

NANAYASURABHI AFFORDABLE HOUSING FINANCE LIMITED, INDIA

CIN: U65990TN2014PLC098180

MOST IMPORTANT TERMS AND CONDITIONS (MITC)

Loan Account No:

Date :

Borrower Name:

Place :

The Most Important Terms and Conditions (MITC) of loan between the borrower and Nanayasurabhi Affordable Housing Finance Limited (hereinafter referred as NHFL) are agreed upon and mentioned below:

1. a) Loan amount: Rs. _____

b) Type & Purpose of Loan :

i. Home Loan for house construction/ purchase

ii. Repair & Renovation

iii. Home Extension Loan

iv. Property Mortgage Loan

c) Rate of Interest HL / PML----- %

d) Tenure of the Loan (In months) :

e) EMI (Installment Amount) : Rs.

Date of reset of interest:

Interest Rate Reset Revision (RRR) Cycle is quarter of English Calendar year beginning from first day of January, April, July, and October of each year. RRR will be reset on the first day of the quarter following the month in which the RRR is changed. This will be applicable to loans on floating rate of interest.

Modes of Communication of changes in interest rate:

Any change in RRR would be duly communicated to the borrower at the contact details provided by the borrower to NHFL through SMS/ E-mail/ Courier or any other mode prevalent.

2. Loan Tenor:(in months):

(NHFL provides for a maximum repayment period of years for Housing Loans and years for PMLs, subject to the credit assessment & policy of the Company.)

3. Details of Prime Security for the Loan: (Mention details of the property to be mortgaged as security for the loan):

******* (• The borrower shall bear all the charges payable for the creation of said security and shall take all the steps required for the perfection thereof.)**

4. Collateral Security (Mention the details of other Collateral securities, if any):

5. Guarantee (Mention the name of the guarantors) :

6. Insurance of the Property/Borrowers:

Appropriate insurance cover will be made available for the borrower, but it will be optional

7. FEE & OTHER CHARGES:

- a. Login fees :/-
- b. Processing fee: % Of the Loan amount sanctioned plus GST.
(Non-refundable & to be paid upfront).
- c. CIBIL & CRIFHIGH MARK charges (for verification of financial details of Borrowers)
-/- per report will be paid at the time of submitting the loan application.
- d. CERSAI Charges: Rs /- + GST per property will be collected before release/disbursement of loan amount.
- e. Pre-payment charges: The customers at any time during the tenor of the loan can make part payments or pre close the loan. NHFL does not levy any pre-payment or foreclosure charges for loans under floating interest rate option.
- f. Recovery Visit:/- + GST per visit.
- g. Cheque/ECS/NACH bouncing charges -/- + GST in the first instance and subsequent returns/defaults of + GST
- h. Legal Fees and Valuation fees will be borne by the applicant.
- i. Penalty for late payment of dues: 2% over and above the applicable interest rate on the overdue amount will be levied.
- j. Document custodian charges 30 days from the closure of account no charge, after 30 days + GST per month.
- k. Loan statement Charges:
- l. Copy of property related document Charges:/- + GST

m. Documentation charges:

up to Rs 5 Lakhs Rs 2,000+ GST,

Above Rs 5 Lakhs – 10 Lakhs Rs 3,000/-+GST,

Above Rs 10 Lakhs Rs 5,000/- + GST .

n. Release of MODTD:

o. Postal charges: actual will be collected

8. OTHER GENERAL INFORMATION

Working Hours: Monday to Saturday: 10 AM to 6 PM. All Sundays are Holidays.

Customers are requested to contact the Branch Manager during working hours for any clarifications/guidance.

The Loan sanction order is valid for 30 days from the date of sanction.

The monthly repayment shall start from subsequent month, on every 15th, after a holiday period of one month from last disbursement.

In case of construction, the EMI will commence succeeding the month of completion of construction.

9. NDMA GUIDELINES:

National Disaster Management Guidelines issued by RBI shall be followed for the house construction.

10. GRIEVANCE REDRESSAL MECHANISM

1. Branch Manager of the concerned NHFL branch to resolve the complaint within 7 working days from the date of receipt of the complaint

2. If the customer is not satisfied with the reply given by the branch manager or the complaint is against the branch manager, the complainant may take up with :

The Grievance Redressal Officer
Nanayasurabhi Affordable Housing Finance Limited, ,
Surabhiagam, No15, Karunya Garden, 12th Cross, Renganagar Extn,
Uyyakondanthirumalai, vayalur Road, Tiruchirappalli-
620102, Tamilnadu, India.
Phone: 0431-4220948
Email- grievance@nhflindia.com

NHFL H.O will resolve the complaint within 30 working days from the date of receipt of the complaint and send a suitable reply to the complainant

3. If the customer is not satisfied with the reply given by the Company, the complainant

may send the complaint to:

The General Manager,
Grievance Redressal Department (GRD)
National Housing Bank,
4th Floor, Core 5A, India Habitat Centre,
Lodhi Road, New Delhi – 110 003
Website : <https://grids.nhbonline.org.in>

Declaration

The above terms & conditions are read to us in **Tamil** by Mr/Ms of NHFL on We understood the above terms & conditions, accordingly, we here by sign as below. We hereby confirm that the loan will not be closed during the login period of one year.

Accepted as above:

1

2

Signature of the Applicant Signature of the Co-applicant(s)

3

Signature of the Guarantor(s)

Signature of the Credit Manager

For and on behalf of Nanayasarabhi Affordable Housing Finance Limited

(Authorized Signatory)

(Note: One copy to be handed over to the applicants and another to be kept in file for records)

Review of Policy:

Meeting	Status
Board Meeting on 25 th September 2019	Approved
Board Meeting on 12 th February 2020	Reviewed
Board Meeting on 27 th February 2021	Reviewed
Board Meeting on 29 th January 2022	Reviewed
Board Meeting on 30 th March 2023	Reviewed
