

Date: 2nd April 2019

To,
Prudent Infra Realty Private Limited
Kolkata

Dear Mr. Ravindra Khaitan,

Sub: Financial Assistance by way of Rupee Term Loan of Rs 5.5 Crores towards project 'Prudent Prana Phase-2' and Rupee Term Loan of Rs 10 Crores towards project 'Prudent Prana Phase-3'

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


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

Unless BHFL receives duplicate copy of this Letter, duly signed in token of acceptance, within 30 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 60 days from the date of acceptance of this Letter, the Offer shall automatically lapse without any further communication, unless the validity of the Offer is expressly extended / revived by BHFL in writing.



Khaitan Land Ltd.
Ravindra Khaitan (RUF)
Barganeta Interiors Pvt. Ltd.
Nandini Sales Pvt. Ltd.
Highlight Commercial Pvt. Ltd.
Conception Commercial Pvt. Ltd.
Seabird Dealers Pvt. Ltd.
Pioneer Online Ltd.
Pioneer Marbles & Interiors Pvt. Ltd.
Meridian Vintrade Pvt. Ltd.
Ofagram Sales Pvt. Ltd.
Limestone Sales Pvt. Ltd.
Seabird Barter Pvt. Ltd.
Champion Suppliers Pvt. Ltd.
Somany Sales Pvt. Ltd.
Prudent Infra Realty Pvt. Ltd.
Narmada Traders Pvt. Ltd.
Sagorini Traders Pvt. Ltd.
Wrinkle Tracom Pvt. Ltd.

Approved and accepted by the Borrower

Signature(s) 

Date _____

Name Designation 

For Council Synthesis Pvt. Ltd.

Director / Authorised Signatory 

For Council Lease Financial Pvt. Ltd.

Director / Authorised Signatory 
BAJAJ HOUSING FINANCE LIMITED

100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

Garg House, 3rd Floor Opp Flemming Hospital
11A/1D, East Topisa Road, Kolkata, Opp Flemming
Hospital, Topisa, West Bengal, India Ph : 700096

Corporate Office : Cerebrum IT Park, B2 Building,
5th Floor, Kumar City, Kalyani Nagar, Pune - 411 014

Tel :

Fax :

Corporate ID No.:

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Terms and Conditions

Borrower	M/s Prudent Infrarealty Private Limited
Co-Borrower	<ul style="list-style-type: none"> • Aswini Sales Pvt. Ltd. • Champion Suppliers Pvt. Ltd. • Conception Commercial Pvt. Ltd. • Diagram Sales Pvt. Ltd. • Durgamata Vintrade Pvt. Ltd. • Highlight Commercial Pvt. Ltd. • Khaitan Land Ltd. • Limestone Sales Pvt. Ltd. • Meridian Vintrade Pvt. Ltd. • Pioneer Marbles & Interiors Pvt. Ltd. • Pioneer Online Ltd. • Rameshwar Sales Pvt. Ltd. • Ravindra Khaitan HUF • Recreate Traders Pvt. Ltd. • Saptarshi Tradelink Pvt. Ltd. • Seabird Barter Pvt. Ltd. • Seabird Dealers Pvt. Ltd. • Winkle Tracom Pvt. Ltd. • Countless Lease Financial Pvt. Ltd. • Concord Synthetics Pvt. Ltd. • Ravindra Khaitan • Rajkumar Khaitan

for the purpose of...



Khaitan Land Ltd.
 Ravindra Khaitan (HUF)
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 Aswini Sales Pvt. Ltd.
 Highlight Commercial Pvt. Ltd.
 Conception Commercial Pvt. Ltd.
 Seabird Dealers Pvt. Ltd.
 Pioneer Online Ltd.
 Pioneer Marbles & Interiors Pvt. Ltd.
 Meridian Vintrade Pvt. Ltd.
 Diagram Sales Pvt. Ltd.
 Limestone Sales Pvt. Ltd.
 Seabird Barter Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Rameshwar sales Pvt. Ltd.
 Prudent Infrarealty Pvt. Ltd.
 Recreate Traders Pvt. Ltd.
 Saptarshi Tradelink Pvt. Ltd.
 Winkle Tracom Pvt. Ltd.

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	■ Jitendra Khaitan
Developer	Prudent Group
Lender	Bajaj Housing Finance Limited
Project	Prudent Prana Phase-2 & Prudent Prana Phase-3
Facility-1	Loan not exceeding Rs 5,50,00,000 (Rs Five Crores Fifty Lakhs only) for the purpose of general working capital requirements of other ongoing projects.
Facility-2	Loan not exceeding Rs 10,00,00,000 (Rs Ten Crores only) for the purpose of Construction Finance and general working capital requirements of the residential Project "Prudent Prana Phase-3"
Purpose of Facilities	<ul style="list-style-type: none"> Facility 1 will be used towards general working capital requirements of other ongoing projects. Facility 2 will be used towards construction cost of the Project Prudent Prana Phase 3. The facilities either in part or full will not be used for investment in capital markets or any other activity which is prohibited as per RBI or any illegal activity.
Tenure	Facility-1- Total tenure not exceeding 24 months including Principal standstill period of 9 months from date of first disbursement of Facility-1. Facility-2- Total tenure not exceeding 36 months including Principal standstill period of 18 months from date of first disbursement of Facility-2
Interest on the Facilities	Facility-1 <ul style="list-style-type: none"> As on date, the Reference Rate of BHFL-I-FRR HFCINS is 13.70% per annum, spread is -0.45% per annum and the applicable rate is 13.25% per annum. Facility-2 <ul style="list-style-type: none"> As on date, the Reference Rate of BHFL-I-FRR HFCINS is 13.70% per annum, spread is -0.70% per annum and the applicable rate is 13.00% per annum. In the event of any change in the Reference Rate due to change in the methodology of computation of Reference Rate, if permissible under the applicable laws, Regulations, Circulars, the "spread" would be appropriately be rest by BHFL.

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	Retail Home Loan conversion for BFL from the borrower projects	Spread reduced by
	Upon conversion of home loan in the first 6 months or earlier for 25% value of disbursement / % of outstanding on the facility	0.10%
	Upon conversion of home loan in the first 18 months or earlier for 40% value of disbursement / % of outstanding on the facility	0.15% (Cumulative 0.25%)
	Upon conversion of home loan in the first 24 months or earlier for 50% value of disbursement / % of outstanding on the facility	0.15% (Cumulative 0.40%)
Processing fees for Facilities	<ul style="list-style-type: none"> The Borrower will pay 1% of the Facility Amount plus all applicable taxes and statutory levies thereupon issuance of final sanction letter. The Borrower will pay the charges towards legal diligence and technical evaluation / valuation of the project. The Borrower will pay entire processing fees upon acceptance of final sanction letter within 5 days from the date of issuance. 	
Home Loan	Developer will endeavor in case of need from the prospective home buyer to facilitate them in availing the home loan from BHFL in the project "Prudent Prana Phase-2 & Phase-3".	
Insurance	Project "Prudent Prana Phase-2 & Phase-3" to be insured and the policy to be assigned in favor of Bajaj Housing Finance Ltd. Insurance for the full loan tenor needs to be paid upfront and not annually.	
Prepayment	<ul style="list-style-type: none"> No prepayment charges throughout the tenure of the facilities if prepayments are done from cash flows of the project. 2% prepayment charges if the facility is prepaid through other sources. 	

Handwritten signature



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- Pioneer Gifting Ltd.
- Pioneer Marbles & Interiors Pvt. Ltd.
- Meridian Vintrade Pvt. Ltd.
- Diagram Sales Pvt. Ltd.
- Limestone Sales Pvt. Ltd.
- Seabird Bacter Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Rameswar sales Pvt. Ltd.
- Prudent Infroanalty Pvt. Ltd.
- Recreate Traders Pvt. Ltd.
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- Wrinkle Tracom Pvt. Ltd.

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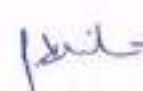



	Facility-1 Entire Facility amount of Rs 5.5 Crs will be disbursed upfront. Rs 4 Cr will be utilized to part pay LICHLFL loan taken against Prudent Prana Phase-3.		
	Facility-2		
Disbursement schedule	% of Project Cost Incurred (Excluding Land & Interest)	Tranche Disbursement (Rs in Crs)	Incremental Sales (Units)
	Upfront	6.50*	
	75%	1.00	10 (units in Ph-3)
	80%	1.00	10 (units in Ph-3)
	85%	1.00	10 (units in Ph-3)
	90%	0.50	10 (units in Ph-3)
	Total	10.00	40
Repayment for Facilities	*Out of first tranche of Rs 6.5 Cr, Rs 3.55 will be disbursed to BT of LICHLFL. Remaining amount of Rs 2.95 Cr will be disbursed post perfection of Security in favor of BHFL.		
	<ul style="list-style-type: none"> Both sales and construction milestone need to be adhered for release of every tranche amount. Project cost excludes Land cost & interest cost CA certificate for cost incurred in the Project Prudent Prana Phase-3 will have to be provided at every tranche disbursement 		
		<ul style="list-style-type: none"> The borrower agrees and undertakes to repay principal amounts by way of scheduled repayment of the facilities to BHFL in 15 months after Principal standstill period of 9 months from the date of first disbursement for Facility-1. The borrower agrees and undertakes to repay principal amounts by way of scheduled repayment of the facilities to BHFL in 18 months after Principal standstill period of 18 months from the date of first disbursement for Facility-2. 	



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- Powser Coning Ltd.
- Florian Interiors & Interiors Pvt. Ltd.
- Manoj Interiors Pvt. Ltd.
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- Champion Suppliers Pvt. Ltd.
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- Saptarshi Tradelink Pvt. Ltd.
- Wrinkle Tracom Pvt. Ltd.

- For Concord Synthetics Pvt. Ltd.
- Director / Authorised Signatory
- For Concord Lays Financial Pvt. Ltd.
- Director / Authorised Signatory

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- Interest to be serviced monthly during the Principal standstill period from the current account of the borrower through ECS/PDC's/NACH.
- Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the borrower.

Facility-1

Period (in Months)	Receivables	Escrow Sweep
1 st to 24 th	All Receivables	55%

Facility-2

Period (in Months)	Receivables	Escrow Sweep
1 st to 18 th	Upto 10 Crs	30%
19 th to 36 th	Above 10 Crs	65%

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

Scheduled repayment of EMP inclusive of escrow repayments till closure of facility.

Calculation of dues – At the end of the Principal standstill period, the actual principal outstanding (POS) will be divided by remaining Loan Tenure. This amount will be called the Ideal Equated Monthly Principal (EMP), and will remain constant for the remaining loan tenure provided there is no additional disbursement to the loan account. The Ideal EMP will be deducted from the actual POS at the end of Principal standstill period which will be the Ideal POS at the end of the Principal standstill period. This Ideal POS will be calculated for all the remaining loan tenure by deducting the Ideal EMP from the Ideal POS every month. The actual POS will be compared against this Ideal POS every month. In case the actual POS is lower than the Ideal POS, no EMP will be payable for that month. In case actual POS is more than the Ideal POS, the differential amount will need to be paid on the due date. Interest amount will be calculated on a daily basis on the actual POS & will need to be paid on the due date. In case of additional disbursement during the loan tenure, the additional disbursed amount will get divided by the remaining loan tenure & the Ideal EMP will increase accordingly.

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Scheduled receivables	<ul style="list-style-type: none"> Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future. The Borrower will maintain a minimum net receivable cover of 1.25 times of the principle outstanding during the tenor of the facilities. Any shortfall in the net receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL. 															
Escrow account	<ul style="list-style-type: none"> The Borrower will have to open an escrow account with the designated bank Industrial Bank Limited. The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per RERA guidelines in compliance with BHFL Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower. <p>Facility-1</p> <table border="1" data-bbox="363 689 1369 757"> <thead> <tr> <th>Period (In Months)</th> <th>Receivables</th> <th>Escrow Sweep</th> </tr> </thead> <tbody> <tr> <td>1st to 24th</td> <td>All Receivables</td> <td>55%</td> </tr> </tbody> </table> <p>Facility-2</p> <table border="1" data-bbox="363 790 1369 891"> <thead> <tr> <th>Period (In Months)</th> <th>Receivables</th> <th>Escrow Sweep</th> </tr> </thead> <tbody> <tr> <td>1st to 18th</td> <td>Upto 10 Crs</td> <td>30%</td> </tr> <tr> <td>19th to 36th</td> <td>Above 10 Crs</td> <td>65%</td> </tr> </tbody> </table> <p>The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier.</p> <ul style="list-style-type: none"> BHFL will have full authority to monitor and operate the account as it deems fit/necessary The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL. 	Period (In Months)	Receivables	Escrow Sweep	1 st to 24 th	All Receivables	55%	Period (In Months)	Receivables	Escrow Sweep	1 st to 18 th	Upto 10 Crs	30%	19 th to 36 th	Above 10 Crs	65%
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 Pioneer Online Ltd.
 Pioneer World of Interiors Pvt. Ltd.
 Mediana Vintrade Pvt. Ltd.
 Durgam Sales Pvt. Ltd.
 Lincolns Sales Pvt. Ltd.
 Steel of India Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Ramswar Sales Pvt. Ltd.
 Prudent Infra Realty Pvt. Ltd.
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For Concord Synthetics Pvt. Ltd.

Director / Authorised Signatory

For Courtyards Lease Financial Pvt. Ltd.

Director / Authorised Signatory

Authorised Signatory

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- All costs, charges and expenses in connection with the operation of the designated escrow account shall be borne by the Borrower. The Borrower shall enter into an agreement with the designated bank and such agreement shall be in a form and manner acceptable to BHFL.
- Inform all customers of the Project to draw all cheques in favour of designated account as per RERA guidelines in compliance with BHFL and also undertake that all the receivables in connection with the Project are deposited only in this account.
- BHFL will have the first right to adjust the sale proceeds against the principal outstanding/other dues in respect of the facilities.
- BHFL reserves the right to set up a standing instruction to transfer daily the funds credited in the designated escrow account to be transferred to the sweep in account of BHFL.
- The Borrower can accelerate the repayments at any point during the tenure of the facilities without any prepayment charges.

Sl. No.	Particulars	Timeline from 1st disbursement
1	Escrow account to be opened & operational within 90 days from date of 1st disbursement. Subsequent disbursement will be done only post operationalization of escrow account.	90 days
2	Rate of interest will be increased by 1% in case escrow account is not opened within 90 days from first disbursement.	90 days
3	Rate of interest will be increased by further 1% in case escrow account is not opened within 180 days from first disbursement.	180 days
4	BHFL has right to recall the loan if escrow account not opened within 210 days from first disbursement.	210 days

For Concord Synthetics Pvt. Ltd.

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 Pioneer Marble & Interiors Pvt. Ltd.
 Aardian Vintrade Pvt. Ltd.
 Durgam Saias Pvt. Ltd.
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 Chaitanya Real Estate Pvt. Ltd.
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Security for Facility -1	<ul style="list-style-type: none"> • Exclusive charge on proportionate share on land pertaining to project "Prudent Prana Phase-2". • Exclusive charge by way of registered mortgage on unsold units in project "Prudent Prana Phase-2". • Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the Project "Prudent Prana Phase-2" and all insurance proceeds, both present and future cash flows of Project "Prudent Prana Phase-2". • Exclusive charge on the escrow accounts of the Project "Prudent Prana Phase-2" and all monies credited/deposited therein (in all forms). • Security cover to be maintained during tenure of loan is 1.75x. • The receivables will be monitored and controlled through an escrow arrangement. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL, as per legal due diligence. • An amount equivalent to 2 months interest to be kept as a term deposit with Bajaj Finance Ltd and a lien in favour of BHFL to be marked on the 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.
Security for Facility -2	<ul style="list-style-type: none"> • Exclusive charge on proportionate share on land pertaining to project "Prudent Prana Phase-3". • Exclusive charge by way of registered mortgage on unsold units in project "Prudent Prana Phase-3". • Exclusive charge by way of Hypothecation of scheduled receivables from sold and unsold units of the Project "Prudent Prana Phase-3" and all insurance proceeds, both present and future cash flows of Project "Prudent Prana Phase-3". • Exclusive charge on the escrow accounts of the Project "Prudent Prana Phase-3" and all monies credited/deposited therein (in all forms) • Security cover to be maintained during tenure of loan is 1.75x • The receivables will be monitored and controlled through an escrow arrangement

Shanky



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- Seabird Barter Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Komalwar sales Pvt. Ltd.
- Yashwantrao Jewellery Pvt. Ltd.
- Recreant Trades Pvt. Ltd.
- Saptarsi Trading Pvt. Ltd.
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	<ul style="list-style-type: none"> • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • An amount equivalent to 2 months interest to be kept as a term deposit with Bajaj Finance Ltd and a lien in favour of BHFL to marked on the 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.
<p>Pre-disbursement conditions for facility-1</p>	<p>The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent.</p> <ul style="list-style-type: none"> • Escrow account to be operational with the designated bank IndusInd Bank Limited. • Borrower shall execute the financing/loan documents as per BHFL requirements • Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by Borrower. • Satisfactory completion of all diligences • Undertaking from the Borrower stating clearly sold and unsold units in the Project Prudent Prana Phase-2 • Company certified cash flow statement for the entire tenure of the facilities. • CA certified net worth statement of the borrowing entity. • CA certified net worth statement of promoter/partners. • CA certified statement of total cost incurred on the Project Prudent Prana Phase-2 • Draft sale agreement / demand letters incorporating condition that the booking money / payments need to be made in favor of the escrow account with the designated bank for the Project Prudent Prana Phase-2. • Project Prudent Prana Phase-2 to be WBHRA registered. • Complete chain of title documents of the Project Prudent Prana Phase-2 to be furnished to the satisfaction of BHFL as per legal due diligence.



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 Conception Commercial Pvt. Ltd.
 Seabird Dealers Pvt. Ltd.
 Pioneer Online Ltd.
 Pioneer Marbles Interiors Pvt. Ltd.
 Meridian Vitrados Pvt. Ltd.
 Diagram Sales Pvt. Ltd.
 Lamertone Sales Pvt. Ltd.
 Seabird Barter Pvt. Ltd.
 Conception Suppliers Pvt. Ltd.
 Revolver Sales Pvt. Ltd.
 Prudential Realty Pvt. Ltd.
 Recreata Traders Pvt. Ltd.
 Saptarshi Realtech Pvt. Ltd.
 Winkle Tracom Pvt. Ltd.

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For Countess Lense Financial Pvt. Ltd.

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Authorized Signatory

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	<ul style="list-style-type: none"> Execution of Registered Mortgage of Project Land and unsold units of Project Prudent Prana Phase-2 in favor of BHFL.
Conditions to be satisfied within 15 days from first disbursement for Facility-1	<ul style="list-style-type: none"> The Borrower is required to insure the Project against standard risks for an amount not less than the outstanding principal during the live tenure of the facilities. The property shall be adequately insured and copies of insurance policies with assignment in favor of lender as loss payee would be made available in case of the occurrence of such event.
Pre-disbursement conditions for Facility-2	<p>The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent:</p> <ul style="list-style-type: none"> Escrow account to be operational with the designated bank IndusInd Bank Limited. Borrower shall execute the financing/loan documents as per BHFL requirements Satisfactory completion of all diligences Undertaking from the Borrower stating clearly sold and unsold units in the Project Prudent Prana Phase-3. Company certified cash flow statement for the entire tenure of the facilities. CA certified net worth statement of the borrowing entity. CA certified net worth statement of promoter/partners. Project Prudent Prana Phase-3 to be WBHIRA registered. CA certified statement of total cost incurred on the Project Prudent Prana Phase-3. Draft sale agreement / demand letters incorporating condition that the booking money / payments need to be made in favor of the escrow account with the designated bank for the Project.

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 Escobar Dealers Pvt. Ltd.
 Khorwar Online Ltd.
 Pioneer Marbles & Interiors Pvt. Ltd.
 Meridiana Vintrade Pvt. Ltd.
 Diagram Sales Pvt. Ltd.
 Limestone Sales Pvt. Ltd.
 Sezoni Barber Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Ramaswar sales Pvt. Ltd.
 Prudent Infrarealty Pvt. Ltd.
 Recreate Traders Pvt. Ltd.
 Saptarshi Tradelink Pvt. Ltd.
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	<p>Conditions relating to Balance Take over from LIC:</p> <ul style="list-style-type: none"> Borrower shall part pay Rs 4 Cr out of LICHL loan of Rs 7.55 taken against project Prudent Prana Phase-3 so that at the time of takeover Principal outstanding of that loan should not be more than Rs 3.55 Cr. Borrower to get letter from LICHL mentioning the present loan outstanding and any other dues payable to set-off the loan in full and said loan is standard. Borrower to get letter from LICHL mentioning list of documents submitted as part of security/mortgage. Borrower to get letter from LICHL mentioning post payment of outstanding loan in full, they will relinquish all the charges held in their favour regarding the project Prudent Prana Phase-3.
<p>Conditions to be satisfied within 15 days from first disbursement for Facility-2</p>	<ul style="list-style-type: none"> The Borrower is required to insure the Project against standard risks for an amount not less than the outstanding principal during the live tenure of the facilities. The property shall be adequately insured and copies of Insurance policies with assignment in favor of lender as loss payee would be made available in case of the occurrence of such event. Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by Borrower. Complete chain of title documents of the Project Prudent Prana Phase-3 to be furnished to the satisfaction of BHFL as per legal due diligence. Execution of Registered Mortgage of Project Land and unsold units of Project Prudent Prana Phase-3 in favor of BHFL.

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- Conception Commercial Pvt. Ltd.
- Seabird Dealers Pvt. Ltd.
- Pioneer Online Ltd.
- Pioneer Interiors & Interiors Pvt. Ltd.
- Meloria Vintrade Pvt. Ltd.
- Diagram Sales Pvt. Ltd.
- Limestone Sales Pvt. Ltd.
- Seabird Barten Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Rameswari sales Pvt. Ltd.
- Prudent Infarealty Pvt. Ltd.
- Recreate Traders Pvt. Ltd.
- Saptarshi Travelink Pvt. Ltd.
- Wrinkle Tracom Pvt. Ltd.

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Event of default

The following events will, inclusive and not restricted, will constitute an event/s of default.

- Failure to service debt or any other amount under the Loan Agreements when due and if not cured within 7 days.
- Failure to deposit receivables as documented in the loan documents in the designated escrow account.
- Breach of any representation and warranty by the Borrower and sponsor.
- Breach of covenant or undertaking or other obligation.
- Any order passed or an application being initiated for winding up/ dissolution / or filing of bankruptcy under the Insolvency and Bankruptcy Act together with its amendments from time to time.
- Non-compliance of RERA Act, Rules, Circulars, Notifications.
- Cessation of business
- Repudiation
- Downgrading of the credit rating of the Borrowers bank facilities by 2 notches by external credit rating agencies
- Voluntary or involuntary Insolvency, appointment of receiver, winding up, liquidation, bankruptcy, dissolution or change of control of the Borrower or any one of them
- Any change constitution of partnership without written consent from BHFL.
- Any of the Financing Agreements becomes unenforceable against the Borrower.

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 Pioneer Online Ltd.
 Pioneer Marbles & Interiors Pvt. Ltd.
 Meridian Vitraria Pvt. Ltd.
 Diagram Sales Pvt. Ltd.
 Limestone Sales Pvt. Ltd.
 Seabird Export Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Rameswar sales Pvt. Ltd.
 Prudent Infra Realty Pvt. Ltd.
 Recreate Traders Pvt. Ltd.
 Saptarshi Tradelink Pvt. Ltd.
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<p>Consequences of default</p>	<ul style="list-style-type: none"> Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Financing Agreements Accelerate maturity of the facilities together with all accrued interest and declare all amounts payable by the Borrower in respect of the facilities to be due and payable immediately Suspend and terminate all undrawn commitments Reverse the rate upward by 400 basis points All expenses incurred after default has occurred in connection with preservation of the Borrower assets (as on date of default) and Collateral Security and collection of amounts due under facilities agreement shall be payable by the Borrower.
<p>Other covenants</p>	<ul style="list-style-type: none"> Borrower needs to submit a monthly MIS/report providing details of sales in the Project and construction progress. Minimum selling Price for the project Prudent Prana Phase-2 is Rs 3550 per sq. ft. for residential units on saleable area, if the selling price is lower than the minimum selling price developer is required to deposit the difference amount with BHFL. Minimum selling Price for the project Prudent Prana Phase-3 is Rs 3550 per sq. ft. for residential units on saleable area, if the selling price is lower than the minimum selling price developer is required to deposit the difference amount with BHFL. If any event or circumstances occur which in the sole opinion of BHFL, is likely to and/or adversely affect the ability of the Borrower or Guarantor to perform all or any of its obligations under this Agreement or Guarantee including but not limited to slowdown or stoppage of project construction, sales and collections, adverse market conditions, then BHFL shall have the right to take such steps to protect its loan obligations inclusive or but not limited to recalling of loan, increasing interest rates, demanding additional collateral, increasing sweep etc. In case where home buyers who desire to purchase unit in the Project and who intends to avail the loan, the Borrower shall refer such home buyers to BHFL, who shall offer loans to them for which BHFL may customize special scheme for the Project at its sole discretion which may or

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- Pioneer Caline Ltd.
- Pioneer Marbles & Interiors Pvt. Ltd.
- Meridian Vintrade Pvt. Ltd.
- Diagram Sales Pvt. Ltd.
- Limestone Sales Pvt. Ltd.
- Seabird Barter Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Rameshwar Sales Pvt. Ltd.
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- Recreate Traders Pvt. Ltd.
- Saptarshi Tradeflink Pvt. Ltd.
- Wrinkle Tracom Pvt. Ltd.

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may not be applicable to a particular class of home loan buyers. The Borrower shall also share details of such home buyers with BHFL to enable it to offer their schemes of the loan.


- Right to step in to the Project in case the customer has defaulted.
- Borrower shall not do any unauthorized construction nor deviate from approved sanction plans.
- Borrower to undertake & confirm to complete the entire Project in event of escalation of Project cost.
- The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project within 30 days or if Developer collects more than 10% of the agreement value.
- Borrower will not sell a bulk portion of the units without prior consent from BHFL.
- The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favor of the escrow account with the designated bank for the Project. Such draft sale agreements/demand letters to be shared by the Borrower prior to disbursement.
- In cases where the Borrower is a company, it will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL.
- The company will not repay any monies brought by the partners by way of deposits / loans and advances during the currency of the facilities.
- The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the instalment/dues/ overdue under this facilities. Dividend if any paid should be paid after clearing dues to BHFL.
- Appropriate hoardings/display boards to be displayed at the Project site specifically stating that "Project financed by Bajaj Housing Finance Ltd"



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- Pioneer Online Ltd.
- Pioneer Marbles & Interiors Pvt. Ltd.
- Meridian Vintrade Pvt. Ltd.
- Diagram Sales Pvt. Ltd.
- Limestone Sales Pvt. Ltd.
- Seabird Borter Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Rameswar sales Pvt. Ltd.
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- Recreate Traders Pvt. Ltd.
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- Adherence to the building norms and technical specifications as laid down by National Building Code (NBC).
- Adherence to the Ministry of Environment and Forest Notifications on fly ash and such other notifications as issued from time to time during the tenure of the facilities.
- Adherence to National Disaster Management Authority (NDMA) guidelines on "Ensuring Disaster Resilient Construction of Buildings and Infrastructure shall continue to be in adherence to the said guideline and such other guidelines as may be issued by the NDMA from time to time.
- BHFL official or any person authorized by BHFL shall be permitted to visit the Project site and carry out inspection/examine the books of accounts till the currency of the loan.
- Neither you/your Company nor the security offered by you/ your Company to BHFL is / will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, you are obliged to ensure that the security offered to BHFL shall be free from all encumbrances/litigation at all points of time till your total repayment of the entire loan amount together with applicable interest and charges.
- In the event of a litigation filed during the tenure of the credit facilities, BHFL should be intimated of the same and BHFL shall at its sole discretion have a right to recall the credit facilities.
- The Borrower agrees and confirms that BHFL shall not be obliged to grant and continue any credit facilities, if it is apprehended that the sanction terms are not or may not be met to the satisfaction of BHFL. Further, BHFL may, absolutely and unconditionally, reduce, revoke, cancel and/or modify any undrawn amount (in whole or part), if any, from the Sanctioned amount, at its discretion, at any time, without giving any prior notice to the Borrower or without assigning any reasons thereof.
- During the currency of the loan Borrower shall not, without prior approval in writing:
 - o Affect any change in the capital structure of the firm/company.
 - o Formulate any scheme of amalgamation / reconstitution

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 Seabird Dealers Pvt. Ltd.
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 Meridian Vintrade Pvt. Ltd.
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	<ul style="list-style-type: none"> o Undertake guarantee obligations on behalf of any other Borrower / organization o Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL. o Permit any transfer of the controlling interest or make any drastic change in the management set up. o Divert/utilize funds to other associates/group companies o Change the Project plan originally submitted during the application of facilities.
Assignability	BHFL shall have the right to assign, transfer, sell, the facilities, receivables, the security, rights, benefits and any other interest created in its favor under any of the agreements or hereunder without prior approval or intimation to the Borrower or to any other bank / lender or financial institution with the same condition agreed with Lender and Borrower.
Audit	<ul style="list-style-type: none"> • BHFL will have the right to appoint and carry out quarterly audit on sales, sales receivables, stock, cash flow, units sold and unsold, progress of construction and utilization of funds. • BHFL will have the right to audit/review as per above mentioned frequencies or at such frequencies as may be decided by BHFL from time to time at its own discretion.

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- Conception Commercial Pvt. Ltd.
- Seabird Dealer Pvt. Ltd.
- Planner Online Ltd.
- Plenest Modulus & Interiors Pvt. Ltd.
- Meridire Vintrade Pvt. Ltd.
- Diagram Sales Pvt. Ltd.
- Limestone Expts Pvt. Ltd.
- Seabird Dealer Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Rameswar sales Pvt. Ltd.
- Prudent Infirealty Pvt. Ltd.
- Recreate Traders Pvt. Ltd.
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Details of Sold & Unsold units-

Phase-2

Sold Units

Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)	Total value	Received till date	Committed receivables
1	3A	1A	3	1081	4,057,770	3,753,838	303,932
2	3A	1G	2	795	2,369,197	2,369,197	-
3	3A	1H	2	829	2,815,422	2,503,730	311,692
4	3A	2A	3	1081	3,830,760	3,830,760	-
5	3A	2C	2	906	2,839,852	2,627,168	212,684
6	3A	2D	3	991	3,360,163	3,108,647	251,516
7	3A	2F	2	827	2,444,995	2,221,221	223,774
8	3A	2G	2	795	2,448,697	2,448,697	-
9	3A	2H	2	829	2,894,177	2,894,177	-
10	3A	3A	3	1081	3,469,950	3,469,950	-
11	3A	3B	2	865	2,906,147	2,906,147	-
12	3A	3C	2	906	3,144,552	2,909,016	235,536
13	3A	3D	3	991	3,078,719	3,078,719	-
14	3A	3E	3	1035	3,818,047	3,818,047	-
15	3A	3G	2	795	2,624,847	2,624,847	-
16	3A	3H	2	829	2,694,177	2,694,177	-
17	3A	4A	3	1081	4,414,500	100,000	4,314,500
18	3A	4C	2	906	3,158,142	2,921,586	236,556
19	3A	4E	3	1035	3,264,322	2,894,791	369,531

Shamalya



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- Conception Commercial Pvt. Ltd.
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- Pioneer Online Ltd.
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- Meridian Vintrade Pvt. Ltd.
- Diagram Sales Pvt. Ltd.
- Limestone Sales Pvt. Ltd.
- Seabird Barter Pvt. Ltd.
- Champion Suppliers Pvt. Ltd.
- Konwar Sales Pvt. Ltd.
- Prasant Infrastructure Pvt. Ltd.
- Recurve Traders Pvt. Ltd.
- Septarelli Textiles Pvt. Ltd.
- Winkle Trason Pvt. Ltd.

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Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of Flat (sq ft)	Total value	Received till date	Committed receivables
20	3A	4F	2	827	2,482,210	2,482,210	-
21	3A	4G	2	795	2,611,247	2,611,247	-
22	3A	4H	2	829	2,894,177	2,894,177	-
23	3A	5A	3	1081	3,437,520	3,437,520	-
24	3A	5B	2	865	2,862,897	2,862,897	-
25	3A	5C	2	906	2,676,772	2,676,772	-
26	3A	5D	3	991	4,028,274	803,982	3,224,292
27	3A	5E	3	1035	4,188,747	4,188,747	-
28	3A	5F	2	827	2,589,720	2,589,720	-
29	3A	5G	2	795	2,599,322	2,599,322	-
30	3A	5H	2	829	2,852,727	2,529,357	323,370
31	3A	6A	3	1081	3,688,190	3,407,237	280,953
32	3A	6B	2	865	3,256,147	321,251	2,934,896
33	3A	6C	2	906	2,998,402	313,206	2,685,196
34	3A	6D	3	991	3,460,254	3,201,231	259,023
35	3A	6E	3	1035	3,847,197	3,558,962	288,235
36	3A	6F	2	827	3,088,580	2,857,338	231,243
37	3A	6G	2	795	2,400,997	2,400,997	-
38	3A	6H	2	829	2,865,422	2,865,422	-
39	3A	7A	3	1081	3,545,620	3,545,620	-
40	3A	7D	3	991	3,706,199	3,428,731	277,468
41	3A	7E	3	1035	3,609,147	3,609,147	-
42	3A	7F	2	827	3,072,040	2,842,039	230,001
43	3A	7G	2	795	2,614,852	280,590	2,334,262

Khalton Land Ltd.

Revindra Khalton (RRT)

Durgamote Ventures Pvt. Ltd.

Aswini Sales Pvt. Ltd.

Mishra Commercial Pvt. Ltd.

Conception Commercial Pvt. Ltd.

Seabird Dealers Pvt. Ltd.

Pioneer Online Ltd.

Pioneer Marbles & Interiors Pvt. Ltd.

Vividien Vitrade Pvt. Ltd.

Liggram Sales Pvt. Ltd.

Urvastona Sales Pvt. Ltd.

Seabird Barter Pvt. Ltd.

Champion Suppliers Pvt. Ltd.

Ramaswar sales Pvt. Ltd.

Prudex Interiors Pvt. Ltd.

Recreans Traders Pvt. Ltd.

Saptarshi Tradelink Pvt. Ltd.

Wrinkle Tracom Pvt. Ltd.

For Consol Synthetics Pvt. Ltd.

Director / Authorized Signatory

For Countess Lease Finance Pvt. Ltd.

Director / Authorized Signatory

Authorized Signatory

BAJAJ HOUSING FINANCE LIMITED

100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

Gang House, 3rd Floor Opp Fleming Hospital
11A/1D, East Topisa Road, Kolkata, Opp Fleming
Hospital, Topisa, West Bengal, India Pin : 700046

Corporate Office : Centrum IT Park, B2 Building,
5th Floor, Kalyan City, Kalyan Nagar, Pune - 411 014

Tel :

Fax :

Corporate ID No.:

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Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)	Total value	Received till date	Committed receivables
44	3A	7H	2	829	2,694,177	2,694,177	-
45	10A	10	3	968	3,844,985	382,838	3,462,147
46	10A	2B	2	920	2,856,072	2,856,072	-
47	10A	2C	2	873	3,063,937	612,559	2,451,378
48	10A	2D	3	968	3,494,985	3,494,985	-
49	10A	3A	3	1001	3,965,224	3,965,224	-
50	10A	3D	3	968	3,433,585	3,433,585	-
51	10A	4A	3	1001	3,990,249	3,596,298	393,951
52	10A	4B	2	920	2,985,072	2,985,072	-
53	10A	4D	3	968	3,184,257	2,527,012	657,245
54	10A	5A	3	1001	3,464,724	3,464,724	-
55	10A	5D	3	968	3,524,577	2,899,160	625,417
56	10A	6A	3	1001	3,734,994	3,455,366	279,628
57	10A	6B	2	920	2,056,352	2,434,931	521,421
58	10A	6D	3	968	3,494,985	340,417	3,154,568
59	10A	6E	2	885	3,318,822	664,340	2,654,482
60	10A	6F	3	903	3,460,985	344,216	3,116,769
61	10A	7A	3	1001	3,990,249	434,090	3,556,159
62	10A	7C	2	873	2,845,687	2,632,565	213,122
63	10A	7D	3	968	3,184,257	2,945,839	238,418
				58490	202,499,263	161,645,900	40,853,363

Unsold Units- (Units to be Mortgaged with BHFL)

Khaktan Land Ltd.
 Ravindra Khaktan (HUF)
 Durgamata Vintrade Pvt. Ltd.
 Aswini Sales Pvt. Ltd.
 High Light Commercial Pvt. Ltd.
 Conception Commercial Pvt. Ltd.
 Seabird Dealers Pvt. Ltd.
 Pioneer Online Ltd.
 Pioneer Marbles & Interiors Pvt. Ltd.
 Meridian Vintrade Pvt. Ltd.
 Digvijay Sales Pvt. Ltd.
 Universal Sales Pvt. Ltd.
 Emerald Banner Pvt. Ltd.
 Champions Supplies Pvt. Ltd.
 Resonance Sales Pvt. Ltd.
 Prudent Infamcity Pvt. Ltd.
 Recreate Interiors Pvt. Ltd.
 Saptarshi Tradelink Pvt. Ltd.
 Winkle Tracom Pvt. Ltd.

For Concord Synthetics Pvt. Ltd.

Director / Authorized Signatory

For Countless Lease Financial Pvt. Ltd.

Director / Authorized Signatory

Authorized Signatory

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 5th Floor, Kumar City, Kalyani Nagar, Pune - 411 014

Tel :

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Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)
1	3A	1B	2	865
2	3A	1C	2	906
3	3A	1D	3	991
4	3A	1E	3	1035
5	3A	1F	2	827
6	3A	2B	2	865
7	3A	2E	3	1035
8	3A	3F	2	827
9	3A	4B	2	865
10	3A	4D	3	991
11	3A	7B	2	865
12	3A	7C	2	906
13	10A	1A	3	1001
14	10A	1B	2	920
15	10A	1C	2	873
16	10A	1E	2	885
17	10A	1F	3	993
18	10A	2A	3	1001
19	10A	2E	2	885
20	10A	2F	3	993
21	10A	3B	2	920
22	10A	3C	2	873
23	10A	3E	2	885
24	10A	3F	3	993

Khaitea Land Ltd.

Ravindra Khaitea (HUF)

Durgamata Vintrade Pvt. Ltd.

Aswini Sales Pvt. Ltd.

Highgate Commercial Pvt. Ltd.

Concepts Commercial Pvt. Ltd.

Seabird Dealers Pvt. Ltd.

Plucker Coffee Ltd.

Planar Marketing Solutions Pvt. Ltd.

Sevika Vintrade Pvt. Ltd.

Durga Sales Pvt. Ltd.

Landscape Sales Pvt. Ltd.

Seal and Metal Pvt. Ltd.

Chang and Supply Pvt. Ltd.

Rameswar Sales Pvt. Ltd.

Prudent Infrastructure Pvt. Ltd.

Recreate Traders Pvt. Ltd.

Saptarshi Tradeflex Pvt. Ltd.

Wrinkle Tracom Pvt. Ltd.

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5th Floor, Kumar City, Kalyani Nagar, Pune - 411 014

Tel :

Fax :

Corporate ID No.:

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Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)
25	10A	4C	2	873
26	10A	4E	2	885
27	10A	4F	3	993
28	10A	5B	2	920
29	10A	5C	2	873
30	10A	5E	2	885
31	10A	5F	3	993
32	10A	6C	2	873
33	10A	7B	2	920
34	10A	7E	2	885
35	10A	7F	3	993
				32293

Khaitan Land Ltd.

Ravindra Khaitan (HUF)

Durgamata Vintrade Pvt. Ltd.

Aswini Sales Pvt. Ltd.

Highlight Commercial Pvt. Ltd.

Conception Commercial Pvt. Ltd.

Seshini Dealers Pvt. Ltd.

Pioneer Online Ltd.

Pioneer Marbles & Interiors Pvt. Ltd.

Meridian Vintrade Pvt. Ltd.

Diagram Sales Pvt. Ltd.

Limestone Sales Pvt. Ltd.

Seabird Barter Pvt. Ltd.

Champion Suppliers Pvt. Ltd.

Rameswar sales Pvt. Ltd.

Prudent Infreality Pvt. Ltd.

Recreate Traders Pvt. Ltd.

Saptarshi Tradelink Pvt. Ltd.

Wrinkle Tracom Pvt. Ltd.

For Concord Synthetics Pvt. Ltd.

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Tel :

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Corporate ID No.:

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Phase-3
Sold Units

Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)	Total value	Received till date	Committed receivables
1	11A	03E	3	1063	3,470,695	2,776,556	694,139
2	11A	04H	3	982	3,432,090	1,329,778	2,102,312
3	11A	05B	3	1029	3,894,905	2,529,451	1,365,454
4	11A	06A	2	882	2,964,402	1,926,950	1,037,452
5	11A	07D	3	1081	4,128,095	154,748	3,973,347
6	11A	07H	3	982	3,535,200	104,500	3,430,700
7	11A	08D	3	1081	4,030,805	2,617,447	1,413,358
8	11A	08E	3	1063	4,107,705	100,000	4,007,705
9	11A	08H	3	982	3,800,748	2,460,984	1,339,764
10	11A	09E	3	1063	4,118,335	104,500	4,013,835
11	11A	09H	3	982	3,304,430	2,313,101	991,329
12	11A	10F	2	792	3,145,760	104,500	3,041,260
13	11A	10H	3	982	3,801,730	2,461,620	1,340,110
14	11A	11B	3	1029	4,095,560	131,100	3,964,460
15	11A	11E	3	1063	3,640,775	100,955	3,539,821
16	11A	11F	2	792	3,077,648	2,000,277	1,077,371
17	11A	11H	3	982	3,801,730	2,461,620	1,340,110
18	11A	12B	3	1029	4,105,850	104,500	4,001,350
				17859	66,456,463	23,788,587	42,667,876

Kishan Land Ltd.
 Ravindra Kishan (1919)
 Durgasena Vitrade Pvt. Ltd.
 Anwini Sales Pvt. Ltd.
 Highlight Commercial Pvt. Ltd.
 Conception Commercial Pvt. Ltd.
 Seabird Dealers Pvt. Ltd.
 Pioneer Online Ltd.
 Pioneer Marbles & Interiors Pvt. Ltd.
 Meridian Vitrade Pvt. Ltd.
 Diagram Sales Pvt. Ltd.
 Limestone Sales Pvt. Ltd.
 Seabird Barter Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Ramenwar sales Pvt. Ltd.
 Prudent Infra Realty Pvt. Ltd.
 Recreate Traders Pvt. Ltd.
 Saptarshi Tradelink Pvt. Ltd.
 Winkle Traders Pvt. Ltd.

For Concord Synthetics Pvt. Ltd.

Director / Authorised Signatory

For Countess Lease Finance Pvt. Ltd.

Director / Authorised Signatory

Authorised Signatory

BAJAJ HOUSING FINANCE LIMITED

100% SUBSIDIARY OF BAJAJ FINANCE LIMITED

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 11A/1D, East Topisa Road, Kolkata, Opp Fleming
 Hospital, Topisa West Bengal, India Pin - 700046

Corporate Office, Cerebrum IT Park, B2 Building,
 5th Floor, Kumar City, Kalyani Nagar, Pune - 411 014

Tel :

Fax :

Corporate ID No.:

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Unsold Units- (Units to be Mortgaged with BHFL)

Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)
1	11A	01A	2	882
2	11A	01B	3	1029
3	11A	01C	3	1033
4	11A	01D	3	1081
5	11A	01E	3	1063
6	11A	01F	2	792
7	11A	01G	2	832
8	11A	01H	3	982
9	11A	02A	2	882
10	11A	02B	3	1029
11	11A	02C	3	1033
12	11A	02D	3	1081
13	11A	02E	3	1063
14	11A	02F	2	792
15	11A	02G	2	832
16	11A	02H	3	982
17	11A	03A	2	882
18	11A	03B	3	1029
19	11A	03C	3	1033
20	11A	03D	3	1081
21	11A	03F	2	792
22	11A	03G	2	832

Khatan Land Ltd.
 Ravindra Khatan (HUF)
 Durgamata Vintrade Pvt. Ltd.
 Aswini Sales Pvt. Ltd.
 Highgate Commercial Pvt. Ltd.
 Conception Commercial Pvt. Ltd.
 Seabird Dealers Pvt. Ltd.
 Pioneer Online Ltd.
 Pioneer Marbles & Interiors Pvt. Ltd.
 Worldstar Vintrade Pvt. Ltd.
 Diagonal Sales Pvt. Ltd.
 Limerose Sales Pvt. Ltd.
 Seabird Barter Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Rameswar Sales Pvt. Ltd.
 Prudent Real Estate Pvt. Ltd.
 Recreate Traders Pvt. Ltd.
 Saptarshi Travellers Pvt. Ltd.
 Wrinkle Tracom Pvt. Ltd.

For Concord Synthetics Pvt. Ltd.

Director / Authorised Signatory

For Countless Lease Financial Pvt. Ltd.

Director / Authorised Signatory

BAJAJ HOUSING FINANCE LIMITED

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 11A/1D, East Topisa Road, Kolkata, Opp Fleming
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 5th Floor, Kumar City, Kalyani, Nagar, Pune - 411 014

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Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)
23	11A	03H	3	982
24	11A	04A	2	882
25	11A	04B	3	1029
26	11A	04C	3	1033
27	11A	04D	3	1081
28	11A	04E	3	1063
29	11A	04F	3	792
30	11A	04G	2	832
31	11A	05A	2	882
32	11A	05C	3	1033
33	11A	05D	3	1081
34	11A	05E	3	1063
35	11A	05F	2	792
36	11A	05G	2	832
37	11A	05H	3	982
38	11A	06B	3	1029
39	11A	06C	3	1033
40	11A	06D	3	1081
41	11A	06E	3	1063
42	11A	06F	2	792
43	11A	06G	2	832
44	11A	06H	3	982
45	11A	07A	2	882

Khaitan Land Ltd.

Ravindra Khaitan (HUF)

Durgasata Wholesale Pvt. Ltd.

Aarini Sales Pvt. Ltd.

Highlight Commercial Pvt. Ltd.

Conception Commercial Pvt. Ltd.

Seabird Dealers Pvt. Ltd.

Pioneer Online Ltd.

Pioneer Marbles & Interiors Pvt. Ltd.

Mediata Wholesale Pvt. Ltd.

Digram Sales Pvt. Ltd.

Limestone Sales Pvt. Ltd.

Seabird Export Pvt. Ltd.

Champion Suppliers Pvt. Ltd.

Rameswar Sales Pvt. Ltd.

Prudent Infrastruc Pvt. Ltd.

Recreate Traders Pvt. Ltd.

Septasari Tradings Pvt. Ltd.

Wrinkle Trocom Pvt. Ltd.

For Coronal Synthetics Pvt. Ltd.

Director / Authorized Signatory

For Countess Lassa Financial Pvt. Ltd.

Director / Authorized Signatory

Authorized Signatory

BAJAJ HOUSING FINANCE LIMITED

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Tel :

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Shanby



Signature *Signature* *Signature*

Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)
46	11A	07B	3	1029
47	11A	07C	3	1033
48	11A	07E	3	1063
49	11A	07F	2	792
50	11A	07G	2	832
51	11A	08A	2	856
52	11A	08B	3	1029
53	11A	08C	3	1033
54	11A	08F	2	792
55	11A	08G	2	832
56	11A	09A	2	882
57	11A	09B	3	1029
58	11A	09C	3	1033
59	11A	09D	3	1081
60	11A	09F	2	792
61	11A	09G	2	832
62	11A	10A	2	882
63	11A	10B	3	1029
64	11A	10C	3	1033
65	11A	10D	3	1081
66	11A	10E	3	1063
67	11A	10G	2	832
68	11A	11A	2	882

Khaitan Land Ltd.

Ravindra Khaitan (HUF)

Diagrams Vintrade Pvt. Ltd.

Asoka Sales Pvt. Ltd.

Highlight Commercial Pvt. Ltd.

Conception Commercial Pvt. Ltd.

Seabird Dealers Pvt. Ltd.

Pioneer Online Ltd.

Pioneer Marbles & Interiors Pvt. Ltd.

Meridian Vintrade Pvt. Ltd.

Diagram Sales Pvt. Ltd.

Limestone Sales Pvt. Ltd.

Seabird Barter Pvt. Ltd.

Grampian Suppliers Pvt. Ltd.

Forerunner Sales Pvt. Ltd.

Professe, Infrastructure Pvt. Ltd.

Redstone Builders Pvt. Ltd.

Saptarshi Telecom Pvt. Ltd.

Winkle Telecom Pvt. Ltd.

For Concord Synthetics Pvt. Ltd.

Director / Authorised Signatory

For Countess Lease Financial Pvt. Ltd.

Director / Authorised Signatory

Authorised Signatory

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Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area of flat (sq ft)
69	11A	11C	3	1033
70	11A	11D	3	1081
71	11A	11G	2	832
72	11A	12A	2	882
73	11A	12C	3	1033
74	11A	12D	3	1081
75	11A	12E	3	1063
76	11A	12F	2	792
77	11A	12G	2	832
78	11A	12H	3	962
				74443

Khaitan Land Ltd.
 Ravindra Khaitan (HUF)
 Durgamchali Vintrade Pvt. Ltd.
 Anvita Sales Pvt. Ltd.
 Dighrigh Commercial Pvt. Ltd.
 Conception Commercial Pvt. Ltd.
 Sashind Dealers Pvt. Ltd.
 Pioneer Online Ltd
 Florent Marbles & Interiors Pvt. Ltd.
 Meridian Vintrade Pvt. Ltd.
 Diagram Sales Pvt. Ltd.
 Limestone Sales Pvt. Ltd.
 Sashind Barter Pvt. Ltd.
 Champion Suppliers Pvt. Ltd.
 Fitnesswear sales Pvt. Ltd.
 Premier Interiors Pvt. Ltd.
 Recreote Traders Pvt. Ltd.
 Septorshi Tradeoffs Pvt. Ltd.
 Wrinkle Tracom Pvt. Ltd.

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