

Ref No. : 1794651

AJEET KUMAR SHUKLA

1001, F Wing Godrej Central, chembur

Sahakar Nagar, Kurla, MUMBAI, Maharashtra, 400071

Email Id : swatisabban12@gmail.com

Mobile No. : 8608277673

Date : 22-May-2024



Dear Customer,

Hero Housing Finance Limited ("HHFL") is pleased to inform you that basis the Application submitted by you, HHFL approved your loan facility as per below mentioned terms and conditions:

Particulars	Description
Product	Home Loan
End use of the Loan disbursed	Re-Sale
Co-Borrower Names	BHARATI RAMKRUSHNA RAJGURU
Loan Amount Approved	₹ 45,00,000 /- (Forty Five Lakh only)
Insurance Amount and Additional Fees	₹ 25,000 /- (Twenty Five Thousand only (Customer Funded: 25000/- only, IMGC Fees: null/- only))
Tenor (in Months)	134
Rate of Interest (ROI) Type	Floating
Rate Of Interest (ROI)	10.05% Per Annum (HHFL Reference Rate -8.25
HHFL Reference Rate	18.30%
EMI (Installment Amount)	₹ 56,002 /- (Fifty Six Thousand Two only)
EMI Frequency & due date	Monthly (on 5 of every month)
Processing Charges	1.00%+ Applicable taxes
a) IMD	₹ 5,900 /-
b) Processing Fees	₹ 53,100 /- (upto 3% +applicable taxes)
c) Balance Processing Fees to be paid (b-a)	₹ 47,200 /-
Title Search Charges	Upto Rs 2,500/- (applicable only for Mumbai Metropolitan Region)
Primary Security	102,1,Pune,fsfaf af,PUNE,Maharashtra,411027
Switching/Conversion Charges: a) Charges for Repricing of Interest Rate subject to Company's internal policy criteria b) Conversion Charges for switching from Floating Interest Rate to Fixed Interest Rate or viceversa	a)0.5% of principal outstanding or ` 2500 plus Applicable taxes, whichever is lower. b) 0.5% of principal outstanding plus Applicable taxes

Agreed and Accepted by the Borrower & Co-Borrower(s)

I/We confirm that we understand and accept the terms and conditions of the Sanction Letter, as laid out in English/ have been explained to us in a vernacular language of our understanding and I/ We accept the Facility on the terms set above.

 Name & Signature of the Borrower, if any

 Name & Signature of the Borrower

 Name & Signature of the Borrower, if any

Prepayment Charges*

- a) For Housing Loan/ Non-Housing Loans (other than business purpose) at floating rate: Nil
- b) For Non-Housing Loans (other than business purpose) at floating rate for non-individual: 3% of the loan outstanding+ applicable taxes
- c) For Non-Housing Loans for business purpose at floating rate (No charges for part pre-payment made upto 25% of the outstanding principal within one financial year. Beyond that foreclosure charges mentioned below shall be applicable)
 - a.If tenor of the loan served is between 1 month to 12 months: 3% of the loan outstanding+ applicable taxes
 - b.If tenor of the loan served is more 12 months : 2% of the loan outstanding + applicable taxes
- d) For a Housing Loan at fixed rate of interest prepaid/ foreclosed through own sources: Nil
- e) For Housing Loan (other than paid through own sources) / Non-Housing Loan at fixed rate of interest-.3% of the loan outstanding + applicable taxes (No charges for part pre- payment made upto 25% of the outstanding principal within one financial year. Beyond that foreclosure charges mentioned below shall be applicable.
- f) For Project Loan: Upto 4% of the loan outstanding + applicable taxes
- g) For Term Loans to NBFCs/HFCs: Upto 2% of the loan outstanding + applicable taxes

*Minimum Pre-payment amount should be sum of 3 EMI's or Rs.50000/-, whichever is higher.

The expression "own sources" for this purpose means any sources other than borrowing from a Bank/HFC/NBFC or Financial Institution. The borrower shall be required to submit such documents that the Company may deem fit & proper to ascertain the source of funds at the time of prepayment of the loan For dual/hybrid rate loans (combination of fixed and floating), Part prepayment/foreclosure charges would be applied depending on whether at the time of part prepayment/foreclosure, the loan is on fixed or floating rate.

The part pre-payment/foreclosure charges as mentioned above are as on date of execution of this loan agreement, however they are subject to change as per prevailing policies of Hero Housing Finance Limited and accordingly may vary from time to time. Borrowers are requested to refer to www.herohousingfinance.com for the latest charges applicable.

For Mixed Rate, Prepayment charges would be applicable as per fixed rate of interest in accordance to the schedule of charges , if the loan is closed within the fixed tenure. There after prepayment to be charged as per the floating rate of interest charges.

Validity of the Sanction Letter	15 days from the date of issue
*EMI amount is subject to slight variance with change in the month of disbursement (upto max 4 days) depending on the days in the month. Taxes and Levies, as and when levied.	

SPECIAL TERMS AND CONDITIONS

1	Repayment to be taken from DDSDAADD HDFC BANK LTD.-396240061 Account 232353253525.
2	Certified True Copy of Registered Transfer Deed dated 2024-05-07 Additional Remarks - Pre Dis_Sanction
3	Copy of Balance Transfer Kit Additional Remarks - Pre Dis_Sanction
4	Certified True Copy of Non Registered Transfer Permission dated 2024-05-01 Additional Remarks - Pre Dis_Sanction
5	Copy of CERSAI Search Report Additional Remarks - Pre Dis_Sanction
6	At The Time Of Transaction - Original of Non Registered Gift Deed dated 2024-05-01 ()Additional Remarks - At the Time
7	At The Time Of Transaction - Certified True Copy of Transfer Deed ()Additional Remarks - At the Time
8	At The Time Of Transaction - Certified True Copy of Guarantee Deed ()Additional Remarks - At the Time
9	At The Time Of Transaction - Original of Partnership deed ()Additional Remarks - At the Time
10	Post Transaction - Certified True Copy of Relinquishment Deed ()Additional Remarks - Post Trans
11	Post Transaction - Original of Sanction Letter/Repayment Schedule of Running Loan ()Additional Remarks - Post Trans
12	Post Transaction - Original of Loan Approval Mail ()Additional Remarks - Post Trans
13	Post Transaction - Copy of Seller Property Loan Document ()Additional Remarks - Post Trans

For **Hero Housing Finance Limited**



Authorised Signatory - National Credit Manager

Agreed and Accepted by the Borrower & Co-Borrower(s)

I/We confirm that we understand and accept the terms and conditions of the Sanction Letter, as laid out in English/ have been explained to us in a vernacular language of our understanding and I/ We accept the Facility on the terms set above.I/We authorise you to collect information about is as may be required for evaluating the proposed financing Facility, including without limitation, gathering information for credit bureaus like CIBIL. I/We also authorize you to share my/our credit related information, and my/our personal data at any point of time, with credit bureaus, statutory agency or any third party agency as you may deem fit.

Name & Signature of the Borrower

Name & Signature of the Borrower, if any

Name & Signature of the Borrower, if any

For any query or clarification you can call on 1800-212-8800 or Email on Customer.care@herohfl.com.

GENERAL TERMS AND CONDITIONS

1. This sanction letter ("**Sanction Letter**") shall stand revoked/ cancelled and shall be rendered absolutely null and void if:
 - a. there are material changes in the proposal for which this Facility is sanctioned;
 - b. any material fact concerning Borrowers income or ability to repay or any other relevant fact is suppressed, concealed or not made known to the Lender;
 - c. any statement made or documents submitted along with the Loan Application Form are found to be incorrect or false.
 - d. There is a default or breach of the terms and conditions of this or any other loan facility offered by HHFL or its group Company to the Borrower or any of the Co-Borrower(s).
 - e. Legal/technical/valuation report is not satisfactory.
 - f. Sanction plans of the mortgaged property is not approved from the appropriate authorities.
 - g. Relevant documents are not executed by the Borrower as per the HHFLs policy and format.
2. Notwithstanding the issuance of this Sanction Letter and the acceptance thereof, HHFL may decide to not disburse the Facility, repudiate and rescind this Sanction Letter unilaterally without assigning any reasons
3. This Sanction Letter intends to summarize certain basic terms of the Facility and Loan Agreement and does not reflect an agreement between the HHFL and the Borrower in relation to the Facility. This Sanction Letter shall be
4. All indirect taxes, duties and levies, including but not limited to interest tax, service tax, education cess, levied under the applicable laws as may be amended from time to time would be additionally charged.
5. HHFL adopts interest rate/ pricing methodology based on various risks associated with the type of loan, cost of funds, tenor of the loan, type & value of security, loan amount etc. Further, HHFL periodically reviews the rate of interest and product features offered by it with those offered by its competitors. For a borrower, an additional risk premium may be included in the pricing based on the credit risk associated with the customer which is a function of the customers credit history, credit information, internal rating along with other factors like the borrowers source of income, professional experience etc. Accordingly, the applicable rate of interest may be different from a customer to customer and a loan to other loan.
6. In case of Floating Rate of Interest, the rate of interest is linked to Hero Reference Rate which subject to revision as per HHFLs internal policies based on its sole discretion.
7. For any reset/ revision of floating interest rate or revision in HRR, the Company shall follow its internal policy. In case of any reset of interest rate, any change in the same on the loan leading to changes in EMI and/or tenor or both shall be notified to the Borrowers through appropriate channels. Further, at the time of revision of its floating interest rates, the Company shall provide the following options to the Borrowers:
 - (a) Option of switching from a floating interest rate to a fixed interest rate.
 - (b) Option of enhancement in EMI or elongation of tenor or for a combination of both options.

In case of non-receipt of request from the Borrower regarding exercise of any of the above listed options within 7 days of such notice, it shall be treated as deemed acceptance by the Borrower for continuing with the revised floating interest rate as notified to him/ her by the Company. The Borrowers shall have the choice to prepay, either in part or in full, at any point during the tenor of the loan subject applicable foreclosure charges/ pre-payment penalty.
8. A Borrower may be provided option to switch over from a floating interest rate to a fixed interest rate or vice-versa or repricing of interest rate maximum up to one time during entire tenor of the loan, subject to the applicable charges and the Policies of the Company.
9. From the date of first disbursement, Borrower shall be required to pay Pre-EMI Interest (at the rate applicable to your facility) till the time your Facility is fully disbursed, subsequent to which your EMI payments will begin.
10. The Processing Fees is a non refundable fee and is collected by HHFL for the purpose of appraising the Loan Application form for the Facility and the same is independent of the outcome/result of such appraisal.
11. This Sanction Letter is confidential and the property of HHFL and neither this document nor the contents hereof shall be communicated to or used without the HHFLs prior written consent.
12. It will be your responsibility to ensure that the property is duly and properly insured against all risks such as earthquake, fire, explosion, storm, cyclone, civil commotion, etc. during the pendency of the loan, with HHFL being the sole beneficiary under this policy/policies.

Agreed and Accepted by the Borrower & Co-Borrower(s)

I/We confirm that we understand and accept the terms and conditions of the Sanction Letter, as laid out in English/ have been explained to us in a vernacular language of our understanding and I/ We accept the Facility on the terms set above. I/We authorise you to collect information about us as may be required for evaluating the proposed financing Facility, including without limitation, gathering information for credit bureaus like CIBIL. I/We also authorize you to share my/our credit related information, and my/our personal data at any point of time, with credit bureaus, statutory agency or any third party agency as you may deem fit.

Name & Signature of the Borrower, if any

Name & Signature of the Borrower

Name & Signature of the Borrower, if any

For any query or clarification you can call on 1800-212-8800 or Email on Customer.care@herohfl.com.

13. Borrower shall immediately intimate HHFL in the event of any change in the repayment capacity of the Borrower or any information stated in the Loan application form.
14. No third party interest, including but not limited to license/tenancy rights have been created or will be created without prior written permission of HHFL.
15. The mortgaged property is free from any proceeding or adverse judgment or decree in a Court case involving breach of contract, tax malfeasance or other serious misconduct.
16. The mortgaged property is free from all disputes, charges, taxes, litigation, attachment anywhere in India.
17. The Borrower shall not create any further charge, lien or encumbrance on the assets/properties funded by HHFL, without prior written permission of HHFL.
18. The Borrower shall not sell, assign, mortgage or otherwise dispose off any of the fixed assets charged with HHFL.
19. HHFL is entitled to add to, delete or modify all or any of the aforesaid terms and conditions.
20. Upon full loan repayment and closure, original property documents will be returned to the borrower within 30 days from the date of loan closure and can be collected from local HHFL branch. With respect to Return of original documents on closure/ transfer of the Loan, please note the following:
 The original movable/ immovable property documents can be collected by the Borrower from the Company's branch where the loan account was serviced. Alternatively, the Borrower also shall have option to collect it from a branch/ office of the Company where original property documents can be made available.
 In case where the delay is attributable to the Company, it shall compensate the borrower at the rate of ₹5,000/- for each day of delay beyond the above timeline or any other timelines prescribed by the RBI in this regard.
 In case of loss/damage to original movable / immovable property documents, either in part or in full, the Company shall assist the borrower in obtaining duplicate/certified copies of the movable / immovable property documents and shall bear the associated costs.
 Disclaimer: While Company endeavour will be to comply with above, however in the event that the borrower does not collect the original property documents within the specified 30 days period after loan closure, the responsibility to collect the documents later would vest with the customer and company would co-operate with CM for safe handover of the documents.
21. This Sanction Letter shall be governed by the laws of India and the Borrower and the Lender shall be subject to the exclusive jurisdiction of New Delhi.
22. In case of Home Loan, any amount can be prepaid.
23. In case of Non Home Loan, ≤ 25% of Principal Outstanding in a financial year can be prepaid.
24. Cheque/NACH bounce charges are INR 1000/- per bounce
25. Default & Penal Charges is 2% per month on overdue payment
26. If a change in terms and conditions is to the disadvantage of the customer, he/ she may within 60 days and without notice close his/ her account or switch the loan account without having to pay extra charges or interest.
27. For All Home Loan Cases, Property should be vacant before execution of any transaction & release of funds to Seller.
28. For Loan Against Property Cases, if the property is on Rent, either the property has to be vacated upfront or NOC from Tenant has to be documented along with his KYC.

Agreed and Accepted by the Borrower & Co-Borrower(s)

I/We confirm that we understand and accept the terms and conditions of the Sanction Letter, as laid out in English/ have been explained to us in a vernacular language of our understanding and I/ We accept the Facility on the terms set above. I/We authorise you to collect information about us as may be required for evaluating the proposed financing Facility, including without limitation, gathering information for credit bureaus like CIBIL. I/We also authorize you to share my/our credit related information, and my/our personal data at any point of time, with credit bureaus, statutory agency or any third party agency as you may deem fit.

 Name & Signature of the Borrower

 Name & Signature of the Borrower, if any

 Name & Signature of the Borrower, if any

For any query or clarification you can call on 1800-212-8800 or Email on Customer.care@herohfl.com.

29. Sanction is subject to the clearance of initial cheque provided at time of login.
30. All Property Owners have to be the Applicant/Co-Applicant to the loan structure.
31. Client has to submit the Permission to Mortgage & has to Create the Charge of HHFL in ROC (wherever applicable) within 20 days of loan disbursement.
32. Notice of Intimation (applicable in Maharashtra) to be done within 15 days of loan disbursement.
33. It is the customer or applicant's sole responsibility to ensure that registration of the sale deed takes place as per due process of applicable rules and byelaws.
34. In case of Home Loan, any amount can be prepaid.
35. Failure to submit the original sale deed and other document, may entitle Hero Housing to recall or cancel the disbursement of the loan.
36. The applicant shall not have any legal recourse against Hero Housing, if recall or cancellation of the disbursement of the loan, takes place due to non-submission of Original Sale Deed or on non-compliance of sanction conditions.
37. The final loan amount for Auto Top-Up Loans will be subject to positive credit verifications and appraisal criteria as per norms of Hero Housing Finance Limited.
38. All the norms of ECLGS (emergency credit loan guarantee scheme) shall be governed by the operational guideline issued and modification from time to time by National Credit Guarantee Trustee Company Limited (NCGTC).
39. Any changes to the current structure of the Scheme, including but not limited to the eligibility criteria, guarantee fee, rate of interest and tenor of ECLGS under the Scheme, can be modified based on the modification by NCGTC.
40. You may refer to our Fair Practice Code (FPC) available on the HHFL website i.e. <https://www.herohousingfinance.com/policies-and-codes>.
41. This Sanction letter is issued subject to positive checks of Seller/s (including and not limited to CIBIL, KYC and Banking vintage) along with Property verification (including and not limited to onsite visit, documentation and other checks) to the satisfaction of Hero Housing Finance Limited & confirmation from your end that all the required property papers will be provided upfront in original (as per type of transaction) for vetting by Hero Housing Finance Limited and/or by its authorised representatives & there is no encumbrance (as per type of transaction) on the property.
42. Reference rate is as on the date of login of the file at Hero Housing Finance Limited.

Agreed and Accepted by the Borrower & Co-Borrower(s)

I/We confirm that we understand and accept the terms and conditions of the Sanction Letter, as laid out in English/ have been explained to us in a vernacular language of our understanding and I/ We accept the Facility on the terms set above. I/We authorise you to collect information about is as may be required for evaluating the proposed financing Facility, including without limitation, gathering information for credit bureaus like CIBIL. I/We also authorize you to share my/our credit related information, and my/our personal data at any point of time, with credit bureaus, statutory agency or any third party agency as you may deem fit.

Name & Signature of the Borrower