



29/01/18 21

Date: 29/01/2018

M/s Lifemake Construction Private Limited
(Amaya Group Company)
Shubham Building, 6th Floor,
1 Sarojini Naidu Sarani (Rawdon Street),
Kolkata, PIN: 700017

Kind Attn: Mr. Piyush Bhagat, Mr. Anant Bhagat, Mr. Rishabh Singhania and Mr. Ravindra Khaitan

Dear Sir,

Tata Capital Housing Finance Limited (TCHFL) takes the pleasure in granting an in-principle sanction to extend a Project Construction Funding facility to M/s Lifemake Construction Private Limited, an Amaya Group Company, for its residential projects "Amaya Residences" situated at 178, NSC Bose Road, Narendrapur, Near Ramkrishna Mission Kolkata - 700149 for an amount not exceeding INR 22,00,00,000/- (Rupees Twenty-Two 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	Borrower: M/s Lifemake Construction Private Limited Co-Borrower: Mr. Piyush Bhagat, Mr. Anant Bhagat, Mr. Rishabh Singhania, Mr. Ravindra Khaitan, M/s Bolero Tradelink Private Limited, M/s Bolero Commercial Private Limited, M/s Sidhishree Housing Private Limited, M/s Roserise Construction Private Limited, M/s Bangabhumi Construction Private Limited, M/s Sanket Tradecom Private Limited

Rishabh Singhania



For Lifemake Construction Pvt. Ltd. For Bangabhumi Constructions Pvt. Ltd

[Signature]
Director

[Signature]
Director

For BOLERO COMMERCIAL PVT. LTD.

[Signature]
Director

SANKET TRADECOM PVT. LTD.

[Signature]
Director

For Sidhishree Housing Pvt. Ltd.

[Signature]
Director

Director

For Roserise Construction Pvt. Ltd.

[Signature]
Director

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 33 6652 2300
Registered Office One Forbes Dr. V B Gandhi Marg Fort Mumbai 400 001 India
Tel 91 22 6745 9000

BOLERO TRADELINK PVT. LTD.

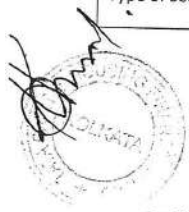
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Director



	Note: Key promoters and companies consisting 51% holding in Lifemake Construction Private Limited and Landowners Company of the same Group as Co-applicant as detailed above. Other outsider landowning Company to be consenting party. Refer: Annexure 1.										
Loan Amount	Rs 22.00 Crores (Rupees Twenty-two Crores only)										
Tenure	Door to Door – 48 months including 24 months' moratorium period										
Upfront Fees	0.75% + Applicable Tax										
Type of Loan	Project Construction Finance										
Loan Drawl Period	24 months from the date of first disbursal										
Principal Moratorium Period	24 months from the date of 1st disbursal (Interest to be served during this period)										
Asset Cover and Receivable Cover	Minimum Asset cover of 1.75 times and Receivables cover of 2 times of the outstanding loan amount to be maintained during the currency of loan for both the loans individually. 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.										
Receivable Capitalization	<table border="1"> <thead> <tr> <th>Tenure (months)</th> <th>Capitalization percentage on Developer Groups' share</th> </tr> </thead> <tbody> <tr> <td>0-12</td> <td>10%</td> </tr> <tr> <td>13-24</td> <td>20%</td> </tr> <tr> <td>25-36</td> <td>50%</td> </tr> <tr> <td>37-48</td> <td>60%</td> </tr> </tbody> </table> <p>Capitalization is inclusive during repayment i.e. EMI set off with capitalization during repayment. Capitalization levels are subject to change at sole discretion of TCHFL. Capitalization of receivables will not attract prepayment penalty.</p>	Tenure (months)	Capitalization percentage on Developer Groups' share	0-12	10%	13-24	20%	25-36	50%	37-48	60%
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0-12	10%										
13-24	20%										
25-36	50%										
37-48	60%										
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	Collateral Details Registered mortgage of all the land situated at HOLDING NO – 178, N S C BOSE ROAD, DAKSHIN										

Rishabh Sinphania

Annexure 1



For Lifemake Construction Pvt. Ltd. *[Signature]*
 For Sidhishree Housing Pvt. Ltd. *Rishabh Sinphania*
 For Roserise Construction Pvt. Ltd. *Rishabh Sinphania*
 For Bangabhumii Constructions Pvt. Ltd. *[Signature]*
 SANKET TRADECOM PVT. LTD. *Sanket Moura*
 Director
 Director
 Director
 Director

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	<p>JAGADDAL, NARENDRAPUR, P.S – SONARPUR, KOLKATA – 700 149 along with all present/future structures thereon (unsold units admeasuring 168140 sqft. of project "Amaya Residence").</p> <p>Hypothecation of receivables on Developer Groups' share from sold and unsold units in project Amaya Residence constructed on said land including all cash flow and future receipts including insurance, etc.</p> <p>Escrow arrangement: MI/EMI to be serviced from escrow account for the 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>
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> <p>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</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 from the project "Amaya Residences" 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. 4. In case of short collection or capitalization, the Borrower Company will bring in extra



For Lifemake Construction Pvt. Ltd. *Rishabh Sinphania..*
 Director
 For Sidhishree Housing Pvt. Ltd. *Rishabh Sinphania..*
 Director
 For Bolero Tradelink Pvt Ltd *A. Carasampurna*
 Director
 For Roserise Construction Pvt. Ltd. *Rishabh Sinphania..*
 Director
 For Bolero Commercial Pvt Ltd. *[Signature]*
 Director
 For Bangabhumi Constructions Pvt. Ltd. *[Signature]*
 Director
 MARKET TRADECOM PVT. LTD. *Sanjay Maitra*
 Director


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Rishabh Sinphania..
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	capital to make the shortfall amount good.
Repayment Schedule	Pre-MI 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 both the TL to commence from the following month of the disbursement of both 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	Rs. 1,03,81,868.00 for 24 months' subject to variation in the PLR, remaining loan tenure of the loan and capitalization satisfaction.
Rate of Interest	PLR of 16.50% - 4.25% = 12.25% per annum on monthly reducing & 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 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 the sanction letter
End Use	Towards construction of project Amaya Residences for Term Loan. End use letter from CA within 30 days of tranche disbursement or subsequent disbursement (whichever is earlier)
Disbursement	Disbursement pattern: Term Loan to be disbursed in tranches as detailed in the following table:

Rishabh Sinha
Amit Bhatnagar


 For Lifemake Construction Pvt. Ltd. *[Signature]* Director
 For Bangabumi Constructions Pvt. Ltd. *[Signature]* Director
 For BOLERO COMMERCIAL PVT. LTD. *[Signature]* Director
 For Sidhishree Housing Pvt. Ltd. *Rishabh Sinha* Director
 For ROSE RISE CONSTRUCTION PVT. LTD. *Rishabh Sinha* Director
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[Signature] Director



Disb Tranches	TCHFL Disb	Builders Equity	Construction Stage	Booking Stage
450	450	79%	Current	23%
350	800	74%	36%	25%
300	1100	70%	42%	27%
300	1400	68%	48%	28%
250	1650	67%	54%	31%
250	1900	66%	60%	33%
150	2050	66%	66%	36%
150	2200	68%	78%	43%
2200				

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.
The developer to put up a board at the worksite displaying that the property is approved and financed by TCHFL.

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,

Rishabh Singhania



For Lifemake Construction Pvt. Ltd.
[Signature]
Director

For Bangabhumii Constructions Pvt. Ltd.
[Signature]
Director

[Signature]
[Signature]

For Sidhishree Housing Pvt. Ltd.
Rishabh Singhania
Director

For BOLERO COMMERCIAL PVT. LTD.
[Signature]
Director

[Signature]
Sangay Mouta

For Roserise Construction Pvt. Ltd.
Rishabh Singhania
Director

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For BOLERO COMMERCIAL PVT. LTD.
[Signature]
Director



	<ol style="list-style-type: none"> 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. 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, 13. CA certificate for capital a/c & unsecured loan a/c balances; 14. Constitutional documents; 15. Signature Verification of the signatories to the Facility Agreement; 16. Self-attested KYC documents, ITR & Financials of Borrower and KYC documents of Guarantors; 17. NOC from Banks / Financial Institutions for TCHFL facility, if applicable, 18. Copy of Permanent Account Number (PAN) card of Borrower, Guarantors and Authorized Signatory/ies; 19. Title search Report (by TCHFL approved lawyers); 20. Certificate from Empaneled Technical Valuer certifying that the land has all the statutory approval of local authority or Municipal body as required; 21. Security PDC's as per TCHFL policy to be collected; 22. Any other documents, information, certificates etc. as may be required by TCHFL; 23. CA Certified Net worth statement to be obtained; 24. Project/Property Insurance Mandatorily to be done within 30 days of first disbursement.
<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 writing

Rishabh Sinha



For *[Signature]* Director

For *[Signature]* Director

[Signature]
[Signature]

For *[Signature]* Director

For *[Signature]* Director

[Signature]

For *[Signature]* Director

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[Signature] Director



- from TCHFL.
- 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 & other MIS Statement Needs to be submitted whenever required.
 - 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
 - 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 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.
 - k) An affidavit shall be submitted by the Borrower/property owner with regard to the Property that: -
 - 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.

Rishabh Singhania
A. S. + B. S.

TATA CAPITAL HOUSING FINANCE LIMITED
KOLKATA
Director

For Lakshmi Construction Pvt Ltd.

Director

For Bangabumi Constructions Pvt. Ltd.

Director

For BGLERO COMMERCIAL PVT. LTD.

Rishabh Singhania
Director

For BGLERO COMMERCIAL PVT. LTD.

Director

SANKET TRADECOM PVT. LTD.

Director

For BGLERO TRADELINK PVT LTD.

Rishabh Singhania
Director

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	<ul style="list-style-type: none"> - 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. • The panel Lawyer should certify clear & marketable Title of the properties to be taken as security against the Loans. • The Panel Valuer should similarly certify in his report, compliance of on-site construction to approved Plans issued by local Municipal Authority & all relevant clearances that may be required for the Project. • 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 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 be subject to 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

Rishabh Singhania
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Rishabh Singhania

[Signature]
Director

For Bangabhumi Constructions Pvt. Ltd.

[Signature]
Director

[Signature]
Director

SANKET TRADECOM PVT. LTD.

Sanket Moha
Director

Rishabh Singhania

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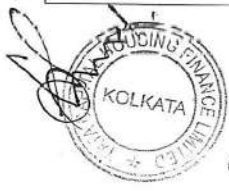
Rishabh Singhania



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.

- 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.
- 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 as TCHFL receives the TDS certificate. TCHFL will refund the TDS amount in 10 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

Anil Bhatia, Rishabh Singhania



For Lifemake Construction Pvt. Ltd.
[Signature]
Director

For Bangabhumi Constructions Pvt. Ltd.
[Signature]
Director

For BOLERO COMMERCIAL PVT. LTD.
[Signature]
Director

SANKET TRAVEL & TOURS PVT. LTD.
[Signature]

For Sidhishree Housing Pvt. Ltd.
Rishabh Singhania

Director TATA CAPITAL HOUSING FINANCE LIMITED

For Roserise Construction Pvt. Ltd.
Rishabh Singhania
Director

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[Signature]
Rameshramprasad



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 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 is not provided by RERA, the same shall be treated as an event of default.
- Receivable cover of min. 2 times to be maintained throughout the tenure of the loan
- No receivables & 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.
- Latest property tax receipts and up to date EC regarding collateral to be documented.
- TCHFL reserves the right to sell the unsold inventory at 30% discount or so on rate of Rs.

Rishabh Sinha
Anil Bhandari



For Lifemake Construction Pvt. Ltd.

[Signature]
Director

For Bangabumi Constructions Pvt. Ltd.

[Signature]
Director

For BOLERO COMMERCIAL PVT. LTD.

[Signature]
Director

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[Signature]
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[Signature]
Director



	<p>4100/- per sqft for the project "Amaya Residences" In case of default by the developer.</p> <ul style="list-style-type: none"> • Achievement of Minimum All-inclusive Sale rate milestones of Rs. 4100/- per sqft for the project "Amaya Residences" 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 to borrower to remain below Rs.20.00 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. • Disbursement "Amaya Residences" is dependent on the sales and construction milestones, security cover and receivable cover as detailed in this sanction letter. • In case of short collection or capitalization, Builder will bring in extra capital to make the shortfall amount good. • TCHFL reserves the right to revise capitalization as it deems fit with immediate effect during live tenure of TCHFL loan in case significant deviation is seen in construction pace or collection. • 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. • 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 • Promoters and group contribution in form of equity and USL should not be withdrawn during live tenure of TCHFL loan. Promoter has to infuse the promoter equity as per projections in cash flow and further in case of requirement. • TCHFL to hold the status of 'Preferred Finance Partner' thereby giving TCHFL the first right to consider Home Loan applications of individual purchasers.
POST – DISBURSEMENT DOCUMENTS	<p>ROC Charge to create within 30 days of disbursement. Others, if any required, at the sole discretion of TCHFL</p>
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 within 45 days of the closure of the period.

Rishabh Sinphaniya
Amit Bhat



For Skhansha Housing Pvt. Ltd.
Rishabh Sinphaniya
Director

For Lifemake Construction Pvt. Ltd.
[Signature]
Director

For Bangabhumi Constructions Pvt. Ltd.
[Signature]
Director

For BOLERO COMMERCIAL PVT. LTD.
[Signature]
Director

SANKET TRADECOM 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 33 6652 2300

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

Tel 91 22 6745 9000

BOLERO TRADELINK PVT LTD
[Signature]
Director

For Reshika Constructions Pvt. Ltd.
Rishabh Sinphaniya
Director



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.

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 supercedes 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.



For Lifemake Construction Pvt. Ltd.

[Signature]
Director

For Bangabhumii Constructions Pvt. Ltd.

[Signature]
Director

For BOLERO COMMERCIAL PVT. LTD.

[Signature]
Director

SANKET TRADECOM PVT. LTD.

[Signature]
Director

Rishabh Sinha
Director

BOLERO TRADELINK PVT LTD

[Signature]
Director

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Tel 91 22 6745 9000

Rishabh Sinha

Rishabh Sinha





Yours truly,
For Tata Capital Housing Finance Limited



Name: Sumah Ghosal
Designation: Regional Head, East (Developer Finance Business)

Accepted by



M/s Lifemake Construction Private Limited	For Lifemake Construction Pvt. Ltd.  Director
Mr. Piyush Bhagat	
Mr. Anant Bhagat	Anant Bhagat

Rishabh Sirphani

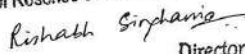
For BOLERO COMMERCIAL PVT LTD

Director

For Bangabhumi Constructions Pvt. Ltd.


Director
SANKET TRADECOM PVT. LTD.

Director

Director

For Riserise Construction Pvt. Ltd.

Director

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Mr. Rishab Singhania	<i>Rishabh Singhania</i>
Mr. Ravindra Khaitan	<i>[Signature]</i>
M/s Bolero Tradelink Private Limited	BOLERO TRADELINK PVT LTD <i>R. Arasampuri</i> Director
M/s Bolero Commercial Private Limited	For BOLERO COMMERCIAL PVT LTD. <i>[Signature]</i> Director
M/s Sidhishree Housing Private Limited	For Sidhishree Housing Pvt. Ltd. <i>Rishabh Singhania</i> Director

Account No. 11 / Rishabh Singhania



For Director Construction Pvt. Ltd.

[Signature]
Director

SANKET TRADECOM PVT. LTD.

Sanket Mouda

Director

For BOLERO COMMERCIAL PVT LTD.

[Signature]
Director

For Sidhishree Housing Pvt. Ltd.

Rishabh Singhania

Director

For Bangabhumii Constructions Pvt. Ltd.

[Signature]
Director

For Rosenise Construction Pvt. Ltd.

Rishabh Singhania

Director

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M/s Roserise Construction Private Limited	For Roserise Construction Pvt. Ltd. <i>Richabh Sinphania</i> Director
M/s Bangabhumi Construction Private Limited	For Dangabhumi Constructions Pvt. Ltd. <i>[Signature]</i> Director
M/s Sanket Tradecom Private Limited	SANKET TRADECOM PVT. LTD. <i>Sanjay Mouda</i> Director

A-1-1-1 Bh 13 J

Annexure 1: Details of 13 landowners to be consenting party in the loan and will create Mortgage in favour of TCHFL.

Srl No.	Consenting Party:
1	M/s Monogram Tradelink Pvt Ltd
2	M/s Sanket Vincom Pvt Ltd
3	M/s Panchmukhi Tradecom Pvt Ltd
4	M/s Nigam Housing Pvt Ltd
5	M/s Nigam Projects Pvt Ltd
6	M/s Lok Developers Pvt Ltd

BOLERO TRADELINK PVT LTD

Arasramoune

Director

SANKET TRADECOM PVT LTD.

Sanjay Mouda

Director

[Signature]

[Signature]

Richabh Sinphania



For Boleto Commercial Pvt. Ltd.

[Signature]

Director

For BOLERO COMMERCIAL PVT. LTD.

[Signature]

Director

For Sidhishree Housing Pvt. Ltd.

Richabh Sinphania

Director

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7	M/s Lok Realtors Pvt Ltd
8	M/s Nigam Realtors pvt Ltd
9	M/s Srishti Consultants Pvt Ltd
10	M/s Megacity Traders Pvt Ltd
11	M/s Ankush Viacom Pvt Ltd
12	M/s Overgrow Nirmaan Pvt Ltd
13	M/s Bluesnow Realcon Pvt Ltd



[Handwritten signature]

[Handwritten signature]
Anil Bhandari
Rishabh Singhania

For Lifemake Construction Pvt. Ltd.

[Handwritten signature]
Director

For SOLING CONSTRUCTION PVT. LTD.

[Handwritten signature]
Director

For Bangabumi Constructions Pvt. Ltd.

[Handwritten signature]
Director

SANKET TRADECOM PVT. LTD.

[Handwritten signature]
Director

For Sidhishree Housing Pvt. Ltd.

[Handwritten signature]
Director

SOLENO TRADELAK PVT LTD

[Handwritten signature]
Director

For Resonance Construction Pvt. Ltd.

[Handwritten signature]
Director

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