



SANCTION LETTER

Date: 8th March 2025

To,

M/s. Global Horizon Holdings Private Limited
C-WINGS, 9TH FLOOR, PREMISES NO-903, 904 AND 905,
JMD MEGAPOLIS, SECTOR-48, SOHNA ROAD, GURUGRAM

Kind Attention: Mr. Jitender Janghu & Mr. Ajay Goyal

Dear Sir,

Sub – Rupee Term Loan Facility of INR 39,50,00,000/-


This is with reference to your Loan Application on the captioned Subject. Hero Housing Finance Limited ("Lender") is pleased to convey its approval for Rupee Term Loan facility of a sum aggregating to Rs. 39.50 Crs. (Rupees Thirty Nine Crores Fifty Lakhs only) ("Loan") to M/s. Global Horizon Holdings Private Limited ("Borrower") on the indicative terms and conditions as mentioned herein below ("Terms & Conditions").

In case the terms & conditions mentioned hereunder are acceptable to you, we request you to return the duplicate copy of this letter duly signed in token of acceptance of the terms & conditions specified therein within 30 (Thirty) days from the date of this letter.

Please note that this communication should not be construed as giving rise to any binding obligation on part of Hero Housing Finance Ltd (HHFL) unless you have returned this letter duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the Facility within a period of 30 (Thirty) days or such further time as may be extended by HHFL in writing in its absolute discretion. The terms mentioned in this letter are not conclusive and you will have to sign loan agreement and other ancillary documents in this regard which would be binding on you.

Further acceptance of all the terms and conditions mentioned hereunder override all earlier oral or written communications between the Lender and Borrower.

For Global Horizon Holdings Pvt. Ltd.


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| DEFINITIONS | | | | | |
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| Borrower | M/s. Global Horizon Holdings Private Limited | | | | |
| Co-Borrower | 1. Mr. Ajay Goyal Mr. Jitender Janghu | | | | |
| Facility | Total Loan Facility - Rs 39.50 Crs (Rupees Thirty Nine Crores Fifty Lakhs only) The Lender shall be entitled to review the performance of the Borrower in relation to the Projects, on an annual basis or such other frequency as is decided by the Lender from time to time. | | | | |
| Lender | Hero Housing Finance Limited (HHFL) | | | | |
| Total Facility Amount | Total Facility amount is Rs 39.50 Crs (RTL) | | | | |
| Facility Agreement | The Facility will be made available under a "Facility Agreement" which will include inter-alia, provisions, which are in form and substance satisfactory to the Lender(s) and in accordance with the terms hereof. | | | | |
| Authorized Payments | All amounts payable by the Borrower to Lender | | | | |
| Account Bank | To be decided by the Lender | | | | |
| Property/ies | Project land owned by the borrower as part of residential plots "Flora Avenue 33" being constructed on all that piece and parcel of land/plot over a land parcel admeasuring 32,982 sqm, i.e. 8.15 Acres, situated in Revenue Estate of village Dhunela, Sector 33, Sohna, Gurgaon. | | | | |
| Property Owner/s | M/s. Global Horizon Holdings Private Limited | | | | |
| Project | Flora Avenue 33 | | | | |
| Scheduled Receivables | All the present and future receivables /cash flows /revenues (including booking amounts) from sold and unsold units arising out of or in connection with or relating to the Project. | | | | |
| Stipulated Minimum Sales Price (MSP) | Minimum Stipulated Price for unsold units to be as per following on saleable area: <table border="1" data-bbox="479 1255 966 1369"> <thead> <tr> <th>Particulars</th> <th>Rate per sq fts</th> </tr> </thead> <tbody> <tr> <td>Residential Floors</td> <td>8,000.00</td> </tr> </tbody> </table> | Particulars | Rate per sq fts | Residential Floors | 8,000.00 |
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| Residential Floors | 8,000.00 | | | | |
| TERMS OF FACILITY | | | | | |
| Purpose of the total Facility | Towards project expenses/reimbursement. Further, the Facility either in part or full shall not be used for investment in capital market, acquiring equity shares of Indian Company/ies, buyback of shares of Indian company or any other purpose, which is prohibited or any illegal activity. | | | | |
| Tenure of the Facility | 48 months (including 24 months moratorium) | | | | |
| Repayment schedule of term loan | The Borrower agrees and undertakes to repay the principal amounts of the Facility to the Lender in 24 monthly installments and in accordance with the repayment schedule set forth in Annexure hereto. The first of such installment of repayment shall fall due after 24 months from the date of disbursement. | | | | |
| Interest on the Facility | 1. Rate of Interest: | | | | |

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For Global Horizon Holdings Pvt. Ltd.

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| | <p>Floating Interest Rate: 13.50% p.a linked to Hero Reference Rate (HRR)/ Lender Prime Lending Rate</p> <p>As on date the HRR is 18.60% p.a., the applicable spread is -5.10% and hence the applicable rate is 13.50% p.a.</p> <p>In case of any default or breach of any term contained herein, no benefit of reduction in Interest Rate as mentioned above would be passed on to the Borrower. However, same shall not affect any increase in Interest Rate being applicable to the Borrower.</p> <p>2. Interest Payment Date: Aforementioned Interest Rate shall be payable monthly, on the 5th day of each subsequent month ("Interest Payment Date") or any other date as determined by the Lender. However, the first instalment of interest shall be for the period from the date of disbursement till 4th day of next month and thereafter interest shall be payable for the period commencing from 5th day of the current/next month till the 4th day of next / subsequent month.</p> <p>The Lender reserves its right to reset the Interest Rate due to change in the prevailing LPLR and also, if in the opinion of Lender market rate of interest appreciates at any point of time during the Tenure of the Loan. In addition, the Lender may in its sole discretion, change the Interest Rate /Spread at any time during the currency of the Loan.</p> |
| Penal Charges | <p>a) In case of any payment default (i.e. non-payment of dues by the Borrower, including principal, interest or any other charges payable by the Borrower under Security Documents), Penal Charges of 2% p.m. plus applicable taxes shall be payable by the Borrower on the overdue amount from the date of default till the date of actual payment.</p> <p>b) In case of non-compliance of any other terms and conditions of the Security Documents, the Borrower shall be liable to pay an additional interest @ 1% p.a. with monthly rests over and above the Interest Rate plus applicable taxes for the period beginning the date of such non-compliance until the same is cured to the satisfaction of the Lender. This additional interest shall be charged after cure period of 30 days.</p> <p>c) Clause a) and b) as mentioned above shall be independent of each other.</p> |
| Interest rate validity | The Margin/Rate offered to you is valid for 30 (Thirty) days from the date of this Sanction letter. |
| Fees | <p>a) Sanction Fees - The Borrower shall pay to the Lender a non-refundable front-end fee equal to 1.00% of the amount of the total Facility plus applicable taxes and statutory levies thereon.</p> <p>b) Stamp duty, registration charges: Stamp duties and registration charges on the Transaction Documents, both present & future, including any penalty thereon shall be borne by the Borrower.</p> <p>c) Other Fees: Any other fees, including but not limited to, the fees payable to security trustee, Loan agent, other external service providers/ vendors/ consultants and other fees towards monitoring the Project/the Loan, shall be borne by the Borrower.</p> <p>d) All costs and expenses (including but not limited to legal fees, technical & credit assessment fees, fees of consultants, stamp duty, fees of Security Trustee, Lender's Agent fee, registration fees and any other statutory or regulatory</p> |

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| | fees/costs as determined by the Lender) and all applicable tax thereon, shall be paid by the Borrower promptly on demand, failing which, the Lender will be at liberty (but shall not be obliged) to incur the same & the Borrower shall reimburse the same to the Lender along with an interest @ 24% p.a. thereon. The Lender shall have a right to recover all such costs from the Escrow Account. | | | | |
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| Last date of drawl /disbursements | Unless otherwise agreed to by Lender, the Borrower shall be entitled to seek draws/disbursements out of the Facility only till the repayment commences as per the Repayment Schedule. | | | | |
| Prepayment/ Foreclosure of Loan | <p>a). Prepayment from Project cash flow:</p> <p>Any cash flow generated from the Project, by way of any sale, allotment, booking or any other kind of alienation of interest in any units of the Project, either directly or indirectly, shall be mandatorily credited into the Escrow Account and shall be utilized by the Lender towards prepayment of the Loan (without payment of any prepayment penalty)</p> <p>Further, amount prepaid as above will be adjusted towards the principal amount of the Loan in forward order of maturity or in the manner as determined by the Lender.</p> <p>b). Part Prepayment / Foreclosure Charges:</p> <ul style="list-style-type: none"> • No account will be allowed to be foreclosed before the completion of 12 month. • Pre – payment / Foreclosure charges of 4% plus applicable taxes on outstanding will be applicable for loans closing within 13-48 months. • Pre – payment / Foreclosure charges will not be applicable to any amount adjusted from sales proceeds coming from the project, maturity of ISRA or payment from own sources towards any shortfall arising due to difference in MSP. <p>c). Prepayment in view of not meeting Minimum Sale Price: If for any reason, the sale of any of the unsold units is below the Minimum Selling Price, subject to prior written consent of the Lender, the Borrower shall prepay the Loan to the extent of differential amounts without payment of any prepayment penalty.</p> | | | | |
| Escrow mechanism | <p>The Borrower shall open, establish the escrow account ("Escrow account") with the Account Bank. The aforesaid account shall be maintained and operated as per the Escrow Agreement entered by and between the Lender, Borrower and the Account Bank. All costs, charges and expenses in connection with the aforesaid accounts shall be borne by the Borrower.</p> <p>The Borrower shall ensure that the Scheduled Receivables of the Project and all other receivables of the Project are deposited into the Escrow account. The Lender shall set up a standing instruction (S.I.) as per the following to transfer the funds routing through the Escrow Account to be transferred to the collection account of the Lender:</p> <table border="1" data-bbox="487 1711 1307 1848"> <thead> <tr> <th>Particulars</th> <th>SI %</th> </tr> </thead> <tbody> <tr> <td>On Incremental collections upto Rs. 30.00 or completion of 15 months, whichever is earlier</td> <td>15%</td> </tr> </tbody> </table> | Particulars | SI % | On Incremental collections upto Rs. 30.00 or completion of 15 months, whichever is earlier | 15% |
| Particulars | SI % | | | | |
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| | <p>On Incremental collections from Rs. 30.00 Cr upto Rs. 80.00 Cr or upto 30 months, whichever is earlier</p> <p>25%</p> | |
| | <p>On incremental collections beyond Rs. 80.00 Cr or post completion of 30 months, whichever is earlier</p> <p>50%</p> | |
| | <p>Note: % of collections to be transferred to Lender Escrow A/c from the date of first disbursement.</p> <ol style="list-style-type: none"> Further, amount repaid through escrow account as mandatory repayments will be adjusted towards the monthly instalments as payable in the forward order of maturity i.e. on FIFO basis. All monies transferred to the collection account of the Lender/Other Lender as per above mentioned S.I. shall be utilized towards repayment of the outstanding Principal of the Facility sanctioned to the Borrower. However, in case of overdue's, if any, S.I. shall be first utilized towards overdue's and then towards repayment of outstanding Principal of the Facility at the discretion of Lender. In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price and actual price through the escrow account or lender will adjust extra amount from escrow inflow to cover the shortfall. Above escrow adjustment will be subject to RERA compliance, if applicable. | |
| Primary Security | <ul style="list-style-type: none"> An exclusive & first charge by way of Equitable mortgage on 56 unsold residential plots and construction thereon of 224 residential independent floors owned by Global Horizon Holdings Pvt Ltd in the project "Flora Avenue 33" on all that piece and parcel of land/plot over a land parcel admeasuring 32,982 sqm, i.e. 8.15 Acres, situated in Revenue Estate of village Dhunela, Sector 33, Sohna, Gurgaon. The title documents shall be deposited with the Security trustee in the event of loan availed on the said project units from another bank/Fl. An exclusive charge by way of hypothecation on the scheduled receivables of developer of unsold 224 units of "Project Flora Avenue 33" under the documents entered with the customers by the borrower, all such proceeds both present & future. An exclusive charge by way of hypothecation on the escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be). Interest Service Reserve Account (in the form of investment into liquid financial investments/ lien marked FD) equivalent to three month's interests to be created at every tranche of disbursement on proportionate basis. Lien marking to be done within 15 days of disbursement. Minimum Security Cover & Receivable cover of 2 times on outstanding loan amount to be maintained for the entire tenor of the facility. | |
| Security & net receivable cover | <p>Minimum Security cover of 2 times and receivable cover of 2 times on the outstanding amount of the Facility including the interest thereon shall be maintained by the Borrower for the entire tenor of the Facility. Security cover for subsequent disbursement is as per the disbursement schedule. The above-mentioned Minimum-Security Cover shall be monitored at the time of:</p> <ul style="list-style-type: none"> Issuance of NOCs. | |

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| | <ul style="list-style-type: none"> At the time of each disbursement out of the Facility. <p>In case the Security / receivable cover falls below the stipulation made herein above at anytime during the tenor of the Facility, the Borrower shall provide additional security or make repayment to bring the security cover / receivable back to minimum stipulated cover OR the Lender shall accelerate, the repayment of the Facility (without pre-payment premium/ penalty), same needs to be done by 3rd of the subsequent month, failing which Lender will start appropriating 100% of the sale and receivable realizations till the stipulated cover specified herein is met.</p> |
| Disbursement schedule | <ul style="list-style-type: none"> As per Annexure 4 |
| Case Specific pre-disbursement condition | <ul style="list-style-type: none"> Cross Collateralization with loan facility of Rs.50 Lakh to Global Horizon Holdings Private Limited by HHFL All the conditions as mentioned by the legal and technical valuer to be complied with. Escrow account statements for last 12 months to be provided for the project Flora 88A. Minimum Stipulated Price for project : - Plots - Rs. 8,000/- per Sq. ft. |
| Standard Pre-disbursement Conditions/ Documents | <p>STANDARD PRE-DISBURSEMENT CONDITIONS:</p> <p>The conditions Precedent for disbursement shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> Updated bank statement to be obtained, which should not be older than 30 days. NACH mandate for repayment of facility. One undated security cheque of full amount, 3 undated cheque of 1/3 amount and one security cheque of EMI. Self-certified copy of the constitutional documents of Borrowers and Guarantors to be submitted. External technical & Legal report along with internal clearance to be obtained. All securities as mentioned above to be created and perfected to the satisfaction of the Lender within the specified time. Original title documents as per the legal vetting report from empaneled lawyer to be obtained Positive RCU & FI report for all the borrower & co-borrowers to be documented. CA certified: <ul style="list-style-type: none"> Cost of project and Means of finance of the proposed project. shareholding patterns/profit sharing and list of directors/partners, as applicable. Latest Network statement of applicants, co-applicants and co-borrowers (Individuals). Undertaking to be obtained as below: <ul style="list-style-type: none"> From the borrower that the properties and unsold units being proposed for mortgage under the proposed loan are free from any type of litigation and encumbrances. |

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| | <ul style="list-style-type: none"> ○ From borrowers/guarantors that the properties and units being proposed to be mortgaged under the loan are free from any type of encumbrances or litigation and borrowing entities have not sold or committed to be sold the subject units and properties. ○ From borrower with respect to sold units in the standard format of HHFL including name of buyers / Address/ PAN/ Email IDs/ Phone number to be obtained and documented. ○ From borrower & co-borrower regarding no dues of any taxes, legal pendency's, pending appeals to be received ○ An affidavit-cum-undertaking from borrower confirming that he shall not violate the sanctioned plan, the construction shall be strictly as per the sanctioned plan, and it shall be the sole responsibility of the executant to obtain completion certificate within 3 months of completion of construction <ul style="list-style-type: none"> • All internal checks as per HHFL process to be positive and documented. |
| Case specific post disbursement Conditions | <ul style="list-style-type: none"> • To be complied within 7 days of first disbursement or prior to second tranche whichever is earlier: <ul style="list-style-type: none"> ○ CERSAI formalities to be completed ○ ROC charge to be created in the name of applicant entity, if applicable • Borrower to obtain a Legal Entity Identifier (LEI) code from Legal Entity Identifier India Ltd (LEIIL) within 60 days from first tranche. Borrower further agrees to renew the code as per RBI guidelines in timely manner. • To be complied within 15 days of first disbursement or prior to second tranche whichever is earlier: |
| Standard post disbursement conditions | <ul style="list-style-type: none"> • To be complied within 30 days of first disbursement or prior to second tranche whichever is earlier: <ul style="list-style-type: none"> ○ Encumbrance to be created in favour of lender (HHFL) and Encumbrance certificate to be submitted to RERA Authorities, if applicable ○ Escrow account to be opened and activated for the Project with the Lender's designated Bank within 30 days ○ Existing accounts of the project to be closed by the developer, if applicable. • To be complied within 60 days of first disbursement (as applicable) or prior to second tranche whichever is earlier: <ul style="list-style-type: none"> ○ Draft Sale Agreement to be updated to include charge / encumbrance in favour of HHFL and same to be submitted ○ The borrower shall ensure to display a sign board within 60 days of 1st disbursement at the sight of the project at a prominent place exhibiting the following: - This project is financed by Hero Housing Finance Limited and has been charged or mortgaged in its favour. ○ The Borrower shall disclose the name(s) of the Lender as the mortgagee of the Properties being mortgaged, in every pamphlets/ brochures/ advertising materials/website or any other communications to the purchaser of the said Properties. |

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| | <ul style="list-style-type: none"> ○ Project insurance with endorsement in favour of lender (HHFL) to be submitted. ○ All the existing buyers (including tenants) of units to be intimated about mortgage and hypothecation on receivables of the project and transfer of balance sales considerations to the HHFL escrow account. Confirmation in this regard from borrowers to be provided. ○ The Borrower shall submit a certificate from Chartered Accountant to the Lender giving details of end use of the disbursed amount from the Facility. <ul style="list-style-type: none"> • Developer to submit audited financials of applicant entity before 30th November for every financial year during the tenure of loan. • The Borrower will give HHFL Status of the "Preferred Finance Partner", whereby HHFL shall have the first right to consider loans of unit purchasers of the project. • HHFL may at its own discretion trigger forced sale of unsold mortgaged units of Project in the event of default of HHFL debt obligations for any two consecutive months HHFL may sell the unsold mortgaged units at a discount of up to 30% of the prevailing average market price achieved for last 6 months by the borrower. • All other standard & terms conditions will be applicable. |
| <p>Monitoring Conditions to be fulfilled during the tenure of Facility</p> | <ol style="list-style-type: none"> 1. Borrower to submit monthly sales, cost & collection MIS to Lender in the prescribed format by 7th of closing month. 2. Borrower to submit quarterly CA certified cost incurred statement and source of finance (COP-MOF) of the project to lender by 7th of closing quarter. 3. Quarterly Valuation report/Project Progress report to be obtained from Lender empanelled valuer/technical consultant at the cost of borrower. 4. Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by Lender in previous month on monthly basis by 7th of closing month. 5. Lender will do project progress assessment by way of site visit and cost verification as and when deem fit. 6. The Lender reserves the right to conduct verification / audit of the escrow account on Quarterly basis at the cost of borrower. 7. The project should be registered with regulatory authority under Real Estate (Regulation and Development) Act 2016 or "RERA" if applicable. 8. IBBI registered Information Utility records if applicable. 9. Submit to HHFL at regular intervals such statements as may be prescribed by HHFL. 10. Auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made by HHFL as regards the audited accounts or balance sheet of the Borrower. 11. HHFL reserves the right to appoint professionals of its choice to examine the books of accounts, operations of the Borrower or to carry out a full concurrent/statutory audit the cost of which shall be borne by the Borrower. 12. In case of any material adverse movement or delay resulting in review of the Facility, a recourse/ way forward to be decided by HHFL. |

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| | <p>13. The documents submitted to RERA authorities including Architect (Form 1), Engineer (Form 2) & CA certificate (Form 3) to be submitted if applicable.</p> <p>14. Due Diligence Certificate from CA/CS in RBI's format (wherever applicable).</p> |
| Standard Conditions | <ol style="list-style-type: none"> 1. The Borrower shall not raise any loans on the Project/security from any other sources without prior written permission from the Lender. 2. The Borrower shall not withdraw any funds to repay the principal to providers of subordinate debt, if any, until repayment of the entire Facility with interest & all other dues to the Lender. 3. The Borrower shall disclose the name(s) of the Lender as the mortgagee of the Properties being mortgaged, in every pamphlets/ brochures/ advertising material or any other communications to the purchaser of the said Properties. Also, Borrower to ensure display signboard at the site of project disclosing charge of the Lender at prominent places. 4. Borrower to obtain prior approval of Lender in case of change in any sales receivable's plans including introduction of subvention scheme or any deferred payment schemes etc. 5. The Borrower to update / Intimate RERA authorities about change in encumbrance details (i.e. HHFL being the new Lender having charge on property), our escrow account as master collections account & HHFL to be mentioned as Lender in draft agreement uploaded on RERA website. If applicable. 6. Lender will have right to appoint and carry out annual audit on sales receivables, stock cash flows, no. of Units sold. All documentation and Audit charges shall be borne by the Borrower. In case of default or delay in repayments, Lender will have the right to carry audit as and when required and the cost of the same shall be borne by the Borrower. 7. The Borrower shall obtain a no objection certificate (NOC) from the Lender before entering into any arrangement or agreement for sale of any of the flats / units in the Project with its customers / prospective buyers. Lender may disclose any information regarding the Borrower/s and regarding the Facility to the competent Authority of Govt., Regulator, and Law enforcing Agency or to any Legal Authority or Courts. 8. Borrower shall inform the Lender about any action taken by the Government, other authority, or the creditors. 9. Lender to be informed of any event which is likely to have an impact on Borrower's profit or business including rating downgrade as provided by Rating agencies. 10. During the currency of the Loan, Borrower shall not, without the prior approval in writing: <ol style="list-style-type: none"> a) Affect any change in the capital structure, which may affect the Lender's interest adversely. b) Formulates any scheme of amalgamation or reconstruction. c) Enter borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the said Project. d) Undertaking guarantee obligation on behalf of any other Borrower/ organization. e) Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing company charged to the Lender f) Enter any contractual obligation of a long-term nature affecting the Borrower financially to a significant extent. |

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| | <p>g) Permit any transfer of the controlling interest or make any drastic change in the managements set up.</p> <p>h) Diverts funds to other sister/ associate /group concern of the Borrower.</p> <p>11. Borrower undertakes that in case of any legal issue, lender has a right to recall the loan or can ask for additional security to be taken.</p> <p>12. In case the Borrower commits default in the repayment of Loan/ advance or in the payment of interest thereon or any of the agreed instalment of the Loan on due date, Lender/CIBIL and /or NHB/Reserve Bank of India will have an unqualified right to disclose or publish the names as the Lender/RBI/NHB in their absolute discretion as they may think fit.</p> <p>13. Borrower will not repay any monies brought in by the promoters/directors/principal shareholders and their friends and relatives by way of deposits/loan and advances. Further rate of interest if charged should be lower than charged by the HHFL.</p> <p>14. The Borrower undertakes that in case there is any delay in receipt of advance money from customer or there is any increase in cost of Project, the Borrower shall meet the requirement from their own resources, to ensure completion of the Project/repayments of HHFL Loan as per schedule.</p> <p>15. If there is any interest levied by the Government of India or any other authority under the Interest Tax Act 1974 or under any other law, you shall reimburse to Lender any such tax imposed or levied by the Government of India or any other authority on interest and/or Payments required to be paid by the Borrower to the Lender in connection with the said Loan Facility.</p> <p>16. The Borrower shall comply with all national statutory social environment regulations and equipment installed at the project site are in compliant with pollution control rules & regulations.</p> <p>17. The Borrower represents that it is in adherence to the Ministry of Environment and Forests notification no. S.O.2804 € dated November 3, 2009 on 'Fly Ash' and shall continue to be in adherence to the said notification during the tenure of the Facility if applicable.</p> <p>18. The Borrower represents that the buildings and structures constructed with bank finance, adhere to the National Disaster Management Authority (NDMA) guidelines of "Ensuring Disaster Resilient Construction of Buildings and Infrastructure and shall continue to be in adherence to the said guidelines at all times if applicable.</p> <p>19. Developer shall take prior approval for any change in the constitution of the borrowing entity, including change in the profit-sharing ratio, retirement/admission of partner. If change is not applied for or if HHFL denies permission, the existing partners would continue to be jointly and severally liable to repay the outstanding loan with interest, penal interest, charges etc.</p> <p>20. By signing the sanction letter borrowers/guarantors undertake that the properties and units being proposed to be mortgaged under the loan are free from any type of encumbrances or litigation and borrowing entities have not sold or committed to be sold the subject units and properties</p> <p>21. Project cashflows will primarily be used for subject project construction completion and repayment of HHFL loan. Any payment including principal or interest thereon towards any unsecured loan will be subordinated to interest, charges, or principal payment due towards HHFL loan.</p> |
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| | <p>22. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from Hero Housing Finance Limited/ Hero Group shall be deemed to be an event of default in respect of the proposed Facility and vice versa and thus the security shall be released subject to repayment of all the dues.</p> <p>23. If in the normal course of business, sales milestones are not achieved as planned, the lender shall be at their discretion to declare the event as EOD and increase the SI to 100%, after giving an opportunity through notice to the borrower to represent the matter within next 15 days of such notice.</p> <p>24. The Borrower shall not, without the prior written consent of the lender, revise, alter, amend, or change the Business Plan configuration or scope of the project and /or project cost. Provided that the Borrower may effect a change up to 5% in the Project Cost without the prior consent of the Lender.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|--|--|---------|--|---|--------|----|---|--------|----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|----|--------|-----|----|--------|-----|----|--------|-----|----|--------|-----|----|--------|-----|----|--------|------|---------|-------------|--------------------------|-------|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|---|---|---|--------|----|----|---|--------|----|----|---|--------|----|----|---|--------|----|----|---|--------|----|----|----|--------|----|-----|----|--------|----|-----|----|--------|----|-----|----|--------|----|-----|--|--------------|------------|--|
| Home loan preference condition | The borrower will give HHFL status of the "Preferred Finance Partner", whereby HHFL shall have the first right to consider housing loans of individual house purchasers in the project. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Events of default | <p>Construction/Development related Event of Default:</p> <table border="1"> <thead> <tr> <th>Month</th> <th>Quarter</th> <th>Cumulative Project Progress as per empanelled valuer</th> </tr> </thead> <tbody> <tr><td>1</td><td>Mar-25</td><td>0%</td></tr> <tr><td>2</td><td>Jun-25</td><td>5%</td></tr> <tr><td>3</td><td>Sep-25</td><td>10%</td></tr> <tr><td>4</td><td>Dec-25</td><td>28%</td></tr> <tr><td>5</td><td>Mar-26</td><td>34%</td></tr> <tr><td>6</td><td>Jun-26</td><td>40%</td></tr> <tr><td>7</td><td>Sep-26</td><td>46%</td></tr> <tr><td>8</td><td>Dec-26</td><td>52%</td></tr> <tr><td>9</td><td>Mar-27</td><td>58%</td></tr> <tr><td>10</td><td>Jun-27</td><td>64%</td></tr> <tr><td>11</td><td>Sep-27</td><td>70%</td></tr> <tr><td>12</td><td>Dec-27</td><td>76%</td></tr> <tr><td>13</td><td>Mar-28</td><td>82%</td></tr> <tr><td>14</td><td>Jun-28</td><td>98%</td></tr> <tr><td>15</td><td>Sep-28</td><td>100%</td></tr> </tbody> </table> <p>Sales of units Related Events of Default:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Particulars</th> <th>Incremental Sales - Resi</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>1</td><td>Mar-25</td><td>-</td><td>-</td></tr> <tr><td>2</td><td>Jun-25</td><td>-</td><td>-</td></tr> <tr><td>3</td><td>Sep-25</td><td>2</td><td>2</td></tr> <tr><td>4</td><td>Dec-25</td><td>6</td><td>8</td></tr> <tr><td>5</td><td>Mar-26</td><td>10</td><td>18</td></tr> <tr><td>6</td><td>Jun-26</td><td>15</td><td>33</td></tr> <tr><td>7</td><td>Sep-26</td><td>20</td><td>53</td></tr> <tr><td>8</td><td>Dec-26</td><td>20</td><td>73</td></tr> <tr><td>9</td><td>Mar-27</td><td>25</td><td>98</td></tr> <tr><td>10</td><td>Jun-27</td><td>25</td><td>123</td></tr> <tr><td>11</td><td>Sep-27</td><td>31</td><td>154</td></tr> <tr><td>12</td><td>Dec-27</td><td>35</td><td>189</td></tr> <tr><td>13</td><td>Mar-28</td><td>35</td><td>224</td></tr> <tr><td></td><td>Total</td><td>224</td><td></td></tr> </tbody> </table> | Month | Quarter | Cumulative Project Progress as per empanelled valuer | 1 | Mar-25 | 0% | 2 | Jun-25 | 5% | 3 | Sep-25 | 10% | 4 | Dec-25 | 28% | 5 | Mar-26 | 34% | 6 | Jun-26 | 40% | 7 | Sep-26 | 46% | 8 | Dec-26 | 52% | 9 | Mar-27 | 58% | 10 | Jun-27 | 64% | 11 | Sep-27 | 70% | 12 | Dec-27 | 76% | 13 | Mar-28 | 82% | 14 | Jun-28 | 98% | 15 | Sep-28 | 100% | Sr. No. | Particulars | Incremental Sales - Resi | Total | 1 | Mar-25 | - | - | 2 | Jun-25 | - | - | 3 | Sep-25 | 2 | 2 | 4 | Dec-25 | 6 | 8 | 5 | Mar-26 | 10 | 18 | 6 | Jun-26 | 15 | 33 | 7 | Sep-26 | 20 | 53 | 8 | Dec-26 | 20 | 73 | 9 | Mar-27 | 25 | 98 | 10 | Jun-27 | 25 | 123 | 11 | Sep-27 | 31 | 154 | 12 | Dec-27 | 35 | 189 | 13 | Mar-28 | 35 | 224 | | Total | 224 | |
| Month | Quarter | Cumulative Project Progress as per empanelled valuer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Mar-25 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Jun-25 | 5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Sep-25 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Dec-25 | 28% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Mar-26 | 34% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Jun-26 | 40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Sep-26 | 46% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Dec-26 | 52% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Mar-27 | 58% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Jun-27 | 64% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Sep-27 | 70% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Dec-27 | 76% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Mar-28 | 82% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Jun-28 | 98% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Sep-28 | 100% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sr. No. | Particulars | Incremental Sales - Resi | Total | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Mar-25 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Jun-25 | - | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Sep-25 | 2 | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Dec-25 | 6 | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Mar-26 | 10 | 18 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Jun-26 | 15 | 33 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Sep-26 | 20 | 53 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Dec-26 | 20 | 73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Mar-27 | 25 | 98 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Jun-27 | 25 | 123 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Sep-27 | 31 | 154 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Dec-27 | 35 | 189 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Mar-28 | 35 | 224 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Total | 224 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

ATK

[Handwritten Signature]

For Global Horizon Holdings Pvt. Ltd.

[Handwritten Signature]
Authorized Signatory



| | <p>Note: Till date nil residential units have been sold in residential plots</p> <p>If in the normal course of business, sales milestones are not achieved in two consecutive quarter, the lender shall be at its discretion including but not limited to, can increase the SI to 100%, ask for repayment of shortfall in sale or collection towards loan, hold-up the disbursement, can increase the interest rate or can take any other measure as per the executed loan agreement after giving an opportunity through notice to the borrower to represent the matter with in next 30 days of such notice. In any case If the project cash flows are not enough to meet interest and principal obligations, the promoters shall bring in sufficient equity to cover the deficit.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------|--|--|---------------|--|--|-----|-------------------------|--|------|--------------------------|--|---------|--|--|-----|------------|----------------|-----|----------------|---|-----|----------------------|----------------|-----|------------------------|----------------|-----|------------------------|--|
| Penalty Conditions | <ol style="list-style-type: none"> 1. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility, default interest rate shall be levied at the 24% p.a. payable monthly, from the due date till such time the overdue amount is paid. 2. In case of non-perfection of securities within due time limits Lender will have a right to levy additional interest at the rate of 2.00% p.a. over and above the regular interest of the Facility. 3. Delay in submission of requisite documents. 4. Non-Adherence to any Sanction Conditions. 5. Delay in submission of CA Certified COP-MOF. 6. Forced Sale: "HHFL may at its own discretion trigger forced sale of unsold mortgaged units in Project in the event of default of HHFL debt obligations for any two consecutive months and/or non achievement of business plan of project by less than 20% of projections in any two consecutive quarters during HHFL's loan tenure. HHFL may sell the unsold mortgaged units at a discount of up to 30% of the prevailing average market price achieved for last 6 months by the borrower." | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Charges | <table border="1"> <thead> <tr> <th colspan="3">PENAL CHARGES</th> </tr> </thead> <tbody> <tr> <td>(i)</td> <td>Payment Default Charges</td> <td>2% (two percent) per month on the overdue amount (i.e. 24% p.a.)</td> </tr> <tr> <td>(ii)</td> <td>Repayment bounce penalty</td> <td>INR 1000/- (Rupees One Thousand only) (per instrument)</td> </tr> <tr> <th colspan="3">CHARGES</th> </tr> <tr> <td>(a)</td> <td>Stamp Duty</td> <td>As per actuals</td> </tr> <tr> <td>(b)</td> <td>CERSAI charges</td> <td>INR 100/- (Rupees Five Hundred only) + GST (per collateral)</td> </tr> <tr> <td>(c)</td> <td>Title Search Charges</td> <td>As per actuals</td> </tr> <tr> <td>(d)</td> <td>Escrow Account opening</td> <td>As per actuals</td> </tr> <tr> <td>(e)</td> <td>Repayment swap charges</td> <td>INR 500/- (Rupees Five Hundred only) + GST (per request)</td> </tr> </tbody> </table> | | PENAL CHARGES | | | (i) | Payment Default Charges | 2% (two percent) per month on the overdue amount (i.e. 24% p.a.) | (ii) | Repayment bounce penalty | INR 1000/- (Rupees One Thousand only) (per instrument) | CHARGES | | | (a) | Stamp Duty | As per actuals | (b) | CERSAI charges | INR 100/- (Rupees Five Hundred only) + GST (per collateral) | (c) | Title Search Charges | As per actuals | (d) | Escrow Account opening | As per actuals | (e) | Repayment swap charges | INR 500/- (Rupees Five Hundred only) + GST (per request) |
| PENAL CHARGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (i) | Payment Default Charges | 2% (two percent) per month on the overdue amount (i.e. 24% p.a.) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (ii) | Repayment bounce penalty | INR 1000/- (Rupees One Thousand only) (per instrument) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CHARGES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (a) | Stamp Duty | As per actuals | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (b) | CERSAI charges | INR 100/- (Rupees Five Hundred only) + GST (per collateral) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (c) | Title Search Charges | As per actuals | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (d) | Escrow Account opening | As per actuals | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (e) | Repayment swap charges | INR 500/- (Rupees Five Hundred only) + GST (per request) | | | | | | | | | | | | | | | | | | | | | | | | | | | |

For Global Horizon Holdings Pvt. Ltd.

[Handwritten signatures]

[Handwritten signature]
Authorized Signatory



| | | | |
|--|-----|---|---|
| | (f) | Duplicate No objection certificate (NOC) Issuance charges | INR 1500/- (Rupees One Thousand Five Hundred only) + GST (per loan) |
| | (g) | List of documents (duplicate) | Nil first time. Second time onwards, fee shall be INR 500/- (Rupees Five Hundred only) + GST (per loan) |
| | (h) | Legal, repossession and incidental charges | As per actuals + Applicable Taxes |
| | (i) | Processing Fees | On a case to case basis. The fee is non-refundable fee and independent of disbursement/cancellation of the Loan by the Borrower. |
| | (k) | Foreclosure letter issuance | INR 1000/- (Rupees One Thousand only) + GST (per deal) |
| Please refer to the Key Facts Statement ("KFS") enclosed as Schedule A | | | |

This Letter shall stand revoked & cancelled and shall be absolutely null & void if:

- A. *There are any material changes in the proposal for which the said facility is sanctioned.*
- B. *Any material fact concerning your profits etc., or ability to repay, or any other relevant aspect of your Loan applicant's application is withheld, suppressed, concealed or not made known to us.*
- C. *Any statement made in the Loan application is found to incorrect & untrue.*
- D. *The loan agreements & other documents as required by HHFL are not executed within a period of 15 days from the date hereof or during any further extension at HHFL discretion.*
- E. *Any information as may be required by HHFL from time to time pertaining to the project is not furnished in the form prescribed/ approved by HHFL.*

Please sign this letter as a token of your acceptance of the terms & conditions mentioned above & overleaf and give us a signed copy of this letter.

For Global Horizon Holdings Pvt. Ltd.

Authorised Signatory



Thanking You,

Yours truly,



Agreed and Accepted by the Borrower & Co-Borrower(s)

I/ we hereby confirm that I/ we had received the Sanction Letter along with the Key Facts Statement ("KFS") before executing the loan agreement. I/We further confirm that I/we have read, understand and accept the terms and conditions of the Sanction Letter along with the KFS enclosed as Schedules to the Sanction Letter, as laid out in English/ have been explained to me/us in a vernacular language of my/our understanding by the representative of HHFL and I/ we accept the Facility on the terms set above.

Accepted (all Applicants & Co-applicants to sign)

| | |
|--|--|
| M/s. Global Horizon Holdings Private Limited | For Global Horizon Holdings Pvt. Ltd.  Authorized Signatory |
| Mr. Jitender Janghu  |  |
| Mr. Ajay Goyal  | |

Annexure 1: Repayment Schedule

(Rs in Lakhs.)

| Sr. No. | Particulars | Description |
|---------|-------------------------|----------------|
| 1 | Facility (Rs. in lakhs) | 3950 |
| 2 | Tenure months | 48 |
| 3 | Moratorium | 24 |
| 4 | Repayment | 24 |
| 3 | Rate | 13.50% |
| 4 | Principal payment | ₹ 164.58 lakhs |

| Sr. No. | Month from the disb. | Opening Balance (Rs. Lakhs) | Repayment (Rs. Lakhs) | Closing Balance (Rs. Lakhs) |
|--------------|----------------------|-----------------------------|-----------------------|-----------------------------|
| 1 | 25 | 3950.00 | 164.58 | 3785.42 |
| 2 | 26 | 3785.42 | 164.58 | 3620.83 |
| 3 | 27 | 3620.83 | 164.58 | 3456.25 |
| 4 | 28 | 3456.25 | 164.58 | 3291.67 |
| 5 | 29 | 3291.67 | 164.58 | 3127.08 |
| 6 | 30 | 3127.08 | 164.58 | 2962.50 |
| 7 | 31 | 2962.50 | 164.58 | 2797.92 |
| 8 | 32 | 2797.92 | 164.58 | 2633.33 |
| 9 | 33 | 2633.33 | 164.58 | 2468.75 |
| 10 | 34 | 2468.75 | 164.58 | 2304.17 |
| 11 | 35 | 2304.17 | 164.58 | 2139.58 |
| 12 | 36 | 2139.58 | 164.58 | 1975.00 |
| 13 | 37 | 1975.00 | 164.58 | 1810.42 |
| 14 | 38 | 1810.42 | 164.58 | 1645.83 |
| 15 | 39 | 1645.83 | 164.58 | 1481.25 |
| 16 | 40 | 1481.25 | 164.58 | 1316.67 |
| 17 | 41 | 1316.67 | 164.58 | 1152.08 |
| 18 | 42 | 1152.08 | 164.58 | 987.50 |
| 19 | 43 | 987.50 | 164.58 | 822.92 |
| 20 | 44 | 822.92 | 164.58 | 658.33 |
| 21 | 45 | 658.33 | 164.58 | 493.75 |
| 22 | 46 | 493.75 | 164.58 | 329.17 |
| 23 | 47 | 329.17 | 164.58 | 164.58 |
| 24 | 48 | 164.58 | 164.58 | 0.00 |
| Total | | | 3950.00 | |

Monthly Interest payment will be over and above the above stated EMI

For Global Horizon Holdings Pvt. Ltd.

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Annexure 2:

Project Cash Flow (Total HHFL facility)

| Particulars | Dec-24 | Mar-25 | Jun-25 | Sep-25 | Dec-25 | Mar-26 | Jun-26 | Sep-26 | Dec-26 | Mar-27 | Jun-27 | Sep-27 | Dec-27 | Mar-28 | Jun-28 | Sep-28 | Total | |
|---------------------------|--------------|--------------|--------------|--------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|--|
| Inflow | | | | | | | | | | | | | | | | | | |
| Promoter contribution | 23.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | | | 23.23 | |
| Unsold Receivables - F&B | - | - | 0.36 | 1.42 | 3.10 | 6.76 | 12.39 | 19.81 | 24.55 | 19.02 | 28.90 | 36.20 | 34.40 | 38.35 | 26.69 | 13.84 | 265.69 | |
| Proposed Loan | - | 20.00 | 10.00 | 10.00 | | | | | | | | | | | | | 40.00 | |
| Total Inflows - A | 23.23 | 20.00 | 10.36 | 11.42 | 3.20 | 6.76 | 12.39 | 19.81 | 24.55 | 19.02 | 28.90 | 36.20 | 34.40 | 38.35 | 26.69 | 13.84 | 305.69 | |
| Outflow | | | | | | | | | | | | | | | | | | |
| Land Cost | 14.85 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 14.85 | |
| Approvals | 2.50 | 2.50 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 2.50 | |
| Construction | 8.07 | 2.79 | 4.16 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 69.74 | |
| Sales and Marketing | 0.16 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 18.00 | |
| Admin Cost | 0.06 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 0.35 | 5.00 | |
| Others | 0.05 | 1.36 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 1.41 | |
| Finance Charges | - | 0.23 | 1.01 | 1.35 | 1.34 | 1.32 | 1.29 | 1.23 | 1.08 | 0.76 | 0.41 | 0.08 | - | - | - | - | 10.10 | |
| Promoter contribution | 10.00 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Rep. by SI | - | - | 0.05 | 0.21 | 0.48 | 1.01 | 1.86 | 4.37 | 6.14 | 6.63 | 14.45 | 4.79 | - | - | - | - | 40.00 | |
| Total Outflow - B | 23.23 | 15.89 | 6.77 | 7.26 | 7.52 | 8.04 | 8.85 | 11.29 | 12.92 | 13.10 | 20.56 | 10.57 | 5.70 | 1.53 | 1.52 | 1.52 | 74.51 | |
| Surplus for quarter - A-B | 0.00 | 4.11 | 3.59 | 4.16 | (4.32) | (1.28) | 3.54 | 8.51 | 11.63 | 5.92 | 8.34 | 25.62 | 28.70 | 36.83 | 24.97 | 12.32 | 172.87 | |
| Cumulative Balance | 0.00 | 4.11 | 7.70 | 11.86 | 7.54 | 6.27 | 9.81 | 18.32 | 29.96 | 35.88 | 44.22 | 69.85 | 98.54 | 135.38 | 160.35 | 172.67 | | |
| DSCR | 1.00 | 1.85 | 3.57 | 3.20 | (1.01) | 0.52 | 2.02 | 2.44 | 2.54 | 1.77 | 1.55 | 5.93 | 80.16 | 112.88 | 76.85 | 38.43 | 4.06 | |
| Receivable | 265.69 | 265.69 | 265.35 | 263.51 | 263.51 | 260.71 | 255.95 | 241.55 | 221.74 | 197.19 | 178.17 | 149.77 | 113.08 | 78.68 | 40.33 | 13.84 | | |
| Cost to be incurred | 90.37 | 89.96 | 83.27 | 76.22 | 69.18 | 62.13 | 55.16 | 48.23 | 41.45 | 34.99 | 29.88 | 23.10 | 17.40 | 11.70 | 6.00 | | | |
| Net receivable | 165.81 | 175.71 | 182.07 | 187.69 | 194.33 | 198.58 | 199.79 | 186.39 | 173.51 | 155.74 | 145.18 | 120.39 | 89.97 | 61.28 | 28.63 | 7.84 | | |
| FOS | 20.00 | 30.00 | 39.95 | 39.73 | 39.73 | 39.75 | 38.24 | 36.38 | 32.01 | 25.88 | 19.24 | 4.79 | - | - | - | - | | |
| Receivable cover | 0.44 | 5.86 | 4.56 | 4.72 | 4.88 | 5.02 | 5.12 | 5.42 | 6.02 | 7.44 | 25.15 | 80.00 | RDV/01 | RDV/01 | RDV/01 | RDV/01 | | |

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Annexure 3: Details of Unsold units of Project

| S.NO. | UNIT NO | Plot area (sq yds) | Floor No. | Type | Sold/ Unsold | Saleable area (sq.ft.) |
|-------|---------|--------------------|-----------|-------------------|--------------|------------------------|
| 1 | B-01 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 2 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 3 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 4 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 5 | B-02 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 6 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 7 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 8 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 9 | B-03 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 10 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 11 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 12 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 13 | B-04 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 14 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 15 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 16 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 17 | B-05 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 18 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 19 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 20 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 21 | B-06 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 22 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 23 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 24 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 25 | B-07 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 26 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 27 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 28 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 29 | B-08 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 30 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 31 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 32 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 33 | D-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 34 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 35 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 36 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 37 | D-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 38 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 39 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 40 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 41 | D-03 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 42 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 43 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 44 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 45 | D-04 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 46 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 47 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 48 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 49 | D-05 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |

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| | | | | | | |
|----|------|--------|--------|-------------------|--------|----------|
| 50 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 51 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 52 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 53 | D-06 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 54 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 55 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 56 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 57 | D-07 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 58 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 59 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 60 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 61 | D-08 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 62 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 63 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 64 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 65 | D-09 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 66 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 67 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 68 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 69 | D-10 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 70 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 71 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 72 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 73 | D-11 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 74 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 75 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 76 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 77 | D-12 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 78 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 79 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 80 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 81 | D-13 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 82 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 83 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 84 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 85 | D-14 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 86 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 87 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 88 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 89 | D-15 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 90 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 91 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 92 | | | Fourth | Residential Floor | Unsold | 1,459.60 |

For Global Horizon Holdings Pvt. Ltd.

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|-----|-------|--------|--------|-------------------|--------|----------|
| 93 | F2-01 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 94 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 95 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 96 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 97 | F2-02 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 98 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 99 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 100 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 101 | F2-03 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 102 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 103 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 104 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 105 | F2-04 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 106 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 107 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 108 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 109 | F2-05 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 110 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 111 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 112 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 113 | E-09 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 114 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 115 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 116 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 117 | E-10 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 118 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 119 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 120 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 121 | E-11 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 122 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 123 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 124 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 125 | E-12 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 126 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 127 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 128 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 129 | A-47 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 130 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 131 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 132 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 133 | A-48 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 134 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 135 | | | Third | Residential Floor | Unsold | 1,459.60 |

For Global Horizon Holdings Pvt. Ltd.

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|-----|--------|--------|--------|-------------------|--------|----------|
| 136 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 137 | A-49 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 138 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 139 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 140 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 141 | A-50 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 142 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 143 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 144 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 145 | A-51 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 146 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 147 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 148 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 149 | A-52 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 150 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 151 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 152 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 153 | A-53 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 154 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 155 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 156 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 157 | A3-01 | 166.63 | First | Residential Floor | Unsold | 1,459.60 |
| 158 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 159 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 160 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 161 | A4-04 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 162 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 163 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 164 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 165 | A4-04A | 173.18 | First | Residential Floor | Unsold | 1,459.60 |
| 166 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 167 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 168 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 169 | D-1 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 170 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 171 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 172 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 173 | A-2-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 174 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 175 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 176 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 177 | A-2-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 178 | | | Second | Residential Floor | Unsold | 1,459.60 |

For Global Horizon Holdings Pvt. Ltd.

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|-----|--------|--------|--------|-------------------|--------|----------|
| 179 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 180 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 181 | A-2-03 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 182 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 183 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 184 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 185 | A-2-04 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 186 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 187 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 188 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 189 | A-2-05 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 190 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 191 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 192 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 193 | A-2-06 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 194 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 195 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 196 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 197 | A4-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 198 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 199 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 200 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 201 | A4-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 202 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 203 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 204 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 205 | A4-03 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 206 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 207 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 208 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 209 | C-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 210 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 211 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 212 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 213 | C-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 214 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 215 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 216 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 217 | E-07 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 218 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 219 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 220 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 221 | E-08 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |

For Global Horizon Holdings Pvt. Ltd.

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| | | | | | |
|-----|----------|--------|-------------------|--------|-------------|
| 222 | | Second | Residential Floor | Unsold | 1,459.60 |
| 223 | | Third | Residential Floor | Unsold | 1,459.60 |
| 224 | | Fourth | Residential Floor | Unsold | 1,459.60 |
| | 9,225.33 | | | | 3,26,950.04 |

For Global Horizon Holdings Pvt. Ltd

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Annexure 4: Disbursement Schedule

| Disb. Amt (HHFL) | Incr units to be sold (Resi) | Cumm sold units | Incr Area to be Sold | Cumm Area sold | Incr Sales Value | Cumm Sales Value | Incr Collections | Cumm Collections | Stage (%) | Coll%/Stage | End Use |
|------------------|------------------------------|-----------------|----------------------|----------------|------------------|------------------|------------------|------------------|-----------|-------------|--------------------------------------|
| 20.00 | 0 | 0 | 0 | - | 0 | - | 0 | - | 0% | | - Towards project cost/reimbursement |
| 10.00 | - | 0 | - | - | - | - | - | - | 5% | 0% | |
| 10.00 | 2 | 2 | 2,965 | 2,965 | 2.37 | 2.37 | 0.36 | 0.36 | 10% | 15% | |
| 40.00 | 2.00 | | 2965.29 | | 2.37 | | 0.36 | | | | |

For Global Horizon Holdings Pvt. Ltd.

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Annexure 5: Repayment Mechanism

- NACH Mode: NACH form along with one canceled cheque & one EMI PDC to cover the timing gap in getting mandate activated by the Borrower Bank.
- Additional UDC: One cheque for full loan amount and three more cheques each of 1/3rd of the total loan amount sanctioned.

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KEY FACT STATEMENT

Part 1 (Interest Rate and Fees/ Charges)

| | | | | |
|---|--|---|--|--|
| 1 | Name of Main Borrower | M/s Global Horizon Holdings Private Limited | | |
| 1(a) | Loan Proposal/ Account No. | | Type of Loan | Construction Finance |
| 2 | Sanctioned Loan amount (in Rupees) | Rupees Thirty Nine Crores Fifty Lakhs only | | |
| 3 | Disbursal Schedule | Disbursement of the Loan shall be Rupees Nineteen Crores Fifty Lakhs Only. First Disbursement of the Loan shall be ₹19.50 Cr. In case of stage-wise disbursement, first disbursement shall be done as per the stages of construction, or the milestones agreed subject to right of Hero Housing Finance Ltd. ("HHFL") to verify the same. For more details, please refer clause XX of the Loan Agreement. | | |
| 4 | Loan Term | 48 months | | |
| 4(a) | Does the Loan Term include Moratorium | Yes, Principal Moratorium | Moratorium in months, if applicable | 24 months |
| 5 | Details of Periodic Instalment ("PI") (Please refer to the Note below the table) | | | |
| | Type of instalments | Number of RIs | RI (₹) | Commencement of repayment, post sanction |
| | Monthly Instalment ("MI" or "PI") | 24 | Principal component- ₹1,64,58,333/- Interest component- Interest amount computed on the balance principal amount. | Repayment shall commence after completion of the Moratorium if the moratorium is available. Else, it shall start after disbursement on the immediate due date mentioned at Sl. No. 11 of Annexure B. |
| Note: Additional Information on PIs/ MIs- Before commencement of the PI/ MI after the moratorium period, the Borrower shall be required to pay an interest amount on the outstanding loan amount on a monthly basis at the applicable interest rate. The number of PIs/ MIs and amount of a PI/ MI are subject to change in case of revision in the applicable interest rate as per the terms of the Loan. | | | | |
| 6 | Interest Rate (%) | 13.50% | Interest | Floating |

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| | | | | | | Type | | |
|---|--|---------------------|---|---|--|--|------------|--|
| 7 Additional Information in case of Floating Rate of Interest | | | | | | | | |
| Reference Benchmark Rate | Benchmark Rate (%) (B) | Spread (%) (S) | Final rate (%) R = (B) + (S) | Reset Periodicity (Months) ¹ | | Impact of change in the reference benchmark ² (for 25 bps change in 'R', change in) | | |
| | | | | B | S | RI (₹) | No. of Ris | |
| Hero Reference Rate ("HRR") | 18.60% | -5.10% | 13.50% | No Fixed Reset | No Fixed Reset | 1,64,58,333 | 24 | |
| 8 Fee/ Charges³ (applicable statutory levies including GST to be paid additionally (Please refer to the footnotes)) | | | | | | | | |
| | | | Payable to HHFL (A) | | Payable to a third party through HHFL (B) | | | |
| S. N. | Type of Fee/ Charges | One-time/ Recurring | Amount (in ₹) or Percentage (%) as applicable | One-time/ Recurring | Amount (in ₹) or Percentage (%) as applicable | | | |
| i. | Processing Fees (this includes Initial Processing Fees and is non-refundable) ⁴ | One time | 1.00% | NA | NA | | | |
| ii. | Insurance Charges ⁵ | One time | NA | | | | | |

¹ HHFL shall review its benchmark rate (HRR) from time to time as per its internal policies. Any change in the HRR and its resultant impact on the rate applicable to your loan shall be notified to as per the regulatory requirements. Reset in spread may happen in case of Mixed Rate of Interest while migrating to Floating Interest Rate or in case of revision in applicable interest rate as per the terms and conditions of the Loan and the Fair Practice Code.

² RI and No. of Ris provided in the table depict a scenario where either amount of the RI or no. of Ris would undergo change if there is increase of 25bps in the currently applicable interest rate/ RI.

³ Please note that the charges mentioned below with (*) mark are indicative and subject to revision by respective authority/ institution/ bank/ insurer providing respective service. If such charges are born directly by the Borrower without paying the same through HHFL then the same shall not be included for computation of the APR.

⁴ Processing fees includes the Initial Processing Fees of Rs. XXXX, which is non-refundable.

⁵ Insurance charges are towards insurance premium payable to the Insurance Company for the insurance cover availed by the Borrower as per his/ her own discretion. The insurance is not bundled with the loan and the Borrower may avail insurance from any insurance company. The Borrower, as per his/ her own discretion, may request for loan towards insurance premium subject to credit eligibility where such amount shall be directly paid by HHFL to the Insurer upon the Borrower's instruction.

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|-------|---|--|-----|--|
| iii. | CERSAI Charges* | One time | 100 | |
| iv. | Statutory Charges (Stamp Duty / MOE/ MODT)* | One time | NA | |
| v. | Any other case specific Charges | | | |
| 9 | Annual Percentage Rate (APR) (%) | | | |
| 10 | ⁶ Details of Contingent Charges (in ₹ or %, as applicable) for the following incidences/ services: | | | |
| i. | Penal charges, if any, in case of delayed payment | 2% (two percent) per month on the overdue amount (i.e. 24% p.a.) | | |
| ii. | Repayment bounce penalty | INR 1000/- (Rupees One Thousand only) (per instrument) | | |
| iii. | Penal Charges for non-compliance of loan covenants | 1% (one percent) per annum on the loan amount for such number of days till non-compliance persists | | |
| iv. | Duplicate No objection certificate (NOC) Issuance charges | INR 1500/- (Rupees One Thousand Five Hundred only) + GST (per loan) | | |
| v. | Fee for List of Documents ("LOD") (duplicate) | Nil first time. Second time onwards, fee shall be INR 500/- (Rupees Five Hundred only) + GST (per loan) | | |
| vi. | Prepayment Charges | a) For all loans being foreclosed due to balance transfer to another financial institution, a pre-payment penalty of 4% will be applicable for loans being closed within 13-24 months and 3% after 24 months b) No pre-payment penalty shall be applicable if loan is prepaid/closed from HHFL funded project collections or own sources of borrower/promoter | | |
| vii. | Foreclosure letter issuance | INR 1000/- (Rupees One Thousand only) + GST (per loan account) | | |
| viii. | Any other charges | | | |

⁶ The nature and/or quantum of the fees/charges/levies/penalties mentioned herein may undergo review/modification from time to time, as per the prevailing policies of HHFL in compliance with regulatory guidelines, as may be updated by HHFL from time to time. HHFL will communicate the change in charges/fee through appropriate channels to the customers.

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Part 2 (Other Qualitative Information)

| | | | |
|---|--|--|--------------------------|
| 1 | Clause of Loan agreement relating to engagement of recovery agents | The recovery agent shall act on behalf of HHFL and shall abide by the Code of Conduct adopted by HHFL as available on HHFL's website at the link https://www.herohousingfinance.com/policies-and-codes . For more details in this regard, please refer clause 34 of Loan Agreement | |
| 2 | Clause of Loan agreement which details grievance redressal mechanism | The Borrower may refer to the Grievance Redressal Mechanism (including escalation matrix) on HHFL's website at the link https://www.herohousingfinance.com/policies-and-codes . For more details, please refer clause 33 of Loan Agreement. | |
| 3 | Phone number and email id of the nodal grievance redressal officer | <p>Name of Officer: Dinesh Sohal</p> <p>Address: A-6, Second Floor, Sector-4, Noida, Uttar Pradesh-201301, Email: dinesh.sohal@hero.hfl.com</p> <p>Contact Number: 0120-4153555</p> | |
| 4 | Whether the loan is, or in future maybe, subject to transfer to other REs or securitisation | Yes | |
| 5 | In case of lending under collaborative lending arrangements (e.g., co-lending/ outsourcing), following additional details may be furnished: | | |
| | Name of the originating RE, along with its funding proportion | Name of the partner RE along with its proportion of funding | Blended rate of interest |
| | Not Applicable | Not Applicable | Not Applicable |
| 6 | In case of digital loans, following specific disclosures may be furnished: | | |
| | (i) Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan | Not Applicable | |
| | (ii) Details of LSP acting as recovery agent and authorized to approach the borrower | Not Applicable | |

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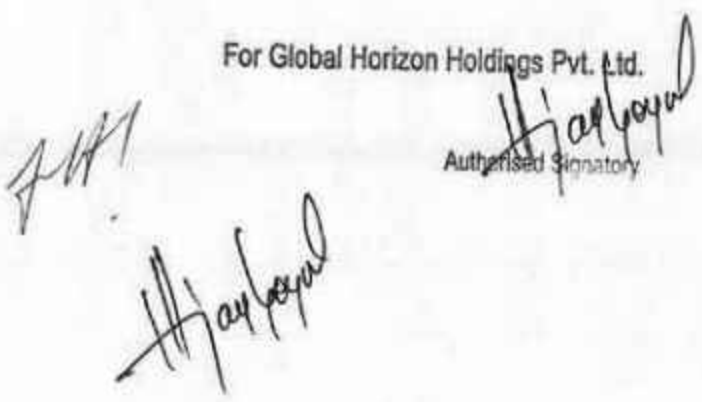
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Computation of APR

| S. N. | Parameter | Details |
|-------|---|--|
| 1 | Sanctioned Loan amount (in Rupees) (SI no. 2 of the KFS template – Part 1) | 39,50,00,000 |
| 2 | Loan Term (in years/ months/ days) (SI No.4 of the KFS template – Part 1) | 48 months |
| a) | Moratorium, if any | 24 months (Principal moratorium) |
| a) | No. of instalments for payment of principal, in case of non-equated periodic loans | 24 months |
| b) | Type of EPI Amount of each EPI (in Rupees) and Nos. of EPIs (e.g., no. of EMIs in case of monthly instalments) (SI No. 5 of the KFS template – Part 1) | <ul style="list-style-type: none"> • Payment on monthly frequency. • During the moratorium period, interest on outstanding loan amount to be paid on a monthly basis at applicable interest rate prior to commencement of the PI. • Post-moratorium, a fixed Principal Component of XXXX and interest amount on the balance principal amount shall be paid in 24 PIs. |
| c) | No. of instalments for payment of capitalised interest, if any | Not Applicable |
| d) | Commencement of repayments, post sanction (SI No. 5 of the KFS template- Part 1) (pls refer to the note after the table) | days |
| 3 | Interest rate type (fixed or floating or hybrid) (SI No. 6 of the KFS template- Part 1) | Floating |
| 4 | Rate of Interest (SI No. 6 of the KFS template – Part 1) | 13.50 % |
| 5 | Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date (in Rupees) | 9,97,37,500 |
| 6 | Fee/ Charges payable (in Rupees) | 39,50,000 |
| A | Payable to the RE (SI No.8A of the KFS template-Part 1) | - |
| B | Payable to third-party routed through RE (SI No.8B of the KFS template- Part 1) | |

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| | | |
|----|---|---|
| 7 | Net disbursed amount (1-6) (in Rupees) | 39,10,50,000/- |
| 8 | Total amount to be paid by the borrower (sum of 1 and 5) (in Rupees) | 49,47,37,500/- |
| 9 | Annual Percentage rate- Effective annualized interest rate (in percentage) (Sl No.9 of the KFS template-Part 1) | % |
| 10 | Schedule of disbursement as per terms and conditions | In case of stage-wise disbursement, the disbursement shall be done as per the stages of construction, or the milestones agreed subject to right of HHFL to verify the same. |
| 11 | Due date of payment of instalment and interest: | DDMMYYYY |
| 12 | Validity period of acceptance | 30 days from date of sanction letter |

Please Note that first due date of repayment shall be 5th day of the month ("Due Date") subsequent to the date of disbursement and, thereafter, repayments will have to be made on Due Date each month, unless notified otherwise by HHFL, till the loan is completely repaid. Days for commencement of repayments and Due Date of payment mentioned in the above table have been provided assuming date of sanction/ KFS and date of disbursement as the same considering the format prescribed by the RBI.

Annexure C

Repayment Schedule for the Loan Sanctioned

| Instalment No. | O/s Principal | Principal | Interest | Instalment Amount |
|----------------|---------------|-----------|-----------|-------------------|
| 1 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 2 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 3 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 4 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 5 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 6 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 7 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 8 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |

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| | | | | |
|----|--------------|-------------|-----------|-----------|
| 9 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 10 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 11 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 12 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 13 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 14 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 15 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 16 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 17 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 18 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 19 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 20 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 21 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 22 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 23 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 24 | 39,50,00,000 | - | 44,43,750 | 44,43,750 |
| 25 | 39,50,00,000 | 1,64,58,333 | 44,43,750 | 44,43,750 |
| 26 | 37,85,41,667 | 1,64,58,333 | 42,58,594 | 42,58,594 |
| 27 | 36,20,83,333 | 1,64,58,333 | 40,73,438 | 40,73,438 |
| 28 | 34,56,25,000 | 1,64,58,333 | 38,88,281 | 38,88,281 |
| 29 | 32,91,66,667 | 1,64,58,333 | 37,03,125 | 37,03,125 |
| 30 | 31,27,08,333 | 1,64,58,333 | 35,17,969 | 35,17,969 |

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| | | | | |
|----|--------------|-------------|-----------|-----------|
| 31 | 29,62,50,000 | 1,64,58,333 | 33,32,813 | 33,32,813 |
| 32 | 27,97,91,667 | 1,64,58,333 | 31,47,656 | 31,47,656 |
| 33 | 26,33,33,333 | 1,64,58,333 | 29,62,500 | 29,62,500 |
| 34 | 24,68,75,000 | 1,64,58,333 | 27,77,344 | 27,77,344 |
| 35 | 23,04,16,667 | 1,64,58,333 | 25,92,188 | 25,92,188 |
| 36 | 21,39,58,333 | 1,64,58,333 | 24,07,031 | 24,07,031 |
| 37 | 19,75,00,000 | 1,64,58,333 | 22,21,875 | 22,21,875 |
| 38 | 18,10,41,667 | 1,64,58,333 | 20,36,719 | 20,36,719 |
| 39 | 16,45,83,333 | 1,64,58,333 | 18,51,563 | 18,51,563 |
| 40 | 14,81,25,000 | 1,64,58,333 | 16,66,406 | 16,66,406 |
| 41 | 13,16,66,667 | 1,64,58,333 | 14,81,250 | 14,81,250 |
| 42 | 11,52,08,333 | 1,64,58,333 | 12,96,094 | 12,96,094 |
| 43 | 9,87,50,000 | 1,64,58,333 | 11,10,938 | 11,10,938 |
| 44 | 8,22,91,667 | 1,64,58,333 | 9,25,781 | 9,25,781 |
| 45 | 6,58,33,333 | 1,64,58,333 | 7,40,625 | 7,40,625 |
| 46 | 4,93,75,000 | 1,64,58,333 | 5,55,469 | 5,55,469 |
| 47 | 3,29,16,667 | 1,64,58,333 | 3,70,313 | 3,70,313 |
| 48 | 1,64,58,333 | 1,64,58,333 | 1,85,156 | 1,85,156 |

"The contents and disclosures provided in the Key Fact Statement, consisting of Annexures A, B, and C, have been read by me/us / read over by HHFL Representative and explained to me/us in a language that I/we understand. I/we have received

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a copy of the KFS and have appended my/our signature/thumb impression to this document with free consent and volition, in a sound state of mind, after understanding its contents."

"मुख्य तथ्य विवरण में प्रदान की गई विषयवस्तु और खुलासे, जिसमें अनुलग्नक A, B, और C शामिल हैं, मैंने/हमने पढ़ लिए हैं / एचएचएफएल (HHFL) के प्रतिनिधि द्वारा मुझे/हमें पढ़कर सुनाए गए हैं और उस भाषा में समझाए गए हैं जो मैं/हम समझते हैं। मैंने/हमने 'मुख्य तथ्य विवरण' की एक प्रति प्राप्त कर ली है और इसकी विषयवस्तु को समझने के बाद, स्वस्थ मानसिक स्थिति में, स्वतंत्र सहमति और इच्छा से इस दस्तावेज़ पर अपने हस्ताक्षर/अंगूठे का निशान दिए हैं।"

"இணைப்புகள் A, B மற்றும் C யைக் கொண்ட முக்கிய உண்மை அறிக்கையில் கொடுக்கப்பட்டுள்ள உள்ளடக்கங்களும் வெளிப்படுத்தப்பட்டுள்ளவைகளும் என்னால்/எங்களால் படிக்கப்பட்டு / HHFL பிரதிநிதியால் படித்துக்காட்டப்பட்டு எனக்கு/எங்களுக்கு புரியும் மொழியில் விளக்கிக்கூறப்பட்டது. நான்/நாங்கள் KFS இன் நகலைப் பெற்றுள்ளோம் மேலும் அதன் உள்ளடக்கத்தைப் புரிந்து கொண்ட பின் ஒப்புதலோடும் விருப்பத்துடனும் நல்ல மனநிலையில் இந்த ஆவணத்தில் எனது/எங்கள் கையொப்பம்/கட்டைவிரல் ரேகையைப் பதிவு செய்துள்ளோம்."

"ಪೌಲ್ ಪೌಲ್ ಎಫ್ ಎಲ್ ನುంచి "ಅನುಬಂಧాలు A, B, ಮರಿಯು Cಲತೆ ಕುಡಿನ ಕೆಲಕ ವಾಸ್ತವಾಲ ವಾಂಗ್ಕಾಲಂಲೆ ಇವ್ವಬಳಿ ವಿಷಯಾಲ ಮರಿಯು ಪ್ರಕಟನಲನು ನೆನು/ಮೆಂ/ ವದಿವಾಢು.ನಾಕು/ಮಾಕು ಅರೈಮಯೈ ಬಾಪಲ್ ಪ್ರತಿನಿಧಿ ನಾಕು/ಮಾಕು ನಿವರಿಂದಾರು. ನೆನು/ಮೆಂ ತೆ ಎಫ್ ಎಫ್ ಯುಕ್ಕು, ಒಕೆ ಕಾಪೆನಿ ಅಂದುಕುನ್ನಾನು ಮರಿಯು ದಾನಿಲೆನಿ ವಿಷಯಾಲನು ಅರೈಂ ದೆನುಕುನ್ನು ತರುವಾತ, ಸ್ವದ್ವಾಯುತ ಸಮ್ಪತಿ ಮರಿಯು ಇಫ್ಫಾನುಸಾರಂಗಾ, ಮಂದಿ ಮಾನಸಿಕ ಸ್ಥಿತಲೆ ಈ ದಾಕುಮೆಂದೆ ಕು ನಾ/ಮಾ ಸಂತಕಂ/ಬಿಟನವೆಲು ಮುದ್ರನು ಜತೆ ದೆಶಾಢು."

परिशिष्ट ए, बी आणि सी सामील असलेल्या मुख्य तथ्याच्या निवेदनात प्रदान केलेला आद्य आणि खुलासे मी/आम्ही वाचले आहेत / एच.एच.एफ.एल प्रतिनिधीने वाचून दाखविले आहेत आणि ते मला / आम्हाला समजेल अशा भाषेत समजावून सांगितलेले आहेत. के.एफ.एस ची एक प्रत मला/आम्हाला मिळालेली आहे आणि मी/आम्ही या कागदपत्रातील मजकूर समजून घेतल्यानंतर स्वतंत्र संमतीने आणि स्वइच्छेने, सुदृढ मन:स्थितीत, त्यातील मजकूर समजून घेतल्यानंतर माझी/आमची स्वाक्षरी केली आहे /अंगठ्याचा ठसा लावला आहे.

ਮੁੱਖ ਤੱਥ ਬਿਆਨ ਵਿੱਚ ਪ੍ਰਦਾਨ ਕੀਤੀ ਗਈ ਸਮੱਗਰੀ ਅਤੇ ਖੁਲਾਸਿਆਂ, ਜਿਸਦੇ ਵਿੱਚ ਅਨੁਬੰਧ A, B, ਅਤੇ C ਸ਼ਾਮਲ ਹਨ, ਨੂੰ ਮੈਂ/ਸਾਡੇ ਦੁਆਰਾ ਪੜ੍ਹ ਲਿਆ ਗਿਆ ਹੈ/ HHFL ਦੇ ਨੁਮਾਇੰਦੇ ਨੇ ਮੈਨੂੰ/ਸਾਨੂੰ ਉਸ ਭਾਸ਼ਾ ਵਿੱਚ ਪੜ੍ਹ ਕੇ ਸੁਣਾਇਆ ਹੈ ਅਤੇ ਸਮਝਾਇਆ ਹੈ ਜੋ ਮੈਨੂੰ/ਸਾਨੂੰ ਸਮਝ ਆਉਂਦੀ ਹੈ।

For Global Horizon Holdings Pvt. Ltd.
Authorized Signatory





SANCTION LETTER

Date: 8th March 2025

To,

M/s. Global Horizon Holdings Private Limited
C-WINGS, 9TH FLOOR, PREMISES NO-903, 904 AND 905,
JMD MEGAPOLIS, SECTOR-48, SOHNA ROAD, GURUGRAM

Kind Attention: Mr. Jitender Janghu & Mr. Ajay Goyal

Dear Sir,

Sub – Rupee Term Loan Facility of INR 50,00,000/-


This is with reference to your Loan Application on the captioned Subject. Hero Housing Finance Limited ("Lender") is pleased to convey its approval for Rupee Term Loan facility of a sum aggregating to Rs. 50 Lakhs. (Rupees Fifty Lakhs only) ("Loan") to M/s. Global Horizon Holdings Private Limited ("Borrower") on the indicative terms and conditions as mentioned herein below ["Terms & Conditions"].

In case the terms & conditions mentioned hereunder are acceptable to you, we request you to return the duplicate copy of this letter duly signed in token of acceptance of the terms & conditions specified therein within 30 (Thirty) days from the date of this letter.

Please note that this communication should not be construed as giving rise to any binding obligation on part of Hero Housing Finance Ltd (HHFL) unless you have returned this letter duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the Facility within a period of 30 (Thirty) days or such further time as may be extended by HHFL in writing in its absolute discretion. The terms mentioned in this letter are not conclusive and you will have to sign loan agreement and other ancillary documents in this regard which would be binding on you.

Further acceptance of all the terms and conditions mentioned hereunder override all earlier oral or written communications between the Lender and Borrower.




For Global Horizon Holdings Pvt. Ltd

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| DEFINITIONS | | | | | |
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| Borrower | M/s. Global Horizon Holdings Private Limited | | | | |
| Co-Borrower | 1. Mr. Ajay Goyal Mr. Jitender Janghu | | | | |
| Facility | Total Loan Facility - Rs 50 Lakhs (Rupees Fifty Lakhs only) The Lender shall be entitled to review the performance of the Borrower in relation to the Projects, on an annual basis or such other frequency as is decided by the Lender from time to time. | | | | |
| Lender | Hero Housing Finance Limited (HHFL) | | | | |
| Total Facility Amount | Total Facility amount is Rs 50 Lakhs (RTL) | | | | |
| Facility Agreement | The Facility will be made available under a "Facility Agreement" which will include inter-alia, provisions, which are in form and substance satisfactory to the Lender(s) and in accordance with the terms hereof. | | | | |
| Authorized Payments | All amounts payable by the Borrower to Lender | | | | |
| Account Bank | To be decided by the Lender | | | | |
| Property/ies | Project land owned by the borrower as part of residential plots "Flora Avenue 33" being constructed on all that piece and parcel of land/plot over a land parcel admeasuring 32,982 sqm, i.e. 8.15 Acres, situated in Revenue Estate of village Dhunela, Sector 33, Sohna, Gurgaon. | | | | |
| Property Owner/s | M/s. Global Horizon Holdings Private Limited | | | | |
| Project | Flora Avenue 33 | | | | |
| Scheduled Receivables | All the present and future receivables /cash flows /revenues (including booking amounts) from sold and unsold units arising out of or in connection with or relating to the Project. | | | | |
| Stipulated Minimum Sales Price (MSP) | Minimum Stipulated Price for unsold units to be as per following on saleable area: <table border="1" data-bbox="479 1260 971 1375"> <thead> <tr> <th>Particulars</th> <th>Rate per sq fts</th> </tr> </thead> <tbody> <tr> <td>Residential Floors</td> <td>8,000.00</td> </tr> </tbody> </table> | Particulars | Rate per sq fts | Residential Floors | 8,000.00 |
| Particulars | Rate per sq fts | | | | |
| Residential Floors | 8,000.00 | | | | |
| TERMS OF FACILITY | | | | | |
| Purpose of the total Facility | Towards construction and development of floors on 56 plots in project Flora Avenue. Further, the Facility either in part or full shall not be used for investment in capital market, acquiring equity shares of Indian Company/ies, buyback of shares of Indian company or any other purpose, which is prohibited or any illegal activity. | | | | |
| Tenure of the Facility | 48 months (including 24 months moratorium) | | | | |
| Repayment schedule of term loan | The Borrower agrees and undertakes to repay the principal amounts of the Facility to the Lender in 24 monthly installments and in accordance with the repayment schedule set forth in Annexure hereto. The first of such installment of repayment shall fall due after 24 months from the date of disbursement. | | | | |

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For Global Horizon Holdings Pvt. Ltd

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| Interest on the Facility | <p>1. Rate of Interest: Floating Interest Rate: 13.50% p.a linked to Hero Reference Rate (HRR)/ Lender Prime Lending Rate</p> <p>As on date the HRR is 18.60% p.a., the applicable spread is -5.10% and hence the applicable rate is 13.50% p.a.</p> <p>In case of any default or breach of any term contained herein, no benefit of reduction in Interest Rate as mentioned above would be passed on to the Borrower. However, same shall not affect any increase in Interest Rate being applicable to the Borrower.</p> <p>2. Interest Payment Date: Aforementioned Interest Rate shall be payable monthly, on the 5th day of each subsequent month ("Interest Payment Date") or any other date as determined by the Lender. However, the first instalment of interest shall be for the period from the date of disbursement till 4th day of next month and thereafter interest shall be payable for the period commencing from 5th day of the current/next month till the 4th day of next / subsequent month.</p> <p>The Lender reserves its right to reset the Interest Rate due to change in the prevailing LPLR and also, if in the opinion of Lender market rate of interest appreciates at any point of time during the Tenure of the Loan. In addition, the Lender may in its sole discretion, change the Interest Rate /Spread at any time during the currency of the Loan.</p> |
| Penal Charges | <p>a) In case of any payment default (i.e. non-payment of dues by the Borrower, including principal, interest or any other charges payable by the Borrower under Security Documents), Penal Charges of 2% p.m. plus applicable taxes shall be payable by the Borrower on the overdue amount from the date of default till the date of actual payment.</p> <p>b) In case of non-compliance of any other terms and conditions of the Security Documents, the Borrower shall be liable to pay an additional interest @ 1% p.a. with monthly rests over and above the Interest Rate plus applicable taxes for the period beginning the date of such non-compliance until the same is cured to the satisfaction of the Lender. This additional interest shall be charged after cure period of 30 days.</p> <p>c) Clause a) and b) as mentioned above shall be independent of each other.</p> |
| Interest rate validity | <p>The Margin/Rate offered to you is valid for 30 (Thirty) days from the date of this Sanction letter.</p> |
| Fees | <p>a) Sanction Fees - The Borrower shall pay to the Lender a non-refundable front-end fee equal to 1.00% of the amount of the total Facility plus applicable taxes and statutory levies thereon.</p> <p>b) Stamp duty, registration charges: Stamp duties and registration charges on the Transaction Documents, both present & future, including any penalty thereon shall be borne by the Borrower.</p> <p>c) Other Fees: Any other fees, including but not limited to, the fees payable to security trustee, Loan agent, other external service providers/ vendors/ consultants and other fees towards monitoring the Project/the Loan, shall be borne by the Borrower.</p> <p>d) All costs and expenses (including but not limited to legal fees, technical & credit assessment fees, fees of consultants, stamp duty, fees of Security Trustee,</p> |

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| | Lender's Agent fee, registration fees and any other statutory or regulatory fees/costs as determined by the Lender) and all applicable tax thereon, shall be paid by the Borrower promptly on demand, failing which, the Lender will be at liberty (but shall not be obliged) to incur the same & the Borrower shall reimburse the same to the Lender along with an interest @ 24% p.a. thereon. The Lender shall have a right to recover all such costs from the Escrow Account. | | | | |
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| Last date of drawl /disbursements | Unless otherwise agreed to by Lender, the Borrower shall be entitled to seek draws/disbursements out of the Facility only till the repayment commences as per the Repayment Schedule. | | | | |
| Prepayment/ Foreclosure of Loan | <p>a). Prepayment from Project cash flow:</p> <p>Any cash flow generated from the Project, by way of any sale, allotment, booking or any other kind of alienation of interest in any units of the Project, either directly or indirectly, shall be mandatorily credited into the Escrow Account and shall be utilized by the Lender towards prepayment of the Loan (without payment of any prepayment penalty)</p> <p>Further, amount prepaid as above will be adjusted towards the principal amount of the Loan in forward order of maturity or in the manner as determined by the Lender.</p> <p>b). Part Prepayment / Foreclosure Charges:</p> <ul style="list-style-type: none"> • No account will be allowed to be foreclosed before the completion of 12 month. • Pre – payment / Foreclosure charges of 4% plus applicable taxes on outstanding will be applicable for loans closing within 13-48 months. • Pre – payment / Foreclosure charges will not be applicable to any amount adjusted from sales proceeds coming from the project, maturity of ISRA or payment from own sources towards any shortfall arising due to difference in MSP. <p>c). Prepayment in view of not meeting Minimum Sale Price: If for any reason, the sale of any of the unsold units is below the Minimum Selling Price, subject to prior written consent of the Lender, the Borrower shall prepay the Loan to the extent of differential amounts without payment of any prepayment penalty.</p> | | | | |
| Escrow mechanism | <p>The Borrower shall open, establish the escrow account ("Escrow account") with the Account Bank. The aforesaid account shall be maintained and operated as per the Escrow Agreement entered by and between the Lender, Borrower and the Account Bank. All costs, charges and expenses in connection with the aforesaid accounts shall be borne by the Borrower.</p> <p>The Borrower shall ensure that the Scheduled Receivables of the Project and all other receivables of the Project are deposited into the Escrow account. The Lender shall set up a standing instruction (S.I.) as per the following to transfer the funds routing through the Escrow Account to be transferred to the collection account of the Lender:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 80%;">Particulars</th> <th style="width: 20%;">SI %</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table> | Particulars | SI % | | |
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| On Incremental collections upto Rs. 30.00 or completion of 15 months, whichever is earlier | 15% |
| On Incremental collections from Rs. 30.00 Cr upto Rs. 80.00 Cr or upto 30 months, whichever is earlier | 25% |
| On incremental collections beyond Rs. 80.00 Cr or post completion of 30 months, whichever is earlier | 50% |

Note: % of collections to be transferred to Lender Escrow A/c from the date of first disbursement.

1. Further, amount repaid through escrow account as mandatory repayments will be adjusted towards the monthly instalments as payable in the forward order of maturity i.e. on FIFO basis.
2. All monies transferred to the collection account of the Lender/Other Lender as per above mentioned S.I. shall be utilized towards repayment of the outstanding Principal of the Facility sanctioned to the Borrower. However, in case of overdue's, if any, S.I. shall be first utilized towards overdue's and then towards repayment of outstanding Principal of the Facility at the discretion of Lender.
3. In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price and actual price through the escrow account or lender will adjust extra amount from escrow inflow to cover the shortfall.
4. Above escrow adjustment will be subject to RERA compliance, if applicable.

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| Primary Security | <ul style="list-style-type: none"> ❖ An exclusive & first charge by way of Registered mortgage on 56 unsold residential plots and construction thereon of 224 residential independent floors owned by Global Horizon Holdings Pvt Ltd in the project "Flora Avenue 33" on all that piece and parcel of land/plot over a land parcel admeasuring 32,982 sqm, i.e. 8.15 Acres, situated in Revenue Estate of village Dhunela, Sector 33, Sohna, Gurgaon. The title documents shall be deposited with the Security trustee in the event of loan availed on the said project units from another bank/FI. ❖ An exclusive charge by way of hypothecation on the scheduled receivables of developer of unsold 224 units of "Project Flora Avenue 33" under the documents entered with the customers by the borrower, all such proceeds both present & future. ❖ An exclusive charge by way of hypothecation on the escrow account, all monies credited/deposited therein & all investments in respect thereof (in whatever form they may be). ❖ Interest Service Reserve Account (in the form of investment into liquid financial investments/ lien marked FD) equivalent to three month's interests to be created at every tranche of disbursement on proportionate basis. Lien marking to be done within 15 days of disbursement. ❖ Minimum Security Cover & Receivable cover of 2 times on outstanding loan amount to be maintained for the entire tenor of the facility. |
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| Security & net receivable cover | Minimum Security cover of 2 times and receivable cover of 2 times on the outstanding amount of the Facility including the interest thereon shall be maintained by the Borrower for the entire tenor of the Facility. Security cover for |
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| | <p>subsequent disbursement is as per the disbursement schedule. The above-mentioned Minimum-Security Cover shall be monitored at the time of:</p> <ul style="list-style-type: none"> • Issuance of NOCs. • At the time of each disbursement out of the Facility. <p>In case the Security / receivable cover falls below the stipulation made herein above at anytime during the tenor of the Facility, the Borrower shall provide additional security or make repayment to bring the security cover / receivable back to minimum stipulated cover OR the Lender shall accelerate, the repayment of the Facility (without pre-payment premium/ penalty), same needs to be done by 3rd of the subsequent month, failing which Lender will start appropriating 100% of the sale and receivable realizations till the stipulated cover specified herein is met.</p> |
| Disbursement schedule | <ul style="list-style-type: none"> • Single disbursement of Rs.50 Lakhs |
| Case Specific pre-disbursement condition | <ul style="list-style-type: none"> • All the conditions as mentioned by the legal and technical valuer to be complied with. • Escrow account statements for last 12 months to be provided for the project Flora 88A. • Cross Collateralization with loan facility of Rs.34.50 Crores to Global Horizon Holdings Private Limited by HHFL • Minimum Stipulated Price for project : - Plots - Rs. 8,000/- per Sq. ft. |
| Standard Pre-disbursement Conditions/ Documents | <p>STANDARD PRE-DISBURSEMENT CONDITIONS:</p> <p>The conditions Precedent for disbursement shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> • Updated bank statement to be obtained, which should not be older than 30 days. • NACH mandate for repayment of facility. • One undated security cheque of full amount, 3 undated cheque of 1/3 amount and one security cheque of EMI. • Self-certified copy of the constitutional documents of Borrowers and Guarantors to be submitted. • External technical & Legal report along with internal clearance to be obtained. • All securities as mentioned above to be created and perfected to the satisfaction of the Lender within the specified time. • Original title documents as per the legal vetting report from empaneled lawyer to be obtained • Positive RCU & FI report for all the borrower & co-borrowers to be documented. • CA certified: <ul style="list-style-type: none"> ○ Cost of project and Means of finance of the proposed project. ○ shareholding patterns/profit sharing and list of directors/partners, as applicable. ○ Latest Networth statement of applicants, co-applicants and co-borrowers (Individuals). • Undertaking to be obtained as below: |

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| | <ul style="list-style-type: none"> ○ From the borrower that the properties and unsold units being proposed for mortgage under the proposed loan are free from any type of litigation and encumbrances. ○ From borrowers/guarantors that the properties and units being proposed to be mortgaged under the loan are free from any type of encumbrances or litigation and borrowing entities have not sold or committed to be sold the subject units and properties. ○ From borrower with respect to sold units in the standard format of HHFL including name of buyers / Address/ PAN/ Email IDs/ Phone number to be obtained and documented. ○ From borrower & co-borrower regarding no dues of any taxes, legal pendency's, pending appeals to be received ○ An affidavit-cum-undertaking from borrower confirming that he shall not violate the sanctioned plan, the construction shall be strictly as per the sanctioned plan, and it shall be the sole responsibility of the executant to obtain completion certificate within 3 months of completion of construction <ul style="list-style-type: none"> • All internal checks as per HHFL process to be positive and documented. |
| <p>Case specific post disbursement Conditions</p> | <ul style="list-style-type: none"> • To be complied within 7 days of first disbursement or prior to second tranche whichever is earlier: <ul style="list-style-type: none"> ○ CERSAI formalities to be completed ○ ROC charge to be created in the name of applicant entity, if applicable • Borrower to obtain a Legal Entity Identifier (LEI) code from Legal Entity Identifier India Ltd (LEIIL) within 60 days from first tranche. Borrower further agrees to renew the code as per RBI guidelines in timely manner. • To be complied within 15 days of first disbursement or prior to second tranche whichever is earlier: |
| <p>Standard post disbursement conditions</p> | <ul style="list-style-type: none"> • To be complied within 30 days of first disbursement or prior to second tranche whichever is earlier: <ul style="list-style-type: none"> ○ Encumbrance to be created in favour of lender (HHFL) and Encumbrance certificate to be submitted to RERA Authorities, if applicable ○ Escrow account to be opened and activated for the Project with the Lender's designated Bank within 30 days ○ Existing accounts of the project to be closed by the developer, if applicable. • To be complied within 60 days of first disbursement (as applicable) or prior to second tranche whichever is earlier: <ul style="list-style-type: none"> ○ Draft Sale Agreement to be updated to include charge / encumbrance in favour of HHFL and same to be submitted ○ The borrower shall ensure to display a sign board within 60 days of 1st disbursement at the sight of the project at a prominent place exhibiting the following: - This project is financed by Hero Housing Finance Limited and has been charged or mortgaged in its favour. ○ The Borrower shall disclose the name(s) of the Lender as the |

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| | <p>mortgagee of the Properties being mortgaged, in every pamphlets/ brochures/ advertising materials/website or any other communications to the purchaser of the said Properties.</p> <ul style="list-style-type: none"> o Project insurance with endorsement in favour of lender (HHFL) to be submitted. o All the existing buyers (including tenants) of units to be intimated about mortgage and hypothecation on receivables of the project and transfer of balance sales considerations to the HHFL escrow account. Confirmation in this regard from borrowers to be provided. o The Borrower shall submit a certificate from Chartered Accountant to the Lender giving details of end use of the disbursed amount from the Facility. <ul style="list-style-type: none"> • Developer to submit audited financials of applicant entity before 30th November for every financial year during the tenure of loan. • The Borrower will give HHFL Status of the "Preferred Finance Partner", whereby HHFL shall have the first right to consider loans of unit purchasers of the project. • HHFL may at its own discretion trigger forced sale of unsold mortgaged units of Project in the event of default of HHFL debt obligations for any two consecutive months HHFL may sell the unsold mortgaged units at a discount of up to 30% of the prevailing average market price achieved for last 6 months by the borrower. • All other standard & terms conditions will be applicable. |
| <p>Monitoring Conditions to be fulfilled during the tenure of Facility</p> | <ol style="list-style-type: none"> 1. Borrower to submit monthly sales, cost & collection MIS to Lender in the prescribed format by 7th of closing month. 2. Borrower to submit quarterly CA certified cost incurred statement and source of finance (COP-MOF) of the project to lender by 7th of closing quarter. 3. Quarterly Valuation report/Project Progress report to be obtained from Lender empanelled valuer/technical consultant at the cost of borrower. 4. Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by Lender in previous month on monthly basis by 7th of closing month. 5. Lender will do project progress assessment by way of site visit and cost verification as and when deem fit. 6. The Lender reserves the right to conduct verification / audit of the escrow account on Quarterly basis at the cost of borrower. 7. The project should be registered with regulatory authority under Real Estate (Regulation and Development) Act 2016 or "RERA" if applicable. 8. IBBI registered Information Utility records if applicable. 9. Submit to HHFL at regular intervals such statements as may be prescribed by HHFL. 10. Auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made by HHFL as regards the audited accounts or balance sheet of the Borrower. |

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| | <p>11. HHFL reserves the right to appoint professionals of its choice to examine the books of accounts, operations of the Borrower or to carry out a full concurrent/statutory audit the cost of which shall be borne by the Borrower.</p> <p>12. In case of any material adverse movement or delay resulting in review of the Facility, a recourse/ way forward to be decided by HHFL.</p> <p>13. The documents submitted to RERA authorities including Architect (Form 1), Engineer (Form 2) & CA certificate (Form 3) to be submitted if applicable.</p> <p>14. Due Diligence Certificate from CA/CS in RBI's format (wherever applicable).</p> |
| <p>Standard Conditions</p> | <p>1. The Borrower shall not raise any loans on the Project/security from any other sources without prior written permission from the Lender.</p> <p>2. The Borrower shall not withdraw any funds to repay the principal to providers of subordinate debt, if any, until repayment of the entire Facility with interest & all other dues to the Lender.</p> <p>3. The Borrower shall disclose the name(s) of the Lender as the mortgagee of the Properties being mortgaged, in every pamphlets/ brochures/ advertising material or any other communications to the purchaser of the said Properties. Also, Borrower to ensure display signboard at the site of project disclosing charge of the Lender at prominent places.</p> <p>4. Borrower to obtain prior approval of Lender in case of change in any sales receivable's plans including introduction of subvention scheme or any deferred payment schemes etc.</p> <p>5. The Borrower to update / intimate RERA authorities about change in encumbrance details (i.e. HHFL being the new Lender having charge on property), our escrow account as master collections account & HHFL to be mentioned as Lender in draft agreement uploaded on RERA website. If applicable.</p> <p>6. Lender will have right to appoint and carry out annual audit on sales receivables, stock cash flows, no. of Units sold. All documentation and Audit charges shall be borne by the Borrower. In case of default or delay in repayments, Lender will have the right to carry audit as and when required and the cost of the same shall be borne by the Borrower.</p> <p>7. The Borrower shall obtain a no objection certificate (NOC) from the Lender before entering into any arrangement or agreement for sale of any of the flats / units in the Project with its customers / prospective buyers. Lender may disclose any information regarding the Borrower/s and regarding the Facility to the competent Authority of Govt., Regulator, and Law enforcing Agency or to any Legal Authority or Courts.</p> <p>8. Borrower shall inform the Lender about any action taken by the Government, other authority, or the creditors.</p> <p>9. Lender to be informed of any event which is likely to have an impact on Borrower's profit or business including rating downgrade as provided by Rating agencies.</p> <p>10. During the currency of the Loan, Borrower shall not, without the prior approval in writing:</p> <ol style="list-style-type: none"> Affect any change in the capital structure, which may affect the Lender's interest adversely. Formulates any scheme of amalgamation or reconstruction. Enter borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the said Project. Undertaking guarantee obligation on behalf of any other Borrower/ organization. |

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| | <p>e) Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing company charged to the Lender</p> <p>f) Enter any contractual obligation of a long-term nature affecting the Borrower financially to a significant extent.</p> <p>g) Permit any transfer of the controlling interest or make any drastic change in the managements set up.</p> <p>h) Diverts funds to other sister/ associate /group concern of the Borrower.</p> <p>11. Borrower undertakes that in case of any legal issue, lender has a right to recall the loan or can ask for additional security to be taken.</p> <p>12. In case the Borrower commits default in the repayment of Loan/ advance or in the payment of interest thereon or any of the agreed instalment of the Loan on due date, Lender/CIBIL and /or NHB/Reserve Bank of India will have an unqualified right to disclose or publish the names as the Lender/RBI/NHB in their absolute discretion as they may think fit.</p> <p>13. Borrower will not repay any monies brought in by the promoters/ directors/principal shareholders and their friends and relatives by way of deposits/loan and advances. Further rate of interest if charged should be lower than charged by the HHFL.</p> <p>14. The Borrower undertakes that in case there is any delay in receipt of advance money from customer or there is any increase in cost of Project, the Borrower shall meet the requirement from their own resources, to ensure completion of the Project/repayments of HHFL Loan as per schedule.</p> <p>15. If there is any interest levied by the Government of India or any other authority under the Interest Tax Act 1974 or under any other law, you shall reimburse to Lender any such tax imposed or levied by the Government of India or any other authority on interest and/or Payments required to be paid by the Borrower to the Lender in connection with the said Loan Facility.</p> <p>16. The Borrower shall comply with all national statutory social environment regulations and equipment installed at the project site are in compliant with pollution control rules & regulations.</p> <p>17. The Borrower represents that it is in adherence to the Ministry of Environment and Forests notification no. S.O.2804 € dated November 3, 2009 on 'Fly Ash' and shall continue to be in adherence to the said notification during the tenure of the Facility if applicable.</p> <p>18. The Borrower represents that the buildings and structures constructed with bank finance, adhere to the National Disaster Management Authority (NDMA) guidelines of "Ensuring Disaster Resilient Construction of Buildings and Infrastructure and shall continue to be in adherence to the said guidelines at all times if applicable.</p> <p>19. Developer shall take prior approval for any change in the constitution of the borrowing entity, including change in the profit-sharing ratio, retirement/admission of partner. If change is not applied for or if HHFL denies permission, the existing partners would continue to be jointly and severally liable to repay the outstanding loan with interest, penal interest, charges etc.</p> <p>20. By signing the sanction letter borrowers/guarantors undertake that the properties and units being proposed to be mortgaged under the loan are free from any type of encumbrances or litigation and borrowing entities have not sold or committed to be sold the subject units and properties</p> |
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| | <p>21. Project cashflows will primarily be used for subject project construction completion and repayment of HHFL loan. Any payment including principal or interest thereon towards any unsecured loan will be subordinated to interest, charges, or principal payment due towards HHFL loan.</p> <p>22. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from Hero Housing Finance Limited/ Hero Group shall be deemed to be an event of default in respect of the proposed Facility and vice versa and thus the security shall be released subject to repayment of all the dues.</p> <p>23. If in the normal course of business, sales milestones are not achieved as planned, the lender shall be at their discretion to declare the event as EOD and increase the SI to 100%, after giving an opportunity through notice to the borrower to represent the matter within next 15 days of such notice.</p> <p>24. The Borrower shall not, without the prior written consent of the lender, revise, alter, amend, or change the Business Plan configuration or scope of the project and /or project cost. Provided that the Borrower may effect a change up to 5% in the Project Cost without the prior consent of the Lender.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------------------|---|--|---------|--|---|--------|----|---|--------|----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|---|--------|-----|----|--------|-----|----|--------|-----|----|--------|-----|----|--------|-----|----|--------|-----|----|--------|------|
| Home loan preference condition | The borrower will give HHFL status of the "Preferred Finance Partner", whereby HHFL shall have the first right to consider housing loans of individual house purchasers in the project. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Events of default | <p>Construction/Development related Event of Default:</p> <table border="1"> <thead> <tr> <th>Month</th> <th>Quarter</th> <th>Cumulative Project Progress as per empanelled valuer</th> </tr> </thead> <tbody> <tr><td>1</td><td>Mar-25</td><td>0%</td></tr> <tr><td>2</td><td>Jun-25</td><td>5%</td></tr> <tr><td>3</td><td>Sep-25</td><td>10%</td></tr> <tr><td>4</td><td>Dec-25</td><td>28%</td></tr> <tr><td>5</td><td>Mar-26</td><td>34%</td></tr> <tr><td>6</td><td>Jun-26</td><td>40%</td></tr> <tr><td>7</td><td>Sep-26</td><td>46%</td></tr> <tr><td>8</td><td>Dec-26</td><td>52%</td></tr> <tr><td>9</td><td>Mar-27</td><td>58%</td></tr> <tr><td>10</td><td>Jun-27</td><td>64%</td></tr> <tr><td>11</td><td>Sep-27</td><td>70%</td></tr> <tr><td>12</td><td>Dec-27</td><td>76%</td></tr> <tr><td>13</td><td>Mar-28</td><td>82%</td></tr> <tr><td>14</td><td>Jun-28</td><td>88%</td></tr> <tr><td>15</td><td>Sep-28</td><td>100%</td></tr> </tbody> </table> <p>Sales of units Related Events of Default:</p> | Month | Quarter | Cumulative Project Progress as per empanelled valuer | 1 | Mar-25 | 0% | 2 | Jun-25 | 5% | 3 | Sep-25 | 10% | 4 | Dec-25 | 28% | 5 | Mar-26 | 34% | 6 | Jun-26 | 40% | 7 | Sep-26 | 46% | 8 | Dec-26 | 52% | 9 | Mar-27 | 58% | 10 | Jun-27 | 64% | 11 | Sep-27 | 70% | 12 | Dec-27 | 76% | 13 | Mar-28 | 82% | 14 | Jun-28 | 88% | 15 | Sep-28 | 100% |
| Month | Quarter | Cumulative Project Progress as per empanelled valuer | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1 | Mar-25 | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | Jun-25 | 5% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | Sep-25 | 10% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4 | Dec-25 | 28% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5 | Mar-26 | 34% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6 | Jun-26 | 40% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7 | Sep-26 | 46% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8 | Dec-26 | 52% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Mar-27 | 58% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10 | Jun-27 | 64% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11 | Sep-27 | 70% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | Dec-27 | 76% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | Mar-28 | 82% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | Jun-28 | 88% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | Sep-28 | 100% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

For Global Horizon Holdings Pvt. Ltd

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| Sr. No. | Particulars | Incremental Sales - Resi | Total |
|--------------|-------------|--------------------------|-------|
| 1 | Mar-25 | - | - |
| 2 | Jun-25 | - | - |
| 3 | Sep-25 | 2 | 2 |
| 4 | Dec-25 | 6 | 8 |
| 5 | Mar-26 | 10 | 18 |
| 6 | Jun-26 | 15 | 33 |
| 7 | Sep-26 | 20 | 53 |
| 8 | Dec-26 | 20 | 73 |
| 9 | Mar-27 | 25 | 98 |
| 10 | Jun-27 | 25 | 123 |
| 11 | Sep-27 | 31 | 154 |
| 12 | Dec-27 | 35 | 189 |
| 13 | Mar-28 | 35 | 224 |
| Total | | 224 | |

Note: Till date nil residential units have been sold in residential plots

If in the normal course of business, sales milestones are not achieved in two consecutive quarter, the lender shall be at its discretion including but not limited to, can increase the SI to 100%, ask for repayment of shortfall in sale or collection towards loan, hold-up the disbursement, can increase the interest rate or can take any other measure as per the executed loan agreement after giving an opportunity through notice to the borrower to represent the matter with in next 30 days of such notice. In any case If the project cash flows are not enough to meet interest and principal obligations, the promoters shall bring in sufficient equity to cover the deficit.

Penalty Conditions

1. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility, default interest rate shall be levied at the 24% p.a. payable monthly, from the due date till such time the overdue amount is paid.
2. In case of non-perfection of securities within due time limits Lender will have a right to levy additional interest at the rate of 2.00% p.a. over and above the regular interest of the Facility.
3. Delay in submission of requisite documents.
4. Non-Adherence to any Sanction Conditions.
5. Delay in submission of CA Certified COP-MOF.
6. **Forced Sale:** "HHFL may at its own discretion trigger forced sale of unsold mortgaged units in Project in the event of default of HHFL debt obligations for any two consecutive months and/or non achievement of business plan of project by less than 20% of projections in any two consecutive quarters during HHFL's loan tenure. HHFL may sell the unsold mortgaged units at a discount of up to 30% of the prevailing average market price achieved for last 6 months by the borrower."

Charges

| PENAL CHARGES | | |
|---------------|-------------------------|--|
| (i) | Payment Default Charges | 2% (two percent) per month on the overdue amount (i.e. 24% p.a.) |

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|--|---|---|
| | (ii) Repayment bounce penalty | INR 1000/- (Rupees One Thousand only) (per instrument) |
| CHARGES | | |
| (a) | Stamp Duty | As per actuals |
| (b) | CERSAI charges | INR 100/- (Rupees Five Hundred only) + GST (per collateral) |
| (c) | Title Search Charges | As per actuals |
| (d) | Escrow Account opening | As per actuals |
| (e) | Repayment swap charges | INR 500/- (Rupees Five Hundred only) + GST (per request) |
| (f) | Duplicate No objection certificate (NOC) issuance charges | INR 1500/- (Rupees One Thousand Five Hundred only) + GST (per loan) |
| (g) | List of documents (duplicate) | Nil first time. Second time onwards, fee shall be INR 500/- (Rupees Five Hundred only) + GST (per loan) |
| (h) | Legal, repossession and incidental charges | As per actuals + Applicable Taxes |
| (i) | Processing Fees | On a case to case basis. The fee is non-refundable fee and independent of disbursement/cancellation of the Loan by the Borrower. |
| (k) | Foreclosure letter issuance | INR 1000/- (Rupees One Thousand only) + GST (per deal) |
| Please refer to the Key Facts Statement ("KFS") enclosed as Schedule A | | |

This Letter shall stand revoked & cancelled and shall be absolutely null & void if:

- A. *There are any material changes in the proposal for which the said facility is sanctioned.*
- B. *Any material fact concerning your profits etc, or ability to repay, or any other relevant aspect of your Loan applicant's application is withheld, suppressed, concealed or not made known to us.*
- C. *Any statement made in the Loan application is found to incorrect & untrue.*
- D. *The loan agreements & other documents as required by HHFL are not executed within a period of 15 days from the date hereof or during any further extension at HHFL discretion.*
- E. *Any information as may be required by HHFL from time to time pertaining to the project is not furnished in the form prescribed/ approved by HHFL.*

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For Global Horizon Holdings Pvt. Ltd.
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Authorized Signatory



Please sign this letter as a token of your acceptance of the terms & conditions mentioned above & overleaf and give us a signed copy of this letter.



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For Global Horizon Holdings Pvt. Ltd.

[Handwritten signature]
Authorised Signatory

[Handwritten signature]

Thanking You,

Yours truly,



For Hero Housing Finance Limited

Agreed and Accepted by the Borrower & Co-Borrower(s)

I/ we hereby confirm that I/ we had received the Sanction Letter along with the Key Facts Statement ("KFS") before executing the loan agreement. I/We further confirm that I/we have read, understand and accept the terms and conditions of the Sanction Letter along with the KFS enclosed as Schedules to the Sanction Letter, as laid out in English/ have been explained to me/us in a vernacular language of my/our understanding by the representative of HHFL and I/ we accept the Facility on the terms set above.

Accepted (all Applicants & Co-applicants to sign)

| | |
|---|---|
| M/s. Global Horizon Holdings Private Limited | For Global Horizon Holdings Pvt. Ltd.  Authorised Signatory |
| Mr. Jitender Janghu  | |
| Mr. Ajay Goyal  | |

Annexure 1: Repayment Schedule

(Rs in Lakhs.)

| Sr. No. | Particulars | Description |
|---------|-------------------------|-------------|
| 1 | Facility (Rs. in lakhs) | 50 |
| 2 | Tenure months | 48 |
| 3 | Moratorium | 24 |
| 4 | Repayment | 24 |
| 3 | Rate | 13.50% |
| 4 | Principal payment | ₹ lakhs |

| Sr. No. | Month from the disb. | Opening Balance (Rs. Lakhs) | Repayment (Rs. Lakhs) | Closing Balance (Rs. Lakhs) |
|--------------|----------------------|-----------------------------|-----------------------|-----------------------------|
| 1 | 25 | 50.00 | 2.08 | 47.92 |
| 2 | 26 | 47.92 | 2.08 | 45.83 |
| 3 | 27 | 45.83 | 2.08 | 43.75 |
| 4 | 28 | 43.75 | 2.08 | 41.67 |
| 5 | 29 | 41.67 | 2.08 | 39.58 |
| 6 | 30 | 39.58 | 2.08 | 37.50 |
| 7 | 31 | 37.50 | 2.08 | 35.42 |
| 8 | 32 | 35.42 | 2.08 | 33.33 |
| 9 | 33 | 33.33 | 2.08 | 31.25 |
| 10 | 34 | 31.25 | 2.08 | 29.17 |
| 11 | 35 | 29.17 | 2.08 | 27.08 |
| 12 | 36 | 27.08 | 2.08 | 25.00 |
| 13 | 37 | 25.00 | 2.08 | 22.92 |
| 14 | 38 | 22.92 | 2.08 | 20.83 |
| 15 | 39 | 20.83 | 2.08 | 18.75 |
| 16 | 40 | 18.75 | 2.08 | 16.67 |
| 17 | 41 | 16.67 | 2.08 | 14.58 |
| 18 | 42 | 14.58 | 2.08 | 12.50 |
| 19 | 43 | 12.50 | 2.08 | 10.42 |
| 20 | 44 | 10.42 | 2.08 | 8.33 |
| 21 | 45 | 8.33 | 2.08 | 6.25 |
| 22 | 46 | 6.25 | 2.08 | 4.17 |
| 23 | 47 | 4.17 | 2.08 | 2.08 |
| 24 | 48 | 2.08 | 2.08 | 0.00 |
| Total | | | 50.00 | |

Monthly Interest payment will be over and above the above stated EMI

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Annexure 2:

Project Cash Flow (Total HHFL facility)

| Particulars | Dec-24 | Mar-25 | Jun-25 | Sep-25 | Dec-25 | Mar-26 | Jun-26 | Sep-26 | Dec-26 | Mar-27 | Jun-27 | Sep-27 |
|----------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Inflow | | | | | | | | | | | | |
| Promoter contribution | 23.23 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Unsold Receivables - Flats | - | - | 0.36 | 1.42 | 3.20 | 6.76 | 12.39 | 19.81 | 24.55 | 19.02 | 28.90 | 36.00 |
| Proposed Loan | - | 20.00 | 10.00 | 10.00 | | | | | | | | |
| Total Inflows - A | 23.23 | 20.00 | 10.36 | 11.42 | 3.20 | 6.76 | 12.39 | 19.81 | 24.55 | 19.02 | 28.90 | 36.00 |
| Particulars | Dec-24 | Mar-25 | Jun-25 | Sep-25 | Dec-25 | Mar-26 | Jun-26 | Sep-26 | Dec-26 | Mar-27 | Jun-27 | Sep-27 |
| Outflow | | | | | | | | | | | | |
| Land Cost | 14.85 | - | - | - | - | - | - | - | - | - | - | - |
| Approvals | - | 2.50 | - | - | - | - | - | - | - | - | - | - |
| Construction | 8.07 | 2.79 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 | 4.18 |
| Sales and Marketing | 0.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 | 1.19 |
| Admin Cost | 0.06 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 |
| Others | 0.05 | 1.36 | - | - | - | - | - | - | - | - | - | - |
| Finance Charges | - | 0.23 | 1.01 | 1.35 | 1.34 | 1.32 | 1.29 | 1.23 | 1.08 | 0.76 | 0.41 | |
| Promoter contribution | | 10.00 | | | | | | | | | | |
| Rep. by SI | - | - | 0.05 | 0.21 | 0.48 | 1.01 | 1.86 | 4.37 | 6.14 | 6.63 | 14.45 | |
| Total Outflow - B | 23.23 | 15.89 | 6.77 | 7.26 | 7.52 | 8.04 | 8.85 | 11.29 | 12.92 | 13.10 | 20.56 | 24.45 |
| Surplus for quarter = A-B | 0.00 | 4.11 | 3.59 | 4.16 | (4.32) | (1.28) | 3.54 | 8.51 | 11.63 | 5.92 | 8.34 | 11.55 |
| Cummulative Balance | 0.00 | 4.11 | 7.70 | 11.86 | 7.54 | 6.27 | 9.81 | 18.32 | 29.96 | 35.88 | 44.22 | 55.77 |
| DSCR | 1.00 | 1.35 | 3.57 | 3.20 | (1.01) | 0.52 | 2.02 | 2.44 | 2.54 | 1.77 | 1.55 | 1.44 |
| Receivable | | 265.69 | 265.69 | 265.33 | 263.91 | 260.71 | 253.95 | 241.55 | 221.74 | 197.19 | 178.17 | 149.12 |
| Cost to be incurred | | 98.37 | 89.98 | 83.27 | 76.12 | 69.18 | 61.15 | 55.16 | 48.23 | 41.45 | 34.99 | 29.81 |
| Net receivable | | 168.82 | 175.71 | 182.07 | 187.69 | 191.53 | 191.79 | 186.39 | 173.51 | 155.74 | 143.18 | 119.31 |
| POS | | 20.00 | 30.00 | 39.95 | 39.73 | 39.25 | 38.24 | 36.38 | 32.01 | 25.88 | 19.24 | 13.31 |
| Receivable cover | | 8.44 | 5.86 | 4.56 | 4.72 | 4.88 | 5.02 | 5.12 | 5.42 | 6.02 | 7.44 | 8.94 |

For Global Horizon Holdings Pvt. Ltd.

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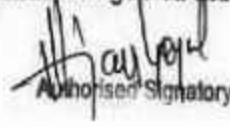
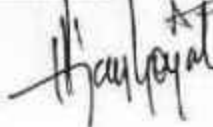


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Annexure 3: Details of Unsold units of Project

| S.NO. | UNIT NO | Plot area (sq yds) | Floor No. | Type | Sold/ Unsold | Saleable area (sq.ft.) |
|-------|---------|--------------------|-----------|-------------------|--------------|------------------------|
| 1 | B-01 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 2 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 3 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 4 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 5 | B-02 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 6 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 7 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 8 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 9 | B-03 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 10 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 11 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 12 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 13 | B-04 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 14 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 15 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 16 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 17 | B-05 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 18 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 19 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 20 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 21 | B-06 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 22 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 23 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 24 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 25 | B-07 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 26 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 27 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 28 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 29 | B-08 | 162.18 | First | Residential Floor | Unsold | 1,459.60 |
| 30 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 31 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 32 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 33 | D-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 34 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 35 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 36 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 37 | D-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 38 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 39 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 40 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 41 | D-03 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 42 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 43 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 44 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 45 | D-04 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 46 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 47 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 48 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 49 | D-05 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |

For Global Horizon Holdings Pvt. Ltd.



| | | | | | | |
|----|------|--------|--------|-------------------|--------|----------|
| 50 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 51 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 52 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 53 | D-06 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 54 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 55 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 56 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 57 | D-07 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 58 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 59 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 60 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 61 | D-08 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 62 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 63 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 64 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 65 | D-09 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 66 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 67 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 68 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 69 | D-10 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 70 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 71 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 72 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 73 | D-11 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 74 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 75 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 76 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 77 | D-12 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 78 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 79 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 80 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 81 | D-13 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 82 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 83 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 84 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 85 | D-14 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 86 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 87 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 88 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 89 | D-15 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 90 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 91 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 92 | | | Fourth | Residential Floor | Unsold | 1,459.60 |

For Global Horizon Holdings Pvt. Ltd

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| | | | | | | |
|-----|-------|--------|--------|-------------------|--------|----------|
| 93 | F2-01 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 94 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 95 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 96 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 97 | F2-02 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 98 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 99 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 100 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 101 | F2-03 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 102 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 103 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 104 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 105 | F2-04 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 106 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 107 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 108 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 109 | F2-05 | 163.46 | First | Residential Floor | Unsold | 1,459.60 |
| 110 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 111 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 112 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 113 | E-09 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 114 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 115 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 116 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 117 | E-10 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 118 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 119 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 120 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 121 | E-11 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 122 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 123 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 124 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 125 | E-12 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 126 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 127 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 128 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 129 | A-47 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 130 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 131 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 132 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 133 | A-48 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 134 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 135 | | | Third | Residential Floor | Unsold | 1,459.60 |

For Global Horizons Holdings Pvt. Ltd.

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| | | | | | | |
|-----|--------|--------|--------|-------------------|--------|----------|
| 136 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 137 | A-49 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 138 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 139 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 140 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 141 | A-50 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 142 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 143 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 144 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 145 | A-51 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 146 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 147 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 148 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 149 | A-52 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 150 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 151 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 152 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 153 | A-53 | 154.28 | First | Residential Floor | Unsold | 1,459.60 |
| 154 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 155 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 156 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 157 | A3-01 | 166.63 | First | Residential Floor | Unsold | 1,459.60 |
| 158 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 159 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 160 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 161 | A4-04 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 162 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 163 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 164 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 165 | A4-04A | 173.18 | First | Residential Floor | Unsold | 1,459.60 |
| 166 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 167 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 168 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 169 | D-1 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 170 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 171 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 172 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 173 | A-2-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 174 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 175 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 176 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 177 | A-2-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 178 | | | Second | Residential Floor | Unsold | 1,459.60 |

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|-----|--------|--------|--------|-------------------|--------|----------|
| 179 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 180 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 181 | A-2-03 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 182 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 183 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 184 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 185 | A-2-04 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 186 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 187 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 188 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 189 | A-2-05 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 190 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 191 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 192 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 193 | A-2-06 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 194 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 195 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 196 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 197 | A4-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 198 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 199 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 200 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 201 | A4-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 202 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 203 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 204 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 205 | A4-03 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 206 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 207 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 208 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 209 | C-01 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 210 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 211 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 212 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 213 | C-02 | 179.40 | First | Residential Floor | Unsold | 1,459.60 |
| 214 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 215 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 216 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 217 | E-07 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |
| 218 | | | Second | Residential Floor | Unsold | 1,459.60 |
| 219 | | | Third | Residential Floor | Unsold | 1,459.60 |
| 220 | | | Fourth | Residential Floor | Unsold | 1,459.60 |
| 221 | E-08 | 111.27 | First | Residential Floor | Unsold | 1,459.60 |

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|-----|--|-----------------|-------------------|--------|--------------------|
| 222 | | Second | Residential Floor | Unsold | 1,459.60 |
| 223 | | Third | Residential Floor | Unsold | 1,459.60 |
| 224 | | Fourth | Residential Floor | Unsold | 1,459.60 |
| | | 9,225.33 | | | 3,26,950.04 |



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Annexure 4: Repayment Mechanism

- NACH Mode: NACH form along with one cancelled cheque & one EMI PDC to cover the timing gap in getting mandate activated by the Borrower Bank.
- Additional UDC: One cheque for full loan amount and three more cheques each of 1/3rd of the total loan amount sanctioned.

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KEY FACT STATEMENT

Part 1 (Interest Rate and Fees/ Charges)

| | | | | |
|---|--|---|---|--|
| 1 | Name of Main Borrower | M/s Global Horizon Holdings Private Limited | | |
| 1(a) | Loan Proposal/ Account No. | | Type of Loan | Construction Finance |
| 2 | Sanctioned Loan amount (in Rupees) | Rupees Fifty Lakhs only | | |
| 3 | Disbursal Schedule | Disbursement of the Loan shall be Rupees Fifty lakhs Only. First Disbursement of the Loan shall be ₹50.00 Lakhs In case of stage-wise disbursement, first disbursement shall be done as per the stages of construction, or the milestones agreed subject to right of Hero Housing Finance Ltd. ("HHFL") to verify the same. For more details, please refer clause XX of the Loan Agreement. | | |
| 4 | Loan Term | 48 months | | |
| 4(a) | Does the Loan Term include Moratorium | Yes, Principal Moratorium | Moratorium in months, if applicable | 24 months |
| 5 | Details of Periodic Instalment ("PI") (Please refer to the Note below the table) | | | |
| | Type of instalments | Number of Rls | RI (₹) | Commencement of repayment, post sanction |
| | Monthly Instalment ("MI" or "PI") | 24 | Principal component- ₹2,08,333/- Interest component- Interest amount computed on the balance principal amount. | Repayment shall commence after completion of the Moratorium if the moratorium is available. Else, it shall start after disbursement on the immediate due date mentioned at Sl. No. 11 of Annexure B. |
| <i>Note: Additional Information on PIs/ MIs- Before commencement of the PI/ MI after the moratorium period, the Borrower shall be required to pay an interest amount on the outstanding loan amount on a monthly basis at the applicable interest rate. The number of PIs/ MIs and amount of a PI/ MI are subject to change in case of revision in the applicable interest rate as per the terms of the Loan.</i> | | | | |
| 6 | Interest Rate (%) | 13.50% | Interest Type | Floating |
| 7 | Additional Information in case of Floating Rate of Interest | | | |

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| Reference Benchmark Rate | Benchmark Rate (%) (B) | Spread (%) (S) | Final rate (%) R = (B) + (S) | Reset Periodicity (Months) ¹ | | Impact of change in the reference benchmark ² (for 25 bps change in 'R', change in) | |
|-----------------------------|---|----------------------------|---|--|---|--|------------|
| | | | | B | S | RI (₹) | No. of RIs |
| Hero Reference Rate ("HRR") | 18.60% | -5.10% | 13.50% | No Fixed Reset | No Fixed Reset | 2,08,333 | 24 |
| 8 | Fee/ Charges³ (applicable statutory levies including GST to be paid additionally (Please refer to the footnotes)) | | | | | | |
| | | Payable to HHFL (A) | | Payable to a third party through HHFL (B) | | | |
| S. N. | Type of Fee/ Charges | One-time/ Recurring | Amount (in ₹) or Percentage (%) as applicable | One-time/ Recurring | Amount (in ₹) or Percentage (%) as applicable | | |
| i. | Processing Fees (this includes Initial Processing Fees and is non-refundable) ⁴ | One time | 1.00% | NA | NA | | |
| ii. | Insurance Charges ⁵ | One time | NA | | | | |
| iii. | CERSAI Charges* | One time | 100 | | | | |
| iv. | Statutory Charges (Stamp Duty / MOE/ | One time | NA | | | | |

¹ HHFL shall review its benchmark rate (HRR) from time to time as per its internal policies. Any change in the HRR and its resultant impact on the rate applicable to your loan shall be notified to as per the regulatory requirements. Reset in spread may happen in case of Mixed Rate of Interest while migrating to Floating Interest Rate or in case of revision in applicable interest rate as per the terms and conditions of the Loan and the Fair Practice Code.

² RI and No. of RIs provided in the table depict a scenario where either amount of the RI or no. of RIs would undergo change if there is increase of 25bps in the currently applicable interest rate/ RI.

³ Please note that the charges mentioned below with (*) mark are indicative and subject to revision by respective authority/ institution/ bank/ insurer providing respective service. If such charges are born directly by the Borrower without paying the same through HHFL then the same shall not be included for computation of the APR.

⁴ Processing fees includes the Initial Processing Fees of Rs. XXXX, which is non-refundable.

⁵ Insurance charges are towards insurance premium payable to the Insurance Company for the insurance cover availed by the Borrower as per his/ her own discretion. The insurance is not bundled with the loan and the Borrower may avail insurance from any insurance company. The Borrower, as per his/ her own discretion, may request for loan towards insurance premium subject to credit eligibility where such amount shall be directly paid by HHFL to the Insurer upon the Borrower's instruction.

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| | MODT)* | | | |
| v. | Any other case specific Charges | | | |
| 9 | Annual Percentage Rate (APR) (%) | | | |
| 10 | ⁶ Details of Contingent Charges (in ₹ or %, as applicable) for the following incidences/ services: | | | |
| i. | Penal charges, if any, in case of delayed payment | 2% (two percent) per month on the overdue amount (i.e. 24% p.a.) | | |
| ii. | Repayment bounce penalty | INR 1000/- (Rupees One Thousand only) (per instrument) | | |
| iii. | Penal Charges for non-compliance of loan covenants | 1% (one percent) per annum on the loan amount for such number of days till non-compliance persists | | |
| iv. | Duplicate No objection certificate (NOC) issuance charges | INR 1500/- (Rupees One Thousand Five Hundred only) + GST (per loan) | | |
| v. | Fee for List of Documents ("LOD") (duplicate) | Nil first time. Second time onwards, fee shall be INR 500/- (Rupees Five Hundred only) + GST (per loan) | | |
| vi. | Prepayment Charges | <p>a) For all loans being foreclosed due to balance transfer to another financial institution, a pre-payment penalty of 4% will be applicable for loans being closed within 13-24 months and 3% after 24 months</p> <p>b) No pre-payment penalty shall be applicable if loan is prepaid/closed from HHFL funded project collections or own sources of borrower/promoter</p> | | |
| vii. | Foreclosure letter issuance | INR 1000/- (Rupees One Thousand only) + GST (per loan account) | | |
| viii. | Any other charges | | | |

⁶ The nature and/or quantum of the fees/charges/levies/penalties mentioned herein may undergo review/modification from time to time, as per the prevailing policies of HHFL in compliance with regulatory guidelines, as may be updated by HHFL from time to time. HHFL will communicate the change in charges/fee through appropriate channels to the customers.

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Part 2 (Other Qualitative Information)

| | | | |
|---|--|---|--------------------------|
| 1 | Clause of Loan agreement relating to engagement of recovery agents | The recovery agent shall act on behalf of HHFL and shall abide by the Code of Conduct adopted by HHFL as available on HHFL's website at the link https://www.herohousingfinance.com/policies-and-codes . For more details in this regard, please refer clause 34 of Loan Agreement. | |
| 2 | Clause of Loan agreement which details grievance redressal mechanism | The Borrower may refer to the Grievance Redressal Mechanism (including escalation matrix) on HHFL's website at the link https://www.herohousingfinance.com/policies-and-codes . For more details, please refer clause 33 of Loan Agreement. | |
| 3 | Phone number and email id of the nodal grievance redressal officer | <p>Name of Officer: Dinesh Sohal</p> <p>Address: A-6, Second Floor, Sector-4, Noida, Uttar Pradesh-201301, Email: dinesh.sohal@hero-hfl.com</p> <p>Contact Number: 0120-4153555</p> | |
| 4 | Whether the loan is, or in future maybe, subject to transfer to other REs or securitisation | Yes | |
| 5 | In case of lending under collaborative lending arrangements (e.g., co-lending/ outsourcing), following additional details may be furnished: | | |
| | Name of the originating RE, along with its funding proportion | Name of the partner RE along with its proportion of funding | Blended rate of interest |
| | Not Applicable | Not Applicable | Not Applicable |
| 6 | In case of digital loans, following specific disclosures may be furnished: | | |
| | (i) Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan | Not Applicable | |
| | (ii) Details of LSP acting as recovery agent and authorized to approach the borrower | Not Applicable | |

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Computation of APR

| S. N. | Parameter | Details |
|-------|---|--|
| 1 | Sanctioned Loan amount (in Rupees) (SI no. 2 of the KFS template – Part 1) | 50,00,000 |
| 2 | Loan Term (in years/ months/ days) (SI No.4 of the KFS template – Part 1) | 48 months |
| a) | Moratorium, if any | 24 months (Principal moratorium) |
| a) | No. of instalments for payment of principal, in case of non-equated periodic loans | 24 months |
| b) | Type of EPI Amount of each EPI (in Rupees) and Nos. of EPIs (e.g., no. of EMIs in case of monthly instalments) (SI No. 5 of the KFS template – Part 1) | <ul style="list-style-type: none"> • Payment on monthly frequency. • During the moratorium period, interest on outstanding loan amount to be paid on a monthly basis at applicable interest rate prior to commencement of the PI. • Post-moratorium, a fixed Principal Component of XXXX and interest amount on the balance principal amount shall be paid in 24 PIs. |
| c) | No. of instalments for payment of capitalised interest, if any | Not Applicable |
| d) | Commencement of repayments, post sanction (SI No. 5 of the KFS template- Part 1) (pls refer to the note after the table) | days |
| 3 | Interest rate type (fixed or floating or hybrid) (SI No. 6 of the KFS template- Part 1) | Floating |
| 4 | Rate of Interest (SI No. 6 of the KFS template – Part 1) | 13.50 % |
| 5 | Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date (in Rupees) | 12,62,500 |
| 6 | Fee/ Charges payable (In Rupees) | 50,000 |
| A | Payable to the RE (SI No.8A of the KFS template-Part 1) | - |
| B | Payable to third-party routed through RE (SI No.8B of the KFS template- Part 1) | |

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| 7 | Net disbursed amount (1-6) (in Rupees) | 49,50,000/- |
| 8 | Total amount to be paid by the borrower (sum of 1 and 5) (in Rupees) | 62,62,500/- |
| 9 | Annual Percentage rate- Effective annualized interest rate (in percentage) (Sl No.9 of the KFS template-Part 1) | % |
| 10 | Schedule of disbursement as per terms and conditions | In case of stage-wise disbursement, the disbursement shall be done as per the stages of construction, or the milestones agreed subject to right of HHFL to verify the same. |
| 11 | Due date of payment of instalment and interest | DDMMYYYY |
| 12 | Validity period of acceptance | 30 days from date of sanction letter |

Please Note that first due date of repayment shall be 5th day of the month ("**Due Date**") subsequent to the date of disbursement and, thereafter, repayments will have to be made on Due Date each month, unless notified otherwise by HHFL, till the loan is completely repaid. Days for commencement of repayments and Due Date of payment mentioned in the above table have been provided assuming date of sanction/ KFS and date of disbursement as the same considering the format prescribed by the RBI.

Annexure C

Repayment Schedule for the Loan Sanctioned

| Instalment No. | O/s Principal | Principal | Interest | Instalment Amount |
|----------------|---------------|-----------|----------|-------------------|
| 1 | 50,00,000 | - | 56,250 | 56,250 |
| 2 | 50,00,000 | - | 56,250 | 56,250 |
| 3 | 50,00,000 | - | 56,250 | 56,250 |
| 4 | 50,00,000 | - | 56,250 | 56,250 |
| 5 | 50,00,000 | - | 56,250 | 56,250 |
| 6 | 50,00,000 | - | 56,250 | 56,250 |
| 7 | 50,00,000 | - | 56,250 | 56,250 |
| 8 | 50,00,000 | - | 56,250 | 56,250 |

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|----|-----------|----------|--------|--------|
| 9 | 50,00,000 | - | 56,250 | 56,250 |
| 10 | 50,00,000 | - | 56,250 | 56,250 |
| 11 | 50,00,000 | - | 56,250 | 56,250 |
| 12 | 50,00,000 | - | 56,250 | 56,250 |
| 13 | 50,00,000 | - | 56,250 | 56,250 |
| 14 | 50,00,000 | - | 56,250 | 56,250 |
| 15 | 50,00,000 | - | 56,250 | 56,250 |
| 16 | 50,00,000 | - | 56,250 | 56,250 |
| 17 | 50,00,000 | - | 56,250 | 56,250 |
| 18 | 50,00,000 | - | 56,250 | 56,250 |
| 19 | 50,00,000 | - | 56,250 | 56,250 |
| 20 | 50,00,000 | - | 56,250 | 56,250 |
| 21 | 50,00,000 | - | 56,250 | 56,250 |
| 22 | 50,00,000 | - | 56,250 | 56,250 |
| 23 | 50,00,000 | - | 56,250 | 56,250 |
| 24 | 50,00,000 | - | 56,250 | 56,250 |
| 25 | 50,00,000 | 2,08,333 | 56,250 | 56,250 |
| 26 | 47,91,667 | 2,08,333 | 53,906 | 53,906 |
| 27 | 45,83,333 | 2,08,333 | 51,563 | 51,563 |
| 28 | 43,75,000 | 2,08,333 | 49,219 | 49,219 |
| 29 | 41,66,667 | 2,08,333 | 46,875 | 46,875 |
| 30 | 39,58,333 | 2,08,333 | 44,531 | 44,531 |

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|----|-----------|----------|--------|--------|
| 31 | 37,50,000 | 2,08,333 | 42,188 | 42,188 |
| 32 | 35,41,667 | 2,08,333 | 39,844 | 39,844 |
| 33 | 33,33,333 | 2,08,333 | 37,500 | 37,500 |
| 34 | 31,25,000 | 2,08,333 | 35,156 | 35,156 |
| 35 | 29,16,667 | 2,08,333 | 32,813 | 32,813 |
| 36 | 27,08,333 | 2,08,333 | 30,469 | 30,469 |
| 37 | 25,00,000 | 2,08,333 | 28,125 | 28,125 |
| 38 | 22,91,667 | 2,08,333 | 25,781 | 25,781 |
| 39 | 20,83,333 | 2,08,333 | 23,438 | 23,438 |
| 40 | 18,75,000 | 2,08,333 | 21,094 | 21,094 |
| 41 | 16,66,667 | 2,08,333 | 18,750 | 18,750 |
| 42 | 14,58,333 | 2,08,333 | 16,406 | 16,406 |
| 43 | 12,50,000 | 2,08,333 | 14,063 | 14,063 |
| 44 | 10,41,667 | 2,08,333 | 11,719 | 11,719 |
| 45 | 8,33,333 | 2,08,333 | 9,375 | 9,375 |
| 46 | 6,25,000 | 2,08,333 | 7,031 | 7,031 |
| 47 | 4,16,667 | 2,08,333 | 4,688 | 4,688 |
| 48 | 2,08,333 | 2,08,333 | 2,344 | 2,344 |

"The contents and disclosures provided in the Key Fact Statement, consisting of Annexures A, B, and C, have been read by me/us / read over by HHFL Representative and explained to me/us in a language that I/we understand. I/we have received

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a copy of the KFS and have appended my/our signature/thumb impression to this document with free consent and volition, in a sound state of mind, after understanding its contents."

"मुख्य तथ्य विवरण में प्रदान की गई विषयवस्तु और खुलासे, जिसमें अनुलग्नक A, B, और C शामिल हैं, मैंने/हमने पढ़ लिए हैं / एच.एच.एफ.एल (HHFL) के प्रतिनिधि द्वारा मुझे/हमें पढ़कर सुनाए गए हैं और उस भाषा में समझाए गए हैं जो मैं/हम समझते हैं। मैंने/हमने 'मुख्य तथ्य विवरण' की एक प्रति प्राप्त कर ली है और इसकी विषयवस्तु को समझने के बाद, स्वस्थ मानसिक स्थिति में, स्वतंत्र सहमति और इच्छा से इस दस्तावेज़ पर अपने हस्ताक्षर/अंगूठे का निशान दिए हैं।"

"இணைப்புகள் A, B மற்றும் C யைக் கொண்ட முக்கிய உண்மை அறிக்கையில் கொடுக்கப்பட்டுள்ள உள்ளடக்கங்களும் வெளிப்படுத்தப்பட்டுள்ளவைகளும் என்னால்/எங்களால் படிக்கப்பட்டு / HHFL பிரதிநிதியால் படித்துக்காட்டப்பட்டு எனக்கு/எங்களுக்கு புரியும் மொழியில் விளக்கிக்கூறப்பட்டது. நான்/நாங்கள் KFS இன் நகலைப் பெற்றுள்ளோம் மேலும் அதன் உள்ளடக்கத்தைப் புரிந்து கொண்ட பின் ஒப்புதலோடும் விருப்பத்தோடும் நல்ல மனநிலையில் இந்த ஆவணத்தில் எனது/எங்கள் கையொப்பம்/கட்டைவிரல் ரேகையைப் பதிவு செய்துள்ளோம்."

"హెచ్ హెచ్ ఎఫ్ ఎల్ నుంచి "అనుబంధాలు A, B, మరియు C లతో కూడిన కీలక వాస్తవాల వాంగ్మూలంలో ఇవ్వబడ్డ విషయాలు మరియు ప్రకటనలను నేను/మేం/ చదివాము. నాకు/మాకు అర్థమయ్యే భాషలో ప్రతినీధి నాకు/మాకు వివరించారు. నేను/మేం కె ఎఫ్ ఎఫ్ యొక్క ఒక కాపీని అందుకున్నాను మరియు దానిలోని విషయాలను అర్థం చేసుకున్న తరువాత, స్వేచ్ఛాయిత సమ్మతి మరియు ఇష్టానుసారంగా, మంచి మానసిక స్థితిలో ఈ దాక్యుమెంట్ కు నా/మా సంతకం/బొటనవేలు ముద్రను జత చేశాము."

परिशिष्ट ए, बी आणि सी सामील असलेल्या मुख्य तथ्यांच्या निवेदनात प्रदान केलेला आशय आणि खुलासे मी/आम्ही वाचले आहेत / एच.एच.एफ.एल प्रतिनिधीने वाचून दाखविले आहेत आणि ते मला / आम्हाला समजेल अशा भाषेत समजावून सांगितलेले आहेत. के.एफ.एस ची एक प्रत मला/आम्हाला मिळालेली आहे आणि मी/आम्ही या कागदपत्रातील मजकूर समजून घेतल्यानंतर स्वतंत्र संमतीने आणि स्वइच्छेने, सुदृढ मनःस्थितीत, त्यातील मजकूर समजून घेतल्यानंतर माझी/आमची स्वाक्षरी केली आहे / अंगठ्याचा ठसा लावला आहे.

मुंघ उँष बिआन विँच पूरान बीती राडी समँगरी अडे खुलासियाँ, जिसडे विँच अनुबंध A, B, अडे C सामल हन, नूँ मेरे/साडे दूआरा पत्रु लिआ गिआ है/ HHFL दे नुमाँदिँदे ने मेरुँ/साहुँ इस ड़ासा विँच पत्रु के सुटाँदिया है अडे समझाँदिया है जे मेरुँ/साहुँ समझ आँहुँदी है।

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ਮੈਨੂੰ/ਸਾਨੂੰ KFS ਦੀ ਇੱਕ ਕਾਪੀ ਪ੍ਰਾਪਤ ਹੋ ਗਈ ਹੈ ਅਤੇ ਇਸਦੇ ਵਿੱਚ ਦਿੱਤੀ ਗਈ ਸਮਗਰੀ ਨੂੰ ਸਮਝਣ ਤੋਂ ਬਾਅਦ, ਇੱਕ ਚੰਗੇ ਮੰਨ ਦੀ ਸਥਿਤੀ ਨਾਲ, ਮੇਰੇ/ਸਾਡੇ ਦੁਆਰਾ ਮੁਕਤ ਸਹਿਮਤੀ ਅਤੇ ਮਰਜ਼ੀ ਨਾਲ ਇਸਦੇ ਵਿੱਚ ਆਪਣੇ ਦਸਤਖਤ ਕੀਤੇ ਗਏ ਹਨ/ਅੰਗੂਠੇ ਦਾ ਨਿਸ਼ਾਨ ਲਾਇਆ ਗਿਆ ਹੈ।

ਏ, ਡੀ ਅਤੇ ਸੀ ਅਨੁਬੰਧਾਂ ਨੂੰ ਖੋਲ੍ਹ ਕੇ ਵੇਖਣ ਵਾਲੇ ਵਿਅਕਤੀਆਂ ਨੂੰ ਸਮਝਣ ਵਾਲੇ ਵਿਅਕਤੀਆਂ ਨੂੰ ਸਮਝਣ ਤੋਂ ਬਾਅਦ, ਇੱਕ ਚੰਗੇ ਮੰਨ ਦੀ ਸਥਿਤੀ ਨਾਲ, ਮੇਰੇ/ਸਾਡੇ ਦੁਆਰਾ ਮੁਕਤ ਸਹਿਮਤੀ ਅਤੇ ਮਰਜ਼ੀ ਨਾਲ ਇਸਦੇ ਵਿੱਚ ਆਪਣੇ ਦਸਤਖਤ ਕੀਤੇ ਗਏ ਹਨ/ਅੰਗੂਠੇ ਦਾ ਨਿਸ਼ਾਨ ਲਾਇਆ ਗਿਆ ਹੈ।

"ਮੁੱਖ ਤਥਾਵਾਂ: ਨਿਵੇਦਨਾਂ ਪੂਰੀ ਪਾਠਵਾਂ ਆਵੇਕ ਮਾਫਿਤੀ ਅਨੇ ਜਾਫਿਰਾਤੀ, ਜੇਮਾਂ ਪਰਿਸ਼ਿਣ ਏ, ਆ, ਅਨੇ ਸੀ ਨੀ ਸਮਾਵੇਸ਼ ਥਾਯ ਏ, ਤੇ ਮਾਰਾ/ਅਮਾਰਾ ਸਮਝ ਮਮਫ ਨਾ ਪਰਿਸ਼ਿਣਿ ਫ਼ੁਰਾ, ਮਨੇ/ਅਮਨੇ ਸਮਝਾਏ ਤੇਵੀ ਲਾਖਾਮਾਂ ਵਾਂਯਵਾਮਾਂ ਆਵਾ ਏ ਅਨੇ ਮਨੇ/ਅਮਨੇ ਸਮਝਾਵਵਾਮਾਂ ਆਵਾ ਏ. ਮੈਂ/ਅਮੇ KFS ਨੀ ਏਕ ਨਕਥ ਪ੍ਰਾਮ ਕਰੀ ਏ ਅਨੇ ਤੇਮਾਂ ਸਮਾਵਿਣ ਮਾਫਿਤੀਨੇ ਸਮਝਾ ਪਠੀ, ਸਵਰਤਰ ਸੰਮਤਿ ਅਨੇ ਸਵੇਯਾਏ ਆ ਏਸ਼ਾਵੇਜਮਾਂ ਮਾਰੀ/ਅਮਾਰੀ ਸਫੀ ਕਰੀ ਏ/ਅੰਗੂਠਾਨੀ ਡਾਪ ਕਰਾਵੀ ਏ."

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|----------------------------------|---|
| For Hero Housing Finance Limited | Signature(s) or thumb impression of the Borrower(s) <i>(Comments of Compliance- In case of thumb impression, witness shall be required.)</i> |
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For Global Horizon Holdings Pvt. Ltd.

 Authorized Signatory

