

MOST IMPORTANT TERMS AND CONDITIONS (MITC)

I. PRODUCT

Secured Business Loan Against Property – A secured business loan facility granted against the security of a residential/commercial/industrial property situated within India.

II. SCOPE AND PURPOSE

The Loan may be sanctioned for such purpose as requested by the Borrower and as may be approved by the Lender. The Loan shall not be used for speculative, antisocial, illegal, or unproductive purposes including stock markets, IPOs, derivatives trading, purchase of vacant land, or any purpose not approved by the Lender in writing. The property must have clear, valid, and marketable title, situated within India.

III. INTEREST AND CHARGES

Interest is calculated on a daily basis on the outstanding principal balance using Actual/Actual day-count basis (365/366 days) and is payable monthly via EMI as per the Repayment Schedule. The Rate of Interest and all applicable fees shall be specified in the Sanction Letter and Key Fact Statement (KFS). The Borrower shall refer to Schedule of Charges as available on Lender's website: <https://www.lendingkart.com/legalcompliance/schedule-of-charges/>

IV. PENAL CHARGES

Penal Charges apply on overdue EMI/amounts from the due date to actual payment date, calculated daily and non-compounded. Penal Charges also apply on material breach of loan terms until cured to Lender's satisfaction. Nothing herein affects the Lender's right to declare Event of Default and enforce security.

V. CONDITIONS FOR DISBURSEMENT

The Lender may disburse the Loan subject to fulfillment of conditions precedent including: credit-worthiness verification, execution of security documents, deposit of original title deeds, proof of clear title, no existing Events of Default, and proper execution of Standing Instructions/NACH Mandate.

VI. LOAN DRAWDOWN AND REPAYMENT

Upon execution of the Loan Agreement, the Borrower shall submit the drawdown request within the specified time period. The Lender may recall the Loan (in whole or part) at any time at its sole discretion. Repayment shall be through Equated Monthly Installments (EMIs) as per the Repayment Schedule. EMI payment must be through Standing Instruction/NACH Mandate from Borrower's designated account. The Borrower must ensure: a. Sufficient funds in designated account b. No stop payment on cheques/payment instruments c. SI/NACH mandate is not cancelled without Lender consent d. Designated account is not closed without Lender consent. Failure to ensure proper payment will be treated as Event of Default.

VII. PREPAYMENT AND FORECLOSURE

The Borrower may prepay/foreclose the Loan by giving prior written notice to Lender, subject to applicable prepayment/foreclosure rules and charges.

VIII. SECURITY

The Loan to be secured by a first and exclusive mortgage over the property and execution of security related documents. The title deeds shall be deposited with Lender.

IX. INSURANCE

The Borrower shall (i) insure and keep insured the Property throughout the tenure of the Loan with a reputable insurance company against loss or damage to the Property including fire, earthquake, flood, and other standard perils, and (ii) obtain insurance cover against the risk of death and injury to the Borrower, for an amount not less than the outstanding Loan amount. The Lender shall be noted as the mortgagee and loss payee in the

insurance policy. The Borrower shall submit the original insurance policy and premium payment receipts to the Lender annually and ensure timely payment of all premiums. If the Lender pays the insurance premium on behalf of the Borrower, if opted-in by the Borrower, such premium amount may be deducted upfront from the disbursement amount or be added to the principal outstanding and shall be repaid by the Borrower as part of the EMIs.

X. EVENTS OF DEFAULT

Events of Default include: a. Non-payment of EMI or any obligation on due date b. Use of Loan for purpose other than stated purpose c. Any misrepresentation, false information, or incorrect statement d. Breach of any term, covenant, or obligation under Loan Agreement e. Any event likely to impair Borrower's ability to repay f. Non-maintenance of property insurance g. Failure to submit updated KYC documents within 30 days of change. On occurrence of Event of Default, outstanding principal, interest, charges, and Penal Charges become immediately due and payable. The Lender may: i. Recall entire outstanding amount ii. Enforce Security iii. Report default to Credit Information Bureaus.

XI. CROSS DEFAULT

Default under any other credit facility with Lendingkart Finance Limited shall be treated as Event of Default under the Loan Agreement to be executed, triggering all consequences set out in the Loan Agreement.

XII. BORROWERS AND CO-BORROWERS

All Borrowers and Co-Borrowers are jointly and severally liable to repay the entire Loan together with all interest, charges, fees, Penal Charges, and to observe all terms and conditions of the Loan Agreement.

XIII. COOLING-OFF PERIOD

The Borrower has time, as mentioned in the Sanction letter, to repay the entire principal amount plus proportionate interest without any penalty or prepayment charges. Nonrefundable charges (processing fee, stamp duty, legal charges) shall be retained by Lender even if cooling-off period is exercised.

XIV. KYC AND DOCUMENTATION

The Borrower must provide complete information. The Borrower must immediately notify the Lender of any change in address, phone number, PAN, employment status, or other details previously furnished. Failure to provide updated KYC documents within 30 days of change constitutes breach of the Loan Agreement.

XV. CREDIT BUREAU REPORTING

As per RBI guidelines, the Lender will report credit information to Credit Information Bureaus (CIBIL, Experian, Equifax, CRIF, etc.) on a periodic basis. Timely payment of all amounts is essential to maintain good credit history.

XVI. CONSENT:

Providing mandatory operational consent is required to process and maintain your loan application; without it, LFL cannot proceed with your loan request. You may request to withdraw optional consents at any time by contacting LFL Customer Support as per details mentioned below. However, please note that consent and data processing mandated by law, regulatory guidelines, or active statutory obligations cannot be revoked

XVII. GOVERNING LAW AND JURISDICTION

The Loan Agreement is governed by the laws of India. All disputes regarding recovery, collection, security enforcement, and other matters shall be subject to the exclusive jurisdiction of courts where the property is situated.

XVIII. CUSTOMER GRIEVANCE REDRESSAL

Customer Support	The Borrower may direct any inquiries or concerns pertaining to the execution or understanding of this Letter by visiting nearest Lendingkart branch or to the dedicated customer service e-mail: care@lendingkart.com or contact the customer support at 1 800-572-0202.
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Grievance Redressal Contact Details Grievance Redressal Officer (GRO):	Name: Ketan Sali Designation: Senior Manager – Customer Service Contact Number: +91 – 6358874622 (10:30 am to 6:00 pm from Monday to Friday except on public holidays) Email ID: grievance.redressal@lendingkart.com Lendingkart's Grievance Redressal Machinery will also deal with the issue relating to services provided by the outsourced agency. Principal Nodal Officer (PNO): Name: Sayanendu Chatterjee Designation: Senior Director Contact Number: +91 – 7069087586 (10:30 am to 6:00 pm from Monday to Friday except on public holidays) Email ID: nodalofficer@lendingkart.com
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XIX. FAIR PRACTICES CODE AND BORROWER RIGHTS

The Lender is committed to RBI Fair Practices Code and shall treat borrowers fairly, provide transparent information, maintain confidentiality, provide grievance redressal, and offer the borrower the right to prepay/foreclose/challenge default through arbitration/courts. The complete Fair Practices Code is available at: <https://www.lendingkart.com/investors/policies-codes/>

XX. DISCLAIMER

This MITC is an abridged form and does not contain the full provisions of the Loan Documents, including the Loan Agreement. The Borrower must read the Loan Documents, specifically the Loan Agreement carefully and understand its contents before signing. The Loan Agreement will be final and binding on the Borrower and will prevail in case of any discrepancy with this MITC.

The Borrower should seek independent legal advice to ensure full understanding of obligations and consequences.

Capitalized terms used herein shall have the meaning as specified in the Loan Agreement.