

Indiabulls HOUSING FINANCE

Sanction Letter

Date: July 5, 2017

To

M/s. Trident Infrahomes Private Limited,
B-4, 2nd floor, Defence Colony, New Delhi - 110024
Dear Sir,

Subject: Sanction of loan

With reference to your application for loan and the subsequent discussions, we are pleased to advise that we have sanctioned you the loan on the terms and conditions as detailed hereunder: -

Borrower	:	M/s. Trident Infrahomes Private Limited
Loan Amount	:	Upto Rs. 50,00,00,000 /- (Rupees Fifty Crores only)
Purpose	:	To meet funding requirements for constructions and development of residential/housing projects.
Interest Rate	:	Subject to the other provisions of the Agreement: the Interest Rate(s) per annum shall be at par with the prevailing LAP Floating Reference Rate (per annum) of Indiabulls Housing Finance Limited (or any successor(s) thereof) ("IB LFRR") as declared by Indiabulls Housing Finance Limited (or any successor(s) thereof) from time to time less 675(Six Hundred Seventy Five) basis points. It is clarified that the current IB LFRR is 18.75 % (Eighteen decimal point Seven Five percent) per annum and therefore, the current applicable Interest Rate is 12 % (Twelve Percent) per annum.
Tenor	:	Upto 60 (Sixty) months from the Date of Disbursement of the Loan or any part thereof, whichever is earlier.
Repayment Terms	:	Interest on outstanding principal shall be payable monthly. Principal moratorium of 12 months. Loan shall be repaid in 48 EMIs beginning from end of 12 th Month from the date of First Disbursal.
Processing Fees	:	A sum of Rs. 50,00,000/- (Rupees Fifty Lacs only) shall be charged upfront as non-refundable processing fees plus Rs. 9,00,000/- (Rupees Nine Lacs only) as applicable tax(es). In total Rs. 59,00,000/- (Rupees Fifty Nine Lacs only).
Security	:	1. Exclusive Registered Mortgage of 30,480 Sq Mt (approx.) of licensed land – group housing project named as "Trident Embassy" allotted by Greater NOIDA Industrial Development Authority located at Plot No. GH – 05, Sector – 1, Noida Extension, U.P. 2. First and exclusive charge on receivables on of 30,480 Sq Mt (approx.) of licensed land – group housing project named as "Trident Embassy" allotted by Greater NOIDA Industrial Development Authority located at Plot No. GH – 05, Sector – 1, Noida Extension, U.P. All the receivables shall be deposited into the designated into Escrow Account (IHFL will have exclusive charge on this escrow account).
Additional Conditions	:	1. The Borrowers and Co-Borrowers undertake to obtain a written No Objection Certificate ("NOC") from the Lender prior to, inter alia, any agreement(s)/contract(s) for/of sale, transfer, allotment, lease and/or assignment of the Security (or any part thereof). 2. UDC for the loan amount and PDCs as per repayment schedule signed by the Promoter(s) shall be provided to the Lender prior to first disbursement. 3. Insurance policy of built up property (part of security package) shall be submitted to IHFL. This insurance policy shall be assigned in favour of IHFL.



Indiabulls Housing Finance Limited

CIN: L65922DL2005PLC136029

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Auth. Sign.

Corporate Office: "Indiabulls House", 448-451, Udyog Vihar, Phase-V, Gurugram - 122016. T. 1800 200 7777 (Toll Free) F. 0124 6681111

Registered Office: M-62 & 63, First Floor, Connaught Place, New Delhi - 110001. T. 011 30252900, F. 011 30252901

E-mail: homeloans@indiabulls.com | Website: www.indiabullshomeloans.com

Indiabulls

Indiabulls Housing Finance Limited

Sanction Letter

Date: May 10, 2016

To

M/s. Trident Infrahomes Private Limited,
B-4, 2nd floor, Defence Colony, New Delhi - 110024
Dear Sir,

Subject: Sanction of loan

With reference to your application for loan and the subsequent discussions, we are pleased to advise that we have sanctioned you the loan on the terms and conditions as detailed hereunder: -

Borrower	:	M/s. Trident Infrahomes Private Limited
Loan Amount	:	Upto Rs. 25,00,00,000 /- (Rupees Twenty Five Crores only)
Purpose	:	To meet funding requirements for constructions and development of residential/housing projects.
Interest Rate	:	Subject to the other provisions of the Agreement: the Interest Rate(s) per annum shall be at par with the prevailing LAP Floating Reference Rate (per annum) of Indiabulls Housing Finance Limited (or any successor(s) thereof) ("IB LFRR") as declared by Indiabulls Housing Finance Limited (or any successor(s) thereof) from time to time less 675(Six Hundred Seventy Five) basis points. It is clarified that the current IB LFRR is 18.75 % (Eighteen decimal point Seven Five percent) per annum and therefore, the current applicable Interest Rate is 12 % (Twelve Percent) per annum.
Tenor	:	Upto 36 (Thirty Six) months from the Date of Disbursement of the Loan or any part thereof, whichever is earlier.
Repayment Terms	:	Interest on outstanding principal shall be payable monthly. Principal moratorium of 3 months. Loan shall be repaid in 33 EMIs beginning from end of 3 rd Month from the date of First Disbursal
Processing Fees	:	A sum of Rs. 25,00,000/- (Rupees Twenty Five Lacs only) shall be charged as non-refundable processing fees plus Rs. 3,62,500/- (Rupees Three Lacs Sixty Two Thousand Five Hundred Only) as applicable Service Tax inclusive of Education Cess. In total Rs. 28,62,500/- (Rupees Twenty Eight Lacs Sixty Two Thousand Five Hundred only). This is charged at the time of disbursement.
Security	:	1. Exclusive Registered Mortgage of 30,480 Sq Mt (approx.) of licensed land – group housing project named as "Trident Embassy"



Indiabulls Housing Finance Limited

CIN : L65922DL2005PLC136029

Corporate Office: "Indiabulls House" 448-451, Udyog Vihar, Phase-V, Gurgaon - 122016, Telephone No. : 18002007777 (Toll Free) Fax: (0124) 6681111

Registered Office: M-62 & 63, First Floor, Connaught Place, New Delhi - 110001. Tel.: (011) 30252900, Fax: (011) 30252901

E-mail : homeloans@indiabulls.com, Website: www.financial.indiabulls.com

TRIDENT INFRA HOMES PVT. LTD.
115818
Authorised Signatory

Indiabulls

Indiabulls Housing Finance Limited

Sanction Letter

Date: May 10, 2016

To

M/s. Trident Infrahomes Private Limited,
B-4, 2nd floor, Defence Colony, New Delhi - 110024
Dear Sir,

Subject: Sanction of loan

With reference to your application for loan and the subsequent discussions, we are pleased to advise that we have sanctioned you the loan on the terms and conditions as detailed hereunder: -

Borrower	:	M/s. Trident Infrahomes Private Limited
Loan Amount	:	Upto Rs. 23,00,00,000/- (Rupees Twenty Three Crores only)
Purpose	:	To meet funding requirements for constructions and development of residential/housing projects.
Interest Rate	:	Interest Rate(s) per annum shall be at par with the prevailing LAP Floating Reference Rate (per annum) of Indiabulls Housing Finance Limited (or any successor(s) thereof) ("IB LFRR") as declared by Indiabulls Housing Finance Limited (or any successor(s) thereof) from time to time less 760(Seven Hundred Sixty) basis points. It is clarified that the current IB LFRR is 18.75 % (Eighteen decimal point Seven Five percent) per annum and therefore, the current applicable Interest Rate is 11.15 % (Eleven Point One Five Percent) per annum
Tenor	:	Upto 32 (Thirty Two) months from the Date of Disbursement of the Loan or any part thereof, whichever is earlier.
Repayment Terms	:	Principal due and Interest on outstanding principal shall be payable monthly.
Processing Fees	:	Nil
Security	:	1. Exclusive Registered Mortgage of 30,480 Sq Mt (approx.) of licensed land – group housing project named as "Trident Embassy" allotted by Greater NOIDA Industrial Development Authority located at - Plot No. GH – 05, Sector – 1, Noida Extension, U.P. 2. First and exclusive charge on receivables on of 30,480 Sq Mt (approx.) of licensed land – group housing project named as "Trident Embassy" allotted by Greater NOIDA Industrial Development Authority located at Plot No. GH – 05, Sector – 1, Noida Extension, U.P. All the receivables shall be deposited into the designated into Escrow Account (IHFL will have exclusive charge on this escrow account).



Indiabulls Housing Finance Limited

CIN : L65922DL2005PLC136029

Corporate Office: "Indiabulls House", 448-451, Udyog Vihar, Phase-V, Gurgaon - 122016, Telephone No. : 18002007777 (Toll Free) Fax: (0124) 6681111
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E-mail : homeloans@indiabulls.com, Website: www.financial.indiabulls.com

TRIDENT INFRA HOMES PVT. LTD.
Authorised

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Indiabulls

Indiabulls Housing Finance Limited

Sanction Letter

Date: July 18, 2016

To

M/s. Trident Infrahomes Private Limited,
B-4, 2nd floor, Defence Colony, New Delhi - 110024
Dear Sir,

Subject: Sanction of loan

With reference to your application for loan and the subsequent discussions, we are pleased to advise that we have sanctioned you the loan on the terms and conditions as detailed hereunder: -

Borrower	:	M/s. Trident Infrahomes Private Limited
Loan Amount	:	Upto Rs. 25,00,00,000 /- (Rupees Twenty Five Crores only)
Purpose	:	To meet funding requirements for constructions and development of residential/housing projects.
Interest Rate	:	Subject to the other provisions of the Agreement: the Interest Rate(s) per annum shall be at par with the prevailing LAP Floating Reference Rate (per annum) of Indiabulls Housing Finance Limited (or any successor(s) thereof) ("IB LFRR") as declared by Indiabulls Housing Finance Limited (or any successor(s) thereof) from time to time less 675(Six Hundred Seventy Five) basis points. It is clarified that the current IB LFRR is 18.75 % (Eighteen decimal point Seven Five percent) per annum and therefore, the current applicable Interest Rate is 12 % (Twelve Percent) per annum.
Tenor	:	Upto 60 (Sixty) months from the Date of Disbursement of the Loan or any part thereof, whichever is earlier.
Repayment Terms	:	Interest on outstanding principal shall be payable monthly. Principal moratorium of 3 months. Loan shall be repaid in 57 EMIs beginning from end of 3 rd Month from the date of First Disbursal
Processing Fees	:	A sum of Rs. 25,00,000/- (Rupees Twenty Five Lacs only) shall be charged upfront as non-refundable processing fees plus Rs. 3,75,000/- (Rupees Three Lacs Seventy Five Thousand Only) as applicable Service Tax inclusive of Education Cess. In total Rs. 28,75,000/- (Rupees Twenty Eight Lacs Seventy Five Thousand Five Hundred only).
Security	:	1. Exclusive Registered Mortgage of 30,480 Sq Mt (approx.) of licensed land – group housing project named as "Trident Embassy"

For Indiabulls Housing Finance Ltd.

TRIDENT INFRA HOMES PVT. LTD.

Indiabulls Housing Finance Limited

CIN : L65922DL2005PLC136029

Corporate Office: "Indiabulls House" 448-451, Udyog Vihar, Phase-V, Gurgaon - 122016, Telephone No. : 18002007777 (Toll Free) Fax: (0124) 6681111

Registered Office: M-62 & 63, First Floor, Connaught Place, New Delhi - 110001. Tel.: (011) 30252900, Fax: (011) 30252901

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