

CAPITAL INDIA HOME LOANS LIMITED (CIHL)
MOST IMPORTANT TERMS AND CONDITIONS - FOR HOME LOANS

LAN -
BORROWER NAME(S) –

Following are the MOST IMPORTANT TERMS and CONDITIONS agreed between the Borrower and CAPITAL INDIA HOME LOANS LIMITED (CIHL).

A – Fees & Charges: - All amounts are excluding GST / Applicable Taxes.

Sr. No.	Subject	Name of Fee / Charge Levied	When Payable	Frequency	Applicable Charges
1	Home Loan (Salaried, Self Employed Professionals, Self Employed Non-Professionals)	Application Fees	At application	Once	Up to 4% of the loan amount.
2	Statutory Charges	CERSAI (For original filing and modification)	At the time of disbursement	Once	For Loans up to Rs.5 Lacs - Rs.50/- (per filing / modification). For Loans above Rs.5 Lacs - Rs. 100/- (per filing / modification).
3	Statutory Charges	Stamp duty charges on mortgage deed /MOE	At the time of disbursement	Once	As applicable in the respective States.
4	Overdue Charges /Late Payment Charges (Home Loan)	Additional interest /Overdue Charges	On accrual	Monthly	2.00% per month over and above prevailing interest rate.
5	Rate Switch Charges (For Salaried & SENP)	Conversion Fees	Event	On conversion	Rs. 5000/-
6	Cheque dishonor charges/rejection of NACH/ECS mandate	Miscellaneous Receipts	On Cheque/Mandate Dishonor	Depends on no. of Dishonor	Rs 500/- for every Cheque dishonor/ rejection of ECS/ Auto debit/NACH Mandate
7	Providing List of Documents	Miscellaneous Receipts	Event	For Customer Initiated Request only	Up to Rs 500/- per contract
8	Loan Agreement & Document Retrieval Charges	Miscellaneous Receipts	Event	For Customer Initiated Request only	Rs 2000/- per request.
9	Swapping Charges (ECS / NACH to PDC)	Miscellaneous Receipts	Event	On every request	Rs 1000/-
10	Loan Cancellation Charges	Cancellation Charges	Event	One time charge	Rs 10000/- per contract
11	Collection / Recovery	Charges	Event	-	As per Actuals
12	Legal Charges	Charges	Event	-	As per Actuals
13	Additional Processing Fees for Credit Life & General Insurance	Admin Fees	At the time of disbursement	If Applicable	Up to Rs. 2000/-

B – Pre – Payment & Foreclosure Charges are excluding GST / Applicable Taxes.

RATE DESCRIPTION	PARTY TO THE AGREEMENT	FORECLOSURE CHARGES		PARTIAL PREPAYMENT
		CLOSURE BY OWN FUNDS	CLOSURE BY BALANCE TRANSFER(BT)	CLOSURE BY OWN FUNDS
FLOATING RATE SCHEME	ALL INDIVIDUALS	NO CHARGES	NO CHARGES	NO CHARGES
	EVEN 1 NON INDIVIDUAL	4%	4%	4% ON PREPAID AMOUNT OVER 25% OF PRINCIPAL O/S
FIXED RATE SCHEMES	ALL INDIVIDUALS	NO CHARGES	4%	NO CHARGES
FIXED RATE SCHEMES	EVEN 1 NON INDIVIDUAL	4%	4%	4% ON PREPAID AMOUNT OVER 25% OF PRINCIPAL O/S

*In case of Semi-Fixed Loans (fixed for initial period and then floating), the Foreclosure/ Part payment norms will be applicable as per the status (fixed/floating) of the loans as on day.
 * In (Even one Non Individual & Fixed Rate Schemes) case of foreclosure of the Loan, any Principal Amounts that have been prepaid in preceding 12 (Twelve) months from the date of the proposed foreclosure will have Prepayment charges, as specified in the Sanction Letter, on all Principal Amounts prepaid during the preceding 12 (Twelve) months and the foreclosure amount.

C – Conditions for Disbursement of Loan.

Please refer Loan Agreement & Sanction Letter for the same. The above charges supersede the charges mentioned in the Loan agreement.

D – Brief procedure to be followed for Recovery of over dues.

1. If one or more of the Events of Defaults shall have occurred, then, the Lender, by a written notice to the Borrower may declare the principal and all accrued interest and charges on the Loan which may be payable by the Borrower under or in terms of the Agreement and/or any other agreements, documents subsisting between the Borrower and the Lender, as well as all other charges and dues to be due and upon such declaration the same shall become due and payable forthwith and the security in relation to the Loan and any other loans shall become enforceable, notwithstanding anything to the contrary in the Agreement or any other agreement/s or documents. On occurrence of any of event of default, the Lender shall have right to recall the entire outstanding loan amount with all other charges and interest and the Borrower, Co-borrower, Guarantor will be liable to forthwith repay such loan amount without any demur or protest.
2. If any Event of Default or any event, which, after the notice or lapse of time or both, would constitute an Event of Default shall have happened, the Borrower shall forthwith give to the Lender notice thereof in writing specifying such Event of Default, or such event.
3. In the Event of Default, the Lender shall be entitled to communicate, in manner it may deem fit, to or with any person or persons with a view to receiving assistance of such person or persons in recovering the defaulted amounts including but not limited to visiting the Property and/or place of work of the Borrower.
4. The lender will be entitled to exercise all its rights as specified in the loan agreement and other related documents executed between the Borrower and the Lender.

The recovery process of enforcement of mortgage/securities, including but not limited to, taking possession and sale of the mortgaged property in accordance with the procedure prescribed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) or under any other law, is followed purely under the directions laid down under the respective law. Intimations / Reminders/ Notices(s) are given to customer/s prior to initiating appropriate legal steps for recovery of overdues, by the various legal tools like Negotiable Instruments Act, Civil Suit, SARFAESI Act etc.

E – Customer Service

Branch Visiting Hours	10:00 am to 6:30 pm Monday to Friday (Closed on all Saturday & on Public Holidays)
Customer Care Contact details	customercare@capitalindia.com Help Line No. +9102249385000

F – Process of filing the Complaint by the Customers:

The Customers who intend to file the Complaint, shall file the same in the following manner:

Primary Level:

The Customers who intend to file a Complaint, may file their Complaints with the Company by using any of the following channels between 10:00 am to 6:30 pm on any working day of the Company and furnishing complete details in relation to such Complaint:

- Register the Complaint in a complaint register which is available at all regional / branch offices of the Company;
- Email at customercare@capitalindia.com
- Call on +91-022-49385000, the dedicated customer service helpline number of the Company; or
- Write to the Company at the below mentioned address:
Capital India Home Loans Limited
713 & 714, 'A' Wing, Kanakia Wall Street,
Andheri Kurla Road, Chakala,
Andheri (East), Mumbai – 400093.

Secondary Level:

In case, the Complaint is not resolved within 7 (Seven) working days from the date of filing of the Complaint or the Customer is not satisfied with the response or the resolution provided to the Customer at Primary Level, the customer may escalate the Complaint to the Nodal Officer of the Company in writing. The details of the Nodal Officer of the Company are as follows:

Nodal Officer, Capital India Home Loans Limited
713 & 714, 'A' Wing, Kanakia Wall Street,
Andheri Kurla Road, Chakala,
Andheri (East), Mumbai – 400093.
Contact No: +91-022-49385000
Email: service@capitalindia.com

Third Level:

In case, the Customer is not satisfied with the response or the resolution provided to it by the Nodal Officer of the Company at Secondary Level, or the Complaint is still not resolved within the period of 14 (Fourteen) working days from the date of receipt of the Complaint by the Nodal Officer of the Company, the Customer may appeal to the Officer-in-Charge of the Department of Regulation & Supervision, NHB at:

Complaint Redressal Cell.
Department of Regulation & Supervision.
National Housing Bank.
4th Floor, Core 5A, India Habitat Centre, Lodhi Road.
New Delhi - 110 003.
<https://grids.nhbonline.org.in/>
Email: rcell@nhb.org.in

The above terms and conditions have been read by the borrower/s or read over to the borrower/s and have been understood by the Borrower /s.

For Capital India Home Loans Limited

Accepted by

Authorized Signatory

Borrower(s)

Date: