

Date: 30th October 2022

To,
Mahamani Properties Pvt. Ltd.
Kolkata

Dear Mr. Sanjeeb Gupta & Mr. Sujit Gupta

Sub: Financial Assistance by way of construction finance of Rs. 12.50 Crores towards project "Meena Paradise Ph-3"

Basis the information shared between BHFL & You, we, at your request, in principle agree to extend the Facility subject to the terms and conditions as mentioned below.

Kindly note, this Term Sheet is subject to completion of comprehensive legal, financial, technical and other due diligence to the satisfaction of Bajaj Housing Finance Ltd. (BHFL) and should not be construed as giving rise to any binding obligation on part of BHFL. BHFL reserves the right to cancel, add, modify or alter the entire or partly any terms and conditions including Facility Amount and terms and condition set basis further due diligence.

Unless BHFL receives duplicate copy of this Letter, duly signed in token of acceptance, within 5 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facility within 90 days from the date of acceptance of this Letter, the Offer may be rescinded, at the sole discretion of BHFL without any further communication.

Regards,

Authorized signatory

SHANKY AGARWAL

[EmpID - 800722]

Approved and accepted by the Borrower

MAHAMANI PROPERTIES PVT. LTD.

Signature(s)

Date 18/11/2022

Name SANJEEB GUPTA

Designation Director

SR INVESTMENT

Member

SP INVESTMENT

Member

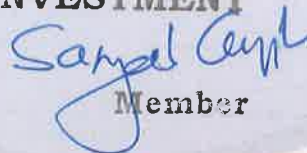
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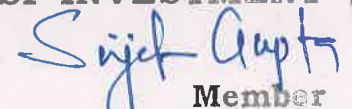
Terms and Conditions:

Borrower	Mahamani Properties Pvt. Ltd.
Co-Borrower	Sanjeeb Gupta Sujit Gupta SP Investment SR Investment
Developer	Mahamani Group
Lender	Bajaj Housing Finance Limited (BHFL)
Project	Project "Meena Paradise Ph-3"
Facility	Loan not exceeding Rs. 12,50,00,000/- (Twelve Crores and Fifty Lakhs only) for the purpose of Construction Finance and general working capital requirements of the residential Project referred to as the "Facility".
Purpose of Facility	<ul style="list-style-type: none"> Facility will be used towards construction cost and/or working capital requirement of the Project The Facility, either in part or in full, will not be used for investment in capital markets or any other activity which is prohibited as per RBI or any illegal activity.
Tenure	Total tenure not exceeding 60 months including Principal standstill period of 30 months from date of first disbursement of Facility
Interest on the Facilities	<ul style="list-style-type: none"> As on date, the Reference Rate of BHFL-I-FRR HFCINS is 15.60% per annum, spread is -2.10 % per annum and the applicable rate is 13.50 % per annum. In the event of any change in the Reference Rate, the spread would remain constant and the applicable rate would be changed in line with the revised Reference Rate. The Reference Rate, as applicable at the time of disbursal, will be applicable to the loan.
Processing fees for Facilities	<ul style="list-style-type: none"> The Borrower will pay 1.00% of the Facility amount plus all applicable taxes and statutory levies thereupon issuance of final sanction letter. The Borrower will pay the charges towards legal diligence and technical evaluation / valuation of the project. The Borrower will pay entire processing fees upon acceptance of final sanction letter within 3 days from the date of issuance.
Home Loan	<ul style="list-style-type: none"> In case where home buyers desire to purchase unit in the Project and who intends to avail a home loan, the Borrower shall refer such home buyers to BHFL for the home loan. BHFL will evaluate such loan proposals as per the internal policies and will have the first right of refusal. BHFL reserves the right to release NOC to any other financial institution in case a home buyer decides to avail home loan facility from any other financial institution. BHFL reserves the right to increase rate of interest by 1.00% in case the developer does not support for home loans for 30% of the overall sales of the project through BHFL.
Marketing	<ul style="list-style-type: none"> The Borrower agrees and confirms that while undertaking any marketing activity with respect to the Project, the Borrower will disclose that the Project has been financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project. This is also a regulatory requirement as per the NHB circular No. NHB (ND)/DRS/ POL-No. 30/ 2009. Second tranche disbursal will be done only post compliance to this requirement.

MAHAMANI PROPERTIES PVT. LTD.

 Director

SR INVESTMENT

 Member


SP INVESTMENT

 Member


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	<ul style="list-style-type: none"> The Borrower will allow display boards at the Project site stating that the Project has been financed by BHFL. Further, the Borrower will not remove such boards without specific permission from the Lender. 				
Prepayment	<ul style="list-style-type: none"> No prepayment charges throughout the tenure of the facility if prepayments are done as per the terms stipulated in the sanction letter & loan agreement. In case of any prepayment over & above the stipulated terms, BHFL reserves the right to levy pre-payment charges of 4% on such part payments. Any partial prepayment would require prior written notice of 45 days from the Borrower. In the absence of such a notice, adjustment of such prepayment against principal outstanding will be done post 45 days only. In case of balance transfer loans, BHFL reserves the right to charge pre-closure charges on the undisbursed amount. In case of other loans, BHFL reserves the right to charge pre-closure charges on the undisbursed amount if it is more than 10% of the sanction amount. 4% prepayment charges on the outstanding amount in case of takeover by any financial institution. 				
Disbursement schedule	Tranche	% construction stage linked to cost incurred	Disbursement amount (Rs. in Cr)	Cumulative total Sales milestone (Saleable area in sq. ft.)	Cumulative Collection Milestone (Rs. in Cr)
	1 st	5%	2.00	0	0.00
	2 nd	14%	1.00	4000	0.28
	3 rd	20%	1.50	8000	0.69
	4 th	29%	1.50	13819	1.74
	5 th	39%	1.25	19638	2.97
	6 th	45%	1.25	25457	4.49
	7 th	57%	1.25	32000	6.70
	8 th	68%	1.25	40000	9.05
	9 th	80%	1.50	48000	11.66
	<ul style="list-style-type: none"> Apart from meeting the milestones as mentioned above, one of the pre-conditions for 2nd tranche will be the Borrower disclosing that the Project has been financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project as per the NHB circular No. NHB (ND)/DRS/ POL-No. 30/ 2009. Both sales and construction milestone need to be adhered for release of every tranche amount. Project cost excludes land/JDA and interest cost. CA Certified cost incurred has to be submitted for every tranche disbursal certifying the tranche amount has been used towards project. Sales will be considered for only Sanctioned Units. The achievement of the Sales milestones, Cash flow and Tranche disbursal amount will be ascertained and considered as per the internal parameters of BHFL at its sole discretion. Entire loan funded by BHFL, collections from sale of units in the project as well as Borrower equity infused in the project to be utilized only for construction of the funded project, except as agreed during the loan sanction. In case of any non-compliance, the Lender reserves the right to increase the ROI of the loan upto 4% per annum on the entire loan outstanding. 				

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SR INVESTMENT

Sangeet Gupta
Director

Sangeet Gupta
Member

Sangeet Gupta

SP INVESTMENT

Sujeet Gupta
Member
Sujeet Gupta

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Raj Premier, EN -block, 6th Floor, plot no-37, saltlake sec-V, Kolkata,
West Bengal - 700091, India
Corporate Office: Cerebrum IT Park, B2 Building, 5th Floor, Kumar City, Kalyani Nagar,
Pune - 411 014
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

Corporate ID No.
L65910MH1987PLC042961

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Repayment for Facilities	<ul style="list-style-type: none"> The Borrower agrees and undertakes to repay principal amounts by way of scheduled repayment of the facilities to BHFL in 30 months after principal standstill period of 30 months from the date of first disbursement. Interest to be serviced monthly during the principal standstill period from the current account of the Borrower through ECS/PDC's/NACH. Due date for the repayment will be 15th of every month Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower. <p>Escrow sweep</p> <table border="1"> <thead> <tr> <th>Collections</th> <th>Period</th> <th>Escrow Sweep</th> </tr> </thead> <tbody> <tr> <td>Rs. 0 Cr upto Rs. 2.50 Cr</td> <td>1st month to 9th month</td> <td>15%</td> </tr> <tr> <td>Above Rs. 2.50 Cr upto Rs. 6.00 Cr</td> <td>Above 9th month to 18th month</td> <td>25%</td> </tr> <tr> <td>Above Rs. 6.00 Cr upto Rs. 11.50 Cr</td> <td>Above 18th month to 27th month</td> <td>30%</td> </tr> <tr> <td>Above Rs. 11.50 Cr</td> <td>Above 27th month</td> <td>65%</td> </tr> </tbody> </table> <p>The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.</p> <p>Calculation of Equated Monthly Principal (EMP) after the end of principal standstill period: At the end of the principal standstill period, the total disbursed amount will be divided by remaining tenure. This amount, called Ideal EMP, will remain constant for the remaining loan tenure until any additional disbursal done in loan account. Such Ideal EMP will be deducted from the total disbursed amount at the end of principal standstill period to arrive at the Ideal POS. This Ideal POS will be calculated for the remaining tenure by deducting the Ideal EMP from the Ideal POS every month. The actual POS will be compared against this Ideal POS every month. In case the actual POS is lower than the Ideal POS, no EMP will be payable for that month. In case actual POS is more than the Ideal POS, the differential amount will need to be paid on the due date. Interest amount will be calculated on a daily basis on the actual POS & will need to be paid on the due date. In case of any additional disbursal during the loan tenure, such additional disbursed amount will get divided by the remaining loan tenure & the Ideal EMP will increase accordingly.</p>	Collections	Period	Escrow Sweep	Rs. 0 Cr upto Rs. 2.50 Cr	1 st month to 9 th month	15%	Above Rs. 2.50 Cr upto Rs. 6.00 Cr	Above 9 th month to 18 th month	25%	Above Rs. 6.00 Cr upto Rs. 11.50 Cr	Above 18 th month to 27 th month	30%	Above Rs. 11.50 Cr	Above 27 th month	65%
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Above Rs. 11.50 Cr	Above 27 th month	65%														
Minimum Selling Price	<p>Minimum Selling Price (MSP) for the Project to be Rs. 4500/- per sq.ft. on salcable area. If the selling price is lower than the MSP, the Borrower is required to deposit the difference amount as per the prevailing escrow sweep percentage with BHFL immediately in the month of such sale. BHFL reserves the right to calculate the security & receivable cover on such reduced rates if sales are frequently happening at reduced rates and ask the Borrower to take necessary steps to reinstate the stipulated covers.</p>															
Scheduled receivables	<ul style="list-style-type: none"> Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future. The Borrower will maintain a minimum net receivable cover of 1.75 times of the principle outstanding during the tenor of the facilities. Any shortfall in the net receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL. 															
Escrow	<ul style="list-style-type: none"> The Borrower will have to open an escrow account with the designated bank as identified by the Lender. 															

MAHAMANI PROPERTIES PVT. LTD.

Sayed Aqub
Director

SR INVESTMENT

Sayed Aqub
Member

SP INVESTMENT

Sayed Aqub
Member
Sayed Aqub

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account

- The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per RERA guidelines in compliance with BHFL.
- Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower.

Escrow sweep

Collections	Period	Escrow Sweep
Rs. 0 Cr upto Rs. 2.50 Cr	1 st month to 9 th month	15%
Above Rs. 2.50 Cr upto Rs. 6.00 Cr	Above 9 th month to 18 th month	25%
Above Rs. 6.00 Cr upto Rs. 11.50 Cr	Above 18 th month to 27 th month	30%
Above Rs. 11.50 Cr	Above 27 th month	65%

Note: The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier.

Note: Notwithstanding sweep given above, the sweep will be increased to 80% on completion of the project.

- The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.
- BHFL will have full authority to monitor and operate the account as it deems fit/necessary.
- The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL.
- With respect to any collections from the Project which are not deposited in the Escrow Account as agreed between Borrower and the Lender, the Borrower undertakes to pay towards the Loan Account, the proportionate amount calculated as per the applicable sweep percentage every week within the same week of collections. In case of any non-compliance, the Lender reserves the right to levy penal charges up to 4% per month on the entire loan outstanding. The Borrower also undertakes to upload on RERA website about the Lender's charge on the project within 7 (Seven) working days of creation of registered mortgage. Further, the Borrower also undertakes to update the details of Escrow Account on the RERA website and any other places as per statutory requirements in due course of time. Borrower also undertakes to update all the existing customers/home loan provider from where future tranches are receivable regarding the changed escrow account & ensure that all subsequent payments/ disbursements are deposited in this BHFL escrow account. BHFL reserves the right to withhold subsequent disbursements in case of any violation/ non-compliance of the above clause.
- The Borrower agrees that the applicable sweep from the amounts collected as receivables from the Project from the date of sanction of the loan till the date of disbursement shall also be paid to BHFL immediately when the loan is disbursed or BHFL reserves the right to downsize the loan to that extent.
- All costs, charges and expenses in connection with the operation of the designated escrow account shall be borne by the Borrower. The Borrower shall enter into an agreement with the designated bank and such agreement shall be in a form and manner acceptable to BHFL.
- Inform all customers of the Project to draw all cheques in favour of designated account as per RERA guidelines in compliance with BHFL and also undertake that all the receivables in connection with the Project are deposited only in this account.

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Sangeet Anub
Director

SR INVESTMENT

Sangeet Anub
Member

SP INVESTMENT

Sujeet Anub
Member
Sujeet Anub

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Raj Premier, EN -block, 6th Floor, plot no-37, saltlake sec-V, Kolkata,
West Bengal - 700091, India
Corporate Office: Cerebrum IT Park, B2 Building, 5th Floor, Kumar City, Kalyani Nagar,
Pune - 411 014
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

Corporate ID No.
L65910MH1987PLC042961

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	<ul style="list-style-type: none"> BHFL will have the first right to adjust the sale proceeds against the principal outstanding/other dues in respect of the facilities. BHFL reserves the right to set up a standing instruction to transfer daily the funds credited in the designated escrow account to be transferred to the sweep in account of BHFL. The Borrower agrees that the Escrow Account will be opened and made operational within 90 days from the date of 1st disbursement. Any subsequent disbursements of the loan will be made post the Escrow Account being operational. In case the Borrower fails to open and operationalize the Escrow Account, the Lender reserves the right to: <ul style="list-style-type: none"> Increase the Rate of interest applicable on the Loan by 1% per annum, in case the Escrow Account is not opened within 90 days. Increase the Rate of interest applicable on the Loan by a further 1% per annum, in case the Escrow Account is not opened within 180 days. Recall the Loan if the Escrow Account is not opened within 210 days.
Security for Facility	<ul style="list-style-type: none"> Exclusive First Charge by way of registered mortgage of project land and all unsold units of the project (including owners' allocation) "Meena Paradise-Ph 3" including all present and future FSI of the project. Exclusive Charge by way of Hypothecation of scheduled receivables from sold and unsold units of the Project (including owners' allocation) and all insurance proceeds, both present and future cash flows of Project "Meena Paradise-Ph 3". Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). Security cover to be maintained during tenure of loan is 1.75x. The receivables will be monitored and controlled through an escrow arrangement. Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence.
Pre-disbursement conditions	<p>The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent:</p> <ul style="list-style-type: none"> Project to be RERA registered as per the prevailing byelaws Borrower shall execute the financing/loan documents as per BHFL requirements Satisfactory completion of all diligences Undertaking from the Borrower stating clearly sold and unsold units in the Project. Company certified cash flow statement for the entire tenure of the facilities. CA certified net worth statement of the borrowing entities, promoters/partners and total cost incurred on the Project. Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. Execution of Registered Mortgage unsold units of Project in favour of BHFL. Creation of security in the form and manner acceptable to BHFL and all expenses relating to security creation to be borne by Borrower. NACH Form and Security cheques as per BHFL norm to be provided Encumbrance certificate to be uploaded on RERA before 2nd tranche Charge to be created in favor of BHFL on MCA before second tranche.

MAHAMANI PROPERTIES PVT. LTD.

Sangeet Aash
Director

SR INVESTMENT

Sangeet Aash
Member

Sangeet Aash

SP INVESTMENT

Sujeet Anpts
Member
Sujeet Anpts



Shantiprasad

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Pune - 411 014
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

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	<ul style="list-style-type: none"> • Power of attorney from landowner to mortgage and hypothecate owners share to the lender. • Undertaking from landowner mentioning that landowner will not have any charge on owner's allocation and all the receivables of owner's allocation will be routed through BHFL escrow. • Receipt of full approvals in the project-Meena Paradise Ph-3
Conditions to be satisfied within 30 days from first disbursement	<ul style="list-style-type: none"> • The Borrower is required to insure the Project against standard risks for an amount not less than the outstanding principal during the live tenure of the facilities and hypothecate the same in favour of BHFL. The copy of insurance policy with assignment in favour of BHFL would be made available immediately as & when done.
Event of default	<p>The following events will, inclusive and not restricted, will constitute an event/s of default:</p> <ul style="list-style-type: none"> • Failure to service debt or any other amount under the Loan Agreements when due and if not cured within 7 days. • Failure to deposit receivables as documented in the loan documents in the designated escrow account. • Failure to commence Project construction within 30 days of 1st tranche disbursal or within 30 days of receipt of permission to commence construction, whichever is later. • Construction of the Project without obtaining all requisite approvals from appropriate authorities. • Non-compliance to the NHB circular No. NHB (ND)/DRS/ POL-No. 30/ 2009 regarding insertion of details that the Project has been financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project • Breach of any representation and warranty by the Borrower and sponsor. • Breach of covenant or undertaking or other obligation. • Any order passed or an application being initiated for winding up/ dissolution / or filing of bankruptcy under the Insolvency and Bankruptcy Act together with its amendments from time to time. • Non-compliance of RERA Act, Rules, Circulars, Notifications or any other prevailing rules & regulations • Cessation of business • Downgrading of the credit rating of the Borrowers bank facilities by 2 notches by external credit rating agencies • Voluntary or involuntary insolvency, appointment of receiver, winding up, liquidation, bankruptcy, dissolution or change of control of the Borrower or any one of them • Any change constitution of applicant and co-applicant entity / entities without written consent from BHFL. • Any of the Financing Agreements becomes unenforceable against the Borrower. • "Failure to commence Project construction within 30 days of 1st tranche disbursal or within 30 days of receipt of permission to commence construction, whichever is later"
Consequences of default	<p>The following consequences, inclusive and not restricted, can be undertaken by BHFL in case of an event of default:</p> <ul style="list-style-type: none"> • Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Financing Agreements • Accelerate maturity of the facilities together with all accrued interest and declare all amounts payable by the Borrower in respect of the facilities to be due and payable immediately • Suspend and terminate all undrawn commitments

MAHAMANI PROPERTIES PVT. LTD.

Sangeet Anil
Director

SR INVESTMENT

Sangeet Anil
Member

Sangeet Anil

SP INVESTMENT

Sujat Gupta
Member

Sujat Gupta

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	<ul style="list-style-type: none"> • Revise the rate upward by 400 basis points • Revise the escrow sweep percentage • All expenses incurred after default has occurred in connection with preservation of the Borrower assets (as on date of default) and Collateral Security and collection of amounts due under facilities agreement shall be payable by the Borrower.
<p>Other covenants</p>	<ul style="list-style-type: none"> • Borrower needs to submit a monthly MIS report providing details of sales, collections & cancellations in the Project latest by 10th of the succeeding month. • The Lender shall have an unqualified right to disclose the name of the Borrower to RBI and/or NHB, stock exchange, auditors, and any Credit information companies as defined at section 2(e) of The Credit Information Companies (Regulation) Act, 2005 ("CIC"). The Borrower gives its consent to the Lender to initiate queries pertaining to the Borrower with any CIC during the tenure of the Loan. • If any event or circumstances occur which in the sole opinion of BHFL, is likely to and/or adversely affect the ability of the Borrower or Guarantor to perform all or any of its obligations under this Agreement or Guarantee including but not limited to slowdown or stoppage of project construction, sales and collections, adverse market conditions, then BHFL shall have the right to take such steps to protect its loan obligations inclusive or but not limited to recalling of loan, increasing interest rates, demanding additional collateral, increasing sweep etc. • Right to step into the Project in case the Borrower has defaulted. • Borrower shall not do any unauthorized construction nor deviate from approved sanction plans. • Borrower to undertake & confirm to complete the entire Project in event of escalation of Project cost. • The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project within 30 days or if Borrower collects more than 10% of the agreement value. • Borrower will obtain a specific release letter for every unit sold before the agreement to sell/ sale deed is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a home loan or not. BHFL charge would not be released if the above letter is not obtained. • Borrower will not sell a bulk portion of the units without prior consent from BHFL. • Any sales scheme related to the Project wherein payment of consideration is not linked with construction stage will need prior approval of the Lender. • The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favour of the escrow account with the designated bank for the Project. Such draft sale agreements/demand letters to be shared by the Borrower prior to disbursement as may be required. • In cases where the Borrower is a company, it will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL. • The Borrower will not repay any monies brought by the partners / shareholders by way of deposits / loans and advances during the currency of the facilities. • The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the instalment/dues/ overdue under this facility. Dividend if any paid should be paid after clearing dues to BHFL. • Adherence to the building norms and technical specifications as laid down by National Building Code (NBC).

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Sayed Aamir
Director

SR INVESTMENT

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Member

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SP INVESTMENT

Sujat Gupta
Member

Sujat Gupta

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	<ul style="list-style-type: none"> • Adherence to the Ministry of Environment and Forest Notifications on fly ash and such other notifications as issued from time to time during the tenure of the facilities. • Adherence to National Disaster Management Authority (NDMA) guidelines on "Ensuring Disaster Resilient Construction of Buildings and Infrastructure shall continue to be in adherence to the said guideline and such other guidelines as may be issued by the NDMA from time to time. • BHFL official or any person authorized by BHFL shall be permitted to visit the Project site and carry out inspection/examine the books of accounts till the currency of the loan. • Neither the Borrower/ Co-borrowers nor the security offered to BHFL is / will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, Borrower is obliged to ensure that the security offered to BHFL shall be free from all encumbrances/litigations at all points of time till your total repayment of the entire loan amount together with applicable interest and charges. • In the event of a litigation filed during the tenure of the credit facilities, BHFL should be intimated of the same and BHFL shall at its sole discretion have a right to recall the credit facilities. • The Borrower agrees and confirms that BHFL shall not be obliged to grant and continue any credit facilities, if it is apprehended that the sanction terms are not or may not be met to the satisfaction of BHFL. Further, BHFL may, absolutely and unconditionally, reduce, revoke, cancel and/or modify any undrawn amount (in whole or part), if any, from the Sanctioned amount, at its discretion, at any time, without giving any prior notice to the Borrower or without assigning any reasons thereof. • Any default or Financial Indebtedness of the Borrower under any other agreement or arrangement or guarantee or security with BFL/BHFL shall also constitute an event of default under this Agreement. The Lender is hereby authorized by the Borrower to retain and to continue to hold and/or set off, realize and/or sell any assets of the Borrower held by the Lender as a security and/or otherwise and adjust the proceeds thereof towards repayment of the Loan including any interest and other charges due and payable by the Borrower to Lender and/or any or all member (s) of its affiliates. • In case of non-adherence/ violation/ non-compliance of any covenants/ conditions, the Lender reserves the right to increase the rate of interest up to 4% per annum on the entire loan outstanding • During the currency of the loan Borrower shall not, without prior approval in writing: <ul style="list-style-type: none"> ○ Affect any change in the capital structure of the firm/company. ○ Formulate any schemed of amalgamation / reconstitution. ○ Undertake guarantee obligations on behalf of any other Borrower / organization. ○ Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL. ○ Permit any transfer of the controlling interest or make any drastic change in the management set up. ○ Divert/utilize funds to other associates/group companies. ○ Change the Project plan originally submitted during the application of facilities.
Assignability	BHFL shall have the right to assign, transfer, sell, the facilities, receivables, the security, rights, benefits and any other interest created in its favour under any of the agreements or hereunder without prior approval or intimation to the Borrower or to any other bank / lender or financial institution with the same condition agreed with Lender and Borrower.

MAHAMANI PROPERTIES PVT. LTD.

Sayed Aref
Director

SR INVESTMENT

Sayed Aref
Member

Sayed Ali

SP INVESTMENT

Sujat Gupta
Member

Sujat Gupta

Shamsh Jannat

BAJAJ HOUSING FINANCE LIMITED
100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

Audit

- BHFL will have the right to appoint and carry out quarterly audit on sales, sales receivables, stock, cash flow, units sold and unsold, progress of construction and utilization of funds.
- BHFL will have the right to audit/review as per above mentioned frequencies or at such frequencies as may be decided by BHFL from time to time at its own discretion.

Unsold units:

S.No.	BLOCK	Flat No.	Floor	Saleable Area (sq.ft.)	Type
1	A	A/1	1st	1193	3BHK
2	A	B/1	1st	945	2BHK
3	A	C/1	1st	898	2BHK
4	A	D/1	1st	1235	3BHK
5	A	E/1	1st	810	2BHK
6	A	A/2	2nd	1193	3BHK
7	A	B/2	2nd	945	2BHK
8	A	C/2	2nd	898	2BHK
9	A	D/2	2nd	1235	3BHK
10	A	E/2	2nd	810	2BHK
11	A	A/3	3rd	1193	3BHK
12	A	B/3	3rd	945	2BHK
13	A	C/3	3rd	898	2BHK
14	A	D/3	3rd	1235	3BHK
15	A	E/3	3rd	810	2BHK
16	A	A/4	4th	1193	3BHK
17	A	B/4	4th	945	2BHK
18	A	C/4	4th	898	2BHK
19	A	D/4	4th	1235	3BHK
20	A	E/4	4th	810	2BHK
21	A	A/5	5th	1193	3BHK
22	A	B/5	5th	945	2BHK
23	A	C/5	5th	898	2BHK
24	A	D/5	5th	1235	3BHK
25	A	E/5	5th	810	2BHK
26	B	A/1	1st	1190	3BHK
27	B	B/1	1st	1181	3BHK
28	B	C/1	1st	929	2BHK

MAHAMANI PROPERTIES PVT. LTD.

Sayed Aqil
Director

SR INVESTMENT

Sayed Aqil
Member



Shamshad
Sayed Aqil

BAJAJ HOUSING FINANCE LIMITED
 100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

SP INVESTMENT

Sujat Gupta
Member
Sujat Gupta

29	B	D/1	1st	955	2BHK
30	B	E/1	1st	941	2BHK
31	B	F/1	1st	990	2BHK
32	B	A/2	2nd	1190	3BHK
33	B	B/2	2nd	1181	3BHK
34	B	C/2	2nd	929	2BHK
35	B	D/2	2nd	955	2BHK
36	B	E/2	2nd	941	2BHK
37	B	F/2	2nd	990	2BHK
38	B	A/3	3rd	1190	3BHK
39	B	B/3	3rd	1181	3BHK
40	B	C/3	3rd	929	2BHK
41	B	D/3	3rd	955	2BHK
42	B	E/3	3rd	941	2BHK
43	B	F/3	3rd	990	2BHK
44	B	A/4	4th	1190	3BHK
45	B	B/4	4th	1181	3BHK
46	B	C/4	4th	929	2BHK
47	B	D/4	4th	955	2BHK
48	B	E/4	4th	941	2BHK
49	B	F/4	4th	990	2BHK
50	B	A/5	5th	1190	3BHK
51	B	B/5	5th	1181	3BHK
52	B	C/5	5th	929	2BHK
53	B	D/5	5th	955	2BHK
54	B	E/5	5th	941	2BHK
55	B	F/5	5th	990	2BHK
56	C	A/1	1st	936	2BHK
57	C	B/1	1st	896	2BHK
58	C	C/1	1st	1156	3BHK
59	C	D/1	1st	901	2BHK
60	C	E/1	1st	958	2BHK
61	C	F/1	1st	939	2BHK
62	C	G/1	1st	914	2BHK
63	C	A/2	2nd	936	2BHK

MAHAMANI PROPERTIES PVT. LTD.

SR INVESTMENT

Sangid Ayr
Director

Sangid Ayr
Member

Sangid Ayr

SP INVESTMENT

Sujit Ayr
Member

Sujit Ayr

BAJAJ HOUSING FINANCE LIMITED
100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

Raj Premier, EN -block, 6th Floor, plot no-37, saltlake sec-V, kolkata,
West Bengal - 700091, India
Corporate Office: Cerebrum IT Park, B2 Building, 5th Floor, Kumar City, Kalyani Nagar,
Pune - 411 014
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

Corporate ID No.
L65910MH1987PLC042961

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64	C	B/2	2nd	896	2BHK
65	C	C/2	2nd	1156	3BHK
66	C	D/2	2nd	901	2BHK
67	C	E/2	2nd	958	2BHK
68	C	F/2	2nd	939	2BHK
69	C	G/2	2nd	914	2BHK
70	C	A/3	3rd	936	2BHK
71	C	B/3	3rd	896	2BHK
72	C	C/3	3rd	1156	3BHK
73	C	D/3	3rd	901	2BHK
74	C	E/3	3rd	958	2BHK
75	C	F/3	3rd	939	2BHK
76	C	G/3	3rd	914	2BHK
77	C	A/4	4th	936	2BHK
78	C	B/4	4th	896	2BHK
79	C	C/4	4th	1156	3BHK
80	C	D/4	4th	901	2BHK
81	C	E/4	4th	958	2BHK
82	C	F/4	4th	939	2BHK
83	C	G/4	4th	914	2BHK
84	C	A/5	5th	936	2BHK
85	C	B/5	5th	896	2BHK
86	C	C/5	5th	1156	3BHK
87	C	D/5	5th	901	2BHK
88	C	E/5	5th	958	2BHK
89	C	F/5	5th	939	2BHK
90	C	G/5	5th	914	2BHK
Total				89835	

MAHAMANI PROPERTIES PVT. LTD.

Sayed Ayesha
Director

SR INVESTMENT

Sayed Ayesha
Member

Sayed Ayesha

SP INVESTMENT

Sujit Ayesha
Member
Sujit Ayesha

Shravya Jaiswal

BAJAJ HOUSING FINANCE LIMITED
100% SUBSIDIARY OF BAJAJ FINANCE LIMITED