

ORANGE CITY HOUSING FINANCE LTD

MOST IMPORTANT TERMS & CONDITIONS (MITC)

All important terms & conditions pertaining to the loan availed are detailed below in a lucid manner for quick & better understanding of the customer. The following Loan products offered by OCHFL fall within the purview of this MITC document:

Product List:

- Loan for New Home
- Loan For Resale Property
- Loan For Home Improvement (Repair/Renovation)
- Loan For Home Extension
- Loan Against Property (LAP)
- Home loan for the self employed
- Plot Loans & Plot +Construction Loans

- Corporate Services

- Loan Against Leased Properties –LRD: Lease Rental Discounting

- Hassle Free Office Premises Loan to Professionals

- Personal Loan & Loan For Soft Furnishing

- Construction Finance to Builders

Purpose of loan

Loan for New Home

Loans availed to acquire a ready or an under construction residential property are classified as Loans for New Homes. It also includes construction of a residential property where the customer already owns a plot. OCHFL also provides loans to refinance home loans availed by the customer from other banks/HFC's.

Loan For Resale Property

Loans availed to acquire a ready second purchase of an existing home are classified as Loan for Resale Property

Loan For Home Improvement (Repair/Renovation)

Loans availed to renovate existing home to make it look more elegant are classified as Loans for Home Improvement.

Loan for Home Extension

Loans availed for extending the existing abode to make it look more elegant or to provide more space are classified as Loans for Home Extension. OCHFL bring you exclusive Home Extension Loans to:

1. Add a bedroom
2. Enclose an open balcony
3. Build an extra room on the terrace etc.

Loan Against Property (LAP)

Loans fulfilling the requirement of cash for son's marriage/education, or to extend one's business or to buy the dream car are classified as Loans provided against property. OCHFL brings you exclusive Loan Against Property in your times of need.

Home loan for the self employed

OCHFL has pioneered a home loan product for self employed people. Most of the times the self employed ones have variable monthly income & even if they have the money, they don't have the necessary documentation that proves them credit worthy. OCHFL offers this product by the assessment of their income through an independent source other than the income tax authority.

Plot Loans

OCHFL provides loans for a plot of land where one wants to construct home. Individual/ s salaried or self-employed can purchase non-agricultural land situated within Municipal / Local Development Authority limits, through OCHFL Plot Loans. OCHFL provides loan for purchase of Plot & Construction thereon. The construction is to be made within 3years from the date of disbursement of the plot loan.

Corporate Services

In today's age, buying a home of one's own can be a daunting task and a great financial challenge. We understand this and are here to help Employee's right through the entire process: from scouting for a suitable property based on the budget affordable, to evaluating all legal documentation, to providing a special home loan package, including insurance services. All this is under a single roof.

Give employees the opportunity of availing our special home loan package, customized to their individual needs. All One needs to do is get in touch with OCHFL and our representative will call on one to one & discuss and present a detailed plan.

Loan Against Leased Properties –LRD: Lease Rental Discounting

LRD - is a term loan offered against rental receipts derived from lease contracts with corporate tenants. The loan is provided to the lesser based on the discounted value of the rentals and the underlying property value. The LRD product will cater to prime customers allowing them to release the equity of their locked-in assets in a meaningful and productive manner.

Product Features- Lease Rental Discounting (LRD):

Leased commercial property can earn good returns in terms of rentals to land lords & property owners.

Lease Rental Discounting helps to raise funds against the future expected rentals, Just like Loan against Property, LRD can be provided for any personal requirements like:

1. Marriage
2. Child education
3. Business
4. Purchase of Property
5. Improvement of property
6. Medical treatment

Lease Rental Discounting can be availed by:

- Resident Indian's whether salaried or self-employed.
- Sole Proprietors / Proprietorship firms
- Partnership Firms
- Pvt. Ltd. and Public Limited Companies
- Professionals – Doctors, Architects, Chartered Accountants,
- Builders/Developers etc.

Hassle Free Office Premises Loan to Professionals

OCHFL is proud to empower all strata's of Indians and to make it possible for them to realize their dream of a home. OCHFL offers a unique loan product catering to present day professionals - with the help of which they can buy any non-residential property and operate their line of business.

Buy or construct a property if one is:

1. Medical practitioner
2. Chartered accountant
3. Architect
4. Solicitor, etc.

Personal Loan & Loan For Soft Furnishing

OCHFL brings you exclusive and affordable Personal Loans in times of need, like son's marriage, to extend business or buy a vehicle.

Maximum Loan Amount that can be availed

Loan for New Home

Individual (s) can avail a Home Loan of up to Rs. 90, 00,000/- but not exceeding 80% of Market Value of property / estimated cost of construction, for loans upto 20lacs and not exceeding 75% of the Market Value of property / estimated cost of construction for loans above 20lacs but less than 90lacs.

Loan for Resale Property

Individual (s) Can avail a Home Loan of up to Rs. 90, 00,000/- but not exceeding 80% of Market Value of property , for loans upto 20lacs and not exceeding 75% of the Market Value of property loans above 20lacs but less than 90lacs. However it should not exceed 100% cost of property as determined by OCHFL.

Loan for Home Improvement (Repair/Renovation)

Individual (s) Can avail a Home Improvement Loan up to Rs. 90, 00,000/- but not exceeding 75% of Market Value of property .LCR for loans upto 20lacs should not exceed 80% of the estimated cost of improvement and for loans above 20lacs and upto 90 lacs should not exceed 75% of cost of improvement.

Loan For Home Extension

Individual (s) Can avail a Home Extension Loan of up to Rs. 90, 00,000/- but not exceeding 80% of Market Value of property / estimated cost of construction, for loans upto 20lacs and not exceeding 75% of the Market Value of property / estimated cost of construction for loans above 20lacs but less than 90lacs.

Loan against Property (LAP)

Individual (s) Can avail a Loan against Property up to Rs. 90, 00,000/- but not exceeding 80% of Market Value of property , for loans upto 20lacs and not exceeding 75% of the Market Value of property for loans above 20lacs but less than 90lacs.

Home Loan For Self Employed

Home loan for the self employed personnel is based on the following criteria:

1. The self employed person should be more than 18 years and less than 75 years of age.
2. The applicant is self employed /trader or engaged in service industry.
3. The applicant should have been in any business for a minimum period of 1year or should have inherited the business from parents.
4. The LTV should not be more than 80% of the market value for loans upto 20lacs and not exceeding 75% of the Market Value of property for loans above 20lacs but less than 90lacs.
5. Sales Tax Registration or any other registration of business required by statutory authorities / local laws is mandatory.
6. Business premises should not be on encroachment land without title to property or deviated in construction from approved plans.

Plot Loans & Plot + Construction Loans

Individual(s) Can avail a Plot loan from Rs.2,00,000- 90, 00,000/- but not exceeding the 75% of the market value of property .After availing the Plot + Construction loan, Construction to start and complete in less than 3years from the Date of disbursement.

Corporate Services

Individual(s) Can avail a Home Loan of up to Rs. 90, 00,000/- but not exceeding 80% of Market Value of property. Loans can be given to the individuals with the guarantee of the employer for the New purchase, Resale, Self Construction and Plot +Construction.

One can enjoy the exclusive 'Regressive Payment Scheme' if one is a home loan seeker due for retirement within the term of the loan and have applied jointly with an eligible One Younger co-applicant. One can prepay the loan, ahead of the contracted schedule in part or full, subject to payment of nominal fees / charges as stipulated by OCHFL from time to time.

Hassle Free Office Premises Loan to Professionals

Individual(s) Can avail a loan upto Rs 50,00,000/- but not exceeding 75 % of Market Value of property.

Loan Against Leased Properties –LRD: Lease Rental Discounting

For LRD loans ,Individual(s) Can avail a loan upto Rs 90,00,000 having LTV Not more than 75%.

Personal Loan & Loan For Soft Furnishing

Individual(s) Can avail a Personal Loan & Loan For Sot Furnishing up to Rs. 30,00,000/- but not exceeding the 75% of the market value of the property.

Construction Finance to Builders

Builders can avail loans for construction activities up to Rs 90,00,000/-. However the Loan to Cost Ratio(LCR) should not be more than 75% of the cost of estimate.

Rate of Interest

Currently the OCHFL Fixed Prime Lending Rate (FPLR) is 15% for all loan products & the applicable ROI will depend on type of loan and customer profile & other terms, norms & policy of OCHFL from time to time.

Computation of Interest

Interest on the loan is charged at Fixed Rate of Interest.

EMI comprises of principle & interest calculated on the basis of Annual Rest at the applicable interest rate and is rounded off to the next rupee. Interest and any other charges shall be computed on the basis of year of 360 days.

Repayment

The Loan is repaid by way of equated monthly installments (EMI) which comprises of both principal & interest component. Repayment 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 is payable every month from the date of each disbursement upto date of commencement of EMI.

The customer shall provide ECS for repayment or PDC's (Post Dated Cheques)/Standing Instructions to the bank.

Maximum loan Repayment tenure

The loans can be repaid over a maximum period of:

- Up to 20 years in case of loans for New Home, Resale, Home Improvement, Home Extension, Loan against Property (LAP) and all other loans.
- 3 years for Plot loans.
- 10 years Personal Loan & Loan For Soft Furnishing

The tenure of the loan is dependent on the customer's risk profile age of the customer. The term however does not extend beyond the 75 years.

Fees & charges

Processing Fee & Administrative fees

A onetime non refundable fee of 1% administrative & 1% processing charges.

Penal interest for delayed payments of EMI's /pre EMI's

The delay in payment of EMI or Pre EMI shall render the customer liable to pay additional interest of 2% per month or such higher rates as per the rules of OCHFL in that behalf as in force from time to time.

Bounced cheque/ ECS or Standing Instruction dishonors :

OCHFL has right to charge a penalty of Rs. 500/- for every bounced cheque/ECS or Standing Instruction dishonors.

Incidental Charges :

Incidental Charges & expenses are levied to cover the costs, charges, expenses & other monies that may have been expended in connection with recovery of dues from a defaulting customer.

Stamp duty & Cersai Charges :

The customer will be required to bear and pay applicable stamp duty, all charges levied by the central Registry of securitization Asset Reconstruction & Security Interest of India (CERSAI) and all statutory / regulatory charges/ taxes on account of loan or the security, that are presently applicable/ Actual incidental charges to be incurred by OCHFL as may be made applicable from time to time, during the pendency of the loan.

These charges are non – refundable in nature and payable at the point of disbursement and thereafter as and when due and payable at the rate as applicable on such date of disbursement / applicability.

Customer has to pay the fees/charges for Filling of Notice of intimation in case of mortgage by way of Deposit Of title deed under section 89 of Registration act 1908 . The current fees/charges are nominal fees of Rs. 1000/- for Registration & Rs. 300/- as handling charges & Incidental charges of Rs. 1700/the Actual incidental charges to be incurred by OCHFL from time to time.

Prepayment Charges

For All Loans :Fixed Rate Home Loan (FRHL)

No prepayment charges shall be payable for partial or full payment made from own sources. The expression "own sources" for this purpose means any source other than borrowing from a Bank/ HFC's /NBFC or financial Institution.

The customer will be required to submit such documents that OCHFL may deem fit & proper to ascertain the source of fund.

Further, cases, where Home Loans are fore- closed before three years from the date of first disbursement of loan, Valuation charges paid to external agency for valuation of property concession offered in rate of interest, processing charges, if any, at the time of sanction of /dis-bursement shall be recovered in full.

After 3 years prepayment charges shall be payable incase the house has not been constructed irrespective of the source of prepayment. However if the house is constructed, prepayment charges shall continue to be payable incase the prepayment is made from refinance from any Bank/HFI/NBFC.

The prepayment charge shall be 2% plus applicable service tax & surcharge of the outstanding amounts being so prepaid through refinance from any Bank/HFC/NBFC or financial Institution (such amount shall include all amounts prepaid during the given financial year) and shall be applicable to all partial or full prepayments.

OCHFL retains the right to alter any charges or fees from time to time or to introduce any new charges or fees as it may deem appropriate with due intimation to the customer.

Conditions for disbursement

Loan for New Home/Resale Property/Home Improvement / Home Extension

OCHFL shall disburse the loan to the customer

1. After legal & technical clearance of the property by panel advocate & Panel valuer of OCHFL
2. Disbursement will be done as per work progress & Builder demand letter with the consent of customer
3. After customer has paid /invested his own contribution in full.
4. Submission of approval plan is mandatory

**Own contribution means cost of property minus OCHFL loan approved.

Loan Against Property (LAP)& Personal Loans/ Loan for Soft Furnishing

OCHFL shall disburse the loan to customer

1. After legal & technical clearance of the property by panel advocate & Panel valuer of OCHFL.
2. After the customer has complied with requirement of creation of security interest of such manner as required by OCHFL.

Security

Security of the loan would normally be first mortgage of the property being financed and /or any other collateral security as may be required by OCHFL. Interim security may be asked if the property is under construction etc.

Approval of plans

Customer must ensure that

Required approvals are taken & construction is being done as per the approved plans , in case the loan is availed for construction of house.

In case the property is being purchased in developer's project, Customer must satisfy himself/herself that required approvals for the project has been obtained by the developer.

In case the property is being purchased in resale, all required approvals for the property have been obtained and are availed with the seller.

Insurance

The customer shall ensure that the property is duly & properly insured for fire and other appropriate hazards during the pendency of the loan & to produce evidence thereof to OCHFL each year/or whenever called upon to do so. OCHFL should be the beneficiary to the insurance policy during the pendency of the loan

Customer Services & General Information

Visit Hours

Visiting hours at office on working days:

Monday to Friday 11 AM to 1 PM & 2 PM to 5PM

Saturday 11 AM to 1 PM

Contact Person : Front Desk

Telephone No. : 0712-2242824

Procedure to obtain the following:

Loan Account Statement: Written Application by customer.

The same will be provided within 2 working days Charges – NIL.

Photocopy of the title documents: The customers are requested to keep a complete set of all documents submitted to OCHFL for availing loan for your records. In case they need a copy of the documents subsequently, Written Application by customer is required. The same will be provided within one week/7 working days. Charges – Rs. 100 per request & photocopy charges extra.

Return of original documents on closure/transfer of the loan :

Present a Written Application. The same will be provided within 15 working days from date of closure of loan.

Security Documents

The customer is required to collect the original documents of the property after the loan has been fully prepaid/amortized. In case the documents are not collected by customer within 15 days from the intimation to collect documents, OCHFL has a right to charge Rs. 100 per month per loan Account.

Procedure for recovery of over dues:

In the event of a default in term of the loan agreement. OCHFL shall send reminders to its customer & Guarantors through SMS, Telephonic calls , Telegrams, & visits etc.as the case may be and then, if the need so arises follows up with a notice to such effect before proceeding as per applicable laws procedures prescribed therein.

Customer Grievance Redressal Procedure

PART A:

Officer In charge of the Grievance Redressal Mechanism:

Name: Mr. Prafulla V. Athalye

Designation: Chief Operating Officer, OCHFL, Nagpur

Office Address: Sursheel Apartment, Flat no-101, First Floor, Plot No- 19, Barlingey Layout, Laxmi Nagar, Nagpur - 440022

Residence Address: 1 A, Govind Nagar, Near Jaiprakash Nagar, Khamla, Nagpur -440025

Telephone: 0712-2242824

FAX: 0712 -2242824

E-mail id: prafulla@ochfl.com

PART B:

Complaint Redressal Cell,

Address: Department of regulation & supervision, National Housing Bank, 4th floor, Core 5A, India Habitat Centre, Lodhi Road, New Delhi – 110003

E-Mail Id – rcell@nhb.org.in

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

The above term & conditions have been read/read over to Shri/Smt/km _____ by the borrower/s read over to the borrower by Shri/Smt./Km. _____ of the company and have been understood by the borrower/s.

(Signature or thumb impression
Of the borrower /s)

(Signature of the authorized person
Of Lender)