

**TERMS AND CONDITIONS
ANNEXURE A**

1. SECURITY:

LIMIT	PRIMARY SECURITY	COLLATERAL SECURITY	
		IMMOVABLE PROPERTY	THIRD PARTY GUARANTEE (PERSONAL GUARANTEE)
FUND MCLD: ABL (CRE) RS 460.00 LACS	<p>1. Property measuring 0.983 Hectare in the name of M/s Ramadevi Hotels & Resorts Sale deed dt 17.06.2013 at Index No-1, Zild No 5374 Pg No 227-256 Vol No 4079 in Sub Registrar Jhansi.</p> <p>2. Property measuring 0.228 Hectare at Bhagwantpura, Jhansi, in the name of M/s Ramadevi Hotels & Resorts through Sale deed dt 06.07.2013 at Sub Registrar Jhansi, Index No-1, Zild No 5403 Pg No- 257-274 Vol No 4777.</p> <p>3. Property measuring 1.084 Hect at Bhagwantpura, Jhansi in the name of M/s Ramadevi Hotels & Resorts through Sale deed dt 31.05.2013 at Bahi No 1 Zild No 5345 Page No 207 to 240 at Serial No 3375.</p> <p>4. Hypothecation of entire current asset and proposed unit to be constructed out of Bank fiance at the mentioned tower</p>	<p>1. Plat No-603, 6th Floor, Eldco Emperor, Situated at 191, Dr Buljnath Road, New Hyderabad measuring area 151.17 Sq Mtr.</p> <p>2. One Residential House No- B-529/A Situated at arazi No 278, Mauza Nayagoun, Siddheswar Nagar, Jhansi in the name of M/s Ram Devi Hotels & Resorts Pvt Ltd presently renamed as Moonscapescity Builders Pvt Ltd</p> <p>3. One Bounded Property Infront of Project Moonscapescity Builders Pvt Ltd situated at Arazi No 1,2,3,4/1,5,6 & 30/1 at Mauza Bhagwant Pura, Tehsil & Distt Jhansi in the name of Smt Meera Yadav w/o Shri Deep Narain Yadav measuring 1.457 Hectare duly registered in Pustak No-1, Khand 2122 Pages 25-46 at Sr No 3509 in the Sub Registrar, Jhansi, registered on 18.10.2001.</p>	<p>1. Shri Deep Narayan Singh Yadav 2. Smt. Meera Yadav</p>
NON-FUND MCLD:	NIL		

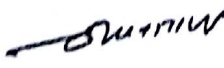
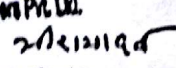
M/s. Moon Cityscapes Builders Pvt. Ltd.
 2/2/2019
 Authorized Signatory
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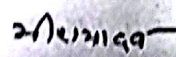
2. PERIOD OF ADVANCE & REPAYMENT TERMS:

Working Capital: Repayable on demand. The facility which has been sanctioned on is available for months from that date, subject to review every months, when it may be cancelled / reduced depending upon the conduct and utilisation of the advance, or as per the Bank's Scheme.

Term Loan Asset Backed Loan (CRE): To be availed within a period of 2 months from the date of sanction.

The Term Loan is to be repaid as per the following repayment schedule:
 In 48 months including 12 months moratorium repayable in 36 monthly installment of Rs:13,33Lacs+Interest each, with the first installment commencing on 01.10.2017 and the last instalment falling due on 30.09.2020. Unit will repay the accrued interest during the moratorium period.

M/s. Moon Cityscapes Builders Pvt. Li. 
 Authorized Signatory
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 Authorized Signatory


2/2/2019