

# BAJAJ HOUSING FINANCE LIMITED

Date: 2<sup>nd</sup> May 2018

To  
Rajwada Developer  
Kolkata

Dear Mr. Parveen Agarwal

**Sub: Financial Assistance by way of Rupee Term Loan of Rs. 15 Crores towards project "Rajwada Altitude"**

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 Term Sheet 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 5 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 20 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,

*Punit Singhania*

Authorized signatory

Approved and accepted by the Borrower

Signature(s) \_\_\_\_\_

Date \_\_\_\_\_

Name

Designation

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLCO42961

# BAJAJ HOUSING FINANCE LIMITED

## Terms and Conditions

Borrower	Rajwada Developer								
Co-borrower/s	<ul style="list-style-type: none"> <li>• Rajwada Group</li> <li>• Parveen Agarwal</li> <li>• Bikash Agarwal</li> <li>• Sarla Agarwal</li> <li>• Rajwada Developers Pvt. Ltd.</li> <li>• Jiten Commercial Pvt. Ltd.</li> <li>• Kriston Merchants Pvt. Ltd.</li> </ul>								
Developer	Rajwada Developer								
Lender	Bajaj Housing Finance Limited								
Project	Rajwada Altitude								
Facility	Rupee Term Loan not exceeding Rs. 15 crores (Rupees Fifteen Crores) for the purpose of takeover of loan from Tata Capital Housing Finance Ltd, construction and general working capital requirements of the Project "Rajwada Altitude" referred to as the "Facility".								
Purpose of facility	<ul style="list-style-type: none"> <li>• The facility will be used towards                             <ul style="list-style-type: none"> <li>o Rs. 4.99 crore towards closure of loan availed from Tata Capital Housing Finance Limited.</li> <li>o Rs. 2.01 crore towards construction cost of the Project Altitude.</li> </ul> </li> </ul> The facility 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.								
Interest on the facility	<ul style="list-style-type: none"> <li>• As on date, the Reference Rate of BHFL - I- FRR HFCINS is 13.10 % per annum, spread is 0.40% per annum and the applicable rate is 13.50% per annum.</li> <li>• 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, the "spread" would be appropriately be rest by BHFL.</li> </ul> BHFL may reduce the spread as indicated below <table border="1" data-bbox="432 1234 1410 1599"> <thead> <tr> <th>Retail Home Loan conversion for BHFL from the borrower projects</th> <th>Spread reduced by</th> </tr> </thead> <tbody> <tr> <td>Upon conversion of home loan in the first 6 months or earlier for 25% value of disbursement</td> <td>0.10%</td> </tr> <tr> <td>Upon conversion of home loan in the first 18 months or earlier for 40% value of disbursement</td> <td>0.15% (Cumulative 0.25%)</td> </tr> <tr> <td>Upon conversion of home loan in the first 24 months or earlier for 50% value of disbursement</td> <td>0.15% (Cumulative 0.4%)</td> </tr> </tbody> </table>	Retail Home Loan conversion for BHFL from the borrower projects	Spread reduced by	Upon conversion of home loan in the first 6 months or earlier for 25% value of disbursement	0.10%	Upon conversion of home loan in the first 18 months or earlier for 40% value of disbursement	0.15% (Cumulative 0.25%)	Upon conversion of home loan in the first 24 months or earlier for 50% value of disbursement	0.15% (Cumulative 0.4%)
Retail Home Loan conversion for BHFL from the borrower projects	Spread reduced by								
Upon conversion of home loan in the first 6 months or earlier for 25% value of disbursement	0.10%								
Upon conversion of home loan in the first 18 months or earlier for 40% value of disbursement	0.15% (Cumulative 0.25%)								
Upon conversion of home loan in the first 24 months or earlier for 50% value of disbursement	0.15% (Cumulative 0.4%)								
Processing fees	The borrower will pay 1.00% 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.								
Home Loan	Borrower will share details of prospective customers of the project to BHFL for fulfilling Home Loan requirements of such customers on an ongoing basis till closure of facility.								

*Punit Singhania*

### Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLC042961



# BAJAJ HOUSING FINANCE LIMITED

	Once borrower shares prospective customers details, BHFL will reserve the first right of refusal for all prospective home buyers Home Loans on the project "Rajwada Altitude". However, the decision to avail the home loans shall be the sole decision of the prospective buyer.												
Insurance	<ul style="list-style-type: none"> <li>Project "Rajwada Altitude" to be insured and the policy to be assigned in favor of Bajaj Housing Finance Ltd.</li> </ul>												
Prepayment	<ul style="list-style-type: none"> <li>No prepayment charges throughout the tenure of the facility if pre payments are done from cash flows of the project</li> <li>4% prepayment charges if prepayment done from cash flows other than project cash flow within the tenure of the loan</li> </ul>												
Disbursement Schedule	Upfront disbursement of Rs. 7 crs out of which Rs. 4.99 crs in favour of Tata Capital Housing Finance Limited and disbursement of Rs. 2.01 Crs towards construction of project upon perfection of security and compliance of all the conditions mentioned in the sanction letter and Facility Agreement. Balance amount of Rs. 8 Crs will be disbursed upon compliance of sales and construction milestone.												
	<table border="1"> <thead> <tr> <th>% of Project Cost Incurred (Excluding Land &amp; Interest)</th> <th>Tranche Disbursement (In Rs. Crs)</th> <th>Incremental Sales (Units)</th> </tr> </thead> <tbody> <tr> <td>41%</td> <td>3.00</td> <td>5</td> </tr> <tr> <td>57%</td> <td>2.50</td> <td>6</td> </tr> <tr> <td>68%</td> <td>2.50</td> <td>7</td> </tr> </tbody> </table>	% of Project Cost Incurred (Excluding Land & Interest)	Tranche Disbursement (In Rs. Crs)	Incremental Sales (Units)	41%	3.00	5	57%	2.50	6	68%	2.50	7
	% of Project Cost Incurred (Excluding Land & Interest)	Tranche Disbursement (In Rs. Crs)	Incremental Sales (Units)										
	41%	3.00	5										
	57%	2.50	6										
68%	2.50	7											
Tenure and Repayment	<ul style="list-style-type: none"> <li>The borrower agrees and undertakes to repay principal amounts by way of scheduled repayments of the facility to BHFL in 18 months after Principal moratorium period of 12 months from the date of first disbursement.</li> <li>Interest to be serviced monthly during the moratorium period from the current account of the borrower through ECS/PDC's/NACH</li> <li>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 facility in the below ratio. Remaining amount will be transferred to the current account of the borrower.</li> <li>Calculation of dues – At the end of the moratorium 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 disbursal to the loan account. The Ideal EMP will be deducted from the actual POS at the end of moratorium period which will be the Ideal POS at the end of the moratorium 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 &amp; will need to be paid on the due date. In case of additional disbursal during the loan tenure, the additional disbursed</li> </ul>												

Punit Singhania

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLCO42961

# BAJAJ HOUSING FINANCE LIMITED

	<p>amount will get divided by the remaining loan tenure &amp; the Ideal EMV will increase accordingly.</p> <table border="1"> <thead> <tr> <th>Cashflows</th> <th>Escrow Sweep</th> </tr> </thead> <tbody> <tr> <td>Upto Rs. 5 Crs</td> <td>10%</td> </tr> <tr> <td>From Rs. 5.01 Crs to Rs. 10.00 Crs</td> <td>20%</td> </tr> <tr> <td>From Rs. 10.01 to Rs. 20.00 Crs-</td> <td>50%</td> </tr> <tr> <td>Above Rs. 20.00 Crs</td> <td>65%</td> </tr> </tbody> </table> <p>Scheduled repayment of EMP inclusive of escrow repayments till closure of facility.</p>	Cashflows	Escrow Sweep	Upto Rs. 5 Crs	10%	From Rs. 5.01 Crs to Rs. 10.00 Crs	20%	From Rs. 10.01 to Rs. 20.00 Crs-	50%	Above Rs. 20.00 Crs	65%
Cashflows	Escrow Sweep										
Upto Rs. 5 Crs	10%										
From Rs. 5.01 Crs to Rs. 10.00 Crs	20%										
From Rs. 10.01 to Rs. 20.00 Crs-	50%										
Above Rs. 20.00 Crs	65%										
Scheduled receivables	<ul style="list-style-type: none"> <li>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.</li> <li>The borrower will maintain a minimum net receivable cover of 1.75x times of the principle outstanding during the tenor of the facility. 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.</li> </ul>										
Escrow account	<ul style="list-style-type: none"> <li>The Borrower to open escrow accounts with the designated bank</li> <li>The borrower shall ensure that all the scheduled receivables of the Project are deposited only in the escrow account.</li> <li>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 facility in the below ratio. Remaining amount will be transferred to the current account of the borrower.</li> </ul> <table border="1"> <thead> <tr> <th>Cashflows</th> <th>Escrow Sweep</th> </tr> </thead> <tbody> <tr> <td>Upto Rs. 5 Crs</td> <td>10%</td> </tr> <tr> <td>From Rs. 5.01 Crs to Rs. 10.00 Crs</td> <td>20%</td> </tr> <tr> <td>From Rs. 10.01 to Rs. 20.00 Crs</td> <td>50%</td> </tr> <tr> <td>Above Rs. 20.01 Crs</td> <td>65%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>Inflows in the escrow account shall comprise of:             <ul style="list-style-type: none"> <li>All revenue with regard to sale proceeds in "Rajwada Altitude"</li> <li>Receipts on account of deposits, service charges, utility payments etc.</li> <li>Other receivables like insurance proceeds, enforcement proceeds, general compensation.</li> <li>Escrow sweep agreement will be approved by credit based on project cash flows</li> </ul> </li> <li>BHFL will have full authority to monitor and operate the account as it deems fit/necessary.</li> <li>The escrow account shall be maintained by the borrower during the entire tenure of the facility and shall not be closed without prior written consent and approval of BHFL.</li> <li>All costs, charges and expenses in connection with the operation of the escrow account shall be borne by the borrower. The borrower shall enter into agreement with the designated bank and such agreement shall be in a form and manner acceptable to BHFL.</li> <li>Inform all customers of the Project to draw all cheques in favor of this account and also undertake that all the receivables in connection with the Project are deposited only in this account.</li> </ul>	Cashflows	Escrow Sweep	Upto Rs. 5 Crs	10%	From Rs. 5.01 Crs to Rs. 10.00 Crs	20%	From Rs. 10.01 to Rs. 20.00 Crs	50%	Above Rs. 20.01 Crs	65%
Cashflows	Escrow Sweep										
Upto Rs. 5 Crs	10%										
From Rs. 5.01 Crs to Rs. 10.00 Crs	20%										
From Rs. 10.01 to Rs. 20.00 Crs	50%										
Above Rs. 20.01 Crs	65%										

Punit Singhania

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091

Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLCO42961



# BAJAJ HOUSING FINANCE LIMITED

	<ul style="list-style-type: none"> <li>BHFL will have the first right to adjust the sale proceeds against the principal outstanding/other dues in respect of the facility.</li> <li>BHFL reserves the right to set up a standing instruction to transfer daily the funds credited in the escrow account to be transferred to the sweep in account of BHFL</li> <li>The borrower can accelerate the repayments at any point during the tenure of the facility without any prepayment charges</li> </ul>
Security	<ul style="list-style-type: none"> <li>Exclusive First Charge by way of registered mortgage on unsold units and Exclusive first charge on proportionate share on land pertaining to project "Rajwada Altitude"</li> <li>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 "Rajwada Altitude"</li> <li>Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms).</li> <li>Security cover to be maintained during tenure of loan is 1.75x.</li> <li>The receivables will be monitored and controlled through an escrow arrangement.</li> <li>Escrow arrangement and Security to be created before disbursement</li> </ul>
Other securities	<ul style="list-style-type: none"> <li>The securities should provide a minimum security cover of 1.75x times of the Facility Amount at all times during the tenor of the Facility as per valuation done by BHFL empaneled Valuer.</li> </ul>
Pre-disbursement conditions	<p>The obligations of BHFL to disburse the Facility shall be subject to the Borrower complying the following Conditions Precedent</p> <ul style="list-style-type: none"> <li>Escrow account to be operational with the designated bank.</li> <li>Borrower shall execute the financing/loan documents as per BHFL requirements</li> <li>Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by borrower</li> <li>Satisfactory completion of all diligences</li> <li>Undertaking from the borrower stating clearly sold and unsold units in the Project</li> <li>Company certified cash flow statement for the entire tenure of the facility</li> <li>CA certified net worth statement of promoter/partners</li> <li>CA certified net worth statement of the borrowing entity</li> <li>CA certified statement of total cost incurred on the Project</li> <li>Certificate from practicing Company Secretary that the Rajwada Developers Pvt Ltd is an operational company as per the records of Registrar of Companies West Bengal and features in the list of companies maintained by the Registrar.</li> <li>Addendum Agreement between the landowners Parekh family and Rajwada Developer (loan applicant) to be obtained extending the time limit upto the completion for construction of the project "Rajwada Altitude" which is currently within 24 months from the date of obtaining sanctioned plans from Rajpur-Sonarpur Municipality as well as from the date of getting possession from the owners whichever is later.</li> <li>Draft sale agreement / demand letters incorporating condition that the booking money / payments need to be made in favour of the escrow account with the designated bank for the Project.</li> </ul>

Punit Singhania

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLC042961



# BAJAJ HOUSING FINANCE LIMITED

	<ul style="list-style-type: none"> <li>• Letter from Tata Capital Housing Finance Limited mentioning the current outstanding of the facility and list of documents held with them.</li> <li>• Confirmation from Tata Capital Housing Finance Limited that the existing facility is not linked with any other facility and the documents will be released upon closure of facility.</li> <li>• Undertaking/Indemnity from developer stating, "Developer agreeing to indemnify Bajaj Housing Finance Limited against any claims or loss that may occur or arise due to the non-registration or delayed registration under RERA".</li> </ul>
Conditions to be satisfied within 30 days from first disbursement	<ul style="list-style-type: none"> <li>• BHFL should receive No dues certificate within 15 days from the date of release of payment to Tata Capital Housing Finance Limited.</li> <li>• Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence.</li> <li>• Execution of Registered Mortgage of Project Land and unsold units in favor of BHFL.</li> <li>• 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 facility. The property shall be adequately insured and copies of insurance policies with assignment in favour of lender as loss payee would be made available in case of the occurrence of such event.</li> </ul>
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"> <li>• Failure to service debt or any other amount under the Loan Agreements when due and if not cured within 7 days</li> <li>• Failure to deposit receivables as documented in the loan documents in the designated escrow account</li> <li>• Breach of any representation and warranty by the Borrower and sponsor</li> <li>• Breach of covenant or undertaking or other obligation</li> <li>• Any order passed for winding up/ dissolution / or filing of bankruptcy</li> <li>• Cessation of business</li> <li>• Repudiation</li> <li>• Downgrading of the credit rating of the Borrowers bank facilities by 2 notches by external credit rating agencies</li> <li>• Voluntary or involuntary insolvency, appointment of receiver, winding up, liquidation, bankruptcy, dissolution or change of control of the Borrower or any one of them</li> <li>• Any change constitution of partnership without written consent from BHFL.</li> <li>• Any of the Financing Agreements becomes unenforceable against the Borrower.</li> <li>• When the RERA Authority is said to be functional, the Builder/Developer should go ahead and ensure compliance of the same by appropriate Registration and submit to us a proof of the same as prescribed by the RERA authority after the RERA Authority starts functioning.</li> </ul>
Consequences of default	<ul style="list-style-type: none"> <li>• Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Financing Agreements</li> <li>• Accelerate maturity of the facility together with all accrued interest and declare all amounts payable by the Borrower in respect of the facility to be due and payable immediately</li> <li>• Suspend and terminate all undrawn commitments</li> </ul>

*Punit Singhani*

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLC042961



# BAJAJ HOUSING FINANCE LIMITED

	<ul style="list-style-type: none"> <li>• Revise the rate upward by 400 basis points</li> <li>• 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 facility agreement shall be payable by the Borrower</li> </ul>
Other covenants	<ul style="list-style-type: none"> <li>• Borrower needs to submit a monthly MIS/report providing details of sales in the Project and construction progress.</li> <li>• Borrower needs to submit CA Certified statement of cost incurred to BHFL before every tranche disbursal.</li> <li>• Developer to ensure that the net worth of the entity "Rajwada Developer" would always be maintained at a minimum of Rs. 0.10 Crs during the entire tenure of BHFL Loan.</li> <li>• In case where buyers who desires to purchase unit in the Project and who intends to avail the loan, the Borrower shall refer such buyers to BHFL who shall offer loans to them for which BHFL may customize special scheme for the Project. The Borrower shall also share details of such buyers with BHFL to enable it to offer their schemes of the loan.</li> <li>• Right to step in to the Project in case default remains uncured for certain period including appointing other contractors to complete the Project.</li> <li>• Borrower to undertake &amp; confirm to complete the entire Project in event of escalation of Project cost.</li> <li>• 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. The lender shall provide NOC on monthly basis for all the agreements which the borrower has entered into previous month to avoid operational hassle.</li> <li>• Net worth of the applicant "Rajwada Developer" should remain positive for the entire BHFL loan tenor.</li> <li>• Borrower will not sell a substantial portion of the units without prior consent from BHFL.</li> <li>• The Project must be RERA complaint as per the stated laws if and when applicable.</li> <li>• 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.</li> <li>• The Borrower will not borrow from any other bank/financial institution for this Project without prior permission from BHFL.</li> <li>• The company will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL.</li> <li>• The company will not repay any monies brought by the Holding Company principal shareholders by way of deposits / loans and advances during the currency of the facility.</li> <li>• The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the installment/dues/overdue under this facility. Dividend if any paid should be paid after clearing dues to BHFL</li> </ul>

Punit Singhania

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLCO42961

# BAJAJ HOUSING FINANCE LIMITED

	<ul style="list-style-type: none"> <li>• The Borrower to display prominently about financial assistance from BHFL in all marketing communication and brochures. All such communication through newspapers/magazine advertisements of the Project financed by BHFL should have the declaration stating that "Project financed by Bajaj Housing Finance Ltd"</li> <li>• Appropriate hoardings/display boards to be displayed at the Project site specifically stating that "Project financed by Bajaj Housing Finance Ltd"</li> <li>• Adherence to the building norms and technical specifications as laid down by National Building Code (NBC).</li> <li>• Adherence to the Ministry of Environment and Forest Notification No.S.O.2804 (E) dated 03-Nov-2009 on fly ash and shall continue to be in adherence to the said notification during the tenure of the facility</li> <li>• 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 at all times.</li> <li>• 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.</li> <li>• During the currency of the loan Borrower shall not, without prior approval in writing             <ul style="list-style-type: none"> <li>○ Affect any change in the capital structure of the firm/company.</li> <li>○ Formulate any scheme of amalgamation / reconstitution</li> <li>○ Undertake guarantee obligations on behalf of any other Borrower / organization.</li> <li>○ Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL.</li> <li>○ Permit any transfer of the controlling interest or make any drastic change in the management set up.</li> <li>○ Divert/utilize funds to other associates/group companies</li> <li>○ Change the Project plan originally submitted during the application of facility</li> </ul> </li> </ul>
Assignability	BHFL shall have the right to assign, transfer, sell, pledge or hypothecate the facility, receivables, the security, rights, benefits and any other interest created in its favor under any of the agreements or hereunder without prior concurrence or intimation to the Borrower or to any other bank / lender or financial institution.
Audit	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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</li> </ul>

*Punit Singhania*

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091

Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLC042961



# BAJAJ HOUSING FINANCE LIMITED

## Details of unsold units (mortgaged to BHFL)

Sr. No.	Flat no.	Configuration 2/3 BHK	Salable Area of Flat (Sq. Ft.)
1	1/1A	3BHK	1596
2	1/1B	2BHK	1459
3	1/1C	2BHK	1454
4	1/1D	2BHK	1473
5	1/2A	3BHK	1596
6	1/2B	2BHK	1459
7	1/2C	2BHK	1454
8	1/2D	2BHK	1473
9	1/3A	3BHK	1596
10	1/3B	2BHK	1459
11	1/3C	2BHK	1454
12	1/3D	2BHK	1473
13	1/4A	3BHK	1596
14	1/4B	2BHK	1459
15	1/4C	2BHK	1454
16	1/4D	2BHK	1473
17	1/5C	2BHK	1454
18	1/5D	2BHK	1473
19	1/6C	2BHK	1454
20	1/6D	2BHK	1473
21	1/7A	3BHK	1596
22	1/7C	2BHK	1454
23	1/7D	2BHK	1473
24	1/8D	2BHK	1473
25	1/9B	2BHK	1459
26	1/9C	2BHK	1454
27	1/9D	2BHK	1473
28	1/10A	3BHK	1596
29	1/10D	2BHK	1473
30	1/11A	3BHK	1596
31	1/11B	2BHK	1459
32	1/11C	2BHK	1454
33	1/11D	2BHK	1473
34	1/12A	3BHK	1596
35	1/12B	2BHK	1459
36	1/12C	2BHK	1454
37	1/12D	2BHK	1473
38	1/13A	3BHK	1596
39	1/13C	2BHK	1454
40	1/13D	2BHK	1473
41	1/14A	3BHK	1596
42	1/14C	2BHK	1454
43	1/15A	3BHK	1596
44	1/15C	2BHK	1454

Punit Singhania

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091

Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India

Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLCO42961

# BAJAJ HOUSING FINANCE LIMITED

45	1/15D	2BHK	1473
46	1/16A	3BHK	1596
47	1/16B	2BHK	1459
48	1/16C	2BHK	1454
49	1/16D	2BHK	1473
50	1/17A	3BHK	1596
51	1/17B	2BHK	1459
52	1/19A	3BHK	1596
53	1/19B	2BHK	1459
54	1/19C	2BHK	1454
55	1/19D	2BHK	1473
Total			82,312

## Details of Sold flats

Sr. No.	Flat no.	Configuration 2/3 BHK	Salable Area of Flat (Sq. Ft.)	Total value (In Rs.)	Received till date (In Rs.)	Committed re. eivables (In Rs.)
1	1/5B	2BHK	1459	6,897,500	102,850	6,794,650
2	1/6B	2BHK	1459	7,129,375	97,090	7,032,285
3	1/7B	2BHK	1459	7,038,450	360,360	6,678,090
4	1/8A	3BHK	1596	7,843,850	4,718,747	3,125,103
5	1/8B	2BHK	1459	7,219,600	899,292	6,320,308
6	1/8C	2BHK	1454	6,597,600	899,292	5,698,308
7	1/9A	3BHK	1596	7,582,000	180,180	7,401,820
8	1/10B	2BHK	1459	4,995,000	299,000	4,696,000
9	1/10C	2BHK	1454	7,440,550	4,464,330	2,976,220
10	1/13B	2BHK	1459	7,115,750	1,792,693	5,323,057
11	1/14B	2BHK	1459	7,406,750	4,444,051	2,962,699
12	1/14D	2BHK	1473	4,989,950	1,932,000	3,057,950
13	1/15B	2BHK	1459	7,261,250	4,345,959	2,915,291
14	1/17C	2BHK	1454	7,193,200	3,596,600	3,596,600
15	1/17D	2BHK	1473	5,702,800	3,387,409	2,315,391
16	1/18A	3BHK	1596	6,145,600	3,670,393	2,475,207
17	1/18B	2BHK	1459	7,389,675	948,791	6,440,884
18	1/18C	2BHK	1454	7,720,000	180,180	7,539,820
19	1/18D	2BHK	1473	5,702,800	3,446,434	2,256,366
Total			28,154	129,371,700	39,765,651	89,606,049

*Punit Singhania*

## Bajaj Housing Finance Limited

Branch Office: Infinity Benchmark, #1201, 12th Floor, Plot-G-1, EP & GP Block,  
Near RDB Big Cinema, Sector V, Salt Lake, Kolkata - 700091  
Registered Office: Mumbai - Pune Road, Akurdi, Pune - 411 035, Maharashtra, India  
Corporate Office: 4th Floor, Bajaj Finserv Corporate Office, Off Pune-Ahmednagar Road,  
Viman Nagar, Pune - 411 014, Maharashtra, INDIA

Tel.: +91 33 30213300

Corporate ID No.  
L65910MH1987PLC042961