

HPDA HAPUR BRANCH, HPDA PREMISES, HAPUR -245101, U.P.

Ref. no. 8628/HPDA/TL/2016

Date 01.02.2016



To,  
The Vice Chairman,  
Hapur Pilakhua Development Authority,  
Hapur - 245101, U.P.

Ref: Your request for term loan of Rs. 28 crs. for Residential group Housing Scheme at Anand Vihar, Hapur

With reference to the above, we are pleased to inform you that the Competent Authority has sanctioned the following facility on the following terms & conditions:

Facility	Term Loan / OSL																								
Amount	Rs. 2800.00 Lacs (Rs. Two Thousand Eight Hundred Lacs only)																								
Purpose	To finance construction of 198 affordable flats, in 3 towers D, E & F on area 8703 sq. mtrs. with G+5 stories																								
Rate of Interest	**BR+1.75%+0.25% → 0.2																								
Primary Security	1. Estimated cost of civil construction Rs.25.28 Crs 2. 1 <sup>st</sup> charge on project land having Apprx value of Rs.11.75 crores & building to be constructed thereon located at Plot no. GH-01, Anand Vihar, Hapur, U.P. admeasuring 8703 Sq. Mtr. (Total 17410 sq.mtr.) in the name of the authority (HPDA)																								
Collateral Security	1. UREM of land admeasuring area 8705. sq. mtrs. as part of plot no. GH01, Anand Vihar, Hapur valued at 11.75 Crs(Apprx) 2. UREM of land admeasuring 20833 sq. mtr. at plot no. GH03, Anand Vihar, Hapur values at Rs.28.12 crs(Apprx)																								
Overdue interest	2.00% above the sanctioned rate on the amount overdue																								
DSRA A/c	The Authority shall keep three months average interest and one monthly installment in DSRA. The installment can be deposited one month before commencement of repayment.																								
Release	To be release in stages as requested by the borrower detailed under: (Rs. in lacs) <table><tr><th>Particular</th><th>2015-16</th><th>2016-17</th><th>2017-18</th></tr><tr><td>Qtr-1</td><td>0</td><td>467.00</td><td>465.00</td></tr><tr><td>Qtr-2</td><td>0</td><td>467.00</td><td>0.00</td></tr><tr><td>Qtr-3</td><td>0</td><td>467.00</td><td>0.00</td></tr><tr><td>Qty-4</td><td>467.00</td><td>467.00</td><td>0.00</td></tr><tr><td>Total</td><td>467.00</td><td>1868.00</td><td>465.00</td></tr></table>	Particular	2015-16	2016-17	2017-18	Qtr-1	0	467.00	465.00	Qtr-2	0	467.00	0.00	Qtr-3	0	467.00	0.00	Qty-4	467.00	467.00	0.00	Total	467.00	1868.00	465.00
Particular	2015-16	2016-17	2017-18																						
Qtr-1	0	467.00	465.00																						
Qtr-2	0	467.00	0.00																						
Qtr-3	0	467.00	0.00																						
Qty-4	467.00	467.00	0.00																						
Total	467.00	1868.00	465.00																						

Page 1 of 8

  
  
उपाध्यक्ष  
हपुड-पिलखुवा विकास प्राधिकरण

HPDA HAPUR BRANCH, HPDA PREMISES, HAPUR -245101, U.P.

Repayment Holiday period	18 months from the date of first disbursement. Interest is to be paid as and when due.
Tenor / Repayment period	60 Months (Door to Door tenure) 18 Months (Moratorium Period) 42 Months (Repayment period)  Repayment to be made in 41 Monthly instalments of Rs. 67.00 lacs each and last instalment of Rs.53.00 lacs.  Interest is to be paid as and when due.
Name of the Guarantors and their net worth	Waived
Upfront fees/Documentation Charges	As per Norms**
Prepayment Charges	As per Norms**
Stamp duty on documentation, if any	As per Norms**
Term Loan Review charges/inspection charges	Waived

**\*\*Note: Applicable ROI and Various Processing Fees / charges are recommended for waiver as per NBG clearance and shall be communicated separately when permitted by the Competent Authority.**

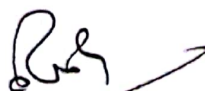
**Following deviations are permitted by sanctioning authority:**

1. Deviation permission in margin from 50% to 23.40% and bringing in stages instead of Upfront along with project progress.
2. Deviation IN TOL/TNW norms of past three years.
3. Deviation for accepting Door to Door tenor of 60 months as against applicable 35 months
4. **NBG Terms:** NBG was given for project cost of Rs.4608.55 lacs. which includes cost of land at market value of Rs.1174.90 lacs. After discussion same is removed from COP and IDC of Rs.221.78 lacs has been added. COP at the time of NBG was 4608.55 lacs. Now it is Rs.3655.41 lacs.

**DOCUMENTATION: To follow the guidelines for release of the credit facility as per Circular No. 009-2012-BC-RMD-02 dated 07-01-2012.**

Page 2 of 8



  
उपाध्यक्ष  
हपुड-पिलखुवा विकास प्राधिकरण