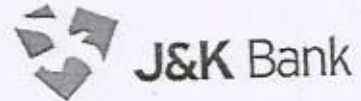


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A&AP CHQ

Ref: JKB/A&AP/17-
Dt. Dec. 19, 17

The Branch Head
BU Lucknow, UP

Sub: M/s Touchwood Infra Ventures Pvt Ltd.

Sir,

Kindly refer to your proposal regarding captioned borrower. In this regard, sanction is accorded for fresh term loan facility of Rs. 1800.00lacs (Rupees Eighteen Crores only) in favour of M/s Touchwood Infra Ventures Private Limited of Business Unit Lucknow against the following securities, terms & conditions:

Nature of facility	Rupee Term Loan			
Amount	Rs. 1800.00 Lacs (Rs Eighteen Crores Only)			
Purpose of Advance	For part funding the project cost of Rs. 8732.36lacs for construction of 482 flats under affordable group housing project 'THE WOODS-NAUBASTA' at Deva road luck now to be developed by M/s Touchwood Infra Ventures Pvt Ltd.			
Rate of interest	1YMCLR+3.00%p.a. present effective 11.80%p.a. with annual reset. Interest per annum means interest for 365 days irrespective of leap year.			
Margin	Margin for the instant Term Loan shall be 79.39% of the project cost. Margin comprises of promoter's equity, unsecured loans/advance against equity, customer advance etc. Margin also includes amount incurred by the promoters on the reported cost escalation, subject to the same being supported by Chartered Accountant's Certificate, and creation of actual physical assets and/or documentary evidence like acknowledgement from suppliers of machinery etc.			
Upfront fee	As per Service charges schedule			
Disbursement Schedule	The proposed term loan facility of Rs. 1800.00lacs to be disbursed for the following project cost components on pro-rata basis after ensuring that Borrower Company has induced atleast 50% of the long term funds in the project out of the proposed promoter equity, advance against equity, accumulated profits. Amt in lacs of Rs			
S. No.	Particulars	Total Cost	Bank finance	Margin
1	Cost of land	702.00	0.00	702.00
2	Cost of Construction	6206.76	1351.34	4855.42

Page 1 of 8

For Touchwood Infraventures Pvt. Ltd.

P. Desai

Director

For Touchwood Infraventures Pvt. Ltd.

J. Chandra

Director

