



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AB 135553

SME-1

LETTER OF ARRANGEMENT

To
Devaloke Developers Ltd
82, Garia Main Road, Mahamayatala
Garia, Kolkata – 700 084

Letter No.: LPBF/1/2018-19

Date: 16.07.2018

Dear Sirs,

ADVANCES TO SME SEGMENT
SANCTION OF CREDIT FACILITIES

With reference to your application dated 13.05.2017 requesting us for modification in the sanctioned / renewal of Working Capital Limits and / or Term Loan Limit of Rs 35.00 crore (Rupees Thirty Five Crore Only) for your "Sonar City" project at existing / enhanced levels and subsequent correspondence in this regard, we have pleasure in advising sanction of the following modifications in the credit facility, which are available subject to your acceptance of this arrangement letter.

For DEVALOKE DEVELOPERS LTD.

For DEVALOKE DEVELOPERS LTD.

For DEVALOKE DEVELOPERS LTD.

Director

Sachin Kumar

Director

Aparna Kundu

Director

For DEVALOKE DEVELOPERS LTD.

Director

14088

16 AUG 2018

No.....Rs. **10/-** Date.....

Name.....Devalbke Developers Pvt. Ltd.

Address.....82, Ganga Kain Road, Mahabharata, W-2, 84.

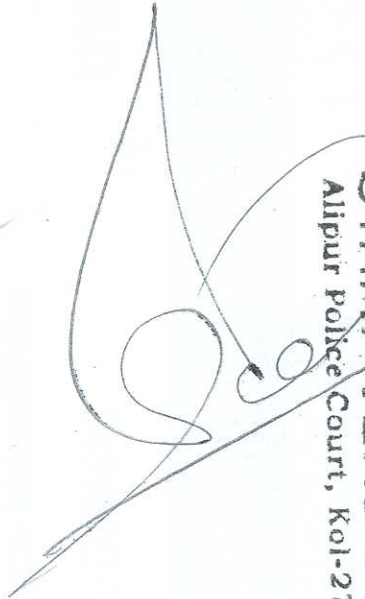
Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUEHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27



(Rs in crore)

SL	FACILITY	EXISTING LIMIT	PROPOSED LIMIT
A] FUND BASED LIMITS:			
a	Term Loan (Builder Finance)	35.00	35.00
Total of Fund Based Limits		35.00	35.00
B] NON-FUND BASED LIMITS:			
a		0.00	0.00
Total of Non-Fund Based Limits		0.00	0.00
TOTAL LIMITS		35.00	35.00

The modifications are as below:

- Towers** – Existing sanction for construction of Tower Nos 2, 6, 10, 17, 18 & 21 modified for construction of Tower Nos 1, 2, 3, 7, 8, 10, 14
- Interest Concession** – Interest concession of 0.25% will be extended in case of more than 30% penetration of Home loan of total constructed units as against the existing sanction of No Concession.
- Repayment:**

Existing		Modified	
Date	Instalment Amount	Date	Instalment Amount
30.06.2020	Rs 3.50 crore	30.09.2020	Rs 3.50 crore
30.09.2020	Rs 4.50 crore	31.12.2020	Rs 4.50 crore
31.12.2020	Rs 5.00 crore	31.03.2021	Rs 5.00 crore
31.03.2021	Rs 6.50 crore	30.06.2021	Rs 6.50 crore
30.06.2021	Rs 7.50 crore	30.09.2021	Rs 7.50 crore
30.09.2021	Rs 8.00 crore	31.12.2021	Rs 8.00 crore

For DEVALOKE DEVELOPERS LTD.

Director

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Director



4. Security:
Existing

LIMIT	PRIMARY SECURITY		COLLATERAL SECURITY	
	IMMOVABLE PROPERTY		THIRD PARTY GUARANTEE	
FUND BASED:				
Term Loan (Builder Finance)	Registered Mortgage of 505.00 decimals of land and building being constructed or to be constructed thereon situated at Simultala, Sonarpur Station Road, P.O. & P.S.: Sonarpur, Rajpur Sonarpur Municipality.		Registered Mortgage of 529.60 decimals of land and building being constructed or to be constructed thereon situated at Simultala, Sonarpur Station Road, P.O. & P.S.: Sonarpur, Rajpur Sonarpur Municipality.	
	Personal Guaranteee of: 1. Sri Sankar Kundu 2. Sri Sukanta Kundu 3. Smt Antara Kundu 4. Sri Swarup Kundu			
Deed No R S Dag L R Dag				
Mouza – Jagannathpur (JL No 51)				
2016/2008 449 490				
8832/2008 452, 455 493, 496				
8742/2008 454 495				
2033/2008 452, 455 493, 496				
3428/2010 450, 451 491, 492				
9355/2008 417 459				
2639/2008 460 501				
9252/2008 412 454				
1028/2009 458 499				
2549/2008 458 499				
5016/2010 412 454				
5017/2010 464 505				
2048/2008 450, 451 491, 492				
3194/2011 460 501				
8302/2011 460 501				
Mouza – Teghari (JL No 52)				
4032/2009 417 448				
3058/2010 411 446				
1102/2011 417 448				
Mouza – Nishchintapur (JL No 53)				
5017/2010 6, 14, 17 3, 10, 4				
11440/2008 17 4				
1354/2009 17 4				
1355/2009 17 4				
4028/2009 17 4				

Deed No R S Dag L R Dag				
Mouza – Jagannathpur (JL No 51)				
2012/2008 440, 441, 443 482, 483, 485				
7118/2008 433/811 475				
2044/2008 434 476				
2015/2008 442 484				
1406/2008 421 463				
8721/2008 421 463				
3429/2010 435, 437 477, 479				
2021/2008 439 481				
7128/2008 433 473				
2030/2008 435-437 477-479				
12070/2008 445, 447 487, 488				
10937/2008 419 461				
2550/2008 416 458				
8644/2011 453 494				
946/2013 453 494				
7231/2010 459 500				
12071/2008 438, 448 480, 489				
2836/2008 418, 457 460, 498				
2637/2008 421 463				
Mouza – Teghari (JL No 52)				
4033/2009 412 434				
10203/2012 413 435				
10204/2012 414, 416 436, 447				
4035/2009 400 431				

For DEVALOKE DEVELOPERS LTD.

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Existing (Contd.)

LIMIT	PRIMARY SECURITY	COLLATERAL SECURITY		
FUND BASED:		IMMOVABLE PROPERTY	THIRD PARTY GUARANTEE	
Term Loan (Builder Finance)		Deed No	R S Dag	L R Dag
		Mouza – Nishchintapur (JL No 53)		
		8248/2013	19	8
		8087/2013	18	6
		8088/2013	118/494	5
		4125/2014	16	7
		4934/2009	14	10
		7096/2013	14	10
		8085/2013	16	7
		8086/2013	6	3
		4034/2009	4	1
		4105/2015	16, 19	7, 8
		4031/2009	4, 5	1, 2
		3173/2015	16	7
		3266/2009	15	9

Modified:

LIMIT	PRIMARY SECURITY	COLLATERAL SECURITY			
		IMMOVABLE PROPERTY	THIRD PARTY GUARANTEE		
FUND BASED:					
Term Loan (Builder Finance)	Registered Mortgage of 474.00 decimals of land and building being constructed or to be constructed thereon situated at Simultala, Sonarpur Station Road, P.O. & P.S.: Sonarpur, Rajpur Sonarpur Municipality.	Registered Mortgage of 622.60 decimals of land and building being constructed or to be constructed thereon situated at Simultala, Sonarpur Station Road, P.O. & P.S.: Sonarpur, Rajpur Sonarpur Municipality.		Personal Guarantee of: 1. Sri Sankar Kundu 2. Sri Sukanta Kundu 3. Smt Antara Kundu 4. Sri Swarup Kundu	
		Deed No R S Dag L R Dag			
		Mouza- Jagannathpur (JL No 51)			
		2012/2008	440, 441, 443		482, 483, 485
		9355/2008	417		459
		2639/2008	460		501
		9252/2008	412		454
		1028/2009	458		499
		10937/2008	419		461
		2549/2008	458		499
		5016/2010	412		454
		5017/2010	464		505
		8302/2011	460		501
		7231/2010	459		500
		2836/2008	418, 457		460, 498
3194/2011	460	501			
		Deed No R S Dag L R Dag			
		Mouza - Jagannathpur (JL No 51)			
	7118/2008	433/811	475		
	2044/2008	434	476		
	2015/2008	442	484		
	1406/2008	421	463		
	2016/2008	449	490		
	8832/2008	452, 455	493, 496		
	8742/2008	454	495		
	2033/2008	452, 455	493, 496		
	3428/2010	450, 451	491, 492		
	2048/2008	450, 451	491, 492		
	8721/2008	421	463		
	3429/2010	435, 437	477, 479		
	2021/2008	439	481		

For DEVALOKE DEVELOPERS LTD.

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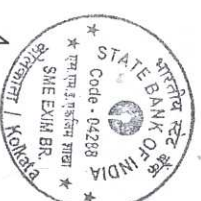
For DEVALOKE DEVELOPERS LTD.

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LIMIT	PRIMARY SECURITY	COLLATERAL SECURITY	
		IMMOVABLE PROPERTY	THIRD PARTY GUARANTEE
ENDING PAGE			

Term Loan (Builder Finance)			
Deed No	R S Dag	L R Dag	
Mouza – Nischintapur (JL No 53)			
5017/2010	6, 14, 17	3, 10, 4	
11440/2008	17	4	
1354/2009	17	4	
1355/2009	17	4	
4028/2009	17	4	
Joint Venture:			
Mouza – Jagannathpur (JL No 51)			
6111 / 2002	459	500	
Parcha	460	501	
Mouza – Jagannathpur (JL No 51)			
Deed No	R S Dag	L R Dag	
Mouza – Jagannathpur (JL No 51)			
7128/2008	433	473	
2030/2008	435-437	477-479	
12070/2008	445, 447	487, 488	
2550/2008	416	458	
8644/2011	453	494	
946/2013	453	494	
12071/2008	438, 448	480, 489	
2637/2008	421	463	
Mouza – Teghari (JL No 52)			
4033/2009	412	434	
10203/2012	413	435	
10204/2012	414, 416	436, 447	
4032/2009	417	448	
3058/2010	411	446	
1102/2011	417	448	
4035/2009	400	431	
Mouza – Nischintapur (JL No 53)			
8248/2013	19	8	
8088/2013	118/494	5	
4125/2014	16	7	
4934/2009	14	10	
7096/2013	14	10	
8085/2013	16	7	
8086/2013	6	3	
4034/2009	4	1	
4105/2015	16, 19	7, 8	
4031/2009	4, 5	1, 2	
3173/2015	16	7	
3266/2009	15	9	

FOR DEVALOKE DEVELOPERS LTD.

Sebol humed
Sebol humed
Dir

Director

FOR DEVELOPERS LTD.

Director



Thereafter, you may call on us with the guarantors, preferably with prior appointment, to execute the documents in this regard.

The following security documents shall be executed by you and the Guarantors:

- Supplemental Agreement of Loan-cum-Hypothecation
- Guarantee Agreement
- Mortgage documents
- Any other documents as may be required by the Bank

Assuring you of our best services at all times.

Yours faithfully,

CHIEF MANAGER (RMRE)

For DEVALOKE DEVELOPERS LTD.

~~Stamps~~ ~~Stamps~~

We accept

For DEVALOKE DEVELOPERS LTD.

Director

Sachin Kumar
Director

For DEVALOKE DEVELOPERS LTD.

Director

For DEVALOKE DEVELOPERS LTD.

Director

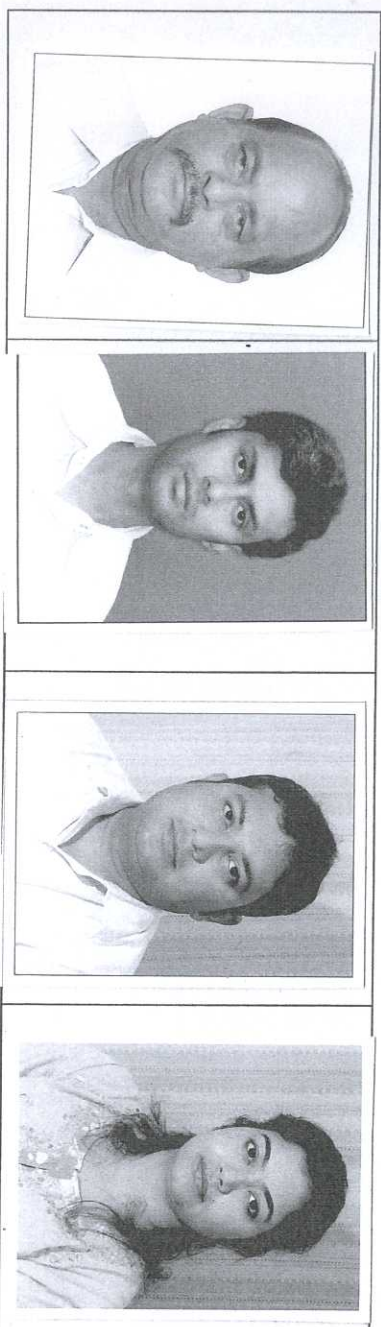
Prerna Kumar
Prerna Kumar
Director

Borrower/s

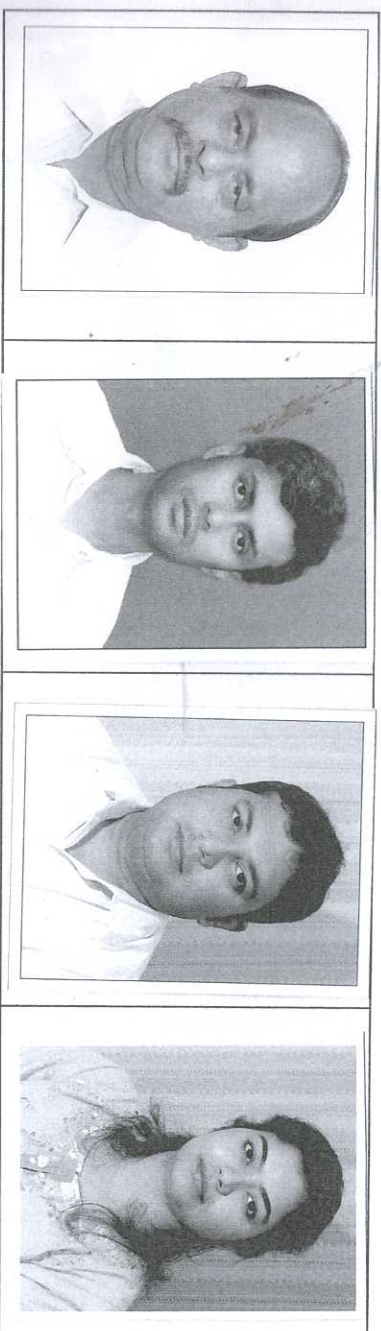
Guarantor/s



PASSPORT SIZE PHOTOGRAPHS OF BORROWER(S)



PASSPORT SIZE PHOTOGRAPHS OF THE GUARANTOR(S)



Note: Self attested passport size photographs of the Borrowers and the Guarantors to be affixed

For DEVALOKE DEVELOPERS LTD.

[Signature]

Director

For DEVALOKE DEVELOPERS LTD.

[Signature]

Director

For DEVALOKE DEVELOPERS LTD.

[Signature]

[Signature]

Director

For DEVALOKE DEVELOPERS LTD.

[Signature] *[Signature]*

Director

