

India Infoline Housing Finance Limited



Final Sanction Letter

Date : 08/02/2016

Prospect No : 744511

Elegant Infracon Private Limited

Mr. ABHAY KUMAR , Mr. AKASH SHARMA , Mrs. ALKA MITTAL , Mrs. tulika mishra

ELEGANT INFRACON PVT LTD , 177 1ST FLOOR HARGOVIND ENCLAVE , DELHI-110092, NEW DELHI, 110001, DELHI, INDIA

9990495555,

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-LPLR)	14.85%
Margin (+/-)	2.15%
Rate of Interest	17.00%
Loan Tenor (in years)	5
Amount Of Each Instatement On Monthly Rest (INR)	2485258/-
Total Processing Fees (including ST) (INR)	2290000/-
Processing Fees Paid (INR)	5725/-
CERSAI fees (INR)	114.5/-
Property Address	ELEGANT SPLENDOUR DEVELOPED TO BE DEVELOPED ON , PLOT NO.CP- GH-05C MEASURING 14590 SQ. MTRS. SITUATED AT SECTOR, TECHZONE 4- GREATER NOIDA, TECHZONE 4- GREATER NOIDA, NOIDA 2, 201308, 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.

Collateral 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

Abhay Kumar
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Alka Mittal
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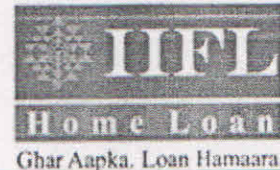
For ELEGANT INFRACON PVT. LTD.

Abhay Kumar
Director

Tulika Mishra

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India Infoline Housing Finance Limited



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 disbursement.
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 disbursement 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.

Abhay Kumar
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Alka Mittal
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For ELEGANT INFRACON PVT. LTD.

Abhay Kumar
Director

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