

INDUSTRIAL FINANCE BRANCH
M-11, 1st Floor, Middle Circle, Connaught Circus, NEW DELHI -110001
Phones : 23417401 (DGM), 23417403, 23417402,
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Ref: IFB DEL:SRPL: 542

Dated: 29.06.2017

To,
The Director
Sunworld Residency Private Limited
117 Hans Bhawan,
1 Bahadur Shah Zafar Marg,
New Delhi-110002.

Dear Sir,

Sub: Short Review of Term Loan

We are pleased to inform you that our competent authority has reviewed the following credit facility in favour of your company for a period of 3 months as per below mentioned terms & conditions:

| Nature of Limit | Amount (Rs. in crores) | Interest/ Comm. | Security |
|-----------------|---------------------------|---------------------------------|-------------------|
| Term Loan | 45.00 | BR+4.25% i.e. 13.45% at present | Detailed as under |

Prime Security:

- 1st Charge on project lease hold land measuring 40221.26 sq. meters situated at GH-1C, Sector 168, Noida and construction thereon in the name of the company subject to payment of lease premium to NOIDA Authority.
- 1st pari-passu Charge on all current assets - i.e. Stocks of cement, steel, other centering materials, bricks, PVC pipes, electrical wires, other construction materials' Receivables and other current assets of the Borrower, both present and future.
- 1st pari-passu Charge on the entire Movable assets forming part of the fixed assets, present & future, of the Borrower such as diesel generators, building automation systems, lighting, furniture, fixtures, lifts etc.

Collateral Security:

- Leasehold Industrial Land admsg. 836.80 sq. mt. at 93, Block-A, Sector-4, Noida, owned by Uninor Infrabuild Pvt. Ltd.
- Leasehold residential plot admsg. 381 sq. mt. at 01, Block-G, Sector-44, Noida, owned by Mrs. Meera Gupta w/o Mr. Y.K.Gupta
- Leasehold residential plot admsg. 450 sq. mt. at 82, Block-F, Sector-44, Noida, owned by Mr. Sorav Gupta s/o Mr. Sita Ram Gupta
- Leasehold residential plot admsg. 300 sq. mt. at 93, Block-G, Sector-44, Noida, owned by Concept Tradex Pvt. Ltd.

Personal Guarantee:

Mr. Dinesh Goyal
Mr. Sanjiv Gupta
Mr. Sorav Gupta



Mr. Yogendra Kumar Gupta
Mr. Dharamveer Singh
Mr. Amit Gupta
Mrs. Meera Gupta (being owner of property)

Corporate Guarantee:

Glowshine Infratech Pvt. Ltd.
Concept Tradex Pvt. Ltd. (Being owner of property)
Uninor Infrabuild Pvt. Ltd (Being owner of property)

Further the competent authority has also approved the following:

- Extension of DCCO by 12 months from 29.06.2017 to 29.06.2018 and corresponding shift in the repayment commencement date from existing 29.03.2017 to 29.03.2018 (12 months).

The Limit will fall due for renewal in September 2017.

TERMS AND CONDITIONS:

- Latest LIE report for TL project shall be obtained and it shall be ensured that our approval for extension of DCCO and corresponding shift in repayment schedule are in line with LIE report.
- Our approval for extension of DCCO and corresponding shift in repayment schedule is subject to similar approval from other consortium member banks.
- Company to ensure that all overdues appearing in CIBIL reports of directors are adjusted.
- Diligence report from Company Secretary for the year ended March 2017 to be submitted.
- Audited financials of the company for the year ended on 31.03.2017 to be submitted.
- Company to be prompt in repayment of lease amount towards leased land to Noida Authority and should ensure there are no overdues.
- In case BOB is charging higher ROI, the same shall be applicable to term loan from our bank also.
- Option of migration to MCLR system in place of existing Base Rate system may be exercised for the Term Loan facility.
- Revised repayment schedule for Term Loan is as under:-
Entire term loan is to be repaid in 6 stepped up quarterly installments commencing from 29.03.2018 with door to door tenor of 4.50 years as per existing terms & conditions as under:

| Date of Repayment | Our share (50%) |
|-------------------|-----------------|
| 29.03.2018 | 6.75 |
| 29.06.2018 | 6.75 |
| 29.09.2018 | 7.875 |
| 29.12.2018 | 7.875 |
| 29.03.2019 | 7.875 |
| 29.06.2019 | 7.875 |
| | 45.00 |

- Company to pay entire overdue interest in the account immediately.
- Company to ensure that all necessary permissions/approvals from competent/Government authority are in place.

 

- Term loan review charges shall be recovered @ Rs. 75,000/- p.a. + Applicable taxes for the period from the due date of review till present review.
- Lead bank charges @ 0.15% p.a. + Applicable taxes shall be recovered.
- All other existing terms and conditions of original sanction shall continue.

You are requested to arrange execution of the necessary documents. In the meanwhile, please acknowledge receipt on the duplicate copy of this letter in token of having accepted the terms and conditions mentioned hereinabove.

Thanking you

Yours faithfully,


Dy. General Manager



