



Live more,
Bank less

DBS

Loan Against Property

My Application

Name _____

Account No. _____

Live more,
Bank less

	Applicant	Guarantor
*Proof of Identity	Certified copy of any one of the following Proof of Identity to be submitted	Certified copy of any one of the following Proof of Identity to be submitted
Passport Details <small>(Not applicable for entities)</small>	Date of Issue DDMMYY Expiry Date DDMMYY Number _____ Place of Issue _____	Date of Issue DDMMYY Expiry Date DDMMYY Number _____ Place of Issue _____
Driving License <small>(Not applicable for entities)</small>	_____ Expiry date DDMMYY	_____ Expiry date DDMMYY
Voter's Id Cards <small>(Not applicable for entities)</small>	_____	_____
*PAN Number	_____	_____
*UID (Aadhaar) <small>(Not applicable for entities)</small>	XXXXXXXXXXXXXX ____	XXXXXXXXXXXXXX ____
NREGA Job Card	_____	_____
Collateral Details	Are you the property owner for the property offered as collateral <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you the property owner for the property offered as collateral <input type="checkbox"/> Yes <input type="checkbox"/> No
Relationship With the bank	<input type="checkbox"/> <1Yr <input type="checkbox"/> 1- 3 years <input type="checkbox"/> >3 Yrs <input type="checkbox"/> New to Bank	<input type="checkbox"/> <1Yr <input type="checkbox"/> 1- 3 years <input type="checkbox"/> >3 Yrs <input type="checkbox"/> New to Bank
GST Registered If Yes GST Registration Number	<input type="checkbox"/> Yes <input type="checkbox"/> No _____	<input type="checkbox"/> Yes <input type="checkbox"/> No _____
Udyami Registration Number (URC) <small>*Submission of URC is mandatory for MSMEs</small>	_____	_____
*MSME Type <small>(Manufacturing and Services)</small>	<input type="checkbox"/> Micro <small>(Investment in Plant & Machinery/Equipment: <= INR 1Cr and annual turnover <= INR 5Cr)</small>	<input type="checkbox"/> Micro <small>(Investment in Plant & Machinery/Equipment: <= INR 1Cr and annual turnover <= INR 5Cr)</small>
	<input type="checkbox"/> Small <small>(Investment in Plant & Machinery/Equipment: <= INR 10 Cr and annual turnover <= INR 50Cr)</small>	<input type="checkbox"/> Small <small>(Investment in Plant & Machinery/Equipment: <= INR 10 Cr and annual turnover <= INR 50Cr)</small>
	<input type="checkbox"/> Medium <small>(Investment in Plant & Machinery/Equipment: <= INR 50 Cr and annual turnover <= INR 250Cr)</small>	<input type="checkbox"/> Medium <small>(Investment in Plant & Machinery/Equipment: <= INR 50 Cr and annual turnover <= INR 250Cr)</small>
Years in Business	__ __	__ __
Turnover (Last financial Year)	_____	_____
No of Employees	_____	_____
Classification of Activity / Occupation	_____ _____	_____ _____

DBS Bank India Limited, may make enquiries from the referees if it deems necessary	Name : _____	Name : _____
	Address : _____	Address : _____
	Email : _____	Email : _____
	Tel : _____ Mobile : _____	Tel : _____ Mobile : _____

[illegible]

LOAN APPLICATION DETAILS

Loan Details	:	Amount Rs	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Tenure : Years	<input type="text"/>	Months	<input type="text"/>	<input type="text"/>
Enhancement Details	:	Amount Rs	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	Tenure : Years	<input type="text"/>	Months	<input type="text"/>	<input type="text"/>
Interest Rate Options : Loan	:	<input type="checkbox"/>	Floating Rate _____ %				<input type="checkbox"/>	Others _____ %							
Enhancement	:	<input type="checkbox"/>	Floating Rate _____ %				<input type="checkbox"/>	Other _____ %							
Fees	:	<input type="checkbox"/>	Initial Processing Fees (non-refundable)												
End use of Loan	:	<input type="checkbox"/>	Working Capital Loan												
		<input type="checkbox"/>	Debt consolidation / Balance transfer												
		<input type="checkbox"/>	Business purpose like expansion, acquisition of assets												
		<input type="checkbox"/>	Travel / Education / Marriage / Personal needs												
Repayment Mode	:	<input type="checkbox"/>	SI (Standing Instructions)							<input type="checkbox"/>	NACH (National Automated Clearing House)				

RELATIONSHIP DECLARATION

Customer declaration in respect of relationship with Director/Senior officer of the bank/any other Bank			
I/We am/are a Director of DBS Bank or any other Bank (incl Directors of Banking Company, Scheduled Co-operative Banks, directors of subsidiaries/trustees of mutual funds/venture capital funds) or a Senior Officer of DBS Bank or relative of Director of DBS Bank/other Bank*/Senior Officer of DBS Bank			
	Yes	No	

If Yes, I/We declare(s) that I/We am/are related to the Director(s) and or Senior Officer(s) of DBS Bank or any other bank as specified hereto:

Sr.no.	Name of the Director(s) / Senior Officer	Designation	Relationship

*Relative shall have the meaning as defined by the RBI

ADDRESS DECLARATION (if applicable)

Applicant	Guarantor
<p>To, The Manager DBS Bank India Limited</p> <p>This is to declare that my residence and/or communication address mentioned in this form is different from the address mentioned in the address proof given to bank.</p> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div> <input type="checkbox"/> Residential address (Country of residence) </div> <div> <input type="checkbox"/> Office address (Country of residence) </div> <div> <input type="checkbox"/> Permanent </div> </div> <p>Kindly register my residence and/or communication address for all future correspondence.</p> <div style="border: 1px solid black; height: 50px; margin-top: 10px; text-align: center; background-color: #cccccc; font-weight: bold; padding: 5px;">Applicant</div>	<p>To, The Manager DBS Bank India Limited</p> <p>This is to declare that my residence and/or communication address mentioned in this form is different from the address mentioned in the address proof given to bank.</p> <div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> <div> <input type="checkbox"/> Residential address (Country of residence) </div> <div> <input type="checkbox"/> Office address (Country of residence) </div> <div> <input type="checkbox"/> Permanent </div> </div> <p>Kindly register my residence and/or communication address for all future correspondence.</p> <div style="border: 1px solid black; height: 50px; margin-top: 10px; text-align: center; background-color: #cccccc; font-weight: bold; padding: 5px;">Guarantor</div>

<p>Applicant</p> <p>Signature across Photograph</p>	<p>Guarantor</p> <p>Signature across Photograph</p>
<p>Signature*</p>	<p>Signature*</p>
<p>Applicant Name</p>	<p>Guarantor Name</p>

*Note: Non Individual Applicant to affix stamp

Signed in the Presence of

ASM/CSM/BM Signature : _____ ASM/CSM/BM Name : _____ ASM/CSM/BM Code : _____

DST Name : _____ DST Code : _____

Channel of sourcing and Code _____

Referral Name _____

Branch walk-in	DBS internet web page	IBG RM referral	Member get Member
----------------	-----------------------	-----------------	-------------------

Staff referral Others _____

CONSENT FOR MARKETING OFFERS (mandatory)

At DBS we always strive to serve you better. One of our ways is to ensure that you are kept up to date with our latest promotions, as well as any products & services that may be suited to your needs.

- ☐ Yes, I/We would like to receive from DBS Bank India Limited marketing materials and information through telephone calls, all forms of mobile messaging (including SMS or MMS), fax, email and/or post.
- ☐ No, I/We do not wish to receive any DBS Bank India Limited marketing materials and information through telephone calls, all forms of mobile messaging (including SMS or MMS), fax, email and/or post. I understand that I/We will not be contacted only on the phone/mobile no.(s) / email id registered in your records.

Please Note: If you have opted to receive marketing materials and information from us via, mobile messaging or telephone calls, you will receive, mobile messages or calls from us only if your number is not on the National Do-Not-Call Register.

Notwithstanding anything written herein above you may receive some communication from us (emails/sms/calls, etc) irrespective of you being on "The Do Not Disturb" list for the following reasons:

- In response to your queries you have made to DBS Bank India Limited in writing or verbally
- Calls made to verify the details furnished by you under any application to DBS Bank India Limited,
- Calls made to conduct credit checks or card misuse related checks in the event of any irregular transaction being observed.
- Calls made to abide by the regulations including for Internet banking passwords / change in static data

GENERAL DECLARATION

1. I/We certify that the information provided by me/us in this application form is true, correct and complete in all respects. DBS Bank India Limited ("DBS Bank") is entitled to verify this directly or through any third party. I/We confirm that the attached copies of financials/ Bank Statements/Title/legal documents etc. are submitted by me/us against my/our loan application and certify that these are true copies. I/We undertake to inform DBS Bank immediately of any change in my / our occupation/ employment or any other details furnished in this application, and to provide any other information that DBS Bank may require. I/We further acknowledge the DBS Bank's right to seek any information from any other source in this regard. I/We understand that all of the above-mentioned information shall form the basis of any facility that the DBS Bank may decide to grant to me/us at its sole discretion. I/We confirm that I/We have had no insolvency proceedings against me/us nor have I/We ever been adjudicated insolvent. DBS Bank shall be entitled to reject my/our application without giving any reasons thereof.
2. I/We further agree that any facility that may be provided to me/us shall be governed by the rules/norms of the DBS Bank that may be in force from time to time. I/We will be bound by the terms and conditions of the facility/ies that may be granted to me/us. I/We authorize DBS Bank to debit my loan account with DBS Bank for any fees, charges, interest etc as may be applicable. I/We are aware the fees paid by me/us is non-refundable.
3. I/We acknowledge that the DBS Bank remains entitled to assign any activities to any third party agency at its sole discretion. I/We acknowledge the right of the DBS Bank to provide and to seek details of my/our account to third party agencies for the purpose of availing support services of any nature by the Bank, without any specific consent or authorization from me/us. I/We acknowledge that the existence of my account(s) with DBS Bank and details thereof (including details of transactions and any defaults committed by me), will be recorded with credit information agencies and such information (including processed information) may be shared with other banks/financial institutions and other credit grantors for the purpose of assessing further applications for credit by me/us and/or members of my/our household, and for occasional debt tracing and fraud prevention. I/We accordingly authorize DBS Bank to share information relating to my/our account(s). I/We understand that as precondition, relating to grant of loans/advances / other non funded credit facilities to me/us, DBS requires consent for the disclosure by DBS, of information and data relating to me/us in relation thereto and default if any committed by me/us in discharge thereof.
4. I/We hereby undertake and provide my/our consent for sharing my/our details mentioned above with Central KYC Registry. I/We hereby consent to receiving information from Central KYC Registry through SMS/Email.
5. I/We hereby agree and undertake that I/We are solely responsible for redacting Aadhaar numbers from the documents submitted by me/us and the submission is voluntary. I/We further also confirm that DBS Bank shall not be liable for the consequences of inadequate redaction of Aadhaar number.
6. I/We agree to receive SMS alerts related to my/our application status even if my / our number is registered with Do Not call Registry and account activity as well as product use messages that the DBS Bank will send, from time to time, on my/our mobile phone as mentioned in this application form.
7. I/We understand that DBS Bank reserves the right to retain this application form, and the documents provided herewith, including photographs and will not return the same to us/ me.
8. I/We further agree that Recovery and collection of the loan, as well as, enforcement of security and all other disputes whatsoever shall be subject to the exclusive jurisdiction of relevant courts in India, to the exclusion of all other courts
9. I/We further agree that all Applicant and Guarantors shall be jointly and severally liable under the Loan Agreement and all related documents.
10. I/ We further agree and confirm that the end use of the loan amount cannot be towards any speculative, anti-social, illegal or unproductive purposes. I/We also agree that end use of the loan amount also cannot be towards purchase of gold in any form, including primary gold, gold bullion, Gold Jewellery, gold coins, units of Gold ETF and units of gold mutual fund.
11. I/We further acknowledge that I/We have read, understood and agree with the terms & conditions of/in this Application including the Most Important Terms and Conditions governing the Loan products chosen by me/us.
12. I/We have no objection in and give consent to DBS Bank for sharing my/our account details including my/our personal details to DBS Banks branches, affiliates, services providers, agents, contractors, surveyors, agencies, credit bureaus, etc., in or outside India, to enable DBS Bank to provide services under our banking arrangement/ agreements including customized solutions and marketing services. I/We state that my/our aforesaid authorisation shall be valid till my/our written communication of withdrawal of my/our consent is acknowledged by DBS Bank. I/We understand and accept the risks involved in sharing personal information including sensitive personal information like bank account details with third party. I/We agree that provision of banking services to me/us could be suspended/discontinued, if I/We withdraw my/our consent. I/We understand that the list of third parties who may get access to my/our sensitive personal information is available on DBS Bank's website and I undertake to keep myself/ ourselves updated on the same.
13. I/We hereby indemnify and shall keep the DBS Bank indemnified from time to time and at all times against all and any act/actions, claims, proceedings, cost, charges, losses (direct or consequential) and expenses which the DBS Bank may suffer or incur or be put to for any reason whatsoever by reason of the DBS Bank having acted on the fax, message sent by me/us.
14. I/We hereby agree and confirm that I/we will not provide cash (or equivalent) to any DBS Bank employee during the course of this application

In case of Resident Individual Account Opening:

I/We am/are the beneficial owner(s) & ultimately own or have effective control of the above account. I/We wish to open the above stated account and confirm having read and understood the terms and conditions governing accounts/deposits linked to my/our Account and hereby agree to be bound by the terms and conditions and amendments governing the accounts or changes thereof and further amendments made by DBS Bank from time to time. I/We declare and confirm that I/We have read and understood the terms and conditions, Tariff schedules available on the website of DBS Bank related to the DBS Bank's all products and services, but not limited to the DBS Bank's tariff regarding the operation/conduct of the accounts/deposits and pertaining to general banking, phone banking, ATM/Debit Cards, Doorstep Banking, Mobile banking, Internet Banking and Electronic Banking facilities (collectively referred to as "the said banking facilities") and agree to be bound and abide by them/any other rules that may be in force from time to time. I/We are aware of Charges/fees applicable for the said banking facilities. I/We hereby agree to be bound by the revised charges/tariff applicable from time to time available on the DBS Bank website for the said all banking facilities. The terms and conditions for the said banking facilities will be in addition and not in derogation of the terms and conditions relating to the conduct of the my/our Account(s). The copy of terms and conditions is available on the DBS Bank's website www.dbs.com/digibank/in/loans/consumer-loan-against-property and is also available at the DBS Bank's branch in India.

SCHEDULE OF CHARGES

Sr. No	Items	Term Loan	Overdraft
1	Initial Login Fee (The fee is nonrefundable)	₹ 4000 + GST	
2	Processing Fees/ Renewal Fees	Upto 3%+GST	Upto 1%+GST
3	Account maintenance charges	Nil	₹ 5000
4	Other Charges		
	a. Cheque bounce charges	₹ 500	
	b. Document Retrieval Charges	₹ 500	
	c. Repayment Schedule Charges	₹ 200	
	d. Cheque/SI/ECS/NACH Swapping Charges	₹ 500	
	e. Other Charges, eg Stamp duty, NOC etc	On actuals	
	f. CERSAI	₹ 100	
	g. Loan Cancellation Charges (Loan Cancellation request to be received within 30 days from first date of disbursal). The same shall be over and above the applicable interest amount.	<=30 Days 1. ₹5,000 + applicable GST 2. Interest from date of disbursal till receipt of cancellation request 3. Processing fees, stamp duty, and any other applicable statutory charges as levied will be non-refundable. >30 Days: It will be treated as foreclosure	
5	Default Penal Charges (OD/Term Loan)	Amount or % p.a. to be charged	
	Financial Breach: Non-payment of EMI or any other charges and amount as per terms of this Loan Agreement	3% p.a. on the overdue EMI will be charged for the defaulted period	
	Non - Financial Breach – Borrower’s breach of any of the mentioned conditions in Schedule of charges: www.dbs.com/digibank/in/loans/consumer-loan-against-property	2% p.a. will be charged on the outstanding balance	
	Security Perfection – Borrower’s default in creation and perfection of first and exclusive mortgage over the Property (“Secured Assets”) within 30 days from the date of disbursal.	2% p.a. will be charged on the outstanding balance	
6	Re-pricing fees (charged on the loan amount / limit outstanding)	- 0-50 Lacs: lesser of 5k or 0.5% - >50 Lacs: lesser of 10k or 0.25%	
7	Part Payment Charges	NIL	
8	Foreclosure charges (Floating rate loans)	NIL	
9	Interest Rate : Monthly interest will be charged on the last day of the month basis loan outstanding on daily basis for actual number of days in a month. Any change in the RBI Policy Repo Rate will be notified the borrower and will apply from the date of such change.	As applicable at the time of signing the loan agreement. Linked to the RBI Policy Repo Rate which is subject to change from time to time.	
10	Re-pricing Frequency: In the event of change in External Benchmark rate, the interest rate on your loan will be reset on a quarterly basis. The reset date will be the first 7 th date of the quarter i.e. 7 th Jan, 7 th Apr, 7 th Jul and 7 th Oct		

* Applicable Tax, other government taxes and levies as applicable will be levied on all fees and charges. The stipulated Schedule of Charges is subject to be revised from time to time by the Bank as will be updated on the official website of the Bank.

AUTHORITY TO SEND STATEMENTS AND ADVICES THROUGH EMAIL

I/We hereby authorise DBS Bank India Limited ("DBS Bank") to send the statement of accounts/advices and all other documents /communication pertaining to all my/our accounts held with the DBS Bank, including any documents in respect of any new accounts / relationship that we may open in future, to my/our registered e-mail ID as mentioned in contact details.

I/We understand that the default email communication is set to the aforesaid primary holder's email ID, unless explicitly requested by us otherwise. Any addition/deletion of email IDs mentioned above will be communicated to DBS Bank in writing signed by the persons authorised to give instruction in accordance with the account mandate. All the terms and conditions set out herein shall be applicable to such additions/ changes. I/We am/are aware that email is not a secure or error-free medium of communication and I/We am/are aware of the possible risks involved in connection with the transmission of information via email. We accept and acknowledge that DBS Bank does not accept liability for any errors or omissions in the content of the email messages and its attachments. I/We undertake to keep DBS Bank indemnified at all times against, and to save you harmless from all actions, proceedings, claims, loss, damage, costs and expenses including consequential losses/damages which may be brought against DBS Bank and which shall have arisen either directly or indirectly out of or in connection with DBS Bank sending the details mentioned above to us through email.

DOCUMENT CHECKLIST

Documents	Self Employed Professional	Self-Employed Businessperson	Notes
Valid Identity Proof	✓	✓	<p>1. This is an indicative list and final documents acceptable are based on DBS Bank's policy as applicable at the time of loan application. For more details, you can speak to your RM/visit nearest branch.</p> <p>2. All documents submitted must be self-attested as "True Copy".</p> <p>3. The application will be processed within 15 days on a best effort basis, on receipt of all the required documents mentioned. DBS Bank reserves the right to request further documents, if required. This document is not to be construed as a commitment from DBS Bank, either expressed or implied. T&Cs as mentioned in the Loan Agreement will apply</p> <p>4. Loan Disbursement- After loan sanction, you will execute the loan agreement and provide us with repayment instructions and original property documents to avail disbursement of your loan. At the time of disbursement, all title documents pertaining to your property, as asked for by DBS Bank, must be submitted in original. Please note that laminated / documents with any alterations post their execution are not acceptable.</p> <p>5. Application received without adequate documentation as requested by DBS Bank may result in delay in processing or rejection of the form.</p>
Address Proof	✓	✓	
Age Proof	✓	✓	
Last 6 months bank statements (all your Bank accounts)	✓	✓	
PAN Card	✓	✓	
Aadhar Card (To be Masked)	✓	✓	
Income Tax Returns of last 2 years			
Repayment Track record of existing loans / Loan closure letter	✓	✓	
Proof of business existence & continuity for last 3 years	✓	✓	
Business profile		✓	
Employment confirmation letter	✓	✓	
Education qualification certificate	✓	✓	
Last 2 years Income Tax Returns / Assessment orders with computation of Income (incl e-acknowledgement) / CA certified/ Audited Balance Sheet & Profit & Loss account along with Auditor's report with all annexures	✓	✓	
Title Documents of the property (such as sale deed, agreement, etc) & Approved plan	✓	✓	

FOR OFFICE USE ONLY

Area Sales Manager (ASM)	Customer Service Manager (CSM)	Account opening authorized by
Name: _____	Name: _____	Name : _____
ASM Code: _____	CSM Code: _____	
ASM Sign: _____	CSM Sign: _____	Sign: _____

Branch Name			
Attended by /CS (Signed in Presence of):	Name	Signature	<div style="border: 1px solid black; padding: 2px;">D D M M Y Y Y Y</div>
IDS (ID Document Submitted):	ID Name	ID Number	
IDV (ID Document Verified By):	Name	Signature	<div style="border: 1px solid black; padding: 2px;">D D M M Y Y Y Y</div>
SV (Signature Verified By):	Name	Signature	<div style="border: 1px solid black; padding: 2px;">D D M M Y Y Y Y</div>

Language Declaration

_____ (full name of scribe) have explained to the borrower and the guarantor(s) the contents of this form in their own language and he/she has fully understood the same.

Place : _____ Date :

D D M M Y Y Y Y

 Signature of the Scribe _____

Place : _____ Date :

D D M M Y Y Y Y

 Witness Signature _____

Applicant Name & Signature

Guarantor (1) Name & Signature

Guarantor (2) Name & Signature

Guarantor (3) Name & Signature

MOST IMPORTANT TERMS AND CONDITIONS (MITC)

- I. This MITC Covers the Following Products:**
- Loans Against Property ("LAP")
 - Overdraft ("OD")

II. Scope and Purpose of the Loan

- LAP: These are loans that may be sanctioned for various personal or business purposes of the Borrower as may be acceptable to DBS Bank India Limited (the "Lender") which purpose must be specifically described and disclosed to the Lender at the time of applying for the Loan. Such a Loan is granted against the security of an immovable Residential or commercial, fully constructed, and freehold property with a clear and marketable title, situated within India.
- OD-The Loan may be granted additionally by the lender along with LAP only. These loans may be sanctioned for business purposes of the borrower as may be acceptable to DBS Bank India Limited (the "Lender") with security being the same as LAP. The OD can continue up till Loan maturity. In case the LAP is closed / matured, OD needs to be closed.
- All Loans may be availed of by Indian citizens, companies incorporated in India, sole proprietorships (the proprietor being an Indian citizen), societies duly registered in India, trusts duly formed/constituted in India, partnership firms where all partners are Indian citizens, and limited liability partnerships incorporated in India.

III. Interest

The Borrower(s) will be required to pay interest on the Loan as stipulated in the Loan Agreement that will be executed by and between the Borrower(s) and the Lender. Interest accrues and is calculated on a daily basis on the total outstanding balance on that day, and is compounded and will be payable monthly, as on the due dates set in the Payment Schedule provided by the Lender. Interest in the normal course will form a part of the Equated Monthly Installments (EMIs) or Pre-EMIs payable by the Borrower(s) for LAP and will form part of the monthly dues payable by the borrower(s) for overdraft. Default Interest, additional interest and interest on interest (as payable in accordance with the terms of the Loan Agreement) will be required to be paid by the Borrower additionally, that is to say, the same would not be covered as part of the EMIs or Pre-EMIs or Monthly interest (OD)

IV. Rate of Interest/Type of Interest and change in Rate of Interest

The Rate of Interest is the rate at which the Lender will compute and apply interest on the Loan. Rate of Interest would be of Floating rate of Interest. The Floating Rate of Interest is linked to External benchmark rate declared by the Lender which is subject to change from time to time, at the sole discretion of the Lender. Any change in the External benchmark rate will result in a change in the Rate of Interest applicable to the Loan. Any such change will be notified to the Borrower and will apply from the date of such change. The standard reset date for the Floating Rate of Interest (unless otherwise informed by the Lender to the Borrower) is the First 7th date of quarter with reset scheduled on a quarterly basis.

V. Fees and Charges Applicable

All fees and charges applicable to the Borrower(s) may be found in the Schedule of Charges attached to the Loan Application Form and/or on the official website of the Lender. Please note that the applicable fees and charges may change from time to time. Such changes will be updated on the official website of the Lender from time to time. The Borrower shall indemnify, save, defend and hold harmless the Lender and its officers, directors, employees, from and against all, direct and indirect, claims, damages, losses, costs and expenses, including attorneys' fees arising out of any action, omission, breach or default by the Borrower and/or its employees or agents under or in the course of performing the Loan Agreement and/or otherwise incurred by the Lender as a result of granting the Loan to the Borrower or in the course of performance of its obligations under the Loan Agreement.

VI. Penal Charge

- In the event of occurrence of any Event of Default, the Borrower agrees to pay to the Bank a charge on the unpaid amount / Total Indebtedness, at the rate mentioned in Schedule I ("Penal Charge") over and above the applicable Interest Rate.
- In the event of occurrence of any or all of the below event(s) the Borrower agrees to pay to the Lender Penal charges as mentioned in Schedule I ("Penal Charges"):
 - In the event of Material Breach related to Borrower's non-payment of EMI or any other charges and amount as per terms of this Loan Agreement, the Borrower agrees to pay to the Lender Penal Charges on overdue EMI amount. Penal Charges shall be calculated daily based on the actual number of overdue days. Without prejudice to the foregoing, if the Lender recalls the Loan or any part of it, the Borrower shall have to pay Penal Charges on the Outstanding Balance due and owing to the Lender from the date of recall until the date of receipt of full payment by the Lender.
 - In the event of Material Breach (other than non-payment as mentioned in 4.2 (i) above) by the Borrower, the Penal Charges as mentioned in Schedule I will be charged till Material Breach has been cured by the Borrower to the satisfaction of the Lender. Without prejudice to the foregoing, if the Bank recalls the Loan or any part of it, the Borrower shall have to pay Penal Charges on the Total Indebtedness due and owing to the Bank from the date of recall until the date of receipt of full payment by the Bank.

Provided that nothing contained in this Clause shall affect or prejudice the right of the Bank to declare an Event of Default and exercise the rights vested in it under of this Agreement.

VII. Conditions for Disbursement

The Lender may disburse the Loan (or any part thereof), at its discretion, subject to fulfilment of certain conditions precedent as more particularly mentioned in the Offer Letter, a few of which are stated below. The full list of conditions precedent and subsequent are stated in the Loan Agreement and must be carefully read by the Borrower(s). - The Borrower must fulfill the Bank's requirement of creditworthiness

- The Borrower(s) must have executed all necessary security documents in favour of the Lender, and deposited with the Lender original title deeds to the Property.
- No 'Events of Default' (as fully described in the Loan Agreement) should have happened, which includes but is not limited to giving of misleading information to the Lender, the Borrower being declared insolvent, a depreciation in the value of the secured property, and default in duly performing obligation under any other loan or facility availed of from the Lender by the Borrower
- The Borrower shall have furnished to/procured for the Lender all necessary documents, undertakings, indemnities, declarations etc. and done/procured to be done all necessary acts, deeds, etc. as may be required by the Lender

VIII. Loan Drawdown / Disbursement

The Loan (or any part thereof) may be disbursed by the Lender upon receiving a drawdown request from the Borrower. The entire Loan Amount should be availed of within the Availability Period specified by the Lender. The loan sanction may be kept open at the sole discretion of Lender for an additional period of such number of days beyond the Availability Period as the Lender may at its sole discretion deem fit. The Lender may, at any time, at its sole discretion, recall the Loan (in whole or part). The mode and manner of disbursement is left to the sole discretion of the Lender. The disbursement of the Loan or any part thereof by the Lender may be made to the Borrower, or directly to the developer/builder/construction company/contractor/seller of the Property, where applicable or any other concerned Person, as the Lender may in its sole discretion deem fit. In case the Loan being availed of by the Borrower is in replacement/switchover of a loan earlier availed of by the Borrower from another bank/ financial institution, the disbursement of the Loan Amount or any part thereof by the Lender may be made to the Borrower, or directly to such other bank/financial institution, as the Lender may in its sole discretion deem fit.

IX. Repayment

The Borrower will repay the principal/Loan together with the interest calculated on the reducing principal balance by way of Equated Monthly Installments or EMIs, if not demanded earlier by the Lender in accordance with the terms of the Loan Agreement, as stipulated in the Repayment Schedule Agreement or as may otherwise be communicated by the Lender to the Borrower from time to time. Provided that the Lender shall be entitled to re-compute and/or modify the amounts constituting the EMI(s) and the dates for payment thereof by the Borrower on the occurrence of any event which in the opinion of the Lender necessitates a re-computation/ modification of the same. In the event of any such modification, the Borrower hereby agrees and undertakes to issue fresh Payment Instruments as the Lender may require. Strict compliance with the Repayment Schedule as communicated by the Lender from time to time is an essential condition for the grant of the Loan. Without prejudice to the general right available to the Lender to vary or amend the Repayment Schedule, from time to time, the Lender shall be entitled to amend the Repayment Schedule (including without limitation varying the amount of each PEMI (as applicable) or EMI), in case of:

- any change occurring in the Interest Rate applicable to the Loan as per the provisions of the Loan Agreement, to reflect the change in the Interest Rate; and/or
- Disbursement of the Loan Amount in tranches/parts, each time a tranche is disbursed under the Loan.

Consequent to any change in the Floating Interest Rate, the Lender may at its sole discretion, decide not to change the EMI amount, in which event, in case there is an increase in the Floating Interest Rate, the interest component in an EMI will increase and the principal component will reduce resulting in an extension of the term of the Loan and vice versa when the Floating Interest Rate decreases. In the event of any increase in the Floating Interest Rate, and consequential increase in the EMIs/ PEMIs which are required to be paid by the Borrower, the Borrower shall be required to pay such increased EMI/ PEMI amount and/or the resultant differential amount as determined by the Lender in its sole discretion and intimated to the Borrower. The Lender, at its sole discretion but without being bound to do so, may at the request of the Borrower and on payment of a Repricing Fee by the Borrower permit the Borrower to change the applicable Interest Rate, with effect from a prospective date acceptable to the Lender. The Repricing Fee shall be determined by the Lender, from time to time, at its sole discretion. Such Repricing Fee shall be intimated by the Lender every time the Borrower makes a request for change in the applicable Interest Rate. The Borrower is required to make payment of the EMIs through Standing Instructions from their account held with the Lender, or through the Electronic Clearing System (Debit) by setting up a mandate for such payments, through the National automated Clearing House (NACH) system by setting up mandates for such payments or by such other modes as may be acceptable to the Lender. Such instructions /mandates must be executed and delivered to the Lender at such time(s) as may be stipulated by the Lender.

The Borrower shall ensure that the payment instructions/mandate is honoured and therefore must ensure that:

- Sufficient funds are available in the designated account to be debited;
- No cancel / stop payment have been put on the payment instruments given towards repayment;
- The Standing Instructions/NACH Mandate(s) is/are not varied or cancelled without the prior written consent of the Lender; and
- The designated account to be debited is neither closed nor changed without the prior written consent of the Lender;

Failure to ensure the above, resulting in dishonour of the SI/NACH mandate will be treated as an Event of Default in terms of the Loan Agreement and trigger the consequences set out therein for the same. Without prejudice to the same, such dishonour may also result in exercise by the Lender of criminal remedies as may be available under law.

X. Overdraft

Overdraft is a Loan by which (if the same is granted by the Lender to the Borrower, at its discretion), the Borrower(s) may open a Overdraft account with the Lender which will be linked to the Borrower(s)'s loan account for LAP. All standard terms and conditions applicable to Loan against Property opened with the Lender will also apply to the overdraft, to the extent not inconsistent. Overdraft Loan may be permitted by the Lender, at its sole discretion, subject to such terms and conditions as the Lender may deem fit, including but not limited to payment of such fees/charges by the Borrower as the Lender may specify. Interest would be payable on a monthly basis and principal at the end of Loan (Overdraft) tenor mentioned in the offer letter. The OD can continue up to Loan maturity. In case the LAP is closed or matured, OD also needs to be closed.

XI. Prepayment and Foreclosure

The Borrower(s) may prepay/foreclose the Loan by giving prior notice in writing to the Lender. Such prepayment /foreclosure shall be subject to the prepayment / foreclosure rules of the Lender, as may be applicable from time to time and the terms of the Loan Agreement. If prepayment/foreclosure is made by cheque, the prepayment /foreclosure by the Borrower takes effect/would be deemed to have been made only when the cheque is cleared and the account of the Lender is credited. Prepayment / Foreclosure charges if any will be applicable to such prepayment / foreclosure in accordance with the Schedule of Charges.

XII. Security

The Loan Amount, together with interest, charges, costs, default interest, additional interest, further interest, expenses and other obligations of the Borrower under the Loan Agreement and other financing documents will be secured by the following:

- A first and exclusive mortgage (in the form and manner acceptable to the Lender) over any other immovable (residential or commercial) Property in case of a LAP. The Lender shall have the right to decide, in its sole discretion, the form, manner, type and the timing of creation of mortgage or any other security;
- Giving of a guarantee by a guarantor (either corporate or personal), wherever applicable
- Demand promissory note(s)
- Any additional security (in the form and manner acceptable to the Lender) as required by the Lender.

XIII. Insurance

The Borrower shall, at its sole cost and risk, insure and keep insured the Property against all insurable risks, for such amounts and such periods as may be required by the Lender, with an insurance company acceptable to the Lender. The Lender shall be made/named as the sole beneficiary/loss payee under the policy and shall produce evidence thereof to the Lender. In the event of the Borrower failing to insure the Property to the satisfaction of the Lender, the Lender shall be entitled to cause the Property to be insured with an insurance company for all risks that the Lender may, in its sole discretion, deem fit and to debit the insurance charges to the Loan Account of the Borrower.

XIV. Event(s) of Default

Event(s) of Default in terms of the Loan Agreement include inter alia the following:

- any default in payment of the Secured obligations / Total indebtedness (or any part thereof) on the respective Due Dates.
- Use of the Loan Amount, or any part thereof, for any purpose other than the Purpose (as set out in the Loan Agreement).
- Any of the representations, warranties, declarations or statements made by the Borrower, whether under the Loan Agreement, Security Documents, or any other agreements/documents executed pursuant thereto and/or in the Application Form or any other information given by the Borrower being found to be incorrect, false or inaccurate at the time when they are made or deemed to be made.
- Any breach or default by the Borrower, in performance or observance of any covenant, obligation, term, condition or undertaking imposed upon or undertaken by the Borrower under the Loan Agreement, any of the Security Documents and/or any other agreements entered into pursuant thereto.
- If, in the opinion of the Lender, there is any deterioration or impairment of the Secured assets/Security, or any part thereof or any decline or depreciation in the value or market price thereof (whether actual or reasonably anticipated); and/or
- Any event or circumstance which in the opinion of the Lender is likely to adversely affect the ability of the Borrower to repay the Loan and other Secured obligations / Total indebtedness in full to the Lender or perform any obligation under the Loan Agreement, the Security Documents or any related document/agreement.

On the occurrence of any Event of Default as mentioned in the Loan Agreement or any other financing document, the outstanding principal amount plus the outstanding interest amount plus any other charges, default interest, fees etc. shall forthwith become due and payable, and the Lender shall be entitled to take such steps as mentioned in the Loan Agreement or any other financing document, including but not limited to enforcement of security to recover such dues.

XV. Cross Default and Cross Collateralization

If the Borrower(s) defaults on any other credit/ facility agreement or arrangement with Lender and/or its successors-in-interest or with any of the affiliates or DBS Group companies (collectively "DBS Group"), the same shall be deemed to be an event of default in terms of the Loan Agreement and the consequences thereof as set out in the Loan Agreement and other financing documents will follow.

XVI. Reporting

As per the relevant Reserve Bank of India guidelines, the Lender will provide credit information relating to any Borrower who has availed of a Loan, to the Credit Information Company or any other licensed bureau on a monthly/periodic basis. The Borrower(s) should ensure that timely payment of all amounts due/payable in respect of the Loan are duly paid on time to inter alia avoid any adverse credit history with Credit Information Company.

XVII. Borrowers and Guarantors

Where the Loan is provided to more than one Borrower, the liability of the Borrower and all guarantors to repay the Loan together with all interest, and any / all other charges, fees, default interest, additional interest, further interest and other monies due/payable, and to observe the terms and conditions of the Loan Agreement, Security Documents, and any other relevant documents in relation to the Loan, shall at all times be joint and several.

XVIII. Change in Address or Other Details

The Borrower must notify the Lender regarding any change in residential address or any other information supplied to the Lender in relation to the Loan. The Lender must be immediately intimated of such changes.

XIX. Customer service

For any service related issue, customers can get in touch with the Lender by:

- Calling Customer Care numbers provided on our official website.
- Visiting a DBS Bank branch.
- Placing a request online by logging onto our official website: www.dbsbank.com/in.

XX. Customer Grievance Redressal Procedure

If there are instances where the customer is not satisfied with the services provided by the Lender, to highlight such instances and/or register a complaint, the customer may refer to the grievance redressal policy displayed on our official website.

XXI. Disclaimer

The terms and conditions set out herein are only an abridged form of the terms and conditions applicable to the Loan availed/proposed to be availed of by the Borrower under the Lender and do not contain the full provisions of the Loan Agreement. The detailed and full terms and conditions are mentioned in the Loan Agreement, a standard format whereof has been handed over to the Borrower for his perusal, understanding and ready reference. All terms used but not defined shall have meanings as mentioned in the Loan Agreement. The Borrower must read the Loan Agreement in its entirety and carefully understand its contents before signing the same, which will in any event be final and binding on the Borrower and will prevail in case of any discrepancy/inconsistency between the terms of the MITC and those of the Loan Agreement. The Borrower shall, if required, seek legal advice from his/her/their/its lawyers to ensure that the Borrower has understood the contents hereof and of the Loan Agreement, and his/her/their/its obligations hereunder and thereunder and the full consequences of signing the same.

August 2025



Acknowledgment Slip

We acknowledge the receipt from Mr/Mrs/Ms/ _____ of your LAP Application form. The Terms & Conditions, Features and Charges with regard to your account opening request has been explained to you by the relationship manager.

The loan account will be opened as subject to KYC checks and Post Clearance of initial payment of the cheque. We have received a cheque / draft no _____ for Rs _____ drawn on _____ towards (non-refundable) login fees payable to DBS Bank India Limited

For any queries / issues related to services provided by DBS Bank India Limited or its service providers, please log on to www.dbsbank.com/india to place your request online.



Live more,
Bank less

Customer Care (24x7): **India Helpline (Toll Free)** : 1800 419 9500 / 1800 103 6500,
International Helpline : +91-44-6632 8000

Email: BusinessCareIn@dbs.com

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