यूनियन बैंक ऑफ इंडिया Union Bank of India

55/109,
GOENKAMARKET,GENERAL
GANJ, KANPUR – 208 001
PHONE NO. – 2353485, 2357927

Our Ref: Gen/Adv/RHDL /2015-16

Dated: 28.12.2015

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

Dear Sir,

Sub: Sanction Letter of Term Loan of Rs.10.00cr in favour of M/s Ratan housing Development Ltd..

We are pleased to inform you that the competent authority has sanctioned the following Term Loan of Rs. 10.00 Cr on terms and conditions given below and the loan will be due for review in the Month of Dec.2016.

(Rs in Crore)

Nature of Limit	Existing limit	Proposed limit	Margin	Interest with reference to Base Rate		Primary Security
				Revised rate of Interest	Effective rate of Interest	
Real Estate Advance (Term Loan)	0.00	10.00	61.73%	BR+4.25% +0.25%	BR+4.25% +0.25%	Residential Appartment Building on Arazi no 381 &382(Part) admeasuring 6534 sq.mtr. situated at Tatiya Jhanaku, Kanpur Nagar.

At present Base Rate is 9.65%

Security:

Primary: Residential Appartment Building on Arazi no 381 &382(Part) admeasuring 6534 sq.mtr. situated at Tatiya Jhanaku, Kanpur Nagar.

Personal Guarantee (Name of Guarantor)

1. Atama ram Khatri
2. Raj Kumar Khatri
3. Sanjay Khatri
4. Sunil Khatri
5. Prahlad Rai Khatri
6. Hira lal Khatri
7. Arjun Das Khatri
8. Prasahant Khatri

Equitable Mortgage of Residential Appartment Building on Arazi no 381 &382(Part) admeasuring 6534 sq.mtr. situated at Tatiya Jhanaku, Kanpur Nagar.

Corporate Guarntee:

M/s Ratan Infrastate Pvt Ltd

Repayement:

June'19-Rs.2.50 Crs.
Sep'19-Rs.2.50 Crs.
Dec'19-Rs.2.50 Crs.
March'20-Rs.2.50 Crs.

Other terms & Conditions:

- The company to pay inspection charges, documentation charges, review charges, other charges as per extent guidelines of our bank.
- The borrower to execute external credit rating finalized within 3 months from the date of first disbursement.
- The borrower to ensure that *excess charges registered with MCA must be satisfied and fresh Search report ensuring satisfaction of excess charges to be submitted.*
- The company has availed car loan from Daimler Financial India (P) Ltd of Rs.38.52 Lac. Kindly submit the Statement of the same.
- Kindly Submit necessary & required permission, clearance, approvals from statutory / competent authorities for taking up the project and construction of the building.
- The Borrower to submit undertaking that in case of short fall in internal accruals, it will be borne by the promoters from their own sources
- company shall open a separate Escrow Account wherein all the advance/Sales proceeds received from customers over and above Rs.20.95 Crs shall be deposited, which shall be used towards recovery of our term Loan Instalments.
- The borrower has to submit Title search report from another Bank's empanelled Lawyer.

- Disbursement should be made only after perfection/mortgage of security documents as per the extant guidelines of the bank.
- The borrower to submit guarantee of Ratan infraestate Private Limited. and compile Latest credit information
- The borrower to clarify regarding differences in o/s of Bank Borrowings mentioned in Schedules of Balance sheet and those furnished in annexure "Borrowings of Ratan Housing Development Limited" as of 31.03.15.
- Kindly submit consent backed by CA certificate regarding the promoter's must bring in 50% of their contributions upfront before disbursement of term loan.
- The borrower to submit undertaking that the Unsecured Loans/Deposit from Atma Textiles would be interest free and remain in the system till the currency of the loan.
- The borrower to submit Undertaking as above from Mr.Sanjay Khatri proprietor of M/s Atma Textiles.
- Kindly submit the Audited Financials of Atma Textiles.
- Kindly submit Undertaking that the fund will be used strictly for the purpose sought for and will not be used any speculative / unauthorized purpose
- The company shall give an undertaking that it will complete the project as per the means of finance contemplated in the project. Any overrun in the cost of project shall be solely met by the borrower by raising equity and / or additional funds in the manner acceptable to the Bank.
- The company to submit an undertaking not to sell any portion of the building which is being constructed on the land mortgaged to the Bank without prior written permission of the Bank. The company shall obtain prior permission / NOC from the bank for selling each unit subject to availability of an asset cover of minimum 2:1.
- The Borrower shall not abandon the project at any stage and will take all necessary steps to complete the project in the manner and time schedule as envisaged.
- Name plate/Hypothecation Board of the bank is to be displayed in prominent places at the Project/Office etc.
- Company to maintain minimum margin of 35% of overall cost out of which minimum 15% margin by way of promoter's funds, 15% in form of quasi equity and remaining 5% by way of advance from customers before release of each tranche.
- All other term & conditions of Real Estate Advance(Term loan) scheme shall be applicable
- 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 statuary 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.

For UNION BANK OF INDIA

Chief Manager
Kanpur

Chief Manager.

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