



INDIA NON JUDICIAL



IN-UP95810761631366W

Government of Uttar Pradesh

e-Stamp



100

2100210021002100

Certificate No. : IN-UP95810761631366W
 Certificate Issued Date : 14-Mar-2024 01:19 PM
 Account Reference : NEWIMPACC (SV)/ up14232404/ LUCKNOW SADAR/UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1423240487861951834939W
 Purchased by : PAWAN KUMAR AGARWAL
 Description of Document : Article 4 Affidavit
 Property Description : DECLARATION
 Consideration Price (Rs.) :
 First Party : NIRMAANPUNJ INFRAHEIGHTS LLP
 Second Party : PAWAN KUMAR AGARWAL
 Stamp Duty Paid By : PAWAN KUMAR AGARWAL
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

IN-UP95810761631366W

NIRMAANPUNJ INFRAHEIGHTS LLP

Sanjay Dutt Tiwari
PARTNER

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.



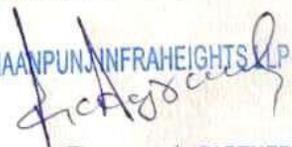
Scanned with OKEN Scanner

Declaration

Affidavit cum Declaration of Mr. Pawan Kumar Agarwal, Designated Partner of NIRMAANPUNJ INFRAHEIGHTS LLP (Promoter) of the Proposed Project.

1. Mr. Pawan Kumar Agarwal, Designated Partner of the Promoter, having its registered office at 23, Vidhan Sabha Marg, Lucknow, Uttar Pradesh-226001, India who is developing a project "INFINITY HEIGHTS" at 23, Vidhan Sabha Marg, Lucknow, Uttar Pradesh-226001, India (Project) hereby solemnly declare, undertake and state as under:

1. That the Promoter has legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land of the Project along with its receivables is now mortgaged to IVL FINANCE LIMITED for the purpose of raising finance.
3. That the time period within which the Projects has to be completed by the Promoter is 30th - October-2028
4. That seventy percent of the amounts realized by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of constructions and the land cost and shall be used only that purpose.
5. That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That Promoter shall not discriminate against any allottee at time of allotment of any apartment, plot Or building; as such case may be, on any grounds.

NIRMAANPUNJ INFRAHEIGHTS LLP

Deponent PARTNER

Verification:

That the content of the Affidavit are true and correct to the best of my knowledge and belief. No part of it is false and nothing material has been concealed therein.

NIRMAAN KUNJ
✓
Deponent
PARTNER

Indiabulls

LOAN SANCTION LETTER

11147296

Our Reference No.
Name of the Applicant
Address

830829

M/S NIRMAANPUNJ INFRAHEIGHTS LLP

Date 31-OCT-17

4TH FLOOR GOYAL TOWER PLOT NO.215/405 SHUBHASH MARG LUCKNOW 226004 UTTAR
PRADESH INDIA
9695013334

Phone No.
Name of the Co-Applicant
/Guarantor

CHARUL AGRAWAL, TRAYMBKESHWAR FOODS PRIVATE LIMITED, KRISHNA DAS
AGRAWAL, SUJATA AGRAWAL, ABHINAV AGARWAL, SHUBHAM KUMAR AGRAWAL,
ASHRAM STEELS P LTD, SHREE NATH JEE BAKERS PRIVATE LTD, PAWAN KUMAR
AGARWAL, ANJU AGARWAL

Dear M/S NIRMAANPUNJ INFRAHEIGHTS LLP

Subject: Your application for LLAP ICCL facility from Indiabulls. Our Reference No: 830829

We thank you for choosing Indiabulls Commercial Credit Ltd as your financier for LLAP ICCL. 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	LLAP ICCL			
Sanction Amount with Insurance Premium* (Rs.)	203000000			
EMI Amount	Rs. 2502020			
Loan Tenure (Months)	180			
Interest Type	AIR			
Rate of interest	12.50 %			
Adjustable Interest Rate(AIR)	LFRR (Notified time to time) -6.25 % Margin Current LFRR : 18.75 %			
Sanction Letter Validity	60 days from the date of this offer.			
Total Processing Fee Applicable	Rs. 3593100			
Proc. Fee (Non Refundable)	Amount (Rs.)	Cheque No.	Cheque Date	Drawn On
	6000	090913	20-JUL-2017	ICICI BANK
	Rs. 6000			
Balance Proc. Fee payable (to be deducted from disbursement)	Rs. 3587100			
Address of Property Offered as Security	A vacant building on Property No-23, besides Ratan Square, Vidhan Sabha Marg, LUCKNOW UTTAR PRADESH 226001			
Database Admin Fee	Rs. 650 (inclusive of GST) Applicable only in the first instance of finance on the same property.			
Transaction Handling Fee	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 830829

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 Commercial Credit Ltd as per its policy and format.
- 3 5 cr OC to be vetted with source
- 4 Board Resolution from the company where company is a borrower on the company's letterhead signed by minimum 2 Directors & company common seal (IB draft) of all Private Limited company.
- 5 Any prepayment upto 25% of POS on the date of prepayment will not attract any prepayment charges in next twelve month from date of such payment. In case the prepayment amount exceeds 25% of principal outstanding within the twelve month from date of such payment then all prepayment amount will attract prepayment charges
- 6 Board Resolution from the company where company is a borrower on the company's letterhead signed by minimum 2 Directors & company common seal (IB draft) of all Private Limited company
- 7 Closure Proof Vehicle Loan as per ROC of M/s Shreenath ji bakers
- 8 FC charges to be 2% from loan initiation till termination
- 9 Form 8 formalities to be PDD
- 10 List of Directors and Shareholding pattern attested by CA required for Pvt Ltd Companies

TRAYMBKESHWAR FOODS PRIVATE LIMITED

Director

SHREE NATH JEE BAKERS PRIVATE LIMITED

Director

Indiabulls
LOAN SANCTION LETTER

11147296

Our Reference No.
Name of the Applicant
Address

830829

M/S NIRMAANPUNJ INFRAHEIGHTS LLP
4TH FLOOR GOYAL TOWER PLOT NO.215/405 SHUBHASH MARG
PRADESH INDIA
9695013334

Date 31-OCT-17

Phone No.

- 11 Loan to be 100% Insured
- 12 14- Repayment track of HL ? Rs. 29.6 L , HL ?Rs. 16.0 L , HL ? Rs. 23 L & HL- Rs. 28.0 HL Reflect in the Individual CIBIL.
- 13 10- Original ATS to be Signed by Seller & Customer
- 14 M/s Ashram Steels Private Limited to be coming on loan structure
- 15 Undertaking for non-disposal of shares by all shareholders in the loan structure
- 16 Seller Formalities to be done
- 17 MOE as per State Act
- 18 OC Proof to be documented through banking Channel
- 19 Positive FIs to be documented. In the name of ICCL
- 20 Positive Legal vetting to be documented with all prior disbursal docs
- 21 ROC Charge
- 22 Repayment track of HL ? Rs. 29.6 L , HL ?Rs. 16.0 L , HL ? Rs. 23 L & HL- Rs. 28.0 HL Reflect in the Individual CIBIL
- 23 SPDC from all individual app?s and min 12 SPDC?s from both co?s
- 24 Security Cheques fm all Promoters directors
- 25 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 ICCL - Refer the pre-payment charges on the Indiabulls website : www.indiabullshomeloans.com
- 26 Other terms and conditions mentioned overleaf.
- 27 Final loan approval/d disbursal is subject to legal/technical & FI verification.

NIRMAANPUNJ INFRAHEIGHTS LLP
Aju Aggarwal
PARTIAL R

Shukler

S. goawal

SHREE NATH JEE BAKERS PRIVATE LIMITED
K.D. Bop
Director

Charul Aggarwal - Aju Aggarwal

TRAYMBKESHWAR FOODS PRIVATE LIMITED

Director

Sujata Aggarwal

LOAN SANCTION LETTER

Our Reference No.
Name of the Applicant
Address

830829
M/S NIRMAANPUNJ INFRAHEIGHTS LLP
4TH FLOOR GOYAL TOWER PLOT NO.215/405 SHUBHASH MARG LUCKNOW 226004 UTTAR
PRADESH INDIA
9695013334

Date 31-OCT-17

Phone No.

Our representative Ashutosh Gupta , phone +918650944944 can assist you further in case of requirement.

Please sign this letter as token of your acceptance of the terms and conditions mentioned above and overleaf.

Yours sincerely,

For Indiabulls Commercial Credit Ltd

[Signature]
Authorised signatory

Accepted the offer

Customer Signature

Ashutosh Gupta
EMPGod: 211270

SHREE NATH JEE BAKERS PRIVATE LIMITED
[Signature]
Director

[Signature]

TRAYMBKESHWAR FOODS PRIVATE LIMITED
[Signature]
Director

[Signature]

NIRMAANPUNJ INFRAHEIGHTS LLP
Aju Agrawal
PARTNER

Sujata Agrawal

[Signature]
[Signature]

Shukla

Charul Agrawal

A. Agrawal

LOAN SANCTION LETTER

Our Reference No.
Name of the Applicant
Address
Phone No.

830829

M/S NIRMAANPUNJ INFRAHEIGHTS LLP

4TH FLOOR GOYAL TOWER PLOT NO.215/405 SHUBHASH MARG

PRADESH INDIA

9695013334

Date 31-OCT-17

LUCKNOW 226004 UTTAR

MOST IMPORTANT TERMS AND CONDITIONS

1. The sanction of loan amount and its terms and conditions are subject to execution of Loan Agreement and other documents and writings with **Indiabulls Commercial Credit Ltd** (hereinafter referred to as "ICCL"). The terms and conditions of Loan Agreement and/or other documents will prevail upon this letter in case of any contradiction/conflict/difference.
2. This sanction shall be available to the Borrower for a period of 60 days from date of this letter provided the Borrower deposits with **ICCL** the administrative charges/expenses/pre-determined expenses mentioned overleaf at the time of delivering the accepted copy of this letter to **ICCL**. The processing fees received is non refundable. For details of the various fees and charges applicable, please refer website.
3. **ICCL** shall be entitled to revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, inter alia, if there is any material change in the purpose(s) of loan facility, if any information and/or statement given by borrower is found incorrect, incomplete or misleading, if there is breach of the terms and conditions of the facility, if any report like legal/technical/valuation of the property is not found satisfactory, if the borrower does not submit duly accepted copy of this sanction letter to **ICCL** within stipulated period, etc. etc.. **ICCL** decision in respect of material changes shall be final and binding on the borrower.
4. Repayment of loan amount will be through installments/EMI's comprising of principal and/or interest. Repayment of loan amount can be done through electronic mode (ECS) also. **ICCL** may in its sole discretion alter the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place.
5. The prepayment of the loan shall be made and accepted as per policy and rules of **ICCL** and in accordance with statutory guidelines, issued from time to time and as applicable at the time of prepayment. Where there is no policy, rules and guideline then the prepayment fees and charges shall be applicable as per the terms of loan agreement and the mutually agreed prepayment charges, more particularly mentioned in the schedule of the loan agreement. For details, kindly refer the prepayment link provided on the Indiabulls website.
6. The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan Agreement. However, the rate of interest is subject to revision due to change in Ref. rate, which in turn influences the EMI or tenure. Consequent to any such upward change in rate of Interest, repayment period will be extended subject to fulfillment of Age criteria and maximum loan tenure further upto 30 years. The reset date shall be effective from 1st day of month following the month in which **ICCL** Reference Rate is changed. All customers are intimated of any change in the applicable Ref rate. Further, besides sending of individual intimation, such changes in the rate of interest are duly notified & displayed on the website of Indiabulls.
7. **ICCL** has sanctioned the loan/facility on the basis of the calculation and estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the purpose(s) increases above or falls below the calculated amounts, **ICCL** reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of **ICCL** and the decision of **ICCL** in that behalf.
8. The loan amount and terms sanctioned by **ICCL**, besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers. However, **ICCL** reserves its right to review and reappraise the loan facility during its continuity in terms of the loan agreement to be executed towards disbursement of the loan amount.
9. Indiabulls arranges/facilitates services to those customers who are interested in obtaining Life and Non Life insurance cover from certain Insurers. Insurance is a subject matter of solicitation and therefore, optional for the Borrowers to avail these insurance covers.
10. The Borrowers can access their loan account details through online login. The copy of statement of account can also be obtained on request from the nearby branch.

Signature
Signature
Signature

TRAYMOKESHWAR FOODS PRIVATE LIMITED

SHREE NATH JEE BAKERS PRIVATE LIMITED

INFRAHEIGHTS LLP
PARTNER

Signature
Director

Signature
Director

Signature
Signature

LOAN SANCTION LETTER

830829

M/S NIRMAANPUNJ INFRAHEIGHTS LLP

4TH FLOOR GOYAL TOWER PLOT NO.215/405 SHUBHASH MARG

PRADESH INDIA

9695013334

Date 31-OCT-17

Reference No.
Name of the Applicant
Address

Phone No.

Terms related to Adjustable Interest Rate:

Indiabulls Commercial Credit Ltd - LAP Floating Reference Rate (ICCL-LFRR) shall mean the percentage rate per annum from time to time and notified/announced by ICCL in such form and manner as deemed appropriate by ICCL from time to time ICCL-LFRR.

Adjustable Interest Rate means the ICCL-LFRR and the margin, if any, as specified by ICCL shall be applied by ICCL on the first of the month following the month (as per the English Calendar) in which ICCL-LFRR changed. Adjustable Interest Rate shall change based on changes in the ICCL-LFRR.

ICCL shall not pass on loan & KYC related information of the borrower, except for regulatory requirements like furnishing information to CIBIL, FIU or other to Statutory Bodies.

Recovery of Overdues/Bad debts: It is duty of the borrower to repay loan amount with applicable interest along with all charges/fees levied as per agreed terms of loan agreement. However, in the event of default in re-payment of any of the above, Company reserve the right to recover overdues by resorting to legal & permissible means.

Indiabulls Commercial Credit Ltd facilitates resolution of customer's grievances at free of cost. In the even of any complaint, borrower may visit nearest branch, sent e-mail at grievance_iccl@indiabulls.com or make call to customer care.

In case the grievance is not resolved within reasonable time, he may escalate his complaints to the following higher authority: The general manager, Reserve Bank of India, Dept. of Nonbanking Supervision, 6 Sansad Marg, New Delhi - 110001. Email: dnbsnewdelhi@rbi.org.in

If the borrower is not satisfied by the resolution offered by the Company, he may like to take forward his grievance with The general Manager, C/o, National Housing Bank, Department of Regulation & Supervision, (Complaint Redressal Cell), 4th Floor, Centre 5A, India Habitat Centre, Lodhi Road, New Delhi-110003. Email: crcell@nhb.org.in. Or may upload his complaints through

For any further query/complaint, please contact at Care Desk at Branches or call at toll free customer Care No 1800-200-7777 or write to customer care at lap@indiabulls.com.

For detailed terms and Conditions, please refer the MITC document on Website

Accepted the offer

Customer Signature

TRAYMBKESHWAR FOODS PRIVATE LIMITED

[Signature]
Director

[Signature]

[Signature]
[Signature]

NIRMAANPUNJ INFRAHEIGHTS LLP
PARTNER
[Signature]

[Signature]

SHREE NATH JEE BAKERS PRIVATE LIMITED

[Signature]
Director

[Signature]

[Signature]
Sujata Agrawal

[Signature]
Shubler

[Signature]
Charul Agrawal