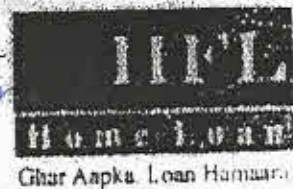


India Infoline Housing Finance Limited

Appx H
(Refers to Para
2 (iv) of Reg
application)



Final Sanction Letter

Date: 30/09/2016

Prospect No: 765578

IMPERIA STRUCTURES LIMITED

Mr. BRAJINDER SINGH-BATRA, Mr. HARPREET SINGH, Mrs. Harneet Kaur, TIMES SHOPEE CENTRE PRIVATE LIMITED

A-25, FF MOHAN CO-OPERATIVE INDL ESTATES, MATHURA ROAD, NEW DELHI, DELHI-44, SOUTH DELHI, 110044, DELHI, INDIA

9899487778

Dear Customer,

We thank you for choosing India Infoline Housing Finance Ltd (IIFH-HFO). We are pleased to inform you that we have in principle approved loan to you as per Terms & Conditions mentioned below & Overleaf

Product	Home Equity
Loan Amount Sanctioned (INR)	10000000/-
Interest Type	Adjustable Interest Rate (AIR)
Base Rate (IH-LPR)	14.85%
Margin (%)	0.15%
Rate of Interest	15.00%
Loan Tenor (In years)	10
Amount of Each Installment On Monthly Basis (INR)	1613350/-
Total Processing Fees/Other Charges (including ST) (INR)	1322500/-
Processing Fees Paid (INR)	20000/-
CERSAI fees (INR)	115/-
Property Address	PLOT NO 44/45, IMPERIA H20, SECTOR KNOWLEDGE PARK, GREATER NOIDA, 201306, NATIONAL CAPITAL REGION, INDIA

Additional conditions apply prior to disbursement

General Evaluation Charges of INR 15000/- and INR 25000/- payable at the time of disbursement where combined exposure is greater than 2 Crores and 5 Crores respectively



India Infoline Housing Finance Limited



Sanction subject to positive credits checks done by IIHFL

Escrow A/c to be opened upfront along with U/t & LLs

Undertaking for assignment of any future rental from the collateral (IIHFL HFC draft)

PTM from GNDA in f/o IIHFL to be on records

Charge in ROC to be created in favor of IIHFL by M/s Times Shoppee Centre Private Limited

Repayment from Imperia Structure Limited bank account for initial 12 months

First 12 months repayments is structured under Lease rental discounting, rentals will be assigned to us and repayment through escrow mechanism

ROC from M/s Times Shoppee Centre Pvt Ltd

Latest CA attested director and shareholder of M/s Times Shoppee Centre Pvt Ltd and M/s Imperia Structure Ltd.

Consent of one of the individual applicant to come as a co-applicant for the loan with CYD

Proof of payment of towards sublease of the plot

Positive collection feedback, National Technical Manager vetting of the valuation report and lease vetting report to be taken on record

Vetting of security deposit of 26 lacs prior to the assignment

Once the deal converts to HFC then sanction ROC will get reduced by 1% to 1.24

Insurance coverage of the structure and equipment and the structure and equipment will be covered by the insurance company. The insurance policy will be taken out in the name of the structure and equipment and the structure and equipment will be covered by the insurance company. The insurance policy will be taken out in the name of the structure and equipment.

You have opted for insurance of Rs. 0

Kindly sign the above document in the presence of your friend or family member. Please affix your signature as a token of acceptance of the above stated terms and conditions and acknowledge the same. For any query or assistance please contact your relationship manager Mr. Rajiv Kumar or write to us at reach@iihfl.com. Our Base Branch address is: IIHFL, Plot No. 1, Sector 1, Gurgaon, Haryana.

Thanking You



Accepted:
BR. SANDER SINGH BAIRA
Relationship Manager

India Infoline Housing Finance Limited



Ghar Aapka Loan Hamara

IMPERIA STRUCTURES
LIMITED
TIMES SHOPEE CENTRE
PRIVATE LIMITED

India Infoline Housing Finance Ltd (IIFL-HFC)
Authorized Signatory



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