

**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 <sup>st</sup> Disbursal
Principal Moratorium	18 Months from date of 1 <sup>st</sup> Disbursal (Loan tenor is inclusive of Principal Moratorium)
Repayment Schedule	Interest Payment from 01 <sup>st</sup> – 18 <sup>th</sup> months EMI of Rs.1,50,97,783/- from 19 <sup>th</sup> – 60 <sup>th</sup> months The EMI mentioned is indicative and will depend on the loan outstanding at the time of commencement of EMI

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For SADABAHAR CONSTRUCTIONS PVT. LTD.

For Krrish Shalimar Projects Pvt. Ltd.

For SAS COLONISERS PVT. LTD.

India Infoline Housing Finance Ltd.  
CIN: U65993MH2006PL166475

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](http://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



**Home Loan**

Ghar Aapka. Loan Hamaara.

For SAS COLONISERS PVT. LTD.

For SADABAHAR CONSTRUCTIONS PVT. LTD.

For Prestige Urban Infratech Pvt. Ltd.

Authorised Signatory

Authorised Signatory

Authorised Signatory

EMI/PEMI cycle	5 <sup>th</sup> 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"> <li>● 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</li> <li>● Rs.32 Crs – post getting the original property documents for security offered, creation of RM and ROC charge in favor of IIFL HFC</li> </ul>
Security	<p><b>1. <u>Shalimar Paradise - I</u></b></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 "<b>Shalimar Paradise - I</b>" located at Gram - Mohammadpur Chowki, Pargana- Dewa, Tehsil- Nawabganj &amp; Dist- Barabanki and construction thereon including the unsold inventory</p> <p><b>2. <u>Shalimar Eden</u></b></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 "<b>Shalimar Eden</b>" located at Gram- Sandauli Umarpur, Pargana- Dewa, Tehsil- Nawabganj &amp; Dist- Barabanki and construction thereon including unsold inventory</p> <p><b>3. <u>15 Units in Project Ibiza Town</u></b></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 Krishi Shalimar Projects Private Limited over land admeasuring 10.15 acres comprised in rectangle No. 41, killa Nos. 13/1 (2-2), 12</p>

RAHUL KAYAR  
 Central Underwriting Manager (C430023)  
 India Infoline Housing Finance Ltd.  
 Gurgaon

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

Authorised Signatory

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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

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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  
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Mobile: 9838782828

Email: achint@shalimar.org

For Prestige Urban Infratech Pvt. Ltd.

*Khalid Masood*  
 Authorised Signatory

For Shalimar Corp. Limited

*Khalid Masood*  
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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 <sup>st</sup> Disbursal
Principal Moratorium	18 Months from date of 1 <sup>st</sup> Disbursal (Loan tenor is inclusive of Principal Moratorium)

**RAHUL NAYYAR**  
 Central Underwriting Manager (C136623)  
 India Infoline Housing Finance Ltd.  
 Gurgaon

For Krrish Shalimar Projects Pvt. Ltd.

*Khalid Masood*  
 Authorised Signatory

For SAS COLONISERS PVT. LTD.

*Khalid Masood*  
 Authorised Signatory

For SADABAHAR CONSTRUCTIONS PVT. LTD.

*Khalid Masood*  
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**India Infoline Housing Finance Limited**

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



Repayment Schedule	Interest Payment from 01 <sup>st</sup> – 18 <sup>th</sup> months EMI of Rs.1,52,503/- from 19 <sup>th</sup> – 60 <sup>th</sup> months The EMI mentioned is indicative and will depend on the loan outstanding at the time of commencement of EMI
EMI/PEMI cycle	5 <sup>th</sup> 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><b>1. <u>Shalimar Paradise - I</u></b></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 "<b>Shalimar Paradise - I</b>" located at Gram - Mohammadpur Chowki, Pargana- Dewa, Tehsil- Nawabganj &amp; Dist- Barabanki and construction thereon including the unsold inventory</p> <p><b>2. <u>Shalimar Eden</u></b></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 "<b>Shalimar Eden</b>" located at Gram- Sandauli Umarpur, Pargana- Dewa, Tehsil- Nawabganj &amp; Dist- Barabanki and construction thereon including unsold inventory</p> <p><b>3. <u>15 Units in Project Ibiza Town</u></b></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

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 RAHUL NAYYAR  
 Central Underwriting Manager (C136623)  
 India Infoline Housing Finance Ltd.  
 Gurgaon  
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