

India Infoline Housing Finance Limited



Final Sanction Letter

Date : 30/09/2016

Prospect No : 765578

IMPERIA STRUCTURES LIMITED

Mr. BRAJINDER SINGH BATRA , Mr. HARPREET SINGH , Mrs. Harneet Kaur , TIMES SHOPEE CENTRE PRIVATE LIMITED

A-25, FF MOHAN CO-OPERATIVE INDL ESTATES , MATHURA ROAD, NEW DELHI, DELHI-44, SOUTH DELHI, 110044, DELHI, INDIA

9899487778,

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 Equity
Loan Amount Sanctioned (INR)	100000000/-
Interest Type	Adjustable Interest Rate (AIR)
Base Rate (IH-LPR)	14.85%
Margin (+/-)	0.15%
Rate of Interest	15.00%
Loan Tenor (in years)	10
Amount Of Each Installment On Monthly Rest (INR)	1613350/-
Total Processing Fees/Other Charges (including ST) (INR)	1322500/-
Processing Fees Paid (INR)	20000/-
CERSAI fees (INR)	115/-
Property Address	PLOT NO 44-45, IMPERIA H2O, SECTOR KNOWLEDGE PARK V, GREATER NOIDA, 201308, NATIONAL CAPITAL REGION, INDIA.

Additional conditions to comply prior to disbursement:

1. External 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.



Sanction subject to positive credits checks done by IIHFL

Escrow A/c to be opened upfront along with U/t & LL1

Undertaking for assignment of any future rental from the collateral (IIHFL HFC draft)

PTM from GNIDA in f/o IIHFL to be on records

Charge in ROC to be created in favor of IIHFL by M/s Times Shapex Centre Private Limited

Repayment from Imperia Structure Limited bank account for initial 12 months

Post 12 months repayments is structured under Lease rental discounting, rentals will be assigned to us and repayment through escrow mechanism

PDC from M/s Times Shapex Centre Pvt Ltd

Latest CA attested director and shareholding pattern of M/s Times Shapex Centre Pvt Ltd and M/s Imperia Structure Ltd.

Spouse of one of the individual applicant to come as a co-applicant to the loan with SPDCs

Proof of payment of towards sublease of the plot

Positive collection feedback, National Technical Manager vetting of the valuation report and Legal vetting report to be taken on record

Vetting of security deposit of 16 lacs prior to disbursement.

Once the deal converts to LRD transaction ROI will get reduced by 1% to 1.4%

Disbursement will be construction linked and in 4 tranches, upfront 50% direct to Imperia structure Limited, 10% at completion of G/F structure, 10% on completion of entire structure and electrical work in progress, 10% once property is handed over to lessee for fit-out

You have opted for insurance of Rs.0

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 Majid Faizan at 9899796786 or alternatively you can e-mail us at reach@iihfl.com. Your Base Branch address is 7/173, first floor, Park Road, Mayapuri, New Delhi - 110015.

Thanking You,

Accepted:

BRAJINDER SINGH BATRA

Harnet Kaur

HARPREET SINGH

India Infoline Housing Finance Limited



IMPERIA STRUCTURES
LIMITED
TIMES SHOPEE CENTRE
PRIVATE LIMITED

India Infoline Housing Finance Limited (IIFL-HFC)
Authorized Signatory



India Infoline Housing Finance Limited, Corporate Identity Number: UMS300MH2006PLD165475

12A/12, 10th Road, Parkview Crescent, C-36 and C-38, C Block, Behind MCA, Bandra Kurla Complex, Bandra East, Mumbai - 400051
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