

*Karjannay*  
Director



Devanshi Infra Projects Pvt. Ltd.

*Karjannay*  
Director

Director

Date: 23/12/2017

M/s Mahamayatala Residency LLP

74, Lenin Sarani Kolkata -700013

Kind Attn: Mr. Yogesh Chandra Agrawalla, Mr. Sanjiv Kumar Dabriwal and Mr. Anant Nathany

*Karjannay*

Dear Sir,

Tata Capital Housing Finance Limited (TCHFL) takes the pleasure in granting an in-principle sanction to extend a Project Construction Loan for your **Fountain Exotica Project** for an amount not exceeding INR 6,00,00,000 (Rupees Five 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	<p><b>Borrower: M/s Mahamayatala Residency LLP</b></p> <p><b>Co-Borrowers:</b></p> <ol style="list-style-type: none"> <li>1. Mr. Yogesh Chandra Agrawalla</li> <li>2. Mr. Sanjiv Kumar Dabriwal</li> <li>3. Mr. Anant Nathany</li> <li>4. Mr. Naresh Chandra Agrawalla</li> <li>5. M/s Adya Township Private Limited</li> <li>6. M/s Adya Devcon Private Limited</li> <li>7. M/s Meghna Tradecom Private Limited</li> <li>8. M/s Meghna Projects Private Limited</li> <li>9. M/s Samman Realtors Private Limited</li> <li>10. M/s Padma Complex Private Limited</li> <li>11. M/s Shivangi Infra Realty Private Limited</li> <li>12. M/s Devanshi Infra Projects Private Limited</li> </ol>
Loan Amount	TL -1 INR 1.70 Crores (BT Amount from Magma, no morat) TL - 2 INR 4.30 Crores
Tenure	TL 1 – Door to Door tenure of 9 months including NIL moratorium TL 2 – Door to Door tenure if 24 months including 9 months' moratorium
Upfront Fees	1.00% + Applicable Tax
Type of Loan	Inventory Funding
Loan Drawl Period	TL 1 – NIL. Single tranche. BT from Magma TL 2 – 9 months from the 1 <sup>st</sup> disbursal
Principal Moratorium Period	TL 1 – NIL TL 2 – 9 months' (interest on disbursed amount to be paid during this period)
Asset Cover	Minimum 1.75 times to be maintained during the tenure 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.

Meghna Tradecom Pvt. Ltd.  
Yogesh Chandra Agrawalla

ADYA DEVCON (P) LTD.  
Yogesh Chandra Agrawalla

MAMAMAYATALA RESIDENCY LLP  
*Yogesh Chandra Agrawalla*  
Designated Partner  
*Yogesh Chandra Agrawalla*  
*Shankar Chandra Agrawalla*

*SD*

For Meghna Projects (P) Ltd.

**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 6652 2300

Registered Office One Forbes Dr. V.B Gandhi Marg Fort. Mumbai 400 001  
Tel 91 22 6745 9000

*Ullas*  
Director

SHIVANGI INFRA REALTY PVT. LTD.  
Director

*Karjannay*  
Director



*Karjannay*  
Director

Receivable Capitalization	70% of the sale proceeds during the entire tenure of loan for project Fountain Exotica. Set off to be allowed on EMI. Change in Capitalization percentage are at the sole discretion of TCHFL. <b>Capitalization of receivables will not attract prepayment penalty.</b>
Property	33 unsold units and appurtenance having saleable area of 53281 SQFT of (G+17) structure along with proportionate share of land, Car Parking, Amenities and common area in project " Fountain Exotica" situated at L.R.Dag nos. 3, 4, 5, 8, 9, 19 & 21, under L.R. khatian nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 & 2508, in Mouza Kumrakhali under P.S. Sonarpur in the District South 24 Parganas presently known and numbered as municipal Holding no.432, Uttar Kumrakhali under municipal Ward no.27 within the limits of Rajpur-Sonarpur Municipality.
Type of Security	Registered Mortgage on the 33 unsold units along with undivided proportionate share of land situated at 'Fountain Exotica', L.R.Dag nos. 3, 4, 5, 8, 9, 19 & 21, under L.R. khatian nos. 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507 & 2508, in Mouza Kumrakhali under P.S. Sonarpur in the District South 24 Parganas presently known and numbered as municipal Holding no.432, Uttar Kumrakhali under municipal Ward no.27 within the limits of Rajpur-Sonarpur Municipality.  1. Please refer Annexure-I for list of unsold units Valuation: Rs 22.38 Cr at 100% construction stage. Ownership: <ul style="list-style-type: none"> <li>• M/s Adya Township Private Limited</li> <li>• M/s Adya Devcon Private Limited</li> <li>• M/s Meghna Tradecom Private Limited</li> <li>• M/s Meghna Projects Private Limited</li> <li>• M/s Samman Realtors Private Limited</li> <li>• M/s Padma Complex Private Limited</li> <li>• M/s Shivangi Infra Realty Private Limited</li> <li>• M/s Devanshi Infra Projects Private Limited</li> </ul> 2. Hypothecation of Sold & Unsold Receivables of Project Fountain Exotica 3. Escrow arrangement 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 Unit to any prospective purchaser, they would obtain an NOC from TCHFL to this effect. Issuance of NOC is sole discretion of TCHFL. Issuance of NOC is sole discretion of TCHFL. <b>Additional Security: (Cross Collateral and cross Capitalization)</b> <ul style="list-style-type: none"> <li>• Extension of existing charge on project "Exotica Heights" being developed by Mahamayatala Garden LLP. The proposed loan will be linked to the existing loan funded by TCHFL against project "Exotica Heights". Loan A/c number – 9909380.</li> <li>• Cross capitalization to be done in case of short collection.</li> </ul>
Escrow Account	Borrowers would in respect the Project 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" Act") with a scheduled bank designated by TCHFL. 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.

Meghna Tradecom Pvt. Ltd. Director  
 Adya Devcon (P) Ltd. Director  
 Adya Township (P) Ltd. Director

Shivangi Infra Realty Pvt Ltd

MAMAMAVATALLA RESIDENCY LLP  
*Yogesh Chandra Jy...*  
 Designated Partner  
*Yogesh Chandra Jy...*  
*Shank Chandra A...*

*Karjannay*

**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 6652 2300  
 Registered Office One Forbes Dr. V B Gandhi Marg Fort. Mumbai 400 001  
 Tel 91 22 6745 9000

For Meghna Projects Pvt. Ltd. Page 2 of 13

ADYA COMPLEX PVT. LTD.



*Akarjama*  
Director



*Akarjama*  
Director

For Meghna Tracteam Pvt. Ltd.  
*Yogesh Chandra...*

Advys Devanshi (P) Ltd  
*Yogesh Chandra...*

Advys Townshup (P) Ltd  
*Yogesh Chandra...*

Director

Director

Director

	At any given time, the float available in the escrow account should be equal to one-month Interest of the Disbursed Loan amount in the form of Fixed Deposit with lien marking by TCHFL  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.
Mode of Repayment	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 3. In addition to the Pre-MII/MI, capitalization of receivables @70% during the entire tenure of loan. Capitalization is inclusive of EMI set off. 4. Capitalization of receivables will not attract prepayment penalty.
Repayment Schedule	Pre-MII for the TL 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 final disbursement of the TL.  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.
Monthly Installment	TL 1: INR 20,00,778/- for 9 months' subject to variation in the PLR, remaining loan tenure of the loan and capitalization satisfaction. TL2: INR 31,41,460/- for 15 months' subject to variation in the PLR, remaining loan tenure of the loan and capitalization satisfaction.
Rate of Interest	PLR of 16.50% - 2.50% = 14.00% per annum on monthly reducing and floating rate basis.  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 4% plus applicable taxes of the outstanding principal at the time of prepayment.
Interest on default	@4% over and above the normal interest rate shall be charged on monthly reducing and floating rate basis 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 the sanction letter
End Use	Up to Rs. 1.70 Cr towards balance transfer from Magma and Balance cost in the project "Fountain Exotica"
Disbursement	Disbursement pattern: As per the table below. Fund for Magma Housing Finance BT to release initially then the rest of the amount will be release after receiving the original property documents and NOC from Magma Housing Finance

Shivangi Infra Realty Pvt. Ltd.

MUMUKSHANTALLA RESIDENCY LLP

*Yogesh Chandra...*  
Designated Partner

*[Signature]*

*Akarjama*

**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 6652 2300

For Meghna Projects (Pages of 13

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

Tel 91 22 6745 9000

*Yogesh Chandra...*  
*Yogesh Chandra...*

*[Signature]*

SBL COMMERCIAL PVT. LTD.

*Ajay Jaiswal*  
Director



*Ajay Jaiswal*  
Director

M/s. Baguna Irabecum Pvt. Ltd.  
*Yogesh Chandra Jaiswal*  
 Director

Adya Township (P) Ltd.  
*Yogesh Chandra Jaiswal*  
 Director

Adya Township (P) Ltd.  
*Yogesh Chandra Jaiswal*  
 Director

Disbursement Tranche	TCHFL Equity	Builders Equity	Construction Stage	Booking
400.00	20%	80%	85%	41.07%
100.00	21%	79%	90%	44.64%
100.00	23%	77%	94%	48.21%

Disbursement to commence after creation of security to the satisfaction of TCHFL.

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.

TCHFL would have the statement validated through its panel Valuer and the same would be Certified by the Valuer in his Project Technical report.

**Disclosure Norms**  
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.

**Status of Bookings**  
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.

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.

**Documents Required**

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 from borrower companies,
4. Demand Promissory Note,
5. Declarations / Undertakings / Affidavits, etc., if required;
6. Escrow Account & documentation,
7. Lien Letter on sale proceeds,
8. Registered mortgage on primary security and hypothecation of Receivables,
9. Extension of charge on Collateral Security, if any;
10. Approved maps, permissions etc.,
11. Hypothecation Deed if required,
12. From first tranche disbursal, first cheque to be issued to Magma for closure of the outstanding amount. Charge release and No dues certificate/Letter to be received and closure of loan at Magma. Balance amount to be released to Borrower subject to receipt of all the original property papers and Simple Mortgage deed to be registered in favor of TCHFL. Original property paper to be vetted by Lawyer.
13. Original LOD & Loan Closure letter from Magma. before disbursal.
14. 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,
15. CA certificate for capital a/c & unsecured loan a/c balances,
16. Constitutional documents,
17. Signature Verification of the signatories to the Facility Agreement,

MUMBAIWATALLA RESIDENCY LLP  
*Yogesh Chandra Jaiswal*  
 Designated Partner

*Yogesh Chandra Jaiswal*  
*Shashank Chandra Jaiswal*

*Ajay Jaiswal*

**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 (P) Ltd.  
 Tel 91 6652 2300  
 Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001  
 Tel 91 22 6745 9000

*Ullas*

Shivangi Infra Realty Pvt. Ltd.  
*Shivangi*

ADYA TOWNSHIP (P) LTD.  
*Yogesh Chandra Jaiswal*  
 Director



*Anarjany*  
Director



*Anarjany*  
Director

for Meghna Trademart Pvt. Ltd.  
*Yogesh Chandra...*  
Director

Adya Devcom (P) Ltd  
*Yogesh Chandra...*  
Director

Adya Township (P) Ltd  
*Yogesh Chandra...*  
Director

	<p>18. Self-attested KYC documents, ITR &amp; Financials of Borrower and KYC documents of Guarantors,                  19. NOC from Banks / Financial Institutions for to TCHFL facility, if applicable,                  20. Copy of Permanent Account Number (PAN) card of Borrower, Guarantors and Authorized Signatory/ies,                  21. Title search Report (by TCHFL approved lawyers),                  22. Certificate from Empaneled Technical Valuer certifying that the land has all the statutory approval of local authority or Municipal body as required,                  23. Security PDC's as per TCHFL policy to be collected,                  24. Letter from BT bank that account status is standard (standard asset letter)                  25. Any other documents, information, certificates etc. as may be required by TCHFL,                  26. Project/Property Insurance Mandatory.</p>
<p>Undertakings by Borrower and Co-Borrower</p>	<p>The following Undertakings to be given by the Borrower and Co-Borrower:</p> <p>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) The Borrower should not embark upon any expansion/ diversification/ restructuring/ alliance/ mergers/ acquisitions without prior permission in writing from us.                  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.                  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.                  f) QIS &amp; other MIS Statement Needs to be submitted whenever required.                  g) The Borrower shall, in addition to any other data, books &amp; accounts maintain in the ordinary course of business complete &amp; accurate data &amp; 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                  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.                  i) Undertaking that the proposed loan will be utilized only for the Construction Projects only and not for any capital expenditure.                  j) The firm/Borrower/Borrower shall undertake that during the currency of our loan, it shall not without TCHFL's permission in writing -                  - Implement any scheme of major expansion and acquire fixed assets.                  - Make investments/advances or deposit amounts with any other concern from TCHFL fund                  - Undertake guarantee or obligations on behalf of any other firm/company.</p> <p>An affidavit shall be submitted by the Borrower/property owner with regard to the Property that: -</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• The Property is not attached by any Government/ Tax Authorities.</li> <li>• All the obligations/payments to Municipal Authorities etc. shall be made by them in time.</li> </ul>

*Yogesh Chandra...*  
Designated Partner

*Yogesh Chandra...*

*...*

*Anarjany*

For Meghna Projects (P) Ltd

Page 5 of 13

*...*

Adya Township (P) Ltd  
 Adya Devcom (P) Ltd  
 Meghna Trademart Pvt. Ltd.  
 Shree Sai Infra Realty Pvt. Ltd.



*Akarjainary*  
Director

*Akarjainary*  
Director

	<ul style="list-style-type: none"> <li>The Property is in the possession of the Borrower/co-borrower.</li> <li>No third party interest, including license/tenancy rights have been created or will be created without our prior written permission.</li> <li>The Property is free from any court/municipal proceedings, attachments etc.</li> <li>That the said Property is free from all dispute, charges, taxes, litigation, attachment anywhere in India.</li> </ul>
<p>Other special conditions:</p>	<ul style="list-style-type: none"> <li>The loan will be linked to the existing loan of Adya Group from TCHFL in their project Exotica Heights being developed by Mahamayatala Garden LLP. Loan A/c number – 9909380. Cross Collateralization and Cross capitalization of loan with the above said loan.</li> <li>Cross Capitalization to be done in case of any short collection.</li> <li>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;</li> <li>The security provided by the Borrower should be acceptable to TCHFL and TCHFL's discretion on the acceptability will be full and final.</li> <li>The panel Lawyer should certify clear &amp; marketable Title of the properties to be taken as security against the Loans.</li> <li>The Panel Valuer should similarly certify in his report, compliance of on-site construction to approved Plans issued by local Municipal Authority &amp; all relevant clearances that may be required for the Project.</li> <li>Disbursement shall be subject to compliance of terms &amp; condition mentioned in the sanctioned letter &amp; receipt of satisfactory legal opinion on the Property and Title Clearance Report by TCHFL from its empaneled lawyer</li> <li>Disbursement shall be subject to compliance of terms &amp; condition mentioned in the sanctioned letter &amp; receipt of satisfactory legal opinion on the Property and Title Clearance Report by TCHFL from its empaneled lawyer.</li> <li>Disbursement shall be subject to receipt of satisfactory legal opinion on the Property and Title Clearance Report by TCHFL from its empaneled lawyer.</li> <li>Disbursement shall also be subject to receipt of market valuation of Property/equipment from empaneled valuer to the satisfaction of TCHFL.</li> <li>Before 2<sup>nd</sup> tranche disbursement booking to be validated and TCHFL will monitor the performance. Further disbursement is sole discretion of the TCHFL</li> <li>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 installment and /or interest/ Financial performance.</li> <li>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.</li> <li>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, GOI and any other regulatory authority.</li> <li>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.</li> </ul>

Adya Township (P) Ltd. *Yogesh Chandra Agrawal*  
 Director  
 Adya Devcom (P) Ltd. *Yogesh Chandra Agrawal*  
 Director  
 or Meghna Tradecom Pvt. Ltd. *Yogesh Chandra Agrawal*  
 Director

MAHAMAYATALA RESIDENCY LLP

*Yogesh Chandra Agrawal*  
Designated Partner  
*Yogesh Chandra Agrawal*  
*Yogesh Chandra Agrawal*

**TATA CAPITAL HOUSING FINANCE LIMITED**

Corporate Identity Number U67190MH2008PLC187552  
 Park Plaza 2nd Floor Flat No. 2C & 2D South Block 21 Park Street Kolkata 700 016  
 Tel 91 6652 2300  
 Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001  
 Tel 91 22 6745 9000

SANMAN REALTORS PVT. LTD.

*Akarjainary*  
Director  
*Shivangi*  
Director

Shivangi Infra Realty Pvt. Li



*Akar Jain*  
Director



*Akar Jain*  
Director

for: Meghna Trebecum Pvt Ltd.  
*Yogesh Chandra Jain*  
Director

Adya Devona (P) Ltd.  
*Yogesh Chandra Jain*  
Director

Adya Township (P) Ltd.  
*Yogesh Chandra Jain*  
Director

- 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 4 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 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 SL, 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 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.
- 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 cashflows 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 Act) 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 Act, 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

MAMMAYATALLA RESIDENCY LLP

*Yogesh Chandra Jain*  
Director

*Yogesh Chandra Jain*  
Director

*Yogesh Chandra Jain*  
Director

*Akar Jain*  
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 6652 2300  
Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001  
Tel 91 22 6745 9000

SAMMAN REALTORS PVT. LTD.

*[Signature]*  
Director

Shiyangi Infra Realty Pvt. Ltd  
Page 7 of 13  
*[Signature]*  
Director



*Anir Punjary*  
Director



*Anir Punjary*  
Director

or Meghna Tradecom Pvt. Ltd.  
 or Adya Devcom (P) Ltd.  
 or Adya Township (P) Ltd.  
 or Mahamayatala Residency LLP  
 Yogesh Chandra Jyoti

	<p>provided by RERA, the same shall be treated as an event of default.</p> <ul style="list-style-type: none"> <li>• Receivable cover of min. 2X to be maintained throughout the tenure of the loan</li> <li>• No receivables &amp; cash flow takeout to be permitted in the project during tenure of TCHFL loan</li> <li>• The cash flows shall be signed by the developer and documented before disbursement</li> <li>• Undertaking regarding non-disposal of shareholding by all the shareholders on the loan structure to be documented.</li> <li>• Latest property tax receipts and up to date EC regarding collateral to be documented.</li> <li>• In case of event of default from terms of the facility, TCHFL will have right to sell the mortgaged units at discounted rate as deemed fit by TCHFL.</li> <li>• Achievement of Minimum All-inclusive Sale rate milestones of Rs.4050/Sqft. 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.</li> <li>• 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.</li> <li>• No Dues Certificate from Magma Housing Finance to be documented before disbursement beyond BT amount</li> <li>• No dues certificate or Loan closure confirmation of Magma Housing Finance to document in file.</li> <li>• Magma Housing Finance to release and borrower to ensure that Magma Housing Finance has released its the charge on the project before release of fund beyond the BT amount.</li> <li>• 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 beyond BT amount.</li> </ul>
<p>POST – DISBURSEMENT DOCUMENTS</p>	<ul style="list-style-type: none"> <li>• CHG1 and CHG 4 to be filed</li> <li>• Property to be insured favoring Tata Housing</li> <li>• If any required, at the sole discretion of TCHFL</li> </ul>
<p>PERIODICAL REVIEW REQUIREMENTS</p>	<ul style="list-style-type: none"> <li>• The account to be reviewed on quarterly basis.</li> <li>• Status of Bookings in the project every Quarter within 7 days of end of quarter by way of a declaration on its letter head.</li> <li>• Quarterly / Half yearly audit of project sales, receivables, project cost and financials as per TCHFL policy.</li> <li>• Audited financials within 180 days of the close of the financial year.</li> <li>• Six monthly provisional data with 45 days of the closure of the period.</li> </ul>

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.

For Meghna Projects (P) Ltd.

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.

MAHAMAYATALA RESIDENCY LLP

*Yogesh Chandra Jyoti*  
Designated Partner

*Yogesh Chandra Jyoti*  
Director

*[Signature]*

*Anir Punjary*  
Director

ADMA COMPLEX PVT. LTD.

*[Signature]*  
Director

**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 6652 2300

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

Tel 91 22 6745 9000

Shivangi Infra Realty Pvt. L

Director



*Akar jainani*  
Director



*Akar jainani*  
Director

ref Meghna Infrastructure Pvt. Ltd.  
Adya Devorb (P) Ltd.  
Yogesh Chandra Agwale

Director

- 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 super cedes all other sanction letter issued for this facility.**

Adya Township (P) Ltd.  
Yogesh Chandra Agwale

Director

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)

MAHAMAVALA RESIDENCY LLP

*Yogesh Chandra Agwale*  
Designated Partner

*Yogesh Chandra Agwale*  
*Shubam A*

*Akar jainani*

PADMA COMPLEX PVT. LTD

*Judy*  
Director

For Meghna Projects (P) Ltd.

**TATA CAPITAL HOUSING FINANCE LIMITED**

Shivangi Infra Realty Pvt. Ltd

Corporate Identity Number U67190MH2008PLC187552

Park Plaza 2nd Floor Flat No. 2C & 2D South Block 71 Park Street Kolkata 700 016  
Tel 91 6652 2300

*Ullas*

Director

Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001  
Tel 91 22 6745 9000

Page 9 of 13 Director





20/07/2015

2015

Accepted by

M/s Mahamayatala Residency LLP	MAMAMAYATALA RESIDENCY LLP Yogesh Chandra Agrawalla Designated Partner
Mr. Yogesh Chandra Agrawalla	Yogesh Chandra Agrawalla
Mr. Sanjiv Kumar Dabriwal	
Mr. Naresh Chandra Agrawalla	Naresh Chandra Agrawalla
Mr. Anant Nathany	Anant Nathany
M/s Adya Township Private Limited	Adya Township (P) Ltd Yogesh Chandra Agrawalla Director

**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 6652 2300

Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001  
Tel 91 22 6745 9000





M/s Adya Devcon Private Limited	<p><b>Adya Devcon (P) Ltd</b> <i>Yogesh Chandra Jyani</i> Director</p>
M/s Meghna Tradecom Private Limited	<p>For Meghna Tradecom Pvt. Ltd, <i>Yogesh Chandra Jyani</i> Director</p>
M/s Meghna Projects Private Limited	<p>For Meghna Projects (P) Ltd, <i>Ullas</i> Director</p>
M/s Samman Realtors Private Limited	<p><b>SAMMAN REALTORS PVT. LTD.</b> <i>Anir Janyani</i> Director</p>
M/s Padma Complex Private Limited	<p><b>PADMA COMPLEX PVT. LTD</b> <i>Jyoti</i> Director</p>
M/s Shivangi Infra Realty Private Limited	<p>Shivangi Infra Realty Pvt. Ltd <i>Anir Janyani</i> Director</p>
M/s Devanshi Infra Projects Private Limited	<p><b>Devanshi Infra Projects Pvt. Ltd.</b> <i>Anir Janyani</i> Director</p>

**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 6652 2300

Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001  
Tel 91 22 6745 9000





Devanshi Infra Projects Pvt. Ltd.

*Arjunanay*  
Director



SAHMAN K

PVT. LTD

*Arjunanay*  
Director

			1,652.00
24	6	6B	1,523.00
25	6	6C	1,523.00
26	6	6D	1,652.00
27	7	7A	1,959.00
28	7	7B	1,523.00
29	7	7C	1,523.00
30	7	7D	1,652.00
31	7	7E	1,584.00
32	7	7F	1,591.00
33	7	7H	1,076.00

*Neelam A*

*[Signature]*

*Arjunanay*

Designated Partner  
 - of Meghna Tradecom Pvt. Ltd.  
 Director  
 Designated Partner  
 Director  
 Designated Partner  
 Director  
 Designated Partner  
 Director

Shivangi Infra Realty Pvt. Ltd

*[Signature]*  
Director

PADMA COMPLEX PVT. LTD.

*[Signature]*  
Director

For Meghna Projects (P) Ltd.

*[Signature]*  
Director

**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 6652 2300

Registered Office One Forbes Dr. V.B. Gandhi Marg Fort Mumbai 400 001  
Tel 91 22 6745 9000