



DMI HOUSING FINANCE PRIVATE LIMITED

MOST IMPORTANT TERMS AND CONDITIONS (MITC)

(For Housing Loan/Non-Housing Loan)

Major Terms and Conditions of the Housing/Non-Housing Loan agreed to between _____ (hereinafter referred to as the “**customer**” or the “**borrower**”) and **DMI Housing Finance Private Limited** (“**DMI HFC**” or “**Lender**”) are as under:

1. Loan

- Sanctioned Amount:

2. Interest

- Type- (Fixed/Floating or Dual/Special Rate):
- Interest Chargeable:
- Moratorium or Subsidy:
- Date of reset of interest:
- Modes of communication of changes in interest rate: letters/email/sms

3. Installment Types: Monthly

4. Tenure:

5. Purpose of Loan:

6. Fee and Other Charges

- Please refer: Service & Charges Sheet enclosed herewith
Note: Changes as effected on above charge sheet would be displayed on DMIHFC website and also displayed on our Branch Notice Boards.

7. Security for the Loan:

- Mortgage:
- Guarantee:
- Other Security:

8. Insurance of the Property / Borrowers:

- The borrower shall ensure that the property mortgaged adequately insured against fire and other appropriate hazards during the entire tenor of the loan and to produce evidence thereof to DMI HFC each year /or whenever called upon to do so. DMI HFC should be the beneficiary to the insurance policy during the entire tenor of the loan.

9. Conditions for the Disbursement of the Loan:

- Disbursements under the loan shall be made subject to fulfillment and compliance of the home loan agreement and all other standard documents and writings executed by the borrower and as specified by the Lender, including the following:
 - o Legal and Technical assessment of the property;
 - o after the customer has complied with the requirement of creation of security interest in such a such manner as required by the Lender;
 - o After customer has paid / invested his own contribution in full; “own contribution” means cost of property minus loan.
 - o No event of default as defined in Article 7 of the home loan agreement shall have happened;
 - o The customer shall have satisfied DMI HFC about the utilization of the proceeds of any prior disbursements ;
 - o The customer needs to insure the property with an insurance company, against loss by fire, earthquake, floods and other damages, with “DMI Housing Finance Private Limited” as the beneficiary. The customer should furnish copy of the insurance policy with respect to the property (ies) endorsed in favor of the Lender as the financier/mortgagee.

- The Lender would be free to stop disbursements of further installments, on the happening of any of the events which will affect the security created in any way, i.e. due to stoppage of construction, delay in construction, litigation, acquisition, requisition, reduction in the value of the security offered, on happening of any events as stipulated in the home loan agreement under the heading ‘Events of default’ or for any other reason as deemed fit by the Lender.

10. Repayment of the Loan and Interest :

- **Repayment:** The loan is repaid by way of Equated Monthly Installments (EMI), which comprises of both principal and 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 interest is payable every month from date of each disbursement upto date of commencement of EMI.
- The EMI For your loan is INR_____ - __ - __ Years EMI = _____ p.m.
- The EMI due date is 5th day of the next month after full disbursement
- Number of Installments to be paid are ____ Months
- The changes in interest rate/ EMI/ loan tenure would be communicated via letters and/or mail(s)/sms before any such implementation and would be displayed on the website of DMIHFC.

11. Brief Procedure to be followed for recovery of dues:

- In the event of a default in terms of the home loan agreement, the Lender shall send reminders to its customers through emails, SMS, letters, facsimile transmissions and visits, as the case may be and then, if the need so arises follow up with a notice to such effect before proceeding as per the terms of the home loan agreement and applicable laws and procedures prescribed therein.

12. Statement of Accounts :

- A request for the physical copy of the statement of account can be placed by visiting the office of the Lender.

- Procedure to obtain the following:
 - Loan Statement: 5 working days from the date of the written request by the borrower.
 - Photocopy if the Title Documents: 10 working days from the date of the written request by the borrower.
 - Return of Original Documents on closure or transfer of the loan: 15 working days from the date of the written request by the borrower.

13. Customer Services:

- The borrowers can visit the premises of DMI Housing Finance Private Limited on any working day between 10:00 AM to 05:30 PM.
- Weekly Holiday- Saturday and Sunday

14. Grievance Redressal:

- Any customer have any complaints against the company can contact the branch manager at the respective branches. The customer shall be responded within a period of 7 days from the date of receipt of complaint by the Branch, to resolve the issues. If no solution is received by the customer to his complaint then the customer may approach the following official of the company:
 - **Grievance Redressal Officer**
 - DMI Housing Finance Private Limited
 - Express Building, 3rd Floor, 9-10, Bahadur Shah Zafar Marg, New Delhi-110002
 - 011-49834444
 - dmi@dmihousingfinance.in
- After examining the complaint/grievance received, we shall send to the customer a final response or explain why it needs more time to respond and shall endeavour to send a detailed reply or intimation within a period of 30 days from the date of receipt of complaint at the Corporate Office of the company.
- In case the response is unsatisfactory or dissatisfied with the response received or did not receive any response from the company within the above said time-limit (i.e. 30 days), the customer may approach the Complaint Redressal Cell of National Housing Bank (NHB) for HFCs, by lodging the customer complaints in online mode at the link: <https://grids.nhbonline.org.in> OR in offline mode by post, in prescribed format available at NHB website link: <http://www.nhb.org.in/Grievance-Redressal-System/Lodging-Complaint-Against-HFCs-NHB%E2%80%93Physical-Mode.pdf>, send to the following address:-
 - **To Complaint Redressal Cell,**
 - Department of Regulation and Supervision,
 - National Housing Bank (NHB),
 - 4th Floor, Core 5-A, India Habitat Centre,
 - Lodhi Road, New Delhi – 110003.
 - Email : crcell@nhb.org.in

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

The above terms and conditions have been read 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)