

**KAUTILYA REAL ESTATE FUND**  
**SEBI REGISTRATION NUMBER: IN/AIF2/18-19/0574**  
**B 7/45, T/F, Safdarjung Enclave Extension, New Delhi – 110029**

**SANCTION LETTER**

**July 27, 2021**

Kautilya Real Estate Fund (“**KREF**”) has agreed to sanction an investment to Alpine Infraprojects Private Limited (“Company”) of debt facility of INR 90 (Ninety) Crores subject to the execution of binding agreements and the security documents (Definitive Agreements) and completion of conditions precedent (including due diligence) each to the satisfaction of KREF.

1.	<b>Issuer of NCDs</b>	Alpine Infraprojects Private Limited
2.	<b>Debenture Trustee</b>	IDBI Trusteeship Services Limited
3.	<b>Project</b>	Group housing project “ <b>AIG Royal or Project</b> ” being developed by Alpine Infraprojects Private Limited on the Project Land
4.	<b>Project Land</b>	Land admeasuring of about 13,800 sq. mts at Plot GH – 16D, Greater Noida, Gautam Buddh Nagar, Uttar Pradesh
5.	<b>Personal Guarantors</b>	i. Rakesh Kumar Aggarwal ii. Rajeev Aggarwal
6.	<b>Corporate Guarantor</b>	Bankey Bihari Infrahomes Private Limited , developing Project Aggarwal Heights in Raj Nagar Extension
7.	<b>Instrument</b>	Non-Convertible Debentures (NCDs)
8.	<b>Facility Amount</b>	Rs 90crs (Rs Ninety Crores). The availability of facility amount is subject to closing adjustment made on the date of funding prior to disbursement
9.	<b>Interest Rate</b>	16.0% (sixteen percent) per annum, accrued on daily basis, compounded and payable quarterly.
10.	<b>Processing Fees</b>	Rs 45,00,000/- (Indian Rupees Forty Five Lakhs) + GST. (“Processing Fee”)
11.	<b>Final Maturity Date</b>	31st December, 2026
12.	<b>Purpose</b>	i. Development and Construction of the Project ii. Upfront Fees iii. DSRA iv. Refinance Existing Lenders v. Land Payments vi. Unsecured Lender Payments
13.	<b>Security Package</b>	i. Hypothecation of receivables from sold and unsold units in Project AIG Royal and Project Aggarwal Heights; ii. Personal Guarantee of Promoters: Rakesh Aggarwal and Rajeev Aggarwal iii. Pledge of atleast 99% shares of the Issuer iv. Mortgage on project land and unsold units in Project AIG Royal and Project Aggarwal Height v. 100% Escrow Control for Project AIG Royal and Project Aggarwal Heights vi. Post Dated Cheques for Principal and Interest payments from Issuer and Promoters vii. Corporate Guarantee of Bankey Bihari Infrahomes Pvt Ltd

**KAUTILYA REAL ESTATE FUND**  
**SEBI REGISTRATION NUMBER: IN/AIF2/18-19/0574**  
**B 7/45, T/F, Safdarjung Enclave Extension, New Delhi – 110029**

**SANCTION LETTER**

**July 27, 2021**

**For Kautilya Real Estate Fund,**

DocuSigned by:  
  
66CCBC09C934464...  
Piyush Chandra  
Authorised Signatory

DocuSigned by:  
  
E49F7DD0DB674AF...  
Gaurav Mahajan  
Authorised Signatory

**Accepted by Alpine Infraprojects Private Limited,**

Rajeev Aggarwal  
Authorised Signatory

Rakesh Kumar Aggarwal  
Authorised Signatory