

Sanction Letter

Date: 23/05/2018

Prospect No: 831948

M/s Shalimar Corp Ltd,
M/s Krrish Shalimar Projects Pvt Ltd
M/s Prestige Urban Infratech Pvt Ltd
M/s SAS Colonisers Pvt Ltd
M/s Sadabhar Construction Pvt Ltd
Mr. Khalid Masood
Mr. Kunal Seth
Mr. Amit Katyal

Address:- 11th Floor Titanium,
Shalimar Corporate Park,
Vibhuti Khand , Gomti Nagar,
Lucknow - 226010

Mobile: 9838782828

Email: achint@shalimar.org

Dear Customer,

We thank you for choosing IIFL Home Finance Limited (formerly known as India Infoline Housing Finance Ltd) (IIFL -HFC). We are pleased to inform you that we have in principle approved loan to you as per Terms & Conditions mentioned below:

Product	Project Finance
Loan Amount Sanctioned	Rs 49,50,00,000/- (Rupees forty nine crores and fifty lakhs only)
Interest Type	Adjustable Interest Rate (AIR)*
Base Rate (IH-LPLR)**	15.15%
Margin (+/-)	- 0.65%
Rate of Interest	14.50%
Loan Tenor	60 Months from date of 1 st Disbursal
Principal Moratorium	18 Months from date of 1 st Disbursal (Loan tenor is inclusive of Principal Moratorium)
Repayment Schedule	Interest Payment from 01 st – 18 th months EMI of Rs.1,50,97,783/- from 19 th – 60 th months The EMI mentioned is indicative and will depend on the loan outstanding at the time of commencement of EMI

For SADABAHAR CONSTRUCTIONS PVT. LTD.

For Krrish Shalimar Projects Pvt. Ltd.

For SAS COLONISERS PVT. LTD.

India Infoline Housing Finance Ltd.
CIN: U65993MH2006PLL166475

Authorised Signatory

Authorised Signatory

Corporate Office: Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122 015 (Haryana) • Tel : (91-124) 475 4900

Website: www.iiflhomeloans.com

Registered Office: 12A-10, 13th Floor, Parinee Crescenzo, C-38 & 39, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051

Tel : (91-22) 6788 1000 . Fax: (91-22) 6788 1010

For Prestige Urban Infratech Pvt. Ltd.

For Shalimar Corp. Limited

For SADABAHAR CONSTRUCTIONS PVT. LTD.

Authorised Signatory

Authorised Signatory

Authorised Signatory

Authorised Signatory



Home Loan

Ghar Aapka. Loan Hamaara.

or SAS COLONISERS PVT. LTD.

For SADABAHAR CONSTRUCTIONS PVT. LTD.

For Prestige Urban Infratech Pvt. Ltd.

Authorised Signatory

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EMI/PEMI cycle	5 th of every month
Processing Fee	Rs 1,16,82,000/- (inclusive of GST)
Collateral Evaluation Charges	Rs 1,77,000/- (inclusive of GST)
CERSAI Fees	Rs 118/- (inclusive of GST)
Fees Paid	Rs 11,50,000/-
Balance Fee Payable	Rs 1,07,09,118/- (inclusive of GST)
Purpose	Rupee Term Loan for the development of project Ibiza Town, Surajkund Faridabad and meeting working capital needs of other ongoing projects of Shalimar Group
Disbursal Schedule	<p>Loan to be fully drawdown in 18 months from the date of first disbursal else loan may be downsized at the sole discretion of IIFL-HFC</p> <p>Disbursal to be linked to below mentioned milestones as below:</p> <ul style="list-style-type: none"> ● Immediate – Rs.18 crs – towards getting NOC for 15 units of Project "IBIZA" allotted to M/s. Prestige Urban Infratech Pvt Ltd from existing consortium lenders (SBI, Corporation Bank and Nanital Bank). Developer to submit the original title documents pertaining to 15 units of IBIZA offered to mortgage along with original title documents of project Shalimar Paradise - I and Eden ● Rs.32 Crs – post getting the original property documents for security offered, creation of RM and ROC charge in favor of IIFL HFC
Security	<ol style="list-style-type: none"> 1. Shalimar Paradise - I Mortgage of the Land admeasuring 22.313 Acres bearing Khasra No.266, 267, 268, 271, 272, 273, 275, 276, 278, 280, 281, 282, 283, 293, 295, 307, 308, 309, 310, 346, 347, 349, 351, 352, 353, 354 and 355 of the Project "Shalimar Paradise - I" located at Gram - Mohammadpur Chowki, Pargana- Dewa, Tehsil- Nawabganj & Dist- Barabanki and construction thereon including the unsold inventory 2. Shalimar Eden Mortgage of the project Land admeasuring 7.956 Acres bearing Khasra No.488, 489, 490, 491, 493, 494, 496, 497, 498, 499, 502, 503, 504 and 563 of the Project "Shalimar Eden" located at Gram- Sandauli Umarpur, Pargana- Dewa, Tehsil- Nawabganj & Dist- Barabanki and construction thereon including unsold inventory 3. 15 Units in Project Ibiza Town Mortgaged of the 15 units owned by M/s Prestige Urban Infratech Pvt Ltd part of group housing project "Ibiza Town" being developed by Krrish Shalimar Projects Private Limited over land admeasuring 10.15 acres comprised in rectangle No. 41, killa Nos. 13/1 (2-2). 12

RAHUL KUMAR
Central Credit Manager (0106623)
Infoline Housing Finance Ltd.
Gurgaon

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For Krrish Shalimar Projects Pvt. Ltd. For Shalimar Corp. Limited

Authorised Signatory

Authorised Signatory

India Infoline Housing Finance Limited

CIN: U65993MH2006PL166475

Corporate Office: Plot No.98, Udyog Vihar, Phase - IV, Gurgaon - 122 015 (Haryana) • Tel : (91-124) 475 4900

• Website: www.iiflhome loans.com

Registered Office: 12A-10, 13th Floor, Parinee Crescenzo, C-38 & 39, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051

Tel : (91-22) 6788 1000 • Fax: (91-22) 6788 1010



Home Loan

Ghar Aapka. Loan Hamaara.

For Krish Shalimar Projects Pvt. Ltd.

For Prestige Urban Infratech Pvt. Ltd.

For Shalimar Corp. Limited

<p>Authorised Signatory</p> 	<p>(5-3), 19 (4-2), 22/2 (3-12), 9/2 (2-4), 20 (7-1), 21 (7-13), 22/1 (3-9), rectangle No. 43, killa No. 2 (8-0), 1 (8-0), rectangle No. 44, killa Nos. 5 (8-0), 6/1 (2-3), rectangle No. 40, killa Nos. 15/1/2 (0-5), 15/2/2 (3-10), 16/1 (6-5), 16/2 (0-8), 16/3 (1-7), 25 (8-0), situated in the revenue estate of Village Lakkarpur, Tehsil Badkal, District Faridabad, Haryana</p> <p>Charge on all receivables / cash flows / insurance proceeds arising out of or in connection with the said security mentioned above</p> <p>Any other security of similar / higher value acceptable to IIFL-HFC</p>
<p>Authorised Signatory</p> 	<p>Security Cover</p> <p>Security cover of 1.5 times the outstanding loan to be maintained throughout the tenor of the loan</p> <p>Developer should maintain a minimum average sale rate to maintain the above security cover –</p> <ul style="list-style-type: none"> Paradise - I Villa – Rs. 3750 per sq feet Paradise - I Plots – Rs. 1700 per sq feet Eden Plots – Rs. 1450 per sq feet Ibiza Town - Rs. 5900 per sq feet <p>Any reduction in sale rate to be immediately brought to IIFL HFC notice for review of security cover</p> <p>Failure of the borrower in maintaining the sanctioned Security Cover may result in change in risk profile of loan account which may lead to increase in loan pricing or treated as an Event of Default and will attract penal interest</p>
<p>Guarantor (s)</p>	<p>Not applicable</p>
<p>Authorised Signatory</p>  	<p>Escrow Account</p> <p>Borrower shall open Escrow Account with IIFL-HFC at the designated Bank for the sole purpose of depositing all future receivables from both sold and unsold units in the Project "Shalimar Paradise - I", "Eden"</p> <p>Borrower will inform flat/unit purchasers to draw all cheques in favour of "M/s Shalimar Corp Ltd, Escrow A/c and ensure all receivables from the Project are deposited into the Escrow A/c.</p> <p>45% of all moneys received in the Escrow A/c to be paid to IIFL-HFC towards principal repayment, the balance funds to be transferred to the designated Bank A/c of borrower to be utilized for the construction of the Project</p> <p>Regular Interest (PEMI) / EMI servicing during the tenor of the loan is over and above the principal repayments received through the Escrow A/c.</p> <p>The Escrow percentage will be reviewed on quarterly basis or at the time of every disbursement whichever is earlier</p> <p>Escrow Account fees, if any, to be borne by borrower</p> <p>Developer to ensure closure of already running Escrow / Current A/c's related to project under consideration with non designated bank and submit closure</p>

For SADABAHAR CONSTRUCTIONS PVT. LTD.

For SAS COLONISERS PVT. LTD.

Authorised Signatory

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India Infoline Housing Finance Limited

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Sanction Letter

Date: 23/05/2018

Prospect No: 836437

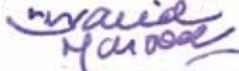
M/s Shalimar Corp Ltd,
M/s Krrish Shalimar Projects Pvt Ltd
M/s Prestige Urban Infratech Pvt Ltd
M/s SAS Colonisers Pvt Ltd
M/s Sadabhar Construction Pvt Ltd
Mr. Khalid Masood
Mr. Kunal Seth
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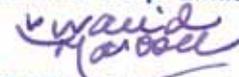
Email: achint@shalimar.org

For Prestige Urban Infratech Pvt. Ltd.


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For Shalimar Corp. Limited


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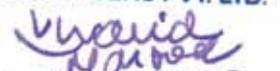
Product	Project Finance
Loan Amount Sanctioned	Rs 50,00,000/- (Rupees fifty lakhs only)
Interest Type	Adjustable Interest Rate (AIR)*
Base Rate (IH-LPLR)**	15.15%
Margin (+/-)	- 0.65%
Rate of Interest	14.50%
Loan Tenor	60 Months from date of 1 st Disbursal
Principal Moratorium	18 Months from date of 1 st Disbursal (Loan tenor is inclusive of Principal Moratorium)

RAHUL KUMAR
Central Marketing Manager (C136623)
India Infoline Housing Finance Ltd.
Gurgaon

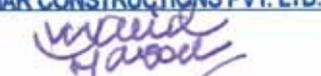
For Krrish Shalimar Projects Pvt. Ltd.


Authorized Signatory

For SAS COLONISERS PVT. LTD.


Authorized Signatory

For SADABAHAR CONSTRUCTIONS PVT. LTD.


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India Infoline Housing Finance Limited

CIN: U65993MH2006PL166475

Corporate Office: Plot No. 96, Udyog Vihar, Phase - IV, Gurgaon - 122 015 (Haryana) • Tel : (91-124) 475 4900

Website: www.iiflhomeloans.com

Registered Office: 12A-10, 13th Floor, Parinee Crescenzo, C-38 & 39, G-Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051

Tel : (91-22) 6788 1000 • Fax: (91-22) 6788 1010

Repayment Schedule	Interest Payment from 01 st – 18 th months EMI of Rs.1,52,503/- from 19 th – 60 th months The EMI mentioned is indicative and will depend on the loan outstanding at the time of commencement of EMI
EMI/PEMI cycle	5 th of every month
Processing Fee	Rs 1,18,000/- (inclusive of GST)
Collateral Evaluation Charges	NIL
CERSAI Fees	Rs 118/- (inclusive of GST)
Fees Paid	NIL
Balance Fee Payable	Rs 1,18,18/- (inclusive of GST)
Purpose	Creation of Registered Mortgaged in favor of IIFL HFC
Disbursal Schedule	Disbursal to be done post submitting Registered Mortgaged over 15 units of the project "Ibiza Town" in favour of IIFL – HFC
Security	<p>1. <u>Shalimar Paradise - I</u></p> <p>Mortgage of the Land admeasuring 22.313 Acres bearing Khasra No.266, 267, 268, 271, 272, 273, 275, 276, 278, 280, 281, 282, 283, 293, 295, 307, 308, 309, 310, 346, 347, 349, 351, 352, 353, 354 and 355 of the Project "Shalimar Paradise - I" located at Gram - Mohammadpur Chowki, Pargana- Dewa, Tehsil- Nawabganj & Dist- Barabanki and construction thereon including the unsold inventory</p> <p>2. <u>Shalimar Eden</u></p> <p>Mortgage of the project Land admeasuring 7.956 Acres bearing Khasra No.488, 489, 490, 491, 493, 494, 496, 497, 498, 499, 502, 503, 504 and 563 of the Project "Shalimar Eden" located at Gram- Sandauli Umarpur, Pargana- Dewa, Tehsil- Nawabganj & Dist- Barabanki and construction thereon including unsold inventory</p> <p>3. <u>15 Units in Project Ibiza Town</u></p> <p>Mortgaged of the 15 units owned by M/s Prestige Urban Infratech Pvt Ltd part of group housing project "Ibiza Town" being developed by Krrish Shalimar Projects Private Limited over land admeasuring 10.15 acres comprised in rectangle No. 41, killa Nos. 13/1 (2-2), 12 (5-3), 19 (4-2), 22/2 (3-12), 9/2 (2-4), 20 (7-1), 21 (7-13), 22/1 (3-9), rectangle No. 43, killa No. 2 (8-0), 1 (8-0), rectangle No. 44, killa Nos. 5 (8-0), 6/1 (2-3), rectangle No. 40, killa Nos. 15/1/2 (0-5), 15/2/2 (3-10), 16/1 (6-5), 16/2 (0-8), 16/3 (1-7), 25 (8-0), situated in the revenue estate of Village Lakkarpur, Tehsil Badkal, District Faridabad, Haryana</p>

For Prestige Urban Infratech Pvt. Ltd.

Authorised Signatory

For SAS COLONISERS PVT. LTD.

Authorised Signatory

For Shalimar Corp. Limited

Authorised Signatory

KAHNI NAYYAR
Central Overwriting Manager (C136623)
India Infoline Housing Finance Ltd.
Gurgaon
Page 2 of 11

For Krrish Shalimar Projects Pvt. Ltd.

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India Infoline Housing Finance Limited

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	Charge on all receivables / cash flows / insurance proceeds arising out of or in connection with the said security mentioned above Any other security of similar / higher value acceptable to IIFL-HFC
Security Cover	Security cover of 1.5 times the outstanding loan to be maintained throughout the tenor of the loan Developer should maintain a minimum average sale rate to maintain the above security cover – <ul style="list-style-type: none"> Paradise Villa – Rs. 3750 per sq feet Paradise Plots – Rs. 1700 per sq feet Eden Plots – Rs. 1450 per sq feet Ibiza Town - Rs. 5900 per sq feet Any reduction in sale rate to be immediately brought to IIFL HFC notice for review of security cover Failure of the borrower in maintaining the sanctioned Security Cover may result in change in risk profile of loan account which may lead to increase in loan pricing or treated as an Event of Default and will attract penal interest
Guarantor (s)	Not applicable
Escrow Account	Not applicable
Security Release	Borrower will obtain specific Lien Release Letter (LRL) for every unit sold Project – "Ibiza Town" prior to executing any agreement, registered or unregistered, with its buyers, irrespective of whether the prospective buyer is proposing to avail any Home Loan or not. The Charge created by IIFL-HFC would not be released if the above letter is not obtained. IIFL HFC will issue NOC on principal prepayment of Rs.2700/- per sft for every retail unit of mortgaged inventory of Project – "Ibiza Town"
Retail Business Participation	Borrower shall offer IIFL-HFC the first opportunity to finance the sale of units in the project, either on completion or during the course of construction, on best effort basis.
Project MIS	The borrower to submit monthly project MIS (containing updated sales and cost data) of the project providing update on the project within 15 days from the end of every month Delay / Non Submission of Project MIS will attract penal interest @ 2% p.a from the date of default on the outstanding amount
Inspection of Records	IIFL-HFC will have the right to inspect the sales receivables, stock position, utilization of loan funds etc on quarterly/ half yearly basis directly or through designated panel agencies. All expenses incurred on this behalf will be borne by the borrower
Project Monitoring	The borrower shall satisfy IIFL-HFC that the physical progress of the project

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RAHUL KAYAR
Central Marketing Manager (C136623)
Incharge Home Loans
Gurgaon

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