Collection Manager
4. SPDC to be collected from Mother A/c
5. Prior to disbursement developer to provide a CA certified statement mentioning
  - ? Sold and Unsold area
  - ? Sale consideration received & receivable against sold Units
  - ? Cost incurred/Breakup data.
6. Developer to provide on its letterhead - Unsold Inventory mentioning the unit address, area etc
7. Registered Mortgage to be created in favor of IIFL HFC and other legal compliance to be fulfilled prior to disbursement.
8. All the compliance should be complied
9. IIFL HFC will issue NOC on principal prepayment of 18 Lacs for every retail unit inclusive of any principal prepayments received through the Escrow account
10. Developer shall open Escrow Account with IIFL-HFC at the designated Bank for the sole purpose of depositing all future receivables from both sold and unsold units in the Project
11. Developer will inform flat/unit purchasers to draw all cheques in favour of Escrow A/c and ensure all receivables from the Project are deposited into the Escrow A/c, always have to maintain the float balance (1 EMI).
12. Regular Interest (PEMI) / EMI servicing during the tenor of the loan is over and above the principal repayments received through the Escrow A/c.
13. Escrow Account fees, if any, to be borne by Developer
14. IIFL-HFC will have the right to inspect the sales receivables, stock position, utilization of loan funds etc on quarterly/ half yearly basis directly or through designated panel agencies

You have opted for insurance of Rs.83904

Kindly use the Prospect No. as mentioned above in all your further communications with us. Please put your signature as a token of your acceptance of the above stated terms and conditions and retain a copy with yourself. In case of any query or assistance please contact your sales manager Tathagata Das at or alternatively you can e-mail us at reach@indiainfoline.com, Your Base Branch address is 1, Shakesphere Sarani, AC Market, 5th Floor Kolkata - 700071

Thanking You,

*Arvind Chatterjee*

Accepted:

BIKASH AGARWAL

PRAVEEN AGARWAL

RAJWADA GROUP

SARLA AGARWALA

India Infoline Housing Finance Ltd (IIFL-HFC)

Authorized Signatory



## Sanction Letter- Terms & Conditions

- 1 The Applicant/s are required to sign this Sanction Letter towards acceptance of all its terms and conditions.
- 2 This Sanction Letter is valid for the period of 60 days from the date of issue, subject to compliance of all sanction conditions, including but not limited to payment of applicable processing fee (non refundable), other charges and approval terms. In case, the Borrower fails to pay any fees due, India Infoline Housing Finance Ltd (IIFL-HFC) shall have the right to deduct, such fees payable, from the loan amount at the time of disbursement.
- 3 The Sanction of Loan Amount and its terms & conditions are subject to execution of Loan Agreement & other documents and writings with India Infoline Housing Finance Ltd (IIFL-HFC). The terms & conditions of Loan Agreement and/or other transaction documents will prevail upon this letter in case of any contradiction/ conflict/ difference/ inconsistency.
- 4 The loan amount will be disbursed on demand. However, India Infoline Housing Finance Ltd (IIFL-HFC) reserves its right to withhold and/or cancel the Loan Facility or any part thereof without assigning any reason.
- 5 The loan shall be secured in such manner as may be required by India Infoline Housing Finance Ltd (IIFL-HFC). The security offered towards compliance of terms of the loan facility and repayment of the loan amount, shall have clear and marketable title free from all encumbrances.
- 6 The loan facility will be disbursed in lump sum or in suitable periodic installments as may be decided by India Infoline Housing Finance Ltd (IIFL-HFC), considering the need and request of the applicants based on terms of the application, as the case may be, as determined by India Infoline Housing Finance Ltd (IIFL-HFC) and not necessarily as per the terms of the Borrower/s agreement with the builder/contractor.
- 7 The applicable interest rate in case of any unforeseen or extraordinary circumstances or sudden changes in market conditions is subject to change by India Infoline Housing Finance Ltd (IIFL-HFC) at its sole discretion. Applicable interest rate is a summation/difference of the Base rate and the margin at the time of origination & thereafter. The margin between the Base rate and your Adjustable rate of interest will be determined by factors such as your credit grading, quality of security, risk profile of the industry/sector, product level allocable costs etc.
- 8 The sanction of the loan shall stand revoked and cancelled in any of the following circumstances :
  - (i) If any statement in the application or in loan and any other document(s) given by the Borrower or otherwise is found to be misleading or incorrect and/or if there is any material change in the process on the basis of which the loan has, in principle, been offered and/or,
  - (ii) If any material fact concerning the Borrower's income, employment, or ability to repay or any other relevant aspect of the Borrower's proposal for the loan is suppressed or concealed and/or
  - (iii) If document(s) submitted by the Borrower and the information contained in the document(s) are not in confirmation with the information provided in the application form submitted by the Borrower and/or
  - (iv) If Borrower fails to submit the documents as required by India Infoline Housing Finance Ltd (IIFL-HFC) within specified time
  - (v) Any other reason whatsoever, at the sole discretion of India Infoline Housing Finance Ltd (IIFL-HFC)
- 9 The loan shall bear processing fees, prepayment charges and such other charges as specified in the Schedule of Charges and the Applicant/s/Borrower/s confirms that he/she/they has/have perused and understood the same.
- 10 For Schedule of Charges and Most Important Terms & Conditions, please refer our Official web site <http://iiflhomeloans.com/schedule-of-charges> & <http://iiflhomeloans.com/most-important-terms-and-conditions>, respectively.
- 11 The Borrower/s agree to provide details to the India Infoline Housing Finance Ltd (IIFL-HFC), from time to time, to comply with the various laws including but not limited to the guidelines of Prevention of Money Laundering Act, 2002. The Borrower/s confirm that he/she/they are the beneficial owner of the property mortgaged/securities pledged in favour of India Infoline Housing Finance Ltd (IIFL-HFC) as a security.
- 12 In case the applicant/s have opted for Adjustable Rate of Interest :
  - (i) India Infoline Housing Finance Ltd (IIFL-HFC), Adjustable Interest Rate shall mean and include variable / floating rate of interest with reference to the Base Rate (as applicable) of India Infoline Housing Finance Ltd (IIFL-HFC) together with margin, if any, as specified by India Infoline Housing Finance Ltd (IIFL-HFC) on the date of disbursement and on the beginning of first month of next quarter, in which the base rate is changed.
  - (ii) Base Rate shall mean and include the Prime Lending Rates of India Infoline Housing Finance Ltd (IIFL-HFC) being offered by India Infoline Housing Finance Ltd (IIFL-HFC) and agreed by the Applicants, more particularly referred in this Sanction Letter. The Current Prime Lending Rates of India Infoline Housing Finance Ltd (IIFL-HFC) are IH - HPLR and IH - LPLR
- 13 The borrower company will not induct on its Board any person whose name appears in Willful Defaulters list of any Credit Information Companies / Financial Institutions and that in case such a person is found to be on its Board, it would take expeditious and effective steps for removal of the person from its Board.