

To,

M/s AR Landcraft LLP

UM House, 3rd Floor, Plot No. 35p, UM House, Sector 44,

Gurgaon, Haryana, India, 122002

Subject: Certificate of Loan Disbursement.

Reference: Rupee Term Loan of 437.30 million vide agreement no. ECLGS 2.0: 52000017 dated March 12, 2021 and Loan from Godrej Properties Limited and Godrej Projects Development Limited

Dear Sir/Madam,

This is in reference to the request made by the management of M/s AR Landcraft LLP (the "LLP") to certify the loan disbursement amount and outstanding balance against the loan agreement no. ECLGS 2.0: 52000017 and loan from Godrej Properties Limited and Godrej Projects Development Limited for the project "*Crown Residences at Godrej Golf Links*".

On the basis our examination/verification of the books of accounts, loan agreements, relevant documents, and other records ("*relevant records*") produced before us by the management of M/s AR Landcraft LLP as on today's date we certify the details of borrowings as per the below table:

Loan from ICICI Bank

S.No.	Details	
a.	Name of Lender	ICICI Bank
c.	Date of Borrowing / First Disbursement	12/03/2021 / 18/11/2021
d.	Amount Sanctioned	INR 6.10 Crores
e.	Amount Disbursed	INR 6.10 Crores
f.	Outstanding Amount as on date of affidavit.	INR 1.40 Crores
g.	Details of Project Assets given as Mortgage / Security	Second ranking charge by way of Equitable Mortgage on the Property Receivables in the favour of the Lender



Loan from Godrej Properties Limited and Godrej Projects Development Limited

S.No.	Details	
a.	Name of Lender	Godrej Properties Limited and Godrej Projects Development Limited
c.	Date of Borrowing / First Disbursement	08/07/2016
d.	Amount Sanctioned	INR 101.59 Crores
e.	Amount Disbursed	INR 101.59 Crores
f.	Outstanding Amount as on date of affidavit.	INR 101.59 Crores
g.	Details of Project Assets given as Mortgage / Security	NA

"The above total amount of loan was for the total land parcel of 4,03,575 sqm and therefore the amount in the above tables has been apportioned for Crown Residences at Godrej Golf Links project only."

We also certify that the amount borrowed has been utilized in the construction and development purposes only.

The details of charges available on the MCA portal are as follows:

Sr. No	Charge Identification number	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address	Whether charge registered by other entity	Asset Holder Name
1	100100018	ICICI BANK LIMITED	11/4/2021	-	-	4373.06.000	ICICI Bank Tower, Near Chokli Circle, Old Poindra Road/Vadodara, Gujarat, India 390027	No	-
2	10020018	ICICI BANK LIMITED	15/09/2017	-	09/11/2021	225.06.00000	S-26, VEERA TOWER, GREEN PARK EXTENSION New Delhi, New Delhi, Delhi, India, 110016	No	-

For Singhal Jain & Associates

Chartered Accountants

FRN: 024487N

Kush



CA Kush

Partner

M. No. 551949

Dated: 17-12-2025

Place: New Delhi

UDIN: 25551949BMJSBJ3608



INDIA NON JUDICIAL



IN-UP04714676893702X

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP04714676893702X
 Certificate Issued Date : 18-Dec-2025 11:09 AM
 Account Reference : NEWIMPACC (SV)/up14002404/ GREATER NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1400240406056257938297X
 Purchased by : A R LANDCRAFT LLP
 Description of Document : Article 4 Affidavit
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : A R LANDCRAFT LLP
 Second Party : Not Applicable
 Stamp Duty Paid By : A R LANDCRAFT LLP
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line



Statutory Alert

1. The authenticity of the Stamp certificate should be verified at www.shrestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Form-RA-8
Affidavit for Declaration on Credit Facilities Availed for the
Project

To,
The Secretary
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhawan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, 226007
Date: 30/06/2025

Sub: Affidavit / Declaration on Credit Facilities Availed for the Project Crown Residences at Godrej Golf Link

1. I, Kevin Thomas duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state that as on date given in the verification below the following credit facilities (secured /unsecured) have been availed/are in the process of finalization for project **Crown Residences**

	Details	
a.	Name of Lender	ICICI Bank
b.	Address of Lender's Office / Branch	S 26 Veera Tower, Green Park Extension, New Delhi-110016
c.	Date of Borrowing / First Disbursement	18/11/2021
d.	Amount Sanctioned	INR 6.10 Crores
e.	Amount Disbursed	INR 6.10 Crores
f.	Outstanding Amount as on date of affidavit.	INR 1.40 Crores
g.	Details of Project Assets given as Mortgage / Security	Second ranking charge by way of Equitable Mortgage on the Property & Receivables in the favor of the Lender

	Details	
a.	Name of Lender	Godrej Properties Limited and Godrej Projects Development Limited
b.	Address of Lender's Office / Branch	Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli

		(East) , Mumbai Mumbai Maharashtra 400079
c.	Date of Borrowing / First Disbursement	08/07/2016
d.	Amount Sanctioned	INR 101.59 Crores
e.	Amount Disbursed	INR 101.59 Crores
f.	Outstanding Amount as on date of affidavit.	INR 101.59 Crores
g.	Details of Project Assets given as Mortgage / Security	Second ranking charge by way of Equitable Mortgage on the Property & Receivables in the favor of the Lender

2. I undertake that funds from the declared credit facility will be deposited in the separate account only. **Not Applicable.**

3. I also confirm that the certificate given by the Chartered Accountant (including UDIN) Sri Kush membership no. 551949 certifying all the borrowings on date, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is enclosed with this affidavit.

4. I confirm that the certificate issued by the lending bank/ institution namely ICICI Bank, as required under para 10(ii) of the Project Account Directions issued by U.P. RERA is also enclosed with this affidavit.



Verification

The Contents of this Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Gur Noida on this 18 day of December '2025.

ATTESTED

Virendra Kumar Garg
Notary (Advocate)
G.B. Nagar-2874





SANCTION LETTER

Ref No : ECLGS 2.0: 520000177

March 12, 2021

AR Landcraft LLP
UM House, 3rd Floor, Plot No-35P
UM House, Sector-44.
Gurgaon, Haryana-12202

Attention: Mr. Sandeep Somani / Mr. Nitesh Katariya / Mr. Sushil Sharma

Subject: Availability of Guaranteed Emergency Credit Line

Dear Sir/s,

We are pleased to write that, ICICI Bank Limited ("**ICICI Bank**" or the "**Bank**") is willing to consider making available Guaranteed Emergency Credit Line ("**GECL**") by way of working capital term loan facility ("**Facility**") under the Emergency Credit Line Guaranteed Scheme 2.0 ("**ECLGS 2.0**") by the Government of India, subject to the terms and conditions given hereunder in this sanction letter ("**Sanction Letter**") and submission of documents as may be stipulated by ICICI Bank.

I. FACILITY DETAILS & TERMS AND CONDITIONS

Borrower	AR Landcraft LLP, a Limited Liability Partnership, incorporated under Limited Liability Partnership Act, 2008.
Lender	ICICI Bank Limited
Facility	Working Capital Term Loan: Not exceeding ₹ 437.3 million (" WCTL ") The WCTL is referred to as the " Facility ". The Lender shall be entitled to review the performance of the Borrower in relation to the Project, on an annual basis or such other frequency as is decided by the Lender from time to time.
Existing Facility	Rupee Term Loan of Rs. 2,250.0 million sanctioned to the Borrower vide CAL No. 410587939680 dated July 27, 2017
Guarantor	National Credit Guarantee Trustee Company (" NCGTC ")
Authorized Payments	All amounts payable by the Borrower to Lender.



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Website www.icicibank.com
CIN :L65190GJ1994PLC021012

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Old Padra Road, Vadodara 390 007,
India.
Corp. Office : ICICI Bank Towers, Bandra-Kurla
Complex, Mumbai 400051, India.

Security Trustee	Any security trustee as mutually agreed upon by the Lender and the Borrower.
Account Bank	ICICI Bank Limited
Property	All the piece & parcel of land located at Plot No REP-1, Sector 27, Greater Noida, admeasuring approx. 403,575 sq. mtr (appx 100 acres), including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc), both present and future.
Project	Residential Godrej Golfinks having total saleable area of approx. 4,588,418 sq.ft. being developed by the Borrower on the Property. The project is divided into two phases: Phase I consisting of Villa clusters 1, 2, 3, and 4 with saleable area 2,821,672 sq. ft. and Group Housing cluster A, B, and C with saleable area 1,511,752 sq. ft. Phase II consisting of Group Housing cluster D with saleable area 232,494 sq. ft.
Property Owner/ Development rights owner/ Leasehold rights owner	Property is owned by Greater Noida Industrial Development Authority (GNIDA) Development rights/leasehold rights owned by Borrower.
Scheduled Receivables	Receivables/cash flows/revenues (including booking amounts and unsold inventories) arising out of or in connection with or relating to the Project and Other Project and all insurance proceeds both present and future.
Projected Cash Flow	As per the Annexure IA hereto.
TERMS OF FACILITY	
Purpose of the Facility	The Facility shall be utilized towards: 1. Working capital requirement of the business. The proceeds of the Facility shall be utilized only for the purposes stipulated in this clause and unless specifically provided for, the Facility, either in part or full will not be used for investment in capital market, ESOPs land acquisition, acquiring equity shares of Indian company/ies, buyback of shares of Indian company or any other purpose, which is prohibited or any illegal activity.
Interest on the Facility	The rate of interest for each drawal of the Facility will be stipulated by ICICI Bank at the time of disbursement of each drawal, which shall be



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sum of I-MCLR-1Y+ "Spread" per annum, subject to minimum of I-MCLR-1Y, plus applicable statutory levy, if any.

As on date the I-MCLR-1Y is 7.30% and Spread is 1.00%.

Maximum interest rate for the facility will be capped at MCLR-1Y+1.00%, subject to a maximum of 9.25%.

ICICI Bank shall reset the above interest rate, at the end of every 1 year from the date of disbursement of the first drawal of the Facility as a sum of I-MCLR-1Y + "Spread", prevailing on the reset date plus applicable statutory levy, if any. Any change in "Spread" would be as communicated by the Bank from time to time.

In case of any change in the regulatory requirements pertaining to provisioning norms and/or risk weight applicable to the Facility, ICICI Bank may revise the Spread to reflect the regulatory change, subject to extant RBI guidelines.

The Borrower may prepay the Facility, in full or in part thereof (without any prepayment premium) within 60 days of any increase of Spread as aforesaid, subject to the Borrower providing an irrevocable written notice of prepayment to ICICI Bank within 15 days of such increase of Spread.

Unless specified otherwise in the documents in relation to the Facility, if the Borrower wishes to prepay any part of or whole of the Facility, it may do so without payment of Prepayment Premium subject to the Borrower giving at least 15 days prior irrevocable written notice of the same to ICICI Bank.

Additional Interest Rate	Name of Default	Reckoning of Additional Interest	Additional Interest rate(p.a.) payable monthly
		Default in payment / repayment	Default in payment / repayment of interest or principal or any part thereof on due date



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	Non-compliance of Facility terms and conditions	Any formalities not completed and/or Facility terms not complied with	For the first 15 days of non-compliance: Nil Breach continuing beyond 15 days: 1%
	Non Compliance of sanction terms pertaining to Security Creation	Security Not created and perfected within the sanctioned Timeline	Applicable Interest Rate + 1% over and above the Applicable Interest Rate from the date of default
	In case of any levies / charges such as interest tax are levied on the Additional Interest, such levies / charges shall be collected separately from the Borrower in addition to the Additional Interest. This would be as per prevailing standard agreements.		
Processing Fees	Nil		
Moratorium Period	Moratorium on principal amount for a period of 12 (twelve) months from first disbursement. Interest will continue to accrue and become payable during Moratorium Period.		
Tenor of the Facility	60 (sixty) months from the date of first disbursement. Limits are subject to terms and conditions applicable to the Facility and will be available for utilization for said period.		
Repayment Schedule	The principal amounts of the Facility to be repaid in 48 (forty- eight) equal monthly instalments, subsequent to the expiry of Moratorium Period.		
Last date of drawl	As per ECLGS 2.0 scheme		
Escrow Account	<p><u>Mechanism of operation of the Escrow Account:</u></p> <p>The Borrower shall open, establish and maintain an Escrow Account for depositing the Scheduled Receivables of the Project. The aforesaid account shall be maintained and operated by the Borrower during the entire tenure of the Facility and shall not be closed without the prior written approval of Lender. All costs, charges and expenses in connection with the</p>		



aforesaid account shall be borne by the Borrower. The Borrower shall enter into agreement with ICICI Bank and such agreement shall be in a form and manner acceptable to Lender. The Borrower shall ensure that the Scheduled Receivables and all other receivables are deposited only in the aforesaid escrow account.

Lender will have the right to stipulate standing instruction in Escrow Account for Project to daily transfer certain percentage of amounts routed through the Escrow Account to ICICI Bank Collection A/c towards onward adjustment against outstanding facility amount on daily basis without any prepayment charges. Remaining amount in escrow account shall be transferred to current account of the Borrower.

The Borrower shall be responsible for ensuring that the withdrawals or debit instructions and all the operations in the account are in compliance with Real Estate (Regulation and Development) Act, 2016.

Any subsequent modifications in Escrow Account mechanism to ensure compliance with Real Estate (Regulation and Development) Act, 2016, shall be approved by ICICI Bank Limited.

Security

The Facility herein shall, rank second charge with the Existing Facility in terms of cash flows (including repayment) and shall be secured by way of registered mortgage / equitable mortgage / hypothecation for / by:

1. Extension of second ranking charge in favour of the Lender through equitable mortgage on the Property.
2. Extension of second ranking charge in favour of the Lender through equitable mortgage on the Project excluding sold units specified in Annexure IB hereto.
3. Extension of second ranking charge on the Scheduled Receivables of Project and all insurance proceeds, both present and future.
4. Extension of second ranking charge in favour of the Lender through registered mortgage on the Escrow Account along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be).
5. Extension of second ranking charge on DSR Ac 389005000144.

Any cancellation in the sold units by the customers shall form part of the Security



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	<p>The existing Security shall remain in full force and effect by way of continuing security to secure the Facility herein. The Borrower and / or the security provider undertakes to sign and execute all documents, deeds, writings, in the form and manner, as may be stipulated by the ICICI Bank for creation and perfection of the security.</p> <p>The Security shall be created within 3 months from the date of first disbursement or June 30, 2021 whichever is earlier.</p> <p>In the event, the Borrower and/or the security provider fails to create and perfect the Security within the specified timelines, the Borrower shall be liable to pay Additional Interest, as per the manner provided in the Additional Interest Rate clause above, on the entire outstanding of the Facility. Such Additional Interest Rate shall be over and above the Applicable Interest Rate, till creation and perfection of the Security to the satisfaction of the Lender.</p>
Contractual Comfort (under ECLGS)	100% guarantee coverage on the outstanding amount for the Facility provided under the scheme as on the date of NPA by the Guarantor.
Pre-disbursement condition	<ul style="list-style-type: none"> • Undertaking for Security creation shall be obtained.
Conditions to be satisfied within 3 months from the date of first disbursement or June 30, 2021 whichever is earlier	<ul style="list-style-type: none"> • Security as per security clause shall be created and perfected.
Special Conditions: Regulatory	<ol style="list-style-type: none"> 1. The Borrower represents that it is in adherence to the Ministry of Environment and Forest's Notification no S.O. 2804 (E) dated November 03, 2009 on 'fly ash' and shall continue to be in adherence to the said notification during the tenure of the Facility. 2. The Borrower would adhere to the building norms and technical specifications as laid down by National Building Code (NBC code)." 3. The Borrower represents that the buildings and structures constructed with bank finance, adhere to the National Disaster Management Authority (NDMA) guidelines on 'Ensuring Disaster Resilient Construction of Buildings and Infrastructure and shall continue to be in adherence to the said guidelines at all times.



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4. The Borrower shall, till the entire Facility is repaid, disclose in all advertisements and promotional materials including advertisements in newspapers/magazines, pamphlets, brochures, e-mailers, websites or any other kind of digital marketing that the Property/Project is mortgaged to the Lender. Proof of disclosure the same shall be submitted by the Borrower to Lender within 90 days from the date of first disbursement.

5. The Borrower shall, till the entire Facility is repaid, indicate in all their advertisements and promotional materials including advertisements in newspapers/magazines, pamphlets, brochures, e-mailers, websites or any other kind of digital marketing that they would provide No Objection Certificate (NOC)/permission of the Lender for sale of flats/units in the Property, once the project to be developed on the Property is launched.

6. The Borrower shall ensure registration and compliance with Real Estate (Regulation and Development) Act, 2016 ("RERA") and Rules framed thereunder. The Borrower shall ensure continued adherence with RERA and rules thereunder until re-payment of the Facility.

7. Quarterly exchange of information about the conduct of the Borrower's account with other lending bankers is to be done as per Annexure II of the RBI Circular 'Lending under consortium arrangement/Multiple Banking arrangements' in IBA prescribed format. Such Annexure II to be shared by Lender with other lending bankers within 60 days from the end of every quarter. (If multiple banking is applicable).

8. Half-yearly certification by professional with regard to compliance of various statutory prescriptions is obtained as per Annexure III of the RBI Circular 'Lending under consortium arrangement/ Multiple Banking arrangements within 60 days of the end of the half year. (If multiple banking is applicable)

9. The Borrower hereby agrees that (i) The Lender shall have the right to terminate the Facility and to cancel all commitments under the Facility, with immediate effect, in the event that the Borrower, any of its directors, its promoters and/or its holding company become sanctioned (or listed as a Specially Designated National (SDN)), under the sanctions and related laws of India, the United States, the United Nations and/or the European Union (the "Sanctions") and (ii) it shall not use the proceeds of the Facility and/or any instrument issued hereunder by the Lender, in any dealings with and/or for the benefit of any person/entity which is subject to the Sanctions. The Lender shall further be entitled to refuse to process any



	<p>transactions under the Facility that in its opinion violate/may violate any Sanctions or that could result in any sanctions being imposed on The Lender.</p> <p>10. The Borrower represent that it has adopted a suitable hedging policy, approved by its board of directors, which includes mechanisms to reduce its currency mismatches. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> <p>11. The Borrower's hedging policy shall remain in full force and effect and updated from time to time, till all the monies due and payable under the Sanction Letter are fully paid to the satisfaction of the Lender. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> <p>12. The Borrower shall provide all information as may be required by the Lender from time to time in relation to its foreign currency exposures and hedging details in relation thereto. (not applicable presently as there are no FCNR transactions; will cover future situations)</p> <p>1. Information will be obtained on quarterly basis regarding the un-hedged foreign currency exposure of the Borrower. (not applicable presently as there are no FCNR transactions; will cover future situations)</p>
Special Conditions: Mandatory	<ol style="list-style-type: none"> 1. The Project sale agreements/demand letters with the customers would incorporate a condition that the booking money/payments need to be made in favour of the Escrow Account opened by the Borrower with the Lender. 2. Borrower would obtain NOC from Lender on or before registration of sale agreements for sale of units in the projects. 3. Borrower shall endeavour to pass the lead / enquiries to the Lender for all home loan requirements for customers purchasing flats in the Project. 4. If the Property is sold (fully/partially) either with / without being developed, Lender shall have the right to adjust the proceeds of such sale against the Facility then outstanding, in case there is shortfall in the security and receivable cover due to the sale, to the extent required to maintain the stipulated receivable cover. 5. The Borrower shall not change its constitution without the prior permission of Lender till the entire Facility is repaid.



	<ol style="list-style-type: none"> 6. Borrower shall not raise any additional debt on the Property /Project, till closure of the Facility, without prior permission of Lender. 7. The Borrower shall allow adequate space in the Property site for ICICI bank home loan representative to help service the customers who are looking to take home loan. 8. Form I to be filed with the Central Registry set up under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (Central Registry) Rules, 2011 in connection with the charge created by the Borrower over the Property/ Project (including hypothecation on receivables, escrow account, DSR account) within 30 days from the creation of Security.
Special Conditions: Other (as applicable)	<ol style="list-style-type: none"> 1. ICICI Bank as lender to the facility shall have an "Option" to take/assign unsold area of the Project in proportion to the outstanding debt at a price equal to 80% of the average sale rate of last 50 units sold as per latest audit report, whichever is less, per sft less balance per sft construction cost to be incurred as certified by Mortgage Valuation Group of ICICI Bank, in case, the Borrower defaults in payment of principal and/or interest for more than 60 days from the due date, at any time after the disbursement of the facility. 2. Unsecured loans availed from group companies and promoters will be subservient to ICICI Bank's Facility. 3. The Borrower shall ensure that the insurance for the Project is in place for Existing Facility in accordance with ICICI Bank's policy. The Project shall have been adequately insured and copies of insurance policies, with assignment in favour of the Lender as loss payee, would be made available, if applicable. 4. The Lender shall have first right of refusal for any further funding of the Project (future phases). 5. The Lender reserves the right to accelerate the repayment by way of standing instruction upon completion of Project. 6. Additional charges due to breach of covenants stipulated for Existing Facility shall not be applicable for the Facility. 7. Disbursement to be made in any one of the following at the option of Borrower: <ol style="list-style-type: none"> 1. Project Expense Account



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	<ol style="list-style-type: none"> 2. Direct payment to vendors account towards expenditure for Project 3. Direct disbursement to the current account by marking lien
End use certificate	The Borrower shall provide an "End-use Certificate" from the Chartered Accountant within a period of 90 days from the date of disbursement or before date of subsequent disbursement. The End-use Certificate shall certify that the funds drawn down have been used for the Purpose specified in the Sanction Letter.
Net Receivable Cover	<p>Post creation of Security, Borrower shall maintain a net receivable cover of 1.00 time the outstanding amount of this Facility and 1.33 times of Existing Facility put together during the entire tenor of the Facility. The same shall be monitored at the time of:</p> <ul style="list-style-type: none"> • Issuance of NOC's. • At the time of Asset Quality Review • At the time of each disbursement out of the Facility.
Audit/Review	<ol style="list-style-type: none"> 1. The Lender will have the right to carry out technical review of the Property quarterly. 2. The Lender shall have the right to review the Facility/Project annually. 3. The Lender shall have the right to carry out audit of the Escrow Account semi-annually. <p>The Audit/reviews can be carried out at above mentioned frequencies or at such other frequencies as may be decided by the Lender from time to time at its own discretion.</p>



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ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या-01, के0पी0-4, ग्रेटर नौएडा सिटी, जिला-गौतमबुद्ध नगर (उ0प्र0) ।
website: www.greaternoidaauthority.in email id: authority@gnida.in

पत्रांक :- 617/ग्रे0नौ0/ नियोजन/जेड-247/ 2023-24

दिनांक: 20 / 01 / 2024

सेवा में,

M/s AR Landcraft LLP,
U.M. House, 3rd Floor
Tower A, Plot No 35
Sector 44 Gurgaon,
Haryana-122002

विषय-ग्रेटर नौएडा क्षेत्र में स्थित आर0ई0पी0-01 परियोजना (गोदरेज) के अधिभोग प्रमाण-पत्र के सम्बन्ध में।

महोदय,

कृपया अपने पत्र दिनांक 23 अक्टूबर, 2023 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें आर0ई0पी0-1 परियोजना के अधिभोग प्रमाण-पत्र दिये जाने का अनुरोध किया गया है। उपरोक्त के सम्बन्ध में शासन से प्राप्त निर्देश के क्रम में संस्था द्वारा निम्नलिखित कार्यवाही करने हेतु निर्देशित किया जाता है-

- (i) विकासकर्ता से इस आशय की एक Correction Deed की जायेगी जो मुख्य पट्टा प्रलेख के साथ संलग्न कर ली जायेगी। 75 एकड़ भूमि जिस पर रिक्रिएशनल ग्रीन (गोल्फ कोर्स, रिक्रिएशनल क्लब, पार्क, शापिंग माल इत्यादि) हेतु समस्त सुविधायें परिसम्पत्तियाँ सृजित की गई हैं/की जायेंगी वह जन-सामान्य के लिए सदैव उपलब्ध रहें और उक्त परिसम्पत्ति इस परियोजना में निवास कर रहे परिवारों के द्वारा निजी एसेट के रूप में प्रयोग न किया जाए। इसके लिए मौके पर संचालन की आवश्यक व्यवस्था बनाते हुए उसका कियान्वयन सुनिश्चित किया जाए। गोल्फ कोर्स के समीप आवासीय परिसर अवस्थित है, अतः गोल्फ कोर्स से सम्बन्धित सुरक्षा की सभी वांछित व्यवस्था भी सुनिश्चित की जानी चाहिए।
- (ii) प्राधिकरण की प्रकियाओं के त्रुटिपूर्ण कियान्वयन से हुए वित्तीय नुकसान यानि कि जीरो पीरियड का लाभ मात्र 12 एकड़ भूखण्ड पर दिया जाना चाहिए था, जो कि पूरे 100 एकड़ पर दिया गया है, इनका आंकलन कर आवेदक द्वारा वांछित धनराशि जमा करायी जाएगी।
- (iii) संस्था को लीजडीड की शर्तों के अनुसार 18 एकड़ का अविकसित भू-भाग का संशोधित ले आउट प्लान स्वीकृत कराना होगा, जिसमें 12.5 एकड़ को रिक्रिएशनल ग्रीन एरिया में शामिल किया जाए, इस पर निर्माण की अनुमति नहीं दी जाएगी।
- (vi) विकासकर्ता को इस आशय का एक शपथ पत्र देना होगा कि पी0ए0सी0 के समक्ष प्रकरण के परीक्षण में यदि कोई वित्तीय उपाशय की स्थिति बनती है तो वह विकासकर्ता द्वारा देय होगा।
- (v) आवेदक द्वारा प्राधिकरण के ड्यूज को जमा कराते हुए रिवाईज्ड मैप व ले-आउट नियमानुसार सक्षम स्तर से स्वीकृत कराने के उपरान्त प्राधिकरण स्तर से प्रोजेक्ट को ओ.सी. निर्गत करने की कार्यवाही की जाएगी।

कृपया उपरोक्तानुसार आवश्यक कार्यवाही करना सुनिश्चित करें।

भवदीया,

leenu
20/1/2024

(लीनू सहगल)

महाप्रबन्धक प्रबन्धक (नियो0/वास्तु0)

प्रतिलिपि:- महाप्रबन्धक (वित्त) को बिन्दु संख्या (ii) पर आवश्यक कार्यवाही किये जाने हेतु।

महाप्रबन्धक प्रबन्धक (नियो0/वास्तु0)