

RELIANCE

Date: 27-10-2016

Reliance Home Finance Ltd.

260-261, Dev House Tribhuvan
Complex Indrawar Nagar,
New Friends Colony West,
New Delhi - 110 065
CIN: U67180MH2008PLC183216

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customerscare@reliancehomefinance.com
A Reliance Capital Company

To,
Rise Projects Pvt. Ltd.
Vaibhav Jain
Swati Jain
B2C Realtors Pvt. Ltd

Address: GH 1, Block H, NH 24, Vill Shapur Bamheta Ghaziabad, Uttar Pradesh, 201001

Dear Sirs,

Sub: Construction Finance Loan By Way of Rupee Loan

With reference to your application dated 06-Oct-2016 we are pleased to inform you that our sanction authority has sanctioned you construction finance loan of Rs. 34,00,00,000/- (Rupees Thirty Four Crores only) hereinafter referred as the "Facility", on the terms & conditions mentioned hereunder.

In case the terms & conditions mentioned hereunder are acceptable to you, we request you to return the duplicate copy of this letter duly signed in token of acceptance of the terms & conditions specified therein, within 15 days from the date of receipt of this letter.

Please note that this communication should not be construed as giving rise to any binding obligation on part of Reliance Home Finance Ltd. (RHFL) unless you have returned this letter duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the facility within a period of one month or such further time as may be extended by RHFL in writing in its absolute discretion. The terms mentioned in this letter are not conclusive and you will have to sign loan agreement and other ancillary documents in this regard which would be binding on you.



For RISE PROJECTS PVT. LTD.

Director

For B2C REALTORS PVT. LTD.

Director

Director

Swati

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Reliance Home Finance Ltd.

260-261, Dev House Tribhuvan
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A Publicly Listed Company

Date: 27-10-2016

To,
Rise Projects Pvt. Ltd.
Vaibhav Jain
Swati Jain
B2C Realtors Pvt. Ltd.

Address: GH 1, Block H, NH 24, Vill Shapur Bamheta Ghaziabad, Uttar Pradesh, 201001

Dear Sirs,

Sub: Construction Finance Loan By Way of Rupee Loan

With reference to your application dated 06-Oct-2016 we are pleased to inform you that our sanction authority has sanctioned you construction finance loan of Rs. 1,00,00,000/- (Rupees One Crore only) hereinafter referred as the "Facility", on the terms & conditions mentioned hereunder.

In case the terms & conditions mentioned hereunder are acceptable to you, we request you to return the duplicate copy of this letter duly signed in token of acceptance of the terms & conditions specified therein, within 15 days from the date of receipt of this letter.

Please note that this communication should not be construed as giving rise to any binding obligation on part of Reliance Home Finance Ltd. (RHFL) unless you have returned this letter duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the facility within a period of one month or such further time as may be extended by RHFL in writing in its absolute discretion. The terms mentioned in this letter are not conclusive and you will have to sign loan agreement and other ancillary documents in this regard which would be binding on you.



For B2C REALTORS PVT. LTD.

Director

For RISE PROJECTS PVT. LTD.

Director

Borrower	Rise Projects Pvt. Ltd.
Guarantor	Vaibhav Jain Swati Jain B2C Realtors Pvt. Ltd.
Lender	Reliance Home Finance Ltd. (RHFL)
Project	Rise Projects Pvt. Ltd. is developing a Project named "Organic Ghar", a Residential project with saleable area of 742890 sq ft at NH-24, Ghaziabad. The Project consists of 6 building of 2B+G+16/17/18 floors consisting of 909 units.
Facility	Rupee Construction Finance Loan not exceeding Rs. 34,00,00,000 (Rupees Thirty Four crores only) The Construction Finance Loan is referred to as the "Facility".
Purpose of the Facility	The Facility will be utilized for meeting development cost and construction cost of the Project and all such other costs involved in developing the Project.
Land owner	Land is owned by the company Rise Projects (P) Limited Details of all the units given in Annexure III.
Scheduled Receivables	Receivables / Cash Flows / Revenues (including booking amounts arising out of or in connection with or relating to the residential area of the Project (Borrower share) -
Disbursement of Facility	The disbursement will be on construction linked plan i.e. as per the progress of the construction work. Disbursement Schedule as per Annexure I.
Repayment schedule	Repayment schedule condition is detailed in Annexure II.
Shortfall undertaking	<ul style="list-style-type: none"> The Borrower will also undertake & confirm that in the event the cash flow in the account is not sufficient to service the facility, interest or other dues, the shortfall will be met through infusion of fresh funds therein by the Borrower in a manner and form as instructed by RHFL. The support shall be kept valid until repayment of the entire Facility with interest & all other dues & charges. Borrower to undertake that in case there is any delay in receipt of advance money from customers or there is any increase in cost of project/contingencies, the company shall meet the requirement from their own resources, to ensure completion of the project/repayment of RHFL loans as per schedule.
Interest on the Facility	15.70% FLOATING (LINKED TO PLR) The interest rate validity is 15 days. The interest is payable monthly.
Processing Fee	1.5%
Tenor of the Facility	Total tenor of 62 months including moratorium period of 30 months. During moratorium period, only interest to be served on the outstanding Facility.
Security	<p>The Facility, all interest thereon, costs, charges, expenses, and all other monies in respect thereof shall be secured in favor of Reliance Home Finance Ltd. by:</p> <ol style="list-style-type: none"> 1. An exclusive charge on the Project land together with all buildings & structures thereon, both present & future. 2. An exclusive charge on the scheduled receivables under the documents entered into with the customers by the Borrower, all such proceeds both present & future. 3. An exclusive charge over all rights, titles, interest, claims, benefits, demands under the Project documents both present & future. 4. An exclusive charge on the escrow account, all monies credited / deposited

For B2C REALTORS PVT. LTD.

Director



For RISE PRO...

Annexure 1

Repayment Conditions:

Repayment Conditions:

- At every tranche of disbursement the company has to submit following details of the project:
 - CA Certified cash expense report with the sources of finance
 - Booking details with the No. of units sold and amount of money received against the same.
- Moratorium period for the Project will be 30 months from the date of first disbursement during which only Pre - EMI would be payable on disbursed amount on monthly basis. The EMI shall commence from 31st month or on 100% completion of the project whichever is earlier.
- Company has to obtain the No Objection Certificate from RHFL each time before execution of sale deed of unit. On each credit in the escrow account, RHFL will capitalize 10% towards the loan amount for first 5 months from the date of first disbursement and from 7th month from the date of first disbursement RHFL will capitalize 20% towards the loan amount. The repayment towards principal will be treated as part prepayment and the EMI will be adjusted accordingly. Also there will be no pre payment charges on that amount.
- RHFL will keep on issuing NOC's based on 10% and 20% capitalization process as above, but it will be subject to maintaining 2.5 times receivables cover at any point of time during loan.
- INR 3150 Lacs for CF to be recovered in 24 months monthly equated installments after moratorium period, starting from 31st month from the date of first disbursement.
- In the overall facility there will be an sub-limit of Advance disbursal facility (ADF) to the tune of Rs 1000 Lacs which will be disbursed against retail home loans sanctioned in RHFL. This ADF limit withdrawal can be done after signing of tripartite agreement between builder, RHFL and individual customer upto an extent of 90% of the home loan sanctioned. The amount drawn in the ADF sub-limit will be adjusted against the proceeds of these home loans as when the CLP linked home loan disbursal happens. The interchangeability of ADF sub-limit to regular CF can be approved by CRD.

Annexure II : Disbursement Schedule

Percentage of Project Completion	Disbursement Amount (Rs. In Crores)	Cumulative Disbursement (Rs. in crores)
Present stage of construction, 4%	5.00	5.00
First Tranche - 10%	3.80	8.80
Second Tranche- 20%	3.80	12.60
Third Tranche-30%	3.80	16.40
Fourth Tranche - 40%	3.80	20.20
Fifth Tranche - 50%	3.80	24.00
Sixth Tranche - 60%	3.80	27.80
Seventh Tranche - 70%	3.80	31.60
Eighth Tranche - 75%	3.40	35.00



For RISE PROJECTS PVT. LTD.

For B2C REALTORS PVT. LTD.

[Signature]

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