



ART Housing Finance India Limited

Sanction Letter

Deal ID:

Date: DD/MM/YYYY

To,

Name of Applicant:

Address:

Contact No:

Dear Sir/Madam,

Thank you for selecting ART Housing Finance (India) Limited for your finance requirements. With reference to your Application for Loan Facility, we are pleased to communicate sanctions of the loan, subject to the general and the special terms and conditions set out in this letter.

We require your acknowledgment for having received this Sanction Letter and confirm that the terms and conditions as communicated herein for the Housing Finance facility are acceptable to you. The Sanction Letter is therefore sent to you in duplicate. You are requested to return one copy duly signed at the relevant space in token of having accepted these terms and conditions of the sanction letter. On receipt of the copy of Sanction Letter duly signed by you and your executing the required documents as per the terms of this Sanction Letter we will arrange to release the facility.

Terms and conditions of Sanction	
COMMON ASPECTS OF LOANS	
Co-Applicants(s)	
Branch	
Product Category	
Product Description	
Purpose	
End Use of the Loan	
Amount Sanctioned	Rs. 0.00 (_____ Rupees Only.)
Insurance Premium # Refer the policy document for details	Rs. 0.00 (_____ Rupees Only.)
Tenure	_____ months
Prime Lending Rate (PLR)	00.00 %
Applicable Rate of Interest (PLR +/- Spread)	00.00 + (-0.00) = 0.00 % p.a.
Type Of Interest	Floating/Fixed
Equated Monthly Instalment (EMI)	Rs. 0.00 (_____ Rupees Only.)
Application fee (including applicable taxes) *	Rs. 0.00 (_____ Rupees Only.)
Processing fee (including applicable taxes) *	Rs. 0.00 (_____ Rupees Only.)

Less: Fee already paid	Rs. 0.00 (_____ Rupees Only.)
Balance processing fee payable before disbursement	Rs. 0.00 (_____ Rupees Only.)
Date of EMI	7th of the Month post full disbursement of loan
Property Details (Security)	
Sanction valid till	DD-MM-YYYY
Guarantor	
Guarantor Address	

The Sanctioned loan amount includes the Group Term Life Insurance (GTLI) from the insurance company. GTLI premium (including applicable taxes) will be deducted from the sanctioned loan amount at the time of first disbursement. In case, the insurance provider rejects the insurance request or you do not wish to avail the insurance premium funding, the loan amount would be reduced by the extent of GTLI. This document is not a contract of insurance. The Terms and conditions under the GTLI Policy would be that of Group Manager and the decision of your admission into GTLI Policy and the liabilities of claim settlement would solely rest with the Insurance Company.

Premium values as mentioned in "Insurance Premium" above includes LI (Life Insurance), HI (Health Insurance) and PI (Property Insurance) as applicable.

Insurance is the subject matter of solicitation.

Common Conditions:

1	CERSAI Charge (i) Rs.50/- + Applicable taxes for Loans up-to Rs. 5.00 lakhs (original filling and for modification). (ii) Rs.100/- + Applicable taxes for Loans above Rs. 5.00 lakhs (original filling and for modification).
2	Documents Charges of Rs. 1000/- + Applicable Taxes to be collected before disbursement
3	(i) Legal search charges of Rs. 3500/- + Applicable Taxes to be collected before disbursement. Not applicable on Approved Projects and Top-Up Cases. (ii) Charges for Notice of Intimation of Mortgage, for Maharashtra, of Rs. 2500 + Applicable taxes to be collected before disbursement and Notice of Intimation of Mortgage to be registered, within 30 days from the date of mortgage creation, with concerned Sub Registrar Office by the borrower / borrower(s). Not applicable on Top- Up Loans
4	(i) Property valuation charges of Rs.2500 + Applicable Taxes are payable before disbursement for each loan. (Rs.5000/- + Applicable taxes, In case of 2 valuations done for loan amount >25 lakhs) (ii) Subsequent Property valuation, if required, charges of Rs.1500 + Applicable Taxes are payable before disbursement in case of property being within geographical limits defined by lender. (iii) Subsequent Property valuation, if required, charges of Rs.2000 + Applicable Taxes are payable before disbursement case of property being outside geographical limits as defined by the Lender

Technical Condition Details		
Seq. No.	Technical Condition	Remarks
1		
2		
3		

Special Terms and Conditions:

- 1.
- 2.

AUTHORISED SIGNATORY

All Borrower & Co-borrowers & Guarantors Signature

General Terms & Conditions:

1. Loan shall be disbursed only after satisfactory Legal, Technical and Verification reports as per AHF norms.
2. The payment mode for the EMI will be through ACH; you are also required to submit minimum Seven post-dated cheques.
3. As required under new section 194-1A of the Income tax act w. e. from 1st June 2013 the Purchaser/Transferee/Buyer of property is required to deduct tax at source of 1%, wherever applicable, of the agreement value from the seller.
4. Pre-EMI interest at the applicable rate shall be charged from the respective date/s of system disbursement to the date of commencement of EMI in respect of the loan.
5. Borrower shall use the loan amount only for the purpose as mentioned above in the Sanction Letter and shall also confirm the purpose of loan from lender via end use letter.
6. Pre-EMI Norms (For all Partly disbursed cases and disbursed under Construction Linked Plan)
 - a. Pre Equated Monthly Instalments (PEMI) is applicable on all cases disbursed under construction linked plan or where the full loan has not been disbursed in full
 - b. For all Under construction cases and Construction linked Plan (CLP) cases, PEMI will only be applicable on the amount so disbursed from the date of first disbursement up to 100% completion of the property or 24 months, whichever is earlier.
 - c. If the total sanctioned loan amount is not disbursed / utilized within 24 months from the date of first disbursement, the interest rate will be increased by 2% effective from the 25th month
 - d. PEMI period is excluding the loan tenure
 - e. The maximum PEMI period and/or interest rate is under sole-discretion of AHF and is subject to change from time to time
7. The loan shall be disbursed by AHF in its absolute discretion and in such manner as may be considered appropriate by AHF and after you have invested own contribution i.e., the cost of property less the loan amount sanctioned. The loan shall be disbursed to you in lump sum or in suitable installments considering the progress of the property.
8. The loan shall be secured by creation of security interest as may be considered appropriate by AHF with AHF having the right to decide the place, timing and type of security including manner and form of its creation.
9. The letter of offer shall stand revoked and canceled and shall be null and void if:
 - a. Any statement made in the loan application is found to be incorrect or untrue.
 - b. There are material changes in the proposal for which the loan is sanctioned.
 - c. Any material fact concerning your income, or ability to repay the loan of any other relevant information which may materially affect the proposal submitted in your loan application for the loan is withheld, suppressed, concealed or not made known to AHF.
 - d. There is any change in legal status of mortgaged property or anything relevant about the status of the property has been concealed.
10. Application Fee and Processing fee is non-refundable.
11. **Prepayment Charges**
 - 11(a). **For all Variable Rate Home Loan**
 - No prepayment charges shall be payable on home loan with variable rate of interest on account of part or full prepayments made through any source.

11(b). **For all Variable Rate Non-Home Loan**

- No prepayment charges shall be payable on term loans with variable rate of interest sanctioned for purposes other than business to individual borrowers with or without co-obligant(s) on account of part or full prepayments.
- Prepayment charges shall be payable at the following rates on term loans with variable rate of interest sanctioned for business purposes (business loans) on account of part or full prepayments: - 5% + **Applicable Tax**

11(c). **For all Fixed Rate Home Loan**

- No prepayment charges shall be payable on home loan with fixed rate of interest on account of part or full prepayments made through own sources.
The expression "own sources" for this purpose means any source other than borrowing from a Bank/HFC/NBFC or Financial Institution.
- Prepayment charges shall be payable on home loan with fixed rate of interest at the following rates on account of part or full prepayments by borrowing from or transfer of balance to a bank/HFC/NBFC and /or a financial institution :- 5% + **Applicable Tax**

11(d). **For all Fixed Rate Non-Home Loan**

- Prepayment charges shall be payable on business loans with fixed rate of interest at the following rates on account of part or full prepayments :- 5% + **Applicable Tax**

BUSINESS LOANS: The following loans shall be classified as "*business loans*".

- LRD loans
- Loans against property / Home Equity Loan / Top up loans for Business Purpose i.e. Working Capital, Debt Consolidation, Repayment of Business Loan, Expansion of business, Acquisition of Business asset, Generation of additional income or any similar end usage of funds.
- Non-Residential Properties.

The Borrower will be required to submit such documents that ART Housing Finance (India) Ltd may deem fit & proper to ascertain the source of funds at the time of prepayment of the loan.

The above prepayment charges are subject to regulatory directions and in the event of any inconsistency between the two, the directions issued by the regulator will be followed.

The prepayment charges are also subject to change as per prevailing policies of ART Housing Finance (India) Ltd and accordingly may vary from time to time. Borrowers are requested to refer to www.arthfc.com for the latest charges applicable on prepayments.

12. Applicant/co-applicant (s) required to undergo medical process before commencement of risk under the term life insurance policy cover are required to submit a medical questionnaire and undergo medical tests (including additional tests) as per underwriting requirements of Insurance provider. The life insurance policy cover shall commence only upon completion of all medical process and acceptance of risk by the insurance provider. Applicant/Co-applicant (s) opting for insurance are therefore mandated to comply with the requirements at the earliest, in any case not later than 30 days from date of disbursement.
13. The applicant or co-applicant who have opted for GTLI (Group Term Life Insurance) Policy may have to undergo a medical test to be organized by the Insurance Company depending upon the age of the person to be insured and insurance amount. The decision in all cases coming under medical tests exclusively with Insurance Company. AHF is only a Group Manager for admission in the GTLI scheme.
14. CERSAI Central Registry Charges on charge creation, valuation fee in construction linked cases will be payable by you.
15. The Loan documents/ Transaction documents once executed supersedes sanction letter.
16. The decision to give a loan and the interest rate applicable to each loan account is assessed on a case to case basis, based on multiple parameters such as the type of the asset being financed, borrower profile and repayment capacity, borrower's other financial commitments, past repayment track record if any, the security for the loan as represented by the underlying assets, loan to value ratio, mode of payment, tenure of the loan, geography (location) of the borrower, end use of the asset etc. Such information is collated based on the borrower's inputs and field inspection by the company officials.