

FINAL SANCTION LETTER

Date : 27/01/2025
Prospect No : 992511
Registered Address: P.NO 316 BRIJ VIHAR , JAGATPURA, JAIPUR, 302001, RAJASTHAN, INDIA
Registered Mobile No.: 8094000555,

INDOWESTERN BUILDTECH LLP

Mr. ABHISEK SHARMA, Mr. ASHISH SHARMA, Mrs. HARSHITA DIXIT, Mrs. NAMRATA VASHISTHA

Dear Customer,

We thank you for choosing IIFL Home Finance Limited (IIFL-HFL). We are pleased to inform you that we have in principal approved loan to you as per Terms & Conditions mentioned below & Overleaf

Product	Home Equity
Total Loan Amount Sanctioned (₹)(Includes Insurance Premium)*	85100000
Interest Type	Adjustable Interest Rate(AIR)
Base Rate (IH-LPLR)	19.15%
Margin (+/-)	-4.15%
Rate of Interest**	15.00%Adjustable Interest Rate (AIR)
Loan Tenor (in years)	3
Amount Of Each Installment On Monthly Rest (₹)	2950020
Total Processing Fees/Other Charges (including GST) (₹)	1506270
Processing Fees Paid (₹)	5900.00
CERSAI fees (₹)	118
Transaction/Legal Handling Charges (₹)	0.00
Property Address	PLOT NO. 281-282, PLOT NO. 281-282, IN SCHEME XAVIER ARCADE-II, GRAM-CHENPURA, TEHSIL-SANGANER, JAIPUR-RAJ, JAGATPURA, JAIPUR, 302025, RAJASTHAN,INDIA,
Collateral Evaluation Charge	29500.00
Presentation Charges	369.34

Additional conditions to comply prior to disbursal:

Legal Handling Charges of ₹ 2500/- payable at the time of disbursement in all Balance Transfer/Resale Transactions.

Collateral Evaluation Charges of INR 15000/- and INR 25000/- payable at the time of disbursement where combined exposure greater than 2 Crores and 5 Crores respectively

Latest Bank Statement of applicant to be taken
SPDC of Spouse to be taken
IIFL Marketing Board along with Mortgage Board to be displayed at site
Loan to be secured with Insurance
Docket to be signed in Branch or in front of IIFL employee
Disbursement to be done as per the Schedule
NOC to be released for INR 26 Lacs for 2 BHK and 38 lacs for 3 BHK
Positive Resi FI to be done
LEI or CA Certificate to be taken for Total Exposure
APF to be done prior to release of 2nd Tranche in system
OCR clearance to be checked
Undertaking to be taken from Builder that he will start selling the Flats post completion
CA Certified End use letter to be documented for tranche release as per policy
RERA registration to be done before 90% of the SOC stage
RERA EC to be documented
Inventory MIS required at the time of 3rd tranche release
Fire NOC to be document on or before last tranche release

Form 60 to be collected for NAMRATA VASHISTHA ..
You have opted for insurance of Rs.100000
Form 60 to be collected for NAMRATA VASHISTHA ..
Form 60 to be collected for NAMRATA VASHISTHA ..
You have opted for insurance of Rs.100000

Deduction from disbursement amount: The borrower(s) hereby authorizes IIFL HFL to debit processing fee or any other charges including but not limited to the stamp duty, franking charges, statutory charges/amount, service charges incurred by IIFL HFL for execution of E-Loan Agreement including other documents from the disbursement of the Loan amount, and also agrees that the same may be treated as charges due from the Borrower(s) or on demand of IIFL HFL, it shall be reimbursed by the Borrower(s) or may be recovered along with the Loan amount.

**The interest rate is subject to periodic revisions due to changes in the base rate or other relevant factors, such as market conditions, cost of operation, cost of funds, margin and risk premium etc. For administrative convenience, IIFL HFL may maintain the Equated Monthly Installment (EMI) amount constant irrespective of variations in the interest rate, thereby leading to variations in the loan tenure. Borrower/s will be notified of any such changes and, within the stipulated timeline therein, has the option to: (i) revise the EMI, loan tenure, or choose a combination of both options; (ii) make partial or full prepayments at any time during the loan tenure. If no preference is indicated by the Borrower/s, the decision of IIFL HFL shall be final and binding on the Borrower/s. Please take a note that upon revision in rate of interest, IIFL HFL has the option to revise EMI, extend the repayment period, or both, in the cases of negative amortisation (i.e., when EMI is insufficient to cover the full interest and/or the principal component contained in the EMIs is inadequate to repay the Loan within the loan tenure determined by IIFL HFL). For further information, please refer to Clause 4 and 7 of the Loan Agreement and our website <https://www.iiflhomeloans.com>, specifically the Standard Master Information and Terms & Conditions (MITC).

For latest policy updates and to know applicable Prepayment charges and other charges, please refer IIFL HFL official website www.iiflhomeloans.com/home-loans.

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 Jitendra Kumar Sharma at or alternatively you can call us on Helpline Number: 1860-267-3000. Your Base Branch address is 4th floor, Vinayak Heights, Gautam Marg, Vaishali Nagar, Jaipur, Rajasthan 302021

Thanking You,

IIFL Home Finance Limited (IIFL-HFL)	Acceptance by borrower(s):
Authorized Signatory (This a computer generated document and does not require IIFL HFL's signature)	I/We the Borrower(s) hereby declare that I/We have read (and/or being read over and explained), verified, understood and irrevocably agreed the terms and conditions of this Sanction Letter by signing this Letter physically or/and electronically (through accessing the link and/or vide OTP confirmation, Electronic and Digital Signatures, Aadhaar authentication and such other and further means as it was available and me/us by using my/our registered E-mail ID and the mobile number, and/or completing online forms constitute electronic communications shall be deemed to be the acceptance of this Letter. I/We, the Borrower(s) consent to receive the electronic communications, and agree that all communications, notices, disclosures, and other communications provided to us electronically, via email and on the Site, satisfy any legal requirement that such communication be in writing and legally bound.

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, IIFL Home Finance Limited (IIFL-HFL) 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 IIFL Home Finance Limited (IIFL-HFL) 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 will be disbursed by Lender in its absolute discretion, at the request of the Borrower, in one or more tranches. IIFL HFL further reserves the right to modify, reduce, suspend or cancel the Loan Facility, in whole or part. The notice of such actions will be communicated to the Borrower(s).
5	The loan shall be secured in such manner as may be required by IIFL Home Finance Limited (IIFL-HFL). 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 IIFL Home Finance Limited (IIFL-HFL), considering the need and request of the applicants based on terms of the application, as the case may be, as determined by IIFL Home Finance Limited (IIFL-HFL) 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 IIFL Home Finance Limited (IIFL-HFL) 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	Any other reason whatsoever, at the sole discretion of IIFL Home Finance Limited (IIFL-HFL)
v	If Borrower fails to submit the documents as required by IIFL Home Finance Limited (IIFL-HFL) within specified time
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, please refer to the company's official website: https://www.iiflhomeloans.com/schedule-of-charges . For Most Important Terms & Conditions, please refer to company's official website: https://www.iiflhomeloans.com/terms-and-condition/most-important-terms-and-condition . The mentioned charges / fees are as on date of the Loan Agreement and are subject to change from time to time.
11	The Borrower/s agree to provide details to the IIFL Home Finance Limited (IIFL-HFL), 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 IIFL Home Finance Limited (IIFL-HFL) as a security.
12	In case the applicant/s have opted for Adjustable Rate of Interest :

i	IIFL Home Finance Limited (IIFL-HFL), Adjustable Interest Rate shall mean and include variable / floating rate of interest with reference to the Base Rate (as applicable) of IIFL Home Finance Limited (IIFL-HFL) together with margin, if any, as specified by IIFL Home Finance Limited (IIFL-HFL) on the date of disbursal 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 IIFL Home Finance Limited (IIFL-HFL) being offered by IIFL Home Finance Limited (IIFL-HFL) and agreed by the Applicants, more particularly referred in this Sanction Letter. The Current Prime Lending Rates of IIFL Home Finance Limited (IIFL-HFL) are IH – HPLR and IH – LPLR.
13	Borrowers are strictly advised not to deal in cash and/or advance/hand over cash to any employee/agent/ person representing on behalf of IIFL HFC on any pretext/ground including but not limited to processing of the loan application. IIFL HFC does not subscribe to any such practice(s)
14	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.
15	We have entered /shall enter into co-lending arrangement with various bank in terms of the guidelines issued by regulators, from time to time. In case your loan qualifies under co-lending arrangement and is accepted by the partner bank, you will be intimated by IIFL-HFL through SMS and/or Email and/or any other suitable means.
16	The borrower/s hereby authorizes IIFL HFL to debit processing fee or any other charges including but not limited to the stamp duty, franking charges, statutory charges/amount, service charges incurred by IIFL HFL for execution of Loan Agreement and other documents, from the disbursement of the Loan amount. All these or any part of them shall be treated as charges due from the Borrower(s) which may be recovered along with the Loan amount, in case not deducted from disbursements and/or shall be paid on demand to IIFL HFL, as legally recoverable dues
17	Cersai and Collateral Evaluation charges for the property has been received in Linked LAN No 991365, 992364.
18	The Property Owner/Borrower(s) may collect their original title documents from the branch where the loan has been/is being serviced within 30 days from the full repayment and closure of loan account/repayment/settlement of the loan account.
19	In case of part disbursement of the sanctioned Loan Amount, the Borrower/s shall pay the Pre EMI Interest on the disbursed amount . The Pre EMI Interest shall be paid upon the disbursed loan amount and the EMI will become due and payable upon full disbursement of the sanctioned Loan Amount. Borrower is required to avail full disbursement within a stipulated period of time, failing which IIFL HFL reserves the right to reduce the loan amount to the extent of disbursed amount and start payment of EMI on the disbursed amount under the following conditions:
i	In case of Home Loan for purchase and acquisition of residential plot with or without construction thereon, the stipulated period is 36 months from the date of first disbursement;
ii	In case of Home Loan other than purchase and acquisition of residential plot with or without construction thereon, the stipulated period is 48 months from the date of first disbursement;
iii	In case of Loan Against Property the stipulated period is 12 months from the date of first disbursement.

IIFL HOME FINANCE LTD.



IIFL Home Finance Limited

Corporate Identity number - U65993MH2006PLC166475

Registered Office - IIFL House, Sun Infotech Park, Road No. 16V, Plot No. B-23, MIDC, Thane

Industrial Area, Wagle Estate, Thane – 400604

Helpline Number: 1860-267-3000 | Tel: 022 - 6788 1000 | Fax- 022 - 6788 1010 | Website:

www.iifl.com

Corporate Office - Plot No. 98, Udyog Vihar Phase IV, Sector 18, Gurgaon, Haryana 122016