

PROCEDURE FOR COLLECTION OF DOCUMENTS IN CASE OF DEATH OF PROPERTY OWNER(S)

In the course of availing of loan facility, the customers' property papers remain in possession of IIFL Home Finance Limited ("IIFL HFL"). Post closure of Loan by due repayment/ settlement of the loan(s) availed by the Borrower(s) against the security (i.e. immovable property) the Property Owner may collect his/her/their original title documents of the Property from IIFL HFL's branch where the loan has been/is being serviced within 30 days from the full repayment /settlement of the loan account. However, in case of contingent event of demise of sole owner or any one of the Joint Owners of the Property, the following procedure shall be adhered to –

- 1) In case of the death of the property owner, it is his/her registered nominees/legal heirs who are entitled to receive the property document(s) remaining in possession of IIFL HFL. Below mentioned documents to be furnished to the concerned branch and following procedure should be adopted by the legal heirs of the deceased Property Owner(s):
 - a) A request letter to be submitted along with the following documents in case of death of the Property Owner (on the loan structure) during loan tenure:
 - i) Copy of Death Certificate of the deceased property owner(s)
 - ii) Legal Heir Certificate/Family Certificate, preferably from Court or Tahsildar
 - iii) KYC of the Legal Heirs
 - iv) Affidavit cum Indemnity.
- 2) **Important Note:**
 - a) In case the loan was funded to the surviving legal heirs or the death of the property owner is prior to the loan granted, then the Original Property Papers will be released in the presence of remaining Borrower(s) on the loan structure.
 - b) If the legal heir is a minor, then the Court appointed Legal Guardianship Certificate needs to be submitted along with the Original Valid Document of the legal guardian.
 - c) In the event any legal heir is unable to collect document(s) and wishes to authorise third person to collect the same, the following documents must be submitted by legal heirs' duly authorised person:
 - i) The legal heir must issue a No Objection Certificate (NOC)
 - ii) The legal heir must execute a Special Power of Attorney (SPOA), along with all the documents listed above.
- 3) The Borrower(s) and/or Legal heirs (as the case may be) must submit a signed "Satisfaction Letter" at the time of handover of property documents at branch.

IIFL Home Finance Limited

Corporate identity Number: U65993MH2006PLC166475

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