

SCHEDULE - I

1. PLACE OF EXECUTION : _____,

2. BORROWER : Sole / First Borrower (Sole Proprietor / Partnership / Company can only be Sole Borrower)

Type	¹ Individual / ² Sole Proprietor / ³ Partnership / ⁴ Company		
Name of Borrower	¹ Mr./Ms.	S/D/W of Mr.	
	²	& Co, Sole Proprietary Firm	
	³	Partnership Firm registered under Indian Partnership Act 1936 / Ltd Liability Partnership Act, 2002	
	⁴	Limited, a Company within the Companies Act, 1956	
*Name of Proprietor/ Partners * Strike Off	² Mr./Ms.	S/D/W of Mr.	Sole Proprietor
	³ Mr./Ms.	S/D/W of Mr.	Partner
	Mr./Ms.	S/D/W of Mr.	Partner
	Mr./Ms.	S/D/W of Mr.	Partner
Address			
	<small>(Should be Address for the Individual Borrower. Should be Place of Business for Sole Proprietary Firm / Partnership Firm. Should be Registered Office Address for Company)</small>		
Email			

Second Borrower (Only Individual can be Co- Borrower)

Type	Individual		
Name of Borrower	Mr./Ms.	S/D/W of Mr.	
Address			
Email			

Third Borrower (Only Individual can be Co- Borrower)

Type	Individual		
Name of Borrower	Mr./Ms.	S/D/W of Mr.	
Address			
Email			

3.LENDER : Axis Bank Limited, through its Branch at (Address for the purpose of sending Notice)

Axis Bank Limited, _____

Kind Attn : _____

4. (a) **Sanction Letter** : Reference No. _____ dated _____ (collectively called "Sanction Letter")

(b) **Loan** : Rupee Term Loan of Rs. _____ Lacs.

(c) **Purpose** : **Home Loan** : Floating Loan / Fixed Loan / Top Up Loan / Step down loan (Amortising Loan)
Loan Against Property : Loan Against Residential / Commercial property / Loan for purchase of commercial property / Top up loan (Amortising Loan)

⑥ X

1.Borrower

⑥ X

2.Borrower

⑥ X

3.Borrower

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SCHEDULE – II
Part - A (TERMS OF SANCTION)

Tenor (in Years)			
Interest Type	<input type="checkbox"/> Floating	<input type="checkbox"/> Fixed	<input type="checkbox"/> Fixed (2 year) + Floating
MCLR		Mark up	
Interest Rate	% p.a. Floating (MCLR + Mark up)		% p.a. Fixed
Applicable MCLR	_____		
Reset Date / Month -			
Reset Frequency	Six month		
Details of Charges*			
Periodicity of Interest Compounding	Monthly		
Prepayment charges for Fixed Rate Loan (including part payment)	2% of outstanding Principal / amount prepaid		
Prepayment charges for Floating Rate Loan (including part payment)	Home Loan : Nil Loan Against Property : If any of the borrower is a Non Individual - 3% will be charged, if the amount prepaid exceeds 25% of the principal outstanding during a quarter, otherwise no prepayment penalty. The quarter refers to calendar quarter, however no prepayment be allowed in the first quarter after taking the loan. In regard to computation of prepayment penalty, upto 25% of the principal outstanding in a quarter there is no prepayment penalty, then any prepayment done over and above 25% will be charged @ 3%. If all borrowers are Individual - Nil		
Penal Interest	24% per annum i.e. @ 2% per month on the overdue instalment(s)		

Part - B (CHARGES APPLICABLE)

Repayment Instruction / Instrument Return	Rs. 500/- per instance	Issuance Charges of Credit Report	Rs. 50/- per instance
Duplicate statement issuance Charges	Rs. 250/- per instance	Cheque / Instrument Swap Charges	Rs. 500/- per instance
Issuance charges for Photocopy of title documents	Rs. 250/- per document set	Duplicate Amortization Schedule issuance Charges	Rs. 250/- per instance
Charges on customer initiated requests for copies of documents	Rs. 250/- per document set	Duplicate Interest Certificate (Provisional/Actual) issuance Charges	Rs. 250/- per instance
Equitable mortgage Creation Charges	As applicable in the State	Duplicate No Dues Certificate/ NOC	Rs. 500/- per instance
Switching Fees (in respect of Interest)	Switching from the Floating Rate scheme to Fixed Rate scheme will attract a fee of 1% on the outstanding principal with a minimum of Rs 10 000/- (not applicable under Fast Forward Home Loan, Empower Home Loan Program & Shubh Aarambh Home Loans)		
	Switching from the Fixed Rate scheme to Floating Rate scheme will attract a fees of 2% on the outstanding principal (not applicable under Fast Forward Home Loan, Empower Home Loan Program & Shubh Aarambh Home Loans)		
	Switching from the Higher Fixed Rate to Lower Fixed Rate will attract a fee of 0.5% on outstanding principal with minimum Rs.10,000/- The Lower Rate will be equal to the applicable carded interest rate only(not applicable under Fast Forward Home Loan, Empower Home Loan Program & Shubh Aarambh Home Loans)		
	Switching from the Higher Floating Rate to Lower Floating Rate will attract a fee of 0.5% on outstanding principal with a minimum of Rs.10,000/- (not applicable under Empower Home Loan Program)		
CERSAI Charges	Rs. 50/- For Loans Upto 5 Lakhs Rs. 100/- For Loans above 5 Lakhs		

*Goods and Services Tax (GST) will be charged extra as per the applicable rates, on all the charges and fees (wherever GST is applicable). The above charges are subject to change and the same shall be updated on our website www.axisbank.com accordingly.

⑦ X _____
1.Borrower

⑦ X _____
2.Borrower

⑦ X _____
3.Borrower

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SCHEDULE – III (DETAILS OF SECURITY)

Security	Mortgage of Property as detailed below in a form and manner acceptable to the Bank.
Details of Property	Seller's / Builder's / Earlier Owner's Name:
	Seller's / Builder's / Earlier Owner's Address:
	Name of the Building /Property:
	Address of Building / Property:
	Within the limits of the Municipality / Corporation
	District State
Other Security(ies)	Such other security(ies) as may be stipulated by the Bank from time to time which the Borrower is required to provide in such form and manner as may be stipulated by the Bank.

SCHEDULE – IV (REPAYMENT SCHEDULE)

Periodicity of Credit to Loan Account	Repayment received in the account during a month shall be given affect to : Before the end of the month in which it is received/on the 1st / 5th / 10th following the month in which it is received		
Repayment Terms	Repayable according to the Tenor by monthly Equated Monthly Installment (EMI) as stated below		
Monthly Repayment (EMI) Amount	₹ : (in figures)		
	₹ : (in words)		
	MI derived above is based on sanctioned amount. The MI may vary post completion of moratorium based on loan outstanding amount. To convert the MI on sanctioned amount, you may visit nearest loan center		
Monthly Repayment as per grid (EMI) amount for Step down	For Months	For Months	For Months
	₹: (in figures)	₹ : (in figures)	₹ : (in figures)
Credit Effect Interval : PRE-EMI Payment Dates EMI Payment Dates	₹ : (in words)	₹ : (in words)	₹ : (in words)
	Monthly / Annual _____ of every month till the commencement of EMI _____ of every month		

The Parties, described in Schedule – I hereto, caused these presents to be executed, in duplicate, on the day, month and year first above written in the manner set out below

Sole / First Borrower	
Signed & Delivered by the within named Mr. / Ms. _____	⑧ X _____ 1. Borrower
Signed & Delivered by the within named _____ & Co. Sole Proprietor Firm by the hand of Mr. / Ms. _____	X _____ Sole Proprietor
Signed & Delivered by the within named Partnership Firm by the hand of Mr. / Ms. _____ as authorised by the Partners under the Power of Attorney dated _____	X _____ Authorised Partner/POA
Signed & Delivered by the within named Mr. / Ms. _____ Limited, by the hand of Mr. / Ms. _____ Director as authorised by the Board Resolution dated _____	X _____ Director/Authorised Partner
Second Borrower	
Signed & Delivered by the within named Mr. / Ms. _____	⑧ X _____ 2. Borrower
Third Borrower	
Signed & Delivered by the within named Mr. / Ms. _____	⑧ X _____ 3. Borrower
Lender	
Signed & Delivered by the within named Axis Bank Limited by the hand of Mr. / Ms. _____	X _____ Authorised Official

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MOST IMPORTANT INFORMATION

Attention: Please read carefully before signing
PDC/SPDC ACKNOWLEDGMENT LETTER

Please find enclosed crossed Post-dated cheques / security cheques drawn in favor of AXIS BANK Ltd. (Loan Account No. _____) bearing the following particulars being submitted towards repayment of the loan availed from your Bank. The Post-dated cheques / security cheques contain my/ authorized signatories' genuine signature, which shall not be disputed by me .

- 1. Name of the Drawee Bank : _____
- 2. Name of the Drawee Bank Branch : _____
- 3. MICR Sort Code (9 digit) :

--	--	--	--	--	--	--	--	--
- 4. Dated Cheques : _____ of each month commencing from _____
- 5. Cheque Numbers : _____

Sr No.	From	To	No. of cheques
1			
2			
3			
4			
5			

I/We agree that the Post-dated cheques / Security cheques are given towards loan repayment / installments of the debt due and payable by me/us to the Bank in terms of the Loan Agreement

In case of change of authorised signatory of the Borrower, we undertake to replace the cheques appropriately and in the event of non-replacement of the cheques before the due dates, we undertake to honour the Post Dated Cheques/ Security cheques

Name of Applicant		Sign
1.		
2.		
Date	Location	DSE / DSA Sign
DSE / DSAName		DSE / DSA Phone no.
		Location
DSE / DSA Stamp		

④ X _____
1. Borrower

④ X _____
2. Borrower

④ X _____
3. Borrower

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- 1. Name of the Drawee Bank : _____
- 2. Name of the Drawee Bank Branch : _____
- 3. MICR Sort Code (9 digit) :

--	--	--	--	--	--	--	--	--
- 4. Dated Cheques : _____ of each month commencing from _____
- 5. Cheque Numbers : _____

Sr No.	From	To	No. of cheques
1			
2			
3			
4			
5			

I/We agree that the Post-dated cheques / Security cheques are given towards loan repayment / installments of the debt due and payable by me/us to the Bank in terms of the Loan Agreement

In case of change of authorised signatory of the Borrower, we undertake to replace the cheques appropriately and in the event of non-replacement of the cheques before the due dates, we undertake to honour the Post Dated Cheques/ Security cheques

Name of Applicant		Sign
1.		
2.		
Date	Location	DSE / DSA Sign
DSE / DSA Name		DSE / DSA Phone no. Location
DSE / DSA Stamp		

Customer Copy

⑤ X _____
1.Borrower

⑤ X _____
2.Borrower

⑤ X _____
3.Borrower

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MCLR RATE CHANGE CONSENT LETTER

Date

Customer Name
Address

Subject: Change in the rate of Interest on your loan

Ref: Your Home Loan/Loan against Property and Sanction letter no. _____

Dear Sir/Madam,

Please refer your above loan application with us.

We had sanctioned your Home Loan/Loan against Property of Rs. _____ vide our sanction letter no _____ dated _____.

We hereby inform you that the pricing details of your loan shall undergo the following changes vis-à-vis what was already conveyed/agreed by you vide the said sanction letter.

	As per Sanction letter	As per Loan account to be opened
MCLR		
Markup		
Applicable Rate of Interest		
Equated Monthly Instalment (EMI)		
Tenure (in Months)		
Processing fee		

Kindly note that the revised mark-up on your loan account shall remain fixed for the entire tenure. MCLR would be reset at a predefined reset frequency. Your rate of interest will change with the change in MCLR prevailing on the date of reset.

Save and except the change in the MCLR and mark-up applicable to your loan account, all other terms and conditions contained in the said sanction letter and the loan documents executed/to be executed by you shall remain unchanged and continue to be applicable and binding upon you and this letter shall form a part and parcel of the sanction letter and the loan documents executed by you and shall always be read in conjunction with the sanction letter and loan documents.

In case of any further clarification/query please contact our below mentioned Asset Sales Center (ASC):

Please provide us an acknowledged copy of this letter for having accepted the above facts.

<Address of the ASC>

Yours truly,

For Axis Bank Ltd.
Authorized Signatory

We confirm of having read and accepted the above facts.

Signature of Customer/Borrower.

LIST OF DOCUMENTS

Date:

To,
**Asset Sales Centre,
The Branch Head,
AXIS Bank Ltd.**

I/We _____ have deposited the following original property documents on _____ with AXIS BANK LTD, for the purpose of availing a Loan

Sr No.	Date of Document	Particulars	Original Documents	Copy of the Document
1	/ /		Please tick as applicable	
2	/ /			
3	/ /			
4	/ /			
5	/ /			
6	/ /			
7	/ /			
8	/ /			
9	/ /			
10	/ /			
11	/ /			
12	/ /			
13	/ /			
14	/ /			
15	/ /			

* In case of any other documents please add another sheet.

I/We hereby certify that all the above documents are genuine and given with a bonafide intention for availing the loan.

⑨ X _____
1.Borrower

⑨ X _____
2.Borrower

⑨ X _____
3.Borrower

LOAN RESTRICTION LETTER

Date: _____

To,
The Manager
Axis Bank Limited

Sub: Request to reduce the Loan Amount as stated in sanction letter reference no. _____

Dear Sir,

I/we have applied to the Bank for Housing Loan / Loan against property, which has been sanctioned by the Bank vide its sanction letter no/reference no. _____ dated _____ for an amount of Rs. _____ (Rupees _____).

I/we hereby request the Bank to restrict/reduce the total amount to be disbursed under the said Loan to Rs. _____ (Rupees _____) from Rs. _____ (Rupees _____) as stated in the Sanction Letter

I/We hereby give our consent to the Bank for the reduction in the disbursed amount as compared to the sanctioned amount and I/we shall not contest the said action of the Bank based on my/our request nor shall I further demand the balance amount.

I/We agree and accept changes in terms and condition of sanction letter issued on ----- as per details given below.

	If with Property & Life insurance*	If only with Property insurance*	If only with Life insurance*	If without any insurance*
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amount of Loan	Rs. _____	Rs. _____	Rs. _____	Rs. _____
Equated Monthly Installment (EMI) for tenure with floating rate of interest	Rs. _____	Rs. _____	Rs. _____	Rs. _____
No. of Monthly Installment/s	Months _____			

*Please select Appropriate Option

(Applicant)

(Co-applicant)

Opting for the loan amount along with life/property insurance in the loan downsize letter shall be considered as the written intent of the customer to avail the insurance. Such selection shall be considered to be explicit instruction from the borrower to the bank in writing to disburse the premium to the insurance company directly and will become effective only on the borrower complying with the all formalities as required by the insurance company. The bank shall not be liable for any consequences /damages/losses arising out of non-compliance of the same.

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DISBURSEMENT REQUEST FORM

To,
The Manager
AXIS Bank Ltd .

Date: _____
Place: _____

Sub: Request for Disbursement of my Home Loan/LAP Loan (App ID: _____)

I/We have been sanctioned a loan of Rs. _____ (Rupees _____) by your bank. I/We request you to kindly disburse an amount of Rs. _____ from my loan amount as mentioned below:

1. Details for Disbursement through "Demand Draft" : (Mark as NA if Not applicable)

Sr No.	DD Favoring	Amount (in Rs.)
1		
2		
3		
4		

2. Details for Disbursement through RTGS/NEFT/TRANSFER : (Mark as NA if Not applicable)

Particulars	Favoring Details 1	Favoring Details 2
RTGS/NEFT/Transfer		
Beneficiary Name/Favoring Name		
Bank Name		
Bank AC NO		
IFSC CODE - In Capital letters		
Disbursement Amount (in Rs.)		

3. Insurance, MOE & Other Charges (Mark as NA if Not applicable)

Sr No.	Particulars	Amount (in Rs.)
1	Insurance (Property - TATA AIG GENERAL INSURANCE CO. LTD)	
2	Insurance (Life - INSURANCE)	
3	Insurance (GCS - TATA AIG GCS PLUS)	
4	Axis Bank Ltd MOE Charges A/c	
5	Balance PF A/c (Only if LAP case)	

I/We also request you to kindly deduct my EMI On _____ of every month commencing from ____/____/20____.

I/We are aware that I/We need to pay PRE - EMI for the broken period* even if my loan is fully disbursed.

Yours Faithfully,

(10) X _____
1.Borrower

(10) X _____
2.Borrower

(10) X _____
3.Borrower

*Broken Period: from date of disbursement till the EMI cycle date.

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POWER OF ATTORNEY

(A POA entitling the Bank to exercise various powers as mentioned in the document including creation of Equitable Mortgage and for Balance Transfer cases)

I / We, Shri / Smt / Ms _____ Son / Daughter of _____ aged about ____ years and Sh / Smt / Ms _____ Son / Daughter of _____ aged about ____ years , permanently residing at _____

OR _____, a Company incorporated and registered under the Companies Act **1956** and having its registered office at _____ through its authorized signatory _____

OR _____, a partnership firm, carrying on its partnership business under the Partnership Act **1932**, and having its office at _____ acting through its partners _____, _____ and _____

OR Shri. / Smt / Ms. _____, a sole proprietor of M/S _____, a proprietorship concern having its office at _____

OR Shri / Smt / Ms. _____ on behalf of M/S _____, a trust / society and registered under _____

OR _____, a Joint and Hindu Undivided Family through its coparceners and all members

WHEREAS, AXIS BANK Limited a company incorporated under the Companies Act, 1956 and having its registered Office at _____ and Branch office at _____ (hereinafter referred to as "the Bank"), which term shall include its successors, administrators and assigns) has at my / our request granted me / us / our firm / company sanctioned Loan facility to the _____ ("Borrower") with a total limit up to Rs. _____ (Rupees _____) on the terms and conditions more particularly described under the Loan Agreement dated _____ between the Borrower and the Bank ;

WHEREAS the terms and conditions of the said Loan Agreement require repayment of outstanding amount in respect of the Loan facility together with interest, all costs, charges and expenses to be secured by such security as may be required by the Bank including mortgage of the real estate property in relation to the said Loan facility ("the Property). I had availed loan for an amount of Rs. _____ (Rs. _____ only) from _____ Bank, _____ Branch. The said loan was secured by following security/ies (details of property) _____

As present, loan upto an amount of Rs. _____ is paid to _____ Bank and Rs. _____ (Rs. _____ only) is outstanding. I wish to transfer the said outstanding loan amounting to Rs. _____ (Rs. _____ only) to Axis Bank Ltd., along with the said securities now to be executed in favour of Axis Bank. On my request, Axis Bank agreed for such transfer of outstanding loan and accordingly issued cheque in favour of _____ Bank, clearing all my outstanding as on date towards _____ Bank.

Upon repayment of the said loan/facilities sanctioned by Axis Bank, _____ Branch and after I am duly discharged by Axis Bank, I am entitled to get the original title deeds and other property documents of _____ (detail of property) from Axis Bank.

WHEREAS in consideration of the Bank having sanctioned the said Loan facility at my/our request. I/ We have created or agreed to create security including mortgage of the real estate property in relation to the said Loan facility as required or may be required in future by the Bank.

WHEREAS in consideration of the Bank having granted/sanctioned the said Loan Facility at my/our request, I/ We have agreed to appoint the Bank as my true and lawful attorney authorizing the Bank to do all the acts and deeds as may be deemed necessary on my/ our behalf.

⑪ X _____
1.Borrower

⑪ X _____
2.Borrower

⑪ X _____
3.Borrower

NOW ALL MEN AND THESE PRESENT WITNESS that I/ We do hereby irrevocably nominate, constitute and appoint the Bank acting through any of its officers or agents as my/ our true and lawful attorney for me/ us in my/ our name and on behalf and at my/ our cost and risk to do, execute and perform all or any of the following acts, deeds, matters and things to do so as to

- (a) to upkeep the Property;
- (b) to create the mortgage of the property in its name or in its nominees name.
- (c) to register the Property in the land registry or municipal records;
- (d) to represent the Borrower before the governmental or any other authorities in relation to the Property; to take possession of the Property;
- (e) to collect the Title Deed, property ownership documents and any other documents of _____ (Detail of property) from _____ Bank, _____ branch . **Title** consisting of :
 - a. _____
 - b. _____
 - c. _____
 - d. _____
- (f) to sign instruments and assurances which he shall consider necessary as may be required for fully and effectually for obtaining Title Deed , property ownership documents and any other documents.
- (g) to all acts and deeds such as signing documents or applications to give effect to such acts or deeds; to appoint proxy or proxies for the purpose of representing the Borrower and voting in the meeting of the Co-operative Society or Compendium of which the Borrower is a member in relation to the Property; and to apply for, receive and appropriate it towards the Borrower's liability under the Loan, any amount due to the Borrower from his employer.

I/we hereby agree to ratify and confirm all acts things deeds performed or to be performed by the Bank or it nominees or substitutes in pursuance of the Powers hereby conferred.

The powers vested in the Bank shall be irrevocable and subsist in favor of the Bank till all my/ our dues to the Bank are fully satisfied. The aforesaid powers may be exercised by the Bank in its sole discretion but the exercise of the power is not obligatory on the Bank. The aforesaid powers or any of them shall be exercised by the Bank through any of its employees or agent and the Bank may delegate any or all of the said powers and authorities to such employee or agent. I/we also agree(s) and undertake(s) to execute a Power of Attorney for this purpose in favour of the Bank or any other person as directed by the Bank authorizing the Bank or such other person the aforesaid powers on my/ our behalf.

I/We hereby declare that the appointment of the Bank as our attorney shall be irrevocable and be binding on my/our legal heirs, executors, successors, administrators and assigns.

I/ We hereby further declare that this **POWER OF ATTORNEY** is granted to the Bank for consideration and is coupled with interest and for that purpose and extent it shall be governed by Section.202 of the Indian Contract Act, 1872.

The Bank shall be entitled to exercise all or any of the powers hereby conferred at any time and to this intent it shall not be determined by the death, insolvency, bankruptcy, insanity of any or all of us .

I state that the Power of Attorney so granted shall be valid till such time the above purpose is achieved and thereafter this Power of Attorney shall stand automatically cancelled.

IN WITNESS WHEREOF / WE HAVE EXECUTED THIS POWER OF ATTORNEY ON _____ DAY OF _____ (MONTH) _____ (YEAR)

SIGNED AND DELIVERED BY

Borrower	Name	Signature
1st Borrower	_____	X _____
		1.Borrower
2nd Borrower	_____	X _____
		2.Borrower
3rd Borrower	_____	X _____
		3.Borrower

In presence of: _____
 Address : _____

INDEMNITY

This Indemnity is executed on this _____ day of _____ by Shri/Smt _____
aged _____ years, s/o,d/o,w/o _____
residing at _____
(hereinafter referred to as the Indemnifier, which expression shall, unless repugnant to the context or meaning thereof shall mean and include his/her legal heirs, executors, administrators, successors and assigns.

In favour of

AXIS BANK LTD., a Banking Company, carrying on its banking business under the Banking Regulation Act, 1949, incorporated under the Companies Act, 1956, having its registered office at Trishul, 3rd Floor, Opposite Samartheshwar Temple, Law Garden, Ellis Bridge, Ahmedabad 380 006 Gujarat and one of its branch office amongst others at _____ (hereinafter referred to as the "Bank", which expression shall, unless repugnant to the context or meaning thereof shall mean and include its successors and assigns.

WHEREAS:

1. The indemnifier has in his / her capacity as the ' Purchaser ' executed an Agreement for Sale dated _____ with M/s. _____ (Builder) for the purchase of Flat situated at (Property) for a total consideration of Rs. _____
2. As per the said Agreement for Sale, the indemnifier in his/her capacity as the Purchaser is required to pay the total consideration of Rs. _____ in the manner as detailed out in the said Agreement for Sale. The Builder has in the said Agreement for Sale agreed to execute a Sale Deed in favour of the Indemnifier on or before _____.
3. The indemnifier has applied to Axis Bank for the loan amounting to Rs. _____ for the purchase of the said Property. Accordingly Axis Bank has agreed to sanction the said loan and accordingly disburse the same directly to the builder in the manner as detailed out in the Agreement for Sale.

X _____
Indemnifier/Borrower

4. Since the said property is still under construction and would take _____ months for completion, the Bank has acceded to the Indemnifier's request of disbursing the said loan amount of Rs. _____ phase wise in the manner as detailed out in the Agreement for Sale on the condition that the Indemnifier executes in favour of Axis Bank an indemnity in the manner acceptable to Axis Bank.

In consideration of the Bank having agreed to sanction and disburse the said loan amount of Rs. _____ phase wise in the manner detailed out in the Agreement for Sale favouring the designated account of the Builder, the Indemnifier hereby agrees that in case due to any reason the Construction of the said Property is not completed by the Builder, the Indemnifier shall indemnify the Bank by continuing to pay the instalments that he/she is are liable to pay on the sanctioned amount every month on the due date failing which the Bank can take any action as it deems fit including recalling of the entire loan amount or approaching the Developer for cancellation of the Agreement for Sale executed with the Indemnifier.

The indemnifier shall indemnify the Bank on account of any delay in construction of the said property for any reason whatsoever including cancellation of booking by the Indemnifier. The indemnifier shall indemnify the bank in the event of any loss caused due to extra ordinary circumstances like any dispute / legal suit / force majeure circumstances, that may impair the completion of the property and result into the property not being completed.

In the event of the project not getting complete due to any circumstances or the cancellation / suspension of membership and the loan has got disbursed, the bank has the right to receive full refund with interest notwithstanding any right or claim of the Indemnifier, the Developer or any other party on the said Property.

This indemnity is executed on ____ day of _____ at _____
_____ by _____, the indemnifier.

X _____
Indemnifier/Borrower

Witness: _____

STANDING INSTRUCTION REQUEST

Date: _____

From

To:
 AXIS Bank Ltd.,

Ref: Execution of Standing Instruction

Dear Sir,

This is in reference to the _____ loan of INR _____
 (Rupees *(in words)* _____ sanctioned to me by
 Retail Assets Center, (_____). My loan account No. is

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 and Customer ID is _____.

I, therefore, request you to please accept this authorizing mandate to debit my Axis Bank savings account number

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 from (_____) on due date towards the recovery of repayment of dues/EMI, over the entire tenure of loan, as per the terms and conditions of loan agreement schedule or as per the revised instructions in line with the Bank's policy.

I undertake to maintain sufficient balances to cover the loan repayment dues (& charges, if any) on the stipulated due dates. I also understand that failure to repay the dues through this standing instruction shall be treated as a default in repayment of dues and all charges/penalties, as covered by the agreement, will hold good towards the non-payment of obligations.

Please treat this as an irrevocable communication as an authorization to debit the said savings bank account every month with the amount due towards the repayment of my loan. In the event of above account getting closed / transferred for any reason, I/We will intimate to the Bank the new account opened with the bank to debit the loan repayment amount/s as per the agreement. Further, I/We undertake the responsibility to provide the fresh set of mandate and security PDCs for such new account, as per terms of the agreement in lieu of existing instructions.

I also understand and accept that the Bank will have the right to set-off, without prior intimation to me, the available balances in the designated account for recovery of overdue installments and/or charges (if any) in the loan account.

Thanking You,
 Yours faithfully

Name of Account Holder	Signature of Account holder
------------------------	-----------------------------

For office use only
VERIFIED

Customer Account Number	
Customer Signature	
Customer Account Status is Active	
Mode of Operation	

For Axis Bank Ltd
 Name: _____
 Employee Id: _____
 Employee Signature: _____