

Paceman Sales Promotion Pvt. Ltd.

CIN No. U51909WB1995PTC068049



Regd. Off. : 14, Netaji Subhas Road, (4th Floor) Kolkata-700 001

☎ : 033-2231-6142/46, 4005-0500, Fax : 91-33-2231-6158, e-mail : paceman@vsnl.net

Loan Sanction Letter

Date: 13.02.2023

Our Reference No.-PSPPL/PANSARI/AROMA/006

Name of Applicant: Pansari Developers Limited

Address: 14 N.S Road, 4th Floor, Kolkata -700001

Phone No.: 9830031697

Name of Co-Applicant/Gurantor: Mahesh Kumar Agarwal,

Dear, Pansari Developers Limited

Sub: Your Application for Construction Finance Facility Amounting Rs 30 Cr for Project Partii Aroma situated and being the entire L.R. Dag no- 2605, and divided and demarcated portions of L.R. Dag No. 2606, 2609 and 2625 all recorded in L.R. Khatian nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384 in Mouza- Gopalpur, J.L-2, being former Holding Nos. R.G.M/M/68/2005, R.G.M/M/69/2005 and AS/84/6324/2003 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation, under Police Station Airport (formerly Rajarhat), Dist.:North-24 Paraganas, Pin 700136

We thank you for choosing us as your financier for loan. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below:-

Type of facility	CFF
Sanctioned Amount (Rs.)	Rs 30 Cr.
Rate of Interest	9%
Tenor	60 months
Address of Property offered as Security	Partii Aroma- Project situated and being the entire L.R. Dag no- 2605, and divided and demarcated portions of L.R. Dag No. 2606, 2609 and 2625 all recorded in L.R. Khatian nos. 25358, 25359, 25360, 25361, 25362, 25363, 25364, 25377, 25378, 25379, 25380, 25384 in Mouza- Gopalpur, J.L-2, being former Holding Nos. R.G.M/M/68/2005, R.G.M/M/69/2005 and AS/84/6324/2003 of Rajarhat Gopalpur Municipality now within the Bidhannagar Municipal Corporation, under Police Station Airport (formerly Rajarhat), Dist.:North-24 Paraganas, Pin 700136
Sanction Letter Validity	90 Days

All the applicable taxes, duties and levies would be additionally charged as per law.

-ROI will be as per applicable reference rate at the time of disbursal.

Special Conditions:

1. Legal and Technical clearance/verification of the property being financed of documents submitted
2. Execution of Loan Agreement & other documents between you and us as per its policy and format.
3. Loan to be covered through insurance.
4. Directors are to be join in Loan Structure.
5. Main Promoters to be taken as co-applicant.
6. All Property owners to be in Loan Structure.
7. NOC from Tenant to be documented once the agreement is signed.
8. Sanction is subject to legal & Technical Clearance
9. Sanction is subject to positive report of all verifications.

Please sign this letter as your acceptance of the terms and conditions mentioned above and overleaf.

For Paceman Sales Promotion Private Limited
Paceman Sales Promotion Pvt. Ltd.

Authorized Signatory

Director

Accepted the Offer
For PANSARI DEVELOPERS LIMITED

Customer Signature
Company Secretary

Most Important Terms & Conditions

1. The sanction of loan amount and its terms and conditions are subject to execution of loan agreement and other documents and writings with **Paceman Sales Promotion Private Limited** (hereinafter referred to as "**PSPPL**"). The term and conditions of loan agreement and/or other documents will prevail upon this letter to in case of any contradiction/conflict/difference.
2. This sanction shall be available to the Borrower for a period of 90 days from the date of this letter provided the Borrower deposits with "**PSPPL**".
3. "**PSPPL**" shall be entitled revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, *inert alia*, if there is any material change in the purpose (s) of loan facility, if any information and/or statement given by borrower is incorrect, incomplete or misleading, if there is a breach of terms and conditions of the facility, if any report like legal/technical/evaluation of the property is not found satisfactory, if the browser does not submit duly accepted copy of this sanction letter to "**PSPPL**" within stipulated period, etc "**PSPPL**" decision in respect of material charges shall be final and binding the borrower
4. Repayment of loan amount will be principal and/or interest. "**PSPPL**" may in its sole discretion after the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place.
5. The prepayment of the loan shall be made and accepted as per the policy rules of "**PSPPL**" and accordance with the statutory guidelines, issued from time to time and as applicable at the time of prepayment, where there is no policy, rules and guidelines prepayment charges, more particularly mentioned in the schedule of the loan agreement.
6. The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan agreement. However the rate of interest is subject to revise due to change in Ref. rate.

7. "PSPPL" has the sanction the loan facility on the basis of calculation and intimation of the cost to be incurred or fulfilling the purpose(s). increase above or fall below the calculated amounts, "PSPPL" reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of "PSPPL", and the decision of "PSPPL" in that behalf shall be binding on the Borrowers.
8. The loan amount and the terms sanctioned by "PSPPL", besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers. However, "PSPPL" reserves its right to review and reappraise the loan facility during its continuity in terms of loan agreement to be executed towards disbursement of the loan amount.
9. Borrower shall not pass on loan & KYC related information of the borrower, except for regulatory requirements like furnishing information to CIBIL,FIU or other to statutory Bodies.
10. Recovery of Overdues/Bad Debts : It is duty of the borrower to repay loan amount with applicable interest along with all dues/charges/fees levied as per agreed terms of loan agreement. However, in the event of default in re-payment of any of the above, Company reserve the right to recover Overdues by resorting to Legal & permissible means.

For Paceman Sales Promotion Private Limited

✓ **Paceman Sales Promotion Pvt. Ltd.**



Director

Authorized Signatory

Accepted the Offer

FOR PANSARI DEVELOPERS LIMITED

Neha Sharma

Company Secretary

Customer Signature