

## AMENDATORY CREDIT ARRANGEMENT LETTER

November 19, 2022

CAL213054749052

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED  
3/1, DR. U.N. BRAHMACHARI STREET  
KOLKATA -700017  
WEST BENGAL

Kind Attn : Mr. Pradeep Kumar Sureka

Dear Sir,

Please refer to the Credit Arrangement Letter No. CAL626017188099 dated September 28, 2022 (the "CAL") issued to you by ICICI Bank Limited wherein the ICICI Bank has agreed to provide / provided to you financial assistance by way of Rupee Term Loan: Not exceeding Rs. 500.0 million ("RTL-I") Rupee Term Loan: Not exceeding Rs. 100.0 million ("RTL-II/Upsize Facility") and Overdraft Facility: Not exceeding Rs. 100.0 million ("OD") as sub-limit of RTL-I. The RTL and OD are referred to as the "Facility" on the terms and conditions contained therein.

At your request, we are agreeable for modifications of the existing terms and conditions of the CAL to the extent specified in the Annexure hereto, which Annexure shall be deemed to be part of this letter.

This letter shall be read in conjunction with the CAL and be construed as if the provisions of this letter were incorporated therein by way of addition. To the extent of any inconsistency between the terms of this letter and the CAL, the provisions of this letter shall prevail.

Save for changes specified herein above, all the other terms and conditions of the CAL shall remain unchanged and in full force and effect.

In case the above terms and conditions are acceptable to you, we request you to return the duplicate copy of the Letter duly signed in token of acceptance by your authorized Official. Also arrange to furnish to us two certified true copies of the resolutions passed by your Board of Directors / Committee / Members as per our prescribed proforma which is attached.

Please note that this communication should not be construed as giving rise to any binding obligation on the part of ICICI Bank unless you have returned the duplicate copy of this Letter duly signed in token of acceptance and signed / executed the agreements / documents in connection with the aforesaid Facilities.



SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

  
Director

**ICICI Bank Limited**  
Uniworth House,  
3A Gurusaday Road,  
Kolkata - 700 019,  
West Bengal, India.

Tel. : 033-44248633  
Website [www.icicibank.com](http://www.icicibank.com)  
CIN :L65190GJ1994PLC021012

Regd. Office : ICICI Bank Tower, Near Chakli Circle,  
Old Padra Road, Vadodra 390 007,  
India.  
Corp. Office : ICICI Bank Towers, Bandra-Kurla  
Complex, Mumbai 400051, India.

Unless ICICI Bank receives duplicate copy of this Letter, duly signed in token of acceptance, within 150 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 150 days from the date of this Letter, the Offer shall automatically lapse without any further communication from ICICI Bank, unless the validity of the Offer is expressly extended / revived by ICICI Bank in writing.

*Mark Venkatar (CMS) 856449*  
Yours faithfully,  
For ICICI Bank Limited



Authorised Signatory

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

*Nav Venkatar*  
Director

Approved and accepted by the Borrower:  
Date: 1/1/2022

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

*Nav Venkatar*  
Director

Signature(s) \_\_\_\_\_  
Name:  
Designation :

ANNEXURE

TERMS & CONDITIONS

FOR RUPEE TERM LOAN			
S. No	Particulars	Existing Terms	Revised Terms
1.	Property	All the piece & parcel of land located at Mouza Baikunthapur, JL No. 36, Dag Nos. 3-12, 16-23, 26- 31, 37-42, 46, 49, 52, 53, 68 PS. Baruipur, under Hariharpur Gram Panchayat, Dist. South 24 Parganas admeasuring approximately 7.68 acres, including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present and future.	All the piece & parcel of land measuring an area of 8.047359 acres or 804.7359 Decimals more or less comprised under R.S./L.R. Dag Number 27, 28, 29, 30, 31, 37, 38, 39, 40, 41, 42, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22, 23, 26, 49, 50, 51, 52, 53 and 68, corresponding to L.R. Khatian nos. 732, 737, 738, 739, 740, 740/2, 740/3, 717-740, , 740/5, 19, 92, 147, 329, 482, 25, 227, 98, 103, 102, 260, 207, 763, 101, 83, 18, 266, 317, 145, 146, 217, 265, 310, 190/2, 190/3, 190/1, 190/4, 190/5, 190/6, 266, , 317, 14/1, 762, , 764, , , 14/1, , -, in Mouza Baikunthapur , J.L. No. 36 , under Police Station Baruipur in the District of South 24 Parganas within Hariharpur Gram Panchayat, Pin 700145". (including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present and future.



Other terms and conditions will remain mutatis mutandis.

SUREKA ISHA ZION DEVELOPERS PRIVATE LIMITED

*Ran. Neuman*  
Director