



ABF/XTL/NOV17/N0002

November 1, 2017

M/s. Trimurti Grihanirman Private Limited (Borrower)
M/s. Suntrack Commerce Private Limited (Co-Borrower)
1, Garstin Place,
Kolkata – 700001.

Kind Attention: Mr. A.K. Patwari

Dear Sir,

With reference to your application for Term Loan and further discussions in this regard, we are pleased to communicate our sanction of Rs. 50,00,00,000/- (Rupees Fifty Crore Only) subject to acceptance of the following terms and conditions and compliance of necessary procedures as detailed here in below:

Facility	Amount (Rs. In Crores)	Sublimit
Term Loan	50.00	Not applicable
Total	50.00	Not applicable
Common Customer Code of Borrower	KOL220114644	
Common Customer Code of Co-Borrower	KOL220003977	

Section 1:- Conditions for individual facilities

Facility No	1	Facility Name	Term Loan
Facility Amount	Rupees 50,00,00,000/- (Rupees Fifty Crore Only)		
Purpose	Takeover loan from ICICI HFC of up to Rs. 11.14 cr, unsecured loan to the extent of Rs.16.07 Cr and balance for construction finance.		
Tenure	42 months from First disbursement.		
Validity of Limits	Limit will be valid for 180 days from date of date of first disbursement		
Eligible draw down	Term Loan facilities can be drawn down in Multiple Drawdown		
Moratorium Period	Till 31st March'19. First repayment to start from 31st March'19.		
Last Draw Down date	30th June'2018		
Repayment Schedule	In frequency and amounts mentioned in the table below :		
	Quater	Amount (In cr)	Start date
	Q4 FY19	5.0	From date of 31 st March'2019
	Q1 FY20	5.0	
	Q2 FY20	5.0	
	Q3 FY20	5.0	
	Q4 FY20	6.0	
	Q1 FY21	6.0	
	Q2 FY21	6.0	
	Q3 FY21	6.0	
	Q4 FY21	6.0	



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Director

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Unit No 402, 4th Floor, 24 Camac Square, Kolkata – 700017

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	<ul style="list-style-type: none"> - Standing instructions (SI) for adjusting the collections towards outstanding principal: 10% till collections of Rs. 25 cr and 80% thereafter. - Amount payable would be the SI or quarterly installments indicated above, higher of the two. 																														
Disbursement Methodology	<ul style="list-style-type: none"> - List of documents from ICICI HFC with respect to the mortgage to be provided to ABFL - Letter from ICICI HFC or term loan statement as of latest date confirming the loan outstanding as on date. - Balance transfer of existing loan a/c outstanding with ICICI HFC(upto Rs.11.4 cr) and unsecured loans from promoters upto Rs. 16.07 cr. - Creation of mortgage on property as proposed above in favour of ABFL within 30 days from the date of Balance Transfer. - Balance amount to be disbursed for completion of residential project "Orbit Ashwa" at Hossain Shah Road, Kolkata. It will be disbursed based on Security cover of 1.5x and receivable cover of 1.1x to be maintained with disbursement linked to construction completion & achievement of incremental sales value as below: <table border="1"> <thead> <tr> <th>Project completion %</th> <th>Incremental Sales Value</th> <th>Disbursement amount</th> </tr> </thead> <tbody> <tr> <td>75%</td> <td>-</td> <td>25% of construction finance amount</td> </tr> <tr> <td>80%</td> <td>Rs. 4 cr</td> <td>25% of construction finance amount</td> </tr> <tr> <td>85%</td> <td>Rs. 4 cr</td> <td>25% of construction finance amount</td> </tr> <tr> <td>90%</td> <td>Rs. 4 cr</td> <td>25% of construction finance amount</td> </tr> </tbody> </table>	Project completion %	Incremental Sales Value	Disbursement amount	75%	-	25% of construction finance amount	80%	Rs. 4 cr	25% of construction finance amount	85%	Rs. 4 cr	25% of construction finance amount	90%	Rs. 4 cr	25% of construction finance amount															
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Specific Condition	<ul style="list-style-type: none"> - The Company should seek ABFL NOC at the time of handing over possession/releasing of each flat in the project property. NOCs will be issued to the Company for sale of residential flats in the proposed residential project, against maintenance of minimum asset cover of 1.5 times ABFL facility outstanding. - Undertaking from Borrowers to fund any shortfall in cash flows for debt servicing of the Facility in a form and manner acceptable to the Lender. - ABFL will have the right to review the facility in case of non-achievement of minimum 80% of the projected sales collection per quarter as indicated in the below table: <table border="1"> <thead> <tr> <th>Quater</th> <th>Amount (In cr)</th> </tr> </thead> <tbody> <tr><td>Q3 FY18</td><td>2.5</td></tr> <tr><td>Q4 FY18</td><td>3.0</td></tr> <tr><td>Q1 FY19</td><td>3.0</td></tr> <tr><td>Q2 FY 19</td><td>6.0</td></tr> <tr><td>Q3 FY 19</td><td>6.0</td></tr> <tr><td>Q4 FY19</td><td>12.0</td></tr> <tr><td>Q1 FY20</td><td>12.0</td></tr> <tr><td>Q2 FY20</td><td>12.0</td></tr> <tr><td>Q3 FY20</td><td>12.0</td></tr> <tr><td>Q4 FY20</td><td>12.0</td></tr> <tr><td>Q1 FY21</td><td>12.0</td></tr> <tr><td>Q2 FY21</td><td>12.0</td></tr> <tr><td>Q3 FY21</td><td>12.0</td></tr> <tr><td>Q4 FY21</td><td>13.8</td></tr> </tbody> </table>	Quater	Amount (In cr)	Q3 FY18	2.5	Q4 FY18	3.0	Q1 FY19	3.0	Q2 FY 19	6.0	Q3 FY 19	6.0	Q4 FY19	12.0	Q1 FY20	12.0	Q2 FY20	12.0	Q3 FY20	12.0	Q4 FY20	12.0	Q1 FY21	12.0	Q2 FY21	12.0	Q3 FY21	12.0	Q4 FY21	13.8
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Specific Condition pre-disbursement	<ul style="list-style-type: none"> - Valuation shall be done before disbursement by 2 ABFL empanelled valuers and average of the 2 values shall be considered. In case of difference in valuation > 20%, third 																														



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Director

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	<p>valuation to be triggered and in case of any shortfall proportionate disbursement shall be made</p> <ul style="list-style-type: none"> - Title search of the property to be done before disbursement. - ICICI Loan payment statement prior to disbursement and to be found satisfactory. - Project site visit to be done.. 																				
Specific post disbursement Condition	<ul style="list-style-type: none"> - Creation of exclusive charge on proposed securities to be created within 30 days from the date of takeover. - Escrow account to be opened within 15 days of first disbursement. - Submission of CA certificate confirming end use of the funds within 30 days of disbursement of each tranche except for the Balance transfer amount. 																				
Monitoring conditions	<ul style="list-style-type: none"> - Non achievement of following milestones will trigger an event of default: <p>Sale of units</p> <table border="1"> <thead> <tr> <th>Period</th> <th>Min no of units to be sold per quarter</th> </tr> </thead> <tbody> <tr> <td>From Dec'17 to Dec'18</td> <td>3</td> </tr> <tr> <td>From March'19 to March'21</td> <td>7</td> </tr> </tbody> </table> <p>Project completion</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Cumulative Progress of Project as per empanelled value of ABFL</th> </tr> </thead> <tbody> <tr> <td>Till Dec'17 qtr</td> <td>75%</td> </tr> <tr> <td>Till Mar'18 qtr</td> <td>80%</td> </tr> <tr> <td>Till Jun'18 qtr</td> <td>85%</td> </tr> <tr> <td>Till Sep'18 qtr</td> <td>90%</td> </tr> <tr> <td>Till Dec'18 qtr</td> <td>95%</td> </tr> <tr> <td>Till Mar'19 qtr</td> <td>100%</td> </tr> </tbody> </table>	Period	Min no of units to be sold per quarter	From Dec'17 to Dec'18	3	From March'19 to March'21	7	Particulars	Cumulative Progress of Project as per empanelled value of ABFL	Till Dec'17 qtr	75%	Till Mar'18 qtr	80%	Till Jun'18 qtr	85%	Till Sep'18 qtr	90%	Till Dec'18 qtr	95%	Till Mar'19 qtr	100%
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Rate of Interest	To be decided at the time of Disbursement																				
Processing Fees	To be decided at the time of Disbursement																				
Documentation Charges	Nil																				
CERSAI Charges	Rupees 100.00 plus applicable taxes																				

Penal Interest	2% p.a. on entire principal / payable interest on delay in repayment of principle/ Interest / charges. If security is not created within the stipulated timeframe then a penal interest of 2%p.a. on entire principle.
Prepayment Charges	Prepayment charges will be 2% in case of Balance Transfer and Nil If paid from own sources/project cash flows.
Payment Mechanism of Interest	RTGS
Payment Mechanism of Principal	RTGS



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Shane Nootis

Director

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Section 2:- Common Securities

Primary Security:-

Security	Type of security	Status of Security	Time for perfecting security	Description of Security
Current assets	Hypothecation	Exclusive	Before Disbursement	Entire project receivables of the "Orbit Ashwa".

Collateral Security:-

Description of security	Type of security	Status of Security	Time for perfecting security	Description of Security
Land & Building	Equitable Mortgage	Exclusive	Within 30 days from date of first disbursement	Land admeasuring 6694.2 sq mt.and structures thereon at 2/1 Hossain Shah Road, Kolkata – 700023 owned by Trimurti Grihanirman Private Limited

Personal Guarantee:-

Name of Guarantor	Time for perfecting security	Residential Address	Net worth as per IT return/CA Certificate	Common Customer Code
Mr. Arihant Raj Parakh	Before Disbursement	50, Hara Prasad Shastri Sarani, Block – E, New Alipore, Kolkata – 700053	Before Disbursement	KOL20182817
Mr. Anand Neotia	Before Disbursement	Tirupati Enclave, 4th Floor, 90N, Block – E, New Alipore, Kolkata – 700053	Before Disbursement	KOL20182818

Corporate Guarantee/ Letter of Comfort/ Put Option :-

Type	Name of Guarantor	Time for perfecting security	Registered Address	Common Customer Code
Corporate with BR	A Raj Abasan Pvt Ltd	Before Disbursement	1 Garstin Place, Kolkata – 700001	KOL220182816

Escrow Mechanism :-

Name of Debtor	Expected cash flow per month	Time for perfecting security	Mechanism	Comment if any
Various	As per cash flow statement provided in annexure	With in 15 days from date of first disbursement	W/o direct payment confirmation	NA

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Anand Neotia

Director



Section 3: - Security PDCs/ ECS Mandate with Undertaking, DSRA and Other Securities

UDC:-

Facility No	1
Facility Name	Term Loan
Security Cheque	Yes
No of Cheque	4
Not Above	Not above Rs 12.5 crores
EMI Cheques	Not applicable

DSRA :-

Amount	Tenure	Comment if any
RS. 134.38 lacs	42 months	During loan tenor.

Section 4: - Financial Documentation

Financial Documentation	<ul style="list-style-type: none"> - Accepted Sanction Letter by Authorised Signatory(ies) of Borrower and Co-Borrower - Board resolution of the Borrower and Co-Borrower - Certified True copy of MoA/AoA, List of Directors and Shareholding Pattern of the Borrower and Co-Borrower. - Execution of Loan Agreement of the Borrower and Co-Borrower - Demand Promissory Note along with Letter of Continuity from Borrower and Co-Borrower - 4 UDC of "Not over Rs. 12.50 Crores" in favor of "Aditya Birla Finance Limited" along with an undertaking letter - 3 SPDC's in favour of "Aditya Birla Finance Limited" for EMI amount of Term Loan along with covering letter - NACH Mandate form (in Duplicate) with cancel cheque of the respective bank - Personal Guarantee of all the guarantors - Corporate Guarantee of A Raj Abasan Pvt. Ltd. - Board resolution of the A Raj Abasan Pvt. Ltd. - Certified True copy of MoA/AoA, List of Directors and Shareholding Pattern of the A Raj Abasan Pvt. Ltd. - CA Certified latest NW statement of all guarantors - Duly filled KYC form along with necessary documentary proof for the Borrower, Co-Borrower, Authorized Signatories and the Guarantor(s), if any. - Original Signature verification of Authorised Signatory(ies) from Banker - Any other documents as may be required by ABFL <p>Satisfaction of all pre disbursement conditions mentioned in the later part of this letter</p>
Security Related Documents	<p>For Exclusive charge on all Current Assets:</p> <ul style="list-style-type: none"> - Deed of Hypothecation - Power of Attorney - Registration of charge with ROC within 30 days of security perfection <p>For ESCROW Account:</p> <ul style="list-style-type: none"> - Tripartite Agreement

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	<p>For DSRA:</p> <ul style="list-style-type: none"> - Letter of acceptance for Interest bearing DSRA <p>For Collateral Property:</p> <p>Pre Disbursement:</p> <ul style="list-style-type: none"> - Title Search Report by ABFL approved lawyer - Valuation Report by ABFL approved valuer - Legal Opinion Report by ABFL approved lawyer - Confirmation of List of Documents from Existing Lender - Balance Confirmation from Existing Lender - Authority of Letter for collecting Original documents - Specific Power of Attorney for balance transfer <p>Post Disbursement:</p> <ul style="list-style-type: none"> - Original Legal Vetting report - Original Property Papers as per Legal Opinion report - Declaration cum Confirmation Deed - Irrevocable POA - Memorandum of Entry - No due letter from Existing Lender - Registration of charge with ROC (Form CHG-1) within 30 days of security perfection - Addition of Security Interest with CERSAI within 30 days of security perfection - Copy of the insurance policy(ies) to be furnished to the ABFL within 30 days of security perfection.
Disbursement Guidelines	<ul style="list-style-type: none"> - Request letter for disbursement specifically mentioning rate of interest in line with ABFL STRR & LTRR - Letter from the Company mentioning the account details in which funds needs to be transferred - Copy of Bank statement or a cancelled cheque of the account in which funds needs to be transferred - Payment will go to the account as mentioned in the above letter - Letter from the existing Lender mentioning the account details in which funds needs to be transferred - Any other documents as may be required by ABFL

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Director



Section 5:- Financial Covenants

Covenants	Minimum/ Maximum ratio
Security cover	min.1.5
Receivable cover	min.1.1

The financial covenants shall be tested on a Quaterlybasis and shall be reported in the monitoring report to be submitted by certified by Chartered Accountant

Section 6 :- General Pre-disbursement and Post Disbursement conditions

1. Form 8 to be filed with ROC within 30 days from the date of execution of Security Documents of the borrower/Corporate Guarantor.
2. ABFL shall, at its discretion, obtain a confidential credit report on the borrower from its other lenders.
3. All the assets charged to the ABFL are to be insured for full value covering all risks with usual ABFL clause. A copy of the insurance policy(ies) to be furnished to the ABFL within 30 days of security perfection.
4. The obligation of the Lender to make disbursements out of the Facility shall be subject to the Borrower complying with the following conditions to the satisfaction of ABFL .The Borrower shall complete all documentation as stipulated, to the satisfaction of ABFL.The Borrower to furnish title investigation search and valuation of security (being mortgaged to ABFL) prior to disbursement.
5. ABFL shall have the right to conduct a review of the Project at any stage before or after completion of the project and the Borrower shall facilitate the same.
6. The Borrower agrees that if as a result of the review, ABFL determines that the borrower has not implemented/is not likely to implement the project within the project cost and / or the completion date, ABFL may stipulate additional conditions including strengthening of management set up, change in means and terms of financing and other measures that may be required for better project management and are beneficial to the project viability.
7. The borrower shall appoint technical, financial and executive personnel with appropriate qualifications and experience for the key positions and shall satisfy ABFL on the adequacy of the organisational set up for smooth implementation and operation of the project.
8. ABFL reserves the right to appoint qualified accountants / technical experts /management consultants of its choice to examine the books of accounts, factories and operations of the borrower or to carry out a full concurrent/statutory audit. The cost of such inspection shall be borne by the Borrower
9. The borrower shall forward to ABFL, provisional balance sheet and Profit & Loss Account within 6 months of year-end and audited accounts within 6 months of year end. Quarterly financial results shall be submitted within 60 days from the end of each quarter or with the filing with stock exchange for listed borrower.
10. Inspection of assets charged to ABFL may be carried out once in 9 months or at more frequent intervals as decided by ABFL by its own officials or through persons/firm appointed by ABFL. The cost of inspection is to be borne by the borrower.
11. During the currency of ABFL's credit facility(s), the borrower will not without ABFL's prior permission in writing:
 1. conclude any fresh borrowing arrangement either secured or unsecured with any other Bank or Financial Institutions, borrower or otherwise, not create any further charge over their fixed assets without our prior approval in writing;
 2. undertake any expansion or fresh project or acquire fixed assets, while normal capital expenditure, e.g. replacement of parts, can be incurred.
 3. invest by way of share capital in or lend or advance to or place deposits with any other concern (normal trade credit or security deposit in the routine course of business or advances to employees can, however, be extended);

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Director

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4. formulate any scheme of amalgamation with any other borrower or reconstruction, acquire any borrower;
5. undertake guarantee obligations on behalf of any other borrower or any third party;
6. declare dividend for any year except out of profits relating to that year after making all the due and necessary provisions provided that no default had occurred in any repayment obligation and Bank's permission is obtained;
7. make any repayment of the loans and deposits and discharge other liabilities except those shown in the funds flow statement submitted from time to time;
8. make any change in their management set-up.

Section 7 :- Monitoring Conditions

1. Borrower to submit quarterly sales & collection MIS to Lender in the prescribed format by 7th of closing month.
2. Borrower to submit quarterly CA certified cost incurred statement of the Project to Lender by 7th of closing quarter.
3. Project Progress report (to be submitted at time of every disbursement and thereafter quarterly till the time construction is complete) to be obtained from Lender empanelled valuer/technical consultant at the cost of Lender.
4. Valuation to be done before disbursement and annually thereafter.
5. Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by Lender in previous month on monthly basis by 7th of closing month.
6. Lender will do project progress assessment by way of site visit and cost verification as and when deem fit.
7. The Borrower shall furnish to the Lender every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year.
8. The Lender reserves the right to conduct audit of the escrow account on Quarterly basis at its own cost.
9. Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act 2016 (RERA) & copy of required compliance to be provided to Lender.
10. Promoter Contribution/Unsecured loans except ~Rs.17 cr as approved by ABFL should not be taken out from project before our loan repayment. The same should be validated through quarterly CA certified Cost & Means of Finance. In case the Promoter Contribution/Unsecured loans is reduced from stipulated amount of Rs. 17 cr, borrower to bring back the equity or repay equivalent amount within 30 days of intimation.

Non submission of any of the above mentioned documents within the stipulated timelines, ABFL shall reserve the right to charge penalty from the due date of such submission at 2% p.a over and above the prevailing interest rates.

Section 8 :- General Conditions

1. The loan shall be utilised for the purpose for which it is sanctioned and it should not be utilised for –
 - Subscription to or purchase of shares/debentures
 - Extending loans to subsidiary companies/associates or for making inter-corporate deposits.
 - Any speculative purposes.
2. The borrower shall maintain adequate books and records which should correctly reflect their financial position and operations and it should submit to ABFL at regular intervals such statements as may be prescribed by ABFL in terms of the RBI / Bank's instructions issued from time to time.
3. The borrower will keep ABFL informed of the happening of any event which is likely to have an impact on their profit or business and more particularly, if the monthly production or sale and profit are likely to be substantially lower than already indicated to ABFL. The borrower will inform accordingly with reasons and the remedial steps proposed to be taken.
4. ABFL will have the right to examine at all times the borrower's books of accounts and to have the borrower's factory(s)/branches inspected from time to time by officer(s) of the ABFL and/or qualified auditors including stock audit and/or technical experts and/or management consultants of ABFL's choice and/or we can also get the stock audit conducted by other banker. The cost of such inspections will be borne by the borrower.

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Arund Nrohis
Director

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5. The borrower should not pay any consideration by way of commission, brokerage, fees or in any other form to guarantors directly or indirectly.
6. The Borrower and Guarantor(s) shall be deemed to have given their express consent to ABFL to disclose the information and data furnished by them to ABFL and also those regarding the credit facility/ies enjoyed by the borrower, conduct of accounts and guarantee obligations undertaken by guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorised to seek and publish information.
7. The Borrower will keep the ABFL advised of any circumstances adversely affecting their financial position including any action taken by any creditor, Government authority against them.
8. The borrower shall procure a consent every year from the auditors appointed by the borrower to comply with and give report / specific comments in respect of any query or requisition made by us as regards the audited accounts or balance sheet of the borrower. We may provide information and documents to the Auditors in order to enable the Auditors to carry out the investigation requested for by us. In that event, we shall be entitled to make specific queries to the Auditors in the light of Statements, particulars and other information submitted by the borrower to us for the purpose of availing finance, and the Auditors shall give specific comments on the queries made by us
9. The sanction limits would be valid for acceptance for 30 days from the date of the issuance of letter.
10. ABFL reserves the right to alter, amend any of the condition or withdraw the facility, at any time without assigning any reason and also without giving any notice.
11. Provided further that notwithstanding anything to the contrary contained in this Agreement, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Loan or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations to give any reason whatsoever, whereupon all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL
12. The Borrower/s agrees to pay the processing fees upfront at the time of acceptance of sanction letter and the processing fees paid shall be non-refundable and non-adjustable.

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Handwritten signature

Director



Cash Flow statement:

Particulars	2017-2018				2018-19				2019-2020				2020-2021				Total
	Amount spent till 30.06.17	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	
Construction %		75%	80%	85%	90%	95%	98%	100%									
Units	43	4	4	4	4	4	4	4	8	8	8	8	8	8	8	2	129
Sources of Funds																	
Share Capital	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Reserve & Surplus	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17
Unsecured Loan	3289		-1607	0	0	0	0	0	0	0	0	0	0	0	0	0	1682
Secured Loan																	
ICIC LOAN	1066	177	-1243	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ABFL-NEW	0		3350	550	550	550	0	0	0	0	0	0	0	0	0	0	5000
Advance against	2257	500	250	300	300	600	600	1200	1200	1200	1200	1200	1200	1200	1200	1386	15793
Sold Receivables			0	0	0	200	200	600	600	600	600	600	600	600	600	600	
Unsold Receivables				250	300	300	400	400	600	600	600	600	600	600	600	786	
Total	0	0	250	300	300	600	600	1200	1200	1200	1200	1200	1200	1200	1200	1386	0
Current Liability	599	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-599	0
Sub Total (a)	7229	677	750	850	850	1150	600	1200	1200	1200	1200	1200	1200	1200	1200	787	22493
Application of																	
Land &	629	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	629
Construction Cost	3,819	500	500	500	500	450	450	119	-	-	-	-	-	-	-	-	6,838
Sanction Fee	180	-	-	25	-	-	-	39	-	-	-	-	-	-	-	-	244
Architect Fee	109	20	20	20	20	20	20	15	-	-	-	-	-	-	-	-	244
Marketing Cost	354	40	40	40	40	40	40	38	-	-	-	-	-	-	-	-	632
Overheads	-	70	70	70	70	70	70	80	-	-	-	-	-	-	-	-	500
Finance Charge & Interest on	1,068	35	96	110	124	138	138	138	124	110	96	83	66	50	33	17	2,423
Repayment of	811	42	-	-	-	-	-	-	-	-	-	-	-	-	-	589	1,441
Repayment of Investments in	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fixed Deposits	53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(53)	0
Fixed Assets	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(20)	0
Investments in	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(1)	-
Advances	82	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(82)	0
Income Tax paid	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(28)	(0)
SI			25	30	30	60	60	645	960	960	960	960	960	310			5,000
Sub Total (b)	7,153	707	751	795	784	778	1,074	1,084	1,070	1,056	1,043	376	50	33	2,103	19,633	
Surplus / (Deficit)	76	(30)	(1)	55	66	373	(178)	127	116	130	144	158	824	1,151	1,167	(1,316)	2,860
Add: Opening	-	76	46	44	99	166	538	361	487	603	733	877	1,035	1,859	3,009	4,176	
Closing Balance	76	46	44	99	166	538	361	487	603	733	877	1,035	1,859	3,009	4,176	2,860	

This sanction letter will be effective only after execution of documents acceptable to ABFL.

Please return the duplicate copy of this letter duly accepted within 30 days hereby in token of acceptance of the terms and conditions of the above facility

TRIMURTI GRIHANIRMAN PVT. LTD.

(Signature)

Director



Yours sincerely,

For Aditya Birla Finance Limited

Payal Aggarwal
Nitish K. Dwivedi

(Authorized Signatory)



ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the facility.

Approved and accepted by:

For M/s. Trimurti Grihanirman Private Limited (Borrower)

(Authorized Signatories)

(Please affix the rubber stamp)

Mrs./Mr. _____

TRIMURTI GRIHANIRMAN PVT. LTD.

Anand Neotia

Director

For M/s. Suntrack Commerce Private Limited (Co-Borrower)

(Authorized Signatories)

(Please affix the rubber stamp)

Mrs./Mr. _____



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

ABF/XTL/NOV17/N0016

November 2, 2017.

M/s. Trimurti Grihanirman Private Limited (Borrower)
M/s. Suntrack Commerce Private Limited (Co-Borrower)
1, Garstin Place,
Kolkata – 700001.

Kind Attn: Mr. A.K. Patwari

Subject: Communication of Rate of Interest & Other Charges

Dear Sir,

Further to our letter dated **November 1, 2017** vide ref. number **ABF/XTL/NOV17/N0002**, regarding Term Loan Facility of Rs. 50 Crores, we are pleased to advise you the following commercial terms.

Rate of Interest	Term Loan: The applicable rate under this Facility for every disbursement is Long Term Reference Rate of ABFL (LTRR) +/- Spread - LTRR at present is 16.50% - Spread at present is "-575 bps" i.e. "-5.75%" - Effective rate of interest is 10.75% p.a. ABFL reserves the right to revise the rates/ spread/reference rate in the event of increase in the money market rates.
Processing fees	0.60% plus applicable service tax
Documentation Charges	Nil

All other terms and conditions of our sanction letter remain the same (unless any amendment/addition approved by ABFL subsequent to the aforesaid letter, if any).

On receipt of the letter it would be presumed that the terms are acceptable to you unless ABFL receives a communication to the contrary from you within 7 days from the date of this letter.



Aditya Birla Finance Ltd.

Unit No 402, 4th Floor, 24 Camac Square, Kolkata – 700017

www.adityabirlafinance.com

Registered Office:

Indian Rayon Compound, Veraval,
Gujarat -362 266

CIN: U65990GJ1991PLC064603

Assuring you of our best services at all time

Yours sincerely,

For Aditya Birla Finance Limited



(Authorized Signatory)



For M/s. Trisurati Global Finance Private Limited (Incorporated in India)

(Authorized Signatories)

(Please affix the rubber stamp)

Mrs./Mr. _____

For M/s. Suntrack Commerce Private Limited (Incorporated in India)

(Authorized Signatories)

(Please affix the rubber stamp)

Mrs./Mr. _____

Date: _____

Aditya Birla Finance Ltd.

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