

Our Ref: Gen/Adv/Rent proposal /2014-15

Dated: 21.03.2015

To,
Mr. Sanjay Khatri, Mr. Hemant Khatri & M/s Ratan housing Development Ltd.
 113/70 Swaroop Nagar
 Kanpur-208001 (U.P)

Dear Sir,

Sub: Sanction Letter of Rent Proposal in favour of Mr. Sanjay Khatri, Mr. Hemant Khatri & M/s Ratan housing Development Ltd.

We are pleased to inform you that the competent authority has sanctioned the following credit limit on terms and conditions given below and the limit will be due for review in the month of March, 2016.

(Rs in Crorelacs)

Nature of Limit	Existing limit	Proposed limit	Margin	Rate of interest	Primary Security
Union Rent (Term Loan)	0.00	7.54	25% of net Rental Income	BR+4.00% for 5 Years BR+5.00% for next 4 years	Future rent receivables

At present Base Rate is 10.00%

Security:

Primary: Assignment of future cash flow/receivables including lease rentals, service charges

Personal Guarantee (Name of Guarantor)

1. Hemant Khatri
2. Sanjay Kumar Khatri

Equitable Mortgage of Arazi no ,862 min ,864 min,880,881,882 and 883 Bhaghaudi Kachar Pargahi Kachar Kapur Asmeasuring area of 30445 sq meters owned by M/S Ratan Homes Pvt ltd.

Corporate Guarantee:

1. M/s Ratan Housing Development Ltd
2. M/s Ratan Infrastate Pvt Ltd
3. M/s Raj Ratan Castings Pvt. Ltd.
4. M/s Ratan Homes Pvt. Ltd.

Repayment:

Repayment period is 108 months.

Other terms & Conditions:

- Processing fees & other charges to be realized as per sanction term
- The borrower to execute power of attorney for lease rental in favour of the bank duly acknowledge by the lessee



- Assignment of lease rental should be created before disbursement
- Undertaking obtained from the borrower to the effect that the fund will be used strictly for the purpose sought for and will not be used any speculative / unauthorized purpose
- All other term & conditions of bank rent-scheme shall be applicable
- End use of the fund to be ensured
- Penal charges/additional interest etc will be realized in terms of our bank's circulated instruction
- Borrower to ensure that the payment & dues of municipal corporation property tax dues/ luxury tax and other statutory dues.
- Bank's guidelines on verification & valuation of security must be adhered with
- All other terms and conditions governing the facility as per bank's guidelines from time to time shall be applicable.

Chief Manager.

कृते यूनियन बैंक ऑफ इण्डिया
For UNION BANK OF INDIA



मुख्य अधिकारी/Chief Manager
जनरल मंज, कानपुर
General Mang. Kanpur

We have gone through the term & conditions of advance & have signed the related documents. Please release/disburse the limit/ limits at the earliest.

Borrower

Guarantor