



GRIHUM
HOUSING FINANCE

Apna Ghar. Apni Pehchan.

SANCTION LETTER

Date:
Applicant:
Address:

Co-Applicant:
Guarantor:

Sub: Your application with **GRIHUM HOUSING FINANCE LIMITED**

Ref: Loan Account Number:

Dear Sir / Madam,

Thank you for choosing GRIHUM HOUSING FINANCE LIMITED ("Grihum" or the "Lender", which term shall mean and include its transferees, assigns and partner Co-lender(s,) as the case may be) as preferred partner for loan. We are pleased to inform you that, with reference to the above application, we have sanctioned you a loan facility as per the terms and conditions mentioned below and overleaf:

| | |
|--|--|
| Sanctioned amount (In ₹) | |
| Type of loan | |
| Loan tenure (months) | |
| Interest type | |
| Frequency of EMI payment | |
| Grihum's Floating Reference Rate (FRR) | |
| Margin /Spread | |
| Rate of interest (in % per annum basis) | |
| Sanction letter validity | |
| Indicated Equated Monthly Instalment (EMI In ₹) | |
| Due Date of payment | |
| Property Insurance Premium Amount (In ₹) | |
| Life Insurance Premium Amount (In ₹) | |
| Critical Illness Insurance Premium Amount (In ₹) | |
| Health Insurance Premium Amount (In ₹) | |
| CERSAI Charges | |
| Interest on Overdue Instalment | |
| Penal Charges for delay in payments of outstanding dues | |
| VAP Amount (In ₹) | |
| Mode of Payment | |
| Non-Refundable Processing Fees and Administrative Charges (In ₹) | |

Grihum Housing Finance Limited

CIN: U65922PN2004PLC208751 | ☎ 020 - 67815500 | ✉ Info@grihumhousing.com

Registered Office: 6th Floor, B-Building, Ganga Trueno, Lohegaon, Pune – 411014

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| | |
|---|--|
| Non- Refundable Login Fee/Initial Money Deposit (IMD) to be paid upfront (In ₹) | |
| Balance Non- Refundable Login Fee/Initial Money Deposit (IMD) as applicable (In ₹) | |
| Non-Refundable Stamp Duty and Document Registration Charges | |
| Part payment charges & Pre-payment/ Foreclosure Charges (Applicable on outstanding principal amount at the time of closure) | |
| End Use of Loan | |
| Details of security and additional/ collateral security | |

All amounts and figures as mentioned in the above table are indicative and will be subject to change depending upon the actual date and amount of disbursement, change in rate of interest, if any and not inclusive of other applicable charges payable in the event of default in repayment.

Sanction Conditions:

Yours Truly

For **Grihum Housing Finance Limited**

Authorised Signatory

Acknowledgement and Acceptance

| | | |
|------------------------------|---------------------------------|-------------------------------|
| Signature: Borrower Name: | Signature: Co-Borrower Name: | Signature: Guarantor Name: |
|------------------------------|---------------------------------|-------------------------------|

Date:

Place:

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Additional Terms and Conditions

1. The term "Applicant" shall also include all co-applicants and Guarantors, wherever applicable, except where the context implies otherwise and all references to Grihum, shall mean Grihum Housing Finance Limited, unless the context implies otherwise.
2. This Sanction Letter should not be construed as giving rise to any binding obligation on the part of Grihum to provide the financial assistances/facilities, mentioned overleaf, unless the Applicant has duly executed loan agreement, security creation documents and other transaction documents, in a form and manner as may be required by the Lender, from time to time.
3. The sanction is subject to legal scrutiny and diligence of title deeds/ documents and technical valuation of the Property proposed to be mortgaged as and by way of security. Grihum's opinion as to the validity and marketability of the title and value of the Property shall be considered as final for the purpose of sanctioned loan.
4. The Applicant will create an Equitable Mortgage/ Registered Mortgage of the property as may be stipulated by the Lender. The Loan will be secured by first and exclusive mortgage of the property proposed for availing this loan and / or such other security, as Grihum may find necessary and acceptable. Such documents/ reports/ evidence as may be required by Grihum shall be produced to ascertain that the property to be mortgaged with Grihum has a clear and marketable title. The original title deed/s of the property(ies) proposed to be mortgaged shall be deposited by the applicant with the Lender, for securing the loan.
5. Before commencement of an EMI, the Applicant may be required to pay Pre-Equated Monthly Instalments (PEMIs) to service the interest due on outstanding balance of the Loan. The Repayment Schedule shall provide break-up between Principal and Interest components of EMIs/ PEMI and, in relation to the Loan, it shall be provided by the Lender to the Borrower prior to first Due Date.
6. In case of Housing Loan for construction of dwelling unit or under construction residential unit, non-completion of construction within 36 months of date of first disbursement of the Loan shall render absolute right to Grihum to convert the Loan to Non-Housing Loan and/or to increase rate of interest as, applicable on Non-Housing Loan, under an intimation to the Applicants.
7. The Loan will not be disbursed in part or full, until own contribution i.e. the Margin Money (i.e. the cost of the dwelling unit less loan sanctioned by Grihum) has been paid in full by the Applicants under the valid margin Money receipts.
8. In case of top up on the existing Loan Facility, the existing mortgage shall be extended to cover the proposed additional limit and / or as per the sanctioned conditions. Grihum may seek such additional securities as may be necessary to secure the additional limits.
9. The Applicant shall be required to inform Grihum in writing about any changes in correspondence address, change in employment, loss of job, business, profession, as the case maybe immediately after such change/ loss, notify the causes of delay, loss / damage to the property, notify the additions / alterations to the property.
10. The Loan amount has been fixed, inter alia on the assumption that the cost of the dwelling unit to be purchased or constructed will be as estimated in the application. In the event of the cost actually incurred being less, Grihum reserves the right to suitably reduce the loan amount.
11. Notwithstanding anything stated elsewhere in this letter or otherwise, the facilities mentioned overleaf will be available solely at Grihum's discretion and subject to compliance of all formalities and documentation as may be specified/required by Grihum. In the event of any non-compliance of with the same, all the fees paid to Grihum will be non-refundable.
12. Non-Refundable Login Fee / Initial Money deposit (IMD) collected by the Lender is refundable only in the event such as death and severe disability of the applicant during the underwriting process.
13. Non-Refundable Login Fee / Initial Money deposit (IMD) may be collected by the Lender in more than one tranches.

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14. This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if, (a) any material changes occur in the proposal for which this Loan is sanctioned or; (b) any material fact concerning income, or ability to repay or end-use or any other relevant aspect of the proposal or application for the Loan is withheld, suppressed, concealed or not made known to Grihum or; (c) any statement made in the loan application is found to be incorrect or untrue.
15. All statutory levies like Stamp duty, Registration Charges etc. or taxes applicable from time to time will have to be borne by the Applicant. The applicant is liable to pay other applicable charges notified under Grihum tariff sheet-Schedule of charges enclosed/ updated on Grihum's website from time to time/ displayed at branches.
16. In case of floating rate loans or a combined rate loan (during the tenor when linked to the FRR), the rate of interest applicable to the facilities shall be as per FRR prevailing on the date/s of disbursement(s). Grihum's shall, at its sole -discretion, review and, if considered necessary, revise the FRR at any time and from time to time as per its internal policy, market conditions and/or applicable laws and regulations, if any, during the tenor of the Loan, which shall be intimated to the Borrower at the time of such revision. In case of such loan, the applicable interest rate may get revised upward or downward, from time to time, as per the terms and conditions mentioned in the loan agreement. On reset of the floating rate of interest, the applicant shall be given the choice to opt for any of the following options:
 - a. enhancement in EMI or elongation of tenor or for a combination of both options; and,
 - b. to prepay, either in part or in full, at any point during the tenor of the loan subject applicable foreclosure charges/ pre-payment penalty.
17. In case of any change/revision in applicable FRR/ floating interest rate, the Applicant shall have the option to switch over from floating rate to fixed rate subject to Grihum's internal policy. However, such option to switch over from a floating rate to a fixed interest rate or vice versa shall not be available more than two times during the entire tenor of the loan subject to applicable charges. Further, Grihum may offer, at its sole discretion, an option to reprice/revise the interest rate basis the vintage of business relationship and repayment track record of the Loan. Such switching/ repricing of interest rate shall be subject to payment of switch fee and other charges as mentioned in the tariff sheet, Schedule of charges enclosed/ updated on Grihum's website from time to time/ displayed at branches and other internal guidelines, which shall be decided by Grihum at its sole discretion.
18. Grihum may change the Pre-EMI option on your loan to EMI option, which shall be decided by Grihum at its sole discretion and shall be duly intimated to the Borrower with respect to such change.
19. The Applicant shall provide Security post-dated cheques (SPDCS) as required by the Lender, to be replenished, well in advance, as and when they are exhausted towards payment of outstanding balances or bank account is closed.
20. The EMIs, Pre-EMI interests are to be paid by 7th (seven) day of every month and in case that day is a Sunday or a public holiday, on the immediately preceding day.
21. On the Loan shall be utilised only for the Purpose entire Outstanding Balance, in the event of any occurrence and continuance of any breach of terms of this Agreement (excluding the payment default as specified in Clause 3.8 (a) above) by the Borrower. Such additional interest shall be applicable to the Borrower from the date of the breach of the terms of this Agreement until such breach has been cured/rectified to the satisfaction of the Lender.
22. Top-up amount, if any, out of the total loan-exposure sanctioned, will be disbursed after adjusting current principal outstanding in the existing Loan Account/ Proposal No.(s), as applicable. At the same time, all the loans Accounts/Proposal Nos. will be linked to each other and related property- documents will not be released till the time, all the Loan Accounts/Proposal Nos. are closed in the books of Grihum.
23. Insurance is a subject matter of solicitation. The Applicant has an option to enroll under Group Insurance scheme (with Grihum as the Master Policyholder) to cover the loan facility availed in full or part-disbursal. However, the Applicant is free to avail insurance from any of insurance intermediaries. In case of any violation, please report it to nodalofficer@grihumhousing.com Please note that if the Applicant avails insurance cover, he/ she shall be required to pay premium to the insurance company for the same which may be paid either directly by the Applicant or through Grihum by deducting the premium from the loan

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- amount at the request of the Applicant. All insurance (both Life and non-life) policies are effective date of certificate of insurance.
24. The terms and conditions hereof will be subject to laws, rules, regulations, and guidelines as applicable to the credit facilities and will be subject to change with notice as applicable.
 25. The above Loan has been sanctioned for the purpose for which it has been applied for. If the Loan is used for any other purpose or Grihum apprehends that the Loan is likely to be put to such other use, Grihum will have the right to withdraw the Loan and recall the amounts due.
 26. By accepting the Loan hereby granted, the Applicant accepts and confirms that the Loan availed by them, as also the Loan to be availed by them have been / shall be utilized only for the purposes for which they have been granted and not for any illegal and /or antisocial and/or speculative purposes in any form.
 27. All the credit facilities listed above and any disputes arising out of the same shall be governed in accordance with Indian laws and shall be subject to the jurisdiction of courts in Pune.
 28. In case of default in the repayment of the loan/ advances/ facility/ interest on due dates, Grihum will have an unqualified right to disclose or publish the name of the Applicant(s) and/or its partners/ directors as defaulter in such manner and through such medium as Grihum in their absolute discretion may think fit.
 29. No modification, alteration or waiver of the terms and conditions of sanction as stated hereinbefore will be valid enforceable and binding, unless such modification, alteration or waiver is ratified/ approved by Grihum. Grihum expressly disclaims any liability for any such modification/ alteration or waiver to the terms and conditions of the facility by way of electronic communication including but not limited to electronic mails unless the same has originated from the following e-mail addresses:- customercare@grihumhousing.com .
 30. Classification of any Loan Account as Special Mention Accounts (SMA)/Non-Performing Asset (NPA) and upgradation of Loan account once classified as NPA as standard shall be as per the applicable regulatory requirements. The Loan Account with overdue Principle or/and Interest or any other amount overdue (wholly/ partly) for a period upto 30 days shall be classified as SMA-0, The Loan Account with overdue Principle or/and Interest or any other amount overdue (wholly/ partly) for a period of more than 30 days and up to 60 Days shall be classified as SMA-1. The Loan Account with overdue Principle or/and Interest or any other amount overdue (wholly/ partly) for a period of more than 60 days and up to 90 Days shall be classified as SMA-2 and the Loan Account with overdue Principle or/and Interest for a period of more than 90 days shall be classified as an NPA. Further, the Loan/ Borrower classified as NPA shall be upgraded as Standard Asset only if entire principal and interest arrears is paid. This clause shall be subject to the regulatory directions/ guidelines issued by the RBI from time to time. This classification as SMA/NPA and other provisions are as per the presently applicable regulatory requirements and in case of any changes in the applicable regulatory requirements, the classification shall be as per the changed/amended regulatory requirements. The Applicants hereby confirm that they have been duly explained the asset classification criteria with example by the Lender in their vernacular language and that they have clearly understood the said asset classification criteria.
 31. By accepting this Sanction Letter, you confirm that you have understood the approach adopted by Grihum for gradation of risk and the rationale for charging different rate of interest to different categories of borrowers. In this regard, please note that Grihum has adopted an Interest Rate model taking into account relevant factors such as cost of funds, margin and risk premium to determine the rate of interest to be charged for loans and advances. For this purpose, Grihum also considers the following factors like Income/ Employment Profile, Repayment Capacity, other Financial Commitments, Credit History, Loan to Value Ratio, Type of Security/ Collateral, Purpose of Loan, Regulatory Capital/ Provisions required etc. Accordingly, Grihum may charge different rates of interest to different categories. For further details in this regard, please refer to Grihum's website.
 32. Acceptance of this letter is a confirmation that, the Applicant has read and understood the contents as mentioned aforesaid and it also confirms that the Applicant has not been promised any free gifts/ discounts or any other commitment whatsoever which is not documented in the loan agreement with Grihum. It is further confirmed that no cash/ bearer cheque has been collected from the Applicant with respect to the loan amount.

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33. The Applicants hereby expressly confirm that they have read and fully understood the terms of the Sanction Letter. The Applicant further confirms that the Lender has explained the terms of the Sanction Letter to them in their vernacular language, and they have fully understood the same. The Applicants further represent and confirm to the Lender that they have perused and understood all the terms and conditions of this Sanction Letter, which have been made available to them in the language that they best understand on Grihum's website at <https://griumphousing.com>.
34. Please note that, notwithstanding anything stated elsewhere in this Sanction Letter or otherwise, the Loan shall be available solely at Grihum's discretion and subject to compliance with all requirements and documentation as may be specified by Grihum. Further, Grihum may decide to repudiate and rescind this Sanction Letter or downsize the Loan unilaterally, with or without assigning any reasons.
35. Within a period of 30 days after full repayment/ settlement of all loan related dues, the Lender shall release all original property/ title documents submitted by the Borrower and take actions/ file charge satisfaction form with relevant registry to remove charges registered, subject to continuance of any other charges or security interest in favour of Grihum, wherever applicable. The original property/ title documents will be handed over to the Borrower either at branch of the Lender from where the loan account was serviced or any other branch of the Lender where the said documents are available, as per your preference.
36. In the event the Borrower fails to submit the updated Officially Valid Document (OVD) within ninety (90) days from the date of disbursement, a monthly penalty, as specified in the Statement of Charges shall be levied to the Borrower's loan account till the time updated OVD is submitted to the satisfaction of the Lender.
37. In the event of any delay, attributable to the Borrower, beyond thirty (30) days from the date of closure of the Loan in collecting the Original Property Papers (OPP), the Lender may levy custody charges for the preservation of the OPP beyond thirty (30) days.
38. The Borrower shall bear and be liable to pay all charges incurred by the Lender in connection with the execution of the loan agreements and any related documents, including but not limited to charges for execution through digital or electronic signature facilities provided by any third-party application or platform. The Lender shall be entitled to recover such charges from the Borrower either by way of upfront deduction, inclusion in the processing fees, or as a separate charge, as may be determined by the Lender. The charges shall be levied on an actual basis or as specified in the applicable statement of charges as on the date of such execution.
39. A signed copy of this letter to be given to Grihum as acceptance of the terms and conditions mentioned above and overleaf.
40. Grihum has right to enter into co-origination/ co-lending arrangement with Banks and Non-Banking Financial Companies including Housing Finance Companies (referred to as "Co-lender" in this Sanction Letter) for the purpose of extending financial assistance/ credit facility/ loan facility to one or more borrowers. By signing this Sanction Letter, you, the Borrower, acknowledge that a portion of your loan may be financed by such Co-lender, as part of a co-lending arrangement between Grihum and such Co-lender in accordance with the applicable guidelines, if any, issued by the Reserve Bank of India. By acceptance of the Sanction Letter, you expressly consent to the assignment/ transfer of a portion of your loan to such Co-lender which shall be subject to all related terms as set forth in the Loan Agreement and the Most Important Terms and Conditions document.
41. Your acceptance of these terms confirms your understanding and agreement to the terms of the loan, including the co-lending partnership and assignment process. It further represents your commitment to cooperate with both Grihum and the Co-Lender in matters concerning the loan's administration, servicing, and repayment.
42. For any information about applicable interest rate/charges related query or any other query please visit Grihum's website or its nearest branch or contact us at our customer care Email ID customercare@griumphousing.com or call us at our toll free number 1800-266-3204.

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