

# Indiabulls

## LOAN SANCTION LETTER

Our Reference No. **569457** Date **17-MAR-16**  
 Name of the Applicant **M/S AARTI HIGHRISE PRIVATE LIMITED**  
 Address **9A, LORD SINHA ROAD, 1ST FLOOR, KOLKATA 700071 WEST BENGAL INDIA**  
 Phone No. **22827233**  
 Name of the Co-Applciant **MAHESH KUMAR SHARMA, MANISH KUMAR SHARMA, MUKESH KUMAR SHARMA,**  
 /Guarantor **ABHILASHA HEIGHTS PRIVATE LIMITED**

Dear **M/S AARTI HIGHRISE PRIVATE LIMITED**

Subject : Your application for **Loan against Property** facility from Indiabulls: Our Reference No: **569457**

We thank you for choosing **Indiabulls Housing Finance Limited** as your financier for **Loan against Property**. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below .

Type of Facility	LAPL
Sanction Amount with Insurance Premium* (Rs.)	100449497
EMI Amount	Rs. 2898474
Purpose of Loan	DEVELOPMENT OF RESIDENTIAL PROJECT
Loan Tenure (Months)	48
Interest Type	AIR
Rate of interest	17.00 %
Adjustable Interest Rate(AIR)	LFRR (LAP Floating Reference Rate, notified time to time) -1.75 % Margin Current LFRR : 18.75
Sanction Letter Validity	30 days from the date of this offer.
Total Processing Fee Applicable	Rs. 2300293
Proc. Fee (Non Refundable)	NIL
Balance Proc. Fee payable ( to be deducted from disbursement)	Rs. 2300293
Address of Property Offered as Security	NATURAL CITY, BLOCK 1 TO 6, MOUZA. JAGAT BERH, JL NO. 34, HOLDING NO. 597, BURDWAN MUNICIPALITY, PREMISES NO.320, VIVEKANAND COLLEGE ROAD, WARD NO. 16, P.S. BURDWAN, BARDHAMAN 713103
Database Admin Fee	Rs. 650 (inclusive of service tax) Applicable only in the first instance of finance on the same property.

\* Insurance is subject matter of solicitation.

All the applicable taxes, duties and levies would be additionally charged as per law.

- ROI will be as per applicable reference rate at the time of disbursal.

- This letter supersedes any sanction letter issued earlier, with reference to application number 569457

### Special Conditions (as applicable) :


- 1 Legal and Technical clearance / verification of the property being financed.
- 2 Execution of Loan Agreement and other documents between you and, Indiabulls Housing Finance Limited as per its policy and format.
- 3 Each NOC will be issued for property sold from the mortgage property against Rs. 500/ sq. ft. for the Natural City Bardhaman -subject to approved LTV
- 4 Equitable mortgage of the property of Natural City Bardhaman Project
- 5 CA certified Director list, Shareholding Pattern to be provided before disbursement.
- 6 51% Shareholders of all the applicant companies in the loan.
- 7 Hypothecation of the sold and unsold receivable of developer portion by way of Escrow mechanism of Natural City Bardhaman Project
- 8 Loan to be covered through Insurance.
- 9 Loan to be linked with APS no-569323
- 10 One month Emi float to be kept in the Escrow Account till the completion of the loan tenor.
- 11 ROC charge to be created in favor of IBHL
- 12 Repayment from the escrow account of Natural City Bardhaman Project
- 13 SPDC from all applicants and co-applicants.
- 14 Other terms and conditions mentioned overleaf.

Ihfl, Ground Floor, Constantia Building , 11 Dr U N Brahmachari Street, Kolkata - 700017 Kolkata  
700017 West Bengal India Ph: 033-39974700

M. K. Sharma

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Director

  
Director

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 Phone No. **22827233**

Our representative **Yateen Jain** , phone **+919874570999** can assist you further in case of requirement.

Please sign this letter as token of your acceptance of the terms and conditions mentioned above and overleaf.

Yours sincerely,  
For **Indiabulls Housing Finance Limited**

Accepted the offer

Authorised signatory

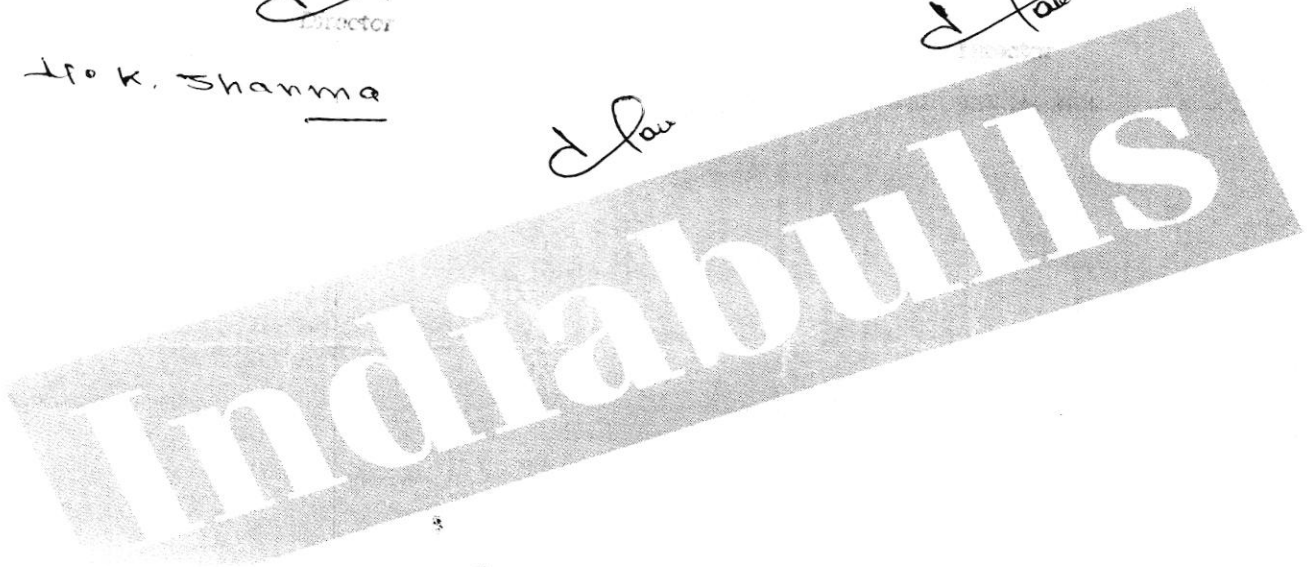
Customer Signature

*[Signature]*  
 Director

*[Signature]*  
 M. K. Sharma

M. K. Sharma

*[Signature]*



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### MOST IMPORTANT TERMS AND CONDITIONS

1. The sanction of loan amount and its terms and conditions are subject to execution of Loan Agreement and other documents and writings with **Indiabulls Housing Finance Limited** (hereinafter referred to as "IHFL"). The terms and conditions of Loan Agreement and/or other documents will prevail upon this letter in case of any contradiction/conflict/difference.
2. This sanction shall be available to the Borrower for a period of **30** days from date of this letter provided the Borrower deposits with **IHFL** the administrative charges/expenses/pre-determined expenses mentioned overleaf at the time of delivering the accepted copy of this letter to **IHFL**. The processing fees received is non refundable. For details of the various fees and charges applicable, please refer website.
3. **IHFL** shall be entitled to revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, inter alia, if there is any material change in the purpose(s) of loan facility, if any information and/or statement given by borrower is found incorrect, incomplete or misleading, if there is breach of the terms and conditions of the facility, if any report like legal/technical/valuation of the property is not found satisfactory, if the borrower does not submit duly accepted copy of this sanction letter to **IHFL** within stipulated period, etc. etc.. **IHFL** decision in respect of material changes shall be final and binding on the borrower.
4. Repayment of loan amount will be through installments/EMI's comprising of principal and/or interest. Repayment of loan amount can be done through electronic mode (ECS) also. **IHFL** may in its sole discretion alter the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place.
5. The prepayment of the loan shall be made and accepted as per policy and rules of **IHFL** and in accordance with statutory guidelines, issued from time to time and as applicable at the time of prepayment. Where there is no policy, rules and guideline then the prepayment fees and charges shall be applicable as per the terms of loan agreement and the mutually agreed prepayment charges, more particularly mentioned in the schedule of the loan agreement. For details, kindly refer the prepayment link provided on the **Indiabulls** website.
6. The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan Agreement. However, the rate of interest is subject to revision due to change in Ref. rate, which in turn influences the EMI or tenure. Consequent to any such upward change in rate of interest, repayment period will be extended subject to fulfillment of Age criteria and maximum loan tenure further upto 30 years. The reset date shall be effective from 1st day of month following the month in which **IHFL** Reference Rate is changed. All customers are intimated of any change in the applicable Ref rate. Further, besides sending of individual intimation, such changes in the rate of interest are duly notified & displayed on the website of **Indiabulls**.
7. **IHFL** has sanctioned the loan/facility on the basis of the calculation and 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, **IHFL** reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of **IHFL** and the decision of **IHFL** in that behalf.
8. The loan amount and terms sanctioned by **IHFL**, besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers. However, **IHFL** reserves its right to review and reappraise the loan facility during its continuity in terms of the loan agreement to be executed towards disbursal of the loan amount.
9. **Indiabulls** arranges/facilitates services to those customers who are interested in obtaining Life and Non Life insurance cover from certain Insurers. Insurance is a subject matter of solicitation and therefore, optional for the Borrowers to avail these insurance covers.
10. The Home loan Borrowers can access their loan account details through online login. The copy of statement of account can also be obtained on request from the nearby branch.
11. Terms related to Adjustable Interest Rate:
  - (i) **Indiabulls Housing Finance Limited** - LAP Floating Reference Rate (**IHFL-LFRR**) shall mean the percentage rate per annum from time to time and notified/announced by **IHFL** in such form and manner as deemed appropriate by **IHFL** from time to time as **IHFL-LFRR**.
  - (ii) Adjustable Interest Rate means the **IHFL-LFRR** and the margin, if any, as specified by **IHFL** shall be applied by **IHFL** on the first of the month following the month (as per the English Calendar) in which **IHFL-LFRR** changed. Adjustable Interest Rate would change based on changes in the **IHFL-LFRR**.

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12. IHFL shall not pass on loan & KYC related information of the borrower, except for regulatory requirements like furnishing information to CIBIL, FIU or other to Statutory Bodies.

13. Recovery of Overdues/Bad debts: It is duty of the borrower to repay loan amount with applicable interest along with all dues/charges/fees levied as per agreed terms of loan agreement. However, in the event of default in re-payment of any of the above, Company reserve the right to recover overdues by resorting to legal & permissible means.

14. Indiabulls Housing Finance Limited facilitates resolution of customer's grievances at free of cost. In the even of any complaint, borrower may visit nearest branch, sent e-mail at [grievance\\_ihfl@Indiabulls.com](mailto:grievance_ihfl@Indiabulls.com) or make call to customer care.

(i) In case the grievance is not resolved within reasonable time, he may escalate his complaints to the following higher authority: The General Manager & Nodal Officer(Grievance Redressal),Indiabulls Housing Finance Limited. Indiabulls House, Plot No. 448-451, Udyog Vihar Phase 5, Gurgaon - 122 016. Email: [robin.marwaha@indiabulls.com](mailto:robin.marwaha@indiabulls.com)

(ii) If the borrower is not satisfied by the resolution offered by the Company, he may like to take forward his grievance with The General Manager, C/o, National Housing Bank, Department of Regulation & Supervision, (Complaint Redressal Cell), 4th Floor, Core 5A, India Habitat Centre,Lodhi Road, New Delhi-110003.Email: [rcell@nhb.org.in](mailto:rcell@nhb.org.in). Or may upload his complaints though

For any further query/complaint ,please contact at Care Desk at Branches or call at toll free customer Care No **1800-200-7777** or write to customer care at [homeloans@indiabulls.com](mailto:homeloans@indiabulls.com).

\* For detailed terms and Conditions , please refer the MITC document on Website

Accepted the offer

Customer Signature

Wokk Sharma

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