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Date: 26/02/2018

M/s Siddha Waterfront LLP,
Siddha Park, 6th Floor,
99A, Park Street, Kolkata-700016.

Kind Attn: Mr.Sanjay Jain, Mr.Chandra Prakash Jain, Mr.Siddharth Sethia, Mr.Jay Prakash Agarwal, Mr.Vijay Diwan and Mr.Pearamjit Singh

Dear Sir,

Tata Capital Housing Finance Limited (TCHFL) takes the pleasure in granting an in-principle sanction to extend a Project Construction Funding facility (including take-over of LICHFL loan) for your residential projects "Siddha Waterfront" situated at Chowdhury More, P.O. and P.S. Khardah, Old Calcutta Road, Mouza - Patulia, Dist. - 24 Parganas (North), Kolkata, West Bengal 700119 is developed under M/s Siddha Waterfront LLP for an amount not exceeding Rs. 60,00,00,000/- (Rupees Sixty Crores only).

This in-principle sanction is subject to fulfillment of the terms and conditions entailed herein in entirety to the complete satisfaction of TCHFL.

TERMS AND CONDITIONS

Lender	Tata Capital Housing Finance Limited
Borrower/Co-Borrowers/Guarantor	Borrower: Siddha Waterfront LLP; Co-borrowers: Siddha Projects Pvt Ltd., Siddha Real Estate Development Pvt Ltd., Positive Vanijya Pvt. Ltd., Pilotis Capital Management Pvt Ltd, BS Properties & Investors Pvt Ltd, Venkatesh Realcon Pvt Ltd.,



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TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Identity Number U67190MH2008PLC187552

Park Plaza 2nd Floor Flat No.2C & 2D South Block 71 Park Street Kolkata 700 016

Tel 91 33 6652 2300

Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001 India

Tel 91 22 6745 9000

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	<p>Mr Sanjay Jain, Mr. Chandra Prakash Jain, Mr Siddharth Sethia, Mr Jay Prakash Agarwal, Mr Vijay Diwan, Mr Pearamjit Singh</p> <p>Note: Landowning Companies (105 Companies) as detailed in Annexure 1 are going to create Registered Mortgage in favour of TCHFL.</p>
Loan Amount	Rs 60.00 Crores (including take-over of loan from LICHFL).
Tenure	Door to door tenure of 54 months including moratorium of 24months.
Upfront Fees	1.50% + Applicable Tax.
Type of Loan	Construction Finance including take-over of loan from LICHFL.
Loan Drawl Period	24 months from the date of first disbursement.
Principal Moratorium Period	24 months from the date of first disbursement (Interest to be serviced during moratorium period).
Asset Cover and Receivable Cover	Minimum Asset cover of 1.75 times and net receivables cover of 1.5 times of the outstanding loan amount to be maintained during the currency of loan. In the event of shortfall of asset cover borrower to make good the shortfall either by providing additional security as suggested by TCHFL or cash in Indian Rupees or to repay the loan to such extent.
Receivable Capitalization	<p>During Moratorium period: Capitalization of 25% for first 12 months and 35% for next 12 months.</p> <p>During repayment: 70% during the repayment period till the end of loan tenure. Capitalization is inclusive during repayment. Capitalization of receivables will not attract</p>



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	prepayment penalty.
Property	The immovable property/ies in relation to the Project including the land on which the Project is being/to be constructed or developed.
Type of Security	<p>Registered Mortgage on following: All that land of Siddha Waterfront situated at Chowdhury More, Old Calcutta Road, Patulia Sarada Pally, JL No. 4, PS Khardah, Under Patulia Gram Panchayat, Dist – 24 Parganas (North), Kolkata 700119 along with all current/future structures standing thereon.</p> <p>Hypothecation on current and future receivables of sold & unsold units from the Project "Siddha Waterfront" and all cash flow including insurance proceeds, etc.</p> <p>Escrow arrangement: MI/EMI to be serviced from escrow account for Term Loan.</p> <p>Security Interest on unsold Units in the Project: TCHFL would have a Security Interest including mortgage/charge/lien on all unsold Units in the Project. In case Borrower wants to sell the Units to any prospective purchaser, they would obtain an NOC from TCHFL to this effect. Issuance of NOC is sole discretion of TCHFL.</p> <p>Cross-Collateralization: This proposed loan will be linked to the existing loan funded by TCHFL against project "Siddha Town Madhyamgram" being developed by Siddha Projects Private Limited. Loan A/c number – 9992563.</p>
Escrow Account	<p>Borrowers would in respect the Project to open such accounts as may be required by TCHFL and as may be required under the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations thereunder (collectively "RERA") with a scheduled bank designated by TCHFL.</p> <p>The waterfall mechanism and collection of all the receivables of the Project and the withdrawal from each of such account shall be in the manner as may be stipulated by TCHFL from time to time.</p>



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	<p>At any given time, the float available in the escrow account should be equal to 1-month Interest of the Disbursed Loan amount in the form of Fixed Deposit with lien marking by TCHFL</p> <p>TCHFL shall be entitled to audit such expenses and on its satisfaction may instruct Escrow Bank to permit / not permit the Borrower for drawl of the money.</p>
RERA Status	Project to be registered under RERA 2016 as may be notified within the State of West Bengal and the same need to be updated to TCHFL.
Mode of Repayment	<ol style="list-style-type: none"> 1. Pre-MII/MI serviced by Auto Debit mode from Project Escrow Account with ICICI Bank. 2. Pre-MII Interest to be serviced on partly Disbursed loan component on monthly basis. In addition to the Pre-MII/MI, capitalization on receivables of the Projects "Siddha Waterfront" to be done as specified above in "Receivable Capitalization". Capitalization is inclusive of EMI set off. 3. Capitalization of receivables will not attract prepayment penalty.
Repayment Schedule	<p>Pre-MII for the Term Loan to commence from the date of first disbursement of and be paid till the final disbursement or Loan Drawl Period, whichever is earlier and MI for the TL to commence from the following month of the disbursement of the TL.</p> <p>In case amount of drawdown is less than the approved loan amount at the completion of stipulated drawl period, MI for the disbursed loan portion will commence unless specific request has been made by the Borrower for extension of the loan drawl period and the same has been approved by TCHFL.</p>
Monthly Installment	Rs.2,35,61,448/- for 30 months' subject to variation in the PLR, remaining loan tenure of the loan and capitalization satisfaction.
Rate of Interest	PLR of 16.50% - 3.40% = 13.10% per annum on monthly reducing & floating rate basis.



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	Presently Prime Lending Rate (PLR) as on date is 16.50%. Interest rate on repayment would change based on the changes in PLR as announced by TCHFL from time to time. This would lead to change in Interest payable to TCHFL. The rate shall be applied by TCHFL on the first date of following quarter as per English calendar year in which PLR is changed.																																																						
Prepayment Penalty	Prepayment penalty of 2% plus applicable taxes of the outstanding principal at the time of prepayment.																																																						
Interest on default	@4% monthly basis over and above the normal interest rate shall be charged in case of delayed payment of installments, interest or monies payable under the facility agreement from the due date till the date of receipt.																																																						
Stamp Duty	As applicable and will be borne by the Borrower.																																																						
Validity	30 days from the date of issuance of sanction letter.																																																						
End Use	Towards construction of project Siddha Waterfront.																																																						
Disbursement	TL to be disbursed in tranches as detailed in the following table: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Tranche#</th> <th>Tranche Amount (Rs Cr)</th> <th>TCHFL cumulative disbursement (Rs Cr)</th> <th>Construction stage, %</th> <th>Booking stage, % (units)</th> <th>Booking units</th> </tr> </thead> <tbody> <tr><td>1</td><td>46.00</td><td>46.00</td><td>62%</td><td>62%</td><td>662</td></tr> <tr><td>2</td><td>2.00</td><td>48.00</td><td>66%</td><td>64%</td><td>690</td></tr> <tr><td>3</td><td>2.00</td><td>50.00</td><td>68%</td><td>65%</td><td>705</td></tr> <tr><td>4</td><td>2.00</td><td>52.00</td><td>70%</td><td>67%</td><td>720</td></tr> <tr><td>5</td><td>2.00</td><td>54.00</td><td>75%</td><td>68%</td><td>740</td></tr> <tr><td>6</td><td>2.00</td><td>56.00</td><td>79%</td><td>70%</td><td>760</td></tr> <tr><td>7</td><td>2.00</td><td>58.00</td><td>84%</td><td>72%</td><td>780</td></tr> <tr><td>8</td><td>2.00</td><td>60.00</td><td>87%</td><td>74%</td><td>800</td></tr> </tbody> </table>	Tranche#	Tranche Amount (Rs Cr)	TCHFL cumulative disbursement (Rs Cr)	Construction stage, %	Booking stage, % (units)	Booking units	1	46.00	46.00	62%	62%	662	2	2.00	48.00	66%	64%	690	3	2.00	50.00	68%	65%	705	4	2.00	52.00	70%	67%	720	5	2.00	54.00	75%	68%	740	6	2.00	56.00	79%	70%	760	7	2.00	58.00	84%	72%	780	8	2.00	60.00	87%	74%	800
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	Total	60.00	87%	74%	800
	<p>The Borrower needs to provide to TCHFL a Registered Architect/Engineer certified progress report and Statement of Cost incurred prior to each disbursement demand duly certified by the Chartered Accountant.</p> <p>TCHFL would have the statement validated through its panel Valuer and the same would be Certified by the Valuer in his Project Technical report.</p>				
Disclosure Norms	<p>The Borrower would publish in all their marketing material, the fact that the Project has been financed by TCHFL. The marketing material used by the Borrower for the Project would be subject to scrutiny by the TCHFL at any point of time.</p>				
Status of Bookings	<p>The Borrower would provide status of Bookings in the project every Month/ Quarter, within 7 days of end of month /quarter by way of a declaration on its letter head.</p> <p>TCHFL would have the first right of granting retail Home Loans to the customers who have booked property in the Project and borrower will share the booking details with contact number on regular frequency.</p>				
Documents Required	<ol style="list-style-type: none"> 1. Accepted sanction letter, 2. Facility Agreement and other legal security documents are to be executed as necessary with the Borrower and Guarantor, 3. Board Resolution, as required, from the company coming as Applicant/Co-applicants/Guarantors on the loan structure, 4. Demand Promissory Note, 5. Declarations / Undertakings / Affidavits, etc., if required; 6. Escrow Account & documentation, 7. Lien Letter on sale proceeds and Hypothecation Deed, if required 8. Registered/Equitable Mortgage on primary security and hypothecation of Receivables, 9. Extension of charge on Collateral Security, if any; 10. Approved maps, permissions etc., 				



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	<ol style="list-style-type: none"> 11. Notarized Power of Attorney to be executed in favor of TCHFL authorizing TCHFL to recover and realize all present and future book debts, receivables, etc. to the extent of loan amount and interest (including interest on default) due, 12. CA certificate for capital a/c & unsecured loan a/c balances, 13. Constitutional documents, 14. Signature Verification of the signatories to the Facility Agreement, 15. Self-attested KYC documents, ITR & Financials of Borrower and KYC documents of Guarantors, 16. NOC from Banks / Financial Institutions for TCHFL facility, if applicable, 17. Copy of Permanent Account Number (PAN) card of Borrower, Guarantors and Authorized Signatory/ies, 18. Title search Report (by TCHFL approved lawyers), 19. Certificate from Empaneled Technical Valuer certifying that the land has all the statutory approval of local authority or Municipal body as required, 20. Security PDC's as per TCHFL policy to be collected, 21. Any other documents, information, certificates etc. as may be required by TCHFL, 22. Project Insurance mandatorily to be done within 30 days of first disbursement, 23. LOD from LICHFL and BT documentation to complete, 24. No dues letter (NOC) & Release deed (if applicable) to be obtained, 25. Certificate from Architects and Engineers/structural Engineers, to the effect that the properties being mortgaged have been constructed as per National Building Code and that there are provisions to ensure safety of building against natural disasters (in terms of NHB circular issued in 2010-2011).
<p>Undertakings by Borrower and Co-Borrower</p>	<p>The following Undertakings to be given by the Borrower and Co-Borrower:</p> <ol style="list-style-type: none"> a) All legal and incidental expense including stamp duty and out of Pocket Expenses in connection with the proposed credit facility will have to be borne by the Borrower. b) The Borrower has to give an undertaking that the transactions with the associate/group concerns/ if any will be genuine trade transactions and on commercial terms. c) TCHFL reserves the right to rearrange the payment schedule and to call upon the firm/ Borrower/ its Directors/ Promoters to accelerate the payments, if the firm/ Borrower's financial position so warrants and The Borrower should not embark upon any restructuring/ alliance/ mergers/ acquisitions without prior permission in



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	<p>writing from TCHFL.</p> <p>d) The Borrower has to give an Undertaking that no case/proceedings are pending against them on account of any default/violations under FEMA, Customs; Taxation and Exchange control Regulations. Also that the Borrower/their sister or associate/group/family concerns and their Directors/partners/proprietor etc. do not appear on RBI's list of defaulters and ECGC's caution list. Further, if any such proceeding is initiated by any of such departments, information will be provided to TCHFL immediately. In case this information is found to be incorrect at a later stage or non-reporting of any subsequent proceedings, TCHFL is fully empowered to take criminal action/other suitable proceedings against the borrower.</p> <p>e) The Borrower shall undertake to notify us of impacts on its financial position/performance periodically. The Borrower will keep us informed of any circumstances adversely affecting its financial position.</p> <p>f) QIS & other MIS Statement Needs to be submitted whenever required.</p> <p>g) The Borrower shall, in addition to any other data, books & accounts maintain in the ordinary course of business complete & accurate data & documents and furnish it to TCHFL within 30 days from the date of Requisition. In case of failure would be treated as non-compliance and default in part of the borrower, 2% penal interest will be charged</p> <p>h) The Borrower shall not create any further charge on their assets/properties funded by us/charged created by us without our prior written approval.</p> <p>i) Undertaking that the proposed loan will be utilized only for the Construction Projects only and not for any capital expenditure.</p> <p>j) The firm/Borrower/Borrower shall undertake that during the currency of our loan, it shall not without TCHFL's permission in writing –</p> <ul style="list-style-type: none"> - Implement any scheme of major expansion and acquire fixed assets from TCHFL Fund. - Make investments/advances or deposit amounts with any other concern from TCHFL fund. - Undertake guarantee or obligations on behalf of any other firm/company from TCHFL Fund. <p>k) An affidavit shall be submitted by the Borrower/property owner with regard to the Property that: -</p>
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	<ul style="list-style-type: none"> - No proceedings under Income Tax Act and any Taxation Laws are pending or going on and No arrears of tax, Including the Interest in the respect of the Property. - The Property is not attached by any Government/ Tax Authorities. - All the obligations/payments to Municipal Authorities etc. shall be made by them in time. - The Property is in the possession of the Borrower. - No third party interest, including license/tenancy rights have been created or will be created without our prior written permission. - The Property is free from any court/municipal proceedings, attachments etc. - That the said Property is free from all dispute, charges, taxes, litigation, attachment anywhere in India.
Other special conditions:	<ul style="list-style-type: none"> • Creation of mortgage and extension of charge on Property in the form of Residential/commercial property or converted vacant plots/sites as detailed hereinabove. It is hereby clarified that the mortgage created/to be created over the apartment (as defined under RERA) or plots under the Project in respect of which an agreement for sale has been executed: (i) prior to such mortgage, (ii) with a prior written consent of TCHFL, then such mortgage shall not affect the right and interest of an allottee who has taken or agreed to take such apartment, plot or building, as the case may be; • The security provided by the Borrower should be acceptable to TCHFL and TCHFL's discretion on the acceptability will be full and final. • Disbursement shall be subject to compliance of terms & condition mentioned in the sanctioned letter & receipt of satisfactory legal opinion on the Property and Title Clearance Report by TCHFL from its empaneled lawyer. • Disbursement shall also be subject to receipt of market valuation of Property/equipment from empaneled valuer to the satisfaction of TCHFL. • Before further tranche disbursement booking to validate and incremental units to are to be booked. Being completed project TCHFL will monitor the performance. Further disbursement is sole discretion of the TCHFL • TCHFL reserves its right to alter/ cancel and/or modify the credit limits/loan sanctioned and/or terms and payment conditions stipulated without notice to the Borrower and without assigning any reason thereof in case of default in repayment of



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installment and/or interest/Financial performance.

- The rate of interest and margin stipulated are subject to change from time to time at the sole discretion of TCHFL and as per the guidelines of RBI or GOI or any other regulatory authority.
- TCHFL reserves the right to inspect the work site, godown and books of account of the firm/Borrower/Borrower by any of its officials; the cost of which shall be borne by the borrower.
- All stamp duties, other present and future duties to be paid by the Borrower all other cost / legal expenses including valuation and title search to be borne by Borrower.
- TDS deduction- Interest would be paid on gross amount as soon TCHFL receives the TDS certificate. TCHFL will refund the TDS amount in 7 working days or Firm to give undertaking that Quarterly TDS certificate will be provided, however in event of TDS certificate not provided within agreed time frame then the same shall be debited to your loan account and same shall stand as outstanding as recoverable with penal interest on it.
- The Agreement for Sale/ Conveyance Deed /Sale Deed to be executed between the Borrower and its customer should contain a specific clause that the purchase consideration with respect to the unit/s purchased in the said Project should be deposited in the designated Escrow Account maintained by the Borrower with ICICI Bank for the benefit of TCHFL.
- In the event of any subsequent change in the 'F' status reflected in the Form 26AS statement of TCHFL, TCHFL shall be entitled to forthwith debit the TDS amount to the Borrower's loan account and the same shall be considered as an outstanding and recoverable along with additional/penal interest and all other applicable costs, charges and expenses. For net of TDS contracts Quarterly TDS certificate will be provided by customer within 30 days of the end of each quarter, however in event of TDS certificate not provided within agreed time frame then the TDS credit given will be reversed.
- The Borrower and Project shall at the time of execution of this sanction letter, have been in compliance and shall continue to comply with the provisions of RERA Act and the Borrower shall ensure that the Project is in compliance with the provisions of RERA Act at all points in time. The Borrower shall execute all such documents, get all such approvals and make all such representations as may be required by TCHFL from



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time to time in order to ensure that the Project and Borrower are in compliance with all the provisions of RERA Act.

- The Borrower shall forthwith disclose the details of the loan provided by TCHFL on the website of the Real Estate Regulatory Authority ("RERA").
- The Borrower shall forthwith intimate TCHFL about any claims, notices, intimations etc. as the Borrower may receive from any of the allottees, RERA or any other person in relation to the Project, which is major/critical in nature.
- The Borrower shall obtain the written consent of TCHFL prior to proposing any change in the sanctioned/proposed plan of the Project, which may change the projected cash flows of the Project as disclosed to RERA and TCHFL.
- Without prejudice to the other rights of TCHFL and/or the provisions of this Sanction Letter and/or the other documents in relation to the Loan, the Borrower shall provide forthwith a copy of certificates, information, documents and updates as may be provided/required to be provided to RERA under the RERA Act and/or the rules and regulations thereunder.
- The Borrower shall ensure that the stage wise time schedule of the Project as disclosed by the Borrower to RERA and the allottees at the time of allotment are adhered to by the Borrower.
- The Borrower shall do all such acts as may be required to ensure that the completion certificate (as defined under the RERA) for the Project is obtained on or before the date of completion as disclosed to the allottees and RERA.
- The Borrower shall not make any false/incorrect representations/disclosures to RERA or any of the allottees or TCHFL.
- In the event any interest or penalty is required to be paid by the Borrower to any person pursuant to the provisions of RERA, the Borrower shall pay such interest and/or penalty from its own sources (without creating any encumbrance over the Project or any part thereof) and shall not use the amount under the sanction provided by TCHFL to Borrower.
- Without prejudice to the other rights of TCHFL and/or the terms and conditions of the documents in relation to the amount sanctioned hereunder, in the event the registration is not provided by RERA, the same shall be treated as an event of default.
- Net Receivable cover of minimum 1.5 times to be maintained throughout the tenure of the loan.



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SIDDHA REAL ESTATE DEVELOPMENT PVT. LTD.**

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Authorised Signatory

Pilotis Capital Management Pvt. Ltd

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Authorised Signatory/Direc.

TATA CAPITAL HOUSING FINANCE LIMITED

Corporate Identity Number U67190MH2008PLC187552

Park Plaza 2nd Floor Flat No. 2C & 2D South Block 71 Park Street Kolkata 700 016

Tel 91 33 6652 2300

Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001 India

Tel 91 22 6745 9000

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- No receivables and cash flow takeout to be permitted in the project during tenure of TCHFL loan.
- The cash flows shall be signed by the developer and documented before disbursement.
- Undertaking regarding non-disposal of shareholding by all the shareholders on the loan structure to be documented. Liability of LLP partners are restricted to their holding percentage in the Company Siddha Waterfront LLP.
- Latest property tax receipts and up to date EC regarding collateral to be documented.
- In the event of default TCHFL reserves the right to sell the unsold inventory at discounted rates as deemed fit by TCHFL on rate of Rs. 3100/- per sqft for the captioned project.
- Achievement of Minimum All-inclusive Sale rate milestones of Rs. 3100/- per sqft for the project "Siddha Waterfront" on the saleable area basis for residential units. If borrower sells below the agreed price, borrower will pay agreed capitalization to TCHFL for the difference amount.
- Peak exposure on the Group is capped at Rs 60.00 Crores.
- Company to undertake that the unsecured loans raised from friends, relatives and directors etc. shall remain in the business on continuous basis and these loans shall not be withdrawn during the currency of the loan and shall be subordinate to bank borrowings.
- Borrower to take approval from TCHFL for leasing /selling commercial units in the project. In the event of sell of any commercial units, TCHFL reserves the right to review the capitalization from such units. If the units are leased out, the rentals to be routed through a designated account lien marked to TCHFL, till such time TCHFL has charge on the project. The borrower will be allowed to draw-down the rentals without any retention till the time the facilities in the group continue to be regular. In case of an event of default, TCHFL reserves the right to put a debit freeze on the account till such time all the facilities are regularized to the satisfaction of TCHFL.
- Security as mandated in the sanction letter to be created in favour of TCHFL in the form and manner of TCHFL before release of fund to Borrower.
- CA Certified Net worth to be submitted before disbursement.
- CA certified latest list of directors and shareholders and partners to be documented



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	<p>for all the respective entities, if applicable.</p> <ul style="list-style-type: none"> • Report of sales & construction progress of the project financed by TCHFL to be submitted on a monthly basis, or on a shorter duration if required by TCHFL • Validation of bookings to be done prior to each tranche disbursement. • Initial disbursement to the tune of existing outstanding with LIC HFL not exceeding Rs 40.50 crore. Balance disbursement to be done post perfection of security, completion of mortgage and all other takeover formalities. • TCHFL to hold the status of 'Preferred Finance Partner' thereby giving TCHFL the first right to consider Home Loan applications of individual purchasers. • All marketing materials of the project will mention the name of TCHFL as the lender to whom the property has been mortgaged. The developer to put up a board at the worksite displaying that the property is approved and financed by TCHFL. • ROC charge creation within 30 days of 1st disbursement of the proposed term loan. • End use letter from CA within 30 days.
POST – DISBURSEMENT DOCUMENTS	If any required, at the sole discretion of TCHFL
PERIODICAL REVIEW REQUIREMENTS	<ul style="list-style-type: none"> • The account to be reviewed on quarterly basis. • Status of Bookings in the project every Quarter within 7 days of end of quarter by way of a declaration on its letter head. • Quarterly / Half yearly audit of project sales, receivables, project cost and financials as per TCHFL policy. • Audited financials within 180 days of the close of the financial year. • Six monthly provisional data with 45 days of the closure of the period.

This approval is valid for acceptance for 30-days from the date of issuance of this letter, unless, specifically extended by the Company at its sole discretion.

This in-principle sanction letter is subject to due diligence, completion of comprehensive legal, financial, technical and other due diligence of the Borrower and Co-Borrower and execution of all such documents as may be required by TCHFL to the satisfaction of TCHFL including all such document as may be required for valid security creation. The Borrower and Co-Borrowers shall make available all necessary and material information and extend full cooperation to lawyers and other advisors of TCHFL for undertaking the due diligence.



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SIDDHA REAL ESTATE DEVELOPMENT PVT. LTD.**

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Authorised Signatory

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Pilotis Capital Management Pvt Ltd

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This sanction shall stand revoked and cancelled if:

- There are material changes in the proposal for which the assistance is considered and in the information provided by the Applicants on the basis of which the loan has been sanctioned.
- There are material changes in the Borrower's financial performance.
- Any material facts concerning the Borrower's profits or its ability to make payments under this loan agreement or any relevant aspects of its request for loan facility are withheld, suppressed, concealed, or are found to be incorrect or untrue.
- Unsatisfactory track record in respect of any other finance facility availed by the applicant/s.
- Any other reason which can have a detrimental impact on the Project, its timely completion and/or Bookings.
- Any information as may be required by TCHFL from the Borrower, Co-Borrowers and guarantors, time to time pertaining to the Project / secured Property is not furnished in the form prescribed / approved by TCHFL over a period of 30 days.
- The Borrower does not or fails to comply with any of the provisions of RERA Act or fails to comply with any request of TCHFL either with respect to any act to be done or not done under RERA or otherwise.
- If there is a revocation of registration by RERA.

Further, TCHFL reserves the right to cancel the sanction in the event the borrower or a promoter is required to pay any interest or penalty under the provisions of RERA Act including in an event where due to any breach or default by the borrower or a promoter in relation to the project for any reason whatsoever

This sanction letter supersedes all other sanction letter issued for this facility.

Please endorse your signature at the foot of this letter in acknowledgement and acceptance of the terms and conditions of this letter.

Yours truly,

For Tata Capital Housing Finance Limited



Name: Suman Ghosal

Designation: Regional Head, East (Developer Finance Business)

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Ranjit Singh

TATA CAPITAL HOUSING FINANCE LIMITED

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Accepted by

M/s Siddha Waterfront LLP	<p style="text-align: center;">SIDDHA WATERFRONT LLP</p> <p style="text-align: center;">JSS <i>Sanku</i></p> <p style="text-align: center;">Partner / Authorised Signatory</p>
M/s Siddha Projects Pvt. Ltd.	<p style="text-align: center;">Siddha Projects Private Limited</p> <p style="text-align: center;">JSS <i>Sanku</i></p> <p style="text-align: center;">Director / Authorised Signatory</p>
M/s Siddha Real Estate Development Pvt. Ltd.	<p style="text-align: center;">Siddha Real Estate Development Private Limited</p> <p style="text-align: center;">JSS <i>Sanku</i></p> <p style="text-align: center;">Director / Authorised Signatory</p>



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M/s Pilotis Capital Management Pvt. Ltd.	<p>Pilotis Capital Management Pvt Ltd ✓SS <i>[Signature]</i> Authorised Signatory/Direct</p>
M/s BS Properties & Investors Pvt. Ltd.	<p>B. S. PROPERTIES & INVESTORS PVT. LTD. Director/Authorised Signatory</p>



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M/s Venkatesh Realcon Pvt. Ltd.	
Mr Sanjay Jain	✓SS Sanjay
Mr. Chandra Prakash Jain	
Mr Siddharth Sethia	✓SS



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**SIDDHA WATERFRONT LLP.
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SIDDHA REAL ESTATE DEVELOPMENT PVT. LTD.**

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Mr Jay Prakash Agarwal	
Mr Vijay Diwan	
Mr Pearamjit Singh	<i>Pearamjit Singh</i>



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Pearamjit Singh

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Annexure 1: Landowning Company Details (Phase I & II):

1. M/s. Blockdeal Hirise Pvt. Ltd.	36. M/s. Shivratri Nirman Pvt. Ltd.	71. M/s. Dhansilk Developers Pvt. Ltd.
2. M/s. Blockdeal Nirman Pvt. Ltd.	37. M/s. Paramount Trexim Pvt. Ltd.	72. M/s. Dhansilk Heights Pvt. Ltd.
3. M/s. Vostro Complex Pvt. Ltd.	38. M/s. Power Point Tracom Pvt. Ltd.	73. M/s. Dhansilk Housing Pvt. Ltd.
4. M/s. Blockdeal Infracon Pvt. Ltd.	39. M/s. Tropex Vanijya Pvt. Ltd.	74. M/s. Fastener Heights Pvt. Ltd.
5. M/s. Coolhut Promoters Pvt. Ltd.	40. M/s. Wonder Vyapaar Pvt. Ltd.	75. M/s. Giridhan Commercial Pvt. Ltd.
6. M/s. Blockdeal Residency Pvt. Ltd.	41. M/s. Coolhut Enclave Pvt. Ltd.	76. M/s. Hopeful Heights Pvt. Ltd.
7. M/s. Coolhut Nirman Pvt. Ltd.	42. M/s. Coolhut Housing Pvt. Ltd.	77. M/s. Mangaldham Complex Pvt. Ltd.
8. M/s. Coolhut Infracon Pvt. Ltd.	43. M/s. Power Point Buildcon Pvt. Ltd.	78. M/s. Mangaldham Constructions Pvt. Ltd.
9. M/s. Coolhut Properties Pvt. Ltd.	44. M/s. Power Point Dealers Pvt. Ltd.	79. M/s. Mangaldham Developers Pvt. Ltd.
10. M/s. Coolhut Hirise Pvt. Ltd.	45. M/s. Sun View Infracon Pvt. Ltd.	80. M/s. Mangaldham Enclave Pvt. Ltd.
11. M/s. Coolhut Complex Pvt. Ltd.	46. M/s. Aadharseeela Dealers Pvt. Ltd.	81. M/s. Mangaldham Heights Pvt. Ltd.
12. M/s. Coolhut Builders Pvt. Ltd.	47. M/s. Power Point Reality Pvt. Ltd.	82. M/s. Mangaldham Housing Pvt. Ltd.
13. M/s. Coolhut Buildcon Pvt. Ltd.	48. M/s. Aadharseeela Tie Up Pvt. Ltd.	83. M/s. Mangaldham Infracon Pvt. Ltd.
14. M/s. Coolhut Residency Pvt. Ltd.	49. M/s. Power Point Tie up Pvt. Ltd.	84. M/s. Mangaldham Nirman Pvt. Ltd.
15. M/s. Coolhut Infrastructure Pvt. Ltd.	50. M/s. Shivpawan Infracon Pvt. Ltd.	85. M/s. Power Point Buildcon Pvt. Ltd.
16. M/s. Coolhut Reality Pvt. Ltd.	51. M/s. Pawanshiv Enclave Pvt. Ltd.	86. M/s. Pushapdham Marketing Pvt. Ltd.
17. M/s. Coolhut Projects Pvt. Ltd.	52. M/s. Pawanshiv Griha Nirman Pvt. Ltd.	87. M/s. Shivpawan Nirman Pvt. Ltd.
18. M/s. Panchmurti Infracon Pvt. Ltd.	53. M/s. Paswanshiv Hirise Pvt. Ltd.	88. M/s. Shivpawan Realstate Pvt. Ltd.
19. M/s. Panchmurti Complex Pvt. Ltd.	54. M/s. Pawanshiv Housing Pvt. Ltd.	89. M/s. Shivratri Nirman Pvt. Ltd.
20. M/s. Panchmurti Promoters Pvt. Ltd.	55. M/s. Rudramukhi Residency Pvt. Ltd.	90. M/s. Shivratri Projects Pvt. Ltd.
21. M/s. Panchmurti Constructions Pvt. Ltd.	56. M/s. Rudramukhi Hirise Pvt. Ltd.	91. M/s. Shivratri Promoters Pvt. Ltd.
22. M/s. Panchmurti Hirise Pvt. Ltd.	57. M/s. Devpujan Complex Pvt. Ltd.	92. M/s. Snowrise Tradelink Pvt. Ltd.
23. M/s. Pawansathi Builders Pvt. Ltd.	58. M/s. Rudramukhi Promoters Pvt. Ltd.	93. M/s. Transways Heights Pvt. Ltd.
24. M/s. Pawansathi Enclave Pvt. Ltd.	59. M/s. Rudramukhi Constructions Pvt. Ltd.	94. M/s. Dhanaasha Commercial Pvt. Ltd.
25. M/s. Pawansathi Buildcon Pvt. Ltd.	60. M/s. Rudramukhi Complex Pvt. Ltd.	95. M/s. Dhansubh Dealer Pvt. Ltd.
26. M/s. Pawansathi Residency Pvt. Ltd.	61. M/s. Devpujan Residency Pvt. Ltd.	96. M/s. Mastery Enclave Pvt. Ltd.
27. M/s. Pawansathi Hirise Pvt. Ltd.	62. M/s. Devpujan Hirise Pvt. Ltd.	97. M/s. Palanhar Vyapaar Pvt. Ltd.
28. M/s. Devpujan Realstate Pvt. Ltd.	63. M/s. Devpujan Enclave Pvt. Ltd.	98. M/s. Ratansidhi Commerce Pvt. Ltd.
29. M/s. Megapix Complex Pvt. Ltd.	64. M/s. Devpujan Infracon Pvt. Ltd.	99. M/s. Shivratri Promoters Pvt. Ltd.
30. M/s. Shivpawan Enclave Pvt. Ltd.	65. M/s. Shivratri Promoters Pvt. Ltd.	100. M/s. Shivpawan Tradelink Pvt. Ltd.
31. M/s. Shivpawan Constructions Pvt. Ltd.	66. M/s. Anjanidham Mercantile Pvt. Ltd.	101. M/s. Shivpawan Properties Pvt. Ltd.
32. M/s. Shivpawan Developers Pvt. Ltd.	67. M/s. Aravali Complex Pvt. Ltd.	102. M/s. Shivratri Reality Pvt. Ltd.
33. M/s. Shivpawan Complex Pvt. Ltd.	68. M/s. Coolhut Buildcon Pvt. Ltd.	103. M/s. Shivratri Residency Pvt. Ltd.
34. M/s. Shivpawan Housing Pvt. Ltd.	69. M/s. Devpujan Hirise Pvt. Ltd.	104. M/s. Mastery Complex Pvt. Ltd.
35. M/s. Shivpawan Heights Pvt. Ltd.	70. M/s. Devpujan Infracon Pvt. Ltd.	105. M/s. Mastery Housing Pvt. Ltd.



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