

Date: 22nd June 2017

M/s Platina Real Estates Private Limited (Borrower)
C-22, 3rd FLOOR RDC, RAJ NAGAR GHAZIABAD UP -201002
Kind Attention: Madhur Mittal

Dear Sir/Madam,

Tata Capital Housing Finance Limited (TCHFL) takes the pleasure in granting an in-principle sanction to extend a Project Construction Loan - Inventory Finance facility for your "Dinesh Nagar Phase II" Project for an amount not exceeding INR 10, 00, 00,000/- (Rupees Ten Crores only).

This in-principle sanction is subject to fulfillment of the terms and conditions entailed herein in entirety to the complete satisfaction of TCHFL.

TERMS AND CONDITIONS

Lender	Tata Capital Housing Finance Limited
Borrower/Co-Borrowers/ Guarantors	Borrower: Platina Real Estates Private Limited Co-Borrower: Expert Capital Services private limited Personal Guarantors : Raghav Garg , Gaurav Garg, Madhur Mittal
Loan Amount	Rs. 10,00,00,000 (Rs. Ten Crores only)
Tenure	Moratorium - 18 Months + Repayment - 18 Months
Upfront Fees	1.00 % of the Loan Amount + Applicable Service Tax, to be collected upfront from Borrower.
Type of Loan	Project Construction/Inventory Funding
Loan Drawl Period	Single Disbursement
Principal Moratorium Period	18 Months (Interest on disbursed amount to be paid during this period)
Asset Cover	Minimum of 1.5 times to be maintained throughout loan tenure.
Receivable Capitalization	Capitalization of Sales proceeds up to 40% during the entire tenor of the loan towards principal repayment with EMI set off.
Details of Project	"Dinesh Nagar Phase II" situated at Palika Dehat & Nagar Palika , Pilkhuwa , Distt Hapur (U.P)
Type of Security	Equitable/Registered Mortgage of land and building of project "Dinesh Nagar Phase II" situated at Palika Dehat & Nagar Palika , Pilkhuwa , Distt Hapur (U.P) Hypothecation of receivables of project "Dinesh Nagar Phase II". If the value of security falls below 1.50 times at any point of time within the tenor of the loan, additional security as required by TCHFL will be provided by the Borrower so as to bring the security cover to 1.50 times, and all the cost of security creation will be borne by Borrower. Alternatively, the Borrower may provide cash to the extent of shortfall in the security cover. 4. Escrow arrangement Security Interest on unsold Units in the Project: TCHFL would have a Security Interest including mortgage/charge/lien on all unsold Units in the Project. In case Borrower wants to sell the Units to any prospective purchaser, they would obtain an NOC from TCHFL to this effect.
Escrow Account	Borrowers would in respect the Project open such accounts as may be required by TCHFL and as may be

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Corporate Identity Number U67190MH2008PLC187552

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	<p>required under the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations there under (collectively "RERA" Act) with a scheduled bank designated by TCHFL.</p> <p>The waterfall mechanism and collection of all the receivables of the Project and the withdrawal from each of such account shall be in the manner as may be stipulated by TCHFL from time to time.</p> <p>At any given time, the float available in the escrow account should be equal to Two month's Interest of the total disbursed Loan amount in the form of Fixed Deposit with TCHFL lien on it.</p> <p>TCHFL shall be entitled to audit such expenses and on its satisfaction may instruct Escrow Bank to permit / not permit the Borrower for drawl of the money.</p>
Mode of Repayment	<ol style="list-style-type: none"> 1. Pre-MII/MI serviced by Auto Debit mode from Expense Escrow Account with ICICI Bank. 2. Pre-MII Interest to be serviced on partly Disbursed loan component on monthly basis 3. In addition to the Pre-MII/MI, Capitalization of Sales proceeds up to 40% during the entire tenor of the loan towards principal repayment with EMI set off. Capitalization of receivables will not attract prepayment penalty.
Repayment Schedule	<p>Pre-MII for the TL to commence from the date of first disbursement of and be paid till 18 Months of principal moratorium period and MI for the TL to commence from the following month of the end of principal moratorium period.</p> <p>In case amount of drawdown is less than the approved loan amount at the completion of stipulated drawl period, MI for the disbursed loan portion will commence unless specific request has been made by the Borrower for extension of the loan drawl period and the same has been approved by TCHFL.</p>
Monthly Installment	INR for INR 61,56,430/- months subject to variation in the PLR, remaining loan tenure of the loan and capitalisation satisfaction.
Rate of Interest	<p>PLR of 16.75 % -/- 3.50 % = 13.25 % per annum on monthly reducing & floating rate basis.</p> <p>Presently Prime Lending Rate (PLR) as on date is 16.75 %. Interest rate on repayment would change based on the changes in PLR as announced by TCHFL from time to time. This would lead to change in Interest payable to TCHFL. The rate shall be applied by TCHFL on the first date of following quarter as per English calendar year in which PLR is changed.</p> <p>TCHFL would refund to the borrower 0.25% of interest amount out of the principal loan amount drawn at the end of the Tenure.</p> <p>Provided, the Borrower shall be eligible for the refund under this provisions only upon the Borrower having made all the payments/repayments due under this Project Construction Funding on or before the respective due dates of such payments.</p>
Prepayment Penalty	<p>There shall not be any prepayment charges if prepayment is through project cash flow or promoter contribution at any point during the entire loan tenor.</p> <p>In case of balance transfer to other financial institution the prepayment charges would be 4% in 1st year, 2% in 2nd year and 1% afterwards</p>
Interest on default	2 % per month over and above the normal interest rate shall be charged in case of delayed payment of installments, interest or monies payable under the facility agreement from the due date till the date of receipt.
Stamp Duty	As applicable and will be borne by the Borrower.
Validity	The sanction is valid for a period of 90 days from the date of this offer letter.
End Use	Balance Transfer + Project Construction cost in relation to the Project as permissible under RERA ACT

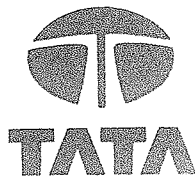
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Disbursement	<p>Disbursement pattern: As may be stipulated by TCHFL from time to time.</p> <ol style="list-style-type: none"> Balance Transfer - Single Tranche Disbursement and Top Up- Single Tranche Disbursement <p>Top Up disbursement to commence after creation of Equitable/Registered Mortgage on and submission of all original property documents of entire project land along with additional collateral, if any to the satisfaction of TCHFL.</p> <p>The Borrower needs to provide to TCHFL a Registered Architect/Engineer certified Statement of Cost incurred prior to each disbursement demand duly certified by the Chartered Accountant.</p> <p>TCHFL would have the statement validated through its panel Valuer and the same would be certified by the Valuer in his Project Technical report.</p>
Disclosure Norms	<p>The Borrower would publish in all their marketing material, the fact that the Project has been financed by TCHFL. The marketing material used by the Borrower for the Project would be subject to scrutiny by the TCHFL at any point of time.</p>
Status of Bookings	<p>The Borrower would provide status of Bookings in the project every Month/ Quarter, within 7 days of end of month /quarter by way of a declaration on its letter head.</p> <p>TCHFL would have the first right of granting retail Home Loans to the customers who have booked property in the Project and borrower will share the booking details with contact number on regular frequency.</p>
Documents Required	<ol style="list-style-type: none"> Accepted sanction letter, Facility Agreement and other legal security documents are to be executed as necessary with the Borrower and Guarantor, Board Resolution from borrower companies, Demand Promissory Note, Declarations / Undertakings / Affidavits, etc., if required; Escrow Account & documentation, Lien Letter on sale proceeds, Registered / Equitable mortgage on primary security and hypothecation of Receivables, Extension of charge on Collateral Security, if any; Approved maps, permissions etc., Hypothecation Deed, Notarized Power of Attorney to be executed in favor of TCHFL authorizing TCHFL to recover and realize all present and future book debts, receivables, etc. to the extent of loan amount and interest (including interest on default) due, CA certificate for capital a/c & unsecured loan a/c balances, Constitutional documents, Signature Verification of the signatories to the Facility Agreement, Self-attested KYC documents, ITR & Financials of Borrower and KYC documents of Guarantors, NOC from Banks / Financial Institutions for to TCHFL facility, if applicable, Copy of Permanent Account Number (PAN) card of Borrower, Guarantors and Authorized Signatory/ies, Title search Report (by TCHFL approved lawyers), Certificate from Empanelled Technical Valuer certifying that the land has all the statutory approval of local authority or Municipal body as required, Security PDC's as per TCHFL policy to be collected, Any other documents, information, certificates etc. as may be required by TCHFL, Project Insurance Mandatory.
Undertakings by Borrower and Co-Borrower	<p>The following Undertakings to be given by the Borrower and Co-Borrower:</p> <ol style="list-style-type: none"> All legal and incidental expense including stamp duty and out of Pocket Expenses in connection with the proposed credit facility will have to be borne by the Borrower. The Borrower has to give an undertaking that the transactions with the associate/ group concerns/ if any will be genuine trade transactions and on commercial terms.

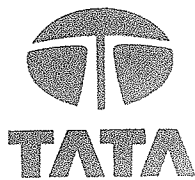
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- c) The Borrower should not embark upon any expansion/ diversification/ restructuring/ alliance/ mergers/ acquisitions without prior permission in writing from us.
- d) The Borrower has to give an Undertaking that no case/proceedings are pending against them on account of any default/violations under FEMA, Customs ; Taxation and Exchange control Regulations. Also that the Borrower/their sister or associate/ group/family concerns and their Directors/partners/proprietor etc. do not appear on RBI's list of defaulters and ECGC's caution list. Further, if any such proceeding is initiated by any of such departments, information will be provided to TCHFL immediately. In case this information is found to be incorrect at a later stage or non-reporting of any subsequent proceedings, TCHFL is fully empowered to take criminal action/other suitable proceedings against the borrower.
- e) The Borrower shall undertake to notify us of impacts on its financial position/ performance periodically. The Borrower will keep us informed of any circumstances adversely affecting its financial position.
- f) QIS & other MIS Statement Needs to be submitted whenever required.
- g) The Borrower shall not create any further charge on their assets/properties funded by us/charged created by us without our prior written approval.
- h) Undertaking that the proposed loan will be utilized only for the balance transfer of existing loan on project and Construction Projects only and not for any capital expenditure.
- i) The firm/Borrower/Borrower shall undertake that during the currency of our loan, it shall not without TCHFL's permission in writing –
- Implement any scheme of major expansion and acquire fixed assets.
 - Make investments/advances or deposit amounts with any other concern from TCHFL fund.
 - Undertake guarantee or obligations on behalf of any other firm/company.

An affidavit shall be submitted by the Borrower/property owner with regard to the Property that: -

- No proceedings under Income Tax Act and any Taxation Laws are pending or going on and No arrears of tax, Including the Interest in the respect of the Property.
- The Property is not attached by any Government/ Tax Authorities.
- All the obligations/payments to Municipal Authorities etc. shall be made by them in time.
- The Property is in the possession of the Borrower.
- No third party interest, including license/tenancy rights have been created or will be created without our prior written permission.
- The Property is free from any court/municipal proceedings, attachments etc.
- That the said Property is free from all dispute, charges, taxes, litigation, attachment anywhere in India.

Other special conditions:

- Creation of mortgage and extension of charge on Property in the form of Residential / commercial property or converted vacant plots/sites as detailed hereinabove. It is hereby clarified that the mortgage created/to be created over the apartment (as defined under RERA) or plots under the Project in respect of which an agreement for sale has been executed: (i) prior to such mortgage, (ii) with a prior written consent of TCHFL, then such mortgage shall not affect the right and interest of an allottee who has taken or agreed to take such apartment, plot or building, as the case may be;
- The security provided by the Borrower should be acceptable to TCHFL and TCHFL's discretion on the acceptability will be full and final.
- The panel Lawyer should certify clear & marketable Title of the properties to be taken as security against the Loans.
- The Panel Valuer should similarly certify in his report, compliance of on-site construction to approved Plans issued by local Municipal Authority & all relevant clearances that may be required for the Project.
- Disbursement shall be subject to receipt of satisfactory legal opinion on the Property and Title Clearance Report by TCHFL from its empanelled lawyer.
- Disbursement shall also be subject to receipt of market valuation of Property/equipments from empanelled valuer to the satisfaction of TCHFL.
- TCHFL reserves its right to alter/ cancel and / or modify the credit limits / loan sanctioned and / or terms and payment conditions stipulated without notice to the Borrower and without assigning any reason thereof in case of default in repayment of installment and /or interest/ Financial performance.
- TCHFL reserves the right to rearrange the payment schedule and to call upon the firm/ Borrower/ its Directors/ Promoters to accelerate the payments, if the firm/ Borrower's financial position so warrants.
- The rate of interest and margin stipulated are subject to change from time to time at the sole

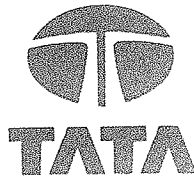
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discretion of TCHFL and as per the guidelines of RBI, GOI and any other regulatory authority.

- TCHFL reserves the right to inspect the work site, godown and books of account of the firm/Borrower/Borrower by any of its officials; the cost of which shall be borne by the borrower.
- All stamp duties, other present and future duties to be paid by the Borrower all other cost / legal expenses including valuation and title search to be borne by Borrower.
- TDS deduction- Interest would be paid on gross amount as soon TCHFL receives the TDS certificate. TCHFL will refund the TDS amount in 4 working days or Firm to give undertaking that Quarterly TDS certificate will be provided, however in event of TDS certificate not provided within agreed time frame then the same shall be debited to your loan account and same shall stand as outstanding as recoverable with penal interest on it.
- The Agreement for Sale/ Conveyance Deed /Sale Deed to be executed between the Borrower and its customer should contain a specific clause that the purchase consideration with respect to the unit/s purchased in the said Project should be deposited in the Escrow Account maintained by the Borrower with ICICI Bank for the benefit of TCHFL.
- In the event of any subsequent change in the 'F' status reflected in the Form 26AS statement of TCHFL, TCHFL shall be entitled to forthwith debit the TDS amount to the Borrower's loan account and the same shall be considered as an outstanding and recoverable along with additional/penal interest and all other applicable costs, charges and expenses. For net of TDS contracts Quarterly TDS certificate will be provided by customer within 30 days of the end of each quarter, however in event of TDS certificate not provided within agreed time frame then the TDS credit given will be reversed.
- The Borrower and Project shall at the time of execution of this SL, have been in compliance and shall continue to comply with the provisions of RERA Act and the Borrower shall ensure that the Project is in compliance with the provisions of RERA Act at all points in time. The Borrower shall execute all such documents, get all such approvals and make all such representations as may be required by TCHFL from time to time in order to ensure that the Project and Borrower are in compliance with all the provisions of RERA Act.
- The Borrower shall forthwith disclose the details of the loan provided by TCHFL on the website of the Real Estate Regulatory Authority ("RERA").
- The Borrower shall forthwith intimate TCHFL about any claims, notices, intimations etc. as the Borrower may receive from any of the allottees, RERA or any other person in relation to the Project.
- The Borrower shall obtain the written consent of TCHFL prior to proposing any change in the sanctioned/proposed plan of the Project, which may change the projected cashflows of the Project as disclosed to RERA and TCHFL.
- Without prejudice to the other rights of TCHFL and/or the provisions of this Sanction Letter and/or the other documents in relation to the Loan, the Borrower shall provide forthwith a copy of certificates, information, documents and updates as may be provided/required to be provided to RERA under the RERA Act and/or the rules and regulations thereunder.
- The Borrower shall ensure that the stagewise time schedule of the Project as disclosed by the Borrower to RERA and the allottees at the time of allotment are adhered to by the Borrower.
- The Borrower shall do all such acts as may be required to ensure that the completion certificate (as defined under the RERA Act) for the Project is obtained on or before the date of completion as disclosed to the allottees and RERA.
- The Borrower shall not make any false/incorrect representations/disclosures to RERA or any of the allottees or TCHFL.
- In the event any interest or penalty is required to be paid by the Borrower to any person pursuant to the provisions of RERA Act, the Borrower shall pay such interest and/or penalty from its own sources (without creating any encumbrance over the Project or any part thereof) and shall not use the amount under the sanction provided by TCHFL to Borrower.
- Without prejudice to the other rights of TCHFL and/or the terms and conditions of the documents in relation to the amount sanctioned hereunder, in the event the registration provided by RERA, the same shall be treated as an event of default.
- First Tranche to be disbursed directly in favour of _____ in order to clear the outstanding dues owned by the Borrower to _____.

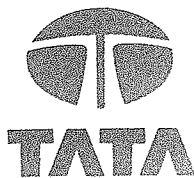
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 Director/Authorised Signatory
 Director

- _____ to issue No Dues Certificate, release charge on all the security held by it created by/on behalf of the Borrower within 7 business days from the date of disbursement of 1st tranche.
- Any disbursement after the 1st tranche shall be subject to creation of security as detailed above, on a first and exclusive charge basis in favour of TCHFL in the form and manner acceptable to TCHFL.
- CIR from Piramal and HDFC Ltd. mentioned in debt sheet to be obtained.
- RCU check to be done for all Borrower/Co Borrower/ Guarantors.
- Upfront Free NOC to be issued for already sold units in the project "Dinesh Nagar Phase II".
- Before disbursement of term loan standard asset letter, list of property documents and letter stating that property documents will be handed over to TCHFL on loan repayment to be obtained.
- Minimum Asset cover of 1.5x times of the outstanding loan amount to be maintained throughout during the loan tenure.
- Receivable cover of min. 2x to be maintained throughout the tenure of the loan.
- No receivables & cash flow takeout to be permitted in the project during tenure of TCHFL loan.
- Float equivalent to 2 months' interest on total disbursed loan amount to be maintained in the form of FD with lien marking by TCHFL during the currency of loan.
- Capitalization of receivables to be kept at 40% during the entire tenure of the loan to be done on daily basis with EMI set off to be given.
- Minimum saleable price (MSP) of Rs. 1900/- sq. ft and if any unit is being sold at price lower than the MSP, the builder will deposit the difference amount in the escrow account and/or the capitalization is to be adjusted upward accordingly to maintain the min net asset cover.
- Report of sales & construction progress of the project financed by TCHFL to be submitted on a monthly basis, or on a shorter duration if required by TCHFL.
- Legal clearance for clear and marketable title for the security proposed to be mortgage will be taken before the disbursement of the facility.
- Escrow account shall be opened with ICICI Bank within 30 days of the first disbursement.
- TCHFL to hold the status of 'Preferred Finance Partner' thereby giving TCHFL the first right to consider Home Loan applications of individual purchasers.
- All marketing materials of the project will mention the name of TCHFL as the lender to whom the property has been mortgaged. The developer to put up a board at the worksite displaying that the property is approved and financed by TCHFL.
- The cash flows and sales MIS shall be signed by the developer and documented before disbursement.
- Board Resolution towards the company coming as applicant on the loan structure to be documented.
- CA certified latest list of directors and shareholders to be documented.
- CA certified end usage letter to be documented within 30 days of the disbursement.

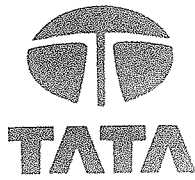
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For Expert Capital Services Pvt. Ltd.

For Platina Real Estates Pvt. Ltd.

Director/Authorised Signatory

Capin Kewal

	<ul style="list-style-type: none"> - CA certified Net worth statement applicable for all applicants to be documented. - ROC charge in favour of TCHFL to be created within 30 days of the disbursement. - Equitable mortgage in favour of TCHFL to be executed. - Non disposal undertaking for shareholding of Expert capital services private Limited in Platina Real estate private limited. - Non Disposal undertaking for shareholding in expert capital services private limited of Gaurav Garg and Raghav Garg. - Up to date EC regarding collateral to be documented. - Bookings to be verified prior to the disbursement. - Property insurance covering the primary security and the same has to be done within 30 days of the disbursement of Balance Transfer amount. - In the Event of Default or sale parameters not being met as per the projections at the time of issuance of this SL, TCHFL shall have the right to sell the flats/units in the Project or to issue instructions to the Borrower or the authorized person in this regard for sale of the flats/units in the said Projects at such rates as may be deemed fit by TCHFL at its sole discretion including either at a discount or premium. The Borrower shall be bound to ensure that such decision and directions are followed in toto.
POST – DISBURSEMENT DOCUMENTS	If any required, at the sole discretion of TCHFL
PERIODICAL REVIEW REQUIREMENTS	<ul style="list-style-type: none"> • The account to be reviewed on quarterly basis. • Status of Bookings in the project every Quarter within 7 days of end of quarter by way of a declaration on its letter head. • Quarterly / Half yearly audit of project sales, receivables, project cost and financials as per TCHFL policy. • Audited financials within 180 days of the close of the financial year. • Six monthly provisional data with 45 days of the closure of the period.

This approval is valid for acceptance for 90-days from the date of issuance of this letter, unless, specifically extended by the Company at its sole discretion.

This in-principle sanction letter is subject to due diligence, completion of comprehensive legal, financial, technical and other due diligence of the Borrower and Co-Borrower and execution of all such documents as may be required by TCHFL to the satisfaction of TCHFL including all such document as may be required for valid security creation. The Borrower and Co-Borrowers shall make available all necessary and material information and extend full cooperation to lawyers and other advisors of TCHFL for undertaking the due diligence.

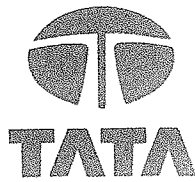
This sanction shall stand revoked and cancelled if:

- There are material changes in the proposal for which the assistance is considered and in the information provided by the Applicants on the basis of which the loan has been sanctioned.
- There are material changes in the Borrower's financial performance.
- Any material facts concerning the Borrower's profits or its ability to make payments under this loan agreement or any relevant aspects of its request for loan facility are withheld, suppressed, concealed, or are found to be incorrect or untrue.
- Unsatisfactory track record in respect of any other finance facility availed by the applicant/s.
- Any other reason which can have a detrimental impact on the Project, its timely completion and/or Bookings.

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- Any information as may be required by TCHFL from the Borrower, Co-Borrowers and guarantors, time to time pertaining to the Project / secured Property is not furnished in the form prescribed / approved by TCHFL over a period of 90 days.
- The Borrower does not or fails to comply with any of the provisions of RERA Act or fails to comply with any request of TCHFL either with respect to any act to be done or not done under RERA or otherwise.
- If there is a revocation of registration by RERA.

Further, TCHFL reserves the right to cancel the sanction in the event the borrower or a promoter is required to pay any interest or penalty under the provisions of RERA Act including in an event where due to any breach or default by the borrower or a promoter in relation to the project for any reason whatsoever

Annexure A: Building wise list of unsold units

Building no.	Tower No	Flat No.	Area in sq ft	Sold/Unsold
Tower-29	Block-29	A-0204	445	Unsold
Tower-29	Block-29	A-0205	445	Unsold
Tower-29	Block-29	A-1204	445	Unsold
Tower-29	Block-29	A-1205	445	Unsold
Tower-29	Block-29	A-2204	445	Unsold
Tower-29	Block-29	A-2205	445	Unsold
Tower-29	Block-29	A-3204	445	Unsold
Tower-29	Block-29	A-3205	445	Unsold
Tower-29	Block-29	B-0201	470	Unsold
Tower-29	Block-29	B-0208	470	Unsold
Tower-29	Block-29	B-1201	470	Unsold
Tower-29	Block-29	B-1208	470	Unsold
Tower-29	Block-29	B-2201	470	Unsold
Tower-29	Block-29	B-2208	470	Unsold
Tower-29	Block-29	B-3201	470	Unsold
Tower-29	Block-29	B-3208	470	Unsold
Tower-29	Block-29	C-0202	505	Unsold
Tower-29	Block-29	C-0203	505	Unsold
Tower-29	Block-29	C-0206	505	Unsold
Tower-29	Block-29	C-0207	505	Unsold
Tower-29	Block-29	C-1202	505	Unsold
Tower-29	Block-29	C-1203	505	Unsold
Tower-29	Block-29	C-1206	505	Unsold
Tower-29	Block-29	C-1207	505	Unsold
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Tower-29	Block-29	C-2203	505	Unsold
Tower-29	Block-29	C-2206	505	Unsold
Tower-29	Block-29	C-2207	505	Unsold
Tower-29	Block-29	C-3202	505	Unsold
Tower-29	Block-29	C-3203	505	Unsold
Tower-29	Block-29	C-3206	505	Unsold
Tower-29	Block-29	C-3207	505	Unsold

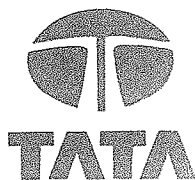
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B 36 FF & SF (Above HDFC Bank) Lajpat Nagar 2 New Delhi 110024

Tel 91 11 64674503 64674501. Web www.tatacapital.com

Registered Office One Forbes Dr V B Gandhi Marg Fort Mumbai 400 001 India Tel 91 22 6745 9000



For Platina Real Estates Pvt. Ltd.

For Expert Capital Services Pvt. Ltd.

Director

Authorised Signatory

Tower-30	Block-30	A-0204	445	Unsold
Tower-30	Block-30	A-0205	445	Unsold
Tower-30	Block-30	A-1204	445	Unsold
Tower-30	Block-30	A-1205	445	Unsold
Tower-30	Block-30	A-2204	445	Unsold
Tower-30	Block-30	A-2205	445	Unsold
Tower-30	Block-30	A-3204	445	Unsold
Tower-30	Block-30	A-3205	445	Unsold
Tower-30	Block-30	B-0201	470	Unsold
Tower-30	Block-30	B-0208	470	Unsold
Tower-30	Block-30	B-1201	470	Unsold
Tower-30	Block-30	B-1208	470	Unsold
Tower-30	Block-30	B-2201	470	Unsold
Tower-30	Block-30	B-2208	470	Unsold
Tower-30	Block-30	B-3201	470	Unsold
Tower-30	Block-30	B-3208	470	Unsold
Tower-30	Block-30	C-0202	505	Unsold
Tower-30	Block-30	C-0203	505	Unsold
Tower-30	Block-30	C-0206	505	Unsold
Tower-30	Block-30	C-0207	505	Unsold
Tower-30	Block-30	C-1202	505	Unsold
Tower-30	Block-30	C-1203	505	Unsold
Tower-30	Block-30	C-1206	505	Unsold
Tower-30	Block-30	C-1207	505	Unsold
Tower-30	Block-30	C-2202	505	Unsold
Tower-30	Block-30	C-2203	505	Unsold
Tower-30	Block-30	C-2206	505	Unsold
Tower-30	Block-30	C-2207	505	Unsold
Tower-30	Block-30	C-3202	505	Unsold
Tower-30	Block-30	C-3203	505	Unsold
Tower-30	Block-30	C-3206	505	Unsold
Tower-30	Block-30	C-3207	505	Unsold
Tower-31	Block-31	A-0220	445	Unsold
Tower-31	Block-31	A-0221	445	Unsold
Tower-31	Block-31	A-1220	445	Unsold
Tower-31	Block-31	A-1221	445	Unsold
Tower-31	Block-31	A-2220	445	Unsold
Tower-31	Block-31	A-2221	445	Unsold
Tower-31	Block-31	B-0217	470	Unsold
Tower-31	Block-31	B-0224	470	Unsold
Tower-31	Block-31	B-1217	470	Unsold
Tower-31	Block-31	B-1224	470	Unsold

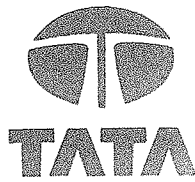
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For Expert Capital Services Pvt. Ltd.
For Platina Real Estates Pvt. Ltd.

Tower-31	Block-31	B-2217	470	Unsold
Tower-31	Block-31	B-2224	470	Unsold
Tower-31	Block-31	B-3224	470	Unsold
Tower-31	Block-31	C-0218	505	Unsold
Tower-31	Block-31	C-0219	505	Unsold
Tower-31	Block-31	C-0222	505	Unsold
Tower-31	Block-31	C-1218	505	Unsold
Tower-31	Block-31	C-1219	505	Unsold
Tower-31	Block-31	C-1222	505	Unsold
Tower-31	Block-31	C-1223	505	Unsold
Tower-31	Block-31	C-2218	505	Unsold
Tower-31	Block-31	C-2219	505	Unsold
Tower-31	Block-31	C-2222	505	Unsold
Tower-31	Block-31	C-2223	505	Unsold
Tower-31	Block-31	C-3223	505	Unsold
Tower-32	Block-32	A-0229	445	Unsold
Tower-32	Block-32	A-1229	445	Unsold
Tower-32	Block-32	A-2229	445	Unsold
Tower-32	Block-32	B-0225	470	Unsold
Tower-32	Block-32	C-0226	505	Unsold
Tower-32	Block-32	C-0230	505	Unsold
Tower-32	Block-32	C-1230	505	Unsold
Tower-32	Block-32	C-2230	505	Unsold
Tower-33	Block-33	A-0237	445	Unsold
Tower-33	Block-33	A-2236	445	Unsold
Tower-33	Block-33	B-0240	470	Unsold
Tower-33	Block-33	B-1233	470	Unsold
Tower-33	Block-33	B-1240	470	Unsold
Tower-33	Block-33	B-2233	470	Unsold
Tower-33	Block-33	B-2240	470	Unsold
Tower-33	Block-33	C-0238	505	Unsold
Tower-33	Block-33	C-0239	505	Unsold
Tower-33	Block-33	C-3239	505	Unsold
Tower-34	Block-34	A-0245	445	Unsold
Tower-34	Block-34	A-1244	445	Unsold
Tower-34	Block-34	A-1245	445	Unsold
Tower-34	Block-34	A-2245	445	Unsold
Tower-34	Block-34	B-0241	470	Unsold
Tower-34	Block-34	B-1248	470	Unsold
Tower-34	Block-34	B-2241	470	Unsold
Tower-34	Block-34	B-2248	470	Unsold
Tower-34	Block-34	B-3241	470	Unsold

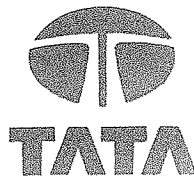
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Tower-34	Block-34	C-1246	505	Unsold
Tower-34	Block-34	C-2247	505	Unsold
Tower-34	Block-34	C-3247	505	Unsold
Tower-35	Block-35	A-1252	445	Unsold
Tower-35	Block-35	A-3252	445	Unsold
Tower-35	Block-35	B-1249	470	Unsold
Tower-35	Block-35	C-3251	505	Unsold
Tower-36	Block-36	A-2260	445	Unsold
Tower-36	Block-36	B-1257	470	Unsold
Tower-37	Block-37	A-1268	445	Unsold
Tower-37	Block-37	B-1272	470	Unsold
Tower-37	Block-37	B-2265	470	Unsold
Tower-37	Block-37	B-2272	470	Unsold
Tower-38	Block-38	A-0276	445	Unsold
Tower-38	Block-38	A-0277	445	Unsold
Tower-38	Block-38	A-1276	445	Unsold
Tower-38	Block-38	A-1277	445	Unsold
Tower-38	Block-38	A-2276	445	Unsold
Tower-38	Block-38	A-2277	445	Unsold
Tower-38	Block-38	B-1273	470	Unsold
Tower-38	Block-38	B-1280	470	Unsold
Tower-38	Block-38	B-2273	470	Unsold
Tower-38	Block-38	B-2280	470	Unsold
Tower-38	Block-38	C-1274	505	Unsold
Tower-38	Block-38	C-1275	505	Unsold
Tower-38	Block-38	C-2274	505	Unsold
Tower-38	Block-38	C-2275	505	Unsold
Tower-38	Block-38	C-2278	505	Unsold
Tower-38	Block-38	C-2279	505	Unsold
Tower-38	Block-38	C-3274	505	Unsold
Tower-38	Block-38	C-3275	505	Unsold
Tower-39	Block-39	A-0284	445	Unsold
Tower-39	Block-39	A-0285	445	Unsold
Tower-39	Block-39	A-2284	445	Unsold
Tower-39	Block-39	B-0281	470	Unsold
Tower-39	Block-39	B-0288	470	Unsold
Tower-39	Block-39	B-1281	470	Unsold
Tower-39	Block-39	B-1288	470	Unsold
Tower-39	Block-39	B-2281	470	Unsold
Tower-39	Block-39	B-2288	470	Unsold
Tower-39	Block-39	B-3281	470	Unsold
Tower-39	Block-39	C-2283	505	Unsold

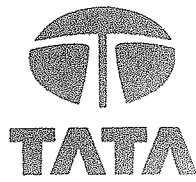
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Tower-40	Block-40	A-0292	445	Unsold
Tower-40	Block-40	A-1292	445	Unsold
Tower-40	Block-40	A-1293	445	Unsold
Tower-40	Block-40	B-0289	470	Unsold
Tower-40	Block-40	B-1289	470	Unsold
Tower-40	Block-40	B-2289	470	Unsold
Tower-40	Block-40	B-2296	470	Unsold
Tower-40	Block-40	C-2290	505	Unsold
Tower-40	Block-40	C-2291	505	Unsold
Tower-41	Block-41	A-0301	445	Unsold
Tower-41	Block-41	A-2300	445	Unsold
Tower-41	Block-41	A-2301	445	Unsold
Tower-41	Block-41	B-0304	470	Unsold
Tower-41	Block-41	B-1297	470	Unsold
Tower-41	Block-41	B-2297	470	Unsold
Tower-41	Block-41	B-2304	470	Unsold
Tower-41	Block-41	B-3297	470	Unsold
Tower-41	Block-41	B-3304	470	Unsold
Tower-41	Block-41	C-2298	505	Unsold
Tower-41	Block-41	C-3298	505	Unsold
Tower-42	Block-42	A-04	654	Unsold
Tower-42	Block-42	A-203	654	Unsold
Tower-42	Block-42	A-303	654	Unsold
Tower-42	Block-42	A-304	654	Unsold
Tower-42	Block-42	B-207	667	Unsold
Tower-42	Block-42	D-01	592	Unsold
Tower-43	Block-43	A-011	654	Unsold
Tower-43	Block-43	A-012	654	Unsold
Tower-43	Block-43	A-111	654	Unsold
Tower-43	Block-43	A-211	654	Unsold
Tower-43	Block-43	A-212	654	Unsold
Tower-43	Block-43	B-115	667	Unsold
Tower-43	Block-43	B-215	667	Unsold
Tower-43	Block-43	B-315	667	Unsold
Tower-43	Block-43	B-316	667	Unsold
Tower-43	Block-43	C-010	712	Unsold
Tower-43	Block-43	C-013	712	Unsold
Tower-43	Block-43	C-110	712	Unsold
Tower-43	Block-43	C-113	712	Unsold
Tower-43	Block-43	C-210	712	Unsold
Tower-43	Block-43	C-213	712	Unsold
Tower-43	Block-43	C-310	712	Unsold

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For Platina Real Estates Pvt. Ltd.



Tower-43	Block-43	C-313	712	Unsold
Tower-43	Block-43	D-09	592	Unsold
Tower-44	Block-44	C-0306	505	Unsold
Tower-44	Block-44	C-1306	505	Unsold
Tower-44	Block-44	C-2306	505	Unsold
Tower-44	Block-44	C-3306	505	Unsold
Tower-44	Block-44	C-0307	505	Unsold
Tower-44	Block-44	C-1307	505	Unsold
Tower-44	Block-44	C-2307	505	Unsold
Tower-44	Block-44	C-3307	505	Unsold
Tower-44	Block-44	C-0311	505	Unsold
Tower-44	Block-44	C-1311	505	Unsold
Tower-44	Block-44	C-2311	505	Unsold
Tower-44	Block-44	C-3311	505	Unsold
Tower-44	Block-44	C-0310	505	Unsold
Tower-44	Block-44	C-1310	505	Unsold
Tower-44	Block-44	C-2310	505	Unsold
Tower-44	Block-44	C-3310	505	Unsold
Tower-44	Block-44	B-0305	470	Unsold
Tower-44	Block-44	B-1305	470	Unsold
Tower-44	Block-44	B-2305	470	Unsold
Tower-44	Block-44	B-3305	470	Unsold
Tower-44	Block-44	B-0312	470	Unsold
Tower-44	Block-44	B-1312	470	Unsold
Tower-44	Block-44	B-2312	470	Unsold
Tower-44	Block-44	B-3312	470	Unsold
Tower-44	Block-44	A-0308	445	Unsold
Tower-44	Block-44	A-1308	445	Unsold
Tower-44	Block-44	A-2308	445	Unsold
Tower-44	Block-44	A-3308	445	Unsold
Tower-44	Block-44	A-0309	445	Unsold
Tower-44	Block-44	A-1309	445	Unsold
Tower-44	Block-44	A-2309	445	Unsold
Tower-44	Block-44	A-3309	445	Unsold
Tower-45	Block-45	D-1314	435	Unsold
Tower-45	Block-45	D-1315	435	Unsold
Tower-45	Block-45	D-2314	435	Unsold
Tower-45	Block-45	D-2315	435	Unsold
Tower-45	Block-45	D-3314	435	Unsold
Tower-45	Block-45	E-1313	480	Unsold
Tower-45	Block-45	E-1316	480	Unsold
Tower-45	Block-45	E-2313	480	Unsold

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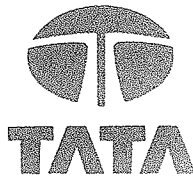
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For Expert Capital Services Pvt. Ltd.

For Platina Real Estates Pvt. Ltd.

For Platina Real Estates Pvt. Ltd.

Handwritten signature



Tower-45	Block-45	E-2316	480	Unsold
Tower-45	Block-45	E-3313	480	Unsold
Tower-45	Block-45	E-3316	480	Unsold
Total			121346	

This sanction letter super cedes all other sanction letter issued for this facility.

Please endorse your signature at the foot of this letter in acknowledgement and acceptance of the terms and conditions of this letter.

Yours truly,

For Tata Capital Housing Finance Limited

Debarsh Upadhyay
 Name: *Debarsh Upadhyay*
 Designation: *Sr. Manager*

Accepted by

Platina Real Estate Private Limited	For Platina Real Estates Pvt. Ltd. <i>Cedra Kumal</i> Director
Expert capital services private limited	For Expert Capital Services Pvt. Ltd. <i>[Signature]</i> Director/Authorised Signatory
Raghav Garg	<i>[Signature]</i> Director/Authorised Signatory
Gaurav Garg	<i>[Signature]</i> Director/Authorised Signatory
Madhur Mittal	<i>[Signature]</i> Director/Authorised Signatory

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