India

IIFL
Home Loan
Ghar Aapka. Loan Hamaara.

Final Sanction Letter

Date : 30/09/2015

Prospect No : 734202

0 Rajesh Projects (India) Private Limited

Mr. JAI BHAGWAN GOYAL , Mr. RAJESH GOYAL , Mrs. SUCHITA GOYAL , DISHANK ESTATE MANAGEMENT PRIVATE LIMITED , RKG HOLDING PRIVATE LIMITED

501 , RG TRADE TOWER, PLOT NO.-7, NETAJI SUBHASH PLACE, WAZIRPUR, DISTRICT CENTER, NORTH WEST DELHI, 110034, DELHI, INDIA

011-9560096060

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	Home Loan
Loan Amount Sanctioned (INR)	200860200/-
Interest Type	Adjustable Interest Rate (AIR)
Base Rate (IH-HPLR)	14%
Margin (+/-)	3%
Rate of Interest	17.00%
Loan Tenor (in years)	3
Amount Of Each Instatement On Monthly Rest (INR)	7161214/-
Total Processing Fees (including ST) (INR)	6869419/-
Processing Fees Paid (INR)	0/-
CERSAI fees (INR)	570/-
Property Address	GREATER NOIDA GH,07A,16B,,201301,NOIDA,NATIONAL CAPITAL REGION,INDIA,

Additional conditions to comply prior to disbursal:
Legal Handling Charges of INR 2500/- payable at the time of disbursement in all Balance Transfer/Resale Transactions.

1. Repayment cheques to come from Rajesh Projects (India) Private Limited.

2. SPDC of all 3 individual promoters (including spouse Suchita Goyal)

For Dishank Estate Managements (P) Ltd

3. Keyman insurance must.

~~Director / Auth. Sign~~

For Rajesh Projects (India) Pvt. Ltd.

Director

4. PTM from Noida Authority Required.

5. loan agreement of IB to be vetted through internal legal about no adverse clause on the rest of the inventory where we propose to

For RKG Holding Pvt. Ltd.

Jai Bhagwan

Director

Jai Bhagwan

India Infoline Housing Finance Limited
CIN: U65993MH2006PLC166475
Corporate & Regd. Office: 12A-10, 13th Floor, Parinee Crescenzo, C-38 & 39, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051
Tel : (91-22) 6788 1000 · Fax: (91-22) 6788 1010 · E-mail: mail@indiainfoline.com · Website: www.iihfl.com

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create our charge.

6. Upfront Part-payment of 1500/- psft for issuance of LRL against any unit in Phase-1 during PEMI servicing and 1000/- psft during EMI servicing.

7. Upfront Part-payment of 3,00,000/- lump-sum for issuance of LRL against any unit in Phase-2.

8. ROC charge creation on collateral

9. Group companies M/s Hendez Distributors Pvt Ltd, Baid Merchant Pvt Ltd, Cool Estates Pvt Ltd to provide Corporate PG to the loan.

10. Latest CA certified list of Directors & Shareholders required of all companies.

11. Subject to positive internal reports

12. Hypothecation/Charge on project receivables

13. IIHFL to have first refusal right for all home loans in the said project.

14. Lending company board to be displayed at the project site of the customer.

15. Quarterly monitoring of project completion by technical team & Project sales audit and its charges to be borne by borrower.

16. Minimum security covers of 2 times to be maintained throughout the tenor of loan. If the valuation of the pledged Security drops below 2 times (based on the cash flow) then existing market price evaluated by IIHFL of the outstanding loan amount (margin call), then borrower shall have 30 working days to replenish the deficit & bring it back to the agreed minimum times the outstanding loan amount or prepay the loan amount proportionality.

For Disbank Estate Managements (P) Ltd

Director / Auth. Sign

For Rajesh Projects (India) Pvt. Ltd.

Director

For RKG Holding Pvt. Ltd.

Director

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17. No prepayment penalty will be applicable in the event the principal amount prepaid is out of the receivables received from sale of units of the project "RG Luxury".

18. Disbursal to be done in 2 tranches, of 17 Crs and 3 Crs.3 Crs will be disbursed on commencement of construction of Phase 2 of t he project –Raft Central basement

19. Declaration by developer company of the list of units as unsold stock being mortgaged to IIFL HFC

20. Undertaking from the USL stakeholders not to withdraw any principle or interest of the USL during the tenure of our loan.

21. Any change in material information must be immediately (not more than 30 days) brought to the notice of IIHFL/IIFL.

22. Shareholding pattern of Baid Merchant Pvt Ltd., Cool Estate Pvt Ltd., and Hendez Distributors Pvt Ltd shall not be changed with out prior written consent of IIHFL/IIFL

23. Foreclosure charges of 1%

24. This LAN to be cross linked with existing LAN. Link LAN undertaking required for the same.

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 ADITYA KUMAR at 9958506379 or alternatively you can e-mail us at reach@indiainfoline.com. Your Base Branch address is 71/3, first floor, Rama Road, Moti Nagar, New Delhi - 110015.

Thanking You,

For Rajesh Projects (India) Pvt. Ltd.

Director

For Dishank Estate Managements (P) Ltd

Director / Auth. Sign

India Infoline Housing Finance Ltd (IIFL-HFC)

Authorized Signatory

Accepted:

DISHANK ESTATE MANAGEMENT PRIVATE LIMITED	
JAI BHAGWAN GOYAL	
RAJESH GOYAL	
Rajesh Projects (India) Private Limited	
RKG HOLDING PRIVATE LIMITED	
SUCHITA GOYAL	

For RKG Holding Pvt. Ltd.

Director

Jai Bhagwan

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S Goyal

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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 disbursal.
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://www.iihfl.com/ResourceCenter/ScheduleofCharges.aspx & http://www.iihfl.com/portals/0/pdf/MITC_IIHFL_English.pdf. 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 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 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.

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