Sanction Letter

Date: 16/05/2026

To,

Borrower's Name	
Borrower's Permanent Address	
Borrower's Current Address	
Borrower's Contact Number	
Co-Borrower's Name	
Co-Borrower's Address	
Guarantor's Name	
Guarantor's Address	
Mortgagor's Name	
Mortgagor's Address	

Subject: Your application no. for availing LAP loan

Dear Sir/Madam,

We, AU Small Finance Bank Limited (herein after also referred to as the Bank / AUSFB) are delighted to inform VAISHNAV MISTHAN BHANDAR (herein after referred to as Borrower) that your application for sanction of LAP loan, has been accepted by the Bank. The grant of the loan shall at all times shall be subject to the terms and conditions set out overleaf.

Loan Amount	Effective Int. Rate (%)	EMI (in Rs)	Tenure (in Months)	EMI Due Date	Frequency

The sanction letter is forwarded in duplicate to enable you to confirm in writing that the terms and conditions mentioned in the sanction letter are acceptable. Kindly sign & return the duplicate copy.

If you require any further clarification relation to your Loan Account, please feel free to call our Relationship Manager. Our Relationship Team would be glad to assist you.

Terms & conditions of Sanctioned Loan Facility

1	Name of Facility	
2	Type of Facility	
3	Facility Amount	
4	Tenure(EMI)	
5	Purpose of Facility	
6	Interest rate type	

__________________ __________________ __________________

(Borrower) (Co-Borrower(s)) (Guarantor)

7	Effective Rate of Interest (%)	
8	Benchmark Rate*(%)	
9	EMI cycle date	
10	Maximum interest (cap): In case of fixed by nature loan	
11	EMI Frequency	
12	Reset Frequency	
13	Instalment Amount	
14	Repayment Type	
15	Prime collateral Security	
16	Secondary / Additional Collateral Security	
17	Special Condition	Food certificate Should be attached in system This is enhancement case, Old MBL loan_______ should be interlink with new loan and NOC block till maturity Kirana items purchase bill should be attached in system
18	Security / Conditions Precedent/ Documentation	1. Loan Agreement / DPN/ Irrevocable Power of Attorney/ Declaration cum Indemnity. 2. PDC/ACH/Standing Instruction. 3. CIBIL check by AU Small Finance Bank Limited. 4. All original documents to be provided for verification before disbursement. 5. Disbursement is subject to Credit verification being Satisfactory. 6. All documents to be self-attested by Applicant/Co-applicant. 7. Loan will be disbursed subject to legal and technical clearance.
19	Security PDC(s)	
20	Personal /Corporate Guarantee	NA
21	Cross Collateralization	1. Securities offered for one or more loan/facilities and charged to the Bank shall stand as additional securities for all other facilities granted from time to time to the Borrower/Co-Borrower/Mortgagor (“Obligator”). Bank reserves the right to crosslink all such loans and collaterals/ securities. 2. Collateral Securities offered under the loan/ facilities of one borrower entity/ individual is cross collateralized under the loan/facilities of another borrower entity/individual and vice versa.
22	Verification	At Periodic intervals, Borrower will facilitate financed Assets verification by Bank approved Agency / Representative Such verification cost , if any, will be borne by Borrower.
23	Validity	The terms proposed above are valid for a period of 90 days from the date of issue of the Letter.
24	Collateral Insurance	No
25	Interest on overdue EMI	At the contracted rate of Interest (Loan IRR).
26	Penal Charges on EMI	Rs___ per Rs ___ (or every part thereof) will be charged daily on overdue installment.
	default	
27	Prepayment Penalty	For Partial Prepayments If paid upto 6 months from last disbursement date: 5% of Amount which is Partial Prepaid. If paid after 6 months & upto 12 months from last disbursement date: No prepayment charge to be taken if total amount deposited in FY up to 25% of POS (starting of FY).

____________________ ____________________ ____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

			5% of total amount partial prepaid in FY, if sum of all part prepayment crosses the limit of 25% of opening principal in starting of FY. i.e. Charges will be applicable on the total amount partially pre-paid in the same FY.
		If paid after 12 months from last disbursement date	No prepayment charge to be taken if amount deposited up to 25 % of POS (starting of FY).
			4% of total amount partial prepaid in FY, if sum of all part prepayment crosses the limit of 25% of opening principal in starting of FY. i.e. Charges will be applicable on the total amount partially pre-paid in the same FY.
		Under full closure	
		If paid upto 12 months from last disbursement date	5% of balance Amount at the time of closure.
		If paid after 12 months from last disbursement date	4% of balance Amount at the time of closure.
		In case of Variable/Floating rate of interest for personal purpose, prepayment charge would be NIL. No pre- payment charges will be levied over Floating rate loans granted for business purpose to Individuals and MSEs.	

Note: The EBR / MCLR / Repo rate shall be published by the bank on the monthly basis on the website https://www.au.bank.in/interest-rates/mclr Charges Applicable:

Details	Amount (In Rs)
Processing Fees MBL	
Legal and Incidental Fees	
PRE EMI*	
RCU Charges	
Stamp Duty	
Stamping Expenses	
Valuation Charges	
CIPA	
PA+ EMI Protect	
Standalone Emi Protect	
Insurance - CI and PA**	
Insurance - GPA and Hospicash**	
Insurance - Life**	
Insurance - AU SS**	
Insurance - BGR**	
Insurance - Health**	

** Optional

*Pre EMI as Applicable

All other charges to be borne by the Borrower as per schedule of charges of the Bank mentioned on the Bank's website https://www.au.bank.in/service-fee.

____________________ ____________________ ____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

1. The sanctioned loan will be disbursed only after the scrutiny and clearance of proposed property by AU Small Finance Bank Limited and as per the rules of AU Small Finance Bank Limited.

2. (a) Pre-EMI interest at the rate, at which the EMI has been calculated, shall be charged from the respective date(s) of disbursements to the date of commencement of EMI in respect of the loan.

   (b) The EMI comprises of principal and interest calculated on the basis of monthly rest at the rate applicable, which is rounded off to the next higher rupee.

3. The EMIs, Pre-EMI interests are to be paid on or before your cycle date of every month, as mentioned in above table mentioning Terms and conditions of the Sanctioned Facility.

4. Installment schedule is normally equated monthly installments subject to the terms & conditions of the repayment schedule and to overcome operational issues ,holidays etc., it is advised to keep sufficient balance in bank accounts 2-3 days prior to due date of EMI, for clearance of EMI on due dates, to avoid penal Interest and other charges and avoid delinquency status.The amount of EMI due and payable on respective due dates, the principal and interest recovered till date, EMI amount, number of EMIs left and rate of interest of the loan can also be viewed/ downloaded from the Bank's AU0101 mobile application.

5. The Loan will be secured by first and exclusive mortgage of the property proposed for availing this loan and / or such other security, as AU Small Finance Bank Limited may find necessary and acceptable. Such documents/ reports/ evidence as may be required by AU Small Finance Bank Limited shall be produced to ascertain that the property to be mortgaged with AU Small Finance Bank Limited has a clear and marketable title. The original title deeds to the property proposed to be purchased shall be deposited by the borrower for securing the loan.

6. Acceptance of premium does not make respective Insurance Company liable for acceptance of risk. Insurance cover is subject to satisfaction of the Insurance Company and submission of requisite documents, details and conduct of medical examinations (at the instance of the Insurance Company. Insurance cover shall commence after risk under the application is accepted in writing by respective Insurance Company and such writing communicated to the insured. Insurance Cover will be issued/extended by the respective insurance Company and AU Small Finance Bank acts only as an intermediatory.

7. In case of additional limits proposed or sanctioned to the Borrower, the existing charge of the Bank over the security stipulated in the schedule above shall also be extended to cover such proposed or sanctioned additional limit and / or as per the sanctioned conditions of the Bank.

8. The Bank shall be informed forthwith in writing by the Borrower about any changes: In correspondence address/contact details, Change in employment, Loss of job, business, profession, as the case maybe immediately after such change/ loss. Borrower shall notify the causes of delay, loss / damage to the property and also notify the additions / alterations to the property.

9. We do not accept laminated title/ security documents. Therefore, the Borrower is required to inform us if the title/ security documents pertaining to the mortgage security are laminated. We further reserves its right to accept or reject any and/or such documents without assigning any reasons thereof. The decision of AU Small Finance Bank shall be final and binding on the Borrower in this regard.

10. This sanction letter shall stand revoked and cancelled and shall be absolutely null and void if:
    (a) any material changes occur in the proposal for which the facility is, in principle sanctioned.
    (b) any material fact concerning income, or ability to repay or any other relevant aspect of the proposal or application for facility is withheld, suppressed, concealed or not made known to Bank .
    (c) Any statement made in the loan application is found to be incorrect or untrue.

11. All stamp duty and registration charges, if any,as applicable under the Stamp Act in the relevant state where any document with respect to the facility executed by the Borrower in the favour of the bank shall be payable by the borrower in full.

12. In the event of any non-compliance of legal and technical formalities required by Bank , all the fees paid to Bank will be non-refundable.

13. The issuance of this sanction letter, does not give/confer any legal rights to the Borrower and Bank will be at full liberty to revoke this sanction letter, due to any of the reasons mentioned above or otherwise.

14. Due to changes in the rate of interest, the number of EMIs is liable to vary, from time to time.

15. Any default, fraud, legal incompetence during the currency of facility, non-compliance of the agreed terms and conditions stipulated here under, non-submission of the required papers, over dues in the facility any other irregularities of the Borrower will enable the Bank to recall the facility immediately irrespective of any grace period/cure period mentioned in any other document.

16. The Bank shall have right of lien and set off over the amount or deposits or any other asset of the Borrower and /or Mortgagor and/ or CoBorrower and/or Guarantor lying with the Bank.

17. The Bank has the right to substitute / change EBR / MCLR with any alternate rate or to change the spread over EBR / MCLR or such rate, as per policy of the Bank or as may be required by RBI / statuary directive.

18. The Sanction Letter is valid for a period of 90 days from the date of its issuance.

19. Any amount paid by customer against Part Payment/ Excess amount during facility tenure, Part payment will be effected from next EMI date, after the deduction of applicable prepayment charges, if any.

20. Please note that this sanction letter contains indicative terms and condition and do not create any obligation on the part of Bank to disburse the facility.

____________________	____________________	____________________
(Borrower)	(Co-Borrower(s))	(Guarantor)

21. Further, this sanction does not vest in anyone; the right to claim any damage against the Bank for any reasons whatsoever.

22. The Facility sanctioned by the Bank shall be utilized by the Borrower exclusively for the purpose specified herein. In the event the Facility is utilized or found by the Bank to be utilized by the Borrower for any other purpose than specified herein, without the prior written permission of the Bank, the Bank shall be at liberty to recall the Facility or charge penal interest rate or increase the applicable interest rate as the Bank may deem fit.
23. Part payment will be applied over the principal outstanding, post adjustment of due EMI and Charges, if any.

24. The Bank shall be entitled to deduct upfront from the Loan amount (in the event not paid by the Borrower before disbursement), the charges as specifically mentioned in this Sanction Letter and KFS there of at the time of disbursement of the Loan amount. The Bank shall disburse the balance Loan amount to the Borrower or any third party on behalf of the Borrower, as the case may be, and the Borrower shall be liable to repay the Loan amount along with the interest as agreed and on such dates/intervals as and when the same becomes due.

27. In the event of non-issuance of the insurance policy linked to your loan, the premium amount collected shall be refunded and credited either to your loan account or to the CASA (Current Account/Savings Account) as per details provided to the Bank, at the sole discretion of the Bank and in accordance with its applicable policies.

Thanking You,

For AU SMALL FINANCE BANK LIMITED

Authorized Signatory

____

Annex A Key Facts Statement

Part 1 (Interest rate and fees/charges)

<table>
<tr><td>1</td><td colspan="2">Loan proposal/ account No.</td><td colspan="2"></td><td colspan="2">Type of Loan</td><td>LAP</td></tr>
<tr><td>2</td><td colspan="4">Sanctioned Loan amount (in Rupees)</td><td colspan="3"></td></tr>
<tr><td>3</td><td colspan="4">Disbursal schedule
(i) Disbursement in stages or 100% upfront.
(ii) If it is stage wise, mention the clause of loan agreement having relevant details</td><td colspan="3">___% upfront</td></tr>
<tr><td>4</td><td colspan="4">Loan term (year/months/days)</td><td colspan="3">___ Months</td></tr>
<tr><td>5</td><td colspan="7">Instalment details</td></tr>
<tr><td colspan="2">Type of instalments</td><td colspan="2">Number of EPIs</td><td>EPI (₹)</td><td colspan="3">Commencement of repayment, post sanction</td></tr>
<tr><td colspan="2">Monthly</td><td colspan="2"></td><td></td><td colspan="3"></td></tr>
<tr><td>6</td><td colspan="5">Interest rate (%) and type (fixed or floating or flexi)</td><td colspan="2">___</td></tr>
<tr><td>7</td><td colspan="7">Additional Information in case of Floating rate of interest</td></tr>
<tr><td>Reference Benchmark</td><td>Benchmark rate (%) (B)</td><td>Spread (%) (S)</td><td>Final rate (%) R = (B) + (S)</td><td colspan="2">Reset periodicity (Months)</td><td colspan="2">Impact of change in the reference benchmark (for 25 bps change in ‘R’, change in:)</td></tr>
<tr><td></td><td></td><td></td><td></td><td>B</td><td>S</td><td>EPI (₹)</td><td>No. of EPIs</td></tr>
<tr><td>-</td><td>-</td><td>-</td><td>-</td><td>-</td><td>N/A</td><td>N/A</td><td>N/A</td></tr>
<tr><td>8</td><td colspan="7">Fee/ Charges</td></tr>
</table>

______________________ ______________________ ______________________

(Borrower) (Co-Borrower(s)) (Guarantor)

		Payable to the RE (A)		Payable to a third party through RE (B)	
		One-time/ Recurring	Amount (in ₹) or Percentage (%) as applicable	One-time/Recurring	Amount (in ₹) or Percentage (%) as applicable
1	Processing Fees	One-time	9,440		
2	Legal and Incidental Fees	One-time	0		
3	PRE EMI	One-time	0		
4	RCU Charges	One-time	0		
5	Stamping Expenses	One-time	0		
6	Stamp Duty	One-time	0		
7	Valuation Charges	One-time			
8	Insurance Charges			One-time	0

9	Annual Percentage Rate (APR) (%)	___ %
10	Details of Contingent Charges (in ₹ or %, as applicable)	
(i)	Penal charges, if any, in case of delayed payment	Penal Charges on EMI default: Rs 0.65 per Rs 1000 (or every part thereof)will be charged daily on overdue installment.
(ii)	Other penal charges, if any	NA
(iii)	Foreclosure charges, if applicable	If paid upto 12 months from last disbursement date: 5% of balance Amount at the time of closure. If paid after 12 months from last disbursement date: 4% of balance Amount at the time of closure. In case of Variable/Floating rate of interest for personal purpose, prepayment charge would be NIL. No pre-payment charges will be levied over Floating rate loans granted for business purpose to Individuals and MSEs.

(iv)	Charges for switching of loans from variable/floating to fixed rate and vice versa	1% of principal outstanding
(v)	Any other charges (please specify)	(As per Schedule of charges) - https://www.au.bank.in/service-fee

____________________ ____________________ ____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

Part 2 (Other qualitative information)

1	Clause of Loan agreement relating to engagement of recovery agents	The Bank may, in its sole discretion, exercise or discharge any of its rights, functions, powers or duties under the Agreement either by itself (through its officers or employees) or through its appointed third parties (including recovery agents). The Borrower confirms and expressly consents to the Bank that upon occurrence of an Event of Default, the Bank either by itself (through its officers or employees) or through its appointed third parties (including recovery agents), use the contact details provided by the Borrower and Guarantor to the Bank to get in touch with the Borrower/ Guarantor including their authorised signatory(ies)/ representative(s) and family members and disclose them relevant details pertaining to the Loan. Bank has Board approved Collection of Dues and Repossession of Security Interest policy which is uploaded at Bank's website. Policy lists down the fair practices with regards to Collection of Dues and Repossession of Security and thereby fostering customer confidence and long-term relationship. The Bank may also use the services of recovery agents for Collection of dues and Repossession of Security Detailed policy can be referred through below given link: https://www.au.bank.in/Notice-Slider-3-3-policy-on-collection-of-dues-and-repossessionof-security.pdf
2	Clause of Loan agreement which details grievance redressal mechanism	For redressal of any grievance arising out of this Agreement, the Borrower may adopt the redressal mechanism laid down in the grievance redressal policy of the Bank which is uploaded on the Bank's website www.au.bank.in and/or may contact the nodal grievance redressal officer, as per the matrix and on the email/phone number provided hereunder.
3	Phone number and email id of the nodal grievance redressal officer	

Level 1	Call Centre	Call:1800 1200 1200 Email:customercare@aubank.in Feedback/ Complaints: Please visit www.au.bank.in on the "Contact us" link or Internet banking or mobile banking.
	Branch	(Please visit www.au.bank.in to locate nearest branch)
Level 2	Regional Nodal Officer	In case of non- resolution of grievances within 7 days to customer's satisfaction, the customer may escalate their grievance to the relevant Regional Nodal Officer Please visit www.au.bank.in on the "Contact us" and click on the "Details of Principal Nodal Officer and Regional Nodal Officers" link or access the link below for the details of relevant Regional Nodal Officer: https:// www.au.bank.in/ grievanceredressal- mechanism-grievanceredressal-mechanism.pdf

________________ ________________ ________________

(Borrower) (Co-Borrower(s)) (Guarantor)

		Level 3	Principal Nodal Officer	If the complaint is not resolved or if the customer is not satisfied with the resolution provided within 15 working days, even after contacting various complaint resolution channels, the complaint may be escalated to the Principal Nodal Officer at: The Principal Nodal Officer AU SMALL FINANCE BANK LIMITED CP3– 235, Industrial Area, Apparel Park, Mahal Road, Jagatpura, Jaipur, Rajasthan, PIN - 302022 Or send an e- mail at: pno@aubank.in

4	Whether the loan is, or in future maybe, subject to transfer to another REs or securitisation (Yes/ No)	Yes
5	In case of lending under collaborative lending arrangements (e.g., co-lending/outsourcing),following additional details may be furnished:	

Name of the originating RE, along with its funding proportion	Name of the partner RE along with its proportion of funding	Blended rate of interest
NA	NA	NA

6	In case of digital loans, following specific disclosures may be furnished:	
(i)	Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan	NA
(ii)	Details of LSP sourcing the Loan/Facility of the applicant/ Borrower and acting as recovery agent and authorized to approach the Borrower	NA

____________________ ____________________ ____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

Annex B

Illustration for computation of APR for Retail and MSME loans

Sr.No.	Parameter	Details
1	Sanctioned Loan amount (in Rupees) (Sl no. 2 of the KFS template – Part 1)	
2	Loan Term (in years/ months/ days) (Sl No.4 of the KFS template – Part 1)	
a)	No. of instalments for payment of principal, in case of non-equated periodic loans	
b)	Type of EPI Amount of each EPI (in Rupees) and nos. of EPIs (e.g., no. of EMIs in case of monthly instalments) (Sl No. 5 of the KFS template – Part 1)	
c)	No. of instalments for payment of capitalised interest, if any	
d)	Commencement of repayments, post sanction (Sl No. 5 of the KFS template – Part 1)	
3	Interest rate type (fixed or floating or flexi) (Sl No. 6 of the KFS template – Part 1)	
4	Rate of Interest (Sl No. 6 of the KFS template – Part 1)	
5	Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date (in Rupees)	
6	Fee/ Charges payable (in Rupees)	
A	Payable to the RE (Sl No.8A of the KFS template-Part 1)	
B	Payable to third-party routed through RE (Sl No.8B of the KFS template – Part 1)	
7	Net disbursed amount (1-6) (in Rupees)	
8	Total amount to be paid by the borrower (sum of 1 and 5) (in Rupees)	
9	Annual Percentage rate- Effective annualized interest rate (in percentage) (Sl No.9 of the KFS template-Part 1)	
10	Schedule of disbursement as per terms and conditions	
11	Due date of payment of instalment and interest	

Annex C

Illustrative Repayment Schedule under Equated Periodic Instalment for the hypothetical loan illustrated in Annex B

Instalment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Instalment (in Rupees)
1				
2				
3				
4				
5				
6				
7				
8				
9				

____________________ ____________________ ____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				
31				
32				
33				
34				
35				
36				
37				
38				
39				
40				
41				
42				
43				
44				
45				
46				

____________________ ____________________ ____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

47				
48				
49				
50				
51				
52				
53				
54				
55				
56				
57				
58				
59				
60				
61				
62				
63				
64				
65				
66				
67				
68				
69				
70				
71				
72				
73				
74				
75				
76				
77				
78				
79				
80				
81				
82				
83				

_____________________ _____________________ _____________________

(Borrower) (Co-Borrower(s)) (Guarantor)

84				
85				
86				
87				
88				
89				
90				
91				
92				
93				
94				
95				
96				
97				

The Borrower & the Guarantor acknowledges to have read and understood all the foregoing terms of this document & confirms that whatever has been stated hereinabove in this document is true and correct to the best of its knowledge and belief, and is affixing its signature/common seal on the last page of this document evidencing the same. The Borrower & The Guarantor further agree and confirm that the Parties shall not be required to sign at each page of this document and the signatures at the last page of this document would be sufficient for the purposes of this document.

Borrower & Guarantor have entered into this document voluntarily, with full knowledge of its effect and signing of this document at the last page which shall be construed as signing of each and every page of this document and all other documents.

IN WITNESS WHEREOF the Parties have executed this document on the day and the year first hereinabove written, SIGNED AND DELIVERED by the within named Borrower.

IN WITNESS WHEREOF the Parties have executed this document on the day and the year first hereinabove written, SIGNED AND DELIVERED by the within named Borrower.

I/We, the Borrower confirm acceptance of the above terms and conditions mentioned herein or other transaction documents together with its schedules earlier executed/to be executed by me in relation to the loan. I/We hereby irrevocably authorize you to debit my/our account(s) maintained with your bank towards processing fees, applicable taxes together with interest, costs, charges, expenses, commissions as may be applicable in relation to the above said credit facilities.

Accepted by :

____
(Borrower)

_____________________ (Co-Borrower)

____
(Guarantor)

Date:
Place:

_____________________ (Borrower)

_____________________ (Co-Borrower(s))

_____________________ (Guarantor)

Signature Page