

**Approved as on 29.01.2024**

**MOST IMPORTANT TERMS AND CONDITIONS (MITC)**

The Most Important Terms and Conditions (MITC) for the loan availed by \_\_\_ (“**Borrower**”) from **CSL Finance Limited** having its registered office at 410-412,18/12, 4th Floor, W.E.A, Arya Samaj Road, Karol Bagh, New Delhi, 110005 having CIN-L74899DL1992PLC051462 (“**Lender**”) are mentioned below and are to be read and understood in conjunction with the terms contained in the Sanction letter, Loan Agreement and other transaction documents which shall be executed by the Borrower in favour of the Lender.

Capitalized terms and other words and expressions used in this MITC but not expressly defined herein shall bear the meanings assigned to them in the Loan Agreement to the extent not inconsistent with the context thereof.

**1. Loan Details**

Total Loan Sanctioned Amount	Rs. _____
Interest Rate Type	<input type="checkbox"/> Fixed <input type="checkbox"/> Floating
<b>Details of Interest</b>	
<b>Rate of Interest %</b>	
Penal charges*	<b><u>For SME Product:</u></b> In case of default of any of the terms of the Loan Agreement and associated documents, the Penal charges shall be levied by the Lender upto the rate of 18% p.a. till the time of default continues.  <b><u>For Wholesale Product:</u></b> In case of default of any of the terms of the Loan Agreement and associated documents, the Penal charges shall be levied by the Lender upto the rate of 6% p.a. till the time of default continues.
Date of reset of interest	Varied interest rate shall become accrued and payable from a prospective date as intimated by the Lender
<b>Details of Loan Repayment</b>	
Repayment of EMI Frequency	Monthly <input type="checkbox"/>
EMI Amount	Rs. _____
Loan Term (months) (total)	
Moratorium	
<b>Purpose &amp; End use of loan</b>	
Purpose & End use of loan	<ul style="list-style-type: none"><li>• <b>Purpose</b> -Business/Non-Business (select any one)</li><li>• <b>End Use:</b> Purchase / Construction / Improvement / Renovation / Balance Transfer / Debt Consolidation / Refinance /Working Capital/ Others <i>(Please specify)</i></li></ul>
<b>Security/Collateral for the Loan</b>	
Security/Collateral for the Loan	Security of the Loan would generally be security interest on the property being financed and/or any other collateral/ interim security as may be required by the Lender.
(a) Property description:	
(b) Guarantee: Names of the Guarantor/s (if any):	
(c) Additional Security (if any)	

**\*Penal charges:**

Please note that, in case of default of the terms of the Loan Agreement and associated facility documents, the lender shall give an intimation to the Borrower(s) for levy of penal charges, However the penal charges shall be collected by the lender, at the time of closure of loan facility by the borrower or at such time as may be specified by the lender.

Further, in case of any deviation w.r.t. reduction of penal charge, such deviation shall be approved by the Committee consisting of Business Head, Credit Head and Managing Director.

**Modes of communication of changes in interest rate:** the Lender shall endeavor to keep the Borrower informed of any change in interest rates through its official website (<https://www.cslfinance.in/>) or display in its offices/by sending e-mail/whatsapp/text messages/ letter at correspondence address and/or general announcements from time to time.

## 2. Schedule of Fees & Other Charges:

Fees & Other Charges as applicable on application/ during the term of Loan are as under. These are subject to modifications from time to time as decided by Lender as per its internal policy and any such modification shall be notified by the Lender through its website or its branches or such other medium as Lender may consider appropriate.

### **PRODUCT: WHOLESALE LOAN & SME LOANS:**

<b>Schedule of Fees &amp; Other Charges</b>	<b>Details</b>
Processing Fees	For Wholesale: Processing fees shall be applicable as mutually agreed between the Lender and the Borrower on case to case basis.  For SME: As per Scheme
Login Fees And Legal Technical Fees (For 1 Collateral/Property)	As per Scheme
Documentation Charges	For Wholesale: Documentation Charge shall be applicable as mutually agreed between the Lender and the Borrower on case to case basis.  For SME: if Loan Facility is less than ₹10,00,000/- then ₹500+GST if Loan Facility ₹10,00,000/- and above then ₹3500+GST
Prepayment charges	For Wholesale: Prepayment charges shall be applicable as mutually agreed between the Lender and the Borrower on case to case basis.  For SME: More than 6 months upto 12 months - 10% of principle outstanding More than 12 months upto 24 months - 8% of principle outstanding More than 24 months upto 36 months - 6% of principle outstanding More than 36 months - 4% of principle outstanding
Part Payment Charges	4%+GST of part payment amount
Cheque Bounce Charges	For Wholesale: Rs.1000/- plus applicable taxes  For SME: Charges on EMI of ₹1.00 – ₹20,000/- - ₹500+GST Charges on EMI of ₹20,001 & above - ₹700+GST
Cheque/Nach Swapping Charges/ Change of Loan repayment mode	₹500/- + GST
Recovery related charges	As per actual
Stamp duty charges	As per actual
Statutory Charges	As per actual
Statement of Account (only applicable for physical copy of statement)	₹500/- + GST
Penal Charges	As mentioned above
CERSAI Charges (Applicable per property)	For loan amount upto ₹5,00,000/- - ₹50+GST For Loan amount more than ₹5,00,000/- - ₹100+GST
ROC Charges	As per actual
Loan cancellation (post disbursal)	Free Look Period - Till next 10th day from disbursal date  From 11th day per day interest to be charge till the date of cancellation as per offered ROI
Insurance premium amount	As per actual
Emi protection premium	As per actual
Other charges, commission, fees may be specified as actual as on when required.	
GST and other govt. Taxes, levies, etc. applicable as per prevailing rate will be charged over and above these charges.	

Note:

- Applicable taxes on the fees and/ or charges above will be paid by the Borrower(s).
- Any other government levy, charges, taxes, etc. on the loan/ loan application, as and when applicable will be paid by the Borrower.

### **3. Insurance:**

Insurance of the Property: The Borrower shall ensure that the Property is, during the pendency of the Loan, always duly and properly insured against all risks such as earthquake, fire, flood, explosion, storm, tempest, cyclone, civil commotion, etc. & the Lender be made the sole beneficiary under the policy/policies.

Insurance of Borrower: The Borrower may avail health and/or life insurance cover for himself or co-applicant thereby insuring the loan facility availed by them from the lender.

### **4. Brief indicative procedure to be followed for Recovery of overdue:**

On occurrence of any Event of Default as mentioned in the Loan Agreement, all Outstanding Amount owned by the Borrower to the Lender shall become payable forthwith and the Lender reserves the right to undertake such necessary processes/measures to enforce its rights under the Loan Agreement including but not limited to charging Penal Charges, recovery of over dues by enforcing the Security in accordance with the remedy available under the Law. The actual recovery procedure shall be determined by the Lender depending upon the circumstances of each transaction. All the recovery related cost/charges shall be payable by the Borrower.

### **5. Customer Services:**

- a) Customer Service Queries including requirement of documents can be addressed to the Lender through our Toll Free Number mentioned on our website: [www.csfinance.in](http://www.csfinance.in) email us at [info@csfinance.in](mailto:info@csfinance.in) from your email ID registered in our records.
- b) Details of branch locations & visiting hours for customer service with respect to all branches of the Lender are available at [www.csfinance.in](http://www.csfinance.in).
- c) Contact the Lender's Customer Service Officer at your nearest branch or through any of the service channels as mentioned in point (a) above within the working hours for:
  - i. Photocopies of documents, which can be provided in 15 working days from date of placing request. Necessary administrative fee shall be applicable.
  - ii. Original documents will be returned within 15 working days from the date of closure of the Loan. Necessary administrative fee shall be applicable if documents collected beyond due date of release of documents.
  - iii. Loan Account statement, which can be provided within 4 working days of the receipt of request.

### **6. Liability towards payment of taxes:**

All payments or sums due and payable by the Borrower shall be subject to Applicable Taxes. For the purpose of this clause, 'Applicable Taxes' shall mean any and all present or future taxes, levy, impost, duty, stamp duty charge, fee, deduction or withholding in the nature of tax, or interest or penalty or surcharges, cess or fines in respect of any of the items referred to above, wherever imposed, levied, collected, withheld or assessed by any government authority (including without limitations, obligations to withhold tax/deduct tax at source), whether on any transaction, transaction documents, financing or facility extended, acquisition or provision of property, any sum of money or consideration payable in respect of any transaction or any part thereof, or otherwise, pursuant to the applicable laws, and shall include any loss of tax benefit, deduction, credit or set-off;

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.