

o/c

Date: 26th October 2019

To
Navin Space Housing LLP,
Kolkata

Dear Mr. Vivek Kumar Kajaria/ Mr. Navin Kumar Bhartia,

Sub: Financial Assistance by way of Rupee Term Loan of Rs 14 Crores towards project "Navita"

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.

Respectfully,

Authorized signatory

Approved and accepted by the Borrower
Signature(s) 
Date 28/10/2019
Name Mr. Vivek Kumar Kajaria
Designation Designated Partner

BAJAJ HOUSING FINANCE LIMITED

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Garg House, 3rd Floor Opp Flemming Hospital
11A/1D, East Topisa Road, Kolkata, Opp Flemming
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 :
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Terms and Conditions

Borrower	Navin Space Housing LLP
Co-Borrower	Mr. Vivek Kumar Kajaria Mr. Navin Kumar Bhartia Mr. Anant Bhagat Jalodari Trade Link Pvt. Ltd. Goodluck Infradevelopers Pvt. Ltd.
Developer	Diamond Group & Space Group
Lender	Bajaj Housing Finance Limited
Project	Navita
Facility	Loan not exceeding Rs 14,00,00,000 (Rupees Fourteen crores only) for the purpose of Construction Finance and general working capital requirements of the residential Project "Navita" referred to as the "Facility".
Purpose of Facilities	<ul style="list-style-type: none"> Facility will be used towards construction cost and working capital requirement of the ongoing projects. 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	Total tenure not exceeding 48 months including Principal standstill period of 24 months from date of first disbursement of Facility
Interest on the Facilities	<ul style="list-style-type: none"> As on date, the Reference Rate of BHFL-I-FRR HFCINS is 13.70% per annum, spread is -1.55% per annum and the applicable rate is 12.15% 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.
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	<ul style="list-style-type: none"> 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 "Navita". Borrower will share the leads of all the prospective home buyers requiring home loans to purchase flats in the Project with BHFL and BHFL retains the first right of refusal for providing retail home loans to the prospective buyers.




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Insurance	Project "Navita" to be insured and the policy to be assigned in favour of Bajaj Housing Finance Ltd. Insurance for the full loan tenor needs to be obtained upfront.																												
Prepayment	<ul style="list-style-type: none"> No prepayment charges throughout the tenure of the facility if prepayments are done from cash flows of the project and or from cash flows of the company and Capital Introduction from Partner. 3% prepayment charges on the Outstanding amount in case of takeover by any financial institution. 																												
Disbursement schedule	<p>The Facility amount of Rs 14 Crs will be disbursed upon compliance of sales and construction milestone as mentioned below:</p> <table border="1"> <thead> <tr> <th>% of Project Cost Incurred (Excluding Land & Interest)</th> <th>Tranche Disbursement (Rs in Crs)</th> <th>Incremental Sales (Units)</th> <th>Cummulative Sales (Units)</th> </tr> </thead> <tbody> <tr> <td>Upfront- 59%</td> <td>3</td> <td>-</td> <td>*192</td> </tr> <tr> <td>68%</td> <td>2.75</td> <td>7</td> <td>199</td> </tr> <tr> <td>74%</td> <td>2.75</td> <td>7</td> <td>206</td> </tr> <tr> <td>80%</td> <td>2.75</td> <td>7</td> <td>213</td> </tr> <tr> <td>85%</td> <td>2.75</td> <td>7</td> <td>220</td> </tr> <tr> <td>Total</td> <td>14.00</td> <td>28</td> <td></td> </tr> </tbody> </table> <p>*initial booking</p> <ul style="list-style-type: none"> Project cost excludes land and interest cost. CA Certified cost incurred has to be submitted for every tranche disbursement certifying the tranche amount has been used towards project. Sales will be considered for only Sanctioned Units. The achievement of the Sales, Cashflow milestones and tranche amount will be ascertained and considered as per the internal parameters of BHFL, at its sole discretion. 	% of Project Cost Incurred (Excluding Land & Interest)	Tranche Disbursement (Rs in Crs)	Incremental Sales (Units)	Cummulative Sales (Units)	Upfront- 59%	3	-	*192	68%	2.75	7	199	74%	2.75	7	206	80%	2.75	7	213	85%	2.75	7	220	Total	14.00	28	
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Repayment for Facilities	<ul style="list-style-type: none"> The borrower agrees and undertakes to repay principal amounts by way of scheduled repayment of the facilities to BHFL in 24 months after Principal standstill period of 24 months from the date of first disbursement. Interest to be serviced monthly during the Principal standstill period from the current account of the borrower through ECS/PDC's/NACH. 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. <table border="1"> <thead> <tr> <th>Tenor</th> <th>Receivables</th> <th>Sweep</th> </tr> </thead> <tbody> <tr> <td>1st to 12th Month</td> <td>Up to Rs 8 Crs</td> <td>15.00%</td> </tr> <tr> <td>13th to 24th Month</td> <td>Above Rs. 8 Crs to Rs. 16 Crs</td> <td>25.00%</td> </tr> <tr> <td>25th to 36th Month</td> <td>Above Rs. 17 Crs to Rs. 26 Crs</td> <td>35.00%</td> </tr> </tbody> </table>	Tenor	Receivables	Sweep	1 st to 12 th Month	Up to Rs 8 Crs	15.00%	13 th to 24 th Month	Above Rs. 8 Crs to Rs. 16 Crs	25.00%	25 th to 36 th Month	Above Rs. 17 Crs to Rs. 26 Crs	35.00%																
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	37 th to 48 th Month	Above Rs. 26 Crs	55.00%												
	<p>The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier.</p> <p>The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.</p> <p>Scheduled repayment of EMP inclusive of escrow repayments till closure of facility.</p> <p>Calculation of dues – At the end of the moratorium period, the total disbursed amount will be divided by remaining Loan Tenure. This amount, called Ideal Equated Monthly Principal (EMP), will remain constant for the remaining loan tenure until any additional disbursal done in loan account. The Ideal EMP will be deducted from the total disbursed amount at the end of moratorium period to arrive at the Ideal POS. This Ideal POS will be calculated for the remaining tenure by deducting the Ideal EMP from the Ideal POS every month. The actual POS will be compared against this Ideal POS every month. In case the actual POS is lower than the Ideal POS, no EMP will be payable for that month. In case actual POS is more than the Ideal POS, the differential amount will need to be paid on the due date. Interest amount will be calculated on a daily basis on the actual POS & will need to be paid on the due date. In case of any additional disbursal during the loan tenure, the additional disbursed amount will get divided by the remaining loan tenure & the Ideal EMP will increase accordingly.</p>														
Additional Condition	Minimum selling Price of Rs. 3200 per sq. ft. for residential units on the saleable area, if the selling price is lower than the minimum selling price developer is required to deposit upfront the difference amount with BHFL.														
Scheduled receivables	<ul style="list-style-type: none"> Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future. The Borrower will maintain a minimum net receivable cover of 1.75 times of the principle outstanding during the tenor of the facilities. Any shortfall in the net receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL. 														
Escrow account	<ul style="list-style-type: none"> The Borrower will have to open an escrow account with the designated bank IndusInd Bank Limited. The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per HIRA 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. <table border="1"> <thead> <tr> <th>Tenor</th> <th>Receivables</th> <th>Sweep</th> </tr> </thead> <tbody> <tr> <td>1st to 12th Month</td> <td>Up to Rs 8 Crs</td> <td>15.00%</td> </tr> <tr> <td>13th to 24th Month</td> <td>Above Rs. 8 Crs to Rs. 16 Crs</td> <td>25.00%</td> </tr> <tr> <td>25th to 36th Month</td> <td>Above Rs. 17 Crs to Rs. 26 Crs</td> <td>35.00%</td> </tr> </tbody> </table>			Tenor	Receivables	Sweep	1 st to 12 th Month	Up to Rs 8 Crs	15.00%	13 th to 24 th Month	Above Rs. 8 Crs to Rs. 16 Crs	25.00%	25 th to 36 th Month	Above Rs. 17 Crs to Rs. 26 Crs	35.00%
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The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier.

- The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.
- BHFL will have full authority to monitor and operate the account as it deems fit/necessary.
- The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL.
- 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 HIRA 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 disbursal
1	Escrow account to be opened & operational within 90 days from date of 1st disbursal. Subsequent disbursal 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




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Security for Facility	<ul style="list-style-type: none"> • Exclusive First Charge by way of registered mortgage on unsold units and Exclusive first charge on land pertaining to project "Navita". • Exclusive Charge by way of Hypothecation of scheduled receivables from sold and unsold units of the Project and all insurance proceeds, both present and future cash flows of Project "Navita". • Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). • Security cover to be maintained during tenure of loan is 1.75x. • The receivables will be monitored and controlled through an escrow arrangement. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • Post disbursement of each tranche, an amount equivalent to 2 months interest applicable on the principal outstanding on that date, is to be kept as a term deposit with Bajaj Finance Ltd and a lien in favour of BHFL is 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.
Pre-disbursement conditions	<p>The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent:</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • Execution of Registered Mortgage of Project Land and unsold units in favor of BHFL. • Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by Borrower
Conditions to be satisfied within 15 days from	<p>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</p>




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first disbursement	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.
Event of default	<p>The following events will, inclusive and not restricted, will constitute an event/s of default.</p> <ul style="list-style-type: none"> • Failure to service debt or any other amount under the Loan Agreements when due and if not cured within 7 days. • Failure to deposit receivables as documented in the loan documents in the designated escrow account. • 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 HIRA 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.
Consequences of default	<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 • Revise 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.



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Other covenants

- Borrower needs to submit a monthly MIS/report providing details of sales in the Project and construction progress.
- All approvals and HIRA registration to be obtained before disbursement.
- 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 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 Borrower has defaulted.
- Borrower shall not do any unauthorized construction nor deviate from approved sanction plans.
- Borrower to undertake & confirm to complete the entire Project in event of escalation of Project cost.
- The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project within 30 days or if Developer collects more than 10% of the agreement value. Borrower will obtain a specific release letter for every unit sold before the agreement to sell/sale deed is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a home loan or not. BHFL charge would not be released if the above letter is not obtained.
- Borrower will not sell a bulk portion of the units without prior consent from BHFL.
- 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.

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- 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"
- 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.
- The Borrower agrees that the applicable sweep from any amounts collected as receivables from the Project from the date of sanction of the loan till the date of disbursal shall also be



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	<p>paid to BHFL once the loan is disbursed or BHFL reserves the right to downsize the loan to that extent.</p> <ul style="list-style-type: none"> Any default or Financial Indebtedness of the Borrower under any other Agreement or arrangement or guarantee or security with BFL/BHFL shall also constitute an event of default under this Agreement. The lender is hereby authorized by the Borrower to retain and to continue to hold and/or set off, realize and/or sell any assets of the Borrower held by the Lender as a security and/or otherwise and adjust the proceeds thereof towards repayment of the Loan including any interest and other charges due and payable by the Borrower to Lender and/or any or all member (s) of its affiliates. During the currency of the loan Borrower shall not, without prior approval in writing: <ul style="list-style-type: none"> Affect any change in the capital structure of the firm/company. Formulate any scheme of amalgamation / reconstitution Undertake guarantee obligations on behalf of any other Borrower / organization. Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL Permit any transfer of the controlling interest or make any drastic change in the management set up. Divert/utilize funds to other associates/group companies Change the Project plan originally submitted during the application of facilities.
Assignability	BHFL shall have the right to assign, transfer, sell, the facilities, receivables, the security, rights, benefits and any other interest created in its 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.

Details of Sold Units:

Sl. No.	Block Name	Flat No.	Configuration 2/3 BHK	Area (Sq Ft)	Total Value (Agreement Value)	Received till date	Committed receivables on sold stock
1	Amber	5L	2	874	2605394	16,93,500	911894
2	Amber	8J	3	1,120	3596667	10,96,043	2500624
	Amber	8D	3	1,113	3406893	18,71,072	1535821



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4	Amber	2D	3	1,113	3615113	23,49,824	1265289
5	Amber	9F	2.5	1,048	3683688	18,37,992	1845696
6	Amber	3D	3	1,113	3351243	21,78,571	1172672
7	Amber	10D	3	1,113	3779153	20,78,534	1700619
8	Amber	6K	2	867	2868197	16,22,152	1246045
9	Amber	1D	3	1,224	3936162	45,991	3890171
10	Amber	4F	2.5	1,048	3365128	21,87,335	1177793
11	Amber	10A	2	875	2841459	2,84,147	2557312
12	Amber	8F	2.5	1,048	3572008	19,64,603	1607405
13	Amber	2E	2.5	987	3311987	21,52,795	1159192
14	Amber	3E	2.5	987	3463997	21,10,875	1353122
15	Amber	2F	2.5	1,048	3145048	20,44,278	1100770
16	Amber	9D	3	1,113	3779153	20,78,532	1700621
17	Amber	7J	3	1,120	3831856	3,83,186	3448670
18	Amber	5G	2.5	1,046	3431926	13,74,999	2056927
19	Amber	5F	2.5	1,048	3603888	21,03,239	1500649
20	Amber	4D	3	1,113	3637373	23,64,289	1273084
21	Amber	6D	3	1,113	3723503	20,47,927	1675576
22	Amber	6E	2.5	987	3276467	18,02,059	1474408
23	Amber	10E	2.5	987	3460037	19,03,021	1557016
24	Amber	3G	2.5	1,046	2240397	45,991	2194406
25	Amber	1E	2.5	987	3470557	12,34,913	2235644
26	Amber	5D	3	1,113	3648503	23,71,527	1276976
27	Amber	1F	2.5	1,048	3484568	19,16,510	1568058
28	Amber	11K	2	867	3185957	16,42,761	1543196
29	Amber	10F	2.5	1,048	3433248	28,96,804	536444
30	Amber	3F	2.5	1,048	3888488	19,49,367	1939121
	Amber	6G	2.5	1,046	3340164	6,68,032	2672132



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32	Amber	4E	2.5	987	3331727	21,65,623	1166104
33	Amber	7E	2.5	987	3411337	18,76,236	1535101
34	Amber	9E	2.5	987	3583412	3,58,341	3225071
35	Amber	7D	3	1,113	3745763	20,60,169	1685594
36	Amber	6F	2.5	1,048	3640128	18,76,942	1763186
37	Amber	8E	2.5	987	3489647	13,31,535	2158112
38	Amber	2K	2	867	2558517	14,83,530	1074987
39	Amber	7F	2.5	1,048	3323208	18,27,765	1495443
40	Amber	5E	2.5	987	3341597	21,72,045	1169552
41	Surya	2A	3	1,339	4150539	37,35,487	415052
42	Surya	2B	2.5	1,041	3200226	28,80,206	320020
43	Surya	5C	3	1,313	4138058	37,24,248	413810
44	Surya	5A	3	1,339	4224609	38,02,105	422504
45	Surya	3B	2.5	1,041	3304326	29,73,898	330428
46	Surya	1C	3	1,485	4431760	39,02,551	529209
47	Surya	8A	3	1,337	4292007	38,62,806	429201
48	Surya	8B	2.5	1,039	3118039	25,80,666	537373
49	Surya	7B	2.5	1,041	3241866	26,83,754	558112
50	Surya	8D	3	1,337	3925432	35,32,886	392546
51	Surya	7C	3	1,313	3939000	33,54,572	584428
52	Surya	6A	3	1,339	4237999	38,14,160	423839
53	Surya	3C	3	1,313	4139318	38,01,077	338241
54	Surya	4D	3	1,338	4157948	37,42,155	415793
55	Surya	8C	3	1,311	4309220	38,78,214	431006
56	Surya	1A	3	1,339	4037149	36,33,418	403731
57	Surya	6C	3	1,313	4128708	36,24,456	504252
58	Surya	3A	3	1,339	4163929	37,47,546	416383
	Surya	7A	3	1,339	4276405	38,41,701	434704




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60	Surya	4A	3	1,339	4211219	34,16,071	795148
61	Surya	2C	3	1,313	4458218	35,77,898	880320
62	Surya	2D	3	1,338	4345268	4,34,527	3910741
63	Surya	7D	3	1,338	4489038	34,76,491	1012547
64	Surya	1B	2	1,209	3464994	31,18,129	346865
65	Surya	4C	3	1,313	4102448	36,39,081	463367
66	Surya	1D	3	1,400	4228400	38,05,557	422843
67	Surya	3D	3	1,338	4059568	35,04,398	555170
68	Surya	6D	3	1,338	4143158	36,83,284	459874
69	Surya	5D	3	1,338	4221328	39,25,489	295839
70	Surya	6B	2.5	1,041	3335556	30,03,306	332250
71	Surya	5B	2.5	1,041	3325146	29,92,629	332517
72	Surya	4B	2.5	1,041	3339736	28,17,450	522286
73	Utsav	4B	3	1,232	4583072	27,92,809	1790263
74	Utsav	3A	2	876	2773609	18,02,849	970760
75	Utsav	7C	3	1,124	3541724	19,47,943	1593781
76	Utsav	5D	2.5	967	3377677	21,95,492	1182185
77	Utsav	7F	3	1,124	3650057	3,65,006	3285051
78	Utsav	1C	3	1,124	3552964	23,09,426	1243538
79	Utsav	4D	2.5	967	3166471	20,58,207	1108264
80	Utsav	2F	3	1,124	3581064	21,82,208	1398856
81	Utsav	3F	3	1,124	3592304	11,40,350	2451954
82	Utsav	10B	3	1,232	4361752	22,49,029	2112723
83	Utsav	7D	2.5	967	3118417	45,991	3072426
84	Utsav	7G	3	1,232	4220432	23,21,240	1899192
85	Utsav	5H	2	876	2764656	16,84,715	1079941
86	Utsav	4E	2.5	967	3075060	18,73,866	1201194
	Utsav	9A	2	876	2803200	15,41,760	1261440



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88	Utsav	4G	3	1,232	3911893	21,76,904	1734989
89	Utsav	10H	2	876	3125236	17,18,881	1406355
90	Utsav	2C	3	1,124	3885524	25,25,589	1359935
91	Utsav	3E	2.5	967	2968690	2,97,429	2671261
92	Utsav	8A	2	876	2947476	13,78,078	1569398
93	Utsav	8B	3	1,232	3500112	19,25,063	1575049
94	Utsav	8H	2	876	3077460	16,92,605	1384855
95	Utsav	2D	2.5	967	2984162	20,30,116	954046
96	Utsav	3D	2.5	967	2993832	19,45,991	1047841
97	Utsav	9H	2	876	2698956	14,84,429	1214527
98	Utsav	7H	2	876	3154076	15,69,026	1585050
99	Utsav	7A	2	876	2805206	12,88,392	1516814
100	Utsav	8G	3	1,232	4225152	20,28,369	2196783
101	Utsav	4C	3	1,124	3880484	25,22,313	1358171
102	Utsav	3C	3	1,124	3384364	21,99,833	1184531
103	Utsav	10A	2	876	3204076	13,02,551	1901525
104	Utsav	1F	3	1,235	4186510	24,65,697	1720813
105	Utsav	1D	2.5	967	3321050	21,21,219	1199831
106	Utsav	9G	3	1,232	3980592	3,73,181	3607411
107	Utsav	2H	2	876	3090461	20,08,801	1081660
108	Utsav	10G	3	1,232	3978554	19,15,713	2062841
109	Utsav	7B	3	1,232	3850112	21,17,564	1732548
110	Utsav	3H	2	876	2769036	2,59,597	2509439
111	Utsav	6B	3	1,232	4238192	21,85,374	2052818
112	Utsav	2E	2.5	967	3349350	19,21,541	1427809
113	Utsav	5F	3	1,124	3738424	19,47,429	1790995
114	Utsav	5C	3	1,124	3916724	24,28,891	1487833
115	Utsav	6D	2.5	967	3094526	20,11,353	1083173




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116	Utsav	4A	2	876	2733996	17,78,886	955110
117	Utsav	6C	3	1,124	3880484	22,99,276	1581208
118	Utsav	6H	2	876	2795316	2,62,062	2533254
119	Utsav	3G	3	1,232	3900783	3,90,079	3510704
120	Utsav	4H	2	876	2965196	51,000	2914196
121	Utsav	2B	3	1,232	4158832	51,000	4107832
122	Utsav	5A	2	876	3136556	19,11,343	1225213
123	Utsav	9C	3	1,124	3919244	21,55,579	1763665
124	Utsav	6G	3	1,232	3885272	21,36,899	1748373
125	Utsav	5G	3	1,232	4500180	29,25,123	1575057
126	Utsav	1E	2.5	967	3071192	18,71,507	1199685
127	Utsav	5B	3	1,232	3888192	23,69,365	1518827
128	Utsav	10C	3	1,124	3947924	17,76,567	2171357
129	Utsav	9B	3	1,232	4238912	17,41,179	2497733
130	Utsav	6F	3	1,124	3626024	23,56,912	1269112
131	Utsav	6A	2	876	3245316	19,77,616	1267700
132	Utsav	8C	3	1,124	3575444	2,29,572	3345872
133	Utsav	4F	3	1,124	3935278	45,991	3889287
134	Varsha	5G	3	1,357	4329872	38,96,883	432989
135	Varsha	7G	3	1,357	4301375	35,28,846	772529
136	Varsha	7E	3	1,221	3878171	34,90,369	387802
137	Varsha	8A	3	1,225	4099725	32,62,803	836922
138	Varsha	7D	2.5	1,110	3520110	31,50,270	369840
139	Varsha	6A	3	1,234	3929194	35,36,276	392918
140	Varsha	2J	2	989	2844364	25,21,148	323216
141	Varsha	4F	3	1,401	4437371	35,23,148	914223
142	Varsha	5C	3	1,360	4116160	37,04,542	411618
	Varsha	1G	3	1,443	4654938	41,89,453	465485



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144	Varsha	6G	3	1,357	4198087	35,92,857	605230
145	Varsha	4J	2	989	3164144	28,47,726	316418
146	Varsha	1D	2.5	1,110	3508814	3,50,875	3157939
147	Varsha	1C	3	1,360	4433760	35,74,609	859151
148	Varsha	4B	2.5	1,074	3302904	29,72,607	330297
149	Varsha	3H	2.5	1,154	3655444	32,40,469	414975
150	Varsha	2D	2.5	1,110	3201162	12,12,974	1988188
151	Varsha	1J	2	1,134	3525200	28,62,144	663056
152	Varsha	4D	2.5	1,110	3572810	29,91,495	581315
153	Varsha	4H	2.5	1,154	3591984	32,32,779	359205
154	Varsha	5F	3	1,401	4470341	4,47,034	4023307
155	Varsha	6B	2.5	1,074	3078084	27,70,274	307810
156	Varsha	4A	3	1,234	3811964	34,30,677	381287
157	Varsha	4G	3	1,357	4295947	38,66,369	429578
158	Varsha	3A	3	1,234	3830474	33,50,093	480381
159	Varsha	1H	2	1,203	3737648	33,63,792	373856
160	Varsha	5B	2.5	1,074	3013644	27,12,276	301368
161	Varsha	5D	2.5	1,110	3583910	26,40,285	943625
162	Varsha	7A	3	1,234	3991534	35,92,377	399157
163	Varsha	3C	3	1,360	4138960	37,25,065	413895
164	Varsha	8J	2	988	2959060	26,63,154	295906
165	Varsha	8H	2.5	1,153	3442858	25,92,742	850116
166	Varsha	3B	2.5	1,074	3499564	31,49,602	349962
167	Varsha	7J	2	989	2794914	25,28,213	266701
168	Varsha	7B	2.5	1,074	3338824	30,04,937	333887
169	Varsha	6J	2	989	2933374	26,40,032	293342
170	Varsha	2G	3	1,357	4598402	41,38,561	459841
	Varsha	2H	2.5	1,154	3503504	34,09,636	93868




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172	Varsha	2F	3	1,401	4709476	4,41,964	4267512
173	Varsha	1B	2.5	1,074	3158634	28,42,768	315866
174	Varsha	4C	3	1,360	4102560	36,92,301	410259
175	Varsha	3D	2.5	1,110	3552350	3,55,235	3197115
176	Varsha	6E	3	1,221	4075271	32,83,842	791429
177	Varsha	8B	2.5	1,072	3529592	26,08,137	921455
178	Varsha	6C	3	1,360	4247760	37,39,149	508611
179	Varsha	8E	3	1,232	3997952	31,87,308	810644
180	Varsha	8C	3	1,358	4353138	34,82,513	870625
181	Varsha	7C	3	1,360	4329360	38,96,423	432937
182	Varsha	5A	3	1,234	4016854	36,15,170	401684
183	Varsha	5J	2	989	2775134	24,47,054	328080
184	Varsha	2A	3	1,234	3918134	35,26,317	391817
185	Varsha	3J	2	989	3129529	28,16,572	312957
186	Varsha	7H	2.5	1,154	3561204	32,05,080	356124
187	Varsha	2B	2.5	1,074	3326974	29,94,272	332702
188	Varsha	3G	3	1,357	4282377	38,53,570	428807
189	Varsha	6H	2.5	1,154	3636214	32,72,586	363628
190	Varsha	1A	3	1,453	4127973	35,93,452	534521
191	Varsha	5H	2.5	1,154	3653524	32,88,169	365355
192	Varsha	2E	3	1,221	3839143	45,991	3793152
				217291	698982750	454541312	244441438

Details of Unsold Units:

No.	Block Name	Flat No.	Configuration 2/3 BHK	Area (Sq Ft)
1	Amber	1A	2	887
2	Amber	1B	2	868
	Amber	1C	3	1,205

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4	Amber	1G	2.5	1,046
5	Amber	1H	2.5	1,003
6	Amber	1J	3	1,120
7	Amber	1K	2	867
8	Amber	1L	2	886
9	Amber	2A	2	875
10	Amber	2B	2	868
11	Amber	2C	3	1,205
12	Amber	2G	2.5	1,046
13	Amber	2H	2.5	1,003
14	Amber	2J	3	1,120
15	Amber	2L	2	874
16	Amber	3A	2	875
17	Amber	3B	2	868
18	Amber	3C	3	1,205
19	Amber	3H	2.5	1,003
20	Amber	3J	3	1,120
21	Amber	3K	2	867
22	Amber	3L	2	874
23	Amber	4A	2	875
24	Amber	4B	2	868
25	Amber	4C	3	1,205
26	Amber	4G	2.5	1,046
27	Amber	4H	2.5	1,003
28	Amber	4J	3	1,120
29	Amber	4K	2	867
30	Amber	4L	2	874
	Amber	5A	2	875




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32	Amber	5B	2	868
33	Amber	5C	3	1,205
34	Amber	5H	2.5	1,003
35	Amber	5J	3	1,120
36	Amber	5K	2	867
37	Amber	6A	2	875
38	Amber	6B	2	868
39	Amber	6C	3	1,205
40	Amber	6H	2.5	1,003
41	Amber	6J	3	1,120
42	Amber	6L	2	874
43	Amber	7A	2	875
44	Amber	7B	2	868
45	Amber	7C	3	1,205
46	Amber	7G	2.5	1,046
47	Amber	7H	2.5	1,003
48	Amber	7K	2	867
49	Amber	7L	2	874
50	Amber	8A	2	875
51	Amber	8B	2	868
52	Amber	8C	3	1,205
53	Amber	8G	2.5	1,046
54	Amber	8H	2.5	1,003
55	Amber	8K	2	867
56	Amber	8L	2	874
57	Amber	9A	2	875
58	Amber	9B	2	868
59	Amber	9C	3	1,205




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60	Amber	9G	2.5	1,046
61	Amber	9H	2.5	1,003
62	Amber	9J	3	1,120
63	Amber	9K	2	867
64	Amber	9L	2	874
65	Amber	10B	2	868
66	Amber	10C	3	1,205
67	Amber	10G	2.5	1,046
68	Amber	10H	2.5	1,003
69	Amber	10J	3	1,120
70	Amber	10K	2	867
71	Amber	10L	2	874
72	Amber	11A	2	875
73	Amber	11B	2	868
74	Amber	11C	3	1,205
75	Amber	11D	3	1,113
76	Amber	11E	2.5	987
77	Amber	11F	2.5	1,048
78	Amber	11G	2.5	1,046
79	Amber	11H	2.5	1,003
80	Amber	11J	3	1,120
81	Amber	11L	2	874
82	Utsav	1A	2	876
83	Utsav	1B	3	1,232
84	Utsav	1G	3	1,232
85	Utsav	1H	2	876
86	Utsav	2A	2	876
	Utsav	2G	3	1,232



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

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88	Utsav	3B	3	1,232
89	Utsav	5E	2.5	967
90	Utsav	6E	2.5	967
91	Utsav	7E	2.5	967
92	Utsav	8D	2.5	967
93	Utsav	8E	2.5	967
94	Utsav	8F	3	1,124
95	Utsav	9D	2.5	967
96	Utsav	9E	2.5	967
97	Utsav	9F	3	1,124
98	Utsav	10D	2.5	967
99	Utsav	10E	2.5	967
100	Utsav	10F	3	1,124
101	Utsav	11A	2	876
102	Utsav	11B	3	1,232
103	Utsav	11C	3	1,124
104	Utsav	11D	2.5	967
105	Utsav	11E	2.5	967
106	Utsav	11F	3	1,124
107	Utsav	11G	3	1,232
108	Utsav	11H	2	876
109	Varsha	1E	3	1,221
110	Varsha	1F	3	1,401
111	Varsha	2C	3	1,360
112	Varsha	3E	3	1,221
113	Varsha	3F	3	1,401
114	Varsha	4E	3	1,221
115	Varsha	5E	3	1,221




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116	Varsha	6D	2.5	1,110
117	Varsha	6F	3	1,401
118	Varsha	7F	3	1,401
119	Varsha	8F	3	1,369
120	Varsha	8G	3	1,356
				1,23,590



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