

## ASSET POWER SANCTION LETTER

Approval No. Axis Bank/

PC\_LNCP\_BRE / 16359751 / RAC- GOREGAON RAC / 22 - 23

12 MAR,2022

To,

Mr/Mrs.

POONAM UDAY PADWAL

Mailing Address:

FLAT NO 202 FLOOR 2 WING B, SWAPNALOK B MALAD E SWAPNALOK  
CHSL ,FILMCITY ROAD NR PIMRIPADA MALAD E  
MUMBAI, MAHARASHTRA-400097

Landmark:

Dear Sir/Madam,

We refer to the loan applications submitted by you and are pleased to sanction the facility as detailed below:

|   |   |  |                                 |                             |                          |
|---|---|--|---------------------------------|-----------------------------|--------------------------|
| Nature of facility  | ASSET POWER BRE   |  |                                 |                             |                          |
| Purpose of Loan   | AP-Self Commercial property   |  |                                 |                             |                          |
| Interest Rate Type  | Floating Rate linked to Repo Rate   |  |                                 |                             |                          |
| Repo Rate   | 4.00 %  |  |                                 |                             |                          |
| Rate Of Interest  | 4.00 %above repo rate   |  |                                 |                             |                          |
| Present Rate Of Interest  | 8.00 %  |  |                                 |                             |                          |
| Amount of Loan  | If with Property & Life insurance   | If with Property Insurance with Add Ons and Life Insurance | If only with Property insurance | If only with Life insurance | If without any insurance |
| Equated Monthly Installment(EMI)for tenure with floating rate of interest | *   | *  | *                               | *                           | Rs. 2500000              |
|   | *   | *  | *                               | *                           | Rs. 23891                |
| No. of Monthly Installment/s  | 180 months of EMI plus 3* months of pre-EMI<br>Note: Pre-EMI is only applicable for partly disbursed loan amount from the date of first disbursement of loan till the time loan is disbursed in full or upto 3* months from the date of first disbursement of loan, whichever is earlier.<br>* for under construction commercial purchase, the pre-EMI period will be 12 months from date of first disbursement of loan or till the time loan is disbursed in full, whichever is earlier. |  |                                 |                             |                          |
| Processing charges  | Rs. 29500 (inclusive of goods and services tax)   |  |                                 |                             |                          |

Approval  
308719  
Amey Kavale

|   |   |
|---|---|
| Non- refundable Charges for CERSAI  | As per Charges Below #  |
| Primary Security  | Mortgage of the property(in the form and manner prescribed by the bank) |
| Co-applicants Name  | UDAY CHANDRAKANT PADWAL   |
| Guarantors Name   |   |
| Validity of Sanction letter *   | 90 Days   |
| * Sanctioned Loan Amount with property insurance and and Life Insurance premium value to be communicated at a later date  |   |
| The loan amount and other terms and conditions of the sanction are valid for a period of 90 days. The spread and processing fees mentioned are valid for a period of 30 days post sanction. In case of disbursement being availed post 30 days (up to 90 days), spread and processing fees shall be as per the prevalent rates at the time of disbursement. |   |

**The above sanction is a financial sanction and is subject to clear legal and technical reports by bank's empanelled lawyer and valuator in regard to the property being purchased / mortgaged.**

**Property 'add on insurance' scheme is available only for the Asset Power product.**

The aforesaid sanction of the loan will be subject to:

1. LTV @ 60%
2. Subject to legal & technical clearance
3. Equitable mortgage to be executed and charges to be borne by the borrower
4. Equitable mortgage to be executed and charges to be borne by the borrower
5. The borrower shall abide by the guidelines set under The Registration (Maharashtra Amendment) Act, 2010 ? Compulsory Registration of Instruments relating to mortgage by deposit of title deeds
6. The Borrower would hand over acknowledged copy of the duly filed physical intimation regarding mortgage to the Bank which has been stamped by the Sub Registrar Office (SRO)
7. Acknowledged copy of duly filed physical intimation to be handed over to Bank within stipulated timelines of 30 days from the date of deposit of title deeds, as defined under the said act without fail
8. Opting for the loan amount along with life/property insurance in the sanction letter is only an intent of the customer and such selection is not binding on the bank.
9. Such selection shall become effective only upon the borrower explicitly instructing the bank in writing to disburse the premium to the insurance company directly and
10. on the borrower complying with the all formalities as required by the insurance company.
11. The bank shall not be liable for any consequences /damages/losses arising out of non compliance of the same
12. Latest Form 16 to be documented
13. 3 yrs work experience to be documented
14. Repayment proof from Spouse account for PL of Rs 6.30 lakhs & HL 65 lakhs

\* Terms and conditions pertaining to insurance :

1. Please Note that it is mandatory for the customer to obtain Property Insurance. The borrower shall fully insure the property to be purchased / constructed against all losses, damages on a/c of fire, riots and other hazards like earthquake, floods and if required by the Bank against any other insurable risk for facilities availed under Loan - Purchase of Commercial Property / Loan against Property (normal & Low income) / Top - Up Home Loans.
2. Such Insurance Policy Obtained by the borrower will be assigned in favor of Axis Bank Ltd.

Acknowledgement

I/We have read the terms & conditions mentioned in this offer letter & accept the same alongwith the option ticked below:

1. Asset Power Loan Amount with Property & Life insurance
2. Asset Power Loan Amount with only Property insurance
3. Asset Power Loan Amount with only Life insurance
4. Asset Power Loan Amount without any insurance

|                                     |
|-------------------------------------|
| <input checked="" type="checkbox"/> |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |
| <input type="checkbox"/>            |

Signature

Name

POONAM UDAY PADWAL  
(Applicant)

UDAY CHANDRAKANT  
PADWAL  
(Co-Applicant)

(Guarantor)

Date

Thanking You

For AXIS BANK LIMITED



Authorized Signatory

Notwithstanding anything mentioned above, AXIS Bank can add, delete, modify all or any of the aforesaid terms & conditions without any reference to the applicant/s. \* This may undergo a change and the interest rate at time of disbursement shall be applicable.

Goods and Services tax (GST) will be charged extra as per the applicable rates, on all the charges and fees (wherever GST is applicable).