

Date: 12th October 2019

To
Merlin Projects Ltd.,
Kolkata

Dear Mr. Sushil Kumar Mohta,

Sub: Financial Assistance by way of Rupee Term Loan of Rs 16 Crores towards project "Merlin Gangotri"

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 45 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.

Regards

Authorized Signatory

WONDERLAND VANIJAY PRIVATE LTD
NOBLE TREXIM PRIVATE LTD
PANGHAT AGENCY PRIVATE LTD
GALAXY TRACON PRIVATE LTD
VEER TIE UP PRIVATE LTD
AKSHARA COMPLEX PRIVATE LTD
DIGNITY SPACE PRIVATE LTD
TRIBUNE PRIVATE LTD
PLANET COMPLEX PRIVATE LTD

S. B. Mohanta
AUTHORISED SIGNATORY

MERLIN PROJECTS LTD.

Approved and accepted by the Borrower

Signature(s) _____

Date _____

Name _____

Designation _____

JUPITER MERCANTILES PVT. LTD.

Authorised Signatory / Director

SHIV KISHAN MOHTA & SONS (HUF)

KARTA

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 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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Terms and Conditions

Borrower	Merlin Projects Limited
Co-Borrower	Mr. Sushil Kumar Mohta, Shiv Kishan Mohta & Sons (HUF), Jupiter Mercantiles Pvt Ltd, Wonderland Vanijya Pvt Ltd, Noble Trexim Pvt Ltd, Panghat Agency Pvt Ltd, Galaxy Tracom Pvt Ltd, Veer Tie Up Pvt Ltd, Akshara Commodeal Pvt Ltd, Dignity Sales Pvt Ltd, Tribune Commerce Pvt Ltd, Planet Commercial Pvt Ltd.
Guarantor	Mr. Saket Mohta
Developer	Merlin Group
Lender	Bajaj Housing Finance Limited
Project	Merlin Gangotri
Facility	Loan not exceeding Rs 16,00,00,000 (Rupees Sixteen crores only) for the purpose of Construction Finance and general working capital requirements of the residential Project "Merlin Gangotri" referred to as the "Facility".
Purpose of Facilities	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 60 months including Principal standstill period of 30 months from date of first disbursement of Facility
Interest on the Facilities	<ul style="list-style-type: none"> As on date, the Reference Rate of BHFL-I-FRR HFCINS is 13.70% per annum, spread is -2.50% per annum and the applicable rate is 11.20% 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 0.75% 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	<p>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 "Merlin Gangotri".</p> <p>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. <u>Wonderland Vanijya Private Limited;</u></p>



SM

Noble Trexim Private Limited
 Panghat Agency Private Limited
 Galaxy Tracom Private Limited
 Veer Tie up Private Limited
 Akshara Commodeal Private Limited
 Dignity Sales Private Limited
 Tribune Commerce Private Limited
 Planet Commercial Private Limited

Bmella
 Authorised Signatory

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MERLIN PROJECTS LTD.
[Signature]
 Authorised Signatories/Director

SHIV KISHAN MOHTA & SONS (HUF)
[Signature]

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Insurance	Project "Merlin Gangotri" 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. 2% prepayment charges on the Outstanding amount in case of takeover by any financial institution. 																																
Disbursement schedule	<p>The Facility amount of Rs 16 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</td> <td>5.00</td> <td>-</td> <td>*45</td> </tr> <tr> <td>35%</td> <td>2.50</td> <td>10</td> <td>55</td> </tr> <tr> <td>45%</td> <td>2.50</td> <td>10</td> <td>65</td> </tr> <tr> <td>55%</td> <td>2.00</td> <td>11</td> <td>76</td> </tr> <tr> <td>65%</td> <td>2.00</td> <td>11</td> <td>87</td> </tr> <tr> <td>70%</td> <td>2.00</td> <td>12</td> <td>99</td> </tr> <tr> <td>Total</td> <td>16.00</td> <td>54</td> <td></td> </tr> </tbody> </table> <p>*initial booking</p> <ol 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. <p>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</p>	% of Project Cost Incurred (Excluding Land & Interest)	Tranche Disbursement (Rs in Crs)	Incremental Sales (Units)	Cummulative Sales (Units)	Upfront	5.00	-	*45	35%	2.50	10	55	45%	2.50	10	65	55%	2.00	11	76	65%	2.00	11	87	70%	2.00	12	99	Total	16.00	54	
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Repayment for Facilities	<ul style="list-style-type: none"> The borrower agrees and undertakes to repay principal amounts by way of scheduled repayment of the facilities to BHFL in 30 months after Principal standstill period of 30 months from the date of first disbursement. Interest to be serviced monthly during the Principal standstill period from the current account of the borrower through ECS/PDC's/NACH. 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. 																																

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Sohail Bhutia
 Authorised Signatory / Director

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 DIGNITY CONSTRUCTION PRIVATE LTD
 TRIBUNE CONSTRUCTION PRIVATE LTD
 PLANET CONSTRUCTION PRIVATE LTD

MERLIN PROJECTS LTD.

Rajiv Kumar
 Authorised Signatory/Director

SHIV KISHAN MONTA & SONS (HUF)

Shiv Kishan Monta

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Period (in Months)	Receivables	Escrow Sweep
1 st to 15 th Month	Up to Rs 6 Crs	25%
16 th to 30 th Month	Above Rs 6 Cr up to Rs. 12.5 Crs	35%
31 th to 45 th Month	Above Rs 12.5 Cr up to Rs. 20 Crs	50%
46 th to 60 th Month	Above Rs. 20 Crs	60%

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 at the time of disbursement of each tranche amount.

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.

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.

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Sudhakar Bhunia
 Authorised Signatory / Director

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 VEER TIE UP PRIVATE LTD
 AKSHARA CO-OP HOUSING SOCIETY LTD
 DIGNITY SALES PRIVATE LTD
 TRIBUNE COMMERCIAL PRIVATE LTD
 PLANET COMMERCIAL PRIVATE LTD

MERLIN PROJECTS LTD.
Ravi Kumar
 Authorised Signatory/Director

S.M. Pillai
Satish Mohan
Satish Mohan

B. Binod
 AUTHORISED SIGNATORY

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Shiv Kishan Mohta

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- 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.

Period (in Months)	Receivables	Escrow Sweep
1 st to 15 th Month	Up to Rs 6 Crs	25%
16 th to 30 th Month	Above Rs 6 Cr up to Rs. 12.5 Crs	35%
31 th to 45 th Month	Above Rs 12.5 Cr up to Rs. 20 Crs	50%
46 th to 60 th Month	Above Rs. 20 Crs	60%

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 at the time of disbursement of each tranche amount.
- 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 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 disbursal
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Schawal Bhutra

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 DIGNITY SALES PRIVATE LTD
 TRIBUNE COMMODITY PRIVATE LTD
 PLANET COMMERCE PRIVATE LTD

B. Srinivas

AUTHORISED SIGNATORY

MERLIN PROJECTS LTD.

Rishabh Kumar

Authorised Signatory/Director

SHIV KISHAN MOHTA & SONS (HUF)

Shiv Kishan Mohta

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	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
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 "Merlin Gangotri". • 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 "Merlin Gangotri". • 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 disbursal of each tranche, an amount equivalent to 3 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. 		

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Sachin Bhunia

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 AKSHARA CONCEPTS PRIVATE LTD
 DIGNITY SALES PRIVATE LTD
 TRIBUNE CONCEPTS PRIVATE LTD
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Bhunia

AUTHORISED SIGNATORY

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MERLIN PROJECTS LTD.

Rishi Kumar

Authorised Signatories/Director

SHIV KISHAN MOHTA & SONS (HUF)

Mohita

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SM Mohita

Mohita

Sachin Mohita

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	<ul style="list-style-type: none"> • 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 first disbursement	<ul style="list-style-type: none"> • The Borrower is required to insure the Project against standard risks for an amount not less than the outstanding principal during the live tenure of the facilities. 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.
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 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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Sachin Bhatra

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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 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.
<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. All approvals and RERA registration to be obtained before disbursal. 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 of 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 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 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.

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Sonalal Bhutia
 Authorised Signatory / Director

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 TRIBUNE OCCUPANCY PRIVATE LTD
 PLANET CONSTRUCTION PRIVATE LTD

MERLIN PROJECTS LTD.

Rishabh Kumar
 Authorised Signatories/Director

SM Pillai

Bimal

SHIV KISHAN MOHTA & SONS (HUF)

Shiv Kishan

KARTA

BAJAJ HOUSING FINANCE LIMITED

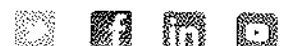
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- Borrower will not sell a bulk portion of the units without prior consent from BHFL.
- The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favor of the escrow account with the 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"
- 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

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Rishu Kumar

Authorised Signatory/Director

S M Pillai

B. Mohite

SHIV KISHAN MOHTA & SONS (PVT) LTD

Rishu Kumar

KARTA

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Satish Mohite

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	<p>amount, at its discretion, at any time, without giving any prior notice to the Borrower or without assigning any reasons thereof.</p> <ul style="list-style-type: none"> 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 paid to BHFL once the loan is disbursed or BHFL reserves the right to downsize the loan to that extent. 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 schemed of amalgamation / reconstitution Undertake guarantee obligations on behalf of any other Borrower / organization. Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL. Permit any transfer of the controlling interest or make any drastic change in the management set up. Divert/utilize funds to other associates/group companies Change the Project plan originally submitted during the application of facilities.
<p>Assignability</p>	<p>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.</p>
<p>Audit</p>	<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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Rishi Kumar
 Authorised Signatory/Director

SM Rishi

B. Mohan
 AUTHORISED SIGNATORY

SHIV KISHAN MONGA & SONS (HUF)
Rishi
 KARTA

Satish Mohan
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Shankar Agrawal


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Sold Units


Sr. No.	Block Name	Flat no.	Con-figu-ration 2/3 BHK	Area of Flat per sq ft	Date of Booking	Agree-ment Value	Total value	Per sqft price achieved	Received till date	Committed re- ceivables on sold stock
1	BLOCK-3	3E	2BHK	832	09-20-17	2366832	23,66,832	2,845	1301757	1065075
2	BLOCK-3	5A	2BHK	832	02-18-18	2462304	24,62,304	2,960	1354266	1108038
3	BLOCK-3	5B	2BHK	811	08-15-18	2325600	23,25,600	2,868	1046520	1279080
4	BLOCK-3	5E	2BHK	832	02-18-18	2504112	25,04,112	3,010	1377261	1126851
5	BLOCK-3	6A	2BHK	832	05-16-18	2497248	24,97,248	3,002	1123762	1373486
6	BLOCK-3	6B	2BHK	811	08-31-18	2413760	24,13,760	2,976	1327568	1086192
7	BLOCK-3	6E	2BHK	832	09-09-17	2385552	23,85,552	2,867	1312053	1073499
8	BLOCK-3	7E	2BHK	832	2-18-2018	2829216	28,29,216	3,401	1556070	1273146
9	BLOCK-3	8B	2BHK	811	1-22-2019	2438368	24,38,368	3,007	1463022	975346
10	BLOCK-3	8E	2BHK	832	2-18-2018	2541552	25,41,552	3,055	1143698	1397854
11	BLOCK-3	9E	2BHK	832	6-25-2017	2491632	24,91,632	2,995	1370397	1121235
12	BLOCK-3	10A	2BHK	832	2-18-2018	2845440	28,45,440	3,420	1564992	1280448
13	BLOCK-3	11E	2BHK	832	6-30-2018	2565888	25,65,888	3,084	1158757	1407131
14	BLOCK-4	3C	3BHK	1055	10-12-18	3191903	31,91,903	3,026	1915140	1276763
15	BLOCK-4	4C	3BHK	1055	8-28-2018	3456903	34,56,903	3,277	1901295	1555608
16	BLOCK-4	4D	3BHK	1017	05-08-18	3351276	33,51,276	3,295	1843203	1508073
17	BLOCK-4	5A	3BHK	1017	08-10-18	3461004	34,61,004	3,403	796929	2664075
18	BLOCK-4	5C	3BHK	1055	8-31-2018	3622780	36,22,780	3,434	543417	3079363
19	BLOCK-4	5D	3BHK	1016	2-22-2018	3045714	30,45,714	2,998	1675141	1370573
20	BLOCK-4	6A	3BHK	1017	6-30-2018	2982468	29,82,468	2,933	1640358	1342110
21	BLOCK-4	6C	3BHK	1055	1-14-2019	3513543	35,13,543	3,330	2108124	1405419
22	BLOCK-4	6D	3BHK	1017	8-16-2017	3000756	30,00,756	2,951	1650417	1350339
23	BLOCK-4	7A	3BHK	1017	10-07-18	2998470	29,98,470	2,948	449771	2548699

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SHIV KISHAN MONTA & SONS (HUF)

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24	BLOCK-4	7C	3BHK	1055	3-25-2018	3601423	36,01,423	3,414	1980781	1620642
25	BLOCK-4	7D	3BHK	1017	6-15-2017	3425190	34,25,190	3,368	103704	3321486
26	BLOCK-4	8C	3BHK	1055	02-03-18	3201968	32,01,968	3,035	1761083	1440885
27	BLOCK-4	8D	3BHK	1017	1-14-2018	3406902	34,06,902	3,350	1873795	1533107
28	BLOCK-4	9A	3BHK	1017	7-29-2018	3053334	30,53,334	3,002	1679332	1374002
29	BLOCK-4	9C	3BHK	1055	4-15-2018	3583230	35,83,230	3,396	1970777	1612453
30	BLOCK-4	9D	3BHK	1017	2-18-2018	3547110	35,47,110	3,488	1950911	1596199
31	BLOCK-4	10C	3BHK	1055	6-19-2018	3640798	36,40,798	3,451	2002440	1638358
32	BLOCK-4	10D	3BHK	1017	07-08-17	3612642	36,12,642	3,552	1986952	1625690
33	BLOCK-4	11A	3BHK	1017	8-14-2018	3084576	30,84,576	3,033	1696518	1388058
34	BLOCK-4	11C	3BHK	1055	5-30-2018	3147888	31,47,888	2,984	1752326	1395562
35	BLOCK-1	9A	3BHK	1016	4-15-2019	3774638	37,74,638	3,715	377464	3397174
36	BLOCK-1	9D	3BHK	1016	3-17-2019	3485140	34,85,140	3,430	348514	3136626
37	BLOCK-1	10A	3BHK	1016	3-17-2019	3696486	36,96,486	3,638	369649	3326837
38	BLOCK-2	8A	2BHK	832	4-19-2019	2748880	27,48,880	3,304	274887	2473993
39	BLOCK-1	7D	3BHK	1016	5-31-2019	3594158	35,94,158	3,538	1437664	2156494
40	BLOCK-4	11D	3BHK	1017	7-29-2019	3301778	33,01,778	3,247	330178	2971600
41	BLOCK-1	8D	3BHK	1016	6-5-2019	3209398	32,09,398	3,159	642619	2566779
42	BLOCK-2	8E	2BHK	832	7-4-2019	3029696	30,29,696	3,641	1211880	1817816
43	BLOCK-1	11A	3BHK	1016	7-29-2019	3685014	36,85,014	3,627	737002	2948012
44	BLOCK-3	7A	2BHK	832	4-5-2019	2887424	28,87,424	3,470	1732460	1154964
45	BLOCK-3	8A	2BHK	832	4-5-2019	2899904	28,99,904	3,485	1739940	1159964
				42892	138909898	59584794	79325104			

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 Authorised Signatories/Director

SM Anil Kumar

[Signature]
 AUTHORISED SIGNATORY

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Saket Mohite

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Unsold Units

Sr. No.	Block Name	Flat no.	Configuration 2/3 BHK	Area (Sq. Ft.)
1	BLOCK-3	10B	2BHK	811
2	BLOCK-3	10C	2BHK	803
3	BLOCK-3	10D	2BHK	816
4	BLOCK-3	11A	2BHK	832
5	BLOCK-3	11B	2BHK	811
6	BLOCK-3	11C	2BHK	803
7	BLOCK-3	11D	2BHK	816
8	BLOCK-3	1A	2BHK	832
9	BLOCK-3	1C	2BHK	803
10	BLOCK-3	1D	2BHK	816
11	BLOCK-3	1E	2BHK	832
12	BLOCK-3	2A	2BHK	832
13	BLOCK-3	2B	2BHK	811
14	BLOCK-3	2C	2BHK	803
15	BLOCK-3	2D	2BHK	816
16	BLOCK-3	2E	2BHK	832
17	BLOCK-3	3A	2BHK	832
18	BLOCK-3	3B	2BHK	811
19	BLOCK-3	3C	2BHK	803
20	BLOCK-3	3D	2BHK	816
21	BLOCK-3	4A	2BHK	832
22	BLOCK-3	4B	2BHK	811
23	BLOCK-3	4C	2BHK	803
24	BLOCK-3	4D	2BHK	816
25	BLOCK-3	4E	2BHK	832

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Shiv Kishan Monta
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S M Dhillon
Satish Moha

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26	BLOCK-3	5C	2BHK	803
27	BLOCK-3	5D	2BHK	816
28	BLOCK-3	6C	2BHK	803
29	BLOCK-3	6D	2BHK	816
30	BLOCK-3	7B	2BHK	811
31	BLOCK-3	7C	2BHK	803
32	BLOCK-3	7D	2BHK	816
33	BLOCK-3	8C	2BHK	803
34	BLOCK-3	8D	2BHK	816
35	BLOCK-3	9B	2BHK	811
36	BLOCK-3	9C	2BHK	803
37	BLOCK-3	9D	2BHK	816
38	BLOCK-4	10B	2BHK	824
39	BLOCK-4	11B	2BHK	824
40	BLOCK-4	1B	2BHK	824
41	BLOCK-4	2B	2BHK	824
42	BLOCK-4	3B	2BHK	824
43	BLOCK-4	4B	2BHK	824
44	BLOCK-4	5B	2BHK	824
45	BLOCK-4	6B	2BHK	824
46	BLOCK-4	7B	2BHK	824
47	BLOCK-4	8B	2BHK	824
48	BLOCK-4	9B	2BHK	824
49	BLOCK-4	10A	3BHK	1,017
50	BLOCK-4	1A	3BHK	1,017
51	BLOCK-4	1C	3BHK	1,055
52	BLOCK-4	1D	3BHK	1,017



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SHIV KISHAN MOHTA & SONS (HUF)

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Fax :
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53	BLOCK-4	2A	3BHK	1,017
54	BLOCK-4	2C	3BHK	1,055
55	BLOCK-4	2D	3BHK	1,017
56	BLOCK-4	3A	3BHK	1,017
57	BLOCK-4	3D	3BHK	1,017
58	BLOCK-4	4A	3BHK	1,017
59	BLOCK-4	8A	3BHK	1,016
60	BLOCK-1	10C	3BHK	1,055
61	BLOCK-1	10D	3BHK	1,016
62	BLOCK-1	11C	3BHK	1,055
63	BLOCK-1	11D	3BHK	1,016
64	BLOCK-1	1A	3BHK	1,016
65	BLOCK-1	1C	3BHK	1,055
66	BLOCK-1	1D	3BHK	1,016
67	BLOCK-1	2A	3BHK	1,016
68	BLOCK-1	2C	3BHK	1,055
69	BLOCK-1	2D	3BHK	1,016
70	BLOCK-1	3A	3BHK	1,016
71	BLOCK-1	3C	3BHK	1,055
72	BLOCK-1	3D	3BHK	1,016
73	BLOCK-1	4A	3BHK	1,016
74	BLOCK-1	4D	3BHK	1,016
75	BLOCK-1	5A	3BHK	1,016
76	BLOCK-1	5D	3BHK	1,016
77	BLOCK-1	6C	3BHK	1,055
78	BLOCK-1	7A	3BHK	1,016
79	BLOCK-1	7C	3BHK	1,055

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Rishabh Kumar
 Authorised Signatory/Director

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Satish Mohan



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80	BLOCK-1	8A	3BHK	1,016
81	BLOCK-1	8C	3BHK	1,055
82	BLOCK-1	9C	3BHK	1,055
83	BLOCK-1	10B	2BHK	824
84	BLOCK-1	11B	2BHK	824
85	BLOCK-1	1B	2BHK	824
86	BLOCK-1	2B	2BHK	824
87	BLOCK-1	3B	2BHK	824
88	BLOCK-1	4B	2BHK	824
89	BLOCK-1	5B	2BHK	824
90	BLOCK-1	6B	2BHK	824
91	BLOCK-1	7B	2BHK	824
92	BLOCK-1	8B	2BHK	824
93	BLOCK-1	9B	2BHK	824
94	BLOCK-2	10A	2BHK	832
95	BLOCK-2	10B	2BHK	811
96	BLOCK-2	10C	2BHK	803
97	BLOCK-2	10D	2BHK	816
98	BLOCK-2	10E	2BHK	832
99	BLOCK-2	11A	2BHK	832
100	BLOCK-2	11B	2BHK	811
101	BLOCK-2	11C	2BHK	803
102	BLOCK-2	11D	2BHK	816
103	BLOCK-2	11E	2BHK	832
104	BLOCK-2	2A	2BHK	832
105	BLOCK-2	2B	2BHK	811
106	BLOCK-2	2C	2BHK	803

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Authorised Signatory / Director

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Saket Mohita

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Tel :

Fax :

Corporate ID No.:

MERLIN PROJECTS LTD.

Rishi Kumar
Authorised Signatory/Director

SHIV KISHAN MOHITA & SONS (HUF)

Shiv Kishan Mohita
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107	BLOCK-2	2D	2BHK	816
108	BLOCK-2	3A	2BHK	832
109	BLOCK-2	3C	2BHK	803
110	BLOCK-2	3D	2BHK	816
111	BLOCK-2	3E	2BHK	832
112	BLOCK-2	4A	2BHK	832
113	BLOCK-2	4B	2BHK	811
114	BLOCK-2	4C	2BHK	803
115	BLOCK-2	4D	2BHK	816
116	BLOCK-2	4E	2BHK	832
117	BLOCK-2	5A	2BHK	832
118	BLOCK-2	5B	2BHK	811
119	BLOCK-2	5C	2BHK	803
120	BLOCK-2	5D	2BHK	816
121	BLOCK-2	5E	2BHK	832
122	BLOCK-2	6A	2BHK	832
123	BLOCK-2	6B	2BHK	811
124	BLOCK-2	6C	2BHK	803
125	BLOCK-2	6D	2BHK	816
126	BLOCK-2	6E	2BHK	832
127	BLOCK-2	7B	2BHK	811
128	BLOCK-2	7C	2BHK	803
129	BLOCK-2	7D	2BHK	816
130	BLOCK-2	8B	2BHK	811
131	BLOCK-2	8C	2BHK	803
132	BLOCK-2	8D	2BHK	816
133	BLOCK-2	9A	2BHK	832

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S. Daniel Bhutta
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134	BLOCK-2	9B	2BHK	811
135	BLOCK-2	9C	2BHK	803
136	BLOCK-2	9D	2BHK	816
137	BLOCK-3	9A	2BHK	832
138	BLOCK-3	10E	2BHK	832
139	BLOCK-1	4C	3BHK	1,055
140	BLOCK-1	5C	3BHK	1,055
141	BLOCK-1	6A	3BHK	1,016
142	BLOCK-1	6D	3BHK	1,016
143	BLOCK-2	2E	2BHK	832
144	BLOCK-2	3B	2BHK	811
145	BLOCK-2	7A	2BHK	832
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