

## **MOST IMPORTANT TERMS & CONDITIONS**

The Most Important Terms and Conditions (MITC) of Loan Between a Borrower and Nivara Home Finance Limited, having its registered office at No. 22, 23, 24, 25/101/3, 3rd Floor, BNR Complex, Sri Rama Layout, Opp. RBI Layout, 7th Phase, J.P. Nagar, Bangalore - 560078.

CIN No.: U65922KA2014PLC77547 (hereinafter referred as "NIVARA") are agreed upon and mentioned below. Please note that the MITC document is to be read and understood in conjunction with the terms and conditions mentioned in the sanction letter, loan agreement and any other documents as prescribed by Nivara as the loan shall be governed by all these documents put together. The MITC document provided in below mentioned paragraphs is indicative and not exhaustive.

### **Loan Parameters**

<b>1. Loan Sanctioned Amount</b>	
<b>2. Interest</b>	
a. Interest Type	
b. Interest rate Chargeable	
c. Moratorium or Subsidy	
d. Date of Reset of Interest	
e. Modes of Communication of changes in interest rate	Through our website and offices by displaying on the notice boards from time to time.
<b>3. Instalment types</b>	Monthly
<b>4. Loan Tenure:</b>	
<b>5. Purpose of Loan:</b>	

## FEES & OTHER CHARGES-HL

S. No.		HL- Home Loan Construction/Composite loan/Home Loan Purchase/Refinance Loan/Balance Transfer
1	Application processing fee	Rs. 5000/- (Inclusive of applicable taxes)- Normal Nil - Nivara Nivas (CLSS)
2	Loan on boarding charges on actuals	Rs. 11,500/-(Inclusive of applicable taxes)- Nivara Nivas (CLSS)
3	Loan processing fees	2.25% plus applicable taxes of the sanction value
4	SRO Search, ROC Search, Non-Encumbrance Certificate from SRO, Creation of charge at ROC / MODT charges/NOI charges	At actuals with applicable charges
5	Technical Valuation / Legal	NIL, included in the Processing fee/Loan Onboarding charges
6	Transaction Handling charges in Balance Transfer	Rs. 5000/- (Inclusive of applicable taxes)
7	CERSAI Fees (not applicable for Business Loan)	Rs.50/- plus applicable taxes (for loans <= 5 lacs) Rs.100/- plus applicable taxes (for loans > 5 lacs)
8	NACH Mandate / Security Mandate / ECS Dishonour	Rs.500/- plus applicable taxes, for each NACH Mandate / Security Mandate / ECS bounce
9	<b>Penal Charges</b>	<b>3% per month (36% per annum) on Overdue EMIs, plus applicable taxes</b>
10	NACH Mandate / Security Mandate/ECS Swapping	Rs.1,000/- per instance plus applicable taxes
11	Retrieval charges for Copies of loan/property document from Nivara's custody / LOD / COD	Rs.1,000/- per instance plus applicable taxes + Courier Charges
12	Charges for Statement of Account/Amortization Schedule /NOC/NDC	Rs.500/- plus applicable taxes
13	Duplicate Annual Account Statement, Provisional Certificate	Rs.1000/- plus applicable taxes
14	Loan Re-schedulement (at discretion of Nivara)	0.50% of the loan outstanding plus applicable taxes
15	Swap Charges (Fixed or Mixed fixed rate to floating and vice-versa at discretion of Nivara)	2% of the loan outstanding plus applicable taxes
16	Disbursement cancellation and reissuance.	Rs.1,000/- plus applicable taxes (cancellation Charges) & PEMI will be charged.
17	Disbursement postponement after the NEFT	1. If request received within 7 days of the disbursement: 2. If request received after 7 days of the disbursement: Rs.1,000/-plus applicable taxes, PEMI till the date of cancellation request
18	Loan cancellation charges	2.25% plus applicable taxes on the loan sanction value + PEMI till date of cancellation
19	Commitment charges	Rs.5000/-plus applicable taxes

## Foreclosure Charges & Pre-payment Charges

20	Part- Payment / Foreclosure of home loans on floating rate of Interest	Nil
	Part - Payment / Foreclosure of home loans on fixed rate of interest (own source)	Nil
	Part Payment of home loan on fixed rate of interest (other than own source)	2% of the prepaid amount, plus applicable taxes
	Foreclosure of homes loans on fixed rate of interest (other than own source)	
	If loan is foreclosed within 12 months from commencement of EMI	5% of the prepaid amount, plus applicable taxes
	If loan is foreclosed between 12 months to 24 months from commencement of EMI	4% of the prepaid amount, plus applicable taxes
	If loan is foreclosed within 24 months to 36 months from commencement of EMI	3% of the prepaid amount, plus applicable taxes
21	Cash collection Charges (at customer's place)	Rs.300/- Per Visit
22	Charges for Missed due date	Rs.300/- plus applicable taxes
23	Document Custodian fees (Charges at the time of closure)	Rs.1000/- plus applicable taxes (Chargeable after 30 days of closure of the Loan Account)
24	Guarantor Change Request	Rs.500/- plus applicable taxes
25	Demand Draft/Pay Order issuance charges	Rs.300/- per lac or actual bank charges, whichever is higher plus applicable taxes
26	Document retrieval charges on closure of loan	Rs.1,000/- plus applicable taxes
27	Prepayment statement	Rs.750/- plus applicable taxes
28	MODTD/NOI cancellation charges	Rs.2000/-plus applicable taxes

29	Property Swapping Charge	Rs.3000/-plus applicable taxes
30	Change in Terms of Loan (Except for Loan Reduction cases):	Rs.1000/- plus applicable taxes
31	Loan Product (Please Specify)	_____ (Subject to Change)
32	Loan Sanction amount (₹)	
33	Interest Type (Mixed (Fixed and Floating) or Fixed Rate on Interest Interest Chargeable  Moratorium or subsidy  Date of reset of interest  Modes of communication of changes in interest rate	A) Mixed Rate of Interest (Fixed & Floating Pattern): (I) Fixed for three years and floating thereafter B) Fixed Rate of Interest (I) Fixed Rate of interest for the Entire Loan Tenure  _____  The applicable rate of interest on the loan will be revised/reset with the change in the NHFL Prime Lending rate. i.e. Interest rate on loan may change with the effective date of change in NHFL Prime Lending Rate  Through Letter/ updating on <a href="https://www.nivarahousing.com">https://www.nivarahousing.com</a> (website)/SMS/ registered email/ other source of communication
34	Instalment Types	(Subject to Change)
35	Loan Tenure	months (Subject to Change)
36	Purpose of Loan	_____
37	Fee and other charges: (AF non-Refundable PF Refundable if loan not disbursed)	_____ (Subject to Change)
38	Security/ Collateral for the Loan Mortgage (Property Details) Guarantee Other Security	_____ (Mortgaged Property address)
39	Insurance of the Property/Borrowers	
40	Conditions for Disbursement of the Loan	_____ (Subject to Change)
41	Repayment of the Loan & Interest	_____ (Subject to Change)
42	Brief procedure to be followed for Recovery of overdues	
43	Date on which annual outstanding balance statement will be issued	_____ (Subject to Change)
44	Customer Services	Customers can Visit our branch during Visiting hours between 10a.m. and 5 p.m., from Monday to Friday and up to 1 p.m. on Saturdays (Except Public Holidays)  Customers can also reach us vide e-mail: <a href="mailto:contact@nivarahousing.com">contact@nivarahousing.com</a> Customers may obtain the following by means of a simple application: 1. Loan Account Statement: 7 Working Days 2. Photocopy of title documents: 15 Working Days 3. List of documents: 10 Working Days 4. Foreclosure letter: 20 Working Days 5. Return of original documents on closure/transfer of loan: 21 days 6. Annual Outstanding balance statement: Available on demand.
45	Grievance Redressal	Yes, Available as per annexure-A
Above charges are the standard rates for all customers and would be subject to changes from time to time. Actual charges may differ at the time of sanction / disbursement which will be communicated to the customer.		
All charges, interest, taxes, fee, Service tax, levies etc. as prescribed by any statutory/regulatory bodies from time to time shall be borne by the Borrower.		
Note: Changes as effected on above charge sheet would be displayed on Nivara Home Finance website and also displayed on our Branch Notice Boards, Similarly the changes effected if any in our Conversion scheme, would be available with Nivara Home Finance Branches.		
<b>The above terms and conditions have been read and understood by me/us in my/our known language and we accept the same.</b>		
Applicant		Co-Applicant

## FEES & OTHER CHARGES-NHL

S. No.		Loan Against Property/Home Equity/Top-up/Business Loan/Land Loan/Non-Housing Loan
1	Application processing fee	Rs.7,500/- (inclusive of applicable taxes)
2	Loan processing fees	3.0% plus applicable taxes of sanction value
3	SRO Search, ROC Search, Non-Encumbrance Certificate from SRO, Creation of charge at ROC / MODT charges/NOI charges	At actuals with applicable charges
4	Technical Valuation / Legal	NIL, included in the Processing fee
5	CERSAI Fees (not applicable for Business Loan)	Rs.50/- plus applicable taxes (for loans <= 5 lacs) Rs.100/- plus applicable taxes (for loans > 5 lacs)
6	NACH Mandate / Security Mandate / ECS Dishonour	Rs.500/- plus applicable taxes, for each NACH Mandate / Security Mandate / ECS bounce
7	<b>Penal Charges</b>	<b>3% per month (36% per annum) on Overdue EMIs, plus applicable taxes</b>
8	NACH Mandate / Security Mandate/ECS Swapping	Rs.1,000/- per instance plus applicable taxes
9	Retrieval charges for Copies of loan/property document from Nivara's custody / LOD / COD	Rs.1,000/- per instance plus applicable taxes + Courier Charges
10	Charges for Statement of Account/Amortization Schedule /NOC/NDC	Rs.500/- plus applicable taxes
11	Duplicate Annual Account Statement, Provisional Certificate	Rs.1000/- plus applicable taxes
12	Loan Re-schedulement (at discretion of Nivara)	0.50% of the loan outstanding plus applicable taxes
13	Disbursement cancellation and reissuance.	
14	Disbursement postponement after the NEFT	1. If request received within 7 days of the disbursement:
		2. If request received after 7 days of the disbursement: Rs.1,000/-plus applicable taxes, PEMI till the date of cancellation request
15	Loan cancellation charges	3.0% plus applicable taxes on the sanction amount + PEMI till date of cancellation
16	Commitment charges	Rs.5000/-plus applicable taxes
<b>Foreclosure Charges &amp; Pre-payment Charges</b>		
17	Part-payment/ Foreclosure of non-housing loans on floating rate of interest (any source)	NIL
18	Part-payment/ Foreclosure of non-housing loans on floating rate of interest (any source and purpose is for business and sanctioned limit is upto Rs. 50 lakhs)	NIL
19	Part-payment/ Foreclosure of non-housing loans on floating rate of interest (any source and purpose is for business and sanctioned limit is above Rs. 50 lakhs)	Charges applicable as per below matrix
20	Part-payment/ Foreclosure of non-housing loans on fixed rate of interest (any source)	Charges applicable as per below matrix
21	Part-Payment charges	2% of the prepaid amount, plus applicable taxes
	I. If loan is foreclosed during first 36 months	5% of the prepaid amount, plus applicable taxes
	I. If loan is foreclosed after 36 months	3% of the prepaid amount, plus applicable taxes
22	Cash collection Charges (at customer's place)	Rs.300/- Per Visit
23	Charges for Missed due date	Rs.300/- plus applicable taxes
24	Document Custodian fees (Charges at the time of closure)	Rs.1000/- plus applicable taxes (Chargeable after 30 days of closure of the Loan Account)
25	Guarantor Change Request	Rs.500/- plus applicable taxes
26	Demand Draft/Pay Order issuance charges	Rs.300/- per lac or actual bank charges, whichever is higher plus applicable taxes
27	Document retrieval charges on closure of loan	Rs.1,000/- plus applicable taxes
28	Prepayment statement	Rs.750/- plus applicable taxes
29	Non-CTS NACH Mandate / Security Mandate	Rs.300/-plus applicable taxes for each NACH Mandate / Security Mandate

30	MODTD/NOI cancellation charges	Rs.2000/-plus applicable taxes
31	Property Swapping Charge	Rs.3000/-plus applicable taxes
32	Change in Terms of Loan (Except for Loan Reduction cases):	Rs.1000/- plus applicable taxes
33	Loan Product (Please Specify)	_____ (Subject to Change)
34	Loan Sanction amount ( ₹ )	
35	Interest Type (Mixed (Fixed and Floating) or Fixed Rate on Interest Interest Chargeable  Moratorium or subsidy  Date of reset of interest  Modes of communication of changes in interest rate	<b>A) Mixed Rate of Interest (Fixed &amp; Floating Pattern):</b> (I) Fixed for three years and floating thereafter <b>B) Fixed Rate of Interest</b> (I) Fixed Rate of interest for the Entire Loan Tenure  _____  The applicable rate of interest on the loan will be revised/reset with the change in the NHFL Prime Lending rate. i.e. Interest rate on loan may change with the effective date of change in NHFL Prime Lending Rate  Through Letter/ updating on <a href="https://www.nivarahousing.com">https://www.nivarahousing.com</a> (website)/SMS/ registered email/ other source of communication
36	Instalment Types	_____ (Subject to Change)
37	Loan Tenure	_____ months (Subject to Change)
38	Purpose of Loan	_____
39	Fee and other charges: (AF non-Refundable PF Refundable if loan not disbursed)	_____ (Subject to Change)
40	Security/ Collateral for the Loan Mortgage (Property Details) Guarantee Other Security	_____ (Mortgaged Property address)
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44	Brief procedure to be followed for Recovery of overdues	
45	Date on which annual outstanding balance statement will be issued	_____ (Subject to Change)
46	Customer Services	Customers can Visit our branch during Visiting hours between 10a.m. and 5 p.m., from Monday to Friday and up to 1 p.m. on Saturdays (Except Public Holidays)  Customers can also reach us vide e-mail: <a href="mailto:contact@nivarahousing.com">contact@nivarahousing.com</a> Customers may obtain the following by means of a simple application:  1. Loan Account Statement: 7 Working Days 2. Photocopy of title documents: 15 Working Days 3. List of documents: 10 Working Days 4. Foreclosure letter: 20 Working Days 5. Return of original documents on closure/transfer of loan: 21 days 6. Annual Outstanding balance statement: Available on demand.
47	Grievance Redressal	Yes, Available as per annexure-A
Above charges are the standard rates for all customers and would be subject to changes from time to time. Actual charges may differ at the time of sanction / disbursement which will be communicated to the customer.		
All charges, interest, taxes, fee, Service tax, levies etc. as prescribed by any statutory/regulatory bodies from time to time shall be borne by the Borrower.		
Note: Changes as effected on above charge sheet would be displayed on Nivara Home Finance website and also displayed on our Branch Notice Boards, Similarly the changes effected if any in our Conversion scheme, would be available with Nivara Home Finance Branches.		
<b>The above terms and conditions have been read and understood by me/us in my/our known language and we accept the same.</b>		
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