TATA

HOME EQUITY LOAN SANCTION LETTER

Date - 18/01/2024

To,

ASKG HOMES , MR. SURESH KUMAR PRASWAL , MR. KISHOR KARIR
PLOT NO 15 JAI DADI NAGAR KALWAR ROAD JHOTWARA JAIPUR 302012
Ph +917073908820

Dear Sir/Madam ,

Subject Your Home Equity Loan Application No **APPL50451239**,**Dated - 25/12/2023**

We are pleased to inform you that based on your above mentioned application to **Tata Capital Housing Finance Limited** (hereinafter referred to as the "**Company**") under its Small Developer Funding Program program, has in principle sanctioned the loan on the terms and conditions mentioned hereafter and printed overleaf against the following property/ies

Description of the Property:

1.Plot No 551 & 552, 553 & 554 Patrakar Colony Dholai Sanganer Jaipur 302020, Jaipur, Rajasthan, 302020

The salient features of financial covenants of loan are as under:

Total Amount Sanctioned	Insurance	Rate of Interest	Current TCHFL RPLR*	Spread over TCHFL RPLR	Tenor	Monthly Installment(EMI)	Processing Fee
INR 50,000,000/-	INR 0	12.5% (Floating)	19.5%	-7%	120 Months	INR 731,881/-	INR 590118/- (Inclusive of GST)

*Retail Prime Lending Rate - RPLR is the rate of interest announced by TCHFL from time to time as its retail prime lending rate and shall govern the Rate of Interest for your loan contract from time to time.

**In case you have opted for Fixed Rate of Interest, the rate of interest shall be fixed for the period mentioned herein-above and upon expiry of the period of Fixed Rate of Interest, the Loan shall attract floating (Adjustable) Rate of Interest based on the then prevailing TCHFLRPLR. Such floating rate of interest shall vary in accordance with the TCHFLRPLR announced by the Company from time to time as its retail prime lending rate plus/minus the spread prevailing at the time of sanction.

Special Conditions:

1.Title deeds of the property/ies in original as per the legal report shall be submitted prior to disbursement.
2.If the property is jointly owned by more than one person then all owners of the property shall be co- applicants to the loan.
3.Loan shall not be used for any other purpose except the purpose as represented in the application form.
4. RM of 75 lacs should be done
5. Whole land with units to be mortgaged with TCHFL and 40% of Cost of Purchase to be deposited in TCFHL Loan Account in every Retail Conversion
6. Prepayment & Part Payment will be NIL in case retail loan is disbursed by TCHFL
7. In case of BT oh this loan by any other institution, FC charges will be applicable as per HE norms
8. Builder to take NOC from TCHFL before selling any unit
9. RCU of title deed to be done mandatorily
10. Project to be tagged in PTS for progress
11. TCHFL to get first right of refusal over leads for retail conversion funding in the as first priority lender
12. Loan to be disbursed against plot up to 50% of MV of Plot and rest construction payment in tranches as per construction stages
13. Mandatory RCU profile & Banking check of builder
14. APF to be done by Tech team
15. Hunter to be clear
16. Google check , FB, Insta check to be done for all partners for any adverse remarks
17. Undertaking from customer that units are sold only after completion of project/Availment of RERA certificate.
18. Repayment to be taken from ASKG Homes- 45045
19. Noc of loan of Rs 1 cr of aavas of suresh
20. NOC of loan of Rs 1 cr of Kishor karir taken in 30/12/2021 should be received
21. Approval of Waiver FC Charges, builder will give TCHFL right to refusal for retail conversion, same is documented in sanction letter. But if for any reason we would not able to convert in that case FC
22. In case of BT of this account FC charges will be levied
23. NIL FC charges for retail conversion with TCHFL
24. First right of refusal with TCHFL but if retail case not convert with TCHFL & go with other institution FC charges should not be levied
25. NIL FC charges in case of prepayment & foreclosure through own funds Like Promoter equity or project cash flow

For ASKG HOMES

PARTNER

The sanction shall stand revoked and cancelled if:

1.There is any material adverse change in the opinion of the Company on the basis of which the loan has, in principle, been sanctioned.
2.Any material fact concerning your income, employment or ability to repay, or any other relevant aspect of your proposal for the loan is suppressed, concealed or not made known to us.
3.Any statement made in the application or otherwise is found to be misleading, incorrect or untrue.
4.Unsatisfactory track record in respect of any other finance facility availed by the applicant/s.

For Tata Capital Housing Finance Ltd.
Authorised Signatory

The loan shall be used for the purpose of **Business Use.**

The sanction is vali[illegible] date of [illegible] waived by the company at its sole discretion

eSigned using Aadhaar (Leegality.com THWRB6A) ASKG HOMES
Date Fri Jan 19 15:18:14 IST 2024

eSigned using Aadhaar (Leegality.com [illegible]) SURESH KUMAR PRASWAL
Date Fri Jan 19 15:14:04 IST 2024

eSigned using Aadhaar (Leegality.com OWRB03) KISHOR KARIR
Date Fri Jan 19 15:16:31 IST 2024

Tata Capital Housing Finance Limited
Registered Office 11th Floor Tower A Peninsula Business Park Ganpatrao Kadam Marg Lower Parel Mumbai - 400 013
This is a system generated sanction letter and does not require signature of TCHFL

Yours truly,
For Tata Capital Housing Finance Limited

Authorized Signatory

Applicant / Co-Applicant Signature

For ASKG HOMES

PARTNER

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Terms and conditions

1 The applicant will create an Equitable Mortgage**/ Registered Mortgage of the property as may be stipulated by the Company at its discretion and the applicant/ mortgagor shall be responsible and liable to register / intimate such Equitable Mortgage with the concerned office of sub-registrar of assurances, if required

2 The Terms and Conditions are subject to change without prior notice and at the sole discretion of the Company

3 Notwithstanding anything stated elsewhere in this letter or otherwise, the facilities mentioned overleaf will be available solely at Companys discretion and subject to compliance of all formalities and documentation as may be specified/required by the Company. The continuance of the facilities is subject to cancellation and /or repayment to the Company on demand without assigning any reasons for the same.

4 Part pre-payment and Foreclosure Charges will be applicable as per below details

RATE DESCRIPTION	PARTY TO THE AGREEMENT	FORECLOSURE CHARGES*		PARTIAL PREPAYMENT CHARGES
CLOSURE BY OWN FUNDS	CLOSURE BY BALANCE TFR	CLOSURE BY OWN FUNDS		
FLOATING RATE SCHEME	Individual borrower with end use other than business	No Charges	No Charges	No Charges
Individual borrower with end use as business	4% + GST*	4% + GST*	4% + GST* on Prepaid Amount Over 25% of Principal O/S as on 1st April of the respective Financial Year	
Non-Individual Borrower irrespective of end use	4% + GST*	4% + GST*	4% + GST* on Prepaid Amount Over 25% of Principal O/S as on 1st April of the respective Financial Year	
(irrespective of individual or non-individual Co-borrowers)				
FIXED RATE SCHEMES	Individuals/ Non Individuals	4% + GST*	4% + GST*	4% + GST* on Prepaid Amount Over 25% of Principal O/S as on 1st April of the respective Financial Year

* Foreclosure Charges will be levied on the Principal Outstanding and all part payments, if any, made within immediate preceding 12 months of such foreclosure
*In case of Semi-Fixed Loans(fixed rate for initial period and then floating),the foreclosure and Pre-payment norms for floating rate loans would be applicable on loan being converted into floating rate

5. The rate of interest applicable to the facilities shall be as prevailing on the date/s of disbursement(s). The Company shall review and, if considered necessary, revise the Rate of Interest at any time and from time to time as per its policy, market conditions, TCHFLRPLR and/or applicable laws and regulations, if any, during the tenor of the loan at its sole discretion. The spread over TCHFL RPLR would be constant throughout the loan tenure, unless the risk profile of the customer deteriorates.

6. In case of any revision in rates as mentioned in above clause, EMI amount and/or tenure of repayment may be varied.

7.Other charges applicable to the loan

a) Processing Fee – Up to 2.00% of Loan amount + GST
b) One time Account Maintenance charges Rs 2000/- (including GST)
c) Additional Interest: - @2% per month on the overdue amount for the defaulted period
d) Cheque dishonour Charges - Rs.700/- per dishonour per cheque
e) Loan cancellation charges Rs. 5900/-
f) Charge for issue of duplicate copy of agreement - Rs.250/- per copy of agreement
g) Charge for issue of statement of account – Rs.200+GST- per statement
h) Other Charges incurred by the Company - Actual charges Incurred by the Company
i) Loan will be auto cancelled if cheque is not availed by customer within 30 working days from date of disbursement with all the charges pertaining to auto cancellation waived
j) Additional Processing fee towards Legal and technical charges:Rs.5000/- +GST for cases up to INR 1 CR and Rs.10,000 +GST for cases Greater than INR 1 CR
k) Additional Processing fee towards Admin charges: Rs.3540/- (Including GST) (If applicable)
l) Any Other Charges will be applicable as per MOST IMPORTANT TERMS AND CONDITIONS (MITC) to be signed by the applicant

8.The due date for the payment of MI shall depend on date of disbursement of loan. Accordingly the applicant shall be liable to make payment of interest for broken period and the same will be communicated at the time of disbursement.

9.The applicant shall immediately intimate the Company in the event of any change in his repayment capacity. Without limitation; this shall include a loss/change in job/ profession etc. as also any change in any information stated in the application.

10.The Applicant will have to insure the property for the reconstruction value of the property and assign the same in favor of the Company.

11.The applicant shall mention their application number for any service related queries.

12.Please note that the payment of non refundable processing fee is a prerequisite for the loan to be sanctioned.

13.The term Applicant shall also include Co Applicant wherever appropriate, except where the context implies otherwise and all references to Company, shall mean Tata Capital Housing Finance Limited, unless the context implies otherwise.

14. In case of Life Insurance coverage, if you come under medical category then you need to complete the medical formalities as soon as possible so as to enable insurance company to take decision on acceptance of risk and the cover to commence .The policy cover does not commence unless the formalities are completed and the risk is accepted by the insurance company on the basis of the medical results. In case of rejection the premium amount deducted will be transferred to your Loan account.

15. I am aware about that the Insurance has been taken along with my Loan and my insurance cover will start only after issuance of the policy. I understand that, if the policy is not issued for any reason, then my loan will not be covered under the Insurance.

16.In the event any amount is not paid when due, the account will be flagged as overdue as part of day-end process as SMA or NPA (as the case may be) in accordance with the extant RBI Circular. Examples of classification of an account as SMA/ NPA categories are provided on our website www.tatacapital.com at POLICIES, CODES & OTHER DOCUMENTS ---> TATA Capital Housing Finance Limited ---> RBI Circular on Provisioning. You may also browse the link https://bit.ly/3Hoa7Ib by pasting it on browser. The Applicant / Co-Applicant / Borrower / Co-Borrower confirm that they have read, understood and accepted the same.

17 Acceptance of this letter is a confirmation that, the applicant has read and understood the contents as mentioned aforesaid and it also confirms that the applicant has not been promised any free gifts/discounts or any other commitment whatsoever which is not documented in the loan agreement with the Company. It is further confirmed that no cash/bearer cheque has been collected from the applicant with respect to the loan.

18 In case of LRD transaction, the Borrower shall maintain an Escrow Account with Escrow Bank duly approved by TCHFL and the rentals from the property secured and any other receivables shall be deposited in the Escrow Bank for repayment of the dues under the loan on their respective due dates

This sanction letter is subject to the legal, financial, technical and other due diligence of the Applicant, Co-Applicants and the property to the satisfaction of TCHFL. The Applicant and Co-applicants shall make available all necessary and material information and extend full cooperation to lawyers and other advisors of TCHFL for undertaking the due diligence. In addition to the above, the sanction is also subject to the standard terms and conditions, according to the company rules / policies as applicable from time to time. All statutory levies or taxes applicable from time to time will have to be borne by the applicant.

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For ASKG HOMES PARTNER

For Tata Capital Housing Finance Ltd. Authorised Signatory

Notwithstanding the APF done by TCHFL, the Borrower/s shall conduct his / her own legal and technical due diligence of the property and independently verify the title of the property, encumbrances and pending litigations, if any, concerning the property and the project land. TCHFL will not be held liable / responsible for any losses /claims arising out of any pending litigations / defects in title / encumbrances of whatsoever nature, in connection with the said property / project.

Please note that this communication should not be construed as giving rise to any binding obligation on the part of TCHFL unless (i) you have returned the duplicate copy of this letter duly signed in token acceptance and , (ii) signed/executed the agreements and (iii) signed/executed the security /other documents in connection with the aforesaid facilities. Until and till such time, the sanction letter same may be cancelled without any prior notice.

This Letter of sanction does not create any binding obligations on us to disburse funds till the execution of appropriate loan and security documents and till such time same may be cancelled without any prior notice. In case you require any further clarifications or information regarding the loan account or any of our other services are required please feel free to contact Tata Capital Housing Finance Limited at 18602676060

Applicant / Co-Applicant Signature

ACCEPTED

	Name	Signature
Primary Applicant	ASKG HOMES	
Co – Applicant	MR SURESH KUMAR PRASWAL	
	MR. KISHOR KARIR	
Guarantor		

For Tata Capital Housing Finance Ltd.

Authorised Signatory

For ASKG HOMES

PARTNER

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