



Ref No:3000077902

Dated:19-Nov-2024

To,

MR. SANTHOSH MANOKARAN, MR. MANOKARAN RAMAIYAN, MRS. TAMILSELVI MANOKARAN

1/16,

MAIN ROAD, KEEELAPPARATTAI,

Kumbakonam, Thanjavur, Tamil Nadu, IND, 612501.

Sub: Your application for HOME LOAN_AHF from Aditya Birla Housing Finance Limited

Dear Sir/ Madam,

Thank you for choosing Aditya Birla Housing Finance Limited (ABHFL) for your loan needs.

We are pleased to inform that we have sanctioned a HOME LOAN_AHF, the details of which are given below and overleaf.

Particulars	Description		
Purpose of Loan	HOME CONSTRUCTION LOAN - New	HOME CONSTRUCTION LOAN - TOP Up (New)	
Amount Sanctioned	20,00,000	72,084	
Term/Tenor of the Loan	240	240	
Security	Mortgage of immovable properties: Property 1: Building Name : House , Revenue Record No : S.F.no. 285/3 Part, 285/3A Part, New S.F.no. 285/3B, 285/3A5, Near Amman Temple, Main road, Kumbakonam, Valapuram, Valapuram, Kumbakonam, Thanjavur, Tamil Nadu, 612501		
Property Surrounding	North- Existing Building East- Vacant Land South- Existing Building West- Road		
Latitude/Longitude	Latitude- 10.998766 Longitude- 79.372222		
Equated Installment (EI)	Rs.19,633	Rs.708	
Interest Rate Type	Floating		Floating
Total processing fee (Non Refundable) ** Inclusive of all tax	Charges	Primary Product	Secondary Product
	Balance fee or Sanction fee	0	2605
	Login fee	3500	0
	CERSAI fee	0	118
	IMGC Premium	0	0
Legal Processing Charges	0	0	
Processing Fee paid	Rs.3500/-		
Balance Fees to be collected	Rs.2723/-		
ABHFL Reference Rate	ABHFL Reference Rate ARR_HOME LOAN_AHF_SAL on date of this letter is 13.80% (Prevailing ARR_HOME LOAN_AHF_SAL will be applicable)	ABHFL Reference Rate ARR_HOME LOAN_AHF_SAL on date of this letter is 13.80% (Prevailing ARR_HOME LOAN_AHF_SAL will be applicable)	

Aditya Birla Housing Finance Limited

One World Center, Tower 1, 9th Floor, 841, Jupiter Mill Compound,
Senapati Bapat Marg, Elphinstone Road, Mumbai 400 013.
+91 22 6279 9505 | Toll-free number 1800-270-7000
care.housingfinance@adityabirlacapital.com | <https://homefinance.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266
CIN: U65922GJ2009PLC083779





Spread	Spread on date of this letter is -3.55%	Spread on date of this letter is -3.55%
Interest rate applicable to you	Rate of interest is 10.25% (ABHFL Reference Rate + Spread)	Rate of interest is 10.25% (ABHFL Reference Rate + Spread)

Foreclosure charges	• Standard FC charges applicable as per Most Important Terms & Conditions (MITC).
Penal Charges	• Penal Charges shall be applicable as per MITC
Equated Installment Date	• 3rd of the next month from date of first disbursement
Sanction Letter Validity	60 days from the date of issuance, extension of the same is at the discretion of ABHFL

Sanction Conditions	<p>Aforesaid sanction of the Loan is subject to:</p> <ul style="list-style-type: none"> • All internal assessments/ verifications carried out by ABHFL to be positive • Disbursal is subject to legal verification/ technical valuation of the underlying of the property being positive as per ABHFL norms. • Any Letter issued prior to this Sanction Letter stands null and void. • All internal assessments/ verifications carried out by ABHFL to be positive. • Search Charges incurred by ABHFL for Search Report of the property under mortgage consideration, shall be payable by the Borrower to ABHFL. • Initial Fee to be clear before Sanction Letter Issue. • Original property papers vetting by ABHFL appointed lawyer to be satisfactory • Deposition of all original title / property documents by borrower with ABHFL • Loan agreement and disbursement kit along with sanction letter & MITC to be signed by borrowers/ co- borrowers in presence of ABHFL employee. • Declaration from the customer for submitting updated OVD with current address within three months of the date of sanction, wherever applicable. • Construction estimate to be taken. • Estimate to be vetted by empaneled valuer. • Plot to be demarcated prior to release of first tranche. • Loan to be released as per stage of construction • Resi & office FI to be positive • RCU to be positive • Hunter to be positive • Repayment to be taken from Applicant Axis Bank Salary Account • HL-Construction Norms to be adhered • Self-Construction Undertaking cum indemnity to be obtained before our disbursal • Resi, Emp and Property located in Non operative location hence required approval before final approval • Sanction letter not to be released before getting the location approval • Personal loan to be closed before our disbursal • Legal heir NOC to be obtained • MODT to be done In Favor of ABHFL • Subject to: - manual Patta provided for technical perusal hence the same is to be verified with legal and legal is to be positive. Signed estimation copy is to be documented prior disbursement
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Please sign and return this letter as a token of your acceptance of the terms & conditions, various charges, fees and premiums mentioned above and overleaf and give us a signed copy of the letter:

For Aditya Birla Housing Finance Limited

Authorized Signatories

Please feel free to contact us on our Customer help line 1800-270-7000 for any clarification or assistance. We look forward to a long lasting relationship with you.

Acceptance:

I/ We hereby accept all the terms and conditions mentioned above and overleaf

Borrower Signature

Co-Borrower(s) Signatures

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Terms and Conditions

- This letter is subject to execution of transaction documents including but not limited to Agreement, as may be required by ABHFL.
- The Loan mentioned overleaf will be available at ABHFL's discretion and subject to compliance of all formalities and documentation as may be specified /required by ABHFL.
- ABHFL may revoke the sanction of the Loan at its discretion without assigning any reason.
- "PEMI" or "Pre Equated Monthly Instalments" shall mean the monthly instalment(s) payable by the Borrower after 1st disbursement till such period as ABHFL at its sole discretion may not disburse at any time, any amount under the Loan, unless the conditions stipulated in this Letter or loan agreement or through any other mode of communication(s) are complied with by the Borrower(s).
- In case of under construction property, you may choose to Pay Interest Only (PEMI) on the disbursed amount during construction period which is allowed for maximum period of 48 months or as decided by ABHFL or Pay EI from the first disbursement itself.
- ABHFL shall have an unconditional right to cancel the entire Loan or any undrawn portion of the Loan at any time after issuance of this Letter, without any further notice to the Borrower(s), for any reason whatsoever including the creditworthiness of the Borrower (s).
- ABHFL at its sole discretion may not disburse at any time, any amount under the Loan, unless the conditions stipulated in this Letter or loan agreement or through any other mode of communication(s) are complied with by the Borrower(s).
- For EI or PEMI Repayment through National Automated Clearing House (NACH), you are required to submit NACH mandate. Additionally, you are required to submit 1(One) cancelled cheque, 1(one) Pre EMI cheque and 4(Four) PDCs equivalent to EMI for four months. On the instalment due date, ABHFL will automatically debit your designated repayment account for EI or PEMI, or will present your PDCs.
- Any fees and charges mentioned in the Sanction Letter and the rates applicable on the date of issue of the Sanction Letter and are subject to change from time to time at ABHFL's discretion. Any changes in charges and ABHFL reference rate will be published on ABHFL's website <https://homefinance.adityabirlacapital.com/> Changes in the benchmark rates / charges would be prospective in effect and intimation of such changes would be duly communicated to the customers through acceptable modes of communication channels such as SMS / email / WhatsApp / letters, etc. Please also refer our website <https://homefinance.adityabirlacapital.com/> and FAQ section on the website for an illustrative impact of change in interest rates / benchmark rates leading to changes in EMI or tenor or both. Please refer to the MITC placed on our website for switch charges applicable to your loan
- In case of pre-payment or foreclosure of loan, charges will be applicable as per the schedule of charges in MITC.
- In case of pre-payment or foreclosure of loan within the lock-in-period, lock-in period interest will be applicable as per the schedule of charges in MITC. Further the lock-in period interest payable shall be independent to Foreclosure charge
- If you do not pay or are late in paying any EI, the Lender will report the non-payment to various credit bureaus. This may have an adverse effect on your credit rating and affect your ability to obtain credit from other Lenders.
- If an "Event of Default" (as defined in the Loan Agreement) happens, you will be obligated to pay Penal Charges as per the Loan Agreement
- In case of non-compliance of Sanction Conditions, the Lender is entitled to increase the Interest Rate at its sole discretion based on the risk assessment and the same will be communicated to the Borrower in writing.
- For loans sanctioned for under-construction or self-construction of your property, the loan may be disbursed in stages or completely as per disbursement plan approved for your loan.
- Borrower shall procure prior written consent of ABHFL before renting out the mortgaged property/ies or any part thereof or before making any structural alterations in the mortgaged property/ies.
- In case the property is an under-construction property, ABHFL has a right to instruct the builder of such under construction property to not to handover possession of the said property or any part thereof to the Borrower till all dues of ABHFL are paid in full by the Borrower to ABHFL. ABHFL may recall the entire loan if construction is delayed / deviated from plan due to any reason whatsoever.
- Borrower must keep ABHFL informed of any changes in schedule of construction or payments to the builder as well as registration of property / submission of the documents with ABHFL post registration of the property where ever applicable.
- On closure of the aforesaid loan account, you or any person claiming to be your legal heir/ Co-Owner/Co-Borrower (in your absence) may collect the collateral documents from the home branch within 30 days of full repayment / settlement of the loan account. If you wish to collect the documents from any other active branch, please inform us of your preferred branch location by calling us on 1800-270-7000 or write to us on care.housingfinance@adityabirlacapital.com. List of active branches is available on our website
- Please refer the Fair Practices Code and Policy adopted by ABHFL for determination of Interest Rates, Processing and Other charges placed on ABHFL's website <https://homefinance.adityabirlacapital.com/>
- The Sanction Letter, Application Form, MITC, Loan Agreement and any other related document shall be read in conjunction and not in derogation. In case of inconsistency of terms in the aforesaid documents, opinion of ABHFL shall be binding on the Borrower(s) including co-borrowers and authorised signatories.

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Interest Rate Type

- Floating Interest Rate- If the interest rate applicable to your loan is Floating Interest Rate as provided for in this Sanction Letter then ABHFL may review and modify/change the Applicable Interest Rate on your loan on a periodic basis as decided in discretion of ABHFL.
- Interest rate calculation-Interest on loan amount will be calculated at the then prevailing Interest Rate (ABHFL Reference Rate + Spread) per annum on daily reducing balance basis with monthly resets.
- The Borrower will consult/has consulted his tax advisors about taxation matters both direct and indirect related to this sanction and ABHFL gives no representation as to any taxation issue. The Borrower will not hold ABHFL responsible for any tax benefit that the Borrower believed he/she/they is/are entitled to but is later on denied the same by the tax authorities.
- Any GST as applicable on the Charges as per schedule shall be payable by the Borrower. Goods and Services Tax (GST) shall include the Central Goods and Service Tax (CGST) and the State Goods and Service Tax (SGST), Integrated Goods and Service Tax (IGST) and any other taxes levied under GST related legislation in India.

Borrower's Signature

Co-Borrower's Signature

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