

Form-RA-1
Affidavit for Bank Accounts of Project (Notarized)
(For New Registration only)

To, Date:-15/06/2025
Uttar Pradesh Real Estate Regulatory Authority,
Kalakankar, Old Hyderabad Lucknow
Uttar Pradesh-

Sub: Affidavit / Declaration for Bank Accounts for the project Godrej
Avenue-9 situated at REP-1, Sector 27, Grater Noida.

I, Kevin Thomas Authorized Representative of the proposed project / duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project **Godrej Avenue-9**.

I undertake that I have given written standing advice to the undermentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from Allottees in collection account from time to time to the project separate account and not more than 30 percent to the transaction account of the project.



| S.No | Details | Collection Account | Separate Account | Transaction Account |
|------|------------------|---|---|---|
| 1 | Name of Accounts | AR Landcraft LLP - Coll Godrej Avenue 9- REP - 01, Sec 27, G. Noida. | AR Landcraft LLP - Sep Godrej Avenue 9- REP - 01, Sec 27, G. Noida. | AR Landcraft LLP - Trn Godrej Avenue 9- REP - 01, Sec 27, G. Noida. |
| 2 | Account Number | 777705754506 | 777705754507 | 777705754508 |
| 3 | Bank Name | ICICI Bank Ltd. | ICICI Bank Ltd. | ICICI Bank Ltd. |
| 4 | Branch Name | ICICI Bank Ltd. Senior mall Sector 18 Noida | ICICI Bank Ltd. Senior mall Sector 18 Noida | ICICI Bank Ltd. Senior mall Sector 18 Noida |
| 5 | Branch Address | ICICI Bank Ltd, K1, Senior Mall, Sec18, Noida, Uttar Pradesh - 201301 | ICICI Bank Ltd, K1, Senior Mall, Sec18, Noida, Uttar Pradesh - 201301 | ICICI Bank Ltd, K1, Senior Mall, Sec18, Noida, Uttar Pradesh - 201301 |
| 6 | IFSC Code | ICIC0000031 | ICIC0000031 | ICIC0000031 |
| 7 | Branch E-mail ID | cibdnoida@icicibank.com | cibdnoida@icicibank.com | cibdnoida@icicibank.com |
| 8 | Branch Phone No. | 9953561517 | 9953561517 | 9953561517 |

I also undertake that any secured / unsecured project finance availed for the project will be deposited in the separate account only.



Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this date of June 15, 2025



To

Secretary
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, Uttar Pradesh- 226007.

Sub: Confirmation of Receipt of Standing Advice to Auto- transfer from Collection Account to Separate Account and Transaction Account of the project "Godrej Avenue 9- REP -01, Sec 27, G, Noida"

Sir/ Madam,

With reference to the Real Estate Project (Maintenance and Operation of separate bank account) revised direction, 2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three accounts opened by M/s AR Landcraft LLP for the project, Godrej Avenue 9- REP -01, Sec 27, G. Noida in our branch with following details:

Address of the branch: ICICI Bank Ltd, K1, Senior Mall, Sec18, Noida, Uttar Pradesh - 201301

IFSC Code: ICIC0000031

Phone Number with STD Code: 8356852985

E-mail of the Branch: kashif.salaar@icicibank.com

We hereby also confirm the receipt of the following standing advice given by promoter with respect to three bank accounts.

1. The three bank accounts namely "Collection Account, "Separate Account" and "Transaction Account" have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.
2. The Nomenclature of the three bank accounts are as follows:

| S. No | Account Type | Account Number | Name of Account |
|-------|---------------------|----------------|---|
| 1 | Collection Account | 777705754506 | AR Landcraft LLP – Coll Godrej Avenue 9- REP -01, Sec 27, G. Noida. |
| 2 | Separate Account | 777705754507 | AR Landcraft LLP – Sep Godrej Avenue 9- REP - 01, Sec 27, G. Noida. |
| 3 | Transaction Account | 777705754508 | AR Landcraft LLP – Trn Godrej Avenue 9- REP - 01, Sec 27, G. Noida. |

3. The standing advice for end-of-day auto transfer of money deposition in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.
4. Cheque Book, Debit Card and/ or Net Banking facility, issuance of demand draft. Bank Guarantee etc. shall not be provided in the Collection Account and Separate Account.

ICICI Bank Limited
ICICI Bank Tower,
Bandra-Kurla Complex,
Mumbai - 400 051, India.

Website www.icicibank.com
CIN : L65190GJ1994PLC021012

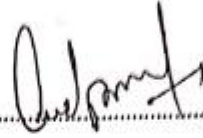
Regd. Office : ICICI Bank Tower, Near Chakli Circle,
Old Padra Road, Vadodara 390 007, India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

5. Withdrawal/ Transfer from the Separate Account of the project shall be allowed only upon assessment of the Architect/ Engineer and Chartered Accountant certificates given by us by the promoter.

This confirm that the accounts as opened by the promoter's M/s AR Landcraft LLP. For the project "Godrej Avenue 9- REP -01, Sec 27, G. Noida" shall be operated as per above standing advice given by the promoter.

Yours Faithfully

Signature of concerned Branch Manager.....



Name and Number of the concerned Branch Manager.....VED PRAKASH / 9953561517

Seal of the concerned Bank/ Branch Manager.....



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Government of Uttar Pradesh

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: NEWIMPACC (SV)/ up14005804/ GAUTAMBUDDH NAGAR 2/ UP-GBN
: SUBIN-UPUP1400580465952525310626X
: A R LANDCRAFT LLP
: Article 4 Affidavit
: Not Applicable
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: A R LANDCRAFT LLP
: Not Applicable
: A R LANDCRAFT LLP
: 100
: (One Hundred only)



Please write or type below this line

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shieldstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



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Form-RA-8
Affidavit for Declaration on Credit Facilities Availed for the
Project

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, 226007
Date: 30/06/2025

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project Godrej Avenue 9.

1. I, **Kevin Thomas** duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured /unsecured) have been availed/are in the process of finalization for project **Godrej Avenue 9**

| | Details | |
|----|--|---|
| a. | Name of Lender | ICICI Bank |
| b. | Address of Lender's Office / Branch | S 26 Veera Tower, Green Park Extension, New Delhi-110016 |
| c. | Date of Borrowing / First Disbursement | 12/03/2021 / 18/11/21 |
| d. | Amount Sanctioned | INR 5.67 Crores |
| e. | Amount Disbursed | INR 5.67 Crores |
| f. | Outstanding Amount as on date of affidavit. | INR 1.89 Crores |
| g. | Details of Project Assets given as Mortgage / Security | Second ranking charge by way of Equitable Mortgage on the Property & Receivables in the favor of the Lender |

2. I undertake that funds from the declared credit facility will be deposited in the separate account only. Not Applicable.

ATTESTED
Dharampal Singh
Notary
Reg. No. 2244
Dist. Gautam Buddha Nagar

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri Kush (25551949BMJRUL606) membership no. 551949 certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

4. I confirm that the certificate issued by the lending bank/ institution namely ICICI Bank, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit. Enclosed.



Deponent

Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me a July on this 02 date of 2025.



Deponent



ATTESTED
Dharan Singh
Notary Public
Reg. No. 1217
Dist. G.D. Nagar

To,

M/s AR Landcraft LLP

UM House, 3rd Floor, Plot No. 35p, UM House, Sector 44,

Gurgaon, Haryana, India, 122002

Subject: Certificate of Loan Disbursement.

Reference: Rupee Term Loan of 437.30 million vide agreement no. ECLGS 2.0: 52000017 dated March 12, 2021.

Dear Sir/Madam,

This is in reference to the request made by the management of M/s AR Landcraft LLP (the "LLP") to certify the loan disbursement amount and outstanding balance against the loan agreement no. ECLGS 2.0: 52000017 for the project "Godrej Avenue 9".

On the basis our examination/verification of the books of accounts, loan agreements, relevant documents, and other records ("*relevant records*") produced before us by the management of M/s AR Landcraft LLP as on today's date we certify the details of borrowings as per the below table:

| S.No. | Details | |
|-------|--|--|
| a. | Name of Lender | ICICI Bank |
| c. | Date of Borrowing / First Disbursement | 12/03/2021 / 18/11/2021 |
| d. | Amount Sanctioned | INR 5.67 Crores |
| e. | Amount Disbursed | INR 5.67 Crores |
| f. | Outstanding Amount as on date of affidavit. | INR 1.89 Crores |
| g. | Details of Project Assets given as Mortgage / Security | Second ranking charge by way of Equitable Mortgage on the Property & Receivables in the favour of the Lender |



"The total amount of loan was INR 43.73 crores which was for the total land parcel of 4,03,575 sqm and therefore the amount in the above table has been apportioned for Godrej Avenue 9 project only."

We also certify that the amount borrowed has been utilized in the construction and development purposes only.

The details of charges available on the MCA portal are as follows:

| Sr. No | Charge Identification number | Charge Holder Name | Date of Creation | Date of Modification | Date of Satisfaction | Amount | Address | Whether charge registered by other entity | Asset Holder Name |
|--------|------------------------------|--------------------|------------------|----------------------|----------------------|----------------|---|---|-------------------|
| 1 | 100906069 | ICICI BANK LIMITED | 11/01/2021 | - | - | 43,73,00,000 | ICICI Bank Tower, Near Chailli Circle, Old Pokra Road, Vadodara, Gujarat, India, 390007 | No | - |
| 2 | 100126896 | ICICI BANK LIMITED | 15/06/2017 | - | 03/10/2022 | 2,25,00,00,000 | S-26, VEERA TOWER, GREEN PARK EXTENSION, New Delhi, New Delhi, Delhi, India, 110015 | No | - |

For Singhal Jain & Associates

Chartered Accountants

FRN: 024487N

Kush



CA Kush

Partner

M. No. 551949

Dated: 02-07-2025

Place: New Delhi

UDIN: 25551949BMJRUL6406



SANCTION LETTER

Ref No : ECLGS 2.0: 520000177

March 12, 2021

**AR Landcraft LLP
UM House, 3rd Floor, Plot No-35P
UM House, Sector-44.
Gurgaon, Haryana-12202**

Attention: Mr. Sandeep Somani / Mr. Nitesh Katariya / Mr. Sushil Sharma

Subject: Availability of Guaranteed Emergency Credit Line

Dear Sir/s,

We are pleased to write that, ICICI Bank Limited ("**ICICI Bank**" or the "**Bank**") is willing to consider making available Guaranteed Emergency Credit Line ("**GECL**") by way of working capital term loan facility ("**Facility**") under the Emergency Credit Line Guaranteed Scheme 2.0 ("**ECLGS 2.0**") by the Government of India, subject to the terms and conditions given hereunder in this sanction letter ("**Sanction Letter**") and submission of documents as may be stipulated by ICICI Bank.

I. FACILITY DETAILS & TERMS AND CONDITIONS

| | |
|----------------------------|---|
| Borrower | AR Landcraft LLP, a Limited Liability Partnership, incorporated under Limited Liability Partnership Act, 2008. |
| Lender | ICICI Bank Limited |
| Facility | Working Capital Term Loan: Not exceeding ₹ 437.3 million (" WCTL ") The WCTL is referred to as the " Facility ". The Lender shall be entitled to review the performance of the Borrower in relation to the Project, on an annual basis or such other frequency as is decided by the Lender from time to time. |
| Existing Facility | Rupee Term Loan of Rs. 2,250.0 million sanctioned to the Borrower vide CAL No. 410587939680 dated July 27, 2017 |
| Guarantor | National Credit Guarantee Trustee Company (" NCGTC ") |
| Authorized Payments | All amounts payable by the Borrower to Lender. |



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Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

| | |
|---|--|
| Security Trustee | Any security trustee as mutually agreed upon by the Lender and the Borrower. |
| Account Bank | ICICI Bank Limited |
| Property | All the piece & parcel of land located at Plot No REP-1, Sector 27, Greater Noida, admeasuring approx. 403,575 sq. mtr (appx 100 acres), including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present and future. |
| Project | Residential Godrej Golfinks having total saleable area of approx. 4,588,418 sq.ft. being developed by the Borrower on the Property. The project is divided into two phases: Phase I consisting of Villa clusters 1, 2, 3, and 4 with saleable area 2,821,672 sq. ft. and Group Housing cluster A, B, and C with saleable area 1,511,752 sq. ft. Phase II consisting of Group Housing cluster D with saleable area 232,494 sq. ft. |
| Property Owner/ Development rights owner/ Leasehold rights owner | Property is owned by Greater Noida Industrial Development Authority (GNIDA) Development rights/leasehold rights owned by Borrower. |
| Scheduled Receivables | Receivables/cash flows/revenues (including booking amounts and unsold inventories) arising out of or in connection with or relating to the Project and Other Project and all insurance proceeds both present and future. |
| Projected Cash Flow | As per the Annexure IA hereto. |
| TERMS OF FACILITY | |
| Purpose of the Facility | The Facility shall be utilized towards: 1. Working capital requirement of the business. The proceeds of the Facility shall be utilized only for the purposes stipulated in this clause and unless specifically provided for, the Facility, either in part or full will not be used for investment in capital market, ESOPs land acquisition, acquiring equity shares of Indian company/ies, buyback of shares of Indian company or any other purpose, which is prohibited or any illegal activity. |
| Interest on the Facility | The rate of interest for each drawal of the Facility will be stipulated by ICICI Bank at the time of disbursement of each drawal, which shall be |



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sum of I-MCLR-1Y+ "Spread" per annum, subject to minimum of I-MCLR-1Y, plus applicable statutory levy, if any.

As on date the I-MCLR-1Y is 7.30% and Spread is 1.00%.

Maximum interest rate for the facility will be capped at MCLR-1Y+1.00%, subject to a maximum of 9.25%.

ICICI Bank shall reset the above interest rate, at the end of every 1 year from the date of disbursement of the first drawal of the Facility as a sum of I-MCLR-1Y + "Spread", prevailing on the reset date plus applicable statutory levy, if any. Any change in "Spread" would be as communicated by the Bank from time to time.

In case of any change in the regulatory requirements pertaining to provisioning norms and/or risk weight applicable to the Facility, ICICI Bank may revise the Spread to reflect the regulatory change, subject to extant RBI guidelines.

The Borrower may prepay the Facility, in full or in part thereof (without any prepayment premium) within 60 days of any increase of Spread as aforesaid, subject to the Borrower providing an irrevocable written notice of prepayment to ICICI Bank within 15 days of such increase of Spread.

Unless specified otherwise in the documents in relation to the Facility, if the Borrower wishes to prepay any part of or whole of the Facility, it may do so without payment of Prepayment Premium subject to the Borrower giving at least 15 days prior irrevocable written notice of the same to ICICI Bank.

| Additional Interest Rate | Name of Default | Reckoning of Additional Interest | Additional Interest rate(p.a.) payable monthly |
|--------------------------|--------------------------------|---|---|
| | Default in payment / repayment | Default in payment / repayment of interest or principal or any part thereof on due date | Applicable Interest Rate + 2% over and above the Applicable Interest Rate from the date of default till the date of payment/ repayment. |



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| | | | |
|--|--|---|--|
| | Non-compliance of Facility terms and conditions | Any formalities not completed and/or Facility terms not complied with | For the first 15 days of non-compliance: Nil Breach continuing beyond 15 days: 1% |
| | Non Compliance of sanction terms pertaining to Security Creation | Security Not created and perfected within the sanctioned Timeline | Applicable Interest Rate + 1% over and above the Applicable Interest Rate from the date of default |
| In case of any levies / charges such as interest tax are levied on the Additional Interest, such levies / charges shall be collected separately from the Borrower in addition to the Additional Interest. This would be as per prevailing standard agreements. | | | |
| Processing Fees | Nil | | |
| Moratorium Period | Moratorium on principal amount for a period of 12 (twelve) months from first disbursement. Interest will continue to accrue and become payable during Moratorium Period. | | |
| Tenor of the Facility | 60 (sixty) months from the date of first disbursement. Limits are subject to terms and conditions applicable to the Facility and will be available for utilization for said period. | | |
| Repayment Schedule | The principal amounts of the Facility to be repaid in 48 (forty- eight) equal monthly instalments, subsequent to the expiry of Moratorium Period. | | |
| Last date of drawl | As per ECLGS 2.0 scheme | | |
| Escrow Account | <u>Mechanism of operation of the Escrow Account:</u> The Borrower shall open, establish and maintain an Escrow Account for depositing the Scheduled Receivables of the Project. The aforesaid account shall be maintained and operated by the Borrower during the entire tenure of the Facility and shall not be closed without the prior written approval of Lender. All costs, charges and expenses in connection with the | | |



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| | |
|-----------------|--|
| | <p>aforesaid account shall be borne by the Borrower. The Borrower shall enter into agreement with ICICI Bank and such agreement shall be in a form and manner acceptable to Lender. The Borrower shall ensure that the Scheduled Receivables and all other receivables are deposited only in the aforesaid escrow account.</p> <p>Lender will have the right to stipulate standing instruction in Escrow Account for Project to daily transfer certain percentage of amounts routed through the Escrow Account to ICICI Bank Collection A/c towards onward adjustment against outstanding facility amount on daily basis without any prepayment charges. Remaining amount in escrow account shall be transferred to current account of the Borrower.</p> <p>The Borrower shall be responsible for ensuring that the withdrawals or debit instructions and all the operations in the account are in compliance with Real Estate (Regulation and Development) Act, 2016.</p> <p><u>Any subsequent modifications in Escrow Account mechanism to ensure compliance with Real Estate (Regulation and Development) Act, 2016, shall be approved by ICICI Bank Limited.</u></p> |
| Security | <p>The Facility herein shall, rank second charge with the Existing Facility in terms of cash flows (including repayment) and shall be secured by way of registered mortgage / equitable mortgage / hypothecation for / by:</p> <ol style="list-style-type: none"> 1. Extension of second ranking charge in favour of the Lender through equitable mortgage on the Property. 2. Extension of second ranking charge in favour of the Lender through equitable mortgage on the Project excluding sold units specified in Annexure IB hereto. 3. Extension of second ranking charge on the Scheduled Receivables of Project and all insurance proceeds, both present and future. 4. Extension of second ranking charge in favour of the Lender through registered mortgage on the Escrow Account along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be). 5. Extension of second ranking charge on DSR Ac 389005000144. <p>Any cancellation in the sold units by the customers shall form part of the Security</p> |



| | |
|---|---|
| | <p>The existing Security shall remain in full force and effect by way of continuing security to secure the Facility herein. The Borrower and / or the security provider undertakes to sign and execute all documents, deeds, writings, in the form and manner, as may be stipulated by the ICICI Bank for creation and perfection of the security.</p> <p>The Security shall be created within 3 months from the date of first disbursement or June 30, 2021 whichever is earlier.</p> <p>In the event, the Borrower and/or the security provider fails to create and perfect the Security within the specified timelines, the Borrower shall be liable to pay Additional Interest, as per the manner provided in the Additional Interest Rate clause above, on the entire outstanding of the Facility. Such Additional Interest Rate shall be over and above the Applicable Interest Rate, till creation and perfection of the Security to the satisfaction of the Lender.</p> |
| Contractual Comfort (under ECLGS) | 100% guarantee coverage on the outstanding amount for the Facility provided under the scheme as on the date of NPA by the Guarantor. |
| Pre-disbursement condition | <ul style="list-style-type: none"> • Undertaking for Security creation shall be obtained. |
| Conditions to be satisfied within 3 months from the date of first disbursement or June 30, 2021 whichever is earlier | <ul style="list-style-type: none"> • Security as per security clause shall be created and perfected. |
| Special Conditions: Regulatory | <p>1. The Borrower represents that it is in adherence to the Ministry of Environment and Forest's Notification no S.O. 2804 (E) dated November 03, 2009 on 'fly ash' and shall continue to be in adherence to the said notification during the tenure of the Facility.</p> <p>2. The Borrower would adhere to the building norms and technical specifications as laid down by National Building Code (NBC code)."</p> <p>3. The Borrower represents that the buildings and structures constructed with bank finance, adhere to the National Disaster Management Authority (NDMA) guidelines on 'Ensuring Disaster Resilient Construction of Buildings and Infrastructure and shall continue to be in adherence to the said guidelines at all times.</p> |



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4. The Borrower shall, till the entire Facility is repaid, disclose in all advertisements and promotional materials including advertisements in newspapers/magazines, pamphlets, brochures, e-mailers, websites or any other kind of digital marketing that the Property/Project is mortgaged to the Lender. Proof of disclosure the same shall be submitted by the Borrower to Lender within 90 days from the date of first disbursement.
5. The Borrower shall, till the entire Facility is repaid, indicate in all their advertisements and promotional materials including advertisements in newspapers/magazines, pamphlets, brochures, e-mailers, websites or any other kind of digital marketing that they would provide No Objection Certificate (NOC)/permission of the Lender for sale of flats/units in the Property, once the project to be developed on the Property is launched.
6. The Borrower shall ensure registration and compliance with Real Estate (Regulation and Development) Act, 2016 ("RERA") and Rules framed thereunder. The Borrower shall ensure continued adherence with RERA and rules thereunder until re-payment of the Facility.
7. Quarterly exchange of information about the conduct of the Borrower's account with other lending bankers is to be done as per Annexure II of the RBI Circular 'Lending under consortium arrangement/Multiple Banking arrangements' in IBA prescribed format. Such Annexure II to be shared by Lender with other lending bankers within 60 days from the end of every quarter. (If multiple banking is applicable).
8. Half-yearly certification by professional with regard to compliance of various statutory prescriptions is obtained as per Annexure III of the RBI Circular 'Lending under consortium arrangement/ Multiple Banking arrangements within 60 days of the end of the half year. (If multiple banking is applicable)
9. The Borrower hereby agrees that (i) The Lender shall have the right to terminate the Facility and to cancel all commitments under the Facility, with immediate effect, in the event that the Borrower, any of its directors, its promoters and/or its holding company become sanctioned (or listed as a Specially Designated National (SDN)), under the sanctions and related laws of India, the United States, the United Nations and/or the European Union (the "Sanctions") and (ii) it shall not use the proceeds of the Facility and/or any instrument issued hereunder by the Lender, in any dealings with and/or for the benefit of any person/entity which is subject to the Sanctions. The Lender shall further be entitled to refuse to process any



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| | |
|--------------------------------------|---|
| | <p>transactions under the Facility that in its opinion violate/may violate any Sanctions or that could result in any sanctions being imposed on The Lender.</p> <p>10. The Borrower represent that it has adopted a suitable hedging policy, approved by its board of directors, which includes mechanisms to reduce its currency mismatches. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> <p>11. The Borrower's hedging policy shall remain in full force and effect and updated from time to time, till all the monies due and payable under the Sanction Letter are fully paid to the satisfaction of the Lender. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> <p>12. The Borrower shall provide all information as may be required by the Lender from time to time in relation to its foreign currency exposures and hedging details in relation thereto. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> <p>1. Information will be obtained on quarterly basis regarding the unhedged foreign currency exposure of the Borrower. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> |
| Special Conditions: Mandatory | <ol style="list-style-type: none"> 1. The Project sale agreements/demand letters with the customers would incorporate a condition that the booking money/payments need to be made in favour of the Escrow Account opened by the Borrower with the Lender. 2. Borrower would obtain NOC from Lender on or before registration of sale agreements for sale of units in the projects. 3. Borrower shall endeavour to pass the lead / enquiries to the Lender for all home loan requirements for customers purchasing flats in the Project. 4. If the Property is sold (fully/partially) either with / without being developed, Lender shall have the right to adjust the proceeds of such sale against the Facility then outstanding, in case there is shortfall in the security and receivable cover due to the sale, to the extent required to maintain the stipulated receivable cover. 5. The Borrower shall not change its constitution without the prior permission of Lender till the entire Facility is repaid. |



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| | <ol style="list-style-type: none"> 6. Borrower shall not raise any additional debt on the Property /Project, till closure of the Facility, without prior permission of Lender. 7. The Borrower shall allow adequate space in the Property site for ICICI bank home loan representative to help service the customers who are looking to take home loan. 8. Form I to be filed with the Central Registry set up under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Central Registry) Rules, 2011 in connection with the charge created by the Borrower over the Property/ Project (including hypothecation on receivables, escrow account, DSR account) within 30 days from the creation of Security. |
| Special Conditions: Other (as applicable) | <ol style="list-style-type: none"> 1. ICICI Bank as lender to the facility shall have an "Option" to take/assign unsold area of the Project in proportion to the outstanding debt at a price equal to 80% of the average sale rate of last 50 units sold as per latest audit report, whichever is less, per sft less balance per sft construction cost to be incurred as certified by Mortgage Valuation Group of ICICI Bank, in case, the Borrower defaults in payment of principal and/or interest for more than 60 days from the due date, at any time after the disbursement of the facility. 2. Unsecured loans availed from group companies and promoters will be subservient to ICICI Bank's Facility. 3. The Borrower shall ensure that the insurance for the Project is in place for Existing Facility in accordance with ICICI Bank's policy. The Project shall have been adequately insured and copies of insurance policies, with assignment in favour of the Lender as loss payee, would be made available, if applicable. 4. The Lender shall have first right of refusal for any further funding of the Project (future phases). 5. The Lender reserves the right to accelerate the repayment by way of standing instruction upon completion of Project. 6. Additional charges due to breach of covenants stipulated for Existing Facility shall not be applicable for the Facility. 7. Disbursement to be made in any one of the following at the option of Borrower: <ol style="list-style-type: none"> 1. Project Expense Account |



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New Delhi - 110016.

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India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

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| | <ol style="list-style-type: none"> 2. Direct payment to vendors account towards expenditure for Project 3. Direct disbursement to the current account by marking lien |
| End use certificate | The Borrower shall provide an "End-use Certificate" from the Chartered Accountant within a period of 90 days from the date of disbursement or before date of subsequent disbursement. The End-use Certificate shall certify that the funds drawn down have been used for the Purpose specified in the Sanction Letter. |
| Net Receivable Cover | <p>Post creation of Security, Borrower shall maintain a net receivable cover of 1.00 time the outstanding amount of this Facility and 1.33 times of Existing Facility put together during the entire tenor of the Facility. The same shall be monitored at the time of:</p> <ul style="list-style-type: none"> • Issuance of NOC's. • At the time of Asset Quality Review • At the time of each disbursement out of the Facility. |
| Audit/Review | <ol style="list-style-type: none"> 1. The Lender will have the right to carry out technical review of the Property quarterly. 2. The Lender shall have the right to review the Facility/Project annually. 3. The Lender shall have the right to carry out audit of the Escrow Account semi-annually. <p>The Audit/reviews can be carried out at above mentioned frequencies or at such other frequencies as may be decided by the Lender from time to time at its own discretion.</p> |



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