

Ref: CROPS-NR/Vet1.3/SAN/Ind/CF/312/2021-22

Date: 02-06-2021

M/s Irish Infrastructure Private Limited  
34, First Floor, BDA Market, L-1 Block,  
Pitampura, New Delhi - 110034

Kind Attn: Mr. Gaurav Garg

Dear Sirs,

**Sub: Sanction of credit facility/ies for your project "Irish Pearl" "Tower A" at Sports City, GHI 04, measuring, Sector Techzone IV, Greater Noida (West), Gautam Budh Nagar, U.P. -201306.**

We refer to your application / the discussions we, DCB Bank Limited (the "Bank") had with you and have pleasure in advising sanction of the following credit facility/ies, payable on demand, subject to periodical review:

(Rupees in Crores)				
Sr. No.	Nature of Facility	Existing Limit	Change in limit (+/-)	New Limit
	<b>Fund Based</b>			
1	Term Loan - I (Construction Finance/ Inventory Funding)	0.00	+ 16.00	16.00
2	Term Loan - II (Contingency Loan)	0.00	+ 3.20	3.20
	<b>Total Fund Based</b>	<b>0.00</b>	<b>+19.20</b>	<b>19.20</b>
	<b>Total Limits</b>	<b>0.00</b>	<b>+19.20</b>	<b>19.20</b>

"The outstanding at any point of time will be capped at Rs 3 Crs till permission to mortgage (PTM) is received"  
The aforesaid credit facility/ies will be available at New Delhi Branch of the Bank.

The aforesaid credit facility/ies is/are subject to terms and conditions (changes as per Reserve Bank of India (RBI) directives / the Bank's policies from time to time) given below and set out in **Annexure(s) I to III** hereto which is deemed to be a part of this sanction letter. The credit assistance is also subject to the conditions that are contained in the documents, which you shall execute between and in favour of the Bank.


This sanction is valid for acceptance for a period of 1 (one) month from the date of this letter and sanctioned credit facility/ies should be availed within 3 (three) months from the date of this letter, where after it needs to be revalidated by the Bank or the Bank may, at its discretion, treat the sanction as withdrawn.

We shall be glad if you would please return the duplicate copy of this letter (enclosed) duly signed by the Authorized Signatory/ies and Guarantors as a token of having accepted all the terms and conditions of this sanction. On receipt of the duplicate copy we shall prepare the Security Documents for execution by the Company / firm and Guarantors. The Bank will make available the above credit facility/ies on receipt of requisite security documents, submission of undertakings, compliance of sanction terms, and creation of requisite charges over your assets and guarantors' assets, if applicable.

For Irish Infrastructure Private Ltd

  
Director

For Indian Overseas Bank (P) Ltd

  
Director







**DCB Bank Limited**

3rd Floor, A-Set House, 7/56, Desh Bandhu Gupta Road, Karol Bagh, New Delhi - 110005, New Delhi

Tel: +91 11 66133451 / 66133457 / 66136321 Fax: +91 11 66133420

Corporate & Registered Office: 8<sup>th</sup> Floor, Tower A, Peninsula Business Park, Senapati Bapat Marg, Lower Parel, Mumbai - 400013 / Maharashtra

CIN: L99999MH1995PLC080006 Website: www.dcbbank.com

We look forward to a long and mutually beneficial relationship.

Yours sincerely,

Relationship Manager  
Construction Finance

Team Leader  
Credit Operations - Non Retail



All the above terms and conditions are acceptable to us.

M/s Irish Infrastructure Private Limited

For Irish Infrastructure Private Limited  
Authorized Signatory  
Director

Guarantors:

1. Mr. Gaurav Garg
2. Mrs. Anjana Garg
3. M/s Pushkar Metals Private Limited

Date: 8/6/2021

SANCTIONED BY \_\_\_\_\_ ON \_\_\_\_\_

Action Points for BU/CROPS- Non Retail:

1. Check with panel advocate to check any notification available for delay in PTM
2. Check for any possible support from third party to expedite the PTM through our Internal Team mortgage, collection and CROPS team

Signature of Mr. Gaurav Garg

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CIN: L99999MH1995PLC089008 Website: www.dcbbank.com

## Annexure-1

(Annexure to letter No. CROPS-NR/Ver1/SAN/Int/CF/312/2021-22 dated 01-06-2021)

## Term Sheet

Facilities /Terms & Conditions:- M/s. Irish Infrastructure Private Limited																																																																																																																																																															
Nature of Facility	Term Loan (New)																																																																																																																																																														
Amount	Rs.16.00 Crs plus Rs 3.20 Crs Contingency limit																																																																																																																																																														
Purpose	Construction Finance for Project "Tower A of Irish Pearls"																																																																																																																																																														
Tenor	48 months including 30 months moratorium period																																																																																																																																																														
Disbursement Schedule	<p>Disbursal will be in stages subject to CA certificate confirming end use of loan, Architect certificate confirming stage of construction as per schedule and the construction is as per sanction plan, supported by visit report of RM/ Credit Manager. Further disbursement will be linked to banking projections as under.</p> <p><b>Disbursement Schedule</b> (Rs. in Crs)</p> <table> <tr> <th>Quarters</th><th>Construction Cost</th><th>Cummulative Construction Cost</th><th>Stage of Construction</th><th>No. of Units to be sold</th><th>Inflow</th><th>Promoter contribution</th><th>Amt. to Disburs</th></tr> <tr> <td>Till Date Mar-21</td><td>10.93</td><td>10.93</td><td>15%</td><td>123</td><td>14.70</td><td>11.31</td><td></td></tr> <tr> <td>Jun-21</td><td>3.56</td><td>14.49</td><td>22.77%</td><td>3</td><td>6.54</td><td></td><td></td></tr> <tr> <td>Sep-21</td><td>3.92</td><td>18.41</td><td>30.16%</td><td>3</td><td>1.34</td><td></td><td></td></tr> <tr> <td>Dec-21</td><td>4.31</td><td>22.72</td><td>38.35%</td><td>3</td><td>2.49</td><td></td><td></td></tr> <tr> <td>Mar-22</td><td>3.71</td><td>26.43</td><td>47.93%</td><td>3</td><td>2.57</td><td></td><td></td></tr> <tr> <td>Jun-22</td><td>3.97</td><td>30.40</td><td>55.05%</td><td>5</td><td>2.93</td><td></td><td></td></tr> <tr> <td>Sep-22</td><td>4.57</td><td>34.97</td><td>63.32%</td><td>5</td><td>4.19</td><td></td><td></td></tr> <tr> <td>Dec-22</td><td>3.13</td><td>38.10</td><td>72.04%</td><td>5</td><td>6.81</td><td></td><td></td></tr> <tr> <td>Mar-23</td><td>2.97</td><td>41.07</td><td>79.35%</td><td>5</td><td>7.07</td><td></td><td></td></tr> <tr> <td>Jun-23</td><td>4.46</td><td>45.53</td><td>85.54%</td><td>5</td><td>10.32</td><td></td><td></td></tr> <tr> <td>Sep-23</td><td>2.46</td><td>48.01</td><td>94.68%</td><td>7</td><td>11.44</td><td></td><td></td></tr> <tr> <td>Dec-23</td><td></td><td></td><td>100.00%</td><td>7</td><td>13.70</td><td></td><td></td></tr> <tr> <td>Mar-24</td><td></td><td></td><td></td><td>7</td><td>15.04</td><td></td><td></td></tr> <tr> <td>Jun-24</td><td></td><td></td><td></td><td></td><td>1.57</td><td></td><td></td></tr> <tr> <td>Sep-24</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Dec-24</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Mar-25</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr> <td>Total</td><td>48.00</td><td>331.07</td><td>100.00%</td><td>181</td><td>95.21</td><td>11.31</td><td></td></tr> </table> <p><b>Pre-disbursal conditions:</b></p> <ol style="list-style-type: none"> <li>1. Latest search report to be kept on record</li> <li>2. Getting undertaking from the borrower that they will not alienate the property in any manner</li> <li>3. Capping the outstanding at Rs. 1 Crs till the PTM is received</li> <li>4. Compliance to be done as per Internal Legal requirement</li> </ol> <p><b>Primary security: Suggested steps</b></p>							Quarters	Construction Cost	Cummulative Construction Cost	Stage of Construction	No. of Units to be sold	Inflow	Promoter contribution	Amt. to Disburs	Till Date Mar-21	10.93	10.93	15%	123	14.70	11.31		Jun-21	3.56	14.49	22.77%	3	6.54			Sep-21	3.92	18.41	30.16%	3	1.34			Dec-21	4.31	22.72	38.35%	3	2.49			Mar-22	3.71	26.43	47.93%	3	2.57			Jun-22	3.97	30.40	55.05%	5	2.93			Sep-22	4.57	34.97	63.32%	5	4.19			Dec-22	3.13	38.10	72.04%	5	6.81			Mar-23	2.97	41.07	79.35%	5	7.07			Jun-23	4.46	45.53	85.54%	5	10.32			Sep-23	2.46	48.01	94.68%	7	11.44			Dec-23			100.00%	7	13.70			Mar-24				7	15.04			Jun-24					1.57			Sep-24								Dec-24								Mar-25								Total	48.00	331.07	100.00%	181	95.21	11.31	
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1. Equitable mortgage can be created without PTM which will be registered with ROC / BESAI and Information Utility (IU) professional organization which is registered under Section 210 of the Insolvency and Bankruptcy Code, 2016
2. Undertaking from Borrower to obtain PTM from GNDA at the earliest (100 Rs stamp paper duly notarized)
3. Hypothecation of receivables (present + future)
4. Post receipt of PTM Supplementary agreement to be executed

## Collateral security: Suggested steps

1. Original sale agreement to be kept on record
2. Equitable Mortgage to be created on residential plan
3. Undertaking from the borrower that they will not alienate the property in any manner
4. RM/RH to visit the project before disbursement
5. Convenience of bookings to be verify by RM / portfolio team before disbursement
6. Lease/ land payment receipt to be kept on record as part of documentation
7. Undertaking from borrower stating that construction beyond plinth and ground floor slab after clearance from planning department
8. EA certificate confirming latest net-worth of the all guarantors to be kept as a part of documentation
9. EA certificate for land insured and means of finance to kept on record as per part of documentation
10. Disbursement will be linked to stage of construction, bookings & collections projected in cash flows
11. Disbursement subject to satisfactory review of booking and collection made till date.
12. Documents confirming payment to existing shareholders to be documented before disbursement
13. Amicable undertaking from borrower to bring in additional promoter contribution if in future any demand raised by GNDA Authority towards land dues
14. Amicable undertaking from borrower that any penalty for non-completion of construction work & sports, institutional & other facility within stipulated timeline, will be borne by developer / borrower from his own equity. We may also withhold the contingency limit non-compliance of any clause of lease deed and borrower fails to bring in his contribution to make the default good.
15. Undertaking from borrower to be obtained that "In case GNDA demands share transfer charges or stamp duty, the customer will pay such charges directly to GNDA or Bank can pay such charges on customer's behalf from project collection/un-disbursed loan amount.
16. PTM to be obtained from GNDA
17. Undertaking to be obtained from borrower that cutback is applicable on all booked and yet to be booked units, for acceptance of increase in cutback, and Bank has right to review the cutback in and adjust entire project receivables in existing as well as proposed facility.
18. Undertaking from borrower that the surplus cash balance, if any, will be used for repayment of the proposed exposure
19. Any inflows over and above projection to be used to reduce our exposure or taken to separate DSRA account.
20. Borrower undertaking to bring in promoter contribution to meet the shortfall if any, for meeting the obligations
21. Borrower to undertake unsecured loan cannot be withdrawn during loan period and repayment of loan will commence only after our loan is fully paid
22. Borrower to undertake Promoter/Group will comply with all RERA norms for other on-going projects, and No sales before RERA registration
23. DCB Bank to write to Punjab National Bank RERA account intimating our sanction of CI

PDC

For Pashim Medico (P) Ltd.

DCB Bank Limited

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CIN: L99999MH1995PLC0089006 Website: www.dcbbank.com





- fund to the project and transfer entire receivables to DCB Bank account
24. Borrower to open REBA account, No Debt account and current account with DCB bank for subject project before disbursement
  25. Borrower to undertake the withdrawals in the accounts are to be done only for construction cost of the project and should not be used for any repayment to promoters / relatives
  26. An affidavit /any undertaking must be obtained from the applicant that they will stick to the approved plan for construction and will take prior approval from DCB Bank in case of any deviation.
  27. Undertaking to the effect that the entire project collection/progressive receipts (Tower A) from the customer will be deposited in the DCB Bank A/c and no funds will be diverted for any other project
  28. Borrower to undertake Avg selling rate will not be less than Rs. 1200/-Sq on saleable area for residential
  29. Borrower acknowledges that DCB BANK LTD would have a Lien on all/yer to be booked units (Tower A) in Project and shall obtain an NOC from DCB BANK LTD before selling any unit to any prospective purchaser

#### Other/post disbursement conditions:

10. Disbursement of FMS equitable mortgage to be done on project land and receivables
11. Project to be classified as Non-Infrastructure as per RBI guidelines.
12. Minimum 2 banks and DCB bank A/c to be in place before 2<sup>nd</sup> disbursement
13. Our Charge to be registered with CERSAI & ROC within 30 days of first disbursement
14. Any change in shareholder's shareholding ratio will require prior approval from DCB Bank
15. Profiling of the borrower and understanding their eligibility for housing or other loan to be done prior to disbursement
16. Borrower to make the demand as per stage of construction and collection efficiency should be minimum 85%
17. At any point in time security cover should be minimum 200% of the exposure
18. One-month interest on the loan outstanding limit during moratorium period and one instalment during the repayment period to be maintained as DSRA with Lien of the Bank over such amount
19. Quarterly certificate of promoter's contribution by CA which should be in tune with certificate in RERA site
20. Encumbrance certificate with DCB Charge on REBA site before 2nd disbursement
21. An initial disbursement of Rs. 1.50 cr. pending registration of DCB Bank account as project designated account under RERA. Further disbursements post compliance
22. Entire sale proceeds are to be routed through designated DCB Bank account. Any further disbursement post compliance of this. No other account with any other Bank for this project 2nd disbursement post compliance of this
23. RERA account with Punjab National Bank to be closed/shifted/Debit Freeze within 10 days of first disbursement and entire sale proceeds are routed through our DCB Bank account No other account with any other Bank for this project
24. Existing bankers/ FI to be intimated to transfer the receipts, (ii) closure of such accounts to DCB account
25. A/c approved Banks/ FI of the existing flat buyers to be informed to make further disbursement into our designated account
26. The financiers of the existing flat buyers to be informed to make further disbursement into our designated account
27. Borrower to remit all the sale proceeds of already sold and to be booked units in DCB Bank RERA / No Debt account only
28. All the agreements should have our DCB Bank account number for remitting their dues by the

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	<p>Old owners</p> <p>49. DCB Bank Ltd will be the preferred Banker for giving housing loan to this project</p> <p>50. DCB Bank Ltd will be the preferred Banker for Construction Finance loan to Tower B of the project</p> <p>51. The company should give an undertaking to bring its promoter contribution to meet the shortfall if any</p> <p>52. Proper Insurance will be provided with 15 days from date of disbursement</p> <p>53. The Bank reserves the right to sell the flats at available price at their sole discretion without any references to the borrower within 15 days of occurrence of event of default. *</p> <p>*Event of default</p> <p>54. In case the account is classified as SMA 1/ 30 days overdue, the borrower undertakes to give charge on each flow from other free projects and additional collateral security.</p> <p>55. The account becoming SMA 2/ 60 days overdue with DCB Bank and/or any other Bank.</p> <p>56. Non-compliance of RERA within the stipulated period</p> <p>57. No sale of the charged flats happening within 6 months from the date of disbursement</p> <p>58. Not routing project cash flow to designated account</p> <p>59. Bookings from the allottees not verifiable/ not in sync with the data submitted</p> <p>60. Not obtaining NOC for any booking made post disbursement.</p>																
Repayment schedule	<p>Tenor: 48 months. In the initial 30 months* recovery by way of 1% cut back from each credit received in the account. Balance to be repaid in 18 equal monthly instalments.</p> <p><b>*Cutback</b></p> <table><tr><th>Stage Of Construction</th><th>Cutback</th></tr><tr><td>Upto 70%</td><td>20%</td></tr><tr><td>Above 70%</td><td>40%</td></tr><tr><td>On completion</td><td>80%</td></tr></table>					Stage Of Construction	Cutback	Upto 70%	20%	Above 70%	40%	On completion	80%				
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Rate of Interest	12.50% (linked to 3 months MCLR) subject to revision from time to time and leviable on monthly basis.																
Primary Security	<table><tr><th>Nature of Security</th><th>Particulars</th><th>Value in Crs</th><th>Basis of Calculation</th></tr><tr><td>1. Project Land</td><td>Exclusive charge by way of equitable mortgage on land and building constructed and to be constructed in project "Irish Pearl" located at Sports City, G/4 04, measuring 10,030 sq mtrs, Sector Techzone IV, Greater Noida (West), Gautam Budh Nagar, U.P. 201306 P.</td><td>23.01</td><td>Valuation Report from panel valuer dated 28-10-2020.</td></tr><tr><td>2. Receivables (present &amp; future)</td><td>Hypothecation of receivables of booked and yet to be booked units of project "Irish Pearl" (Tower A).</td><td>80.51</td><td>Cash Flow</td></tr></table>				Nature of Security	Particulars	Value in Crs	Basis of Calculation	1. Project Land	Exclusive charge by way of equitable mortgage on land and building constructed and to be constructed in project "Irish Pearl" located at Sports City, G/4 04, measuring 10,030 sq mtrs, Sector Techzone IV, Greater Noida (West), Gautam Budh Nagar, U.P. 201306 P.	23.01	Valuation Report from panel valuer dated 28-10-2020.	2. Receivables (present & future)	Hypothecation of receivables of booked and yet to be booked units of project "Irish Pearl" (Tower A).	80.51	Cash Flow	of
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2. Receivables (present & future)	Hypothecation of receivables of booked and yet to be booked units of project "Irish Pearl" (Tower A).	80.51	Cash Flow														
Collateral Security	Equitable Mortgage on Residential plot. Plot Area - 250.87 sq mtr Location - Sector 3, Vaishali, Ghaziabad.																
<b>Other Terms &amp; Conditions</b>																	
Processing Charges	1.00% + applicable GST																
Insurance	1.10% of cost of primary & collateral securities with bank clause.																
Inspection	Quarterly																
Specific Covenants / Stipulations	<p>1. Rs. 16.00 Crs will be disbursed in stages based on level of construction and expenses incurred and Rs. 3.20 Crs will be disbursed for meeting any contingency at the sole discretion of the Bank</p> <p>2. The Contingency fund would be offered at the specific approval of Head Credit mty and</p>																

*[Signature]*  
Director

For Pushkar Housing (P) Ltd.

*[Signature]*  
DCB Bank Limited

*[Signature]*

*[Signature]*



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could be contingent on the stretch in receivables, inventory and as a line to meet short/Medium term exigencies/expenses

3. Collection efficiency should be minimum 85% with continuous monthly monitoring on the following key items

Parameter	Projected (in Crs)	Actuals
Promoter's Contribution		
Total Units to be constructed (Phase wise & Bldg wise)		
Units booked out (Phase wise & Bldg wise)		
Cash Inflow from booked unit		
Stage of construction (Phase wise & Bldg wise)		
Construction Expenses		
Cash capturing in DCB Bank account		
Any other account with any other Bank for this project?		
Any delay in project		
Letter to the owners of the booked units		
Site Visit : RM visiting the site/Cost of discussion		
Booking cancellation, if any and % of cancellations		
CAD Issues?		
% capitalization during moratorium period amount adjusted inwards loan disbursed		
Receivable from booked units		
Receivables from yet to be booked units		

## Personal Guarantee

(Rs in Crs)

Sr no	Guarantor	Relationship	% Holding	Net Worth As on 31.03.2021	Basis of Valuation of Net Worth
1	Mr Gaurav Garg	Director/Shareholder	85.00%	15.19	CA Certificate
2	Mrs Anjana Garg	Director/Shareholder	15.00%	9.15	CA Certificate
	Total		100.00%	24.34	

And

Corporate Guarantee of M/s Pushkar Metals Private Limited

*[Handwritten signatures]*

*[Handwritten signature]*



## DCB Bank Limited

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## Approved Cash Flow

Approved Cash Flow (Rs. Crores)

		Jun-21	Sep-21	Dec-21	Mar-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Total
S. No.	Particulars	Q-1	Q-2	Q-3	Q-4	Q-5	Q-6	Q-7	Q-8	Q-9	Q-10	Q-11	Q-12	Q-13	Q-14	Q-15	Q-16	
I	INFLOW																	
1	From to be sold units - unsold	0.14	0.29	0.6	0.7	0.8	2.07	2.5	2.8	2.6	3.31	4.18	5.5	1.6	-	-	-	27.62
2	From sold units - unsold	0.99	1.06	1.8	1.8	2.1	2.12	4.2	4.2	7.6	7.91	9.52	9.5	-	-	-	-	67.59
3	Own Contribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.31
	<b>Total Receipts</b>	<b>0.94</b>	<b>1.34</b>	<b>2.4</b>	<b>2.5</b>	<b>2.9</b>	<b>4.19</b>	<b>6.8</b>	<b>7.0</b>	<b>10.2</b>	<b>11.44</b>	<b>13.7</b>	<b>15.0</b>	<b>1.6</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>106.52</b>
II	OUTFLOW																	
1	Land Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.49
2	Cost of Construction	3.56	3.92	4.1	3.7	3.9	4.57	3.1	2.9	4.4	2.46	-	-	-	-	-	-	48.00
3	Selling, Marketing	0.25	0.25	0.2	0.2	0.2	0.25	0.2	0.2	0.2	0.22	0.22	0.2	-	-	-	-	4.00
4	Admin Exp	0.41	0.20	0.2	0.2	0.2	0.20	0.0	0.0	0.0	0.05	0.05	0.0	0.0	-	-	-	2.00
5	Bank Interest / Processing fee on DCB Loan	-	0.12	0.3	0.4	0.4	0.52	0.5	0.4	0.4	0.42	0.37	0.3	0.2	0.1	-	-	5.03
6	Capitalization - Repayment	0.05	0.06	0.1	0.1	0.1	0.01	0.5	1.1	1.0	1.40	1.82	1.8	1.8	1.8	1.8	1.82	16.00
7	Miscellaneous - Shuttering - Consumables	5.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00
	<b>Total Payments</b>	<b>4.15</b>	<b>4.66</b>	<b>5.2</b>	<b>4.7</b>	<b>5.0</b>	<b>5.96</b>	<b>4.4</b>	<b>4.8</b>	<b>6.2</b>	<b>4.55</b>	<b>2.46</b>	<b>2.4</b>	<b>2.1</b>	<b>2.0</b>	<b>1.8</b>	<b>1.82</b>	<b>88.52</b>

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Opening Cash Balance	-	0.03	0.31	0.4	0.2	0.6	0.53	0.7	3.1	5.2	9.34	16.2	27.4	40.1	39.6	37.6	35.83	
Deficit/Surplus	0.03	(3.19)	(3.01)	(2.2)	(1.8)	(1.4)	(1.23)	3.1	5.2	9.3	16.24	27.4	40.1	39.6	37.6	35.83	34.00	63.32
Bank/FI contribution		3.50	3.50	2.5	2.5	2.0	2.00		-	-	-	-	-	-	-	-	-	16.00
Closing Cash Balance	0.03	0.31	0.49	0.2	0.6	0.5	0.77	3.1	5.2	9.3	16.24	27.4	40.1	39.6	37.6	35.83	34.00	79.32

For Poshkar (Mehar) Ltd.  
  
 Director







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## Annexure II

(Annexure to letter No. CROPS -NR/Veri/SAN/Int/CF/312/2021-22 dated 01-06-2021)

### I. Documentation:

- Sanction Letter duly accepted by the Company/firm and its guarantors
  - Board Resolution for availing bank finance, as applicable
  - Attested and dated copy of MOA/AOA/ Partnership Deed, as applicable
  - Lien & Set Off Letter
  - Master General Terms Agreement
  - Term Loan Agreement
  - Mortgage Deed
  - Duly signed and executed Loan / credit agreements and other documents for creation of hypothecation / mortgage / lien towards securing the facilities as required by the Bank, in a form and manner acceptable to the Bank
  - Any other document(s) as may be specifically required by the Bank
- All Stamp Duties, present and future, as applicable for security creation / perfection, shall be borne by you.

### II. Default Events & Interest Rates

Sr. No.	Nature of default (as applicable)	Reckoning of default interest	Default interest rate payable
1	Delay in payment of interest / repayment of principal	From the date of overdue	24% p.a. of irregular / overdue amount payable in advance at monthly rest
2	Devolvement of LC	From the date of devolvement	26% p.a. including the prevailing 3 month MCLR
3	Pre-closure Pre-payment Term Loan	On Take-over / liquidation / cancellation of limits	4% on outstanding / pre-paid amount+ applicable GST  Prepayment penalty will not be applicable in case the prepayment is from surplus cash flow generated from the project
4	In case of occurrence of Event of Default	From the date of Default	24% p.a. payable in advance at monthly rests (up 1st. of or every month) will be charged on entire outstanding
5	Non-compliance of sanction terms	From the stipulated date of compliance	Upto 2% p.a. of the outstanding till the date of compliance

### III. GENERAL TERMS & CONDITIONS

1. DCB Bank Ltd. ("DCB Bank") has extended the aforesaid credit facility/ies based on the representations made by the Company / firm and the furnishing of financial statements / KYC documents by the Company / firm. The commitment to the said facility/ies is contingent upon:
  - a) The absence of any material adverse change in the condition of the Borrower
  - b) The Company / firm or its associate not having defaulted under any financing obligations to any Bank or Financial Institute in the past
  - c) There is no litigation pending against the Company / firm and guarantors

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- d) Guarantor's not to issue any personal guarantee for any other loans without prior written permission of DCB Bank except for car loans, personal loans, Home loans, Education loans to be obtained for self and family members except for group concerns.
2. The interest rate would be DCB Bank's 3 Month MCLR + spread as applicable. The same will be subject to change as per changes in the DCB Bank's 3 Month MCLR.

DCB Bank MCLR may change from time to time. This information will be made available on DCB Bank's website [www.dcbbank.com](http://www.dcbbank.com)

The reset of loans linked to 3 Month MCLR will be done in a quarter in the month of May, August, November and February on dates specified on DCB Bank's website [www.dcbbank.com](http://www.dcbbank.com) from time to time.

DCB Bank reserves the right to change the rate of interest *inter alia* in case of any of the following:

- a) delay in repayment;
  - b) delay in regularisation of over limit;
  - c) return of cheques (outward/inward);
  - d) non-submission of stock statements if applicable;
  - e) non-submission of documents requested by the Bank;
  - f) delay in submission of documents for renewal of facilities if applicable;
  - g) devolvement of Letter of Credit if applicable;
  - h) credit deterioration in another loan with the Bank;
  - i) credit deterioration reported by another bank;
  - j) name appearing in negative list / defaulter list of RBI, ECOC, etc.
  - k) inaccuracies in documents submitted to the Bank;
  - l) routing of transactions to another bank account without the Bank's prior approval;
  - m) Bookings lower than projections by 20% or more;
  - n) any regulatory changes affecting the industry; and
  - o) any other matter that is likely to affect the repayment capacity, timeliness, etc.
3. The above facilities shall be utilised for the purpose for which they are sanctioned and the said facilities shall not be 'diverted' or 'siphoned off' or used for any other purposes. The proceeds of the facilities are not to be utilized for investments in shares, debentures, advances and inter-corporate loans/deposits to other companies (including subsidiaries and other group companies).
  4. Bureau of Indian Standards has formulated National Building Code (NBC) of India 2005, providing guidelines for regulating the building construction activities. The Builder / Borrower has to agree for adherence to the above National Building Code specifications in the Project.
  5. All RERA guidelines to be strictly followed.
  6. The agreement with the allottees should specify DCB Bank as Collection Account and the boardings / Brochure / Pamphlet should indicate that the Project is funded by DCB Bank and they would provide No Objection Certificate (NOC) / permission of the mortgagee DCB Bank Ltd for sale of flat/property.
  7. The Borrower to adopt National Disaster Management Authority (NDMA) guidelines to ensure safety of the building especially against natural disasters.
  8. The Borrower shall adhere to The National Housing Bank (NHB) guidelines issued from time to time.
  9. DSRA - highest value to be repaid by the Borrower to the bank in the fiscal to be maintained as DSRA and to be revised on 1st of April every fiscal. Failure of maintaining DSRA will result in a penal charges of 2% on the outstanding amount.
  10. Capitalization is subject to modification from time to time and will be intimated by email to the Borrower.



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11. You shall pay or reimburse all costs, charges, expenses (including charges between the attorney or counsel and DCB Bank and those of our legal consultants, ROC, consultants or empowered Chartered Accountants / advisors and other experts), taxes, fees, stamp duties, etc. whatsoever, incidental or arising out of the facilities, their negotiation, the preparation, execution, registration and stamping of the documents relating thereto, the preservation or protection of our rights and interests or the enforcement or realisation of any security or any demand or any attempted recovery of the amounts due from you.
12. Payment of interest, commission, charges and other costs to DCB Bank shall be out of all monies, taxes, payments, applicable from time to time and all such statutory taxes / payments due / payable to be borne by the Borrower, will be in addition to the commission, charges, interest and other costs of DCB Bank.
13. We shall be entitled to debit the amounts of all costs, charges and expenses to your account and such amounts shall stand secured by all securities given to or created in our favour in connection with the facilities. You shall indemnify and keep us fully and completely indemnified from time to time against the liabilities including all costs, charges and expenses stipulated herein whether debited to your account or not.
14. So long as any monies are due to us from you under any of the facilities, we shall have a lien/charge for such amounts on all your credit balances, deposits, securities or other assets with any of the branches of DCB Bank or of its subsidiaries anywhere in the world and upon the happening of any of the events of default referred herein, we shall be entitled to exercise a right of set off between the amounts due and payable to us and the said credit balances, deposits, securities and other assets.
15. DCB Bank reserves its right to share information regarding the account / securities / guarantors with Banks / BOD / Credit Information Companies / CERSA / Information Utility (IU) / Institutions and or any statutory / regulatory body / authority in the normal course of business. This also includes the right to share information on the financial affairs of the account with any other banks / financial institutions from whom the Borrower has/have availed/intend to avail any kind of facility / financial or otherwise. DCB Bank also reserves the right to demand and receive similar information from other banks / financial institutions with whom the Borrower deals / or have dealt. You and your guarantors shall promptly authenticate the financial information submitted by the Bank as and when requested by the concerned Information Utility (IU).
16. **Review of facility/ies (availability period) :**  
We reserve the right to review these facilities at any time at our absolute discretion. Notwithstanding any other provisions of this letter and any other document, we shall have the right at our absolute discretion and without any prior notice, to at an immediate basis vary, terminate, reduce, suspend or cancel these facilities and to cease to make available any further utilization of these facilities. The sanction does not vest on any one, the right to claim any damages against DCB Bank for any reason whatsoever. The company/firm to abide by such terms and conditions as DCB Bank may stipulate from time to time.
17. **Insurance:** Entire Project with structure thereon to be insured with the Bank (Bank shall be the first loss payer).
18. **Inspection:** Inspection will be done on quarterly basis or as and when required by DCB Bank. DCB Bank has the right of deputed its officials / persons (like qualified auditors or management consultants or technical experts duly authorized by DCB Bank to inspect the unit, assets, books of accounts / records, etc. from time to time. Also DCB Bank may appoint, at its sole discretion, stock/concurrent auditors, valuers, consultants for specific jobs relating to company/firm's activities, the cost of which will be borne by the company/firm.
19. **Title Search / Valuation :** DCB Bank reserves the right to conduct a title clearance report in respect of project / land and building or any other immovable property/ies offered as security from DCB Bank's empowered advocate, prior to disbursement and thereafter at such intervals as may be required by DCB Bank.  
**Laminated documents shall not be accepted.**
20. DCB Bank shall have the right to sell, transfer, assign or reallocate the loan/advance sanctioned and disbursed to you.
21. The Company/firm should maintain necessary books of accounts, which should correctly reflect its financial position and scale of operations and should not radically change its accounting system without notice to DCB Bank.

For DCB Bank Limited (P) Ltd.  
Director  
DCB Bank Limited

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22. The Company shall file particulars of charges/modifications with the Registrar of Companies (ROC) within the mandatory period of 30 days failing which DCB Bank shall register its advance with ROC (even though not obliged to do so similarly) and the necessary fees or additional fees and charges in this connection shall be recovered from the Company.
23. DCB Bank assumes no obligation whatsoever to meet your further (fund based or non fund based) requirements on account of growth in business or otherwise without proper revision and sanction of credit limits decided in the sole discretion of DCB Bank. Further, if sanction terms are not complied with by you or if your account is classified as Non-Performing Asset (NPA), then DCB Bank may not allow further withdrawals in the account.
24. Any failure to exercise or delay in exercising any of our rights hereunder or under any other documents will not act as a waiver of that or any other right nor shall any single or partial exercise preclude any future exercise of that right.
25. In the event of the Company / firm committing default in the repayment of loan dues, the Bank shall levy "Collection Charges" of Rs. 100/- plus applicable taxes per call and Rs. 250/- plus applicable taxes per call made to recover these dues and the costs thereof will be borne by the Company / firm. These Collection Charges are subject to change as per the Bank's discretion.

## 26. General Management & Financial Covenants:

The Company / firm should have complied and will comply on an ongoing basis with all statutory obligations required under various acts applicable for Company's/firm's activities, and the laws of the land.

The Company/firm should not without the prior written approval of DCB Bank effect any major change in the shareholding pattern, management control, or make investments in Fixed Assets, in associates / group companies, except to the extent projected in the data submitted to DCB Bank.

DCB Bank shall be informed of all changes financial or others, which may affect the working, business or capacity to repay the aforesaid facilities sanctioned by DCB Bank to you as mentioned above; or interest thereon immediately on the happening of any such contingency or even before such contingency takes place as soon as you apprehend the happening of any such contingency.

The Company / firm shall keep DCB Bank informed of the happening of any event likely to have substantial effect on their profit or business. If for instance 6 (six) monthly sales are substantially less than what had been disclosed to DCB Bank, the firm/company shall inform DCB Bank accordingly, with explanation and the remedial steps proposed to be taken.

The Company / firm shall route all the business / sales proceeds and financial transactions related to the business only through the accounts with DCB Bank. Opening of account with other Banks will require prior written approval of DCB Bank. No business of the Company / firm shall be routed through other associate / group companies unless discussed with and approved by DCB Bank in writing.

27. During the currency of DCB Bank's advance, the Company / partners of the / Firm will not, without prior consent of DCB Bank in writing,
  - a) Effect any change in capital structure
  - b) Formulate any scheme of amalgamation or reconstitution
  - c) Implement any major scheme of expansion. However normal capital expenditure or the capital expenditure projected in data furnished to DCB Bank would not be covered by this covenant.
  - d) Invest by way of share capital in or lend or advance funds to, or place deposits with any other concern. Normal trade credit or security deposits required to be extended in the normal course of business or advances to employees, however would not be covered by this covenant.
  - e) Enter into additional borrowing arrangements (including securitisation of receivables or provide escrow facilities), either secured or unsecured, with any Bank, Financial Institutions, Company / Firm or otherwise other than the limits disclosed to us.
  - f) Undertake guarantee obligations on behalf of any other Company / Firms etc.
  - g) Allow the promoters / directors to alienate, transfer, dispose or dilute their share holding.

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- h) Declare dividends for any year out of profits relating to the year if any of the financial commitments to DCB Bank have not been duly met
- i) Withdraw funds from the business out of the profits relating to the year if any of the financial commitments to DCB Bank have not been duly met
- j) Repay monies brought in by promoters / directors, principal shareholders, friends and relative in the business by way of Loans / deposits / share application money etc. and pay interest on any unsecured loan brought in as a quasi equity. All such loans / deposits / unsecured loans shall subordinate to the loans of DCB Bank
- k) Enter into long term contractual obligation/s directly affecting the financial position of the Company / Firm
- l) Sell, assign, mortgage or otherwise dispose off any of the assets charged to DCB Bank

FOR DIRECTOR'S SIGNATURE

*casf*  
Director

*casf* *Anil*



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## Annexure III

### Details of Project land & list of Flats to be mortgaged & receivables thereof hypothecated to DCB Bank Ltd.

#### I- Registered Mortgage of the following Property:

- Entire Project land "Irish Pearl" (Tower A) located at Sports City, GH-04, Sector: Electronic IV, Greater Noida (West), Giam Budh Nagar, U.P. -201306 West along with the Sold / Unsold units / flats both present & future constructed / to be constructed therein.

And

- Equitable Mortgage on Residential plot, Plot Area - 250.83 sq. mtr Location - Sector 5, Vaishali, Ghaziabad

#### II- Exclusive charge by way of hypothecation on the future receivables arising out of the present and future construction thereon of the unsold units and existing sold/booked/allotted units from the Project "Irish Pearl" (tower A).

#### Sold / Unsold Units:

S. NO	Ty we e	Unit No.	DOB	BOOKING NAME	Saleable Area (in sq. ft)	Price per sq. ft	NET PRICE	Received Amount	Sold/Unsold
1	A	400	20-Jul-20	Mr. Aayman Sevastian	1,490	3789	74,00,500.00	7,49,250.00	Sold
2	A	2105	25-Jul-20	Mr. Rahul Tripathi	1,100	3280	36,08,000.00	2,38,096.00	Sold
3	A	0804	06-Aug-20	Mrs. Pooja Chopra	1,990	3070	60,89,000.00	95,258.00	Sold
4	A	3005	07-Aug-20	Mt. Rohanish Singh	1,110	3010	33,41,000.00	68,238.00	Sold
5	A	2906	08-Aug-20	Mr. Amit Kumar Varma	1,590	3040	48,33,600.00	4,84,760.00	Sold
6	A	2106	10-Aug-20	Mrs. Pooja Bhatt	1,390	3280	45,55,200.00	20,000.00	Sold
7	A	2503	16-Aug-20	Mrs. Madhavi Singh	1,990	3160	62,88,400.00	95,238.00	Sold
8	A	2603	06-Aug-20	Mr. Anurag Nagpal	1,990	3080	61,28,700.00	1,90,476.00	Sold
9	A	2604	06-Aug-20	Mr. Anil Kapoor	1,990	3080	61,28,700.00	1,90,476.00	Sold
10	A	2703	18-Aug-20	Mr. Anoop Nagpal	1,990	3050	60,69,000.00	1,90,476.00	Sold
11	A	2704	18-Aug-20	Mr. Divya Nagpal	1,990	3080	60,69,000.00	1,90,476.00	Sold
12	A	2504	19-Aug-20	Mr. Harsh Kumar Saxena	1,990	3160	62,88,400.00	5,53,334.00	Sold
13	A	1106	23-Aug-20	Mr. Neetu	1,590	3380	53,92,200.00	95,238.00	Sold
14	A	2101	23-Aug-20	Mr. Gaurav Gupta	1,590	3280	52,15,200.00	20,000.00	Sold
15	A	1505	24-Aug-20	Mr. Manoj Kumar	1,100	3460	38,06,000.00	95,238.00	Sold
16	A	1906	20-Aug-20	Mrs. Smriti Singh	1,390	3340	46,40,600.00	5,22,111.00	Sold
17	A	2404	24-Aug-20	Mr. Kamal Bhatnagar	1,390	3140	43,45,600.00	3,80,082.00	Sold
18	A	2804	24-Aug-20	Mr. Anshu Gupta	1,990	3072	60,84,500.00	1,90,476.00	Sold
19	A	2901	24-Aug-20	Mr. Shyam Agr		3040			Sold

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S NO	Fl we r	Unit No.	DOB	BIDDING NAME	Saleable Area (in sq ft)	Price per sq ft	NET PRICE	Received Amount	Sold/Unso ld
					1590		46,33,600.00	46,33,600.00	
20	A	1503	23-Aug-20	Mr. Dharmendra Aarjwal	1590	3480	55,05,400.00	96,192.00	Sold
21	A	2503	23-Aug-20	Mr. Manoj Singh	1590	3160	50,24,900.00	95,240.00	Sold
22	A	1403	26-Aug-20	Mr. Manoj Kumar Pundley	1590	3290	52,31,000.00	48,572.00	Sold
23	A	1004	26-Aug-20	Mr. Om Bir Singh	1590	3310	52,86,000.00	6,38,680.00	Sold
24	A	1100	26-Aug-20	Mrs. Ram Singh Singh Kustiwar	1590	3220	51,07,800.00	6,38,094.00	Sold
25	A	1403	26-Aug-20	Mr. Suman Singh	1590	3100	49,48,100.00	95,238.00	Sold
26	A	1405	26-Aug-20	Mrs. Preeti Singh	1590	3190	50,69,000.00	95,238.00	Sold
27	A	1003	26-Aug-20	Mr. Vikas Singh	1590	3100	49,24,000.00	48,572.00	Sold
28	A	1800	26-Aug-20	Mr. Manoj Singh Kumar	1590	3270	51,81,300.00	48,572.00	Sold
29	A	1406	27-Aug-20	Mr. Tania Mishra	1590	3100	49,72,000.00	48,572.00	Sold
30	A	1603	28-Aug-20	Mohd. Adnan Shams	1590	3140	49,95,700.00	48,572.00	Sold
31	A	1004	27-Aug-20	Mr. Sahil Chopra	1590	3040	48,30,000.00	95,238.00	Sold
32	A	1200	29-Aug-20	Mr. Prateek Garg	1590	3250	51,68,500.00	95,238.00	Sold
33	A	2303	29-Aug-20	Mr. Sanjay Chopra	1590	3220	51,07,800.00	58,168.00	Sold
34	A	2006	29-Aug-20	Mr. Rajesh Kumar Chakraborty	1590	3130	49,76,000.00	47,620.00	Sold
35	A	1803	29-Aug-20	Mr. Pranjul Chakraborty	1590	3070	48,80,500.00	47,620.00	Sold
36	A	1804	30-Aug-20	Mrs. Heena Taneja Verma	1590	3460	54,89,400.00	47,620.00	Sold
37	A	1703	30-Aug-20	Mrs. Jashita Gupta	1590	3400	54,06,000.00	95,238.00	Sold
38	A	2300	30-Aug-20	Mr. Abhinav Singh	1590	3220	51,07,800.00	10,576.00	Sold
39	A	2601	30-Aug-20	Mr. Siddhant Ghosh	1590	3280	52,35,200.00	95,240.00	Sold
40	A	2903	31-Aug-20	Mr. Sonam Lalani	1590	2985	47,46,000.00	1,90,476.00	Sold
41	A	3004	02-Sep-20	Mr. Rohit Garg	1590	3820	60,71,800.00	95,238.00	Sold
42	A	2003	02-Sep-20	Mr. Mayra Kumar	1590	3110	49,45,000.00	48,572.00	Sold
43	A	2005	02-Sep-20	Mrs. Barkha Sharma	1590	3110	49,45,000.00	95,238.00	Sold
44	A	2104	02-Sep-20	Mrs. Sonam Sharma	1590	3280	52,35,200.00	95,238.00	Sold
45	A	2204	02-Sep-20	Mrs. Chhanta Ghosh	1590	3250	51,68,500.00	47,620.00	Sold
46	A	2205	02-Sep-20	Mohd. Naqul Haider	1590	3250	51,68,500.00	95,238.00	Sold
47	A	2605	02-Sep-20	Mr. Man Mohan Singh	1590	3130	49,76,000.00	48,572.00	Sold
48	A	2705	02-Sep-20	Mr. Nisha Chakraborty	1590	3100	49,72,000.00	47,620.00	Sold
49	A	2905	03-Sep-20	Mr. Anil Kumar Singh	1590	3040	48,30,000.00	23,512.00	Sold

*[Signature]*  
Director, DCB Bank Limited

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CIN: L99999MH1995PLC059006 Website: www.dcbbank.com





S NO.	Tower	Unit No.	DOB	BOOKING NAME	Saleable Area (in sq ft)	Price per sq ft	NET PRICE	Received Amount	Sold/Unsold
50	A	1904	04-Sep-20	Mr. Kuldesh Singh Pathania	1,900	3480	66,120,000.00	95,238.00	Sold
51	A	2707	05-Sep-20	Mohd Monirul	1,100	3230	35,530,000.00	23,810.00	Sold
52	W	1005	05-Sep-20	Mr. Hitesh Hander	1,590	3010	47,85,900.00	43,620.00	Sold
53	A	2206	06-Sep-20	Mohd Samad Hanque Khan	1,590	3250	51,67,500.00	43,620.00	Sold
54	A	2801	07-Sep-20	Mr. Arun Kumar Dhan	1,990	3389	50,64,800.00	47,620.00	Sold
55	A	2303	08-Sep-20	Mohd Aaid Akbar	1,990	3250	64,67,500.00	95,238.00	Sold
56	A	0802	09-Sep-20	Mr. Ropendra Singh	1,100	3160	34,76,000.00	23,810.00	Sold
57	W	1014	10-Sep-20	Mrs. Indu Gupta	1,990	3760	74,82,400.00	48,572.00	Sold
58	A	3001	14-Sep-20	Mr. Anil Kumar Chaudhary	1,590	3010	47,85,900.00	48,238.00	Sold
59	A	2401	15-Sep-20	Mr. Abhishek Dhamania	1,590	3240	51,10,600.00	47,620.00	Sold
60	A	2805	15-Sep-20	Mrs. Monika Madgal	1,700	3020	51,22,000.00	20,000.00	Sold
61	A	2501	16-Sep-20	Mohd Afiy Akbar	1,590	3250	51,67,500.00	95,238.00	Sold
62	W	2701	16-Sep-20	Mrs. Tanisha Tiwari	1,590	3250	51,67,500.00	95,238.00	Sold
63	A	101			1,100				Unsold
64	A	102			1,100				Unsold
65	A	103			1,100				Unsold
66	A	104			1,590				Unsold
67	W	201			1,590				Unsold
68	W	202			1,100				Unsold
69	A	203			1,990				Unsold
70	A	204			1,990				Unsold
71	W	205			1,100				Unsold
72	W	206			1,590				Unsold
73	W	301			1,590				Unsold
74	A	302			1,100				Unsold
75	A	303			1,990				Unsold
76	A	305			1,100				Unsold
77	W	406			1,590				Unsold
78	W	401			1,590				Unsold
79	A	402			1,100				Unsold
80	A	403			1,990				Unsold

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CIN: L99999MH1995PLC089006 Website: www.dcbbank.com



S NO	Floor	Unit No.	DOR	BOOKING NAME	Saleable Area (in sq ft)	Price per sq ft	NET PRICE	Received Amount	Sold/Unsold
81	A	405			1,100				Unsold
82	A	406			1,590				Unsold
83	A	501			1,590				Unsold
84	A	502			1,100				Unsold
85	A	503			1,990				Unsold
86	A	504			1,990				Unsold
87	A	505			1,100				Unsold
88	A	506			1,590				Unsold
89	A	601			1,590				Unsold
90	A	602			1,100				Unsold
91	A	603			1,990				Unsold
92	A	604			1,990				Unsold
93	A	605			1,100				Unsold
94	A	606			1,590				Unsold
95	A	701			1,590				Unsold
96	A	702			1,100				Unsold
97	A	703			1,990				Unsold
98	A	704			1,990				Unsold
99	A	705			1,100				Unsold
100	A	706			1,590				Unsold
101	A	801			1,590				Unsold
102	A	802			1,100				Unsold
103	A	803			1,990				Unsold
104	A	804			1,990				Unsold
105	A	805			1,100				Unsold
106	A	806			1,590				Unsold
107	A	901			1,590				Unsold
108	A	902			1,100				Unsold
109	A	903			1,990				Unsold
110	A	905			1,100				Unsold
111	A	906			1,590				Unsold

For Further Details (P) 1111

*[Handwritten signatures]*

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S. NO.	Tower	Unit No.	DOB	BOOKING NAME	Saleable Area (in sq ft)	Price per sq ft	NET PRICE	Received Amount	Sold/Unsold
112	A	1001			1,590				Unsold
113	A	1002			1,100				Unsold
114	A	1003			1,990				Unsold
115	A	1005			1,100				Unsold
116	A	1006			1,590				Unsold
117	A	1101			1,590				Unsold
118	A	1102			1,100				Unsold
119	A	1103			1,990				Unsold
120	A	1104			1,990				Unsold
121	A	1105			1,100				Unsold
122	A	1201			1,590				Unsold
123	A	1202			1,100				Unsold
124	A	1203			1,990				Unsold
125	A	1204			1,990				Unsold
126	A	1205			1,100				Unsold
127	A	1301			1,590				Unsold
128	A	1302			1,100				Unsold
129	A	1303			1,990				Unsold
130	A	1304			1,990				Unsold
131	A	1305			1,100				Unsold
132	A	1306			1,590				Unsold
133	A	1401			1,590				Unsold
134	A	1402			1,100				Unsold
135	A	1403			1,990				Unsold
136	A	1404			1,990				Unsold
137	A	1405			1,100				Unsold
138	A	1501			1,590				Unsold
139	A	1502			1,100				Unsold
140	A	1506			1,590				Unsold
141	A	1601			1,590				Unsold
142	A	1602			1,100				Unsold

*Cash*

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# DCB BANK

S NO	Floor	Unit No.	DOB	BOOKING NAME	Salable Area (in sq ft)	Price per sq ft	NET PRICE	Received Amount	Sold/Unsold
143	A	1604			1,590				Unsold
144	A	1605			1,100				Unsold
145	A	1606			1,590				Unsold
146	A	1701			1,590				Unsold
147	A	1702			1,100				Unsold
148	A	1703			1,590				Unsold
149	A	1704			1,990				Unsold
150	A	1705			1,100				Unsold
151	A	1801			1,590				Unsold
152	A	1802			1,100				Unsold
153	A	1803			1,990				Unsold
154	A	1804			1,990				Unsold
155	A	1805			1,100				Unsold
156	A	1806			1,590				Unsold
157	A	1901			1,590				Unsold
158	A	1902			1,100				Unsold
159	A	1903			1,990				Unsold
160	A	1905			1,100				Unsold
161	A	2001			1,590				Unsold
162	A	2002			1,100				Unsold
163	A	2006			1,590				Unsold
164	A	2102			1,100				Unsold
165	A	2103			1,590				Unsold
166	A	2301			1,590				Unsold
167	A	2302			1,100				Unsold
168	A	2305			1,100				Unsold
169	A	2402			1,100				Unsold
170	A	2501			1,590				Unsold
171	A	2502			1,100				Unsold
172	A	2505			1,100				Unsold
173	A	2602			1,100				Unsold

*cash*

*cash*

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*Am J*

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S NO	Tower	Unit No.	DOB	BOOKING NAME	Saleable Area (in sq ft)	Price per sq ft	NET PRICE	Received Amount	Sold/Unsold
174	A	2702			1,100				Unsold
175	A	2802			1,100				Unsold
176	A	2902			1,100				Unsold
177	A	2904			1,990				Unsold
178	A	3003			1,990				Unsold
179	A	3101			1,590				Unsold
180	A	3102			2,425				Unsold
181	A	3103			1,590				Unsold

For Pushkar Metals (P) Ltd

For Inish Infrastructure Pvt Ltd

Director



## DCB Bank Limited

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