

Our Reference No: 886882
Name of the Applicant: M/S M/S PRAVASHAM BUILDWELL PRIVATE LIMITED
Address: 104 FRIENDS APARTMENTS CHURCH ROAD CIVIL LINES AGRA AGRA 282002 UTTAR PRADESH INDIA
Phone No: 9837090640
Name of the Co-Applicant /Guarantor: RAKESH KUMAR MANGAL, BINDU VASHISTHA, JUPITER BUILDTECH PRIVATE LIMITED, BRIJESH VASHISTHA, BHARAT BHUSHAN GOYAL, VICTOR VYAPAAR PRIVATE LIMITED, M/S BLOSSOM DEALTRADE PRIVATE LIMITED, ESCO MARUTI BUILDERS PVT.LTD., MANJU MANGAL, REKHA GOYAL, ARUN KUMAR AGARWAL, SUSHAMA AGRAWAL

Date: 31-JAN-18

Dear: M/S M/S PRAVASHAM BUILDWELL PRIVATE LIMITED

Subject: Your application for Loan against Property facility from Indiabulls. Our Reference No: 886882

We thank you for choosing Indiabulls Housing Finance Limited as your financier for Loan against Property. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below:

Type of Facility	LAPL
Sanction Amount with Insurance Premium* (Rs.)	45500263
EMI Amount	Rs. 0 (for moratorium period of 6 months), Rs. 1828455 (for remaining 30 months)
Loan Tenure (Months)	36
Interest Type	ARI
Rate of Interest	15.00 %
Adjustable Interest Rate (AIR)	LFRR (Notified time to time) +3.75 % Margin - Current LFRR - 18.75 %
Sanction Letter Validity	90 days from the date of this offer
Total Processing Fee Applicable	Rs. 817314
Proc. Fee (Non Refundable)	Amount (Rs.) : 11800 Cheque No.: 022842 Cheque Date: 16-OCT-2017 Drawn On: ALLAHABAD BANK Rs. 11800
Balance Proc. Fee payable (to be deducted from disbursement)	Rs. 805514
Address of Property Offered as Security	ALL THAT PIECES OR PARCELS OF PROPERTIES FORMING PART OF PROJECT MARUTI PRAVASHAM ON LAND BEARING KH. NO. 41 to 45, 49 to 51, 53, 54, 58 TO 61 MAUZA NAGLA KALI AND KH. NO. 8 MAUZA RAJRAJ AND MARUTI PRAVASHAM EXTENTION ON LAND BEARING KH.NO 11, MAUZA RAJRAJ MORE PARTICULARLY DELINEATED IN THE ANNEXURE ATTACHED HERewith AGRA UTTAR PRADESH 282001
Database Adm Fee	Rs. 650 (inclusive of GST)
Transaction Handling Fee	Applicable only in the first instance of finance on the same property Rs. 2950 (inclusive of GST)

* Insurance is subject matter of solicitation.

- All the applicable taxes, duties and levies would be additionally charged as per law.
- ROI will be as per applicable reference rate at the time of disbursement.
- This letter supersedes any sanction letter issued earlier, with reference to application number 886882

Special Conditions (as applicable):

1. Legal and Technical clearance / verification of the property being financed and verification of documents submitted
2. Execution of Loan Agreement and other documents between you and Indiabulls Housing Finance Limited as per its policy and format.
3. If one of the borrowers /co-borrowers is a Non-Individual i.e. Company, Firm, HUF, LLP, Trust, Society or a Proprietorship entity, Pre-Payment charges shall be applicable as per the policy of the IHFL - Refer the pre-payment charges on the Indiabulls website : www.indiabullshomeloans.com
4. Other terms and conditions mentioned overleaf.
5. Final loan approval/disbursal is subject to legal/technical & FI verification.

For Jupiter Buildtech (P) Ltd.

Escd
Maruti Builders (P) Ltd.

For Pravasham Buildwell Pvt. Ltd.

Director

Our Reference No: 887127
Name of the Applicant: M/S. M/S. PRAYASHAM BUILDWELL PRIVATE LIMITED
Address: 194 FRIENDS APARTMENTS CHURCH ROAD CIVIL LINES AGRA AGRA 282002 UTTAR PRADESH INDIA
Phone No: 8837696449
Name of the Co-Applicant: JUPITER BUILDTECH PRIVATE LIMITED, ESCO MARUTI BUILDERS PVT.LTD., SUSHAMA AGRAWAL, BRJESH VASHISTHA, REKHA GOYAL, MIS BLOSSOM DEALTRADE PRIVATE LIMITED, BHOU VASHISTHA, BHARAT BHUSHAN GOYAL, MANJU MANGAL, ARUN KUMAR AGARWAL, VICTOR VYAPAR PRIVATE LIMITED, RAKESH KUMAR MANGAL

Dear M/S. M/S. PRAYASHAM BUILDWELL PRIVATE LIMITED

Subject: Your application for: Loan against Property facility from Indiabulls. Our Reference No: 887127

We thank you for choosing Indiabulls Housing Finance Limited as your financier for Loan against Property. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below:

Type of Facility	LAFL
Sanction Amount (Rs.)	5000000
EMI Amount	Rs. 0 (for moratorium period of 6 months) Rs. 20893 (for remaining 30 months)
Loan Tenure (Months)	36
Interest Type	APR
Rate of Interest	15.00 %
Adjustable Interest Rate (AIR)	501 (Indiabulls Commercial Lending Rate, capped one-up only) +2% Margin / Current (CLR+2%)
Sanction Letter Validity	60 days from the date of this offer.
Total Processing Fee Application	Rs. 35000
Proc. Fee (Non-Refundable)	NIL
Balance Proc. Fee payable (to be reduced from disbursement)	Rs. 35000
Address of Property Offered as Security	ALL THAT PIECES OR PARCELS OF PROPERTIES FORMING PART OF PROJECT MARUTI PRAYASHAM ON LAND BEARING KH. NO. 41 to 46, 49 to 51, 53, 54, 56 TO 64 MAUZA NAGLA KALLI AND RH. NO. 8 MAUZA RAJRAI AND MARUTI PRAYASHAM EXTENSION ON LAND BEARING KH. NO. 11 MAUZA RAJRAI, MORE PARTICULARLY DELINEATED IN THE ANNEXURE ATTACHED HERewith AGRA UTTAR PRADESH 282001.
Disbursement Fee	Rs. 550 (inclusive of GST). Applicable only in the first instance of finance on the same property.
Transaction Handling Fee	Rs. 2350 (inclusive of GST).

All the applicable taxes, duties and levies would be additionally charged as per law.

ROI will be as per applicable reference rate at the time of disbursement.

This letter supersedes any sanction letter issued earlier, with reference to application number 887127.

Special Conditions (as applicable):

1. Legal and Technical clearance / verification of the property being financed and verification of documents submitted.
2. Execution of Loan Agreement and other documents between you and Indiabulls Housing Finance Limited as per its policy and format.
3. If one of the borrowers/co-borrowers is a non-individual i.e. Company, Firm, HUF, LLP, Trust, Society or a Proprietorship entity, Pre-Payment charges shall be applicable as per the policy of the IHFL - Refer the pre-payment charges on the Indiabulls website: www.indiabullshomefinance.com
4. Other terms and conditions mentioned overleaf.
5. Final loan approval/disbursement is subject to legal/technical & FI verification.