

976/2023

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भारतीय गैर न्यायिक

दस
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TEN
RUPEES

₹.10

Rs.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ - পশ্চিম বঙ্গাল WEST BENGAL



77AB 471549

Handwritten notes: 157778/23, 15:23, 12/1, W= 75 cr.

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

19 JAN 2023

**INDENTURE OF MORTGAGE
WITHOUT DELIVERY OF POSSESSION**

This INDENTURE OF MORTGAGE made and executed on the Date and Place as mentioned in Item No.1 of SCHEDULE 1 (hereinafter referred to as the "Indenture")

NIRVANA DESIGN LLP
Deepankar
Designated Partner

BY

BELAMI NPR PROJECTS LLP.

B. Anuva Sinha
Authorized Signatory

105234

No. _____
Name M/s. Supriyo Banerjee Associates
Address Room No. 48, Ground Floor,
Temple Chambers,
Old Post Office Street, Kolkata-700017.
Vendor _____

21 DEC 2022

I, Chandra Shekhar Banerjee
68, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 JAN 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



190120232026032189

GRIPS Payment Detail

GRIPS Payment ID:	190120232026032189	Payment Init. Date:	19/01/2023 12:49:06
Total Amount:	155034	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3069923798219	BRN Date:	19/01/2023 12:49:33
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SUPRIYO BASU AND ASSOCIATES
Mobile: 9007014447

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	19202230260321908	Directorate of Registration & Stamp Revenue	155034
Total			155034

IN WORDS: ONE LAKH FIFTY FIVE THOUSAND THIRTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230260321908

GRN Details

GRN: 192022230260321908 Payment Mode: SBI Epay
GRN Date: 19/01/2023 12:49:06 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3069923798219 BRN Date: 19/01/2023 12:49:33
Gateway Ref ID: 5106145223 Method: Punjab National Bank - Retail and Corporate NB
GRIPS Payment ID: 190120232026032189 Payment Init. Date: 19/01/2023 12:49:06
Payment Status: Successful Payment Ref. No: 2000157778/2/2023
[Query No/**/Query Year]

Depositor Details

Depositor's Name: Mr SUPRIYO BASU AND ASSOCIATES
Address: 6 OLD POST OFFICE STREET THANA HARE STREET KOLKATA 1
Mobile: 9007014447
Period From (dd/mm/yyyy): 19/01/2023
Period To (dd/mm/yyyy): 19/01/2023
Payment Ref ID: 2000157778/2/2023
Dept Ref ID/DRN: 2000157778/2/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000157778/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	100020
2	2000157778/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	55014
			Total	155034

IN WORDS: ONE LAKH FIFTY FIVE THOUSAND THIRTY FOUR ONLY.

भारतीय रिज़र्व बैंक

गैर-बैंकिंग पर्यवेक्षण विभाग

मुंबई क्षेत्रीय कार्यालय

RESERVE BANK OF INDIA
DEPARTMENT OF NON-BANKING SUPERVISION
MUMBAI REGIONAL OFFICE



पंजीकरण प्रमाण पत्र

CERTIFICATE OF REGISTRATION

(जनता की जमा राशियां स्वीकार करने के लिए वैध नहीं)
(Not valid for accepting Public Deposits)

संख्या B-13.01356
No.

भारतीय रिज़र्व बैंक अधिनियम, 1934 की धारा 45 झ क के द्वारा भारतीय रिज़र्व बैंक को प्रदत्त शक्तियों का प्रयोग करते हुए कोटक महिन्द्रा इन्वेस्टमेंट्स लिमिटेड को
(जनवरी 31, 2005 को " हामको फायनान्सियल सर्विसेस लिमिटेड" से परिवर्तित)
दूसरी तरफ दी गयी शर्तों पर जनता से जमा राशियां स्वीकार किये बिना गैर-बैंकिंग वित्तीय संस्था का कारोबार प्रारंभ करने / करते रहने के लिए यह

पंजीकरण प्रमाण पत्र

जारी किया गया।

In exercise of the powers conferred on the Reserve Bank of India by Section 45 IA of the Reserve Bank of India Act, 1934

KOTAK MAHINDRA INVESTMENTS LIMITED

(Name changed from "HAMKO FINANCIAL SERVICES LIMITED" on January 31, 2005)
is hereby granted

Certificate of Registration

to commence / carry on the business of non-banking financial institution without accepting public deposits subject to the conditions given on the reverse.

मेरे हस्ताक्षर के अर्धान सितम्बर दो हजार को आठ तारीख को जारी किया गया।

this eighth

Given under my hand at Mumbai
day of September Two Thousand



(P. C. SAHOO)

(महा प्रबंधक / उप महा प्रबंधक)

General Manager / Deputy General Manager

1] NIRVANA DEVCON LLP. (having Registration number AAE-9340 and PAN: AAMFN9689E), a limited liability partnership incorporated under the provisions of Limited Liability partnership Act, 2008, having its registered office at 8/1, Bikaner Building, Lal Bazar Street, 1st Floor, Room No 11, Kolkata 700001, West Bengal represented by its designated partner, namely, Mr. Pradeep Kumar Pugalia (PAN: AIUPP4838M, Aadhar no. 487530349633), son of Sumer Mal Pugalia, hereinafter referred to as "Mortgagor 1" (which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors and assigns, the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of such last survivor) of FIRST PART

AND

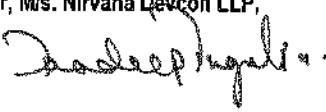
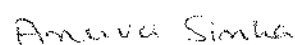
2] BELANI NPR PROJECTS LLP (having PAN: AAXFB0663K), a limited liability partnership incorporated under the provisions of Limited Liability partnership Act, 2008, having its registered office at 257/A, Deshpran Sasmal Road, P.O. Tollygunge, P.S. Jadavpur, Kolkata- 700033 represented by its designated partner, namely, Mrs. Anuva Sinha (PAN: BBUPA4756K, Aadhar no. 502098860058), daughter of Birendra Krishna Awasthi, hereinafter referred to as "Borrower/Developer/Mortgagor 2" (which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors and assigns, the partners or partner for the time being of the said firm, the survivors or survivor of them and the heirs, executors and administrators of such last survivor) of the SECOND PART

IN FAVOUR OF

KOTAK MAHINDRA INVESTMENTS LIMITED (PAN: AAACH1075K), a Company incorporated under the provisions of the Companies Act 1956, and registered as a Non-Banking Financial Company with the Reserve Bank of India, and having its Registered Office at 27BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 and having branch office at the address as mentioned in Item No.3 of SCHEDULE 1, hereinafter referred to as the "Lender" or "Mortgagee", as the context may require (which expression shall, unless it be repugnant to the subject or context or meaning thereof, be deemed to mean and include its successors and assigns) of the THIRD PART, being represented by its authorised signatory, Mrs. Mahi Agarwal (PAN: AEAPG8895H, Aadhar no. 511754486014), daughter of Mr. Tejendra Garh.

Mortgagor 1 and Mortgagor 2 are collectively referred to as "Mortgagor/s". The Mortgagor/s and the Mortgagee shall hereinafter collectively be referred to as the "Parties" and individually as a "Party".

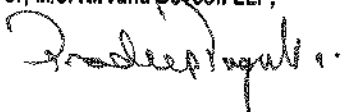

WHEREAS:-

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 JAN 2023

- A. By virtue of a Deed of Lease dated 15th September, 2016 registered with the Additional Registrar of Assurances-I, Kolkata and recorded in Book no.I, Volume no. 1901-2016, Pages 228935 to 228969 as being no. 190106951 for the year 2016, West Bengal Transport Corporation Limited (previously Calcutta Tramways Company (1978) Limited) demised by way of lease ALL THAT land measuring about 240.5 cottahs (equivalent to 240 cottahs and 8 chittacks more or less, and 16087 sq. mtrs. more or less and equivalent to 3.97 acres more or less) lying and situate at municipal Premises no.257/A, Deshpran Sasmal Road, with frontage on Deshpran Sasmal Road (being the demarcated and identified north-western portion of the larger property comprised in Premises no.257, Deshpran Sasmal Road), Tollygunge, Kolkata -700 033 under P.S. Jadavpur under municipal Ward no.94 within the limits of Kolkata Municipal Corporation (the said Property) in favour of Nirvana Devcon LLP (the Mortgagor/Borrower herein) for a period 99 years with an option of renewal of further period for the consideration and under the terms and conditions contained therein.
- B. The said Nirvana Devcon LLP (the Mortgagor/Borrower herein) while seized and possessed of and/or otherwise well and sufficiently entitled to the leasehold interest in the said Property entered into a registered Development Agreement dated 23rd December, 2020 which was registered in the office of Additional Registrar of Assurances-III, Kolkata and recorded in Book no.I as Being no. 190306955 for the year 2020 with Belani NPR Projects LLP (the Developer /Mortgagor 2 herein) for commercial exploitation of the said Property by constructing a multi-storied building complex as per the sanctioned building plan/s of the concerned authority on the terms and conditions contained therein.
- C. The Mortgagor/Borrower herein, as also detailed in Item No. 4 of Schedule 1 herein, is engaged *inter-alia* in the business of construction and development of property.
- D. The Mortgagor/Borrower herein in need of funds *inter-alia* for its business purpose and as described in the Transaction Documents (defined herebelow) and approached the Lender / Mortgagee for financial assistance, which is sanctioned/ already granted or to be granted by the Lender to the extent of the amount as described under Item No. 5 of Schedule 1 herein, (hereinafter referred to as "the Facility"), on terms and conditions mentioned in the Sanction Letter issued by the Lender and accepted by the Borrower and attached herewith as ANNEXURE-1, Facility Agreement as detailed in Item No. 6 of Schedule 1 herein, and such other documents executed or to be executed by the Borrower, Guarantor, Third Party Security Provider and the Lender ("Transaction Documents").

For, M/s. Nirvana Devcon LLP,  (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	For, M/s. Belani NPR Projects LLP,  (Authorised Partner) Name :-Ms. Anuva Sinha
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REGISTRAR OF COMPANIES
KOLKATA

- E. As per the terms of the Facility, the Borrower's Due under the Facility Agreement and herein along with the principal sum together with all the accrued interest, default interest payable thereon (if any), additional interest payable thereon (if any) and all other payments payable to the Lender by the Borrower and Mortgagor/s in accordance with the terms of the Transaction Documents (hereinafter referred to as "Mortgage Debt") shall be secured, *inter-alia*, by way of unconditional mortgage by the Mortgagor/s in favour of the Mortgagee in respect of the properties more particularly described in Schedule 2 hereto ("Mortgaged Property") including all income, benefits, accruals and Receivables therefrom (as defined hereinbelow) M/s. Nirvana Devcon LLP executed the Development Agreement dated 23rd December 2020 bearing registration number 190306955 for the year 2020 and Power of Attorney dated 23rd December 2020 bearing registration number 190306965 for the year 2020 in favour of M/s. Belani NPR Projects LLP. ("Developer"). The said development agreement and power of attorney are valid, irrevocable and existing and the same are not terminated or cancelled. Developer is entitled to create the mortgage / charge over the Mortgaged Property under these presents. The rights of Mortgagee shall supersede the rights of Mortgagor/s at present or in future and the Mortgagee shall be entitled to deal with Mortgaged Property without any restrictions / objections in any manner whatsoever.
- F. The Mortgagee has now called upon the Mortgagor/s to execute these presents and to create security in favour of the Mortgagee, which the Mortgagors have agreed to do jointly and severally in accordance with the terms and on the conditions hereinafter appearing.

NOW THIS INDENTURE WITNESSETH:

1. Definitions and Interpretation

1.1 Definitions

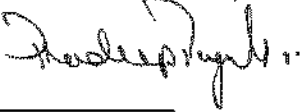
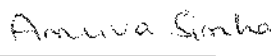
In this Indenture, the capitalised terms listed below shall have the following meanings:-

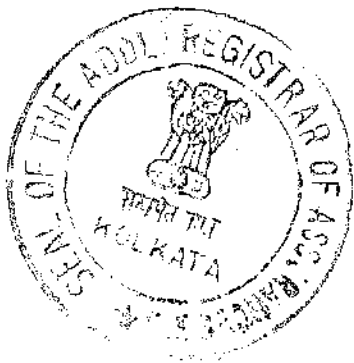
"Applicable Law" shall mean any statute, regulation, notification, circular, ordinance, requirement, direction, guideline, announcement or other binding action or requirement of an Authority, which has the force of law in India.

"Authority" shall mean any government authority consisting of its departments, agencies or instrumentalities, and shall also include any trade agency, regulatory authorities or boards; any judicial forums including courts, tribunals and arbitral tribunals and the governing body of any security exchange or other securities self-regulating body in India.

"Authorisations" shall mean all approvals, authorisations, concessions, consents, permits, licenses and all rights granted by, and all filings, registrations, stampings and agreements with, any Person (including any Authority) necessary for the business carried on by the Borrower and to create security under this present.

"Clearances" mean any consent, license, approval, registration, permit or other authorisation of any nature which is required to be granted by any statutory or regulatory Authority (i) under the Transaction Documents, its obligations, including without limitation the making by it of the

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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10 JAN 2023

payments contemplated by the Transaction Documents, (ii) for the enforceability of any Transaction Documents and the making of any payments contemplated thereunder, (iii) for the construction, operation, and maintenance of the Mortgaged Property, and (iv) for all such other matters as may be necessary in connection with the Mortgaged Property or the performance of any person's obligations under any Transaction Documents.

"Cure Period" for the purpose of this present shall mean the cure period as defined hereunder.

"Default Interest/Penal Interest" shall mean an interest rate as provided in the Sanction Letter issued by the Lender.

"Drawdown/Disbursement" shall mean, save as otherwise provided in the Facility Agreement, an advance of such sums of money already made or to be made by the Lender hereunder in accordance with the provisions of the Transaction Documents.

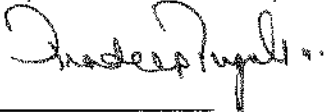

"Encumbrance" shall mean (a) a mortgage, charge, pledge, hypothecation, lien or other encumbrance on the Security for any purpose with any ranking of priority, (b) any arrangement under which money or claims to, or the benefit of, a bank or other account may be applied, set-off or made subject to a combination of accounts so as to effect payment of sums owed or payable to any Person; or (c) any other arrangement creating priority over liabilities hereunder, through any document or writing including but not limited to any agreement, agreement to sale, sale agreement, allotment letter, letter of allotment, memorandum of understanding, sale deed, conveyance deed, lease deed, license agreement, set off agreement, declarations, undertaking, instructions, indemnity, guarantee agreement or any document whatsoever or dispose off any interest (as defined herein).

"Event of Default" shall mean each of the events as set out in Clause 10 below under the heading of *Events of Default*.

"Facility Drawdown Date" shall mean, in relation to a Drawdown under the Transaction Documents, the date set forth in the drawdown request, as required under the Transaction Documents, which shall be the date on which Drawdown of the Facility has occurred, in full or part.

"Financial Year" shall mean the period of 12 months commencing on 1st April of a particular year and ending on 31st March of the next year.

"Litigation" means any enforcement proceedings or a suit including declaratory suits, disputes, action, injunction, claims, litigation, arbitration or administrative, judicial, government, tax related, labour related or criminal proceedings before any judicial or quasi-judicial authorities.

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pughalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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NO. 100/2008
13 JAN 2008

"Material Adverse Change" shall mean any set of circumstances or events, which in the reasonable opinion of the Lender, has, or may be expected to have a Material Adverse Effect upon the business of the Borrower/Promoters/Third Party Security Provider/Guarantors.

"Material Adverse Effect" shall mean any (a) event, occurrence, fact, condition, change, development or effect, pending or threatened litigation, investigation or proceeding, that is or may be materially adverse to the said security/mortgage property, business, operations, prospects, results of operations, condition (financial or otherwise and including any material increase in provisions), properties (including intangible properties), assets (including intangible assets) or liabilities of the Borrower/ Promoters/Third Party Security Provider/Guarantors, or (b) material impairment of the ability of the Borrower or to perform its obligations hereunder or under any Transactions Document or Security Documents or (c) material adverse effect on the legality, validity, binding nature or enforceability of any of the Transaction Documents or Security Documents

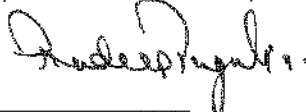
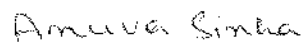
"NOC" shall mean a No Objection Certificate or permission granted by the Mortgagee in writing on its letter head, with respect to joint or several written or email or software request made by the Mortgagor or its attorney holder to sale, transfer, lease further mortgage, allot or agree to sale, transfer, lease, further mortgage or allot the Mortgaged Property in full or part, which the Mortgagee may grant with or without any condition and any such condition if any mentioned in the NOC shall be binding upon the Mortgagor/s and the person referred in such NOC.

"Outstandings" shall include, at any time, the Facility amounts then outstanding, the proportionate accrued interest, proportionate Default Interest payable thereon (if any), further interest, liquidated damages, commitment charges and all other payments and fees payable by the Borrower to the Lender in accordance with the terms of the Transaction Documents and all costs charges and expenses for creation, preservation and realization of the Security, including legal fees and all other monies, amounts whatsoever.

"Person" shall include any individual, sole proprietorship, unincorporated association, unincorporated organization, body corporate, corporation, company, partnership, unlimited or limited liability company, joint venture, Government Authority or trust or any other entity or organization;

"Potential Event of Default" shall mean any event which, in the opinion of the Borrower and/or the Mortgagor/s and/or Lender is reasonably likely to become (with the passage of time, the giving of notice, the making of any determination hereunder or any combination thereof) an Event of Default thereby adversely affecting the financial condition of the Borrower and/or the Mortgagor/s or the value of the security created hereunder and under the Security Documents or the ability of the Borrower and/or the Mortgagor/s to repay the Facility.

"Project" shall mean any construction existing or to be made as per plans approved by concerned authority on any land involved in Secured Assets/Mortgaged Property and which is in the nature of construction involving multiple units/flats/bungalows/houses/shops/offices/industrial gala/warehouses or of such nature.

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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RECEIVED
NATIONAL ENERGY RESEARCH SCIENTIFIC CENTER
3 JAN 27 1983

"Purposes" shall mean the purposes for which the Facility shall be utilised by the Borrower, as is enumerated in Recitals hereinabove.

"Receiver" shall have the meaning given to it in Clause 15 below.

"Receivables" shall mean and include in respect of and out of or in relation to the Mortgaged Property, all the right, title, interest, benefits, claims and demands whatsoever, at any time, in and to or in respect of all amounts owing/ payable to and/or received by or to be received from any person (including the purchaser/ lessee/ licensee of the flats/units/ apartments) and which are now due owing/ payable/ belonging to the Company or property owners or mortgagor/s which may at any time hereafter during the continuance of the mortgage become due, owing, payable or belonging to the Mortgagor/s in respect of all sold as well as unsold and/ or leased / licensed flats/ shops/ units/ apartments including without limitation all the proceeds and considerations due to the Mortgagor/s pursuant to the marketing of the flats/ units/ apartments in the and shall include the sale, consideration, deposits/ premium, lease rentals, business centre, charges, leave and license fees, rent, out standings and claims in respect thereof deposited in any escrow account pursuant to any terms of the Facility Agreements entered into or agreed to enter into by the Mortgagor/s including all the right, title interest, benefits, compensation, FSI/FAR/TDR and all benefits from the or out of or for the reason of the Mortgaged Property.

"Rs." or "Rupees" shall mean Indian rupees, the lawful currency of India.

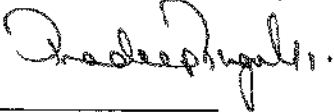
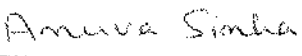
"Security" shall mean mortgage of Mortgaged Property by the Mortgagor/s in favour of the Lender.

"Security Cover" shall mean the valuation of the Mortgaged Property, created by the Borrower, the Mortgagor/s or any third person in favour of the Lender, to the satisfaction of the Lender, and as such specifically classified by the Lender as constituting 'Security Cover'.

"Security Documents" shall mean the deed of mortgage, the personal guarantee, the corporate guarantee, the deed of hypothecation, pledge agreement, indemnities, declarations, undertaking, letters, instructions, guarantee of any Indian and foreign bank or financial institution power of attorney and such other deeds, documents and writings that the Lenders may require for the creation and perfection of the Security in the manner contemplated by the Transaction Documents and any other documents designated as such by the Lender.

"Taxes" means all taxes, levies, imposts, cesses, duties and other forms of taxation, including (but without limitation), GST, Value Added tax, Service tax, any other tax which are applicable or may be applicable on any future date, corresponding to the facilities, loan, or any other charges in the nature of repayment, commission, interest (including overdue interest), commitment charges surcharge, penalty or fine in connection therewith which may be payable.

"Transaction Documents" include this deed together with all Schedules annexed hereto, all amendments, supplements to this deed, letters issued by the Lender to the Borrower which are deemed to be Sanction Letter for the purposes of this deed, the applications by the Borrower to avail of the Facility, Facility Agreement, Security Documents and all other

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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REGISTRAR OF COMPANIES
BANGALORE
19 JAN 2003

agreements, instruments, undertakings, indentures, deeds, indemnities, declarations, power of attorneys, writings and other documents (whether financing, security or otherwise), including but not limited to FIMMDA declaration, GR Forms, AWB/BL/LR, invoices etc. executed or entered into, or to be executed or entered into, by the Borrower or as the case may be, any other person, in relation, or pertaining to the transactions contemplated by, or under this deed and / or the other transaction document, and each such Transaction Document as amended from time to time.

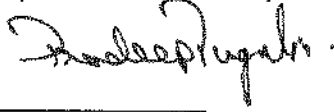
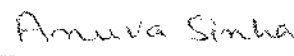
1.2 Interpretation

In this Indenture, unless the context otherwise requires:

- (i) the words importing singular shall include plural and vice versa and the words denoting natural persons shall where the context admits, include partnerships, firms, companies, corporations, associations, organisations or other entities (whether or not having a separate entity);
- (ii) the headings are for convenience or reference only and shall not be used in and shall not affect the construction or interpretation of this Indenture;
- (iii) the recitals, schedules and annexures contained herein shall form an integral part of this Indenture;
- (iv) the words "include" and "including" are to be construed without limitation;
- (v) reference to this Indenture or to any other agreement or deed or other instrument shall be construed as a reference to such agreement, deed, or other instrument as the same may from time to time be amended, varied, or supplemented;
- (vi) all references in this Indenture to any provision of any statute shall be deemed also to refer to the statute, modification or re-enactment thereof or any statutory rule, order or regulation made thereunder or under such re-enactment;
- (vii) the provisions contained in the Schedules and Annexures hereunder written shall have effect in the manner as if they were specifically herein set forth;
- (viii) Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Facility Agreement.
- (ix) the obligations of the Mortgagor/s and/or Borrower shall be governed by the provisions contained in the Transaction Documents as modified or supplemented from time to time, and in the event of there being any inconsistency or repugnancy between the provisions contained in the Transaction Documents and these presents, the provisions of this Indenture shall prevail to the extent of such inconsistency or repugnancy.
- (x) The reference of unit/plot/property/flats/shop/office shall be construed and interpreted in the context and suitable to the nature of Mortgaged Properties.

2. Covenant to pay

Pursuant to the Transaction Documents and in consideration of the Mortgagee agreeing to lend and advance or already lent and advanced in part or full the Facility, under the Facility Agreement to the Borrower, the Mortgagor/s hereby jointly and severally covenants and agrees with the Mortgagee that it shall comply and ensure to comply with the terms and conditions of the Transaction Documents and shall be liable and repay, pay or reimburse the entire Mortgage Debt to the Mortgagee, in accordance with the Transaction Documents, and therefore upon the occurrence of an Event of Default, which is not cured within the Cure

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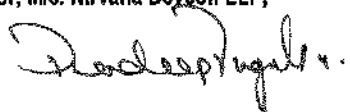
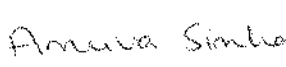
Period, if any, the recourse of the Mortgagee to the Mortgagor in respect of liability of the entire Mortgage Debt shall be of personal nature in addition to the value realized upon enforcement of mortgage over the Mortgaged Property.

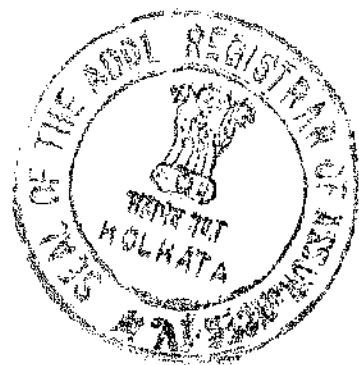
3. Consideration

In consideration of the Mortgagee having agreed to extend and/or extended the Facility to the Borrower on the terms and conditions recorded in the Transaction Documents, the Mortgagor/s hereby covenants and agrees that it shall repay to the Mortgagee the Mortgage Debt in the manner provided in the Transaction Documents AND the Mortgagor/s hereby further covenants with the Mortgagee that in the event the Borrower fails to pay the Mortgage Debt on the respective due dates as set out in the Transaction Documents, then and in every such case it shall pay to the Mortgagee default / penal interest at the rate mentioned in the respective the Transaction Documents PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED THAT these provisions relating to default in payment of the Outstandings under the Facility and/or interest and clauses relating to default / penal interest rate shall not in any way be deemed to authorize the Mortgagor/s to allow any Outstandings under the Facility and/or interest to fall in arrears nor shall it in any way interfere with, prejudice, limit or affect the powers of sale or entry or any other rights, authorities, powers or remedies for securing and enforcing payment of the Mortgage Debt.

4. Grant / Transfer and Redemption

- 4.1 In consideration of the aforesaid, the Mortgagor/s do hereby grant, and assure by way of mortgage, unto the Mortgagee as first and exclusive mortgage and charge, without possession (i.e. the possession shall remain with the mortgagor/s subject to enforcement under the Applicable Law), the Mortgaged Property and charge on Receivables, as security for repayment of the Mortgage Debt, with a condition that on the repayment of the Mortgage Debt, the Mortgagee will redeem the Mortgaged Property from the mortgage security and shall if so required by the Mortgagor/s, execute Deed of Release at the costs of the Mortgagor/s.
- 4.2 The Mortgagor/s hereby undertakes and confirms that the Mortgaged Property is not subject to any Encumbrance and that the security created in favour of the Mortgagee herein shall have charge of such ranking as mentioned in **Item No. 7 of Schedule 1** herein, in favour of the Mortgagee. The Mortgagor/s herein grants unconditional and irrevocable power and authority to the Mortgagee to deal, interact, repay and obtain discharge of any existing mortgage and security if any created by the Mortgagor/s as disclosed herein.
- 4.3 It is further agreed that in the event the Borrower is unable to repay the Mortgage Debt within the time specified in the Transaction Documents (including the Cure Period, where applicable), the Mortgagee will become entitled to have the Mortgaged Property enforced, and to realise and receive the Mortgage Debt out of the net sale proceeds of the Mortgaged Property.
- 4.4 The Mortgagor/s hereby declares and confirms that in case multiple financial facilities are already granted or to be granted to the Borrower or Mortgagors jointly and severally by the Mortgagee, then unless specifically excluded in the sanction letter or other document issued by

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the Mortgagee for any specific facility, all the Mortgaged Property herein shall stand charged and mortgaged on exclusive paripassu basis in favour of the Mortgagee herein with respect to all such facilities.

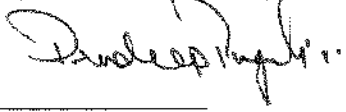
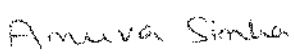
- 4.5 The Mortgagor/s hereby declares and confirms that in case any part or unit described in the Mortgaged Property, which is encumbered or already agreed to sale or already sold by the Mortgagor/s, which subsequent to this present become sole and absolute property of the Mortgagor/s for reason of removal of such encumbrance or cancellation of the sale transaction or for any reason whatsoever, at any time, such part or unit referred or not referred into the Mortgaged Property shall be automatically considered as charged and Mortgaged Property to secure the Mortgage Debt and the Mortgagor/s shall not transfer or alienate such part or unit of the Mortgaged Property, without prior NOC of the Mortgagee.
- 4.6 The Mortgagor/s hereby declares and confirms that in case the Mortgagee has granted any NOC to the Mortgagor/s, and at any time if it is found that the Mortgagor/s or the person referred into such permission or no objection certificate has not complied any such condition, the NOC granted by the Mortgagee shall be considered as void ab initio and the Mortgagor/s or the person referred therein, shall not be entitled to raise any objection, claim or compensation from or against the Mortgagee.
- 4.7 The Mortgagor/s also confirms and agrees that in case the NOC has been granted and the transaction permitted under the NOC is getting cancelled or terminated for any reason or the NOC exhausts by efflux of time, the property mentioned under such NOC shall automatically become part of the Mortgaged Property and the Mortgagor/s shall not be entitled to sale/transfer such part or unit without obtaining again NOC of the Mortgagee. Any amount already received or deposited into any account opened under the terms of the Facility, shall not be returned and the Mortgagor/s shall make arrangement from their own sources to refund/return any such amount to the person for whom earlier the NOC was granted by the Mortgagee.

5. Security

5.1 Continuing Security

The security created by or pursuant to these presents is a continuing security and shall remain in full force and effect until all the Mortgage Debt have been fulfilled, notwithstanding any intermediate payment or settlement of account or other matter or thing whatsoever and in particular the intermediate satisfaction by the Borrower of the whole or any part of the Mortgage Debt in accordance with the Transaction Documents and is in addition and without prejudice, to any other security, guarantee, lien, indemnity or other right or remedy which the Mortgagee may now or hereafter hold for the Mortgage Debt or any part thereof. This security may be enforced against the Mortgagor/s without first having recourse to any other rights of the Mortgagee.

The Mortgagor/s hereby agrees and confirms that this present is a valid and effective Indenture executed by Mortgagor/s alone and non-execution thereof by the Mortgagee shall not invalidate or repudiate this Indenture or any of its condition. The Mortgagor/s hereby further

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agrees and declares that the entire Mortgaged Property shall be released after repayment of all the Mortgage Debt in full and irrespective of any amount remained Outstanding or status of valuation of the Security provided, the Mortgagor/s shall not be entitled to demand or claim release of any Mortgaged Property at any time in full or part.

5.2 Margin

The Mortgagor/s shall maintain a minimum Security Cover as agreed in the Sanction Letter by way of mortgage on the Mortgaged Property during the entire tenure of the Facility ("Security Cover"). It is hereby agreed by the Mortgagor/s that the Mortgagee may take any steps to re-value the Mortgaged Property at any time during the tenor of the Facility, if it deems the same suitable. In case, the value of the Mortgaged Property falls below the Security Cover specified above at any time, the Mortgagor/s shall create security on additional assets to the satisfaction of the Mortgagee within 30 (thirty) days from the date of notice in that regard from the Mortgagee, in order to maintain the Security Cover as specified above. The Mortgagor/s shall bear all costs incidental thereto, including but not limited to creation of additional / fresh security, conducting of title searches and valuation appraisal.

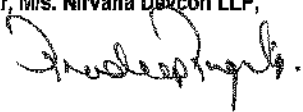
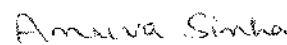
5.3 Other Security

This security is in addition to, and shall neither be merged in, nor in any way exclude or prejudice, or be affected by any other security, right of recourse or other right whatsoever (or the invalidity thereof) which the Mortgagee may now or at any time hereafter hold or have (or would apart from this security hold or have) as regards the Mortgagor/s or any other Person in respect of the Mortgage Debt.

5.4 Cumulative Powers

The powers which this Indenture confers on the Mortgagee and any Receiver, appointed with prior intimation to the Borrower or the Mortgagor/s, hereunder are cumulative, without prejudice to their respective powers under the Applicable Law and any Transaction Documents, and may be exercised as often as the Mortgagee or the Receiver thinks appropriate in accordance with these presents; the Mortgagee or the Receiver may, in connection with the exercise of their powers, join or concur with any Person in any transaction, scheme or arrangement whatsoever; and the Mortgagor/s acknowledge that the respective powers of the Mortgagee and the Receiver shall in no circumstances whatsoever be suspended, waived or otherwise prejudiced by anything other than an express waiver or variation in writing by the Mortgagee or Receiver as relevant.

No failure or delay by the Mortgagee to exercise any right, power or remedy hereunder shall impair such right, power or remedy or operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. The rights, powers and remedies therein provided are cumulative and do not exclude any other rights, powers and remedies provided by Applicable Law. If at any time any provision of this Indenture is or becomes illegal, invalid or unenforceable in any respect under the law of any jurisdiction, the legality, validity and enforceability of such

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provision under the law of any other jurisdiction, and of the remaining provisions of this Indenture shall not be affected or impaired thereby.

5.5 Avoidance of Payments

If any amount paid by the Mortgagor/s in respect of the Mortgage Debt is avoided or set aside on the liquidation or administration of the Mortgagor/s or otherwise, then for the purpose of this Indenture such amount shall not be considered to have been paid when such payment is returned or becomes liable to be returned to the Mortgagor/s or any other claimant by the Mortgagee.

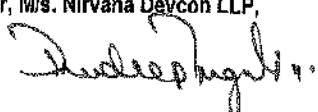
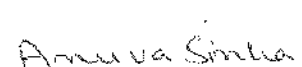
5.6 Further Acquisition

Any structures, equipment, fixtures, articles and things which shall from time to time hereafter during the continuance of this security be erected or installed or be in or upon or about the Mortgaged Property hereinbefore expressed to be hereby granted, transferred, charged, assured and assigned or fixed or attached to any buildings or structures now standing or hereafter to be erected on the Mortgaged Property and/or any part thereof and used or intended to be used in connection with the business of the Mortgagor/s whether in substitution or replacement of or in addition to any buildings and structures, machinery and plant, equipment, fixtures, articles and things now standing or being fixed or attached or used or intended to be used in connection with the business of the Mortgagor/s or otherwise shall be included in the present security and be subject to the trusts, provisions and covenants in these presents contained and the Mortgagor/s shall at its own costs forthwith vest the same in the Mortgagee by way of continuing security in accordance with the terms of the Transaction Documents.

5.7 The mortgage created hereunder shall extend to and include all profits and accretions accruing to the Mortgaged Property.

6. Covenants not to deal with or dispose off the Mortgaged Property:

6.1 Subject to the provisions of this Clause, the Mortgagor/s hereby covenants with the Mortgagee that so long as the Mortgage Debt or any part thereof remains unpaid, the Mortgagor shall not deal with or dispose off any interest in any of the Mortgaged Property or any part thereof, except with the prior NOC of the Mortgagee, and shall hold the same unto and to the use absolutely for the benefit of the Mortgagee and subject to the powers and provisions herein agreed and contained and concerning the same. For the purposes of this Clause and this Indenture "dispose off any interest" shall include (i) creation of any Encumbrance in respect of any of the Mortgaged Property ranking, in any priority or sequence with the security created herein, or (ii) selling through, transferring, agreeing to transfer or attempt to giving on leasehold basis or tenancy, licence or any occupancy, any of the units/ flats/ premises comprising the Mortgaged Property, through any document including but not limited to Agreement, Agreement to Sale, Sale Agreement, Allotment Letter, Letter of Allotment, Memorandum of Understanding, Sale Deed, Conveyance Deed, Lease Deed, License Agreement or any document whatsoever (iii) creating, permitting or diverting any income, accrual, cashflow, existing and future benefit and income out of and in relation to the Mortgaged Property and Receivables. The liability of

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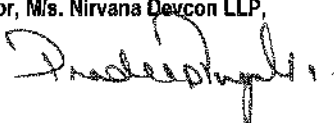
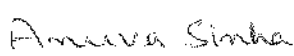


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the Mortgagor hereunder shall be joint and several and co-extensive with the liability of the Borrower(s) and the Mortgagee shall be entitled to act as if the Mortgagor(s) jointly and severally is/are the principal debtor to the Lender for all payments due hereunder as aforesaid. Without prejudice to the rights of the Mortgagee to enforce liability under this present, Mortgagee shall be entitled to proceed against the Mortgagor/s and Borrower(s) individually or collectively.

- 6.2 The Mortgagor/s may dispose off any interest or create Encumbrance relating to the Mortgaged Property or Receivables, only with the prior NOC of the Mortgagee wherein the Mortgagee shall be entitled to demand any income, receivables or compensation to be deposited in any specific bank account or escrow account to be used towards repayment of the Facility in any manner and proportion. It is further clarified that notwithstanding the provisions of this Clause, the Mortgagor/s shall at all times ensure that the Security Cover is maintained during the entire tenure of the Facility.
- 6.3 The Mortgagors further covenant and agrees that in respect of all the units agreed to built and sold and to be sold and the receivables of which are charged and mortgaged herein, for which the Mortgagors might have entered into any document with such unit purchasers, the Mortgagors shall ensure to inform all such buyers about creation of charge by the Mortgagor/s and shall make arrangement to or cause to deposit all the amounts payable in future by such unit purchasers into the bank account as may be directed by the mortgagee from time to time and the Mortgagors further agree and confirm that in case of default in repayment of Mortgage Debt in full or part and enforcement of the security created herein, the Mortgagee or its nominee shall assume and be entitled to do all activities and have all rights and obligation of the Mortgagors under such document executed by the Mortgagors with such unit purchasers and the Mortgagors confirms and declares that the Mortgagors have incorporated such covenant in the existing documents or shall ensure execution of such covenant with the unit purchasers to be executed after the date of this present.
- 6.4 The Mortgagor/s further agree and declare that once the Mortgagors have requested for NOC and the Mortgagee has granted such written permission or NOC, it will be considered that the Mortgagors have agreed and confirmed authority of the Mortgagee to directly deal and interact with the purchasers of such unit/property for which NOC has been granted and in case any such purchaser is approaching directly to the Mortgagee the Mortgagee shall be entitled to interact with such purchaser including to give final no charge certificate with respect to such units, accept balance money in full or part from the purchasers etc.
- 6.5 The Mortgagors agree and declare that all the raw materials available and used into construction of the Mortgaged Property or installed for running and operating the Mortgaged Property, shall be absolute property mortgaged and charged to and in favour of the Mortgagee and any vendor or supplier of such raw materials shall not have any claim or rights over such raw materials used or proposed to be used in construction of the Mortgaged Property and the Mortgagors shall at all time keep such vendor and suppliers informed about this provision and shall not create any encumbrance on such raw materials or any part of the Mortgaged Property in favour of such vendor or suppliers.

7. Right of Redemption

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalla</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that, subject to the terms and conditions contained herein and in other Transaction Documents, if the Mortgagor/s shall pursuant to the covenant in that behalf hereinbefore contained pay to the Mortgagee the entirety of the said Mortgage Debt in the manner mentioned in the Facility Agreement and/or under these presents then and in such case, the Mortgagee shall upon the request and at the costs, charges and expenses of the Mortgagor/s, re-convey and retransfer the Mortgaged Property in favour of the Mortgagor/s and PROVIDED ALWAYS AND IT IS HEREBY FURTHER AGREED AND DECLARED that if the Mortgagor/s shall pursuant to the covenant in that behalf hereinbefore contained pay to the Mortgagee the Mortgage Debt in the manner mentioned in the Facility Agreement and/or under these presents at the end of the tenor and/or provide any other security, retransfer the said Mortgaged Property hereby granted, assigned, transferred and assured or expressed so to be unto and to the use of the Mortgagor/s or as the Mortgagor/s shall direct and in the meantime and until default be made by the Mortgagor/s in payment of the said Mortgage Debt under the Facility Agreement and/or under these presents and the Mortgagor/s shall remain in the possession or receipt of the rents and profits of the said Mortgaged Property.

8. Representations and Warranties by the Mortgagor/s

The Mortgagor/s represents and warrants to the Mortgagee as follows and acknowledges that the Mortgagee has executed this Indenture in reliance of the following representations and warranties:-

- 8.1 The Borrower has made the representations and warranties set forth in the Facility Agreement, which are incorporated herein by reference and made a part of this Mortgage as if such representations and warranties were set forth in full herein.
- 8.2 The Mortgagor/s acknowledges and accepts that the Mortgagee has agreed to enter into this Mortgage on the basis of, and in full reliance on the representations and warranties made by the Borrower in the Facility Agreement and Mortgagor/s herein.
- 8.3 Status and Due Authorization

The Mortgagor/s is a company duly formed and registered under Companies Act, 1956 and it has the capacity and the authority to enter into this Indenture and to exercise its rights and perform its obligations herein under and to perform all corporate and other action required to authorize the execution of this Indenture and that the appropriate authorization for the performance of its obligations herein have been duly taken and that neither the execution nor the delivery of this Indenture nor the performance of the Mortgagor's obligations herein conflict with or will conflict with any Applicable Law. In case the Mortgagor/s is signing / executing or registering these presents by virtue of any power of attorney, then it is declared and represented by the Mortgagor/s that the power of attorney is legally valid and existing and the same is not cancelled, revoked or terminated. It is further represented that the grantor of the power of attorney is alive and there is no disputes between or amongst the principal being the grantor and the constituted attorney. In case the power of attorney is given by Company, then it is represented and declared that the grantor company is existing under the provisions of law

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and there are no winding up proceedings initiated or pending against the grantor company. All the resolutions, power of attorney or authority letter in favour of Mortgagors is valid as on date and there is no reason to believe that the same may be amended, cancelled or revoked or become invalid at any time in future.

8.4 Validity and Admissibility in Evidence

All actions, conditions and things required to be done, fulfilled and performed in order to:-

- (i) enable the Mortgagor/s to lawfully enter into, exercise its rights and perform and comply with the obligations expressed to be undertaken by it in this Indenture;
- (ii) ensure that the obligations expressed to be undertaken by the Mortgagor/s in this Indenture are valid, enforceable and binding; and
- (iii) make the Indenture valid and admissible as evidence in India;

have been done, fulfilled and performed.

8.5 Binding Obligations

The obligations expressed to be assumed by the Mortgagor/s under this Indenture are legal and valid obligations binding on it in accordance with the terms thereof. This deed shall be considered as principal document among all the Transaction Documents and in case there is conflict with terms of other documents, terms of this deed shall prevail.

8.6 No Winding-up

The Mortgagor/s have not taken any corporate action nor have any other steps been taken or any legal proceedings been initiated or threatened against the Mortgagor/s, to the best of its knowledge, for its winding-up, dissolution, administration or re-organization or for the appointment of a receiver, administrator, administrative receiver, trustee or similar officer for any or all of its assets or revenues.

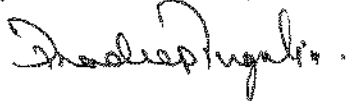
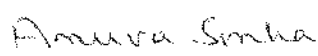
8.7 No Material Defaults

The Mortgagor/s is not in breach of or in default under any agreement to which it is a party or which is binding on it or any of its assets to an extent or in a manner which might cause a Material Adverse Change or lead to any Material Adverse Effect.

8.8 No Event of Default

No Event of Default has occurred and continuing, which has not been waived in writing by the Lender.

8.9 No Material Proceedings

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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No action or administrative proceeding before any court, tribunal or agency has been initiated or, to the best of its knowledge and belief, threatened, which might, if determined adversely, cause a Material Adverse Change and/or any Material Adverse Effect.

8.10 No Material Adverse Change

There has been no Material Adverse Change and/or any Material Adverse Effect in the business or financial condition of the Mortgagor/s for the period of 12 months prior to the date of execution of this Indenture.

8.11 Authorisations

All authorisations required for the Mortgagor/s to create the security contemplated herein are in full force and effect and the Mortgagor/s are in compliance with the material provisions thereof and, so far as it is aware, none of the aforementioned authorisations are the subject of any pending or threatened proceedings or revocation. A copy of necessary authority document is attached herewith as ANNEXURE – 2 and provided to the Mortgagee separately.

8.12 Applicable Laws

The execution, delivery and performance of this Indenture by the Mortgagor/s do not violate the terms of any Applicable Law or court order. The Mortgagor/s has not infringed any Applicable Law in the conduct of its business and has ensured that all compliances are made as per the provisions of the Applicable Law for the creation of the security hereunder.

8.13 Encumbrances

The Mortgaged Property is free from all Encumbrances, attachments, claims, clogs, hindrances, lispendens, minor claims, lease, court or other attachments, etc., and other charges of any nature whatsoever.

8.14 Rights in the said Property


The Mortgagor/s are the absolute owner of and entitled to all rights, title and interest in the Mortgaged Property and the Mortgaged Property is not in violation of The Benami Transactions (Prohibition) Act, 1988 or any such law. Mortgagors (amongst themselves or otherwise) shall not create any dispute or claim partition or raise objection on the ownership/interest over the Mortgaged Property during the term of this Deed which shall have impact on the mortgage / charge created herein. Rights of Mortgagee shall always supersede rights of Mortgagors or any of them in any manner whatsoever.

8.15 Litigations

There are no outstanding litigations against the Mortgagor/s and the Mortgaged Property, and the security created herein is not the subject of any litigation.

9. Mortgagors' Covenants

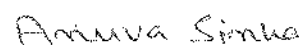
For, M/s. Nirvana Devcon LLP,



(Authorised Partner)

Name :-Mr. Pradeep Kumar Pugalia

For, M/s. Belani NPR Projects LLP,



(Authorised Partner)

Name :-Ms. Anuva Sinha



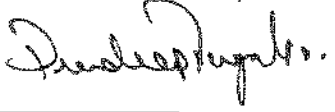
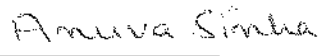
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9.1 Authority to Mortgage

The Mortgagor/s do hereby covenant with the Mortgagee that the Mortgagor/s have good right, full power and absolute authority to grant, assign, transfer and assure all the rights held by it in respect to the Mortgaged Property hereby granted, assigned, and assured or expressed so to be or every part thereof unto and to the benefit of the Mortgagee in the manner aforesaid.

9.2 The Mortgagor/s hereby declares and confirms that it has perused all Transaction Documents and is aware of the terms and conditions on which the Facility has been granted. The Mortgagor/s further agree that the obligations of the Mortgagor/s to the Mortgagee under this Indenture shall not be discharged, released or impaired or otherwise affected by reason of any of the following events or circumstances:-

- (a) any time, forbearance or other indulgence given or agreed by the Mortgagee with the Mortgagor/s or the Borrower in respect of any of their respective obligations under this Indenture, the Facility and the Transaction Documents including the Security Documents or other related documents, as the case may be;
- (b) any invalidity, irregularity, unenforceability, imperfection or avoidance of any defect in any security (if any) granted by, or the obligations of the Borrower or any amendment to or variation thereof or of any other document or security comprised therein;
- (c) the genuineness, validity, regularity and enforceability of the Facility, the Facility Agreement or any of the Security Documents or any other agreement that the Borrower enters into with the Mortgagee or with any other person in connection with the Facility, from time to time;
- (d) any extension, renewal, re-scheduling, amendment, change, waiver or other modification of the Facility or Facility Agreement or the Security Documents or other related documents, as the case may be;
- (e) any dispute between the Borrower and the Mortgagee with respect to the Facility or Facility Agreement or the Security Documents or other related documents, as the case may be;
- (f) with respect to the Mortgagor/s, any dispute between the Mortgagee and the Mortgagor/s with respect to this Indenture;
- (g) the liquidation, bankruptcy or dissolution (or proceedings analogous thereto) of the Borrower or the Mortgagor/s or the appointment of a receiver or administrative receiver or administrator or trustee or similar officer of any of the assets of the Borrower / Mortgagor/s, or the occurrence of any circumstances whatsoever affecting the Borrower's / Mortgagors' liability to discharge its obligations with respect to the Facility and under the Facility Agreement or the Security Documents or other related documents, as the case may be;
- (h) any existence, non-invocation, release, renewal or realisation of any security or obligation provided under or pursuant to the Facility and under the Facility Agreement or the Security Documents;
- (i) any failure on the part of the Mortgagee (whether intentional or not) to take or perfect or enforce any security (if any) agreed to be taken under or in relation to or pursuant to the Facility and under the Facility Agreement;
- (j) any legal limitation, disability or incapacity relating to the Mortgagor/s including the Borrower;

<p>For, M/s. Nirvana Deycon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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OF ASSURANCES, KOLKATA

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- (k) impossibility or illegality of performance on the part of the Borrower, of any of its obligations under or in connection with the Facility and under the Facility Agreement or the Security Documents or under any other related document;
- (l) any part payment of the Facility;
- (m) any other circumstance or occurrence, whether similar or dissimilar to any of the foregoing.

9.3 The obligations of the Mortgagor/s jointly or severally contained in this Indenture shall be in addition to and independent of any security (including any guarantee, hypothecation or mortgage) which the Mortgagee may at any time hold under or by virtue of the Facility Agreement or the Security Documents or otherwise in respect of the Facility.

9.4 The Mortgagor/s hereby specifically declares and confirms that though the Mortgagor/s have already launched the construction of the Project on the land described in the Mortgaged Property and /or the Mortgagor/s may have sold or agreed to sale any part/unit out of the Mortgaged Property as fully listed in the Mortgaged Property, the Mortgagor/s have taken necessary undertaking and agreements from such purchasers that the Mortgagor/s are entitled to create and shall be creating mortgage or charge thereon including creation of mortgage or charge on entire Project and the entire land described in the Mortgaged Property.


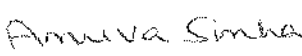
9.5 Further Assurances

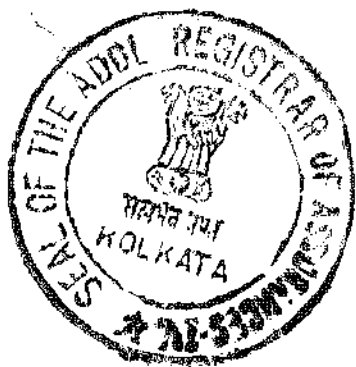
And further that, the Mortgagor/s and all other persons having or lawfully or equitably claiming any estate or interest in the rights of the Mortgaged Property or any part thereof shall and will from time to time and at all times hereafter upon the request of the Mortgagee during the continuance of the security of the Mortgagee and afterwards, execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the rights in the Mortgaged Property unto and to the use of the Mortgagee in manner aforesaid as shall or may be reasonably required by the Mortgagee

9.6 Declarations, Undertakings and Covenants by the Mortgagor/s

The Mortgagor/s hereby declare, undertake and covenant as follows:-


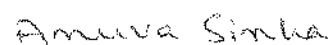
- (a) to pay to the Mortgagee, the said Mortgage Debt, in accordance with the terms and conditions of the Transaction Documents;
- (b) that in addition to the Mortgagee having a priority of claim in the manner provided herein over all other secured and unsecured creditors, wherever applicable, the Mortgagor/s in respect of the Mortgaged Property shall file a copy of this Indenture along with duly completed applicable form as prescribed under the Companies Act, 1956, relevant provisions of Companies Act, 2013 and the relevant rules thereunder, with the appropriate Registrar of Companies, along with the payment of the requisite filing fee within the prescribed period without payment of penalty and the Mortgagor/s shall deliver a copy thereof to the Mortgagee;

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalla</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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- (c) that for the purposes of recording the mortgage and charge of the Mortgagee created herein, the Mortgagor/s shall ensure recording the mortgage and charge of the Mortgagee with applicable revenue record authority and with all other applicable authorities immediately after execution of this present;
- (d) the Mortgagor/s agrees and confirms that it shall not modify the Memorandum and Article of Association/ its constitution documents in any manner which may directly or indirectly affect any rights of the Mortgagee, until repayment of the Mortgage Debt except with the prior written approval of the Mortgagee and on the terms and conditions as stipulated by the Mortgagee;
- (e) execute on demand such further documents, assignments and other writings as may be required by Mortgagee or by the law so as to effectively and absolutely vest the Mortgaged Property in the Mortgagee and so as to render them easily enforceable, realizable and transferable by Mortgagee at any time;
- (f) shall not create any charge or Encumbrance on the Mortgaged Property or any part thereof without the prior written consent of the Mortgagee. During the subsistence of the Facility and the Mortgage Debt, Mortgagor/s shall not without the prior written permission of the Lender alter or modify or extend the plans and permissions approved and granted by respective Corporation or Local Authorities, in respect of the Mortgaged Property.;
- (g) the Mortgagor/s shall from time to time and at all times during the continuance of Security keep the Mortgaged Property hereby granted, assigned, and assured or expressed so to be in a good and substantial state of repairs and shall pay all the rents, rates, taxes, assessments, dues and duties payable in respect of the Mortgaged Property immediately as soon as the same shall become due AND ALSO that if default shall be made in keeping the said Mortgaged Property in a good and substantial state of repairs or in payment of such rates, taxes, assessments, dues and duties as aforesaid it shall be lawful for the Mortgagee (without being bound to do so) to keep the Mortgaged Property in such repairs and to pay such rates, taxes, assessments, dues and duties as aforesaid together with interest thereon and until repaid by the Mortgagor/s, the same shall be a charge upon the Mortgaged Property hereby assured or expressed so to be in addition to the said Facility and interest thereon PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that in the event of any damage happening to the Mortgaged Property hereby granted, assigned, transferred and assured or expressed so to be by fire, tempest, earthquake, lightning, rain or otherwise howsoever at any time or times after the execution hereof so as in the opinion of the Mortgagee materially impair the security hereby created, the Mortgagor/s shall at its own costs and expenses repair and reconstruct the Mortgaged Property to secure its rights to the satisfaction of the Mortgagee. In case of enforcement, the Mortgagee shall be entitled to reconstruct, repair, renovate, extend, expand the Mortgaged Property in full or part.
- (h) The Mortgagor/s have been entering into agreement/writings with the already sold unit purchasers and shall enter into such agreement/writings with the existing unit purchasers and after NOC of the Mortgagee with purchasers of unsold units in the

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OF ASSURANCES-IV, KOLKATA
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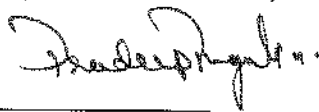
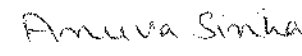
Project, with a clause to the effect that the Mortgagor/s are entitled to raise finance and create security on the properties and Receivables mortgaged and charged herewith from any lender/mortgagee and in case of default by the Mortgagor/s or Borrowers such lender/mortgagee shall be entitled to take over control of entire project and all such unit purchaser shall have to adhere and co-operate the requirements of such lender/mortgagee without jeopardising the availability of unit to such purchasers subject to the unit purchaser is making balance payment as agreed with the Mortgagor/s or Borrower or as provided in NOC, and such Lender/Mortgagee or any of its nominee shall have right to take all decision with respect to the Project including replacing the developer, builder or contractors thereof.

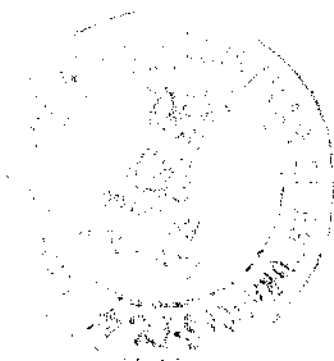
- (i) that for the purposes of recording the mortgage and charge of the Mortgagee created herein, the Mortgagor/s shall ensure recording the mortgage and charge of the Mortgagee with revenue record authority and with all other applicable authorities immediately after execution of this present and in case any of the Mortgaged Property is falling under jurisdiction of other sub-registrar of assurance, the Mortgagor/s shall be responsible to get this present recorded with such each of sub-registrar of assurance before requesting for any disbursement out of sanctioned amount.
- (j) "The Mortgagors shall ensure:
- (i) to disclose in the pamphlets, brochures etc., the charge of Lender over the Mortgaged Property/project and shall obtain the prior NOC / permission of Lender for the sale of flats/ property etc.
 - (ii) to append/publish the information relating to the mortgage/charge of Lender over the Mortgaged Property/project, while publishing an advertisement of the scheme in the newspapers, magazines etc.
 - (iii) All inflows related to the project will be routed through project escrow account to be opened with the bank suggested or opened by Lender.
 - (iv) to submit monthly statements/reports of Project Cost incurred, sales and all the material information.
 - (v) Periodic inspection of the project site by a team of the Lender/empanelled agency.

(k) NDMA Guidelines:

The Mortgagor/s shall obtain prior permission from the government /local governments, other statutory authorities for the project under construction/ to be constructed, wherever required. Further the Mortgagor/s shall ensure that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Mortgagor/s shall ensure that the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards are complied with and the designs of the proposed buildings and structures are multi-disaster-resilient."

Mortgagor/s shall obtain prior permission from the government /local governments, other statutory authorities for the project/s, wherever required and that the project/s is/are in line with

For, M/s. Nirvana Devcon LLP, 	For, M/s. Belani NPR Projects LLP, 
(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	(Authorised Partner) Name :-Ms. Anuva Sinha



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OF ASSURANCES-IV, KOLKATA
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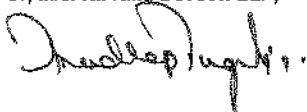
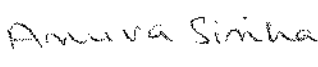
provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Mortgagor/s shall ensure that the Mortgagor/s duly complies, with the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards and the designs of the proposed buildings and structures are multi-disaster-resilient."

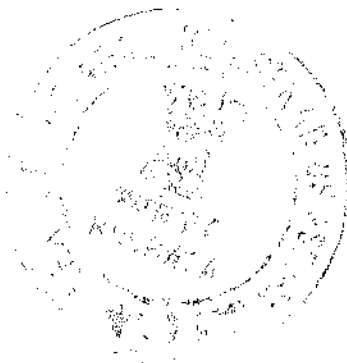
(l) Additional covenants of Insolvency and Bankruptcy Code, 2016 :-

- a. Mortgagor/s shall not make or file any application or initiate any proceedings under the Insolvency and Bankruptcy Code, 2016, without first discharging, its obligations for which the security is provided for / the Indebtedness of the Borrower to the Mortgagee;
- b. Mortgagor/s shall notify the Mortgagee, within 24 (twenty four) hours from the date of either (i) receipt of any demand/notice from its creditor (financial or operational), which may lead to proceedings under Insolvency and Bankruptcy Code, 2016; or (ii) the occurrence of a default with a creditor (financial or operational).
- c. Mortgagor/s shall forthwith notify the Mortgagee if any person makes or files or initiates any application/proceedings under the Insolvency and Bankruptcy Code, 2016 against it";

(m) Covenants in respect of Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016):-

- (a) Mortgagor/s do hereby confirm, declare and covenant that the Mortgagor/s have complied with all the applicable provisions of Real Estate (Regulation and Development) Act, 2016 (Act No. 16 of 2016) and the rules made thereunder ("RERA") and there is no actions pending or arisen against the Mortgagor/s or any of their officers, employees or any other person connected with Mortgagor/s.
- (b) Mortgagor/s further covenant that Mortgagor/s or any person connected with them shall comply with all the provisions of RERA in present or any future.
- (c) If the Mortgagor/s receive any notice, complaint or any other correspondence w.r.t. RERA from any authority, tribunal or any person filing any complaint then the same shall also be informed to the Mortgagee immediately with the copy thereof.
- (d) Mortgagee shall not be held responsible for any non-compliance of RERA by Mortgagor/s or any other person in any manner whatsoever. Mortgagor/s do hereby indemnify and keep indemnified Mortgagee if any claim, demand, objection or actions arising out of the Mortgaged Property.
- (e) Mortgagor/s have obtained all the necessary approvals for creation of mortgage or charge over the Mortgaged Property in favour of Mortgagee as mentioned in Item No. 8 of Schedule 1. If any approvals / permissions are required to be obtained in future then the same shall be obtained by Mortgagor/s at their own cost without any obligation on Mortgagee.
- (f) Charge and right created in favour of Mortgagee shall be exclusive to Mortgagee for Mortgaged Property and Mortgagor/s shall not be entitled to claim any benefit or immunity arising out of non-compliances in any manner whatsoever.


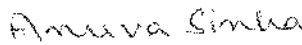
For, M/s. Nirvana Devcon LLP, 	For, M/s. Belani NPR Projects LLP, 
(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	(Authorised Partner) Name :-Ms. Anuva Sinha



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9.7 Additional Covenants from Mortgagor/s if the Mortgaged Property or any part thereof is acquired on Lease or Tenancy basis:

- (i) The Mortgagor/s shall not assign, transfer, alienate, lease, sub-lease, sublet, license, gift, will, let out or give on a business centre basis the Mortgaged Property in full or part or otherwise deal with or part with the possession of the Mortgaged Property in any manner whatsoever and the Mortgaged Property shall not be heritable by the Mortgagor/s and in any case whether the Mortgagor/s has made any will or not and/or through any instrument testamentary or non-testamentary and/or caused for the same, to the exclusion of other persons, successors, members of any association or Hindu Undivided Family, the Mortgagee shall have first right over the Mortgaged Property.
- (ii) The Mortgagor hereby undertakes and agrees that the Mortgagor has obtained all the requisite permissions from the relevant authorities and from the Lessor or Owner of the Mortgaged Property for creation of this mortgage/charge on the Mortgaged Property
- (iii) The Mortgagor hereby undertakes and agrees that in the event the Mortgagor/s have acquired the Mortgaged Property on lease/leave and licence basis, the Mortgagor/s shall ensure compliance of the obligation on part of the Mortgagor/s under the lease agreement/leave and licence agreement between the Mortgagor and such owner/lessor/licensor .
- (iv) The Mortgagor/s has paid and shall pay all due premium, rents and instalments payable to the Lessor or owner in regular manner and comply all the terms and conditions of the lease, license or other documents.
- (v) In case the Mortgagor/s receives any notice or information for eviction from the owner/Lessor of the Mortgaged Property, the Mortgagor/s shall immediately give written notice to the Mortgagee of the same.
- (vi) In case the Mortgagor/s receives any notice or information for adjustment of any security deposit in full or part, deposited by the Mortgagor/s with the owner/Lessor of the Mortgaged Property, from the owner/Lessor, the Mortgagor/s shall immediately give written notice to the Mortgagee.
- (vii) The Mortgagor/s shall not nominate any person or surrender his any lease or tenancy right, in full or part of the Mortgaged Property.
- (viii) The Mortgagor hereby agrees and confirms that there are no restrictive covenants/restrictions in the lease agreement/ leave and licence agreement entered into by the Mortgagor/s with any of the lessee for creating a mortgage/charge by the Mortgagor on the Mortgaged Property in favour of the Mortgagee
- (ix) The Mortgagor hereby agrees and confirms that they have intimated/informed and obtained requisite consent of the lessee/licensee, as required, for creation of the mortgage on the Mortgaged Property in favour of the Mortgagee

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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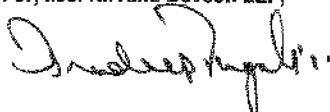
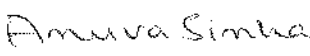
- (x) The Mortgagor hereby undertakes that they will not renew the lease or extend the tenure of the lease agreement/ leave and licence agreement, in relation to the Mortgaged Property, with the owner / lessee/licensee without prior written permission of the Mortgagee.
- (xi) The Mortgagor shall ensure timely deposit of the lease rentals emanating out of the Mortgaged Property, in the bank account/escrow account as may be instructed by the Mortgagee.
- (xii) The Mortgagor shall not request owner to issue rent receipt in favour of any person whatsoever, in respect said without previous written permission of Mortgagee.
- (xiii) The Mortgagor/s will inform the Mortgagee immediately on becoming nominal member or actual member of any society/organization and submit necessary share certificate and letters to the Mortgagee if required and the Mortgagor/s will inform such Society/organization immediately.
- (xiv) The Mortgagee shall have a right to and is hereby authorised to interact with the lessee/licensee, to whom the Mortgaged Property is leased/given on leave and licence, as may be required by and at the discretion of the Mortgagee.
- (xv) The Mortgagee shall always have authority and power to deal and Lessor with respect to any matters relating to, at any time.
- (xvi) In case the Mortgaged Property or any part thereof or under lying land of any structure is acquired by the Mortgagor/s on lease basis, the Mortgagor/s has complied with and shall comply with all the terms and conditions thereof including payment of rent/premium regularly on due dates and shall not surrender any of its rights to the lessor for any reason whatsoever, without prior permission of the Mortgagee and that at any time the Mortgagee shall be entitled and authorized to deal and interact with such lessor.

9.8 Further Covenants and permitted use

In addition, subject to the terms of Applicable Law, each of the Mortgagor/s hereby further covenants that:

- (a) Enter possession etc.

Upon the occurrence and during the continuance of an Event of Default (as defined in the Facility Agreement) unless cured within Cure Period, then and in any such case it shall be lawful for the Mortgagee to enter into and take possession of any or all of the Mortgaged Property and any future assets comprised in these presents and thenceforth the Mortgagor/s shall take no action inconsistent with or prejudicial to the right of the Mortgagee to quietly possess, use and enjoy the same and to receive the income, profits and benefits thereof without interruption or hindrance by the Mortgagor/s or by any Person or Persons whomsoever, and upon the taking of such

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action, the Mortgagee shall be freed and discharged from or otherwise by the Mortgagor/s well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, title, claims, demands and Encumbrances whatsoever.

(b) Further assurances

The Mortgagor/s and all other Persons lawfully or equitably claiming or being entitled to claim any estate, right, title or further assurances, interest in, to or upon the Mortgaged Property and any future assets comprised in these presents or any of them or any parts thereof respectively shall and will, from time to time and at all times, at the cost of the Mortgagor/s or the other Person (as appropriate), execute, make and do or cause and procure to be executed, made and done every such assurance, act and thing for further and more perfectly assuring all or any of the Mortgaged Property and any future assets comprised in these presents unto and to the use of the Mortgagee on the terms of these presents as shall be requested in writing by the Mortgagee.

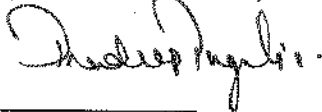
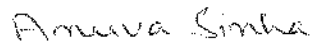
(c) Payment of all taxes, rates, etc.

The Mortgagor/s shall at all times during the continuance of these presents and the security hereby created, except as expressly otherwise permitted by the Transaction Documents, duly and punctually pay any imposts, duties, Taxes, premia and outgoings which become lawfully payable by the Mortgagor/s in respect of the Mortgaged Property or any part thereof or the carrying out by the Mortgagor/s or maintenance of any business or operations thereon and shall prevent any part of such Mortgaged Property from becoming charged with the payment of any such imposts, duties and Taxes payable by the Mortgagor/s and shall punctually discharge all claims and pay, except as expressly otherwise permitted by the Transaction Documents, all the Taxes, duties and imposts which by the Applicable Law are lawfully payable by the Mortgagor/s and would affect the security created hereunder.

(d) Maintenance of assets

The Mortgagor/s shall at all times and at their own cost and expense keep and maintain all buildings and erections forming part of the Mortgaged Property and all fixtures, (including trade and tenant's fixtures) fittings and other equipment and effects thereon and therein forming part of the Mortgaged Property in good and substantial repair and in good working order and condition and when necessary rebuild or renew the same and without prejudice to the generality of the foregoing, forthwith after service by the Mortgagee of any notice of defect or warrant of repair given pursuant to Sub-Clause (e) below, repair and make good the same to the satisfaction of the Mortgagee.

(e) Inspection, repairs, etc.

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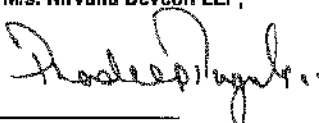
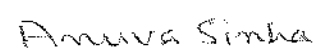
The Mortgagor/s shall at its own cost, permit the Mortgagee and its authorised representatives, servants and agents either alone or with workmen and others, upon prior notice, to carry out technical, legal or financial inspections, including, but without limitation, works, site, buildings and books of accounts from time to time and at all times to enter into and upon the Mortgaged Property and any future assets to inspect the same and if there shall be any want of repair thereof or if the Mortgagee in its discretion considers any other works, matters, or things are required in order to preserve the Mortgaged Property, then the Mortgagee shall give notice thereof to the Mortgagor/s calling upon the Mortgagor/s to repair or replace the same. Upon the Mortgagors' failure to do so, it shall be lawful for but not obligatory upon the Mortgagee to repair or replace the same or any part hereof at the expense of such Mortgagor/s.

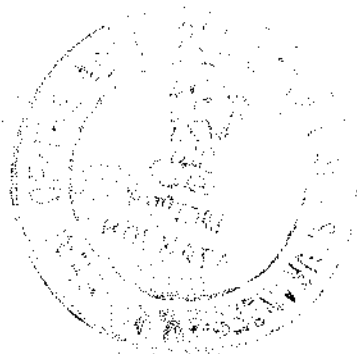
Nothing herein contained shall be deemed to affect or prejudice the rights and powers of the Mortgagee under these presents or the other Transaction Documents including the right to call for the whole of the Mortgage Debt as the case may be following the happening of an Event of Default.

(f) Insurance

The Mortgagor/s shall at its expense and in accordance with good industry practice and in accordance with the requirements of the Mortgagee and its insurance consultant, keep the Mortgaged Property in marketable and good condition and insure and keep insured the same in the name of the Mortgagor/s, wherever required. The Mortgagor/s shall assign in favour of the Mortgagee as loss payee such insurance policies taken out by the Mortgagor/s. The Mortgagor/s shall within 15 (fifteen) days of obtaining the insurance cover deliver to the Mortgagee the notarised certified true copies of policies of insurance and maintain such insurance throughout the continuance of the security of these presents and deliver to the Mortgagee the renewal receipts / endorsements / renewed policies thereof and till such insurance policies / renewal receipts / endorsements are delivered to the Mortgagee, the same shall be held by the Mortgagor/s in trust for the Mortgagee. The Mortgagor/s shall maintain such insurance throughout the subsistence of the Mortgage and shall duly and punctually pay all premia and shall not do or suffer to be done or omit to do or be done any act which may invalidate or avoid such insurance. In default of the Mortgagor/s to do so the Mortgagee may (but shall not be bound to) keep in good condition and render marketable the Mortgaged Property and take out/renew such insurance. Any premium paid by the Mortgagor/s and any costs and expenses incurred by the Mortgagee shall forthwith on receipt of a notice of demand from the Mortgagee be reimbursed to the Mortgagee together with interest equivalent to 3% p.m. for such amount from the date of payment by such Mortgagor/s and until such reimbursement by the Mortgagor/s the same shall be a charge on the Mortgaged Property.

- (g) Until all amounts which may be or become payable by the Borrower under the Transaction Documents have been paid and discharged in full and the Mortgagee has (acting on the instructions of the Lenders) issued a no dues certificate to the Borrower unless the Mortgagee otherwise directs, the Mortgagor/s will not exercise any rights

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalla</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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OF PUBLIC HEALTH
BANGALORE
19 JAN 2003

which they may have by reason of performance by them of their obligations under any document:-

- (i) to be indemnified by the Borrower;
- (ii) to claim any contribution from the Borrower or other provider of security for the obligations of the Borrower; and/or
- (iii) to take the benefit (in whole or in part and whether by way of subrogation or otherwise) of any rights of the Mortgagee under the Transaction Documents or of contribution or any other rights of a surety or enforce any security or other right or claim against the Borrower or any other person who has guaranteed or given any security in respect of any of the obligations of the Borrower under the Transaction Documents or claim in the insolvency or liquidation of the Borrower or of any other guarantee or security taken pursuant to, or in connection with the Transaction Documents.

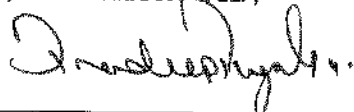
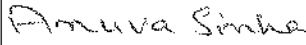
9.9 The Mortgagor/s undertake and agree with the Mortgagee that, throughout the continuance of this Indenture and so long as the Mortgage Debt or any part thereof remains owing, the Mortgagor/s shall, unless the Mortgagee otherwise agrees:-

- (a) if any penalty or legal costs or any other charges are paid for the stamping and registration of this indenture or any supplement or addition thereto or any other additional security documents by the Mortgagee, and if the Mortgagor/s has not reimbursed the Mortgagee such amounts, within fourteen (14) days from any demand made by the Mortgagee, the Mortgagor/s shall pay to the Mortgagee the amount thereof with interest at the rate of 3% p.m. on such amount, from the date of payment by the Mortgagee until the date of repayment by the Mortgagor/s; and
- (b) to deliver to the Mortgagee original receipts evidencing payment of stamp duty and other charges in connection with the stamping and registration of this indenture.
- (c) to deliver, hand over and submit with the Mortgagee all the title deeds / documents relating to the Mortgaged Property under acknowledgement. No documents of title of Mortgaged Properties are in possession of any other person and the Mortgagor/s undertake and shall ensure to forthwith deliver and submit to the Mortgagee all or any document as may be found, generated, issued or created which is directly or indirectly related to the Mortgaged Properties.

9.10 The Mortgagor/s shall observe and perform each of the covenants set forth in the Transaction Documents, wherever applicable, which covenants are hereby incorporated herein by reference and made a part of the Indenture as if such covenants and other relevant provisions were set forth in full herein.

10. Events of Default

Each of the Clauses, as more particularly set out in **Clauses 10.1 to Clause 10.23** below and the events specified as such in this Indenture and in any of the Facility Document, describes the circumstances which constitute an Event of Default for the purposes of the Indenture.

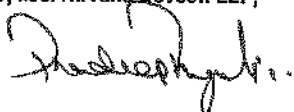

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalía</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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REGISTRAR OF COMPANIES
KOLKATA
9 JUL 2003

- 10.1 Failure to pay
The Mortgagor/s and/or the Borrower fails to pay in terms of the Transaction Documents i.e. when it fails to pay to the Mortgagee any sum due to be paid under this Indenture or other Transaction Documents at the time, in the currency and in the manner specified herein.
- 10.2 Breach, Default, Misrepresentation, etc.
The Mortgagor/s are in breach or default of the performance of any covenant, undertaking, conditions or agreement under this Indenture or any representation or statement made by the Mortgagor/s in this Indenture or in any notice or other document, certificate or statement delivered by it pursuant hereto or in connection herewith or orally is or proves to have been incorrect or misleading.
- 10.3 Specific Undertaking
The Borrower fails to duly perform or comply with any other obligations expressed to be assumed by it under this Indenture.
- 10.4 Other Obligations
The Borrower, Guarantor and/or any Person furnishing any security on behalf of the Borrower in relation to the Facility, fails duly to perform or comply with any obligation undertaken, as specified in the Transaction Documents.
- 10.5 Inability to pay debts
If any order has been passed against the Borrower by the Court of competent jurisdiction pursuant to Section 138 of the Negotiable Instruments Act, 1881 in respect of loans availed by the Borrower or if any action has been initiated against the Borrower for enforcement of any security in respect of any loan availed by the Borrower and the matter is admitted by the appropriate Court, or if the Borrower is unable to pay its debts as they fall due or the Borrower commits any other act of insolvency.
- 10.6 Winding up
The Mortgagor/s and/or Borrower takes any corporate action or legal proceedings or any other steps are taken or are threatened against the Mortgagor/s and/or Borrower, for its winding up, dissolution, administration or re-organization, and such legal proceedings are not withdrawn within 30 (thirty) days of being admitted or if there is an appointment of a liquidator, receiver, administrator, administrative receiver, conservator, custodian, trustee or similar officer, of it or of any or all of its revenues and/or assets.
- 10.7 Execution or Distress
Any execution, distress or legal process is levied against, or an Encumbrance is enforced against (a) the whole or any material part of the property, undertaking or assets of the Borrower; or (b) the whole or any material part of the Mortgaged Property or any other security created under the Transaction Documents in relation to the Facility.
- 10.8 Governmental Intervention
By or under the order of any Authority, (a) the management of the Borrower and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the

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Borrower in relation to the Facility, is wholly or partially displaced; or (b) the authority of the Borrower and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, in the conduct of its business is wholly or partially curtailed; or (c) all or a majority of the issued shares of the Borrower and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, or the whole or any part (the book value of which is 20% or more of the book value of the whole) of its respective revenues or assets is seized, nationalized, expropriated or compulsorily acquired; or (d) any CBI or governmental investigation is initiated against any of the director/partner, promoter or partner of the Mortgagor/s or Borrower.

10.9 Material Litigation/Investigation :

In the event any investigation initiated by EOW,IB, CBI/ litigation has been commenced before any court, tribunal or agency on the basis of a notice received by or against the Borrower, any promoter, any Guarantor, any group entity of the Borrower or Mortgagor/s and/or the Mortgagor/s and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, which might, in the opinion of the Mortgagee, if determined adversely, cause a Material Adverse Change and/or any Material Adverse Effect which may affect the Borrower's ability to repay the Outstandings / impair the value of the security created hereunder or any other Transaction Documents.

10.10 The Borrower's Businesses

The Borrower ceases or threatens to cease to carry on the main business it currently carries on.

10.11 Repudiation

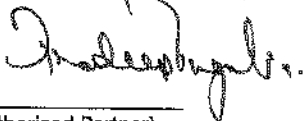
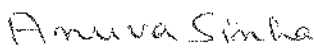
The Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, repudiates:

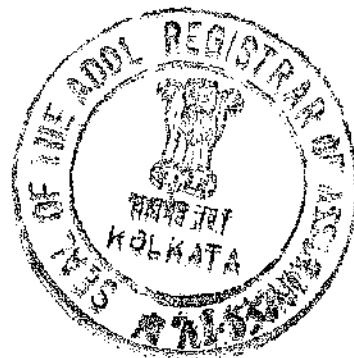
- (i) the Transaction Documents;
- (ii) allows or causes to be done any act or thing evidencing in the Mortgagee's opinion, an intention to repudiate any of the Transaction Documents.

10.12 Validity and Admissibility

At any time, any act, condition or thing required to be done, fulfilled or performed in order to (a) enable the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, to lawfully enter into, exercise its respective rights under and perform the obligations expressed to be assumed by it in the Transaction Documents and/or the Security Documents; (b) ensure that the obligations expressed to be assumed by the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, in the Transaction Documents and/or the Security Documents are legal, valid and binding; or (c) make the Transaction Documents and Security Documents admissible as evidence in India, as appropriate, is not done, fulfilled or performed.

10.13 Illegality

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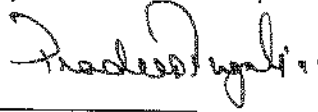
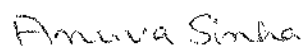
At any time it is or becomes unlawful for the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility to perform or comply with any or all of their respective obligations under the applicable Transaction Documents and/or Security Documents or any of their respective obligations under the Transaction Documents and/or the Security Documents cease to be legal, valid and binding.

10.14 Performance of Obligations

- (i) Any event or circumstance arises which has caused or, in the reasonable opinion of the Lender may cause, a Material Adverse Change and/or any Material Adverse Effect to the financial condition of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person furnishing any security on behalf of the Borrower in relation to the Facility, or its ability to perform or otherwise comply with any of the obligations expressed to be assumed by the it under the respective Transaction Documents and/or the Security Documents.
- (ii) If the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility fails to furnish information as required by the Lender from time to time as required under the provisions of the Transaction Documents and/or the Security Documents.
- (iii) If, in the opinion of the Lender, any extraordinary circumstances have occurred which make it improbable for the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility to fulfil the obligations under the Transaction Documents and/or the Security Documents.
- (iv) If there is any deterioration or impairment of any Security created under the Transaction Documents or any part thereof or any decline or depreciation in value thereof which causes such Security, or any part thereof, in the judgement of the Lender to become unsatisfactory as to character or value to such an extent that in the opinion of the Mortgagee further security to the satisfaction of the Lender should be given and such security is not given within the time period specified by the Lender, in spite of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility being called upon to do so.

10.15 Security

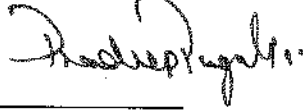

Subject to terms and conditions contained herein, if the Mortgaged Property is transferred, charged, Encumbered, alienated, sold without prior approval in writing of the Mortgagee or if any Security ceases to enure to the benefit of the Lender or if, in the opinion of the Lender, the Security provided is in jeopardy or ceases to have effect or is inadequate or insufficient or any document pertaining to the Security executed or furnished by or on behalf of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility, becomes illegal, invalid or unenforceable.

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- 10.16 Maintenance of Security Cover
If the Borrower and/or the Mortgagor/s fails to furnish, or causes to be furnished, additional security / replace the Security in order to maintain the Security Cover specified in **Clause 5.2 above**, in such form and substance which is satisfactory to the Mortgagee.
- 10.17 Purpose
If any part of the Facility is not utilised for the Purposes and in the manner as set out in Recital D above, unless otherwise permitted by the Mortgagee in writing.
- 10.18 Non-Compliance of Provisions of Transaction Documents
If the Borrower commits any act or omission resulting in its non-compliance with any provisions of any Facility Document, including the occurrence of any events of default as contained in the Facility Agreement or other undertaking and declaration.*
- 10.19 Any other Material Adverse Change or Material Adverse Effect
Upon the occurrence of any other Material Adverse Change or Material Adverse effect, which might, in the opinion of the Lender, adversely affect the business, condition (financial or otherwise), operations, performance, properties or prospects of the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person, as applicable, furnishing any security on behalf of the Borrower in relation to the Facility.
- 10.20 Modification in approved plans
Upon making change or modification into once approved plans with respect to any land or project already implemented or to be implemented in future under the Mortgaged Property, which has impact of reducing or alienating FSI/TDR already used in such approved plans.
- 10.21 Failure to intimate charge of the Mortgagee and deposit of Receivables
If any part of the Mortgaged Property is in the nature of under construction project/units, upon failure by the Mortgagor/s of such property, to intimate and inform the mortgage or charge of the Mortgagee over such property, to the purchasers or interested person into such project/units and failure to intimate for making balance amounts payable to such Mortgagor/s directly to the Mortgagee or into any bank account or escrow account opened by such Mortgagor/s under the terms of the Transaction Documents. AND also upon failure to mention about mortgage and charge of the Mortgagee into the agreements to be executed for unsold units which are permitted by the Mortgagee for sale or transfer under specific written permission. If the Mortgagor/s fails to deposit all the Receivables as agreed under the Transaction Documents or specifically permitted by the Mortgagee while giving permission for transfer of any unit/property from the Mortgaged Properties.
- 10.22 Failure to notify any Event of Default or Potential Event of Default
Upon the failure of the Mortgagor/s to inform the Lender of the occurrence of any Event of Default or Potential Event of Default promptly and no later than 5 (Five) days from the date of occurrence.

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- 10.23 Failure to deposit or cause to deposit all the incomes, inflows and Receivables from the Security into any designated account or account as may be suggested by the Mortgagee or transferring full or part of any Security without obtaining prior permission of the Mortgagee.

11. Consequences of Events of Default

11.1 Cure Period

Upon the occurrence of any Event of Default, under this Indenture or under the Transaction Documents, the Borrower and/or the Mortgagor/s and/or the Guarantor and/or any Person furnishing any security on behalf of the Borrower in relation to the Facility, as applicable, shall, have 30 days from the date of notice of the Mortgagee in case of triggering Event of Default and to rectify such Event of Default during which time the Lender shall not take any action under the Transaction Documents with respect to the enforcement of Security, recovery of Mortgage Debt, Outstandings or enforcement of any other provisions of the Transaction Documents ("Cure Period").

Provided however that the Cure Period in respect of an Event of Default under Clause 10.1 above shall not require any Cure Period and from the next date of such failure it will be considered as Event of Default and the applicable revised rate of interest or penal rate of interest shall be applied from such next date till the date of payment and the entire overdue money will become due and payable immediately.

Provided however that in case there is Event of Default under Clause 10.9 and 10.23 above, no Cure Period shall be or notice of explanation shall be required to be given to the Borrower or Mortgagor and entire Facility outstanding amount shall become immediately due and payable by the Borrower.

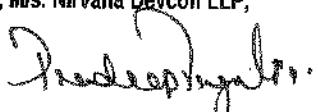
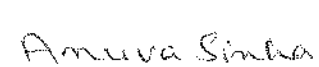
11.2 Acceleration and Cancellation

In the event that an Event of Default is not cured within the Cure Period, the Mortgagee may be entitled, without prejudice to its other rights and remedies under the Transaction Documents, to enforce this Indenture, and, do all or any of the following, at its option:-

- (a) declare the Outstandings under the Facility including interest, to be immediately due and payable (whereupon the same shall become so payable together with accrued interest thereon, Default Interest, additional interest and any other sums then owed by the Borrower hereunder) or declare Outstandings to be due and payable on demand of the Lender;
- (b) Suspend or terminate all un-drawn commitments;
- (c) Demand cure of any material default under any of the Transaction Documents;
- (d) Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Transaction Documents; and / or
- (e) Any other legal or equitable rights of the Mortgagee under applicable law.

11.3 Disclosures

The Mortgagor/s hereby agrees that upon the occurrence of an Event of Default and after expiry of the Cure Period, the Mortgagee shall have an unqualified right to disclose the

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occurrence of the same with details thereof to the Reserve Bank of India (RBI), Credit Information Bureau (India) Limited (CIBIL), National Housing Bank (NHB), Banks, Financial Institutions (FIs), Housing Finance Institutions (HFIs), Development Finance Institutions (DFIs), and any other relevant Authority, to publish the name of Mortgagor/s and Borrower/s and the names of its directors/partners as defaulters in such manner and through such medium as the Mortgagee and the relevant Authority(ies) may in their absolute discretion think fit.

11.4 Other remedies

On the occurrence of any Event of Default, unless cured within Cure Period as defined hereinabove, notwithstanding any other right available to Mortgagee under this Indenture or under any law for the time being in force, the Mortgagee may in its sole discretion, demand and enforce the repayment of entire Mortgage Debt from the Mortgagee under this deed and from the Borrower under the Demand Promissory Note.*

The Mortgagor/s agree, acknowledges and admits that the liability to pay entire Mortgage Debt is akin to the Borrower and in case of Event of Default, the Mortgagee shall be entitled to demand entire unpaid Mortgage Debt from the Mortgagor/s including enforce the Mortgaged Property herein and pursuant to this deed.


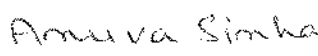
12. Enforcement

12.1 The security created hereunder in favour of the Mortgagee shall become enforceable by the Mortgagee upon the occurrence of an Event of Default unless cured within Cure Period as defined herein. It is hereby expressly clarified that, for the purpose of enforcement, the Mortgagee shall be entitled to act against one or more or all of the Mortgaged Property at the time of enforcement.

12.2 General Enforcement Powers

If any one or more of the Events of Default occur unless cured within Cure Period, the Mortgagee shall, without prejudice to any other rights and remedies it may have and without prior notice (except in respect of sub-clause (a) below) to the Mortgagor/s:

- (a) sell, call in, collect, convert into money or otherwise deal with or dispose of the Mortgaged Property, or any flats/ units/ premises comprised therein, or any part of the Mortgaged Property on an instalment basis or otherwise and generally in such manner and upon such terms whatever as the Mortgagee may consider fit;
- (b) exercise any and all powers which a Receiver could exercise hereunder or by Applicable Law; appoint by writing any Person or Persons to be a Receiver of all or any part of the Mortgaged Property, from time to time determine the remuneration of the Receiver and remove the Receiver (except where an order of the courts is required therefor);
- (c) appoint another in place of any Receiver, whether such Receiver is removed by the Mortgagee or by an order of the court or otherwise ceases to be the Receiver or one of two or more Receivers;

For, M/s. Nirvana Dexcon LLP,  (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	For, M/s. Belani NPR Projects LLP,  (Authorised Partner) Name :-Ms. Anuva Sinha
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- (d) enter into and take possession of the Mortgaged Property and any future assets comprised in these presents by following due process of law and after taking such action the Mortgagor/s shall take no action inconsistent with or prejudicial to the right of the Mortgagee quietly to possess, use and enjoy the same and to receive the income, profits, rentals, license fees and benefits thereof without interruption or hindrance by the Mortgagor/s or by any Person or Persons whomsoever, and upon the taking of such action, the Mortgagee shall be freed and discharged from or otherwise by the Mortgagor/s well and sufficiently saved and kept harmless and indemnified of, from and against all former and other estates, titles, claims, demands and Encumbrances whatsoever, unless caused by gross negligence or wilful misconduct of the Mortgagee or that of its officers or employees or assignee or designee or agent; and
- (e) take all such other action expressly or impliedly permitted under the Transaction Documents, this Indenture or under the Applicable Law.

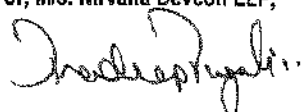
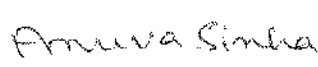
13. Power of Sale

13.1 Provided always and it is hereby agreed and declared as follows:

Upon the occurrence of an Event of Default, unless cured within Cure Period, it shall be lawful for the Mortgagee at any time without any further consent of the Mortgagor/s, to sell, assign, transfer, charge or concur with any other Person in selling, assigning, charging or transferring any of the Mortgaged Property and any future assets comprised under the present security or any part thereof either by public auction or private contract, including the land, leasehold estate, buildings and structures or separately therefrom with liberty to make any arrangements as to removal of the plant, machinery, fixtures, fittings and other implements from the land, building and structures and with liberty also to make such conditions or stipulations regarding title or evidence of title or other matters as the Mortgagee may deem proper, with power to buy or obtain assignment of the Mortgaged Property at any sale and to resell or reassign the Mortgaged Property at any sale by auction or to rescind or vary any contract for sale and to resell or reassign the Mortgaged Property without being answerable or accountable for any loss or diminution occasioned thereby and with power also to execute assurances and give effectual receipts for the purchase money and do all other acts and things for completing the sale/assignment which the person or persons exercising the power of sale/assignment shall think proper, and the aforesaid power shall be deemed to be a power to sell and concur in selling the Mortgaged Property without the intervention of the Court within the meaning of section 69 of the Transfer of Property Act, 1882.

13.2 No power of sale and/or assignment contained in these presents shall be exercised by the Mortgagee unless and until: -

- (a) default shall have been made by the Borrower in payment of any principal or part thereof for the time being owing to the Lender for the space of three calendar months next after the notice in writing required by sub-section (2) of section 69 of the Transfer of Property Act, 1882, requiring the payment of such amounts of principal or any part thereof as may for the time being be due, shall have been served on the Borrower; or;

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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REGISTRAR OF COMPANIES
KOLKATA
12 JAN 2005

(b) interest on the Mortgage Debt amounting at least to Rs.500/- (Rupees Five Hundred only) shall be in arrears and remain unpaid for three months after becoming due;

13.3 No purchaser or other person dealing with the Mortgagee and/or any Receiver upon any sale purporting to be made in pursuance of the aforesaid power in that behalf shall be bound or concerned to see or inquire whether either of the events mentioned hereinabove have happened or whether any default has been made in payment of any moneys intended to be hereby secured or whether any money remains owing on the security of these presents or as to the necessity or expediency of the stipulations subject to which such sale and/or assignment shall have been made or otherwise as to the propriety or regularity of such sale and/or assignment and notwithstanding any impropriety or irregularity whatsoever in any such sale and/or assignment the same shall as regards the safety and protection of the purchaser or purchasers be deemed to be within the aforesaid power in that behalf and be valid and effectual and the remedy of the Mortgagor/s in respect of any breach of any of the sections and provisions hereinbefore contained or of any impropriety or irregularity whatsoever in any such sale and/or assignment shall be in damages only.

13.4 All other provisions and trusts ancillary to the power of sale which are contained in section 69 of the Transfer of Property Act, 1882, shall apply to this security as if the same were incorporated herein.

14. Non-applicability of certain provisions of the Transfer of Property Act

14.1 Section 67A

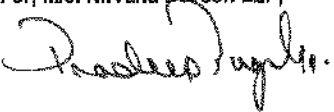
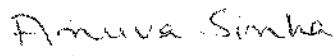
The provisions of section 67-A of the Transfer of Property Act, 1882, shall not apply to these presents. Notwithstanding that the Mortgagee may hold two or more mortgages executed by the Mortgagor/s including these presents in respect of which the Mortgagee has the right to obtain the kind of decrees under section 67 of the Transfer of Property Act, the Mortgagee shall be entitled to sue and obtain such decree on any of such mortgages without being bound to sue on all such mortgages in respect of which the mortgage moneys shall have become due.

14.2 Continued Possession

It shall be lawful for the Mortgagor/s to retain possession of and the Mortgagor/s may use the Mortgaged Property in accordance with the Transaction Documents (including any disposal expressly permitted and subject to the terms of the Transaction Documents) until the Mortgagee shall be entitled to take possession thereof under these presents and shall take possession thereof accordingly.

14.3 Section 65A

The provisions of section 65A of the Transfer of Property Act, 1882, shall not apply to this Indenture. The Mortgagor/s shall while in lawful possession of the Mortgaged Property have no power to lease and/or sub lease thereof, save and except to the extent as may be expressly permitted under the Transaction Documents and with the prior written consent of the

For, M/s. Nirvana Devcon LLP,  (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	For, M/s. Bejani NPR Projects LLP,  (Authorised Partner) Name :-Ms. Anuva Sinha
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10 JAN 2003

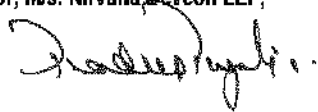
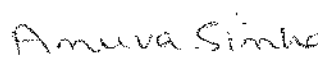
Mortgagee on such terms and conditions as the Mortgagee shall in its absolute discretion consider fit.

15. Receiver

15.1 Subject to the observance of such restrictions as may be imposed by Section 69-A of the Transfer of Property Act, 1882, or any other applicable statutory provisions, the Mortgagee at any time after the security hereby constituted shall have become enforceable may, by writing, appoint as receiver of the Mortgaged Property ("Receiver") or any part thereof one or more Persons and may remove any receiver so appointed and appoint another in his stead, with prior intimation to the Mortgagor/s.

15.2 Status, powers and remuneration of Receiver

- (i) Appointment of any Receiver may be made either before or after the Mortgagee shall have entered into or taken possession of the Mortgaged Property;
- (ii) Such Receiver may, from time to time, be invested with such of the rights, powers, authorities and discretions exercisable by the Mortgagee set forth herein or under Applicable Law or as the Mortgagee may think expedient including the following rights, powers and authorities, exercisable from time to time under the directions of the Mortgagee:
 - (a) to take possession, custody or management of the Mortgaged Property;
 - (b) remove any person from the possession or custody of the Mortgaged Property, who the Mortgagee or the Mortgagor/s would have a right to remove;
 - (c) to take such steps for the realization, management, protection, preservation and improvement of the Mortgaged Property, the collection of the rents, profits thereof and any other amounts received or realised in respect of the Mortgaged Property, the application and disposal of such rents, profits and amounts;
 - (d) to obtain all Clearances, planning consents and permissions, building regulations, approvals and any other consents or licenses necessary or appropriate to carry out any of the matters referred to in this Mortgage or otherwise as the Mortgagee shall consider fit;
 - (e) to redeem any Encumbrance and settle and pass the accounts of the Encumbrances so that any accounts so settled and passed shall be conclusive and binding on the Mortgagor/s and the money so paid shall be deemed to be an expense properly incurred by the Receiver;
 - (f) to settle, refer to arbitration, compromise and arrange any claims, accounts, disputes, questions and demands with or by any Person or body who is or claims to be a creditor of the Mortgagor/s or relating in any way to the Mortgaged Property or any part thereof;
 - (g) to bring, prosecute, enforce, defend and discontinue all such actions and proceedings in relation to the Mortgaged Property or any part thereof as the Receiver shall consider fit;
 - (h) to do all such other acts and things (including, without limitation, signing and executing all documents and deeds) as may be considered by the Mortgagee

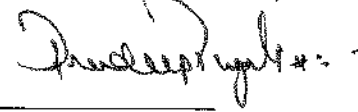

<p>For, M/s. Nirvana Deycon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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ADDITIONAL REGISTRAR
OF COMPANIES-IV, KOLKATA
18 JAN 2003

- to be incidental or conducive to any of the matters or powers aforesaid or otherwise incidental or conducive to the preservation, improvement or realization of the Mortgaged Property;
- (i) to exercise all such other power and authority as the Mortgagee shall consider fit to confer and so that the Mortgagee may in relation to such part of the Mortgaged Property, as is subject to the security expressed to be created hereunder, confer any powers and authorities which it could give if it were an absolute beneficial owner thereof; and
- (j) in the exercise of any of the above powers, to expend such sums as the Receiver may think fit and the Mortgagor/s shall forthwith on demand repay to the Receiver all sums so expended together with interest thereon if such sums are not paid within 10 (Ten) days of demand notice in respect thereof, as the default rate applicable for such delayed payments, at the rate of 3% p.m.
- (iii) Subject to the provisions of Section 69-A of the Transfer of Property Act, 1882, the Mortgagee may from time to time fix the remuneration of such Receiver and may direct payment thereof out of the Mortgaged Property provided that all costs and expenses incurred in respect of such remuneration shall be borne by the Mortgagor/s;
- (iv) The Mortgagee from time to time and at any time, may require any such Receiver to give security for the due performance of its duties as such receiver, and may fix the nature and amount of security to be so given;
- (v) All the powers, provisions and trusts contained in Section 69-A of the Transfer of Property Act, 1882, shall apply to the Receiver appointed under this Indenture;
- (vi) Every Receiver appointed under the provisions hereof shall be deemed to be the agent of the Mortgagor/s and the Mortgagor/s shall be responsible for such Receiver's acts, defaults or misconduct and liable on any contract or engagement made or entered into by the receiver and for his remuneration;
- (vii) The Receiver shall, in the exercise of the Receiver's powers, authorities and discretions, conform to the instructions, directions and regulations from time to time given or made by the Mortgagee; and
- (viii) Notwithstanding anything contained in this Clause, the Receiver and any Person acting on its behalf (A) shall in exercise or performance of its powers, duties and functions, act in good faith and with due skill, care and diligence and in a manner it would act had it been dealing with its own properties; and (B) no act or deed by the receiver or any Person acting on its behalf shall cause or result in an increase in the obligations owed by the Mortgagor/s. It is expressly clarified that as the Receiver will be the agent of the Mortgagor/s, neither the Mortgagee shall be responsible for ensuring that the receiver complies with the provisions of this Clause.

15.3 Protection of Receiver: Limitation of Liability

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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ADDITIONAL REGISTRAR
OF ASSURANCE-IV, KOLKATA
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Subject to Applicable Law, the Receiver shall not be liable in respect of any loss or damage which arises out of the exercise or the attempted or purported exercise of or the failure to exercise any of its rights, powers, authorities, discretion's and trusts that may be vested in the receiver. However, this limitation on liability shall not be applicable in case of any breach of duties and obligations hereunder and in Applicable Law, breach of trust, gross negligence, fraud or misconduct by the Receiver.

15.4 Indemnity

Every Receiver shall be entitled to be indemnified out of Mortgaged Property in respect of all liabilities and expenses incurred by it in the execution or purported execution of the powers and trusts thereof including liabilities and expenses consequent to any mistake, oversight or error of judgment (other than those liabilities and expenses arising out of gross negligence or fraud or wilful default) on the part of the Receiver and against all actions, proceedings, costs, claims and demands in respect of any matter or thing done or omitted to be done in anywise relating to the Mortgaged Property.

16. Not Mortgagee-in-Possession

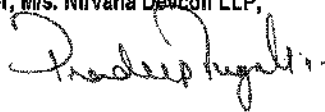
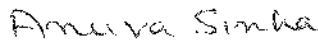
Without prejudice to anything stated in this Indenture, it is hereby expressly agreed that neither the Mortgagee nor any Receiver appointed as aforesaid shall, by reason of the Mortgagee or such Receiver entering into or taking possession of the Mortgaged Property or any part thereof as provided herein, be liable to the Mortgagor/s to account as a mortgagee-in-possession for anything except actual receipts or be liable for any loss or for any default or omission for which a mortgagee-in-possession might be liable.

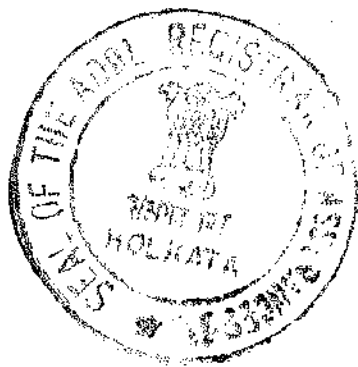
17. Costs and Expenses

17.1 All expenses incurred by the Mortgagee after the occurrence of and during the continuation of an Event of Default unless cured within the Cure Period, in connection with preservation or protection of the Mortgaged Property, enforcement of security and collection of amounts due to the Mortgagee shall be payable by the Mortgagor/s within 15 (Fifteen) Days from the date of notice of demand in respect thereof. In case of default in making such payment within 15 (Fifteen) Days from the date of notice of demand, the Mortgagor/s shall also pay interest on the defaulted amounts, at the default rate of 3% p.m. of such amount from the expiry of 15 (Fifteen) Days from the date of notice of demand till reimbursement and such payment and the interest thereon shall be charged on the Mortgaged Property and shall, until payment in full by the Mortgagor/s, form part of the Mortgage Debt.

17.2 The Mortgagor/s shall, upon notice from the Mortgagee pay or reimburse to the Receiver all fees for service performed by the Receiver, all out of pocket, and travelling expenses and other costs, charges and expenses in any way incurred by the Receiver, its officers, employees or authorised agents in connection with the exercise of any rights, remedies or powers granted hereunder or under these presents and/or pursuant to the other Transaction Documents.

17.3 All other costs, charges and expenses in respect of this Indenture, including in relation to stamp duty and registration charges, legal expenses for drafting, stamping and registration of

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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19 JAN 2023

this Indenture shall be solely borne by the Mortgagor. Mortgagee shall not be responsible for the abovementioned charges, duties and expenses at any time, in present or in future. It is agreed between the Parties that this mortgage deed shall be considered as principal document for the purpose of payment for stamp duty and registration charges under the respective stamp acts and shall be considered accordingly. Mortgagor doth hereby indemnify Mortgagee if any claims, objections or demand is raised in these regards by any authority or any person in any manner whatsoever. Notwithstanding anything mentioned or agreed under this deed, this deed shall not be considered as conveyance in any manner in favour of the Mortgagee and in case any person or authority is interpreting or considering this deed as conveyance due to any statement, clause or paragraph in this deed, such statement, clause or paragraph shall be considered as non-effective and non-operative and this deed shall always be considered as a mortgage without possession.

18. Liability to Mortgagee for deficiency

The Mortgagor/s jointly and/or severally shall remain liable to the Mortgagee for any deficiency occurring, arising or existing under the Transaction Documents and this present including for not attaching any annexures referred herein which can be produced by the Mortgagee duly confirmed by the Mortgagor/s or Borrower separately. The Mortgagor/s jointly / severally confirms the terms and conditions agreed by the Borrower in respect of electronic transactions/agreements (including but not limited to emails, DSC, e-stamping) under the Transaction Documents are acceptable to Mortgagor/s which shall be binding on them without any reservations.

19. Waiver

19.1 No implied waiver or impairment

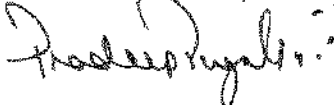
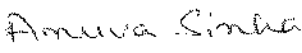
No delay or omission of the Mortgagee or any Receiver in exercising any right, power or remedy accruing to the Mortgagee upon any default hereunder shall impair any such right power or remedy or be construed to be a waiver thereof or any acquiescence in such default, nor shall the action or inaction of the Mortgagee or any Receiver in respect of any default or any acquiescence by it in any default affect or impair any right power or remedy of the Mortgagee in respect of any other defaults nor shall any single or partial exercise of any such right power or remedy preclude any further exercise thereof or the exercise of any other right power or remedy. The rights and remedies of the Mortgagee herein provided are cumulative and not exclusive of any rights or remedies provided by Applicable Law or equity or in any of the other Transaction Documents.

19.2 Express Waiver

A waiver or consent granted by the Mortgagee under this Indenture will be effective only if given in writing and then only in the instance and for the purpose for which it is given.

20. Miscellaneous

20.1 Discharges and Releases

<p>For, M/s. Nirvana Devcon LLP,  (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,  (Authorised Partner) Name :-Ms. Anuva Sinha</p>
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ADDITIONAL REGISTRAR
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19 JAN 2023

Notwithstanding any discharge, release or settlement from time to time between the Mortgagee and the Mortgagor/s, if any discharge or payment in respect of the Mortgage Debt by the Mortgagor/s is avoided or set aside or ordered to be surrendered, paid away, refunded or reduced by virtue of any provision, Applicable Law or enactment relating to bankruptcy, insolvency, liquidation, winding up, dissolution, composition or arrangement for the time being in force or for any other reason, the Mortgagee shall be entitled hereafter to enforce the security created herein as if no such discharge, release or settlement had occurred.

20.2 Statement of Accounts

Any statement of account based on the Mortgagee's statement of account purporting to show an amount of Mortgage Debt due under any of the Facility Document and signed as correct by the duly authorised officer of the Mortgagee with respect to the Mortgage Debt owed to the Mortgagee shall be conclusive evidence of the amount so due and shall be binding on the Mortgagor/s.

20.3 Amendment

All amendments or supplements to the terms of this Indenture can be made only in writing signed by the Mortgagor/s and Mortgagee herein.

20.4 Other Remedies

The rights and remedies conferred upon the Mortgagee under this Indenture shall not prejudice any other rights or remedies to which the Mortgagee may, independently of this Indenture, be entitled or any collateral or other security now or hereafter held by the Mortgagee.

20.5 Assignability

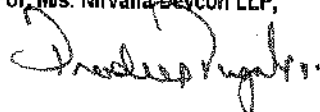
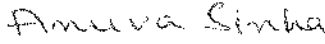
The Mortgagor/s shall not delegate any of its obligations hereunder. The Mortgagee may transfer or assign its rights and benefits under this Agreement in accordance with the provisions of the Transaction Documents or may novate the same. Upon the execution of the Deed of Assignment / Transfer Deed, this Indenture shall bind and enure to the benefit of the new lender(s) / mortgagee(s) as defined in the said Deed of Assignment / Transfer Deed and such new lender(s) / mortgagee(s) shall be deemed to be beneficiary of this Indenture with all rights, benefits and entitlements and the obligations of the Lender / Mortgagee. The Mortgagor/s shall execute all such deeds and documents required for such assignment, transfer or novation, as the case may be.

21. NOTICES

21.1 Communications

(a) Communications in writing

Any notice, demand, request or other communication to be made or given under this Indenture shall be in writing unless otherwise stated. Such notice, demand request or

<p>For, M/s. Nirvana Devcon LLP,  (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,  (Authorised Partner) Name :-Ms. Anuva Sinha</p>
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3 JUN 2023

other communication shall be deemed to have been duly given or made when it shall be (a) delivered personally, or (b) sent by facsimile transmission, or (c) sent by registered mail with acknowledgment due, postage prepaid or courier, or (d) sent by email (provided that the email is followed up with hard copy within 48 hours).

(b) The details of the Parties for the purposes of serving any notices in relation to or pursuant to this Indenture shall be to the address of each party mentioned hereinabove.

(c) Delivery

Any communication or document made or delivered by one person to another under or in connection with this Indenture will only be effective:

- (i) if delivered personally, on delivery; or
- (ii) if by way of facsimile, when received in legible form; or
- (iii) if by way of registered mail / courier, the date of receipt of such registered mail / courier (as demonstrated by the acknowledgement); or
- (iv) if by way of email, as soon as the email leaves the system of the sender to be transmitted to the addressee (provided that a copy by any of the aforesaid modes is delivered to the addressee within 2 (Two) days of such email).

(d) English language

- a) Any notice given under or in connection with any transaction document must be in English.
- b) All other documents provided under or in connection with any transaction document must be in English; or if not in English accompanied by a certified English translation and, in this case, the English translation will prevail unless the document is a constitutional, statutory or other official document.

22. Provisions Severable

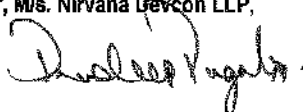
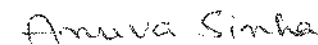
Every provision contained in this Indenture shall be severable and distinct from every other such provision and if at any time any one or more of such provisions is or becomes invalid, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions hereof shall not be in any way affected or impaired thereby.

23. Governing Law

This Indenture shall be governed by and construed in accordance with Indian law.

24. Jurisdiction

24.1 Unless the same falls within the jurisdiction of the Debts Recovery Tribunal established under the Recovery of Debts Due To Banks and Financial Institutions Act, 1993 and/or the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest

<p>For, M/s. Nirvana Devcon LLP,</p>  <p>(Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia</p>	<p>For, M/s. Belani NPR Projects LLP,</p>  <p>(Authorised Partner) Name :-Ms. Anuva Sinha</p>
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ADDL. REGISTRAR
OF ASSURANCES

7/24/2023

Act, 2002 with all subsequent amendments or re-enactment thereof or any other competent authority for Debt related disputes constituted in any other law in future or any other law enabling the lender to initiate proceedings suo moto which are in force at the time of enforcement, including but not limited to go for winding up of the Mortgagor or Borrower, wherein the Lender shall have right to select one or more, jointly or severally appropriate law, authority or forum, jointly or severally, with respect to full or part of Mortgaged Property, any and all claims and disputes arising out of or in connection with this Agreement or its performance shall be settled by arbitration by a single Arbitrator to be appointed by the Lender at any time. In the event of death, refusal, neglect, inability or incapability of a person so appointed to act as an arbitrator, at any time, the Lender may appoint a new arbitrator. The venue of arbitration shall be, in the city where this present is executed or the place as may be decided by the Mortgagee. The language to be used in arbitration proceedings shall be English. The arbitration shall be conducted under the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof for the time being in force. The arbitrator shall not be required to give any reason for the award and the award of the arbitrator shall be final and binding on the Mortgagor/s concerned.

25. No Effect

25.1 Neither the security created under this Mortgage nor the rights, powers and remedies conferred to the Mortgagee or the receiver by this Mortgage shall be discharged, impaired or affected by:

- (a) any invalidity or unenforceability or amendment of any of the Transaction Documents;
- (b) any time or other indulgence given or agreed to be given by the Mortgagee for the performance of the obligations by Mortgagor/s under any of the Transaction Documents;
- (c) any release or exchange of security or obligations granted or undertaken pursuant to any of the Transaction Documents;
- (d) any other act, event or omission which but for this provision would impair or discharge the Mortgagors' liability jointly and/or severally hereunder; and
- (e) any change in the structure or organisation of the Mortgagor as a result of change in Applicable Law, insolvency / bankruptcy/dissolution of the Mortgagor or otherwise, including the winding up (voluntary or otherwise), merger or amalgamation, reconstruction or otherwise of the Mortgagor with any other company or takeover of the management of the Mortgagor/s, wherever applicable.

SCHEDULE 1

Item No.	Particulars	Details
1	Place and Date of Execution	Kolkata on <u>19/1/2023</u>
2	Name of the Mortgagor/s Address of the Mortgagor/s	1] M/s. Nirvana Devcon LLP. [Registration number AAE-9340 and PAN AAMFN9689E] a Limited Liability Partnership under the provisions of Limited Liability Partnership Act, 2008 and existing under the laws of India and having its registered office at 8/1, BIKANER BUILDING, LAL BAZAR STREET, KOLKATA Kolkata West Bengal 700001

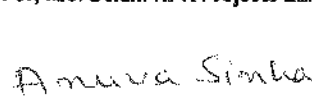
For, M/s. Nirvana Devcon LLP,



(Authorised Partner)

Name :-Mr. Pradeep Kumar Pugaia

For, M/s. Belani NPR Projects LLP,



(Authorised Partner)

Name :-Ms. Anuva Sinha



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ADDITIONAL REGISTRAR
LAND REVENUE DEPARTMENT
GUWAHATI
18 APR 1983

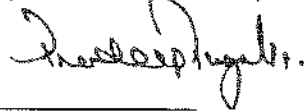
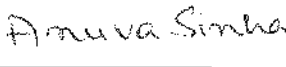
		Email ID:-accounts@rdbindia.com Phone No. :-8910094608 ,9007014447 2] M/s. Belani NPR Projects LLP. [Registration number AAU-7038 and PAN AAXFB0663K] a Limited Liability Partnership under the provisions of Limited Liability Partnership Act, 2008 and existing under the laws of India and having its registered office at 257/A, DeshpranSasmal Road, Kolkata West Bengal-700033 Email ID:-accounts@belanis.com Phone No. :-033-4010 5656
3	Address of the office of the Lender	Kotak Mahindra Investments Limited. 22 Camac Street, 5th Floor, Block- B, Cabin -5001, Kolkata- 700016
4	Details of the Borrower : 1] Name, Address and Identity Numbers of the Borrower:	M/s. Nirvana Devcon LLP. [Registration number AAE-9340 and PAN AAMFN9689E] a Limited Liability Partnership under the provisions of Limited Liability Partnership Act, 2008 and existing under the laws of India and having its registered office at 8/1, Bikaner Building, Lal Bazar Street, Kolkata Kolkata West Bengal 700001 Email ID:-accounts@rdbindia.com Phone No. :-8910094608 ,9007014447
5	Principal Amounts of the Facility	Term Loan of Rs.75,00,00,000/- (Rupees Seventy Five Crores Only)
6	Details of Facility Agreements : [1] Sanction Letter No. & Date. [2] Facility/Loan Agreement date.	[1] Sanction Letter CRE/KMIL/0176/2022-23 dated 29th November, 2022 and addendum sanction letter No, Add-CRE/KMIL/0192/2022-23 dated 15-11-2022 and Add-CRE/KMIL/0237/2022-23 dated 09-01-2023. [2] Facility Agreement dated 23/12/2022
7	Priority of Mortgage created herein	First and exclusive charge in favor of Lender
8	Permission to Mortgage details	Permission to Mortgage provided under the Clause 2.20 of Deed of Lease dated 15 th September, 2016 bearing number 190106951 for the year 2016.

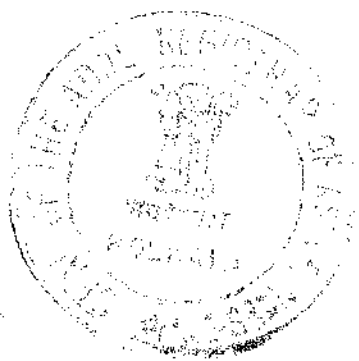
SCHEDULE 2

(Description of Mortgaged Properties)

**PROJECT – SANCTUARY
PROPERTIES OF M/S. NIRVANA DEVCON LLP. AND DEVELOPED BY M/S. BELANI NPR
PROJECTS LLP.**

1] 3.97 Acres (approx.) equivalent to 240.5 cottahs (approx) of all that piece and parcel non-agricultural, unreserved and unencumbered leasehold land [being leased by West Bengal Transport Corporation Limited (previously known as The Calcutta Tramways Company (1978) Limited) by virtue of registered lease deed dated 15th September 2016 bearing registration number 190106951 for the

For, M/s. Nirvana Devcon LLP,  (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	For, M/s. Belani NPR Projects LLP,  (Authorised Partner) Name :-Ms. Anuva Sinha
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16 JAN 2003

year 2016] and the units/structures/constructions constructed / to be constructed thereon measuring about 543605 sq.ft. built up a area forming part of Project "Sanctuary" as per the approved plan bearing reference number 2021100111 dated 13th December 2021 situated at municipal Premises no.257/A, Deshpran Sasmal Road, Kolkata, under P.S. Jadavpur, municipal Ward no.94 within the limits of Kolkata Municipal Corporation, West Bengal-700 033, India, more particularly demarcated in the plan/map annexed herewith as Annexure – 3 and bounded as under :-

NORTH: By Jubilee Park Road
 SOUTH: By Tollygunge Depot of CTC
 EAST: By Jubilee park
 WEST: By Deshpran Sasmal Road.

2] 102 Units Unsold and not agreed to be sold units comprised of 1,80,388 sq.ft (carpet area) alongwith undivided share in land and 363 car parking spaces as per Annexure – 4 and

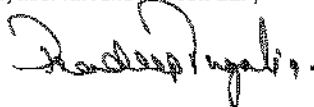
3] Receivable from agreed to sale 126Units comprised of 2,16,840 sqft (carpet area) alongwith undivided share in land and 312 car parking spaces as per Annexure – 5, in the Project "Sanctuary"(any unit which is already agreed to sale as per Annexure - 5 is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein)."

4] Leasehold rights, interest and entitlements of M/s. Nirvana Devcon LLP. under the Lease Deed dated 15th September 2016 bearing registration number 190106951 for the year 2016.

5] Rights and entitlements of M/s. Belani NPR Projects LLP. under the Development Agreement dated 23rd December 2020 bearing registration number 190306955 for the year 2020 and Power of Attorney dated 23rd December 2020 bearing registration number 190306965 for the year 2020 and all amendments/addendums thereto provided by M/s. Nirvana Devcon LLP..

ALL THE ABOVE PROPERTIES ARE ALONG WITH all the right, title, interest including all the non-alienated structures existing and future constructions to be made thereon with proportionate car parking spaces **ALONG WITH** all the leasehold and development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities **ALONGWITH** all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands, project and structures along with all the common amenities, benefits, receivables present or in future, all the trees, hedges, ditches, wells, common amenities, common ways, access, drains, water sources, liberties, privileges, easements, advantages and appurtenances whatsoever arising out of or relating to the abovementioned properties belonging to the Mortgagors."


For, M/s. Nirvana Devcon LLP,



(Authorised Partner)

Name :-Mr. Pradeep Kumar Pugalia

For, M/s. Belani NPR Projects LLP,



(Authorised Partner)

Name :-Ms. Anuva Sinha



[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 JAN 2023

IN WITNESS WHEREOF the Mortgagorshavehereunto set and subscribed through its authorized representatives and stamped the day and year first hereinabove written:

	SIGNED AND DELIVERED BY the withinnamed Mortgagors :	
1	M/s. Nirvana Devcon LLP., through its authorized partner Mr. Pradeep Kumar Pugalia pursuant to the Partners Authority Letter dated 23/12/2022	For M/s. Nirvana Devcon LLP., NIRVANA DEVCON LLP <i>Pradeep Kumar Pugalia</i> Designated Partner (Authorised Partner)
2	M/s. Belani NPR Projects LLP., through its authorized partner Ms Anuva Sinh pursuant to the Partners Authority Letter dated 22/12/2022	For M/s. Belani NPR Projects LLP., BELANI NPR PROJECTS LLP <i>Anuva Sinha</i> Authorised Signatory (Authorised Partner)

	SIGNED AND DELIVERED BY the withinnamed Mortgagee through its authorised signatory, Mrs. Mahi Agarwal	For Kotak Mortgages Investments <i>Mahi Agarwal</i> Authorised Signatory Mortgagee/Lender
--	---	--

who has affixed their signature in the presence of (Witness)

1	Mr. SHUBHAM JAIN	<i>Shubham Jain</i>
2	Mr. PARENITA PANDA	<i>Panda</i>

For, M/s. Nirvana Devcon LLP, <i>Pradeep Kumar Pugalia</i> (Authorised Partner) Name :-Mr. Pradeep Kumar Pugalia	For, M/s. Belani NPR Projects LLP, <i>Anuva Sinha</i> (Authorised Partner) Name :-Ms. Anuva Sinha
---	--



ADDITIONAL REGISTRAR
OF ASSURANCES, IV, KOLKATA
19 JAN 2023

ANNEXURE 1
(ACCEPTED COPY OF SANCTION LETTER)

ANNEXURE 2
(BOARD RESOLUTION / AUTHORITY LETTER)

ANNEXURE 3
(LAND AREA MAP)

ANNEXURE - 4
(LIST OF UNSOLD/NOT AGREED TO BE SOLD UNITS)

Sr.	flat no	floor	wing/building	carpet area	super built-up area	UDS AREA	PARKING SPACE

ANNEXURE - 5
(LIST OF AGREED TO BE SOLD UNITS)

Sr.	Flat no	Floor	wing / building	carpet area	super built-up area	UDS AREA	PARKING SPACE	Name of the Purchaser	Booking date	Agreement Date	Registration No.	Total Price	Balance receivable

Prepared in our office

Sanjay Banerjee
Advocate / 1582/2171/2018
Judges Court, Howrah

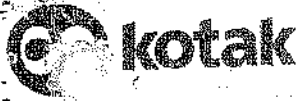
Identifier:

Shubham Jain
Shubham Jain
son of Sanjay Jain
56/2, Kings Road,
P.O. & P.S. Howrah
PIN: 711101

For, M/s. Nirvana Devcon LLP, <i>Pradeep Kumar</i> (Authorised Partner) Name :-Mr. Pradeep Kumar Pugaia	For, M/s. Belani NPR Projects LLP, <i>Anuva Sinha</i> (Authorised Partner) Name :-Ms. Anuva Sinha
--	--



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 JAN 2023



PRIVATE AND CONFIDENTIAL

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

NIRVANA DEVCON LLP
8/1, Bikaner Building, Lal Bazar Street, Kolkata,
Kolkata, West Bengal, 700001

Kind Attn: Mr. Pradeep Kumar Pugalia

Dear Sir,

Re: Financial Facilities

We, Kotak Mahindra Investments Ltd., having our registered office at 27, BKC, Plot No. C-27, G Block, Bandra Kurla Complex, Bandra East, Mumbai - 400051 and having branch office among other places at 22 Camac Street, 5th Floor, Block- B, Cabin -5001, Kolkata- 700016 (herein after referred to as "the Lender") are pleased to inform NIRVANA DEVCON LLP (herein after referred to as "the Borrower") that the facility/ies mentioned in the Annexures has/have been sanctioned to you. The facilities are subject to the terms and conditions contained in the respective Facility Agreement/s to be executed by you together with the Schedules contained thereunder and all other Transaction Documents (as defined in the aforesaid respective Facility Agreement/s and those that the Lender may from time to time stipulate and not limited to those mentioned in Annexures hereto).

Specific terms and conditions in addition to the terms and conditions of the Facility Agreement and the Security Agreement, applicable for the facility/ies are detailed in the Annexures to this letter.

Please note that this Sanction Letter along with Annexure to this Sanction Letter shall forms an integral part of the Facility Agreement. Also, may it be noted that in the event of there being a conflict between the Sanction Letter/Annexure and the Facility Agreement due to duplication and/or repetition of terms and conditions, then as far as such duplicated and/or repeated term/s and condition/s is concerned, the terms and conditions contained in the Sanction Letter & Annexure shall prevail over the Facility Agreement.

This letter and the Annexures hereunder are intended for your guidance and information. Any legal relationship will be evidenced by documentation, which will be prepared following your acceptance of the offer. Please note that at such time the contents of this letter shall form an integral part and shall be read in conjunction with the Facility and Security documentation. It is clearly understood that this Sanction Letter does not obligate the Lender to enter into any further agreement and/or to provide the Facilities, and any such obligation shall be contingent upon the Borrower executing final definitive transactional documents for the Facilities to the satisfaction of the Lender and delivering the same to the Lender, within such time as stipulated therefore by the Lender.

In case Any stamp papers purchased by the Borrower or Guarantors or Security Provider for the purposes of availing facilities from the Lender shall remain valid for a period of 3 months from the date of purchase of the stamp papers and can be cancelled by the Lender in case facilities are not availed within aforesaid time period. The Lender shall not use such cancelled stamp papers and also shall not be responsible for any such loss to the Borrower or Guarantors or Security Providers due to the cancellation of the stamp papers.

In confirmation of your agreement to be bound by the conditions stipulated herein please return the duplicate copy of this letter duly signed by the authorised signatories of the Borrower on all pages to the Lender, having office at 22 Camac Street, 5th Floor, Block- B, Cabin -5001, Kolkata- 700016 within 30 days from the date of this letter, after which this offer will lapse.

1/12

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

NIRVANA DEVCON LLP

NIRVANA DEVCON LLP

Pradeep Kumar Pugalia
Designated Partner

Kotak Mahindra Investments Ltd.

CIN U65900MH1988PLC047986

3rd Floor 12 BKC, Plot C-12

G Block, Bandra Kurla Complex

Bandra (East), Mumbai - 400 051

T +91 022 62185320

F +91 022 62215400

www.kotak.com

Registered Office:

27BKC, C 27, G Block

Bandra Kurla Complex

Bandra (E), Mumbai - 4000 051

India.

Public Investments



... and

... queries.

All the dues / repayments as stipulated in sanction terms shall be made to following bank account.

Name of Beneficiary	Kotak Mahindra Investments Ltd
Name of Bank	Kotak Mahindra Bank Ltd
Beneficiary Current Account No	09582540003719
IFSC Code	KKBK0000958
Branch	Mittal Court, Nariman Point, Mumbai

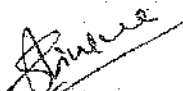
GST no of Kotak Mahindra Investments Limited, Kolkata is 19AAACH1075K1Z1. Category of Service, Banking and other Financial Services.

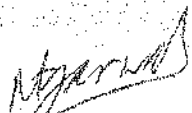
Customer service and customer satisfaction is one of the prime concerns of the Lender. In case of any queries, please write to us on our authorized email id at kmil.helpdesk@kotak.com.

We assure you of our best services at all times.

Yours faithfully,

For Kotak Mahindra Investments Limited,

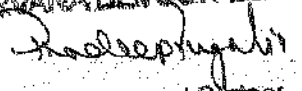

Authorized Signatory
Name: Ms. Shinkee Garg | Manager
Phone: 9582462455
Email: Shinkee.garg@kotak.com


Authorized Signatory
Name: Ms. Mahi Agarwal | Vice President
Phone: 9830069025
Email: mahi.agarwal@kotak.com

I/We hereby acknowledge receipt of your sanction letter no. Ref. No.: CRE/KMIL/0176/2022-23 Date: 29th November, 2022 of which this is a copy.

We accept and agree to be bound by the terms and conditions contained therein.

For and on behalf of NIRVANA DEVCON LLP, (Borrower),


Authorized Signatory

Place: KOLKATA


Date: 23.12.2022

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

2/12

NIRVANA DEVCON LLP


Kotak Mahindra Investments Ltd.

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India.

TERMS OF SANCTION

(Rs. in Crores)

S.no.	Facilities	Product Type (EAP or Construction finance or Takeover loan etc)	Earlier Limit	Revised Limit	Status	Max Tenor/ Usance	R/ NR	S/ US
1	Term Loan Limit							
1.1	Term Loan	GCP	-	75.00	New	60 Months	NR	S
	Total Limit			75.00				

R/ NR = Revolving or Non-Revolving

S/ U = Secured or Unsecured

Facility 1.1	
Facility	Term Loan
Limit	Rs. 75,00,00,000/- (Rupees Seventy Five Crores only)
Type	Non Revolving
Purpose	Towards general corporate purpose
Tenor	Upto 60 months from date of first disbursement including moratorium of 24 months
Conditions Precedent	<ul style="list-style-type: none"> Two External valuation reports for the project from empanelled valuer Legal due diligence of the properties/projects to be mortgaged to be obtained to the satisfaction of the Lender. Permission to mortgage from West Bengal Transport Corporation Limited if applicable. Security to be created before the first disbursement and all guarantees to be executed to the satisfaction of the lender Undertaking to be taken from Vinod Dugar as per the format advised by internal legal team. CA Certified Net worth Statement of borrower/Guarantors to be taken as on 31st March 2022.
Conditions subsequent	<ul style="list-style-type: none"> Security perfection to be done within 15 days of first disbursement Escrow account to be opened and operational with KMBL or any other lender acceptable to KMIL within 30 days from the date of first disbursement.
Disbursement Method	<ul style="list-style-type: none"> Rs.75 Crs. – upfront towards general corporate purpose (including repayment of promoter loans/group project costs) Disbursement as per request from client directly to current account of borrower maintained with Kotak Mahindra Bank Limited or as per instructions from borrower
Repayment Method	Interest shall be payable on monthly basis. Principal amount shall be repaid in 36 equal instalments starting from 25 th month of first disbursement.
Cashflow Adjustment	All the Receivables from the Project "Sanctuary" shall be deposited in the Escrow Accounts and minimum 70% of the amounts as deposited in the Escrow Accounts shall be first transferred to RERA Accounts. Balance amount in the Escrow Accounts after transfer to RERA Accounts shall be transferred to Escrow Sub-Accounts (however, once the full completion certificate for Security Properties is issued/obtained as per RERA Act, then the entire amount remaining in RERA Account and 100% of Receivables from Escrow Account shall be transferred to Escrow Sub- Account). All amounts withdrawable by the mortgagor from the RERA Accounts shall also be first transferred to Escrow Sub-Accounts.

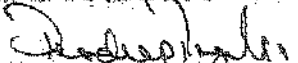
Ref. No.: CRE/KMIL/0176/2022-23

 Date: 29th November, 2022

3/12

NIRVANA DEVCON LLP

NIRVANA DEVCON LLP



Designated Partner

Kotak Mahindra Investments Ltd.

CIN U65900MH1988PLC047986

3rd Floor 12 BKC, Plot C-12

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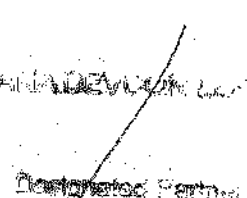
Registered Office:

27BKC, C 27, G Block

Bandra Kurla Complex

Bandra (E), Mumbai - 4000 051

India.


 Designated Partner

	<p>The amounts lying in the Escrow Sub-Accounts shall be considered as Eligible Receivables which shall be first (unless the Lender decides otherwise) transferred and appropriated as follows: Cumulative collections from the project "Sanctuary (Landowner's share)" to be adjusted in the following manner:</p> <ul style="list-style-type: none"> • Nil of Eligible Receivables of landowner's share of cumulative collections of project till Rs 25 crs • 25% of Eligible Receivables of landowner's share of cumulative collections of project from Rs.25 crs till Rs 50 crs to be adjusted towards principal repayment • 40% of Eligible Receivables of landowner's share of cumulative collections of project above Rs 50 crs to be adjusted towards principal repayment <p>Cumulative Collection from the project as per MIS (excluding GST) as on September' 2022 is Rs.42.20 Crs in which landowner's share is Rs 19.40 crs. Lender may, at its discretion, change the escrow mechanism during the tenor of the loan.</p>
Security	<ul style="list-style-type: none"> • First & exclusive charge over leasehold rights/ interest by way of registered mortgage of land admeasuring 3.97 acres along with all benefits, title, development rights & interest thereon & project/ structure/ building constructed/to be constructed known as 'Sanctuary' located at Tollygunge, Kolkata 700033. The land is owned by West Bengal Transport Corporation Limited, leasehold rights granted in favour of Nirvana Devcon LLP and development rights granted in favour of Belani NPR Projects LLP. • First and exclusive charge on Escrow & Hypothecation of Landowner's and developer's share of receivables from the project "Sanctuary". • Nirvana Devcon LLP & Belani NPR Projects LLP to be co-mortgagor • Cross collateralization of proposed facilities to Nirvana Devcon LLP of Rs 75 crs and Belani NPR Projects LLP of Rs 50 crs in the event of default. The lender reserves right to adjust all receivables from the project against the outstanding facilities
Security Cover	Security Cover of 2.00 times the outstanding Facility to be maintained at all times.
Guarantees	Corporate Guarantee of RDB Realty & Infrastructure Limited and Belani NPR Projects LLP
Other covenants	<ol style="list-style-type: none"> Amount equivalent to three months interest to be kept as a Term Deposit with Kotak Mahindra Bank Limited and a lien in favour of Lender to be marked on same. The lien so created over the said amount, shall continue until the repayment of the entire Facility and such deposit shall not be released or reduced in part, irrespective of the fact that the Facility has been repaid in part. All TDS has to be deposited on timely basis, any delay will attract penal charges All promoter/group loans/contribution/advances of the borrower to be subordinate to the proposed Facility however repayment of the same is permitted from borrower's share of project cash flow as per sanction terms. In the event of default, such repayment will not be permitted. No change in management control and capital ratio/ capital contribution/ shareholding pattern of the Borrower/Guarantor during the tenor of the loan without prior approval of the Lender Any further borrowings by Borrower / against assets offered as security shall require prior written approval of Lender. The encumbrance of the Lender shall be declared by the Developer/Promoter on the website of the Regulatory Authority immediately upon creation of such charge/security. Borrower to ensure that security is duly insured at all times during the tenor of the loan and shall ensure that KMIL's name is noted as loss payee on the policy. CAR Policy to be obtained/endorsed to KMIL within 30 days from the date of first disbursement.

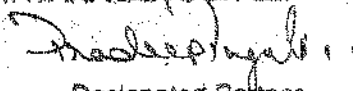
4/12

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

NIRVANA DEVCON LLP

NIRVANA DEVCON LLP


 Designated Partner

Kotak Mahindra Investments Ltd.

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 India.

	<p>h. Insurance Policy with lender as loss payee, as applicable to be submitted within 30 days of first disbursement wherever applicable.</p> <p>i. "Nirvana Devcon LLP and Belani-NPR Projects LLP shall ensure compliance with JDA terms.</p> <p>j. Chartered Accountant certified Net worth certificate to be submitted by all personal guarantors annually and as & when demanded by the Lender.</p> <p>k. As and when demanded, Borrower will provide undated cheque for repayment liability of the loan in favour of Lender. Lender shall be unconditionally and irrevocably authorized to fill the undated cheque and deposit with its bankers. The Borrower shall be absolutely bound as the drawer of the cheque so completed by Lender and shall be liable in the same manner as the cheque was drawn and completed by the Borrower and shall ensure that the cheque is honoured on presentation for payment.</p> <p>l. Lender reserves the right to review the terms of the facility including but not limited to Disbursement terms, Cashflow adjustment etc. basis the various payment plans offered for units sold by the Borrower</p> <p>m. No assets (land, development rights, FSI etc.) of Borrower/ Developer can be transferred/ encumbered directly or indirectly, without prior written approval of Lender.</p>																								
Monitoring Condition	<ul style="list-style-type: none"> • Sale Price Covenant: Minimum selling price of Rs.16700/- psft on residential and Rs 20000/-psf on commercial to be achieved by BNPR. Any shortfall in sales value will have to be routed by borrower through KMBL Escrow Account. • Collection and sales covenant: Following milestones (Cumulative) to be achieved in the proposed project <table border="1"> <thead> <tr> <th>Date</th> <th>Cumulative Collections Rs. in Crs</th> <th>Cumulative Area to be sold (BUA in Sq Ft)</th> </tr> </thead> <tbody> <tr> <td>By end of Dec'22</td> <td>56.0</td> <td>2,60,000</td> </tr> <tr> <td>By End of Jun'23</td> <td>101.0</td> <td>2,75,000</td> </tr> <tr> <td>By end of Dec'23</td> <td>145.0</td> <td>2,90,000</td> </tr> <tr> <td>By end of Jun'24</td> <td>216.0</td> <td>3,08,000</td> </tr> <tr> <td>By end of Dec'24</td> <td>299.0</td> <td>3,38,000</td> </tr> <tr> <td>By end of Jun'25</td> <td>400.0</td> <td>3,76,000</td> </tr> <tr> <td>By end of Dec'25</td> <td>495.0</td> <td>4,01,000</td> </tr> </tbody> </table> <p>Note: Total area sold as per MIS is 2,52,979 sq ft and Collection as per MIS (excluding GST) as on 30th September 2022 is 42.20 crs</p>	Date	Cumulative Collections Rs. in Crs	Cumulative Area to be sold (BUA in Sq Ft)	By end of Dec'22	56.0	2,60,000	By End of Jun'23	101.0	2,75,000	By end of Dec'23	145.0	2,90,000	By end of Jun'24	216.0	3,08,000	By end of Dec'24	299.0	3,38,000	By end of Jun'25	400.0	3,76,000	By end of Dec'25	495.0	4,01,000
Date	Cumulative Collections Rs. in Crs	Cumulative Area to be sold (BUA in Sq Ft)																							
By end of Dec'22	56.0	2,60,000																							
By End of Jun'23	101.0	2,75,000																							
By end of Dec'23	145.0	2,90,000																							
By end of Jun'24	216.0	3,08,000																							
By end of Dec'24	299.0	3,38,000																							
By end of Jun'25	400.0	3,76,000																							
By end of Dec'25	495.0	4,01,000																							
Facility / Security Documents	As per Lender's policy																								
Standard Penalties & Charges	As per Annexure B																								
End Use of Facilities	<p>The Borrower undertakes that the facilities granted by Lender shall not be used for any other purpose than as specified herein.</p> <p>The borrower to provide an end use certificate for the facility availed during financial year either annually or as and when required by Lender</p>																								
Submission of Financials	<p>Audited Financial statement for Mar 31 shall be submitted by December 31, every year.</p> <p>Provisional Financial statement for year ended Mar 31, shall be submitted by August 31, every year.</p>																								
Availability Date	Borrower to take First drawdown on or before 90 days of this term sheet.																								

PRICING

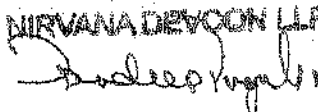
Rate of	11.45% p.a. Fixed over Tenor of Facility
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Ref. No.: CRE/KMIL/0176/2022-23

 Date: 29th November, 2022

5/12

NIRVANA DEVCON LLP


 Dinesh Kumar
 Designated Partner

Kotak Mahindra Investments Ltd.

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 India.

Interest / Discount	The Interest shall be recovered by way of Debit Mandate Form/ECs/SIs which shall be banked on respective due dates. Lender reserves the right to increase the interest rate on the sanctioned financial facilities, including increasing the interest spread, in the event of downgrade in Borrower's internal or external rating.
Sanction Fees (Non Refundable)	1% plus applicable taxes
Price Validity	The above price is valid in case the facility is availed by 15/12/2022, beyond this date KMIL has right to modify the price.

Annexure 'B' --

Schedule of Charges			
Type	Deadline	Additional / Interest / Commission (For the delayed period beyond the deadline)	
Audited Annual Report	8 months from close of financial year	Rs.25000/- per month till the audited financials are submitted.	
Provisional unaudited financials	3 months from close of financial year	Rs.25000/- per month till the provisional financials are submitted	
Additional Interest Rate	All amounts unpaid on due date	Amounts unpaid on due date shall attract additional interest at 3% p.m., compounded monthly on outstanding/unpaid amount.	
Additional Interest Rate	Non-compliance or default of any covenants and/or terms and conditions and/or any escrow/routing conditions as prescribed in the sanction letter and/or facility documents or any deterioration in the Borrower's credit risk profile resulting in the downgrading of Borrower account	Additional interest at 2.00% p.a. on total exposure on the Borrower from the date of non-compliance/default/deterioration till continuation of non-compliance/default/deterioration. (Total exposure calculated as sum of limits of revolving lines and outstanding of non-revolving lines).	
Solvency Certificate		INR 100,000/- per issuance. It is agreed and understood by the Borrower that issuance of a solvency certificate shall be at the absolute and sole discretion of KMIL and KMIL may refuse issuance of such certificate in exercise of its discretionary right.	
End use Certificate	As stipulated in SL	INR 25000/- per month until the certificate is submitted after due date	
Net Worth Statements	As stipulated in SL	INR 25000/- per month until the certificate is submitted after due date	
VARIABLE CONDITIONS			

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

6/12

NIRVANA DEVCON LLP

NIRVANA DEVCON LLP

Deep Singh

Designated Partner

Kotak Mahindra Investments Ltd.

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Insurance Policy/ Cover Note	Cover note: 15 days from expiry of existing policy; Renewed policy: 30 days from expiry of existing policy (for Take over cases Insurance to be completed within 45 days from the date of first disbursement.)	Rs.25,000/- per month until the policy is submitted.
Prepayment of Loans	As per Borrower's request	Prepayment charge of 2.00 % pa. not exceeding 2.00% on the outstanding loan amount; nil in case of prepayment from project accruals
Non-Creation of Security • NOC/PTM • Pari passu letters • Hypothecation of current assets and moveable fixed assets • Mortgage	<ul style="list-style-type: none"> • Before first disbursement. • NA • Upfront • Before first disbursement. 	<p>Additional interest at 2% p.a. (over and above normal rate charged) for delay up to 180 days,</p> <p>Beyond 180 days, the KMIL reserves the right to recall the advance or charge higher additional interest.</p> <p>(Additional interest calculated on sum of limits of revolving lines and outstanding of non-revolving lines of both fund and non-fund based limits to which the security extends)</p>
NOC issuance		Rs 2000/- per NOC

Annexure 'C'

COMMON CONDITIONS FOR REAL ESTATE BORROWERS:

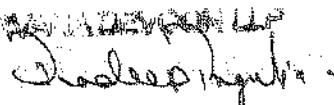
Other conditions	<p>1. Lender reserves the right at any point of time, to revoke or cancel the Facility(ies) sanctioned and/or vary, alter, modify or rescind, amend or change any one or more of the terms & conditions of the Facility, at Lender's sole discretion, with such notice as Lender may deem reasonable & without assigning any reasons. As regards the un-utilised limits, if any under the Facility(ies), Lender reserves the right at any point of time, to revoke or cancel and/or vary, alter or modify the said un-utilised limits, at Lender's sole discretion, without prior notice & without assigning any reasons thereof.</p> <p>Please note that Lender reserves the right at any point of time to vary, alter, modify or rescind the provision/s of this/these Facility (ies) at the sole discretion of Lender and any request for extension/ enhancement / renewal of this facility (ies) / limit(s) is at the sole discretion of Lender and shall be subject to the fulfillment of terms and conditions as prescribed by Lender.</p> <p>It is clarified that Lender shall be entitled to vary any of the facilities sanctioned, by issue of such further letters to the Borrower as Lender may deem fit. Such further letters issued by Lender modifying the facilities shall be considered to be part of this sanction letter and any reference to sanction letter shall be deemed to be reference to such further letter also.</p>
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Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

7/12

NIRVANA DEVCON LLP


 Deep Singh
 Registered Partner

Kotak Mahindra Investments Ltd.

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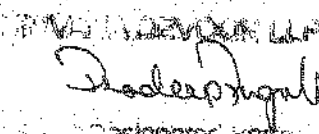
2. Lender shall be entitled to vary/change the rate of interest (including but not limited any change as may be directed by Reserve Bank of India and/or any other regulatory /statutory body and / or change in credit rating (internal or external) of the borrower) from time to time or vary/change the method of computation of such rate of interest or to charge an additional or penal rate by sending to the Borrower an intimation in that regard. Upon intimation of such change/ variation in the interest rates Borrower shall be deemed to have consented to such change.
3. Security to be legally and technically clear to the satisfaction of Lender at any point of time of the financial facilities and the Borrower shall ensure and cause to ensure execution (including registration with sub-registrar) such documents as may be required by Lender.
4. The borrower to get the valuation done of the properties offered as security periodically as and when requested by the lender from empanelled valuer of lender or any other reputed valuer as may approved by the lender. Borrower to bear all the cost of such valuation. If Borrower is not providing and Lender bears such cost, the same shall be reimbursed by the Borrower or debited to the loan account of the Borrower.
5. The Borrower undertakes herein that no consideration whether by way of commission, brokerage fees or any other form, would be paid/has been paid by them to the Guarantor/s, directly or indirectly, whatsoever, for granting Guarantee for the loan facility granted/availed vide this sanction letter.
6. The physical draft of the Loan/Facility Agreement and other documents provided to the Borrower are acceptable to the Borrower including the terms and conditions contained therein.
7. In case of delay or default in repayment of any of the facilities availed by the Borrower from the Lender or any other bank or financial institution, the Borrower shall not allow any pay-out by way of salary to directors (other than professional directors) / partners or by way of interest to other subordinate lenders or by way of dividend to shareholders
8. Borrower will be compliant with all national laws relating to social & environmental regulations including ensuring that equipment installed are compliant with pollution control regulations
9. All the facility and security documents executed by and between the Borrower and Lender from time to time inter-alia the guarantee(s) so executed earlier shall remain valid, effective, binding and subsisting during the tenor of these facilities.
10. Irrespective of the description of facilities mentioned hereinabove as secured facilities the securities /additional securities furnished by the Borrower from time to time shall secure the aggregate secured facilities granted/to be granted by the Lender from time to time notwithstanding the individual facility limits or for interchanging within the individual facility limits granted within aggregate secured limits
11. At all times the Borrower shall ensure compliance of Real Estate (Regulation and Development) Act, 2016 and the rules made and updated from time to time thereunder ("The RERA Act") applicable to the project. Consequent to any modification in The Act or issuance of any notification, circular or Rules pursuant to The Act, the Lender shall be entitled to modify terms and conditions of the Facility granted herein/already granted, commensurate to The Act and any such changes, which shall be acceptable and binding to the Borrower/Mortgagors /Security provider".
12. Project shall be insured for all risks. Insurance policy copy to be furnished to the Lender.
13. The Borrower / Security Provider cannot, without prior written consent from the Lender, raise any further loans/ facilities against the assets offered as security for facility/ies of the Company.

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

8/12

NIRVANA DEVCON LLP



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	<p>14. The Borrower shall not, without prior written consent of the Lender, undertake any Reduction/ change in promoter shareholding/ change in promoter directorship resulting in change in management control.</p> <p>15. In order to comply with the directions issued by Reserve Bank of India it is agreed between the parties that notwithstanding anything contrary contained either in the Facility / Security Agreements or their schedules or any other letter, agreement with respect to the rate of interest, its calculation/ methodology of computation and all the terms relating to the rate of interest, the rate of interest computation methodology mentioned in the Sanction Letter shall apply and such terms shall prevail over the interest rate clauses wherever they are mentioned in the Facility / Security Agreements or any other letter, agreement without any further act or deed between the Parties. Accordingly wherever Prime Lending Rate / Bench mark Rate / Base Rate / Reference Rate is mentioned the same be substituted and be read and understood as Applicable MCLR herein specified.</p> <p>16. Lender shall be entitled to vary / change the rate of interest (including any change as may be directed by Reserve Bank of India and / or any other regulatory / statutory body) from time to time or method of computation of such rate of interest or to charge an additional or penal rate and send to the Borrower an intimation in that regard. Upon intimation of such change / variation in the interest rates Borrower shall be deemed to have consented to such change / variation. The Borrower agrees / undertakes to pay interest at the rates as may be revised from time to time.</p>
CREDIT CLAUSES	<p>1. If required by Lender, the Borrower to get Lender facilities rated from an approved credit rating agency. A copy of the rating letter issued by the said credit rating agency to the Borrower to be submitted to Lender.</p>
Regulatory Compliance	<p>1. NBC Guidelines: "The borrower shall ensure :</p> <ol style="list-style-type: none"> i. to disclose in the pamphlets, brochures etc., the charge of Lender over the mortgaged property/project and shall obtain the prior NOC / permission of Lender for the sale of flats/ property etc. ii. to append/publish the information relating to the mortgage/charge of Lender over the mortgaged property/project, while publishing an advertisement of the scheme in the newspapers, magazines etc.. iii. All inflows related to the project will be routed through Project Escrow account to be opened with Kotak Mahindra Bank Limited iv. to submit monthly statements/reports of project cost incurred, sales and all the material information. v. Lender shall be entitled for periodic inspection of the project site by a team of Lender/empanelled agency. <p>2. NDMA Guidelines: The borrower shall obtain prior permission from the government /local governments, other statutory authorities for the project under construction/ to be constructed, wherever required. Further the Borrower shall ensure that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally borrowers shall ensure that the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards are complied with and the designs of the proposed buildings and structures are multi-disaster-resilient."</p>

Ref. No.: CRE/KMIL/0176/2022-23

 Date: 29th November, 2022

9/12

NIRVANA DEVCON LLP

NIRVANA DEVCON LLP


 Designated Partner

Kotak Mahindra Investments Ltd.

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	<p>It shall be the responsibility of the Borrower/s to ensure, that the mortgagor/security provider, shall obtain prior permission from the government /local governments, other statutory authorities for the project/s, wherever required and that the project/s is/are in line with provisions of The National Building Code and National Disaster Management Authority guidelines, such as general building requirements, fire safety requirements, stipulations regarding materials, structural design and construction (including safety), building and plumbing services, etc. Additionally Borrower/s shall ensure that the Mortgagor/security provider duly complies, with the safety related codes and regulations as specified in NBC-2005 and as amended from time to time and various Indian standards and the designs of the proposed buildings and structures are multi-disaster-resilient."</p>
<p>Cross Default Clause</p>	<p>In addition to any general lien or similar right to which Lender is in law generally entitled, Lender may at its discretion use and enforce its right of set-off and cross default between all the facilities sanctioned to you, without any intimation.</p> <p>For the purposes of cross default: "Indebtedness of the Borrower" means any indebtedness in respect of monies borrowed or liabilities contracted (including under guarantees, indemnities, hire purchase and leasing) of the Borrower towards Lender and shall be deemed to include any indebtedness of any associate/affiliate of the Borrower or a person or entity related to the Borrower, towards Lender and any indebtedness of the Borrower and/or of any associate/affiliate of the Borrower or a person and entity related to the Borrower towards any subsidiary/ associate/affiliate company of Lender.</p> <p>You agree and confirm that Lender may at its absolute discretion appropriate any payments made by you under this facility towards another agreement or transaction entered into by you and/or towards any other indebtedness of the Borrower and such appropriation shall be final and binding upon you and you shall continue to remain liable to Lender for payment of dues under this facility in respect of which such sums of money were so paid but were appropriated towards another agreement or transaction entered into by you or towards another indebtedness of the Borrower. In addition, you hereby expressly give Lender the power to sell/transfer or otherwise dispose of any and all security created in favour of Lender under the security documents or deposited with Lender or under its possession or control and appropriate the same towards satisfaction of amounts due to Lender on account of another agreement or transaction entered into by you and/ or the indebtedness of the Borrower.</p> <p>It is also agreed, acknowledged and understood by you that if you commit a default under this Facility/ies then such default shall be and deemed to be a default of all the other facilities availed of by you, and notwithstanding anything contrary elsewhere contained in any writing or otherwise, and Lender shall regard all borrowings by you as immediately due and payable and Lender shall be entitled to recall all the facilities granted to you and also utilize and enforce any mortgage, charge, pledge, hypothecation, lien or any other security interest ("Security") created and subsisting as on date towards recovery of its dues under the facilities.</p>
<p>Stamp duty & Charges (Documentation, Registration, Title Search, ROC Search, Valuation, Insurance etc)</p>	<p>On actual amounts expended, to be borne by the Borrower.</p>

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

10/12

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NIRVANA DEVCON LLP

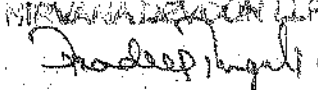
Dhruv Singhani
 Designated Partner

Taxes, duties, costs and expenses	<p>All taxes, duties and levies as to be borne by the Borrower.</p> <p>All charges / fees and any amounts payable under these facilities by the Borrower to Lender as mentioned herein do not include any applicable taxes, levies including service tax etc and all such impositions shall be borne by the Borrower additionally</p>
Account Transactions and Monitoring	<ul style="list-style-type: none"> ▪ The borrower shall ensure that (a) Notice disclosing charge of Lender with such content as may be approved by the Lender, put up at prominent place in the project, (b) it would append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/magazines etc and (c) it would indicate in their pamphlets/brochures, that they would provide No Objection Certificate (NOC)/permission from Lender for sale of flats/property. ▪ An NOC from the Lender or its authorized nominee is required before sale / transfer of property offered as security and all payments towards the flats shall be directly made in the Escrow Account to be opened with the Kotak Mahindra Bank Limited. ▪ All inflows related to the property offered as security will be routed through Escrow account to be opened with the Kotak Mahindra Bank ▪ Periodic inspection of the property by a team of the Lender/empanelled agency. Cost of audit and inspection shall be borne by the Borrower. ▪ Subject to our prior written approval for transfer of property offered as security, in the agreement to be executed with each purchaser, you will explicitly mention about charge of the Lender and the Escrow Account number, where such purchaser is required to deposit the consideration and before demanding first disbursement, you will submit a self-certified draft of such agreement. <p>(a) Periodic MIS: On a monthly basis, the following details pertaining to the project shall be furnished to the Lender, duly distinguishing between different types of apartments/units:</p> <ul style="list-style-type: none"> ▪ Unit wise sales MIS ▪ Number of apartments/units booked, cancelled during the given period ▪ Cumulative number apartments/units booked. ▪ Collections from allottees during the period and cumulative collections. ▪ Number of apartments/units for which conveyance deed was executed during the given period and cumulative number. ▪ Cumulative cost incurred on project. ▪ Total estimated cost/revised cost for the project and residual cost to be incurred. ▪ The Lender reserves the right to verify the status report on the vendors / contractors. ▪ Payment plans offered unit wise ▪ Home loan details availed by Buyers ▪ Copies of CA Certificate, Engineer Certificates, Architect Certificates etc. submitted to RERA and as & when demanded by the Lender ▪ Any other details as may be stipulated by the Lender. <p>(b) Self-declaration shall be submitted by the borrower confirming the estimated residual collections/receivables from the project and the estimated residual cost for completion as and when required by lender</p>
Others	<p>This letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:</p> <ul style="list-style-type: none"> • There are any material changes in the proposal for which the said Loan is sanctioned. • Any material fact concerning your profits, etc., or ability to repay, or any other relevant aspect of your application of loan is withheld, suppressed, or concealed or not made known to us. • Any statement made in the loan application is found to be incorrect or untrue.

Ref. No.: CRE/KMIL/0176/2022-23

 Date: 29th November, 2022

11/12

NIRVANA DEVCON LLP

 Anil Kumar
 Director/Partner

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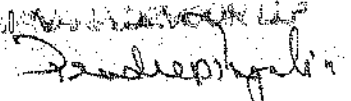
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 India.

	<ul style="list-style-type: none">Any information as may be required by the Lender from time to time pertaining to the project is not furnished in the form prescribed/approved by the Lender
Events of Default (EOD)	<ul style="list-style-type: none">As provided under the Transaction Documents.If due date of a loan account is March 31, 2021, and full dues (interest / principal instalment / EMI) are not received by Kotak Mahindra Investments Limited (KMIL) before day-end of March 31, 2021, the account will be considered as overdue with reference to due date and will be tagged as SMA 0. If the account continues to remain overdue and all dues are not regularised by April 30, 2021, then the account gets tagged as SMA-1 as on April 30, 2021 i.e. upon completion of 30 days of being continuously overdue. If the account continues to remain overdue, account gets tagged as SMA-2 as of May 30, 2021 and if continues to remain overdue further, accounts gets classified as NPA at day end on June 29, 2021. <p>* The date(s) mentioned hereinabove are for illustrative purpose only.</p> <p>Please take note that Special Mention Accounts (SMA) / Non Performing Asset (NPA) reporting is done at Borrower level as per the applicable regulatory guidelines and thus, overdue in any one account of the Borrower will result in reporting of the Borrower as SMA or NPA as the case may be.</p>

Ref. No.: CRE/KMIL/0176/2022-23

Date: 29th November, 2022

12/12


NIRVANA DEVCON LLP
Director/Authorized Signatory

Kotak Mahindra Investments Ltd.

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India.

PRIVATE AND CONFIDENTIAL

Ref. No.: Add-CRE/KMIL/0192/2022-23

Date: 15th December, 2022

NIRVANA DEVCON LLP

8/1, Bikaner Building, Lal Bazar Street, Kolkata,
Kolkata, West Bengal, 700001

Kind Attn: Mr. Pradeep Kumar Pugalia

Sub: Addendum Sanction Letter for additional or change of existing terms and conditions of the Facility

Ref: Financial Facility of Rs.75,00,00,000/- (Rupees Seventy Five Crores only) ("Facility") availed by NIRVANA DEVCON LLP ("Borrower") vide Sanction Letter No. CRE/KMIL/0176/2022-23 dated 29th November, 2022 by Kotak Mahindra Investments Limited ("Lender")

Dear Sir,

We refer to our earlier sanction letter for the Facility granted to the Borrower.

We are pleased to inform to the Borrower the following amendments to the sanctioned terms as detailed below:

All the terms and conditions for the Facility as mentioned in earlier Sanction Letters remain unchanged, save and except the following conditions have been added/amended/modified:

Clause	Existing Condition	Modified Condition
Rate of Interest / Discount	11.45% p.a. Fixed over Tenor of Facility The Interest shall be recovered by way of Debit Mandate Form/ECs/SIs which shall be banked on respective due dates. Lender reserves the right to increase the interest rate on the sanctioned financial facilities, including increasing the interest spread, in the event of downgrade in Borrower's internal or external rating.	Fixed at 11.25% p.a. The Interest shall be recovered by way of Debit Mandate Form/ECs/SIs which shall be banked on respective due dates. Lender reserves the right to increase the interest rate on the sanctioned financial facilities, including increasing the interest spread, in the event of downgrade in Borrower's internal or external rating.
Sanction Fees (Non Refundable)	1% plus applicable taxes	0.25% plus applicable taxes

This letter shall be considered as addendum to earlier Sanction Letters and shall be read in conjunction with said Sanction letters.

Subject to abovementioned changes, all other terms and conditions under the earlier Sanction Letters and all communication/s and the agreements and various other documents that have been executed for the Facility remain unchanged, unaltered and continue to be binding on you and other parties and shall continue to apply mutatis mutandis to the said Facility.

NIRVANA DEVCON LLP

Ref. No.: Add-CRE/KMIL/0192/2022-23

Date: 15th December, 2022

1/2

Kotak Mahindra Investments Ltd.

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India.

NIRVANA DEVCON LLP
Pradeep Kumar Pugalia
Delegated Partner



In confirmation of your agreement to be bound by the conditions stipulated herein please return the duplicate copy of this letter duly signed by the authorised signatories of the Borrower to the Lender, within 30 days from the date of this letter.

GST no of Kotak Mahindra Investments Limited, Kolkata is 19AAACH1075K1Z1. Category of Service, Banking and other Financial Services.

Customer service and customer satisfaction is one of the prime concerns of the Lender. In case of any queries, please write to us on our authorized email id at kmil.helpdesk@kotak.com.

Please note that the date of this Addendum Sanction Letter shall be the date of issuance of the same by the Lender.

We assure you of our best services at all times.

Yours faithfully,

For Kotak Mahindra Investments Limited,

Authorised Signatory

Name: Mr. Saurabh Agarwal | Senior Manager

Phone: 9456294817

Email: saurabh.agarwal1@kotak.com

Authorised Signatory

Name: Ms. Mahi Agarwal | Vice President

Phone: 9830069025

Email: mahi.agarwal@kotak.com

I/We hereby acknowledge receipt of your sanction letter no. Ref. No.: Add-CRE/KMIL/0192/2022-23 Date: 15th December, 2022 of which this is a copy.

We accept and agree to be bound by the terms and conditions contained therein.

For and on behalf of NIRVANA DEVCON LLP

NIRVANA DEVCON LLP

Authorized Signatory

Name: PRADEEP KUMAR PUGALIA

Place: KOLKATA

Date: 23, 12, 22

NIRVANA DEVCON LLP

Ref. No.: Add-CRE/KMIL/0192/2022-23

Date: 15th December, 2022

2/2

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Bandra (E), Mumbai - 4000 051

India.

PRIVATE AND CONFIDENTIAL

Ref. No.: Add-CRE/KMIL/0237/2022-23

Date: January 09, 2023

NIRVANA DEVCON LLP8/1, Bikaner Building, Lal Bazar Street, Kolkata,
Kolkata, West Bengal, 700001

Kind Attn: Mr. Pradeep Kumar Pugalla

Sub: Addendum Sanction Letter for additional or change of existing terms and conditions of the Facility**Ref: Financial Facility of Rs.75,00,00,000/- (Rupees Seventy Five Crores only) ("Facility") availed by NIRVANA DEVCON LLP ("Borrower") vide Sanction Letter No. CRE/KMIL/0176/2022-23 dated 29th November, 2022 & Add-CRE/KMIL/0192/2022-23 dated 15th December, 2022 by Kotak Mahindra Investments Limited ("Lender")**

Dear Sir,

We refer to our earlier sanction letter for the Facility granted to the Borrower.

We are pleased to inform to the Borrower the following amendments to the sanctioned terms as detailed below:

All the terms and conditions for the Facility as mentioned in earlier Sanction Letters remain unchanged, save and except the following conditions have been added/amended/modified:

Clause	Existing Condition	Modified Condition
Rate of Interest / Discount	Fixed at 11.25% p.a. The Interest shall be recovered by way of Debit Mandate Form/ECs/SIs which shall be banked on respective due dates. Lender reserves the right to increase the interest rate on the sanctioned financial facilities, including increasing the interest spread, in the event of downgrade in Borrower's internal or external rating	Fixed at 11.25% p.a. The Interest shall be recovered by way of Debit Mandate Form/ECs/SIs which shall be banked on respective due dates.

This letter shall be considered as addendum to earlier Sanction Letters and shall be read in conjunction with said Sanction letters.

Subject to abovementioned changes, all other terms and conditions under the earlier Sanction Letters and all communication/s and the agreements and various other documents that have been executed for the Facility remain unchanged, unaltered and continue to be binding on you and other parties and shall continue to apply mutatis mutandis to the said Facility.

In confirmation of your agreement to be bound by the conditions stipulated herein please return the duplicate copy of this letter duly signed by the authorised signatories of the Borrower to the Lender, within 30 days from the date of this letter.

**NIRVANA DEVCON LLP**

Ref. No.: Add-CRE/KMIL/0237/2022-23

Date: January 09, 2023



Kotak Mahindra Investments

GST no of Kotak Mahindra Investments Limited, Kolkata is 19AAACH1075K1Z1. Category of Service, Banking and other Financial Services.


Customer service and customer satisfaction is one of the prime concerns of the Lender. In case of any queries, please write to us on our authorized email id at kmil.helpdesk@kotak.com.

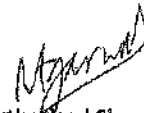
Please note that the date of this Addendum Sanction Letter shall be the date of issuance of the same by the Lender.

We assure you of our best services at all times.

Yours faithfully,

For Kotak Mahindra Investments Limited,


Authorized Signatory
Name: Mr. Saurabh Agarwal | Senior Manager
Phone: 9456294817
Email: saurabh.agarwal1@kotak.com

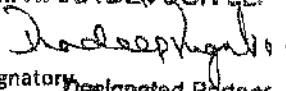

Authorized Signatory
Name: Ms. Mahi Agarwal | Vice President
Phone: 9830069025
Email: mahi.agarwal@kotak.com

I/We hereby acknowledge receipt of your sanction letter no. Ref. No.: Add-CRE/KMIL/0237/2022-23 Dated January 09, 2023 of which this is a copy.

We accept and agree to be bound by the terms and conditions contained therein.

For and on behalf of NIRVANA DEVCON LLP

NIRVANA DEVCON LLP


Authorized Signatory
Name: Designated Partner

Place: KOLKATA

Date: 10/01/23

NIRVANA DEVCON LLP
Ref. No.: Add-CRE/KMIL/0237/2022-23

Date: January 09, 2023

Kotak Mahindra Investments Ltd.

CIN U65900MH1988PLC047986
3rd Floor 12 BKC, Plot C-12
G Block, Bandra Kurla Complex
Bandra (East), Mumbai - 400 051

T +91 022 62185320
F +91 022 62215400
www.kotak.com

Registered Office:
27BKC, C 27, G Block
Bandra Kurla Complex
Bandra (E), Mumbai - 4000 051
India.

2/2

Answer - 2

NIRVANA DEVCON LLP

Regd. Off: Bikaner Building, 8/1, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata -700 001,
LLPIN: AAE-9340, Email id: secretariat@rdbindia.com, Phone: +91 33 4450 0500

LETTER OF AUTHORITY AND CONFIRMATION

TO:

KOTAK MAHINDRA INVESTMENTS LIMITED,
22 Camac Street, 5th Floor, Block- B,
Cabin -5001, Kolkata- 700016

Dear Sirs,

Re: Availment of certain financial facilities by person as fully described in Item No. 1 of Schedule-1 herein ("Borrower"), to the extent of an aggregate amount as described in Item No. 2 of Schedule-1 ("Facilities"), from time to time, from one or more person as described in Item No. 3 of Schedule-1 herein ("Lenders").

1. I/We hereby state that the persons as described in Schedule-3 herein, are the present partners of the firm as described in Schedule-3 herein, a partnership firm constituted under the Deed of Partnership dates of which is/are described in Schedule-3 herein, including any amendment therein from time to time ("Partnership Deed") and having its principal place of business at the place as described in Schedule-3 herein (the "Firm").
2. I/We understand that Firm as Borrower is desirous of availing of or has availed of, from Lenders, the Facilities. I/We understand that one of the terms on which the Lenders have agreed to provide / provided the Facilities to the Firm is that the Firm shall create the following security interests, to secure the discharge by the Firm of its obligations in relation to the Facilities:
 - (a) the creation of such document to provide security over assets movable as well as immovable and all right, title, interest and benefit thereof the details whereof are provided for in Schedule 2 hereto ("Secured Assets") and such other assets as may be required;
 - (b) the provision of the Facilities to the Firm, in the manner and upon the terms and conditions provided for in the terms of the Facilities, a copy whereof has been provided to each of the Partners.
3. In light thereof, I/we hereby state as follows
 - (a) I/We are aware that Firm has been sanctioned/provided Facilities by the Lenders, in the manner and upon the terms and conditions contained in the terms of the Facilities and draft agreements for the Facilities which shall be executed by and between Firm and the Lenders;

<p>For RDB Realty & Infrastructure Limited</p> <p>RDB REALTY & INFRASTRUCTURE LTD.</p> <p><i>[Signature]</i></p> <p>Director</p> <p>Authorised Director/Signatory</p>	<p>For Raj Construction Projects Private Limited</p> <p>RAJ CONSTRUCTION PROJECTS PRIVATE LIMITED</p> <p><i>[Signature]</i></p> <p>Director</p> <p>Authorised Director/Signatory</p>
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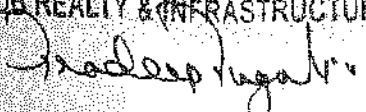
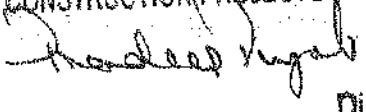


TRUE COPY ATTESTED

NIRVANA DEVCON LLP

Regd. Off: Bikaner Building, 8/1, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata -700 001,
LLPIN: AAE-9340, Email id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

- (b) I/We have examined the drafts of the Facility Agreement, Demand Promissory Note, security documents, pledge agreement, hypothecation agreement, appropriation letter, mortgage deed / memorandum of deposit of title deeds with declaration, share transfer form, share pledge instruction, power of attorney, Escrow Agreement and other connected documents (collectively the "Transaction Documents") to be executed by the Firm and have confirmed the same;
- (c) I/We hereby authorise:
- (i) The provision by the Firm to borrow, renew, extend, reschedule and re-negotiate the Facility and provide security of Secured Assets to secure the obligations of the Firm in respect of the Facilities;
 - (ii) To provide security for and on behalf of the Firm from time to time in the form of mortgage, pledge, hypothecation, charge or mortgage in any manner, with or without deposit of title deeds, over the Secured Assets of the Firm including land with all or any rights, income, accession therefrom, the finished, unfinished, constructed, half constructed, under construction, fully sold, agreed to sale, flats, units, premises of any nature whatsoever with development rights thereon and all development potential rights and all the income, accruals, benefits and receivables therefrom and to give such other securities as may be demanded by the Lender from time to time to secure the obligations of the Firm in respect of the Facilities.
 - (iii) To provide security for and on behalf of the Firm from time to time in the form of pledge, hypothecation, charge, lien, negative lien, non-disposal undertaking and such other form along with or without handing over of any equity share certificate, security certificate, fixed deposit receipt or any instrument of such nature, and over the movable assets, book debts, claims of the Firm in such manner as may be demanded by the Lender from time to time to secure the obligations of the Firm in respect of the Facilities.
 - (iv) To execute Transaction Documents, escrow agreements and all agreements and such other document(s) as may be required by the Lender including documents with respect to trusteeship or custodial arrangement with one or more trustees and to do such acts, deeds and things for and on behalf of Firm, for the purpose of enabling the Firm to avail, renew or extend the Facilities from the Lenders and/or for the purpose of creating security for the due repayment of the Facilities.
 - (v) To draw, accept, sign, endorse, negotiate and deliver on behalf of Firm cheques, bills of exchange and that the Lender is entitled to act upon the

For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD.  Director Authorised Director/Signatory
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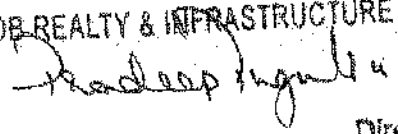
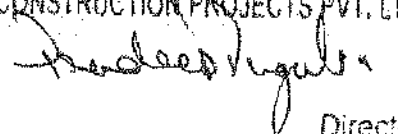
NIRVANA DEVCON LLP

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LLPIN: AAE-9340, Email id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

faith of any cheque, promissory note or other documents so signed by the Partners in the name and on behalf of Firm.

- (vi) To execute the Escrow agreement and/or other documents for the opening of Escrow Account, the deposit of the Receivables (as defined in Escrow Agreement) into the Escrow Account and the operation and closure of the Escrow Account, in the manner and upon the terms and conditions provided for in the Escrow Agreement to secure the Facility and to give necessary authority to the Lender and to do all activities in respect of the borrowing and security.
- (vii) To authorize any employee of the Firm, severally by any of the below mentioned Authorized Partners to carry out the activities under their authorities given herein.
- (viii) To accept and consent to the e-platform/digital platform of the Lender or of /through any vendor/s appointed by the Lender for accepting terms and conditions relating to the Facilities, executing and e-signing of Transaction Documents, e-stamping, data storage etc.
- (ix) To execute, sign either physically or electronically or digitally by using Aadhar or One Time Password (OTP) or Biometric based authentication or USB token based Digital Signature Certificate (DSC) or any other electronic form, all Transaction Documents/instruments including promissory notes, bills of exchange, demand draft, transaction and security documents etc.
- (x) To receive and/or send any communication from and to the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal numbers/email id(s) of the Authorized Partners and/or on the registered mobile numbers/email id(s) of the firm with the Lender and/or on the mobile numbers/email id(s) of the Authorized Partners/Firm provided as Annexure I to this letter to the Lender the same shall be treated as valid and binding upon all us/the Firm.
- (xi) To receive any communication from the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal numbers/email id(s) and/or on the registered mobile numbers/email id(s) of the firm with the Lender and/or on the mobile numbers/email id(s) of the Authorized Partners/Firm provided as Annexure I to this letter to the Lender.

(d) In light of the above, I/we hereby appoint and authorise the partners as named in

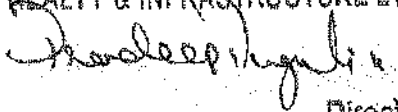
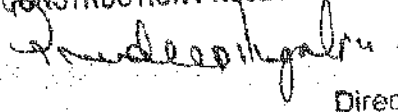
For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD.  Director Authorised Director/Signatory
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NIRVANA DEVCON LLP

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Schedule-3 herein, jointly and severally ("Authorised Partners"), with full power and authority

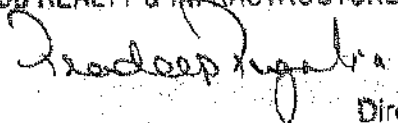
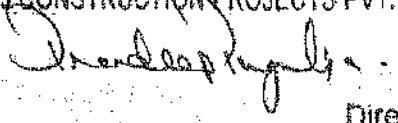
- (i) to execute, sign and negotiate, on behalf of the Firm, all documents, application forms, agreements and writings which may be required to be executed by the Firm, in respect of the captioned Transaction Documents and any amendment deeds/supplemental agreements thereto and to otherwise, do all such acts, deeds and things referred hereinabove, including *inter alia* execute or ratify all such documents whatsoever as may be required in connection with the Facilities including without limitation the opening, operating, modifying and closure of bank accounts (including the Escrow Account) and to do correspondences with the Lenders, bankers, trustees for any matter of the Facility and assets of the Firm.
 - (ii) to accept and acknowledge the sanction letters issued by the Lender from time to time and the terms and conditions therein specified, to execute, sign either physically or electronically or digitally by using Aadhar or OTP or Biometric based authentication or USB token based DSC or any other electronic form the Transaction Documents and to accept all terms and conditions of the sanction letter or Transaction Documents and such other document(s) as may be required by the Lender from time to time and to do such acts, deeds and things, for the purpose of availing Facilities from time to time.
4. I/We hereby agree and undertake that I/we shall not commit or omit to do, whether intentionally or otherwise, and whether directly or indirectly, any act, deed or thing which could or has the effect of rendering the power and authority of the Authorised Partners, nugatory. I/We have read all the terms and conditions and covenants of the Sanction Letter as mentioned in the **Schedule 1** herein and the Transaction Documents and I/we do hereby jointly and independently ratify and confirm whatever is stated therein and I/we also agree and undertake to comply with all the obligations of the Firm as mentioned therein.
 5. Notwithstanding, the event of any further change occurring in the Firm by the introduction of any new partner or resignation, retirement, death, expulsion or insolvency of any Partner or the dissolution of Firm, each Partner shall be jointly or severally responsible for repayment of the Facilities granted to the Firm, in their individual capacity.
 6. I/We jointly or severally, confirm and undertake that the constitution of the Firm, change in capital structure or expulsion or retirement of any partner shall not be made without prior written permission of the Lender and any partner so discontinued or retired after permission of the Lender shall be continued to be liable for all the transaction, dealings, activities, liabilities, securities, responsibilities created or done by Firm till the complete repayment of the Facilities availed.

For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD.  Director Authorised Director/Signatory
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7. I/We shall not amend the Partnership Deed without prior written consent of the Lender. I/We shall not take any action for dissolution of the Partnership till the payment of all outstanding amount under the Facility.
8. It is further understood that I/we shall be jointly or severally liable in person, for all acts deeds and things both in my/our individual capacity and in my/our capacity as partners of the Partnership Firm.
9. Without prejudice to what is stated above,
 - (i) I/we agree that notwithstanding anything contained in Partnership Deed or any other agreement, any guarantee or security given or facility taken or borrowing made by Authorised Partners or authorized employee on behalf of the Firm and all such securities of moveable and/or immoveable assets given to the Lender for repayment of the Facilities by the Borrower, shall be deemed to have been so made and all instruments so made and or accepted by the Firm for the purpose of Firm under the express or implied authority of the partners of the Firm conferred by all and each of them upon the others or other of them individually and all liabilities created by any of the abovementioned partner/s on behalf of the Firm shall be binding upon the Firm and all the partners, jointly and severally.
 - Any communication/correspondence from the Authorised Partner/s, shall be treated as communication/correspondence for and on behalf of and under the authority of all the partners of the Firm and the Lenders will be fully entitled to act upon the same and same shall be binding on all of us.
 - Any communication received and/or sent from and to the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the partners including the Authorised Partners and/or on the registered mobile numbers/email id(s) of the Firm with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/Firm provided as Annexure I to this letter to the Lender shall be treated as valid and binding upon all us/the Firm.
 - The documents accepted and/or executed on the e-platform/digital platform, shall be valid and binding upon us and can be relied upon and used by the bank as a proper form of evidence and we/the firm undertakes not to raise any dispute or question as regards the terms and conditions accepted thereon and as regards the documents executed on the electronic/digital platform.
 - The Lender shall be at liberty to treat the personal cell number/email id, communicated by the Authorised Partners or provided as Annexure I to this letter or last on record of the Lender as valid and permitted cell number /email id for communication.
 - That disbursement of the Facilities into the account of the Firm would imply consent and authority of the Firm, to avail the Facilities and to abide by all terms and

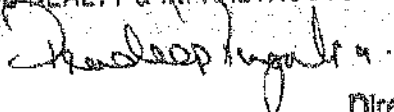
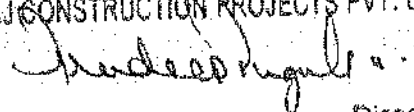
For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD.  Director Authorised Director/Signatory
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NIRVANA DEVCON LLP

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LLPIN: AAE-9340, Email id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

conditions of Transaction Documents and the same shall be valid and binding upon each and every partner of the Firm and no dispute shall be raised as regards the authority of the Authorized Partners or otherwise in respect of the documents executed in favour of the Lender.

- By entering the OTP and providing the fingerprint impression (Biometric KYC) of the Authorized Partners, it shall be implied consent and be treated as a voluntarily consent of the firm/authorized partners, to validate the PAN no and use the Aadhaar details, for Aadhaar (Biometric authentication and we hereby authorize Kotak Mahindra Investments Limited, to fetch our/the firms personal details from NSDL and for UIDAI respectively.
 - We are hereby authorizing Kotak Mahindra Investments Limited, to use our/ the firms including all its partners Aadhaar details and core biometric information to authenticate and verify our/firm identity. We are also consenting to execution and stamping of documents through the E-platform/digitized platform. We all partners shall be jointly and severally liable for all acts deeds and things both in our individual capacity and in our capacity as Partners of the Firm.
 - The Authorized Partners are authorized to authenticate/ esign/affix digital signature for the purposes of ratifying/certifying the letter of authority on any e-platform/digital platform as may be desired by the Lender.
 - That the Lender shall be at liberty to rely on the scan copy of the letter of authority and the same shall be valid and binding upon the Firm.
 - The authority granted to the Authorized Partners herein shall be treated as authority by all the partners and the Lender can place reliance on the same without any further verification or reference to us.
10. It is further understood that the authority granted to the Authorized Partners shall be treated as express authority by all the partners of the Firm to the Authorized Partners and the Lenders can place reliance on the same without any further verification.
11. I/We confirm that each signatory to this letter has been signed the same in a personal capacity as well as in the capacity as a Partner of the Firm which is if signed without stamp of the Firm shall be binding to the Firm.
12. It is further understood that we shall be jointly or severally liable in person, for all acts deeds and things both in my/our individual capacity and in my/our capacity as partners of the Firm.
13. The expression "Partner" in this letter shall mean partners of the aforesaid Firm and shall be deemed to mean and include the partners or partner for the time being of the Firm and the survivors or survivor of them in relation to the respective estate of each partner, their respective heirs, executors and administrators in relation to the respective estate of each partner.

For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD.  Director Authorised Director/Signatory
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LLPIN: AAE-9340, Email id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

SCHEDULE-1

Item No.	Particulars	Description
1	Name and Address of the Borrower	NIRVANA DEVCON LLP, [PAN AAMFN9689E and Regn. No. AAE-9340 a LLP Firm duly incorporated under the provisions of the LLP ACT 2008, and existing under the laws of India and having its registered office at 8/1, Bikaner Building, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata 700001, West Bengal
2	Facility amount Rs.	Rs. 75,00,00,000/- (Rupees Seventy Five Crore Only) sanctioned vide sanction letter bearing number Ref. No.: CRE/KMIL/0176/2022-23 Dated November 29 th , 2022 & Add-CRE/KMIL/0192/2022-23 Dated December 15 th , 2022
3	Lenders	Kotak Mahindra Investments Ltd., having its Registered office at 27 BKC, C 27, G Block, Bandra Kuria Complex, Bandra (East), Mumbai - 400051 and office at 22 Camac Street, 5th Floor, Block- B, Cabin -5001, Kolkata- 700016

SCHEDULE 2

DESCRIPTION OF THE SECURED ASSETS

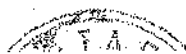
“All those piece and parcel of land admeasuring approx. Area= 240.5 cottahs, with undivided share in land, bearing situated at 257/A, Deshpran Sasmal Road, K.M.C, Ward No. 94, Borough-X, P.O.- Tollygunge, P.S- Jadavpur, Kolkata- 700033, West Bengal., which are more particularly demarcated and highlighted in the map and plan annexed herewith as Annexure - 2, and Bounded by:-

East:- By JUBILEE PARK
West:- By DESHPRAN SASHMAL ROAD
North:- By JUBILEE PARK ROAD
South:- By TOLLYGUNGE DEPOT OF CTC

INCLUDING unsold or not agreed to sale for 102 Units comprised in 2,67,337 (Built-up) area, in the project "Sanctuary" as listed in ANNEXURE- 2 AND Receivables from 126 units comprised in 278,738 (Built-up) area already agreed to be sold as listed in ANNEXURE - 3 (any unit which is already agreed to sale or sold as per Annexure-3 herewith, is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein).

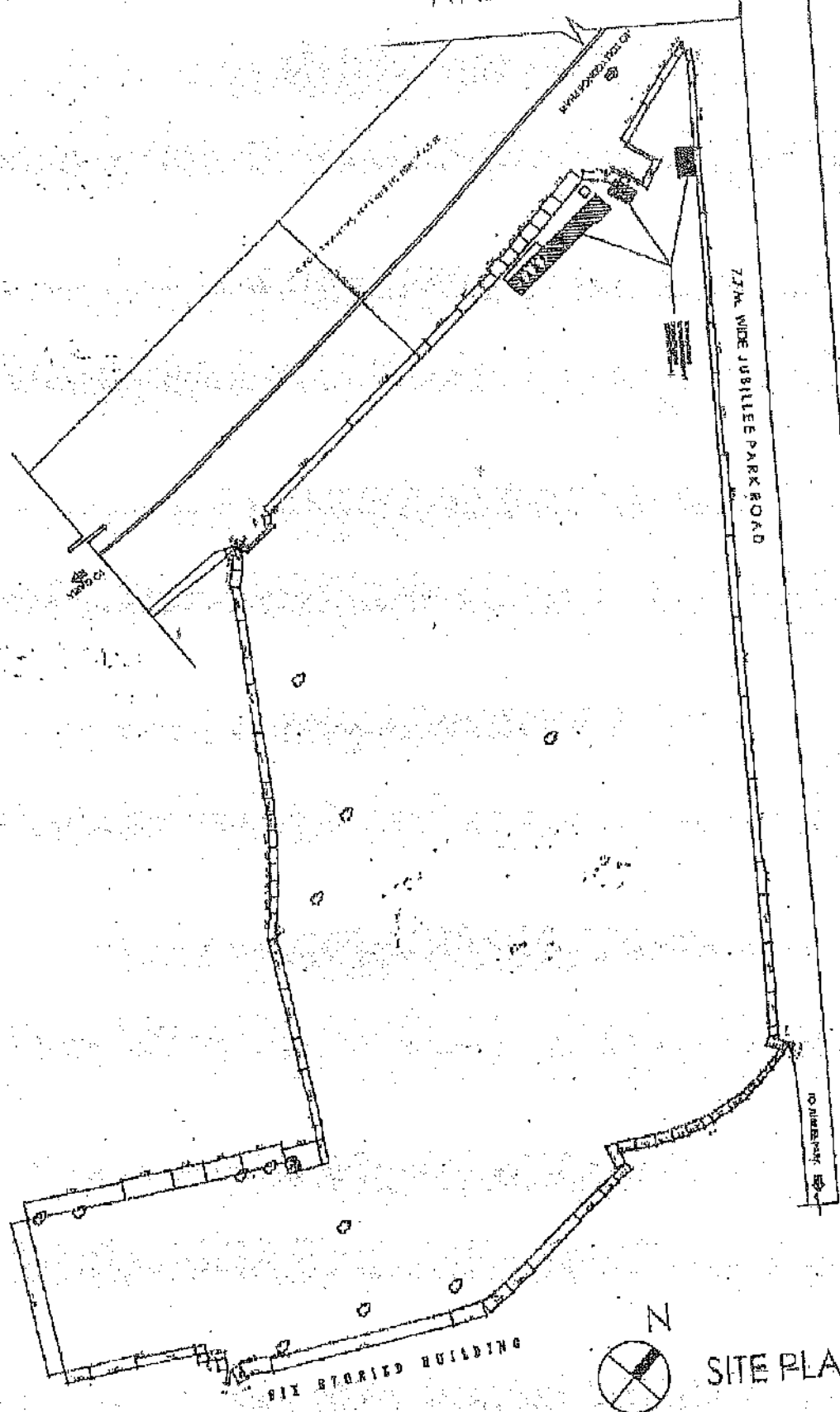
ALONG WITH all the right, title, interest thereon including all the structures existing and future constructions to be made thereon ALONG WITH all the rights of owner, development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related

<p>For RDB Realty & Infrastructure Limited</p> <p style="text-align: center;">RDB REALTY & INFRASTRUCTURE LTD.</p> <p style="text-align: center;"><i>(Signature)</i></p> <p style="text-align: center;">Director</p> <p>Authorised Director/Signatory</p>	<p>For Raj Construction Projects Private Limited</p> <p style="text-align: center;">RAJ CONSTRUCTION PROJECTS PVT. LTD.</p> <p style="text-align: center;"><i>(Signature)</i></p> <p style="text-align: center;">Director</p> <p>Authorised Director/Signatory</p>
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TRUE COPY ATTESTED

ANNEXURE "A"



SITE PLAN

- NOTE:**
1. ALL DIMENSIONS AND LEVELS ARE IN METERS.
 2. TOTAL LAND AREA IS APPROXIMATELY 24.5 HECTARES.
 3. CERTAIN SURVEY MARKS HAVE BEEN OBTAINED FROM THE OFFICE OF THE TOWN ENGINEER, WHICH IS SHOWN IN THE DRAWING. THE VALUE OF THE A. S. N. IS APPROXIMATELY 1:10000.

TRUE COPY

**SURVEY PLAN OF EXISTING LAND AT CALCUTTA
TRAMWAYS COMPANY AT TOLLYGUNGE, KOLKATA**

REGD. NO. 2100/1913

DATE: 1913

MANAJI KUMAR

REGISTERED SURVEYOR

REGISTERED OFFICE

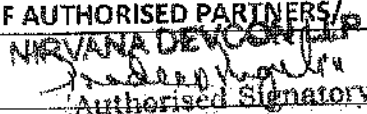
Registered Copy

NIRVANA DEVCON LLP

Regd. Off: Bikaner Building, 8/1, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata -700 001,
LLPIN: AAE-9340, Email id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

authorities ALONGWITH all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands and structures along with all the benefits, receivables present or in future, all the trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easements, authorities, approvals, permissions, advantages and appurtenances whatsoever arising out of the abovementioned properties."

SCHEDULE - 3 (Details of the Partnership Firm)

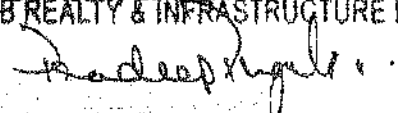
Name of the Partnership Firm	Nirvana Devcon LLP (LLPIN No: AAE-9340 and PAN AAMFN9689E), 8/1, Bikaner Building, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata 700001, West Bengal
Place of Business of the Firm	8/1, Bikaner Building, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata 700001, West Bengal
Dates of Incorporation	15/10/2015
Name and Details of Partner-1	RDB Realty & Infrastructure Limited having registered address at 8/1, Bikaner Building, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata 700001, Represented By Mr. Pradeep Kumar Pugalia Email ID: accounts@rdbindia.com , Mobile No: 033-44500500) 9007014447
Name and Details of Partner-2	Raj Construction Projects Private Limited having registered address at 8/1, Lal Bazar Street, 1st Floor, P S Share Street, Kolkata 700001 Represented By Mr. Pradeep Kumar Pugalia (Email ID: accounts@rdbindia.com, Mobile No:033-44500500) 9007014447
NAME AND SIGNATURE OF AUTHORISED PARTNERS/	
Mr. Pradeep Kumar Pugalia	 NIRVANA DEVCON LLP Authorised Signatory

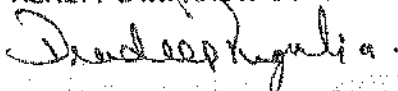
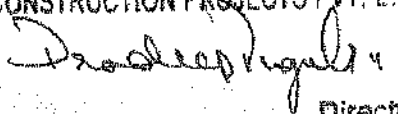
Date : 23/12/2022

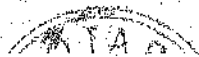
Place : Kolkata

Yours faithfully,

For each of the Partners of the time being of the Partnership Firm

Sr.no	Name of Partners	Signature of Partners(with stamp if corporate partner)
1.	RDB Realty & Infrastructure Limited, through its authorised director Mr. Pradeep Kumar Pugalia	For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Authorised Director /Signatory Director

For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD.  Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVI. LTD.  Director Authorised Director/Signatory
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TRUE COPY ATTESTE

NIRVANA DEVCON LLP

Regd. Off: Sikaner Building, 8/1, Lal Bazar Street, 1st Floor, Room No. 11, Kolkata - 700 001,
LLPIN: AAE-9340, Email Id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

2. Raj Construction Projects Private Limited, through its authorised director Mr. Ravi Prakash Pincha Mn. Pradeep Kumar Pugalia	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD. <i>Pradeep Kumar Pugalia</i> Authorised Director / Signatory Director
--	--

RAJ CONSTRUCTION PROJECTS PVT. LTD.

Pradeep Kumar Pugalia Annexure I
Director Annexure I

Name & Signature of Authorized Signatories		
Mr. Pradeep Kumar Pugalia	accounts@rdbindia.com	Mb No 9007014447

Before Me,

(Notary)

For RDB Realty & Infrastructure Limited RDB REALTY & INFRASTRUCTURE LTD. <i>Pradeep Kumar Pugalia</i> Director Authorised Director/Signatory	For Raj Construction Projects Private Limited RAJ CONSTRUCTION PROJECTS PVT. LTD. <i>Pradeep Kumar Pugalia</i> Director Authorised Director/Signatory
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NIRVANA DEVCON LLP

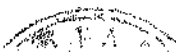
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LLPIN: AAE-9340, Email id: secretarial@rdbindia.com, Phone: +91 33 4450 0500

Annexure – 1 Land Area Map

Annexure – 2 (List of unsold or not agreed to be sold units)

Annexure – 3 (List of sold units)

<p>For RDB Realty & Infrastructure Limited</p> <p>RDB REALTY & INFRASTRUCTURE LTD.</p> <p><i>Indeev Kugalkar</i> Director</p> <p>Authorised Director/Signatory</p>	<p>For Raj Construction Projects Private Limited</p> <p>RAJ CONSTRUCTION PROJECTS PVT. LTD.</p> <p><i>Indeev Kugalkar</i> Director</p> <p>Authorised Director/Signatory</p>
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Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
1	10A	10	Tower 1	1,581	1,996		
2	10B	10	Tower 1	1,903	2,348		
3	10C	10	Tower 1	1,136	1,520		
4	11B	11	Tower 1	1,903	2,378		
5	12B	12	Tower 1	1,903	2,351		
6	13A	13	Tower 1	1,581	1,996		
7	13B	13	Tower 1	1,903	2,348		
8	17A	17	Tower 1	1,581	2,151		
9	17B	17	Tower 1	1,903	2,617		
10	19B	19	Tower 1	1,903	2,416		
11	20A	20	Tower 1	1,581	2,015		
12	20B	20	Tower 1	1,903	2,351		
13	21A	21	Tower 1	1,581	1,996		
14	22A	22	Tower 1	1,581	1,988		
15	24A	24	Tower 1	1,581	1,996		
16	24B	24	Tower 1	1,903	2,348		
17	25A	25	Tower 1	1,581	1,988		
18	27A	27	Tower 1	1,581	1,996		
19	27C	27	Tower 1	1,136	1,520		
20	5A	5	Tower 1	1,581	1,988		
21	5B	5	Tower 1	1,903	2,378		
22	6A	6	Tower 1	1,581	2,015		
23	6B	6	Tower 1	1,903	2,351		
24	7A	7	Tower 1	1,581	1,996		
25	7B	7	Tower 1	1,903	2,348		
26	7C	7	Tower 1	1,136	1,520		
27	8A	8	Tower 1	1,581	1,988		
28	8B	8	Tower 1	1,903	2,378		
29	9A	9	Tower 1	1,581	2,015		

RDB REALTY & INFRASTRUCTURE LTD. A

RAJ CONSTRUCTION PROJECTS PVT. LTD.

Director

Director

Director



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Sr.	Flat No.	Floor	Tower	Area	Value	Value
30	98		Tower 1	1,903	2,351	
31	100	10	Tower 2	1,581	2,015	
32	11D	11	Tower 2	1,581	1,996	
33	12D	12	Tower 2	1,581	1,988	
34	13D	13	Tower 2	1,581	2,015	
35	14D	14	Tower 2	1,581	1,996	
36	14E	14	Tower 2	1,903	2,445	
37	15D	15	Tower 2	1,581	1,988	
38	18D	18	Tower 2	1,581	2,015	
39	19D	19	Tower 2	1,581	1,996	
40	20D	20	Tower 2	1,581	1,988	
41	21D	21	Tower 2	1,581	2,015	
42	22D	22	Tower 2	1,581	1,996	
43	23D	23	Tower 2	1,581	1,988	
44	23E	23	Tower 2	1,903	2,378	
45	24D	24	Tower 2	1,581	2,015	
46	25D	25	Tower 2	1,581	1,996	
47	25E	25	Tower 2	1,903	2,351	
48	26D	26	Tower 2	1,581	1,988	
49	2726E	26	Tower 2	3,319	4,441	
50	27D	27	Tower 2	1,581	2,015	
51	27F	27	Tower 2	1,136	1,513	
52	7D	7	Tower 2	1,581	2,015	
53	7E	7	Tower 2	1,903	2,348	
54	8D	8	Tower 2	1,581	1,996	
55	8E	8	Tower 2	1,903	2,351	
56	10G	10	Tower 3	1,581	2,015	
57	11G	11	Tower 3	1,581	1,996	
58	12G	12	Tower 3	1,581	1,988	
59	12I	12	Tower 3	1,525	1,928	
60	13G	13	Tower 3	1,581	2,015	
61	13H	13	Tower 3	1,903	2,351	

RDB REALTY & INFRASTRUCTURE LTD.

RAJ CONSTRUCTION PROJECTS PVT. LTD.

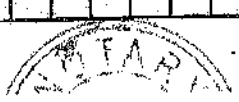
Director

Director



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Sr.	PIPING	TRIAL	UNIT/DESCRIPTION	UNIT PRICE	TOTAL	
62	131	13	Tower 3	1,525	1,944	
63	14G	14	Tower 3	1,581	1,996.00	
64	14H	14	Tower 3	1,903	2,348	
65	15G	15	Tower 3	1,581	1,988	
66	15H	15	Tower 3	1,903	2,378	
67	171	17	Tower 3	1,525	1,928	
68	19G	19	Tower 3	1,581	1,996	
69	20G	20	Tower 3	1,581	1,988	
70	21H	21	Tower 3	1,903	2,351	
71	22G	22	Tower 3	1,581	1,996	
72	22H	22	Tower 3	1,903	2,348	
73	23G	23	Tower 3	1,581	1,988	
74	24G	24	Tower 3	1,581	2,015	
75	24H	24	Tower 3	1,903	2,351	
76	241	24	Tower 3	1,525	1,944	
77	25G	25	Tower 3	1,581	1,996	
78	25H	25	Tower 3	1,903	2,348	
79	26G	26	Tower 3	1,581	1,988	
80	261	26	Tower 3	1,525	1,928	
81	27G	27	Tower 3	1,581	2,015	
82	271	27	Tower 3	1,525	1,944	
83	282726H	282726	Tower 3	4,525	6,283	
84	28G	28	Tower 3	1,581	1,996	
85	61	6	Tower 3	1,525	1,928	
86	7G	7	Tower 3	1,581	2,015	
87	7H	7	Tower 3	1,903	2,351	
88	8G	8	Tower 3	1,581	1,996	
89	8H	8	Tower 3	1,903	2,348	
90	81	8	Tower 3	1,525	1,958	
91	9G	9	Tower 3	1,581	1,988	
92	12K	12	Tower 4	2,272	2,839	
93	171	17	Tower 4	2,144	3,256	



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RDB REALTY & INFRASTRUCTURE LTD.

Judson Pringle
Director

RAJ CONSTRUCTION PROJECTS PVT. LTD.

Judson Pringle
Director

Sr.	FLAT NO	FLOOR	UNIT/ COMPONENTS	SALEABLE AREA	SALEABLE AREA
94	22J	22	Tower 4	2,144	2,691
95	26J	26	Tower 4	2,144	2,706
96	292827K	292827	Tower 4	5,433	7,348
97	6K	6	Tower 4	2,272	2,839
98	7I	7	Tower 4	2,144	2,687
99	7K	7	Tower 4	2,272	2,841
100	8K	8	Tower 4	2,272	2,862
101	9K	9	Tower 4	2,272	2,839
102	Commercial	Commercial			38,000
	TOTAL			1,80,388	2,67,337

The BUA of Commercial Space on estimation basis of Saleable Area of 50,000 Sq. Ft. Saleable
The Carpet Area for Commercial to be defined on actual construction

RDB REALTY & INFRASTRUCTURE LTD.
[Signature]
Director

RAJ CONSTRUCTION PROJECTS PVT. LTD.
[Signature]
Director



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Car Parking Details			
Type	Total No of Slots	No of Slots Sold	No of Slots Unsold
Open Parking	25	0	25
Covered - Ground Floor	85	50	35
Covered - 1st Floor	112	43	69
Covered - 2nd Floor	111	57	54
Covered - 3rd Floor	111	67	44
Covered - 4th Floor	112	79	33
Covered Stack (Pair) - Ground Floor	24	16	8
Commercial Space & Visitor Car Parking Space	95	0	95
Total	675	312	363

RDB REALTY & INFRASTRUCTURE LTD.

Indeepraj Singh
Director

RAJ CONSTRUCTION PROJECTS PVT

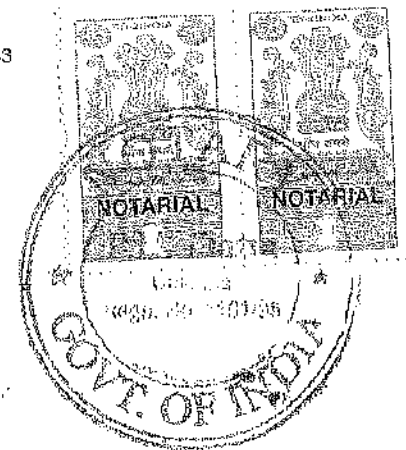
Indeepraj Singh
Dire



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[Signature]

LETTER OF AUTHORITY AND CONFIRMATION



TO:

KOTAK MAHINDRA INVESTMENTS LIMITED,
22 Camac Street, 5th Floor, Block- B,
Cabin -5001, Kolkata- 700016

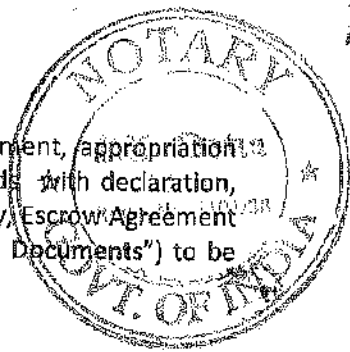
Dear Sirs,

Re: Availment of certain financial facilities by person as fully described in Item No. 1 of Schedule-1 herein ("Borrower"), to the extent of an aggregate amount as described in Item No. 2 of Schedule-1 ("Facilities"), from time to time, from one or more person as described in Item No. 3 of Schedule-1 herein ("Lenders").

1. I/We hereby state that the persons as described in Schedule-3 herein, are the present partners of the firm as described in Schedule-3 herein, a partnership firm constituted under the Deed of Partnership dates of which is/are described in Schedule-3 herein, including any amendment therein from time to time ("Partnership Deed") and having its principal place of business at the place as described in Schedule-3 herein (the "Firm").
2. I/We understand that Firm as Borrower is desirous of availing of or has availed of, from Lenders, the Facilities. I/We understand that one of the terms on which the Lenders have agreed to provide / provided the Facilities to the Firm is that the Firm shall create the following security interests, to secure the discharge by the Firm of its obligations in relation to the Facilities:
 - (a) the creation of such document to provide security over assets movable as well as immovable and all right, title, interest and benefit thereof the details whereof are provided for in Schedule 2 hereto ("Secured Assets") and such other assets as may be required;
 - (b) the provision of the Facilities to the Firm, in the manner and upon the terms and conditions provided for in the terms of the Facilities, a copy whereof has been provided to each of the Partners.
3. In light thereof, I/we hereby state as follows
 - (a) I/We are aware that Firm has been sanctioned/provided Facilities by the Lenders, in the manner and upon the terms and conditions contained in the terms of the Facilities and draft agreements for the Facilities which shall be executed by and between Firm and the Lenders;
 - (b) I/We have examined the drafts of the Facility Agreement, Demand Promissory Note,

For BELANI REALCON LLP BELANI REALCON LLP Authorised Partner Designated Partner	For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Anurva Sinha Authorised Partner Designated Partner	22 DEC 2022 P. K. Datta Notary Page 1 of 9 of Parties Authority Letter 10/1/20 C.M.M.'s Court 2 & 3, Bankshall Street Kolkata - 700 001
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BELANI NPR PROJECTS LLP
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 E-mail: secretarial.compliances2@gmail.com LLPIN:AAU-7038



security documents, pledge agreement, hypothecation agreement, appropriation letter, mortgage deed / memorandum of deposit of title deeds with declaration, share transfer form, share pledge instruction, power of attorney, Escrow Agreement and other connected documents (collectively the "Transaction Documents") to be executed by the Firm and have confirmed the same;

(c) I/We hereby authorise:

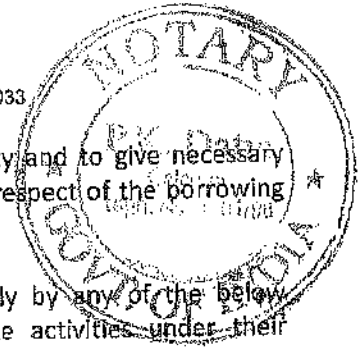
- (i) The provision by the Firm to borrow, renew, extend, reschedule and re-negotiate the Facility and provide security of Secured Assets to secure the obligations of the Firm in respect of the Facilities;
- (ii) To provide security for and on behalf of the Firm from time to time in the form of mortgage, pledge, hypothecation, charge or mortgage in any manner, with or without deposit of title deeds, over the Secured Assets of the Firm including land with all or any rights, income, accession therefrom, the finished, unfinished, constructed, half constructed, under construction, fully sold, agreed to sale, flats, units, premises of any nature whatsoever with development rights thereon and all development potential rights and all the income, accruals, benefits and receivables therefrom and to give such other securities as may be demanded by the Lender from time to time to secure the obligations of the Firm in respect of the Facilities.
- (iii) To provide security for and on behalf of the Firm from time to time in the form of pledge, hypothecation, charge, lien, negative lien, non-disposal undertaking and such other form along with or without handing over of any equity share certificate, security certificate, fixed deposit receipt or any instrument of such nature, and over the movable assets, book debts, claims of the Firm in such manner as may be demanded by the Lender from time to time to secure the obligations of the Firm in respect of the Facilities.
- (iv) To execute Transaction Documents, escrow agreements and all agreements and such other document(s) as may be required by the Lender including documents with respect to trusteeship or custodial arrangement with one or more trustees and to do such acts, deeds and things for and on behalf of Firm, for the purpose of enabling the Firm to avail, renew or extend the Facilities from the Lenders and/or for the purpose of creating security for the due repayment of the Facilities.
- (v) To draw, accept, sign, endorse, negotiate and deliver on behalf of Firm cheques, bills of exchange and that the Lender is entitled to act upon the faith of any cheque, promissory note or other documents so signed by the Partners in the name and on behalf of Firm.
- (vi) To execute the Escrow agreement and/or other documents for the opening of Escrow Account, the deposit of the Receivables (as defined in Escrow Agreement) into the Escrow Account and the operation and closure of the Escrow Account, in the manner and upon the terms and conditions provided

For BELANI BEALCON LLP Authorised Partner	For Pumpkin Properties LLP Anuwa Sinha Authorised Signatory	P. K. Datta Notary Regn. No.: 1101/2008 C.M.M.'s Court 107, Park Road, Kolkata
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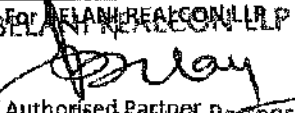
22 DEC 2022

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Regd. Office: 257/A DESHPRAN SASMAL ROAD, KOLKATA 700033
E-mail: secretarial.compliances2@gmail.com LLPIN:AAU-7038

for in the Escrow Agreement to secure the Facility and to give necessary authority to the Lender and to do all activities in respect of the borrowing and security.



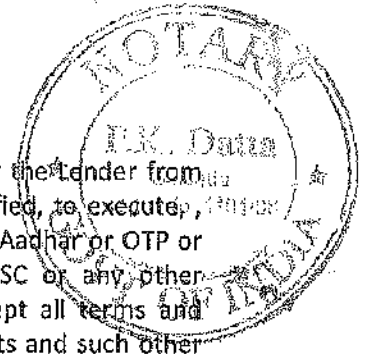
- (vii) To authorize any employee of the Firm, severally by any of the below mentioned Authorized Partners to carry out the activities under their authorities given herein.
 - (viii) To accept and consent to the e-platform/digital platform of the Lender or of /through any vendor/s appointed by the Lender for accepting terms and conditions relating to the Facilities, executing and e-signing of Transaction Documents, e-stamping, data storage etc.
 - (ix) To execute, sign either physically or electronically or digitally by using Aadhar or One Time Password (OTP) or Biometric based authentication or USB token based Digital Signature Certificate (DSC) or any other electronic form, all Transaction Documents/instruments including promissory notes, bills of exchange, demand draft, transaction and security documents etc.
 - (x) To receive and/or send any communication from and to the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal numbers/email id(s) of the Authorized Partners and/or on the registered mobile numbers/email id(s) of the firm with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/Firm provided as Annexure I to this letter to the Lender the same shall be treated as valid and binding upon all us/the Firm.
 - (xi) To receive any communication from the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal numbers/email id(s) and/or on the registered mobile numbers/email id(s) of the firm with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/Firm provided as Annexure I to this letter to the Lender.
- (d) In light of the above, I/we hereby appoint and authorise the partners as named in Schedule-3 herein, jointly and severally ("Authorized Partners"), with full power and authority
- (i) to execute, sign and negotiate, on behalf of the Firm, all documents, application forms, agreements and writings which may be required to be executed by the Firm, in respect of the captioned Transaction Documents and any amendment deeds/supplemental agreements thereto and to otherwise, do all such acts, deeds and things referred hereinabove, including *inter alia* execute or ratify all such documents whatsoever as may be required in connection with the Facilities including without limitation the opening, operating, modifying and closure of bank accounts (including the Escrow Account) and to do correspondences with the Lenders, bankers, trustees for any matter of the Facility and assets of the Firm.

<p>BELANI NPR PROJECTS LLP  Authorized Partner</p>	<p>For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Ananya Sinha Authorized Partner Signatory</p>	<p>P. K. Datta Notary Regn. No.: 110/120 Ch.M.'s Court 2 & 3, Chankhali Street Calcutta - 700 070</p>
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22 DEC 2022

BELANI NPR PROJECTS LLP
Regd. Office: 257/A DESHPRAN SASMAL ROAD, KOLKATA 700033

E-mail: secretarialcompliances2@gmail.com LLPIN:AAU-7038



(ii) to accept and acknowledge the sanction letters issued by the Lender from time to time and the terms and conditions therein specified, to execute, sign either physically or electronically or digitally by using Aadhar or OTP or Biometric based authentication or USB token based DSC or any other electronic form the Transaction Documents and to accept all terms and conditions of the sanction letter or Transaction Documents and such other document(s) as may be required by the Lender from time to time and to do such acts, deeds and things, for the purpose of availing Facilities from time to time.

4. I/We hereby agree and undertake that I/we shall not commit or omit to do, whether intentionally or otherwise, and whether directly or indirectly, any act, deed or thing which could or has the effect of rendering the power and authority of the Authorised Partners, nugatory. I/We have read all the terms and conditions and covenants of the Sanction Letter as mentioned in the Schedule 1 herein and the Transaction Documents and I/we do hereby jointly and independently ratify and confirm whatever is stated therein and I/we also agree and undertake to comply with all the obligations of the Firm as mentioned therein.
5. Notwithstanding, the event of any further change occurring in the Firm by the introduction of any new partner or resignation, retirement, death, expulsion or insolvency of any Partner or the dissolution of Firm, each Partner shall be jointly or severally responsible for repayment of the Facilities granted to the Firm, in their individual capacity.
6. I/We jointly or severally, confirm and undertake that the constitution of the Firm, change in capital structure or expulsion or retirement of any partner shall not be made without prior written permission of the Lender and any partner so discontinued or retired after permission of the Lender shall be continued to be liable for all the transaction, dealings, activities, liabilities, securities, responsibilities created or done by Firm till the complete repayment of the Facilities availed.
7. I/We shall not amend the Partnership Deed without prior written consent of the Lender. I/We shall not take any action for dissolution of the Partnership till the payment of all outstanding amount under the Facility.
8. It is further understood that I/we shall be jointly or severally liable in person, for all acts deeds and things both in my/our individual capacity and in my/our capacity as partners of the Partnership Firm.
9. Without prejudice to what is stated above,
 - (i) I/we agree that notwithstanding anything contained in Partnership Deed or any other agreement, any guarantee or security given or facility taken or borrowing made by Authorised Partners or authorized employee on behalf of the Firm and all such securities of moveable and/or Immoveable assets given to the Lender for repayment of the Facilities by the Borrower, shall be deemed to have been so made and all instruments so made and or accepted by the Firm for the purpose of Firm under the express or implied authority of the partners of the Firm conferred by all and each of them upon the others or other of them individually and all liabilities

For BELANI REALCON LLP
BELANI REALCON LLP

Authorised Partner
Designated Partner

For Pumpkin Properties LLP
PUMPKIN PROPERTIES LLP
Anshu Simha
Authorised Partner
Designated Signatory

P.K. Datta
Notary
Regn. No. 1101/20
C.M.M.'s Court
33, Bankshall Street
Kolkata - 700 017

22 DEC 2022

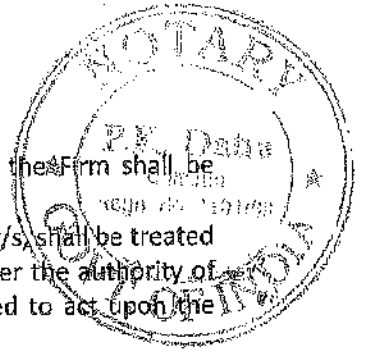
BELANI NPR PROJECTS LLP

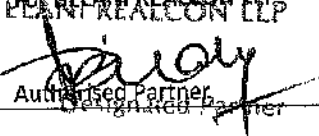
Regd. Office: 257/A DESHPRAN SASMAL ROAD, KOLKATA 700033

E-mail: secretarial.compliances2@gmail.com LLPIN:AAU-7038

created by any of the abovementioned partner/s on behalf of the Firm shall be binding upon the Firm and all the partners, jointly and severally.

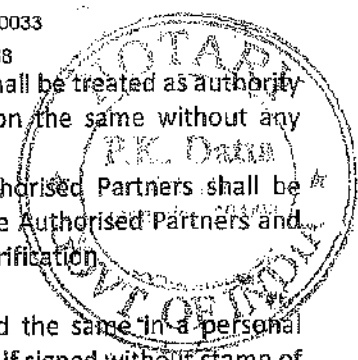
- Any communication/correspondence from the Authorised Partner/s, shall be treated as communication/correspondence for and on behalf of and under the authority of all the partners of the Firm and the Lenders will be fully entitled to act upon the same and same shall be binding on all of us.
- Any communication received and/or sent from and to the Lender/third party vendors/agents etc. appointed by the Lender, whether by way of an SMS, Email etc. on the personal mobile numbers/email id(s) of the partners including the Authorised Partners and/or on the registered mobile numbers/email id(s) of the Firm with the Lender and/or on the mobile numbers/email id(s) of the Authorised Partners/Firm provided as Annexure I to this letter to the Lender shall be treated as valid and binding upon all us/the Firm.
- The documents accepted and/or executed on the e-platform/digital platform, shall be valid and binding upon us and can be relied upon and used by the bank as a proper form of evidence and we/the firm undertakes not to raise any dispute or question as regards the terms and conditions accepted thereon and as regards the documents executed on the electronic/digital platform.
- The Lender shall be at liberty to treat the personal cell number/email id, communicated by the Authorised Partners or provided as Annexure I to this letter or last on record of the Lender as valid and permitted cell number /email id for communication.
- That disbursement of the Facilities into the account of the Firm would imply consent and authority of the Firm, to avail the Facilities and to abide by all terms and conditions of Transaction Documents and the same shall be valid and binding upon each and every partner of the Firm and no dispute shall be raised as regards the authority of the Authorized Partners or otherwise in respect of the documents executed in favour of the Lender.
- By entering the OTP and providing the fingerprint impression (Biometric KYC) of the Authorized Partners, it shall be imply consent and be treated as a voluntarily consent of the firm/authorized partners, to validate the PAN no and use the Aadhaar details, for Aadhaar (Biometric authentication and we hereby authorize Kotak Mahindra Investments Limited, to fetch our/the firms personal details from NSDL and for UIDAI respectively.
- We are hereby authorizing Kotak Mahindra Investments Limited, to use our/ the firms including all its partners Aadhaar details and core biometric information to authenticate and verify our/firm identity. We are also consenting to execution and stamping of documents through the E-platform/digitized platform. We all partners shall be jointly and severally liable for all acts deeds and things both in our individual capacity and in our capacity as Partners of the Firm.
- The Authorized Partners are authorized to authenticate/ esign/affix digital signature for the purposes of ratifying/certifying the letter of authority on any e-platform/digital platform as may be desired by the Lender.
- That the Lender shall be at liberty to rely on the scan copy of the letter of authority and the same shall be valid and binding upon the Firm.



For BELANI REALCON LLP BELANI REALCON LLP  Authorised Partner Designated Partner	For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Annuva Simha Authorised Partner	P. K. Datta Notary Regn. No.: 1101/08 C.A. No. 1/08
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22 DEC 2022

Page 5 of 9 of Partner Authority Letter
Calcutta - 700 099



- The authority granted to the Authorized Partners herein shall be treated as authority by all the partners and the Lender can place reliance on the same without any further verification or reference to us.
10. It is further understood that the authority granted to the Authorized Partners shall be treated as express authority by all the partners of the Firm to the Authorized Partners and the Lenders can place reliance on the same without any further verification.
 11. I/We confirm that each signatory to this letter has been signed the same in a personal capacity as well as in the capacity as a Partner of the Firm which is if signed without stamp of the Firm shall be binding to the Firm.
 12. It is further understood that we shall be jointly or severally liable in person, for all acts deeds and things both in my/our individual capacity and in my/our capacity as partners of the Firm.
 13. The expression "Partner" in this letter shall mean partners of the aforesaid Firm and shall be deemed to mean and include the partners or partner for the time being of the Firm and the survivors or survivor of them in relation to the respective estate of each partner, their respective heirs, executors and administrators in relation to the respective estate of each partner.

SCHEDULE-1

Item No.	Particulars	Description
1	Name and Address of the Borrower	BELANI NPR PROJECTS LLP, [PAN AAXFB0663K and Regn. No. AAU-7038 a LLP firm duly incorporated under the provisions of the LLP ACT 2008, and existing under the laws of India and having its registered office at 257/A, Deshpran Sasmal Road, Kolkata West Bengal- 700033.
2	Facility amount Rs.	Rs 50,00,00,000/- (Rupees Fifty Crore Only) sanctioned vide sanction letter bearing number Ref. No.: CRE/KMIL/0177/2022-23 Dated November 30 th , 2022
3	Lenders	Kotak Mahindra Investments Ltd., having its Registered office at 27 BKC, C 27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051 and office at 22 Camac Street, 5th Floor, Block- B, Cabin -5001, Kolkata- 700016

SCHEDULE 2

DESCRIPTION OF THE SECURED ASSETS

"All those piece and parcel of land admeasuring approx. Area= 240.5 cottahs, with undivided share in land, bearing situated at 257/A, Deshpran Sasmal Road, K.M.C, Ward No. 94, Borough-X, P.O.- Tollygunge, P.S- Jadavpur, Kolkata- 700033, West Bengal., which are more particularly demarcated and highlighted in the map and plan annexed herewith as Annexure – 2, and Bounded by:-

- East:- By JUBILEE PARK
- West:- By DESHPRAN SASHMAL ROAD
- North:- By JUBILEE PARK ROAD
- South:- By TOLLYGUNGE DEPOT OF CTC

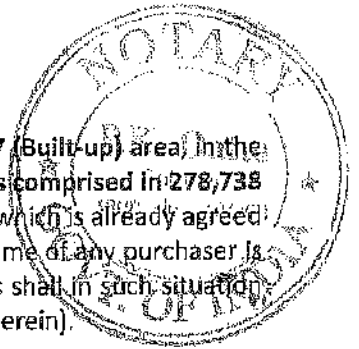
<p>For BELANI REALCON LLP BELANI REALCON LLP Authorized Partner</p>	<p>For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Annuva Sinha Authorized Partner Signatory</p>	<p style="text-align: right;">P. K. Datta Notary Regn. No.: 1101/08 C.A.M.A.'s Court 2 & 3, Bankshall Street Kolkata - 700008</p>
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22 DEC 2022

BELANI NPR PROJECTS LLP
 Regd. Office: 257/A DESHPRAN SASMAL ROAD, KOLKATA 700033

E-mail: secretarial.compliances2@gmail.com LLPIN:AAU-7038

INCLUDING unsold or not agreed to sale for 102 Units comprised in 2,67,337 (Built-up) area in the project "Sanctuary" as listed in ANNEXURE- 2 AND Receivables from 126 units comprised in 278,738 (Built-up) area already agreed to be sold as listed in ANNEXURE - 3 (any unit which is already agreed to sale or sold as per Annexure-3 herewith, is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein).



ALONG WITH all the right, title, interest thereon including all the structures existing and future constructions to be made thereon ALONG WITH all the rights of owner, development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities ALONGWITH all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands and structures along with all the benefits, receivables present or in future, all the trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easements, authorities, approvals, permissions, advantages and appurtenances whatsoever arising out of the abovementioned properties."

SCHEDULE - 3
 (Details of the Partnership Firm)

Name of the Partnership Firm	M/s. BELANI NPR PROJECTS LLP, [PAN AAXFB0663K and Regn. No. AAU-7038
Place of Business of the Firm	257/A, Deshpran Sasmal Road, Kolkata, West Bengal- 700033
Dates of Incorporation	13-11-2020
Name and Details of Partner-1	M/s. BELANI REALCON LLP, [AAYFP0384J and Regn. No. AAO - 8663 a LLP firm duly incorporated under the provisions of the LLP ACT 2008, and existing under the laws of India and having its registered office at 5A, Bibhabati Bose Sarani Woodburn Central, 2nd Floor, Kolkata, 700020
Name and Details of Partner-2	M/s. Pumpkin Properties LLP [PAN AAMFB3469J and Regn. No. AAB-2045 a LLP firm duly incorporated under the provisions of the LLP ACT 2008, and existing under the laws of India and having its registered office at 1, Lu Shun Sarani, 9th Floor, Todj Mansion Kolkata West Bengal - 700073
NAME AND SIGNATURE OF AUTHORISED PARTNERS/AUTHORISED SIGNATORY	
Mrs. Anuva Sinha	Anuva Sinha Authorised Signatory

Date : 22/12/2022

Place: Kolkata

P. K. Datta
 Notary
 Regn. No.: 1101/90
 C.M.M.'s Court
 2 & 3, Bankshall Street
 Kolkata - 700 003

For BELANI REALCON LLP BELANI REALCON LLP Authorised Partner Designated Partner	For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Anuva Sinha Authorised Partner
--	---

Authorised Signatory

22 DEC 2022

Yours faithfully,

For each of the Partners of the time being of the Partnership Firm



Sr.no	Name of Partners	Signature of Partners(with stamp if corporate partner)
1.	BELANI REALCON LLP	For BELANI REALCON LLP BELANI REALCON LLP Anurag Belani Authorised Partner
2.	Pumpkin Properties LLP	For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Anuva Sinha Anuva Sinha Authorised Partner Signatory

Annexure I

Name & Signature of Authorized Signatories		
Mrs. Anuva Sinha	anuva@sanctuarykolkata.com	Mb No. 9874865175

Before Me,
(Notary)



Identified by me

 TINA DAS
 Advocate
 Regn. No. - 24322/21

Signature Attested by me
 Identification of advocate

P. K. DATTA
 Notary

22 DEC 2022

P. K. Datta
 Notary
 Regn. No.: 1101/98
 C.M.M.'s Court
 2 & 3, Sanshodhan Street
 Kolkata - 700 003

For BELANI REALCON LLP Anurag Belani Authorised Partner	For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Anuva Sinha Anuva Sinha Authorised Partner Signatory
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BELANI NPR PROJECTS LLP
Regd. Office: 257/A DESHPRAN SASMAL ROAD, KOLKATA 700033
E-mail: secretariat.compliances2@gmail.com LLPIN:AAU-7038

Annexure – 1 Land Area Map


Annexure – 2 (List of unsold or not agreed to be sold units)

Annexure – 3 (List of sold units)

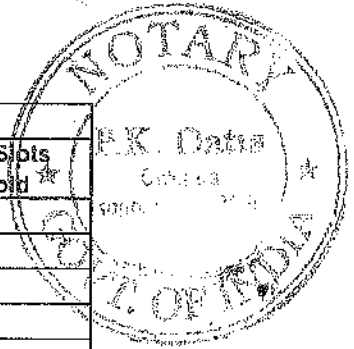


22 DEC 2022

P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
501

BELANI REALCON LLP  Authorised Partner	For Pumpkin Properties LLP PUMPKIN PROPERTIES LLP Anuwa Sinha Authorised Partner
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Car Parking Details			
Type	Total No of Slots	No of Slots Sold	No of Slots UnSold
Open Parking	25	0	25
Covered - Ground Floor	85	50	35
Covered - 1st Floor	112	43	69
Covered - 2nd Floor	111	57	54
Covered - 3rd Floor	111	67	44
Covered - 4th Floor	112	79	33
Covered Stack (Pair) - Ground Floor	24	16	8
Commercial Space & Visitor Car Parking Space	95	0	95
Total	675	312	363



BELANI REALCON LLP

[Signature]
Designated Partner

PUMPKIN PROPERTIES LLP

[Signature]

Authorised Signatory

P. K. Dalta

Notary

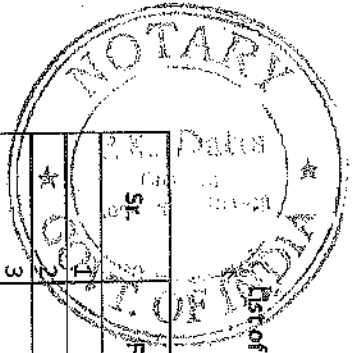
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C.M.M.'s Court

2 & 3, Bankshall Street

Calcutta - 700 001

22 DEC 2022



List of Unsold Units as on 30th Nov '22 for the Project Sanctuary

Sl. No.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
1	10A	10	Tower 1	1,581	1,996		
2	10B	10	Tower 1	1,903	2,348		
3	10C	10	Tower 1	1,136	1,520		
4	11B	11	Tower 1	1,903	2,378		
5	12B	12	Tower 1	1,903	2,351		
6	13A	13	Tower 1	1,581	1,996		
7	13B	13	Tower 1	1,903	2,348		
8	17A	17	Tower 1	1,581	2,151		
9	17B	17	Tower 1	1,903	2,617		
10	19B	19	Tower 1	1,903	2,416		
11	20A	20	Tower 1	1,581	2,015		
12	20B	20	Tower 1	1,903	2,351		
13	21A	21	Tower 1	1,581	1,996		
14	22A	22	Tower 1	1,581	1,988		
15	24A	24	Tower 1	1,581	1,996		
16	24B	24	Tower 1	1,903	2,348		
17	25A	25	Tower 1	1,581	1,988		
18	27A	27	Tower 1	1,581	1,996		
19	27C	27	Tower 1	1,136	1,520		
20	5A	5	Tower 1	1,581	1,988		
21	5B	5	Tower 1	1,903	2,378		
22	6A	6	Tower 1	1,581	2,015		
23	6B	6	Tower 1	1,903	2,351		
24	7A	7	Tower 1	1,581	1,996		
25	7B	7	Tower 1	1,903	2,348		
26	7C	7	Tower 1	1,136	1,520		
27	8A	8	Tower 1	1,581	1,988		
28	8B	8	Tower 1	1,903	2,378		
29	9A	9	Tower 1	1,581	2,015		

BELANI REALCON LLP

Belani
Designated Partner

PUMPKIN PROPERTIES LLP

Anuva Sinha

Authorised Signatory

P. K. Datta

Notary

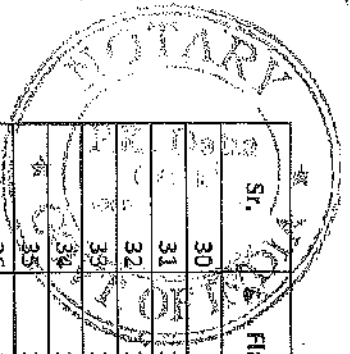
Regn. No.: 1101/04

Chennai's Court

2 & 3, Bankshall Street

Kolkata - 700 001

22 DEC 2022



Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
30	98	9	Tower 1	1,903	2,351		
31	10D	10	Tower 2	1,581	2,015		
32	11D	11	Tower 2	1,581	1,996		
33	12D	12	Tower 2	1,581	1,988		
34	13D	13	Tower 2	1,581	2,015		
35	14D	14	Tower 2	1,581	1,996		
36	14E	14	Tower 2	1,903	2,445		
37	15D	15	Tower 2	1,581	1,988		
38	18D	18	Tower 2	1,581	2,015		
39	19D	19	Tower 2	1,581	1,996		
40	20D	20	Tower 2	1,581	1,988		
41	21D	21	Tower 2	1,581	2,015		
42	22D	22	Tower 2	1,581	1,996		
43	23D	23	Tower 2	1,581	1,988		
44	23E	23	Tower 2	1,903	2,378		
45	24D	24	Tower 2	1,581	2,015		
46	25D	25	Tower 2	1,581	1,996		
47	25E	25	Tower 2	1,903	2,351		
48	26D	26	Tower 2	1,581	1,988		
49	2726E	2726	Tower 2	3,319	4,441		
50	27D	27	Tower 2	1,581	2,015		
51	27F	27	Tower 2	1,136	1,513		
52	7D	7	Tower 2	1,581	2,015		
53	7E	7	Tower 2	1,903	2,348		
54	8D	8	Tower 2	1,581	1,996		
55	8E	8	Tower 2	1,903	2,351		
56	10G	10	Tower 3	1,581	2,015		
57	11G	11	Tower 3	1,581	1,996		
58	12G	12	Tower 3	1,581	1,988		
59	12I	12	Tower 3	1,525	1,928		
60	13G	13	Tower 3	1,581	2,015		
61	13H	13	Tower 3	1,903	2,351		

BELANI REALCON LLP

Prady
Designated Partner

PUMPKIN PROPERTIES LLP

Annuva Sinha

Authorised Signatory

R. K. Datta

Notary

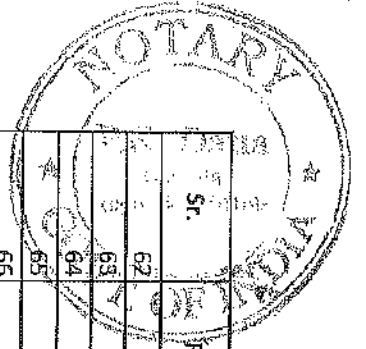
Regn. No.: 1101428

C.A.M.'s Court

7 & 3, Brijkeshal

Gurgaon, Haryana

22 DEC 2022



Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
62	131	13	Tower 3	1,525	1,944		
63	14G	14	Tower 3	1,581	1,996.00		
64	14H	14	Tower 3	1,903	2,348		
65	15G	15	Tower 3	1,581	1,988		
66	15H	15	Tower 3	1,903	2,378		
67	171	17	Tower 3	1,525	1,928		
68	19G	19	Tower 3	1,581	1,996		
69	20G	20	Tower 3	1,581	1,988		
70	21H	21	Tower 3	1,903	2,351		
71	22G	22	Tower 3	1,581	1,996		
72	22H	22	Tower 3	1,903	2,348		
73	23G	23	Tower 3	1,581	1,988		
74	24G	24	Tower 3	1,581	2,015		
75	24H	24	Tower 3	1,903	2,351		
76	24I	24	Tower 3	1,525	1,944		
77	25G	25	Tower 3	1,581	1,996		
78	25H	25	Tower 3	1,903	2,348		
79	26G	26	Tower 3	1,581	1,988		
80	26I	26	Tower 3	1,525	1,928		
81	27G	27	Tower 3	1,581	2,015		
82	27I	27	Tower 3	1,525	1,944		
83	282726H	282726	Tower 3	4,525	6,283		
84	28G	28	Tower 3	1,581	1,996		
85	6I	6	Tower 3	1,525	1,928		
86	7G	7	Tower 3	1,581	2,015		
87	7H	7	Tower 3	1,903	2,351		
88	8G	8	Tower 3	1,581	1,996		
89	8H	8	Tower 3	1,903	2,348		
90	8I	8	Tower 3	1,525	1,958		
91	9G	9	Tower 3	1,581	1,988		
92	12K	12	Tower 4	2,272	2,839		
93	17I	17	Tower 4	2,144	3,256		

BELAMI REALCON LLP

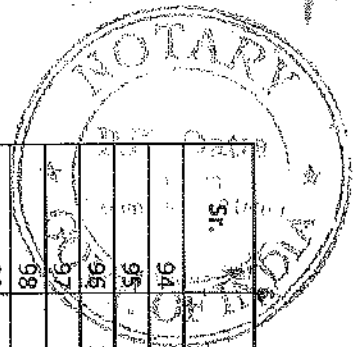
[Signature]
Designated Partner

PUMPKIN PROPERTIES LLP

Annuva Sinha
Authorised Signatory

P.K. Datta
Notary
Reg. No. 1101/96
Chamber of Commerce
20, Bankshall Street
Kolkata - 700 029

22 DEC 2022

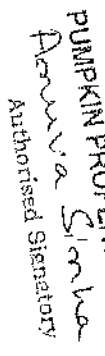


Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
94	221	22	Tower 4	2,144	2,691		
95	261	26	Tower 4	2,144	2,706		
96	292827K	292827	Tower 4	5,433	7,548		
97	6K	6	Tower 4	2,272	2,839		
98	71	7	Tower 4	2,144	2,687		
99	7K	7	Tower 4	2,272	2,841		
100	8K	8	Tower 4	2,272	2,862		
101	9K	9	Tower 4	2,272	2,839		
102	Commercial	Commercial			38,000		
	TOTAL			1,80,388	2,67,337		

The BUA of Commercial Space on estimation basis of Saleable Area of 50,000 Sq. Ft. Saleable
The Carpet Area for Commercial to be defined on actual construction

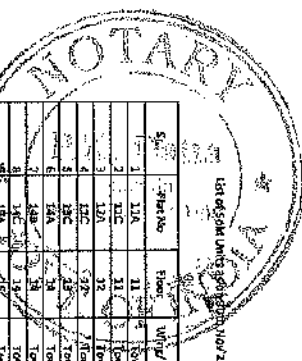
BELANI REALCON LLP

 Designated Partner

PUMPKIN PROPERTIES LLP

 Authorised Signatory

R. K. Dalta
 Notary
 Regn. No. 1101/56
 C.M.M.'s Court
 3, Bankshall Street
 110 001

22 DEC 2022



List of Condominium Units for the Project Summary

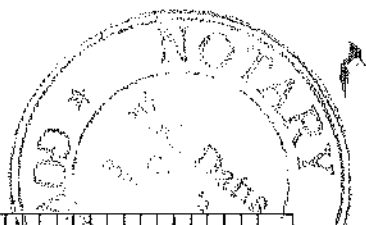
Unit #	Apartment	Floor	Unit Building	Condo Area	Building Area	UNSAFETA	PARKING SPACES	Name of the Purchaser	Date of Booking	Agreement Date	Registration No.	Total Price (incl GST)	Balance Receivable (incl GST)
1	111A	11	Tower 1	1,381	1,381			Mrs. Sandrine Berger	27-08-2022	30-11-22	16950222/2022	3,285,933.33	3,339,822.11
2	111C	11	Tower 1	1,136	1,136			Mrs. Margot Fournier	07-05-2022	22-12-22	17455151/2022	2,415,515.00	2,415,515.00
3	121A	12	Tower 1	1,381	1,381			Mrs. Marina Fournier	08-04-2022	30-11-22	16950218/2022	3,140,044.44	3,238,703.25
4	121C	12	Tower 1	1,136	1,136			Mrs. Marina Fournier	26-07-2022	26-07-2022	17546295	2,754,629.55	2,754,629.55
5	131A	13	Tower 1	1,136	1,136			Mrs. Caroline Dube	08-04-2022	04-11-22	16950219/2022	2,504,129.25	2,504,129.25
6	131C	13	Tower 1	1,136	1,136			Mrs. Caroline Dube	07-05-2022	16-11-22	16950219/2022	2,504,129.25	2,504,129.25
7	141A	14	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	26-05-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
8	141C	14	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
9	151A	15	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
10	151C	15	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
11	161A	16	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
12	161C	16	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
13	171A	17	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
14	171C	17	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
15	181A	18	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
16	181C	18	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
17	191A	19	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
18	191C	19	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
19	201A	20	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
20	201C	20	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
21	211A	21	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
22	211C	21	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
23	221A	22	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
24	221C	22	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
25	231A	23	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
26	231C	23	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
27	241A	24	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
28	241C	24	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
29	251A	25	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
30	251C	25	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
31	261A	26	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
32	261C	26	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
33	271A	27	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
34	271C	27	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
35	281A	28	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
36	281C	28	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
37	291A	29	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
38	291C	29	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
39	301A	30	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
40	301C	30	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
41	311A	31	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
42	311C	31	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
43	321A	32	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
44	321C	32	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
45	331A	33	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
46	331C	33	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
47	341A	34	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
48	341C	34	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
49	351A	35	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
50	351C	35	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
51	361A	36	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
52	361C	36	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
53	371A	37	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
54	371C	37	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
55	381A	38	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
56	381C	38	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
57	391A	39	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
58	391C	39	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
59	401A	40	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
60	401C	40	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
61	411A	41	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
62	411C	41	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
63	421A	42	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00
64	421C	42	Tower 1	1,603	1,603			Mrs. Stéphanie Provencher	16-04-2022	16-11-22	16950220/2022	4,215,970.00	4,215,970.00

BELAN REALCON LLP
Bilal
 Designated Partner

PUMPKIN PROPERTIES LLP
 Annuva Simha
 Authorised Signatory

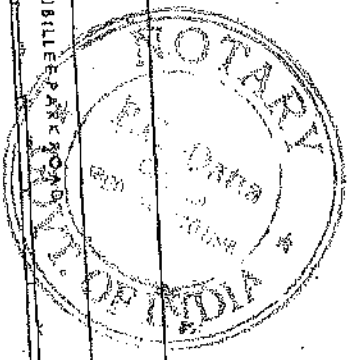
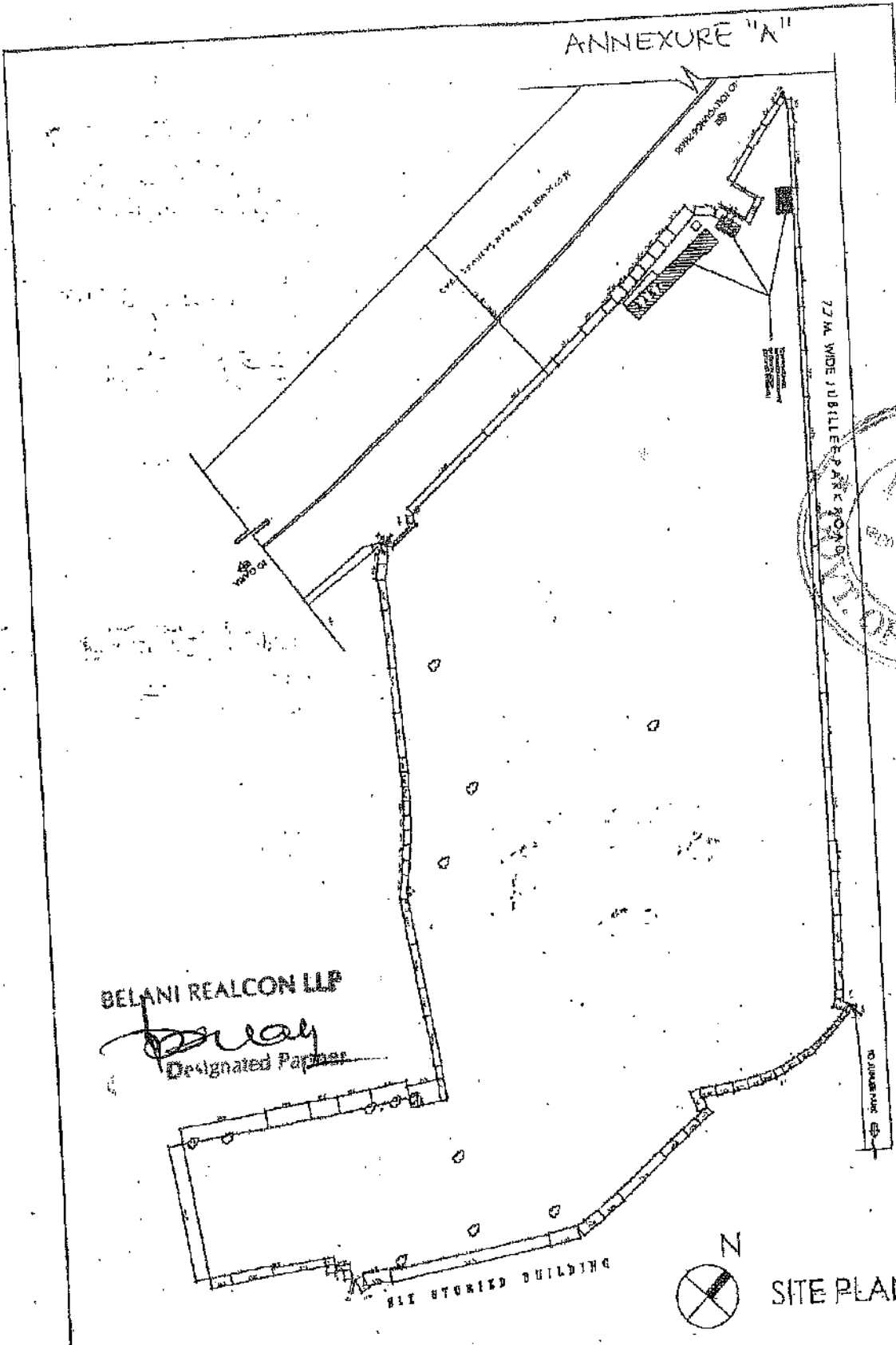
Notary
 Regn. No. 110789
 C.M.M.C. Court
 7 & 3, Bankwell Street
 48101, Toronto, ON

22 DEC 2022



Sl No	Flat No	Floor	Wing/Building	Carpet Area	Built-Up Area	LOC AREA	PANNING GRADE	Name Of The Purchaser	Date Of Booking	Agreement Date	Registration No.	Total Price (Ind. GST)	Balance Reschedule (Ind. GST)
61	61C	9	Tower 2	1,939	2,378			Mr. Rajesh Khandwal	05-11-2022			4,05,31,849	3,95,41,043
62	61B	9	Tower 2	1,938	1,927			Ms. Mahesh Engineer Shrinivasa	14-05-2022			3,72,76,088	3,59,12,818
63	61A	10	Tower 3	1,878	2,553			Mr. Venkat Chandra	31-05-2022			8,47,20,874	3,48,45,828
64	62B	10	Tower 3	1,875	1,944			Ms. Sanvi Ramya	04-02-2022	08-12-22	1805025872022	3,09,57,584	2,46,00,282
65	62A	11	Tower 3	1,878	2,348			Mr. Girish Chandra	31-05-2022			3,49,25,235	3,30,34,335
66	62C	11	Tower 3	1,875	1,938			M/s. Shantini Real	25-01-2022			3,09,85,890	2,86,51,743
67	62D	12	Tower 3	1,939	1,939			Mr. Anand Rai	18-11-2022			4,35,90,574	4,21,64,062
68	62E	14	Tower 3	1,925	1,928			M/s. Bangalore Dagma	15-05-2022	30-11-22	1805025197022	3,43,29,465	3,10,60,058
69	62F	15	Tower 3	1,931	2,459			Mr. Anand Jadhav	07-05-2022	11-11-22	1805026370202	3,24,15,101	2,67,60,725
70	62G	17	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,95,95,555	3,95,95,555
71	62H	17	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,72,64,551	3,72,64,551
72	62I	17	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			4,09,88,508	3,99,68,807
73	62J	18	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,99,58,872	3,99,58,872
74	62K	18	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,42,71,324	3,42,71,324
75	62L	19	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			4,10,48,200	3,77,50,725
76	62M	19	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,09,18,405
77	62N	19	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			4,25,54,354	3,82,97,839
78	62O	19	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,26,09,163	2,82,47,239
79	62P	20	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,11,65,543
80	62Q	20	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,26,09,163	3,02,42,241
81	62R	21	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
82	62S	21	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
83	62T	21	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
84	62U	21	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
85	62V	21	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
86	62W	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
87	62X	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
88	62Y	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
89	62Z	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
90	62AA	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
91	62AB	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
92	62AC	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
93	62AD	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
94	62AE	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
95	62AF	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
96	62AG	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
97	62AH	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
98	62AI	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
99	62AJ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
100	62AK	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
101	62AL	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
102	62AM	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
103	62AN	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
104	62AO	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
105	62AP	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
106	62AQ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
107	62AR	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
108	62AS	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
109	62AT	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
110	62AU	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
111	62AV	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
112	62AW	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
113	62AX	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
114	62AY	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
115	62AZ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
116	62BA	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
117	62BB	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
118	62BC	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
119	62BD	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
120	62BE	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
121	62BF	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
122	62BG	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
123	62BH	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
124	62BI	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
125	62BJ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
126	62BK	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
127	62BL	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
128	62BM	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
129	62BN	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
130	62BO	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
131	62BP	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
132	62BQ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
133	62BR	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
134	62BS	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
135	62BT	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
136	62BU	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
137	62BV	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
138	62BW	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
139	62BX	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
140	62BY	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
141	62BZ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
142	62CA	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
143	62CB	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
144	62CC	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
145	62CD	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
146	62CE	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
147	62CF	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
148	62CG	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
149	62CH	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
150	62CI	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
151	62CJ	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
152	62CK	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
153	62CL	22	Tower 3	1,939	2,459			Mr. Anand Jadhav	04-05-2022			3,43,55,350	3,26,33,100
154	62CM	22	Tower 3	1,939	2,459			Mr. Anand J					

ANNEXURE "A"



BELANI REALCON LLP

Pray
Designated Partner

- 1. THE DIMENSIONS AND EXISTING USE OF SITE.
- 2. TOTAL LAND AREA IS 1000.11 SQ. M. & 20.81% KACHERIA (0.2081)
- 3. ARBITRARY BOUNDARY LINE HAS BEEN DRAWN FROM THE CENTER OF THE EXISTING BUILDING TO SOUTH IN THE DIRECTION, THE POINT OF THE S. & N. TO 1000.11 SQ. M.

FIGURE 1
 SURVEY PLAN OF EXISTING LAND AT CALCUTTA
 TRAMWAYS COMPANY AT TOLLYGUNGE, KOLKATA

DATE: 11/12/2022
 SCALE: 1:1000

22 DEC 2022

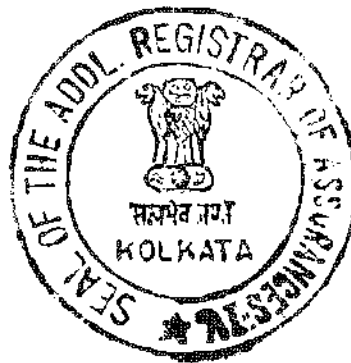
PUMPKIN PROPERTIES LLP
Amruva Simha

Authorised Signatory

N.K. Data
 Notary
 Reg. No.: 110768
 C.A.M.'s Court
 2 & 3, Bankers' Street
 Calcutta - 700 013



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 JAN 2023



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 JAN 2023

For reference - 4

List of UnSold Units as on 30th Nov'22 for the Project Sanctuary

Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
1	10A	10	Tower 1	1,581	1,996		
2	10B	10	Tower 1	1,903	2,348		
3	10C	10	Tower 1	1,136	1,520		
4	11B	11	Tower 1	1,903	2,378		
5	12B	12	Tower 1	1,903	2,351		
6	13A	13	Tower 1	1,581	1,996		
7	13B	13	Tower 1	1,903	2,348		
8	17A	17	Tower 1	1,581	2,151		
9	17B	17	Tower 1	1,903	2,617		
10	19B	19	Tower 1	1,903	2,416		
11	20A	20	Tower 1	1,581	2,015		
12	20B	20	Tower 1	1,903	2,351		
13	21A	21	Tower 1	1,581	1,996		
14	22A	22	Tower 1	1,581	1,988		
15	24A	24	Tower 1	1,581	1,996		
16	24B	24	Tower 1	1,903	2,348		
17	25A	25	Tower 1	1,581	1,988		
18	27A	27	Tower 1	1,581	1,996		
19	27C	27	Tower 1	1,136	1,520		
20	5A	5	Tower 1	1,581	1,988		
21	5B	5	Tower 1	1,903	2,378		
22	6A	6	Tower 1	1,581	2,015		
23	6B	6	Tower 1	1,903	2,351		
24	7A	7	Tower 1	1,581	1,996		
25	7B	7	Tower 1	1,903	2,348		
26	7C	7	Tower 1	1,136	1,520		
27	8A	8	Tower 1	1,581	1,988		
28	8B	8	Tower 1	1,903	2,378		
29	9A	9	Tower 1	1,581	2,015		

Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
30	9B	9	Tower 1	1,903	2,351		
31	10D	10	Tower 2	1,581	2,015		
32	11D	11	Tower 2	1,581	1,996		
33	12D	12	Tower 2	1,581	1,988		
34	13D	13	Tower 2	1,581	2,015		
35	14D	14	Tower 2	1,581	1,996		
36	14E	14	Tower 2	1,903	2,445		
37	15D	15	Tower 2	1,581	1,988		
38	18D	18	Tower 2	1,581	2,015		
39	19D	19	Tower 2	1,581	1,996		
40	20D	20	Tower 2	1,581	1,988		
41	21D	21	Tower 2	1,581	2,015		
42	22D	22	Tower 2	1,581	1,996		
43	23D	23	Tower 2	1,581	1,988		
44	23E	23	Tower 2	1,903	2,378		
45	24D	24	Tower 2	1,581	2,015		
46	25D	25	Tower 2	1,581	1,996		
47	25E	25	Tower 2	1,903	2,351		
48	26D	26	Tower 2	1,581	1,988		
49	2726E	2726	Tower 2	3,319	4,441		
50	27D	27	Tower 2	1,581	2,015		
51	27F	27	Tower 2	1,136	1,513		
52	7D	7	Tower 2	1,581	2,015		
53	7E	7	Tower 2	1,903	2,348		
54	8D	8	Tower 2	1,581	1,996		
55	8E	8	Tower 2	1,903	2,351		
56	10G	10	Tower 3	1,581	2,015		
57	11G	11	Tower 3	1,581	1,996		
58	12G	12	Tower 3	1,581	1,988		
59	12I	12	Tower 3	1,525	1,928		
60	13G	13	Tower 3	1,581	2,015		
61	13H	13	Tower 3	1,903	2,351		

Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
62	13f	13	Tower 3	1,525	1,944		
63	14G	14	Tower 3	1,581	1,996.00		
64	14H	14	Tower 3	1,903	2,348		
65	15G	15	Tower 3	1,581	1,988		
66	15H	15	Tower 3	1,903	2,378		
67	17l	17	Tower 3	1,525	1,928		
68	19G	19	Tower 3	1,581	1,996		
69	20G	20	Tower 3	1,581	1,988		
70	21H	21	Tower 3	1,903	2,351		
71	22G	22	Tower 3	1,581	1,996		
72	22H	22	Tower 3	1,903	2,348		
73	23G	23	Tower 3	1,581	1,988		
74	24G	24	Tower 3	1,581	2,015		
75	24H	24	Tower 3	1,903	2,351		
76	24l	24	Tower 3	1,525	1,944		
77	25G	25	Tower 3	1,581	1,996		
78	25H	25	Tower 3	1,903	2,348		
79	26G	26	Tower 3	1,581	1,988		
80	26l	26	Tower 3	1,525	1,928		
81	27G	27	Tower 3	1,581	2,015		
82	27l	27	Tower 3	1,525	1,944		
83	282726H	282726	Tower 3	4,525	6,283		
84	28G	28	Tower 3	1,581	1,996		
85	6l	6	Tower 3	1,525	1,928		
86	7G	7	Tower 3	1,581	2,015		
87	7H	7	Tower 3	1,903	2,351		
88	8G	8	Tower 3	1,581	1,996		
89	8H	8	Tower 3	1,903	2,348		
90	8l	8	Tower 3	1,525	1,958		
91	9G	9	Tower 3	1,581	1,988		
92	12K	12	Tower 4	2,272	2,839		
93	17l	17	Tower 4	2,144	3,256		

Sr.	Flat No	Floor	Wing/ Building	Carpet Area	Built-Up Area	UDS AREA	PARKING SPACE
94	22J	22	Tower 4	2,144	2,691		
95	26J	26	Tower 4	2,144	2,706		
96	292827K	292827	Tower 4	5,433	7,348		
97	6K	6	Tower 4	2,272	2,839		
98	7J	7	Tower 4	2,144	2,687		
99	7K	7	Tower 4	2,272	2,841		
100	8K	8	Tower 4	2,272	2,862		
101	9K	9	Tower 4	2,272	2,839		
102	Commercial	Commercial			38,000		
	TOTAL			1,80,388	2,67,337		

The BUA of Commercial Space on estimation basis of Saleable Area of 50,000 Sq. Ft. Saleable
The Carpet Area for Commercial to be defined on actual construction

List of Sold Units as on 30th Nov'22 for the Project Century

Sl.	Floor No	Floor	Wing/ Building	Carpet Area	Built-Up Area	LDS AREA	PARKING SPACE	Name Of The Purchaser	Date Of Booking	Agreement Date	Registration No.	Total Price (incl. GST)	Balance Receivable (incl. GST)
1	13A	11	Tower 1	1,561	1,948			Mr. Subhakar Sarkar	27-09-2022	30.11.22	16052527/2022	3,28,90,332	3,23,00,121
2	13C	11	Tower 1	1,498	1,877			Mrs. Manpreet Kaur	02-05-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
3	12A	12	Tower 1	1,563	2,013			Mrs. Kalpana Gupta	08-02-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
4	12C	12	Tower 1	1,416	1,810			Mrs. Kalpana Gupta	08-02-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
5	13C	13	Tower 1	1,416	1,810			Mrs. Kalpana Gupta	08-02-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
6	15A	14	Tower 1	1,821	1,969			Mrs. Anurupa Bhatia	25-07-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
7	14B	14	Tower 1	1,803	1,528			Mrs. Chandrakanya Kobra	08-04-2022	04.11.22	16052527/2022	3,20,10,844	3,16,70,265
8	14C	14	Tower 1	1,136	1,527			Mrs. Sunil Chand Chavhan	07-06-2022	11.11.22	16052527/2022	3,20,10,844	3,16,70,265
9	15A	15	Tower 1	1,583	2,018			Mrs. Pooja Gupta	16-06-2022	18.11.22	16052527/2022	3,20,10,844	3,16,70,265
10	15B	15	Tower 1	1,969	2,397			Mrs. Bhakti Jaiswal	18-04-2022	22.12.22	IGR Not received	3,20,10,844	3,16,70,265
11	15C	15	Tower 1	1,969	2,397			Mrs. Debjani Chakrabarti	21-04-2022		3,20,10,844	3,16,70,265	
12	17A	17	Tower 1	2,136	1,854			Mrs. Divyanshu Jyoti Datta	26-06-2022	18.11.22	16052527/2022	3,20,10,844	3,16,70,265
13	17B	17	Tower 1	2,136	1,854			M/S. Sankhya Institute of Engineering & Management	03-11-2022	12.12.22	IGR Not received	3,20,10,844	3,16,70,265
14	18A	18	Tower 1	2,541	1,996			Mrs. Anshu Mittal	01-06-2022		3,20,10,844	3,16,70,265	
15	18B	18	Tower 1	2,541	1,996			Mrs. Debashree Nanda	21-05-2022		3,20,10,844	3,16,70,265	
16	18C	18	Tower 1	2,541	1,996			Mrs. Sabina Kumar Devi	08-05-2022		3,20,10,844	3,16,70,265	
17	19A	19	Tower 1	3,386	3,248			Mrs. Dipankar Paul	01-05-2022		3,20,10,844	3,16,70,265	
18	20C	20	Tower 1	3,386	3,248			Mrs. Subhasmita Rajpal	24-11-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
19	21B	21	Tower 1	3,386	3,248			Mrs. Sushil Kumar Datta	14-06-2022		3,20,10,844	3,16,70,265	
20	21C	21	Tower 1	3,386	3,248			Mrs. Shikha Singhania	22-08-2022	14.12.22	IGR Not received	3,20,10,844	3,16,70,265
21	22B	22	Tower 1	3,386	3,248			Mrs. Surendra Singh Bhurda	29-04-2022		3,20,10,844	3,16,70,265	
22	22C	22	Tower 1	3,386	3,248			Dr. Sanjay Kumar Gupta	25-01-2022	23.10.22	16052527/2022	3,20,10,844	3,16,70,265
23	23A	23	Tower 1	3,386	3,248			Mrs. Parul Kataria	13-04-2022	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
24	23B	23	Tower 1	3,386	3,248			Mrs. Praveen Kumar Shah	31-05-2022	18.11.22	16052527/2022	3,20,10,844	3,16,70,265
25	23C	23	Tower 1	3,386	3,248			Mrs. Sunita Bhatia	16-10-2021	22.12.22	IGR Not received	3,20,10,844	3,16,70,265
26	24A	24	Tower 1	3,386	3,248			M/S. Datta Home Private Limited	01-07-2021		3,20,10,844	3,16,70,265	
27	25C	25	Tower 1	3,386	3,248				30.10.2022		3,20,10,844	3,16,70,265	
28	26A	26	Tower 2	3,248	3,025			M/S. Sarvodaya Management And Financial Services Private Limited	04-02-2022	14.12.22	IGR Not received	3,20,10,844	3,16,70,265
29	26B	26	Tower 2	3,248	3,025			Mrs. Anandita Bhatia	07-11-2022		3,20,10,844	3,16,70,265	
30	27A/B	27/28/29	Tower 3	4,326	6,183			Mrs. Deepika Chakrabarti	25-07-2022	22.12.22	IGR Not received	3,20,10,844	3,16,70,265
31	6C	6	Tower 1	2,236	1,513			Mrs. Chaitanya Chakrabarti	05-04-2021	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
32	8C	8	Tower 1	1,336	1,527			Mrs. Chaitanya Chakrabarti	07-08-2021		3,20,10,844	3,16,70,265	
33	9C	9	Tower 1	1,336	1,527			Mrs. Subhasmita Rajpal	10-02-2022	22.12.22	IGR Not received	3,20,10,844	3,16,70,265
34	10E	10	Tower 2	1,336	1,527			Mrs. Anu Kumar	08-06-2022	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
35	11E	11	Tower 2	1,336	1,527			Mrs. Darshana Shah	08-05-2022		3,20,10,844	3,16,70,265	
36	12E	12	Tower 2	1,336	1,527			Mrs. Neha Tekrani	21-02-2022	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
37	13E	13	Tower 2	1,336	1,527			Mrs. Anshu Mittal	11-01-2022		3,20,10,844	3,16,70,265	
38	14E	14	Tower 2	1,336	1,527			Mrs. Anshu Mittal	23-02-2022	14.12.22	IGR Not received	3,20,10,844	3,16,70,265
39	15E	15	Tower 2	1,336	1,527			M/S. Sarvodaya Management And Financial Services Private Limited	05-08-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
40	16E	16	Tower 2	1,336	1,527			Dr. Udayveer Sehra	03-02-2022		3,20,10,844	3,16,70,265	
41	17E	17	Tower 2	1,336	1,527			Mrs. Anshu Mittal	12-04-2022	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
42	18E	18	Tower 2	1,336	1,527			Mrs. Anshu Mittal	15-07-2021		3,20,10,844	3,16,70,265	
43	19E	19	Tower 2	1,336	1,527			Mrs. Shikha Singhania	01-04-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
44	20E	20	Tower 2	1,336	1,527			Mrs. Sandhya Jain	04-07-2022		3,20,10,844	3,16,70,265	
45	21E	21	Tower 2	1,336	1,527			Mrs. Sandhya Jain	05-05-2022	22.12.22	IGR Not received	3,20,10,844	3,16,70,265
46	22E	22	Tower 2	1,336	1,527			M/S. Nishit & Sons PVT	02-11-2021		3,20,10,844	3,16,70,265	
47	23E	23	Tower 2	1,336	1,527			M/S. Mindsoft Learning Solutions Private Limited	24-08-2022		3,20,10,844	3,16,70,265	
48	24E	24	Tower 2	1,336	1,527			Mrs. Pooja Gupta	09-05-2022		3,20,10,844	3,16,70,265	
49	25E	25	Tower 2	1,336	1,527			Mrs. Gauahar Kumar Agarwal	30-06-2022	24.12.22	IGR Not received	3,20,10,844	3,16,70,265
50	26E	26	Tower 2	1,336	1,527			Mrs. Mayank Prasad	21-04-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
51	27E	27	Tower 2	1,336	1,527			Mrs. Anshu Mittal	21-03-2022	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
52	28E	28	Tower 2	1,336	1,527			Mrs. Anshu Mittal	27-05-2022		3,20,10,844	3,16,70,265	
53	29E	29	Tower 2	1,336	1,527			Mrs. Anshu Mittal	08-04-2022		3,20,10,844	3,16,70,265	
54	30E	30	Tower 2	1,336	1,527			Mrs. Anshu Mittal	04-06-2022	08.12.22	16052527/2022	3,20,10,844	3,16,70,265
55	31E	31	Tower 2	1,336	1,527			Mrs. Anshu Mittal	21-05-2022	30.11.22	16052527/2022	3,20,10,844	3,16,70,265
56	32E	32	Tower 2	1,336	1,527			Mrs. Anshu Mittal	28-05-2022		3,20,10,844	3,16,70,265	
57	33E	33	Tower 2	1,336	1,527			Mrs. Anshu Mittal	01-02-2022	21.10.22	16052527/2022	3,20,10,844	3,16,70,265
58	34E	34	Tower 2	1,336	1,527			Mrs. Anshu Mittal	08-04-2022		3,20,10,844	3,16,70,265	
59	35E	35	Tower 2	1,336	1,527			Mrs. Anshu Mittal	07-10-2022		3,20,10,844	3,16,70,265	
60	36E	36	Tower 2	1,336	1,527			Mrs. Anshu Mittal	05-05-2022	18.11.22	16052527/2022	3,20,10,844	3,16,70,265
61	37E	37	Tower 2	1,336	1,527			Mrs. Anshu Mittal	15-08-2022		3,20,10,844	3,16,70,265	
62	38E	38	Tower 2	1,336	1,527			Mrs. Anshu Mittal	13-08-2022		3,20,10,844	3,16,70,265	
63	39E	39	Tower 2	1,336	1,527			Mrs. Anshu Mittal	07-10-2022		3,20,10,844	3,16,70,265	
64	40E	40	Tower 2	1,336	1,527			Mrs. Anshu Mittal	04-07-2022		3,20,10,844	3,16,70,265	

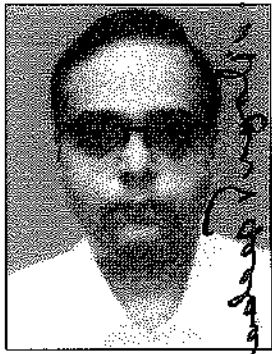
Sr.	Flat No	Floor	Wing/Block	Carpet Area	Built-Up Area	LOS AREA	PARKING SPACE	Name Of The Purchaser	Date Of Booking	Agreement Date	Registration No.	Total Price (Incl. GST)	Balance (Incl. GST)
65	8E	9	Tower 2	1.903	2.278			Mr. Rajesh Khanchal	03-11-2022			4,06,31,849	3,85,41,849
66	9F	9	Tower 2	1.136	1.577			M/S. Haskoda Engineering Enterprise	14-06-2022			2,55,33,889	2,29,78,089
67	9H	9	Tower 2	1.400	1.761			Mr. Viharu Chandra	11-05-2022			3,87,20,478	3,46,49,697
68	9J	9	Tower 2	1.523	1,904			Mrs. Saroj Agarwal	04-02-2022	08-11-22	160902535/2022	3,09,92,584	2,44,60,824
69	10A	10	Tower 3	1.620	2,148			Mr. Gireesh Chandrah	18-11-2022			3,89,25,236	3,50,34,295
70	10B	10	Tower 3	1.523	1,958			M/S. Shree Sai Dada	25-01-2022			3,09,86,690	2,68,81,718
71	10C	10	Tower 3	1.509	1,979			Mr. Anushka Pal	18-11-2022			4,26,90,524	4,23,04,800
72	1A	14	Tower 3	1.829	1,958			Ms. Harshita Dalmiya	10-10-2022	09-12-22	160902539/2022	3,45,75,686	3,19,80,089
73	1B	15	Tower 3	1.523	1,928			Mrs. Sayandeb Deb	07-02-2021	11-11-22	160902538/2022	3,78,15,100	2,65,69,728
74	17G	17	Tower 3	1.909	2,489			Mr. Anil Singh	04-05-2022			4,28,73,489	3,85,06,555
75	17H	17	Tower 3	1.581	2,015			Mrs. Minale Singh	04-05-2022			4,43,36,194	3,99,68,807
76	18C	18	Tower 3	1.908	2,531			Mr. Vivek Bhargava	28-11-2022			3,71,04,561	3,57,04,561
77	18H	18	Tower 3	1.523	1,944			Mr. Deepak Kumar Singh	04-05-2022			4,03,86,809	3,63,58,477
78	1B	18	Tower 3	1.503	2,496			Mr. Manish Srivastava	23-08-2022			5,14,42,524	2,41,11,512
79	28H	19	Tower 3	1.503	1,918			Ms. Deepa Khanna	04-02-2022	22-12-22	160902537/2022	4,45,49,700	3,73,59,328
80	19H	19	Tower 3	1.503	1,918			Mr. Dharmen Bhattacharya	16-04-2022			3,42,22,010	3,09,73,430
81	20H	20	Tower 3	1.523	2,278			Mr. Subhrajit Das	18-03-2022			4,15,54,554	3,30,59,250
82	20A	20	Tower 3	1.523	2,278			General Projects & Resources (P) LTD	04-02-2022			3,78,03,683	2,52,47,939
83	21G	21	Tower 3	1.523	2,015			Mr. Ranajit Talukdar	25-04-2022	08-12-22	160902536/2022	4,45,96,067	3,11,28,543
84	21H	21	Tower 3	1.523	1,944			Mr. Suresh Subramanian	25-04-2022			3,26,35,817	3,02,97,810
85	22H	22	Tower 3	1.523	1,944			Mr. Subhash Pal	25-04-2022			3,66,90,718	3,16,23,531
86	19H	23	Tower 3	1.903	2,378			M/S. Mohitashu Engineering (PVT) LTD	15-06-2022	08-12-22	160902535/2022	4,26,65,319	3,81,30,961
87	23H	23	Tower 3	1.523	1,928			Trio Trend Pvt Ltd	09-06-2022	18-11-22	160902536/2022	3,34,45,092	2,87,65,272
88	24H	24	Tower 3	1.523	1,928			Mr. Ansh Kumar Chawhan	04-06-2022			3,67,24,092	3,30,75,081
89	24H	24	Tower 3	1.523	1,928			Mr. Ansh Kumar Chawhan	04-06-2022			4,11,85,094	3,78,14,757
90	24H	24	Tower 3	1.523	1,928			Mr. Ansh Kumar Chawhan	04-06-2022			3,56,32,444	3,26,80,573
91	7	7	Tower 3	1,795	1,944			Mr. Mohit Singh	01-01-2022			3,17,72,172	2,89,67,802
92	9H	8	Tower 3	1,620	2,378			Mr. Ashish Choudhary	10-05-2022	08-12-22	160902536/2022	3,74,74,889	2,87,42,525
93	9H	9	Tower 3	1,620	2,378			Ms. Parvati Bagaria	28-08-2022			3,29,12,354	3,03,72,264
94	10H	10	Tower 4	1,795	1,944			Dr. Anurag Ghosh	28-08-2022	22-12-22	160902536/2022	4,83,92,584	4,59,68,524
95	10K	10	Tower 4	1,795	1,944			Dr. Anurag Ghosh	28-08-2022	08-12-22	160902536/2022	5,16,49,048	4,89,04,466
96	11K	11	Tower 4	1,795	1,944			Dr. Anurag Ghosh	28-08-2022	08-12-22	160902536/2022	4,90,76,258	4,42,04,243
97	12K	12	Tower 4	1,795	1,944			Mr. Anup Tiwari	23-02-2022	08-12-22	160902536/2022	5,15,69,676	4,84,26,458
98	13H	13	Tower 4	1,795	1,944			Mr. Subhanta Sengupta	04-02-2022			4,42,36,446	4,02,66,815
99	13K	13	Tower 4	1,795	1,944			Mr. Pranav Kumar Patwari	30-05-2022	18-11-22	160902537/2022	4,84,45,118	4,39,26,063
100	14H	14	Tower 4	1,795	1,944			Mr. Ansh Kumar Chawhan	01-07-2022			3,61,05,154	3,25,05,588
101	14K	14	Tower 4	1,795	1,944			Mr. Ansh Kumar Chawhan	04-07-2022			4,80,64,335	4,15,07,433
102	15H	15	Tower 4	1,795	2,206			Mr. Ansh Kumar Chawhan	21-04-2022			5,18,05,527	4,88,05,695
103	15K	15	Tower 4	1,795	2,206			Mr. Ansh Kumar Chawhan	08-11-2022			5,44,15,078	5,23,15,078
104	15K	15	Tower 4	1,795	2,206			Mr. Ansh Kumar Chawhan	04-02-2022			4,64,09,847	4,17,86,149
105	17K	17	Tower 4	1,795	2,206			Mr. Ansh Kumar Chawhan	04-02-2022			4,94,94,597	4,31,15,135
106	18H	18	Tower 4	1,795	2,206			Seema Sunjay One Solution Pvt Ltd	04-02-2022	21-12-22	160902537/2022	4,59,22,079	4,11,14,439
107	18H	18	Tower 4	1,795	2,206			Mr. Pranav Kumar Patwari	28-04-2022	30-11-22	160902537/2022	5,45,39,678	4,56,07,105
108	19H	19	Tower 4	1,795	2,206			Mr. Sunil Kumar Patwari	09-02-2022	30-11-22	160902536/2022	5,06,64,333	4,04,00,167
109	20H	20	Tower 4	1,795	2,206			M/S. Shree Sai Dada	14-07-2022	08-12-22	160902536/2022	4,89,57,611	4,58,37,681
110	20K	20	Tower 4	1,795	2,206			Mr. Sanjay Chakrabarty	30-11-2022			4,69,25,135	4,33,90,852
111	21H	21	Tower 4	1,795	2,206			Ms. Omprakash	21-03-2022	14-12-22	160902537/2022	5,47,61,329	4,38,79,979
112	21K	21	Tower 4	1,795	2,206			Mr. Rajesh Kumar Patwari	04-03-2022	22-12-22	160902537/2022	5,16,09,858	4,64,39,675
113	22H	22	Tower 4	1,795	2,206			Ms. Rohini Agarwal	25-31-2022	22-12-22	160902536/2022	6,31,17,014	6,14,17,014
114	22K	22	Tower 4	1,795	2,206			Mr. Mohit Agarwal	04-06-2022			5,76,83,797	5,10,53,515
115	23H	23	Tower 4	1,795	2,206			Ms. Ekta Singh	31-01-2022			4,87,45,011	4,61,16,011
116	24H	24	Tower 4	1,795	2,206			Mr. Anand Kumar Patwari	18-01-2022	30-11-22	160902537/2022	5,39,47,272	4,97,35,421
117	24K	24	Tower 4	1,795	2,206			Mr. Mohini Kumar	04-02-2022			4,84,49,547	4,36,10,867
118	25H	25	Tower 4	1,795	2,206			Mr. Leet Nishu Mitt	14-02-2022	11-11-22	160902536/2022	5,49,89,788	4,87,15,384
119	25K	25	Tower 4	1,795	2,206			Mr. Anant Nathani	15-09-2022			5,54,99,028	5,04,99,028
120	26H	26	Tower 4	1,795	2,206			Ms. Pooja Gupta	01-02-2022			5,33,46,001	4,79,87,715
121	26K	26	Tower 4	1,795	2,206			Mr. Souparnika	24-07-2022	08-12-22	160902537/2022	5,67,41,484	4,96,13,772
122	27A	27	Tower 4	1,795	2,206			Mr. Ansh Kumar Chawhan	16-02-2022	14-12-22	160902536/2022	7,23,20,025	6,83,17,383
123	6J	6	Tower 4	1,144	1,706			Mr. Ansh Kumar Chawhan	08-09-2022	18-11-22	160902536/2022	4,29,36,212	3,86,45,743
124	8J	8	Tower 4	1,144	1,706			Mr. Ansh Kumar Chawhan	04-09-2022			4,39,36,212	4,07,80,448
125	9J	9	Tower 4	1,144	1,706			Mr. Ansh Kumar Chawhan	04-09-2022			4,40,86,111	4,09,36,212
126	17E	17	Tower 2	1,909	2,407			Mr. Anand Tiwari	04-07-2022			5,15,31,555	4,79,36,212
127	17E	17	Tower 2	1,909	2,407			Mr. Suresh Reddy	27-05-2022			4,40,86,111	4,09,36,212
TOTAL				2,16,840	2,78,738							4,89,72,74,240	4,25,82,08,788

Car Parking Details			
Type	Total No of Slots	No of Slots Sold	No of Slots UnSold
Open Parking	25	0	25
Covered - Ground Floor	85	50	35
Covered - 1st Floor	112	43	69
Covered - 2nd Floor	111	57	54
Covered - 3rd Floor	111	67	44
Covered - 4th Floor	112	79	33
Covered Stack (Pair) - Ground Floor	24	16	8
Commercial Space & Visitor Car Parking Space	95	0	95
Total	675	312	363

SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants

PRABEED PUJARA



Prabeed Pujara

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

ANUVA SINHA



Anuva Sinha

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

MAHI AGARWAL



Mahi Agarwal

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

19 JAN 2023

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Major Information of the Deed

Deed No :	I-1904-01108/2023	Date of Registration	19/01/2023
Query No / Year	1904-2000157778/2023	Office where deed is registered	
Query Date	18/01/2023 7:26:54 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPRIYO BASU AND ASSOCIATES 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903635387, Status :Solicitor firm		
Transaction	Additional Transaction		
[0310] Mortgage, Mortgage without Possession by others	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 75,00,00,000/-	Rs. 125,75,32,211/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,00,030/- (Article:40(b))	Rs. 55,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Desh Pran Sasmal Road, Road Zone : (Anwar Shah Road -- Tolly Metro (Ward Nos. 94 & 97)) , , Premises No: 257/A, , Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3.97 Acre	70,00,00,000/-	107,40,65,524/-	Property is on Road
Grand Total :					397Dec	7000,00,000 /-	10740,65,524 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	543605 Sq Ft.	5,00,00,000/-	18,34,66,687/-	Structure Type: Structure
Gr. Floor, Area of floor : 543605 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Up to Foundation					
Total :		543605 sq ft	500,00,000 /-	1834,66,687 /-	






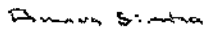
Mortgagor Details :



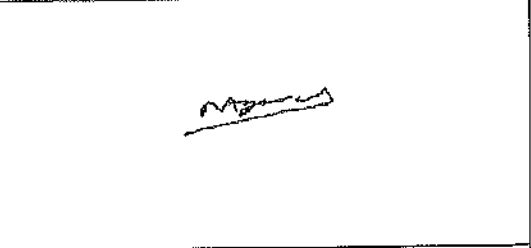
Sl No	Name,Address,Photo,Finger print and Signature
1	Nirvana Devcon Llp 8/1, Bikaner Building, Lal Bazar Street, 1st Floor, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: aaxxxxx9e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Belani NPR Projects Llp 257/A, Deshpran Sasmal Road, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: aaxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Organization as Developer, Executed by: Representative, Executed by: Representative

Mortgagee Details :



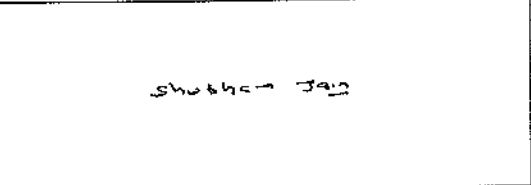
Sl No	Name,Address,Photo,Finger print and Signature
1	Kotak Mahindra Investments Limited 22, Camac Street, 5th Floor, Block/Sector: B, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: aaxxxxx5k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pradeep Kumar Pugalia Son of Sumer Mal Pugalia Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office <small>Jan 19 2023 6:01PM</small>		 <small>LTI 19/01/2023</small>	 <small>19/01/2023</small>
8/1, Bikaner Building, Lal Bazar Street, 1st Floor, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxx8m, Aadhaar No: 48xxxxxxxx9633 Status : Representative, Representative of : Nirvana Devcon Llp (as Partner)				
2	Name	Photo	Finger Print	Signature
	Mrs Anuva Sinha Daughter of Birendra Krishna Awasthi Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office <small>Jan 19 2023 5:02PM</small>		 <small>LTI 19/01/2023</small>	 <small>19/01/2023</small>
257/A, Deshpran Sasmal Road, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bbxxxxx6k, Aadhaar No: 50xxxxxxxx0058 Status : Representative, Representative of : Belani NPR Projects Llp				

3	Name	Photo	Finger Print	Signature
	Mrs Mahi Agarwal (Presentant) Daughter of Mr Tejendra Garh Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office	 <small>Jan 19 2023 5:03PM</small>	 <small>LTI 19/01/2023</small>	 <small>19/01/2023</small>
22, Camac Street, 5th Floor, Block/Sector: B, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: aexxxxx5h, Aadhaar No: 51xxxxxxxx6014 Status : Representative, Representative of : Kotak Mahindra Investments Limited (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shubham Jain Son of Sanjay Jain 56/2, Kings Road, City:- Not Specified, P.O:- Howrah, P.S:-Howrah, District:- Howrah, West Bengal, India, PIN:- 711101	 <small>19/01/2023</small>	 <small>19/01/2023</small>	 <small>19/01/2023</small>
Identifier Of Mr Pradeep Kumar Pugalia, Mrs Anuva Sinha, Mrs Mahi Agarwal			

Endorsement For Deed Number : I - 190401108 / 2023

On 19-01-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 40 (b) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:23 hrs on 19-01-2023, at the Office of the A.R.A. - IV KOLKATA by Mrs Mahi Agarwal

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 19-01-2023 by Mr Pradeep Kumar Pugalia, Partner, Nirvana Devcon Llp (LLP), 8/1, Bikaner Building, Lal Bazar Street, 1st Floor, City:- Kolkata, P.O:- Gpo, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Shubham Jain, , Son of Sanjay Jain, 56/2, Kings Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Others

Execution is admitted on 19-01-2023 by Mrs Anuva Sinha, Partner, Belani NPR Projects Llp (LLP), 257/A, Deshpran Sasmal Road, City:- Not Specified, P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Shubham Jain, , Son of Sanjay Jain, 56/2, Kings Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Others

Execution is admitted on 19-01-2023 by Mrs Mahi Agarwal, Authorized Signatory, Kotak Mahindra Investments Limited (Public Limited Company), 22, Camac Street, 5th Floor, Block/Sector: B, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Shubham Jain, , Son of Sanjay Jain, 56/2, Kings Road, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,098.00/- (A(1) = Rs 55,000.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 55,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 12:49PM with Govt. Ref. No: 192022230260321908 on 19-01-2023, Amount Rs: 55,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 3069923798219 on 19-01-2023, Head of Account 0030-03-104-001-16

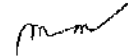
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,00,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 1,00,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 405234, Amount: Rs.10.00/-, Date of Purchase: 21/12/2022, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 12:49PM with Govt. Ref. No: 192022230260321908 on 19-01-2023, Amount Rs: 1,00,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 3069923798219 on 19-01-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 83205 to 83322

being No 190401108 for the year 2023.



mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.01.27 14:27:24 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/01/27 02:27:24 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)