

Subject : Key Fact Statement for your Loan type _____, Loan application ID _____with Axis Finance Limited.

Dear Sir/Ma'am,

We thank you for choosing Axis Finance Limited (AFL), for providing you credit facilities against such securities as are stipulated herein. We are pleased to inform you that with reference to your application and information provided to us, we have sanctioned you a _____ on terms and conditions as set out below.

We request you to kindly review the Key Fact Statement and share your acceptance on the same in order to proceed.

**SCHEDULE IV
KEY FACTS STATEMENT**

Unique Proposal Number _____

Part 1 (Interest rate and fees/charges)

1	Loan proposal/ account No.		Type of Loan	
2	Sanctioned Loan amount (in Rupees)			
3	Disbursal schedule (i) Disbursement in stages or 100% upfront. (ii) If it is stage wise, mention the clause of loan agreement having relevant details		(i)¹ (ii) The Borrower may avail of the Facility by delivering to the Lender of a duly completed disbursement request form in a format and on a date as agreed by the Lender. The Facility shall be disbursed either 100% upfront or in stages/tranches such as (a) Under Construction Property, the disbursement shall be made as per the stage of the construction; (b) Balance Transfer Transactions, the disbursement shall be made in stages/tranches as and when required by the Borrower; and (c) for any other transaction- as per the request of the Borrower. The disbursement of the Facility in the manner set above shall be subject to the Borrower and Co-Borrower complying with the terms of this agreement or as may be allowed by the Lender, at its sole discretion.	
4	Loan Term (year/month/days)			
5	Instalment details			
	Types of Instalments	Number of EPIs	EPI (₹)	Commencement of Repayment, post sanction
			_____ * —	
6	Interest rate (%) and type (fixed or floating or hybrid)			
7	Additional Information in case of Floating rate of interest			

¹ To be specified for each Facility

Reference Benchmark	Benchmark Rate (%) (B)	Spread (%) (S)	Final Rate (%) R= (B)+(S)	Reset period ² (Months)	Impact of change in the reference benchmark (for 25 bps change in 'R', change in:)	
					B	S
						*
8	Fee/Charges³					
		Payable to the RE (A)		Payable to a third party through RE (B)		
		One-time/Recurring	Amount (in ₹) or Percentage (%) as applicable⁴	One-time/Recurring	Amount (in ₹) or Percentage (%) as applicable	
(i)	Loan Application fees	One-time		NA	NA	
(ii)	Loan Processing fee- Included in APR computation	One-time		NA	NA	
(ii i)	Cersai Charges- Included in APR computation	NA	NA	One-time		
(i v)	Insurance premium*- Included in APR Computation	NA	NA	One-time		
(v)	Stamp Duty Charges towards loan agreement-	NA	NA	One-time	Rs. 150	

² Fixed reset, other than on account of changes in credit profile

³ REs may disclose the amount net of any taxes such as GST

⁴ Mention Frequency, where recurring.

	Excluded in APR computation				
(vi)	Broken Period Interest- Excluded in APR computation				
(vi i)	Stamp duty charges towards mortgage and others (As per actuals- Applicable only for HL/LAP/Micro-LAP/Dish a home loans)- Excluded in APR computation- Paid directly by borrower to vendor				
(iv)	All amount stated are exclusive of GST which shall be payable by the customer in addition to the applicable fee/charge except in respect of insurance premium* which shall be inclusive				

	of GST. ⁵				
9	Annual Percentage Rate (APR) (%)				
10	Details of Contingent Charges (in ₹ or in %, as applicable)				
(i)	Penal charges, if any, in case of delayed payment	6% p.a. the overdue amount (Principal overdue / Interest overdue / EMI overdue) for the period the said amount remains overdue.			
(i)	Other penal charges, if any	Penal charges related to non-compliance of any other Material Terms and conditions as per the sanction letter / facility agreement	1% per annum	The Penal Charge for these non-compliance will be levied on the outstanding principal amount of the Facility, for each instance of non-compliance, calculated from the date of the breach until the date the	
		Penal charges related to non-submission of docu			

⁵ All the charges proposed to be charged at any stage or in case of any contingency to be mentioned here.

		<p>ments / information as per the Sanction Letter terms and conditions</p>	<p>terms of the Sanction Letter are met.</p> <p>In cases involving multiple breaches, the total penal charges will not exceed 3%</p>
		<p>Penal Charges for delay in Security creation as the terms of the Sanction Letter.</p>	<p>2% p.a. The penal charges for delay in security creation will be levied on the outstanding principal amount of the Facility, commencing from the date the security was suppo</p>

			<p>sed to be created until the date it is actually created.</p>
<p>(i ii)</p>	<p>Foreclosure charges, if applicable</p>	<p>Applicable Charges:</p> <p>For Loans under Floating Rate of Interest</p> <p>1. If primary applicant is a Non-Individual (For Home Loan, LAP, Micro Lap and Affordable HL)</p> <p>2. If primary applicant is Individual with End use as Business (Excluding Home Loan and Affordable HL)</p> <p>For Loan Against Property & Micro LAP - 3% + Applicable Taxes For Home Loan & Affordable HL - 2% + Applicable Taxes</p> <p>For Loans under Fixed Interest Rate- 4% + Applicable Taxes (For Home Loan, LAP, Affordable HL & Micro LAP)</p> <p>Part Pre-Payment and Foreclosure conditions applicable</p> <p>1) Part Pre-Payment / Foreclosure shall be permitted only after clearance of 12 EMI's.</p> <p>2) Part - Pre- Payment will only be allowed twice in a financial year and up to 25% of Principal Outstanding at the beginning of FY</p> <p>3) Amount received as Part - pre - payment / Foreclosure, will be adjusted against the Overdue interest if any, Principal outstanding</p>	

		<p>and other charges (As per the Appropriation method adopted)</p> <p>4) For any Part- Pre-Payment received adjustment will be given in Tenure and EMI would remain the same. (Tenor would decrease and EMI amount will remain the same)</p> <p>*For Individual Borrowers with End use other than business, Pre-Payment and Foreclosure charges and conditions will not be applicable, if the loan is under Floating ROI.</p>
(i v)	Charges for switching of loans from floating to fixed rate and vice versa	
(v)	Any other charges (please specify)	

*The final Equated Periodic Instalment (EPI) amount will vary based on the actual date of Disbursement availed by the Borrower. A sample illustration for the same has been provided in the Annexure A to the Key Facts Statement below.

Part 2 (Other Qualitative Information)

1	Clause of Loan agreement relating to engagement of recovery agents⁶	The Borrower acknowledges that the Lender may use the services of a recovery agent ("Recovery Agent") for the recovery of the Facility in case of default. The Recovery Agent shall adhere to the guidelines set forth by RBI, which prohibit the use of intimidation, harassment, or abusive language. The Recovery Agent shall operate within permissible hours as specified by the RBI and any communication for recovery purposes shall be made at a mutually agreed upon location. The Lender shall ensure that the Borrower is informed about the details of the Recovery Agent to be engaged.
2	Clause of Loan agreement which details grievance redressal mechanism⁷	The Borrower acknowledges that the Lender has established a Grievance Redressal Mechanism in accordance with the guidelines set forth by RBI. The Lender's Board of Directors has laid down the appropriate grievance

⁶ Clause 23.15 of the General Terms and Conditions of the facility Agreement under Schedule III.

⁷ Clause 23.16 of the General Terms and Conditions of the facility Agreement under Schedule III

		<p>redressal mechanism within the organization to resolve disputes between AFL and its customers. The mechanism ensures that all disputes arising out of the decisions of lending institutions' functionaries are heard and disposed off at least at the next higher level. The details of the grievance redressal officer belonging to the Lender as well as that of the local office of RBI will be prominently displayed at the Lender's branches/places where business is transacted for the benefit of the Borrower. The grievance redressal mechanism process is available at https://www.axisfinance.in/policies-and-standards/fair-practices-code and the contact details of the Grievance Redressal Officer shall be as follows:</p> <p>Axis Finance Limited, Axis House, Ground Floor, Wadia International Centre, Worli, Mumbai- 400025, Kind Attn: Nodal Officer-Ms. Mangal Sarang, Email id- mangal.sarang@axisfinance.in , Mobile No.- +91-8655749343</p>	
3	Phone number and email id of the nodal grievance redressal officer ⁸	<p>Axis Finance Limited, Axis House, Ground Floor, Wadia International Centre, Worli, Mumbai- 400025, Kind Attn: Grievance Redressal Officer-Ms. Mangal Sarang, Email id- mangal.sarang@axisfinance.in , Mobile No.- +91-8655749343</p>	
4	Whether the loan is, or in future maybe, subject to transfer to other REs or securitisation (Yes/ No)		
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
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		

⁸ RE may furnish generic email id, provided a response is made within 1 working day.

charged any penalty on prepayment of loan	
(ii) Details of LSP acting as recovery agent and authorized to approach the borrower	

Computation of APR

Sr. No	Parameter	Details
1	Sanctioned Loan amount (in Rupees) (SI no. 2 of the KFS – Part 1)	
2	Loan Term (in years/ months/ days) (SI No.4 of the KFS – 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 EMI in case of monthly instalments) (SI No. 5 of the KFS – Part 1)	<p style="text-align: center;">_____*</p> <p><i>*The final EPI amount will vary based on the actual date of Disbursement availed by the Borrower. A sample illustration for the same has been provided in the Annexure A to the Key Facts Statement below.</i></p>
c)	No. of instalments for payment of capitalised interest, if any	
d)	Commencement of repayments, post sanction (SI No. 5 of the KFS – Part 1)	
3	Interest rate type (fixed or floating or	

	hybrid) (SI No. 6 of the KFS- Part 1)	
4	Rate of Interest (SI No. 6 of the KFS – 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 (SI No.8A of the KFS -Part 1)	
B	Payable to third-party routed through RE (SI No.8B of the KFS– 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) ¹⁰ (SI No.9 of the KFS -Part 1)	
10	Schedule of disbursement as per terms and conditions	In case of single disbursement, no disbursement schedule is applicable as disbursement will be one time subject to completion of the conditions precedent by the Borrower. However, if the Borrower has requested for disbursement in multiple tranches, then the disbursement schedule can be downloaded from https://customerportal.axisfinance.co.in/lmsmobileweb/react/index.html
11	Due date of payment of instalment and interest^	

BPI Cycle	25-Apr-2025 to 05-May-2025
EMI Start Date	05-Jun-2025

Beneficiary 1	₹ 800000	Cheque handover date*	26-Apr-2025
Beneficiary 2	₹ 200000	Cheque handover date*	04-May-2025

*The interest will be computed from the cheque handover date.

The BPI calculation is explained as below:

BPI Computation	Disbursement Amount	Cheque Handover Date	BPI Days	Amount (In Rupees)
Beneficiary 1	₹ 800000	26-Apr-2025	9	₹ 1771
Beneficiary 2	₹ 200000	04-May-2025	1	₹ 443
			BPI	₹ 2214

Illustrative Amortization schedule:

Month	EMI Amount	Opening balance	Principal	Interest	Closing balance
05-May-25-BPI Recovery*				2214	
05-Jun-25	87451	1000000	79951	7500	920049
05-Jul-25	87451	920049	80551	6900	839497
05-Aug-25	87451	839497	81155	6296	758342
05-Sep-25	87451	758342	81764	5688	676578
05-Oct-25	87451	676578	82377	5074	594201
05-Nov-25	87451	594201	82995	4457	511206
05-Dec-25	87451	511206	83617	3834	427589
05-Jan-26	87451	427589	84245	3207	343344
05-Feb-26	87451	343344	84876	2575	258468
05-Mar-26	87451	258468	85513	1939	172955
05-Apr-26	87451	172955	86154	1297	86800
05-May-26	87451	86800	86800	651	0

* Although this interest becomes due on 5th May, it is collected on the disbursement date (i.e. 25th April) by deducting it from the loan/disbursement amount. To ensure fairness, the corresponding interest benefit for the advance collection is given by reducing the Broken period interest amount to that extent at contracted ROI, so that no excess

interest is charged to the customer.
 BPI for Tranche wise disbursement is calculated on the net disbursed amount.

BPI Amount without giving interest benefit: Rs. 2219

BPI amount including interest benefit: Rs. 2214

#Note: Since both the beneficiary amounts are disbursed before the BPI due date, Interest calculated for 30 days (Actual days) for ₹ 800000 and ₹ 200000 which is ₹ 7500 recovered on 05-June-25.

Use case 2: If the cheque disbursal date is after the BPI due date:

Case 2

Disbursement amount	₹ 1000000
ROI	9% p.a.
Tenor	12 months
EMI	₹ 87,451
Date of Disbursement	25-Apr-2025
BPI Cycle	25-Apr-2025 to 05-May-2025
EMI Start Date	05-Jun-2025

Beneficiary 1	₹ 800000	Cheque handover date*	26-Apr-2025
Beneficiary 2	₹ 200000	Cheque handover date*	10-May-2025

*The interest will be computed from the cheque handover date.

The BPI calculation is explained as below:

BPI Computation	Disbursement Amount	Cheque Handover Date	BPI Days	Amount (In Rupees)
Beneficiary 1	₹ 800000	26-APR-2025	9	₹ 1771
			BPI	₹ 1771

Illustrative Amortization schedule:

Month	EMI Amount	Opening balance	Principal	Interest	Closing balance
05-May-25-BPI Recovery*				1771	
05-Jun-25	87451	1000000	80169	7282	919831
05-Jul-25	87451	919831	80553	6899	839278
05-Aug-25	87451	839278	81157	6295	758121
05-Sep-25	87451	758121	81766	5686	676355

05-Oct-25	87451	676355	82379	5073	593976
05-Nov-25	87451	593976	82997	4455	510980
05-Dec-25	87451	510980	83619	3832	427361
05-Jan-26	87451	427361	84246	3205	343114
05-Feb-26	87451	343114	84878	2573	258236
05-Mar-26	87451	258236	85515	1937	172722
05-Apr-26	87451	172722	86156	1295	86566
05-May-26	87451	86566	86802	649	0

##Note:

Interest for ₹ 8,00,000 has been calculated for 30 days, amounting to ₹ 6000.

Interest for ₹ 2,00,000 has been calculated for 26 days, amounting to ₹ 1282, as this amount was disbursed on 10-May-2025.