

KIFS Housing Finance Limited
MOST IMPORTANT TERMS AND CONDITIONS (MITC)
(for individual Loan)

Other Major Terms and Conditions of the housing loan (other than Key Fact Sheet) agreed to between Mr. / Ms...

..... the Borrower(s)

And KIFS Housing Finance Limited (KIFS HFL) are as under:

1. Security / Collateral for the Loan :

- (i) Mortgage Property Address : -----

- (ii) Guarantee : -----
(Name of Guarantor (s))
- (iii) Other Security : -----
(If any)

2. Insurance of the Property / Borrower(s) :

The Borrowers(s) shall ensure that the Borrower(s) & the Property mortgaged is adequately insured against Fire and other appropriate hazards during the entire tenor of the loan and to produce evidence thereof to KIFS HFL each year / or whenever called upon to do so. KIFS HFL should be the beneficiary to the insurance policy during the entire tenor of the loan.

3. Conditions for Disbursement of the Loan :

Disbursements under the loan shall be made subject to fulfillment and compliances of all the conditions as mention in the Sanction letter and in the loan Agreement and all other standard documents and writings executed by the borrower(s) and as specified by the lender including the following.

- Legal and Technical assessment of the property.
- After the customer has complied with the requirement of creation of security interest in such manner as required by the lender.
- After customer has paid / invested his own contribution in full. "Own Contribution" means cost of property less the Loan amount sanctioned.
- No event of default as defined in Article 7 of the Loan Agreement shall have happened.
- The customer shall have satisfied KIFS HFL about the utilization of the proceeds of any prior disbursement.

The Lender would be free to stop disbursement of further installment on the happening of any of the events which will affect the security created in any way, i.e., due to stoppage of construction, delay in construction, litigation, acquisition, requisition, reduction in the value of the security offered on happening of any events as stipulated in the loan agreement under the heading 'Events of Default' or for any other reason as deemed fit by the lender.

4. Repayment of the Loan & Interest :

- **Repayment** : The loan is repaid by the way of Equated Monthly Installments (EMI), which comprise of both Principal and Interest component. Repayments commences from the month following the month in which final disbursement of the loan is availed.
- **Pending Final Disbursement** : Simple Interest is applicable on the loan disbursed. This interest on the amount disbursed is called Pre-EMI. Pre-EMI Interest is payable every month from the date of each disbursement upto date of commencement of EMI.
- The EMI for your Loan is Rs. _____ (Rs. _____)
- The EMI Due Date is _____ th of the next month after full disbursement.
- Number of Installment to be paid are _____ Months.
- The changes in interest rate / EMI / Loan Tenure would be communicated via SMS / Email / Letters / Phone Calls before any such implementation and would be displayed on the website of KIFS HFL.

5 . Brief procedure to be followed for Recovery of overdues :

Tele-calling, E-mail, SMS, Letters, visits to the Borrower(s) / Guarantor(s) after dishonor of mandate for ECS / Auto Debit or bouncing of cheques or as the case may be.

Field visit / Joint Visit by Collection Officer / Employee / Authorized Representative or Branch Manager at the Residence / Office address of the Borrower(s) / Guarantor(s).

In event of default and declaration of a loan account as NPA or Chronic case, Loan Recall Notice and Legal Notice will be sent through Advocate to initiate Legal action u/s 138 of Negotiable Instruments Act and /or SARFAESI are initiated on case to case basis for loan recovery.

6. Date on which Annual Outstanding Balance statement will be issued :

A request for the physical copy of the statements of account / Annual Outstanding Balance statement can be placed by visiting the office of the lender.

Procedure to obtain the same is as under :

- Loan Statement / Annual Outstanding Balance Statement : 7 working days from the date of written request by the borrower.

7. Customer Services:

a) Visiting Hours at office / Branch :

Monday to Friday: 9:30 AM to 5:30 PM

Saturday: 9:30 AM to 2.00 PM

(Second Saturday and all Sundays are Holiday)

b) Detail of Person to be contacted for customer service :

In case of queries related to your loan account, you may contact Mr. / Ms _____
or by calling on 022-61796400.

c) Procedure to obtain following including timeline therefore :

I. Loan Account Statement (SOA) / IT Certificate / Amortisation Schedule :

SOA / IT certificate / Amortisation Schedule are provided on request within 7 working days from the date of written request by the borrower.

II. Photo Copy of Title Documents :

The copy of title documents are provided within 15 Working days from the date of written request by the borrower on chargeable basis as prescribed in Charges Sheet mentioned above .

III. Return of Original Documents on closure / transfer of the loan :

The process for prepayment to be initiated through written request via letter at the branch. The procedure for returning original documents on closure will require 15 working days after realization of payment and completion of required formalities.

NOTE :- We will not issue (foreclosure) or accept any payment (Part or full) after 25th of the month. All payment received after 25th will be considered in the subsequent month on issuance of fresh foreclosure amount for the same month.

It is hereby agreed that for detail terms and conditions of the Loan, the parties hereto shall refer to and rely upon the loan and other security documents executed / to be executed by them.

The above terms and conditions have been read by the Borrower(s) / read over to the borrower(s) by Mr. / Ms. _____ of the Company and have been understood by the Borrower(s).

(Signature or thumb impression of the Borrowers)

(Signature of the authorised person of Lender)

Note :- Duplicate copy of this MITC has been handed over to the Borrower(s).

CHARGE SHEET

Fee Type	Amount	When payable
Processing Fee-Non Refundable	Home Loan: Rs. 3000/- + GST LAP / Commercial Loan : Rs. 5000/- + GST	To be paid along with the loan application
Operational & Administrative Cost-Non Refundable	Home Loan (Formal Income): 1.75%+ GST of the sanctioned loan amount. Home Loan (Informal Income): 2% + GST of the sanctioned loan amount. LAP / Commercial Loan : 2% +GST of the sanctioned loan amount	a. To be paid before disbursement of loan.
Legal Verification	Rs.1500 inclusive of Taxes (Non refundable)	At the time of disbursement
Technical Verification	Rs.1500 inclusive of Taxes (Non refundable)	At the time of disbursement
Subsequent Technical Verification	Rs.500 inclusive of Taxes (Non refundable)	At the time of disbursement
Documentation	Rs.500 inclusive of Taxes (Non refundable)	At the time of disbursement
CERSAI	Rs.600 inclusive of GST	At the time of disbursement
Cheque/ECS/ACH/NACH bounce per Transaction	Rs.750 inclusive of GST	As and when applicable
Overdue charges on default installment (EMI/Pre EMI)	2% per month on outstanding dues	As and when applicable
Recovery (Legal/re-possession & Incidental charges)	As per Actual	As and when applicable
Cheques/ECS/NACH swapping (Per Set)	Rs.1500 inclusive of GST	After disbursement, if applicable
Duplicate Interest certificate	Rs.1000 per copy except one copy in a year inclusive of GST	As and when applicable
Duplicate no dues certificate	Rs.1500 inclusive of GST	As and when applicable
Copy of Property Papers	Rs.500 minimum charges upto 20 pages and Rs.5 per page extra would be charged inclusive of GST	After disbursement, if applicable
Prepayment / Part Payment	For Variable Rate under HL & LAP : Nill. For Fixed Rate Under HL & LAP : 3% of loan outstanding + GST	Loan prepayment is allowed after 6 months of loan being fully disbursed
Document Retrieval & CERSAI Release	Rs.3000 inclusive of GST	At the time of Loan closure
Duplicate Statement of Account Charges	Rs.1000 inclusive of GST	As and when applicable
Duplicate Foreclosure Letter	Rs.1000 inclusive of GST	As and when applicable
List of Documents	Rs.1000 inclusive of GST	As and when applicable
Custodian Fees	Rs.1000 per month inclusive of GST	If property papers are not taken at the time of Loan closure

(Signature or thumb impression
of all the Borrower(s)).

(Signature of the Authorized
Representative of KIFS HFL).

