सत्यमेव जयते

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₹100

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Certificate No.	:	IN-DL85670434779076X
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Account Reference	:	IMPACC (IV)/ dl807803/ DELHI/ DL-NWD
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Purchased by	:	RECEPTIVE BUILDWELL LLP
Description of Document	:	Article Car Loan/ Loan Agreement
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	RECEPTIVE BUILDWELL LLP
Second Party	:	KARNATAKA BANK LTD
Stamp Duty Paid By	:	RECEPTIVE BUILDWELL LLP
Stamp Duty Amount(Rs.)	:	100 (One Hundred only)

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TERM LOAN AGREEMENT FOR PROJECT LOANS

FLOATING RATE OF INTEREST.

AGREEMENT ENTERED into this ....12th.... day of....November - 2025.............. Between

Contd.. in FORM No. 984 P (EBLR)

For Receptive Buildwell LLP

Partner/Auth.Sign.

Ronit Guptaa

For KARNATAKA BANK LTD.
Senior Branch Manager
Rohini, Sector-9, Delhi

Statutory Alert:

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For Receptive Buildwell LLP

Partner/Auth.Sign.

Ronit Gupta

FORM No. 984 P (EBLR)

TERM LOAN AGREEMENT FOR PROJECT LOANS

FLOATING RATE OF INTEREST.

AGREEMENT ENTERED into this ....12th.... day of....November-2025..... Between **M/s Receptive Buildwell LLP**, No. 812, Ring Road Mall, Plot No. 21, Mangalam Place, Sector – 3, Rohini, New Delhi – 110 085, Represented by its Partner Mr. Sourabh Gupta, S/o Mr. Arun Gupta, H. No. 5, 3rd Floor, Road No. 40, West Punjabi Bagh, New Delhi – 110 026.
hereinafter called the **"Borrower"** of the First Party

AND

1.Mr. Sourabh Gupta, S/o Mr. Arun Gupta, H. No. 5, 3rd Floor, Road No. 40, West Punjabi Bagh, New Delhi – 110 026.
2.Mr. Mukul Gupta, S/o Mr. Sunil Kumar Gupta, H. No. 5, 3rd Floor, Road No. 40, West Punjabi Bagh, New Delhi – 110 026.
3.Mr. Abhik Gupta, S/o Mr. Ajay Kumar Gupta, H. No. 6, 3rd Floor, Road No. 40, West Punjabi Bagh, New Delhi – 110 026.
4.Mrs. Priety Kurele, W/o Mr. Praveen Kurele, No. 41, 1st Floor, New Friends Colony, New Delhi – 110 065.
5.Mr. Saamarth Kurele, S/o Mr. Praveen Kurele, No. 41, 1st Floor, New Friends Colony, New Delhi – 110 065.
6.Mr. Ronit Gupta, S/o Mr. Vijender Gupta, H. No. 23, Road No. 72, West Punjabi Bagh, New Delhi – 110 026.

hereinafter called the **"Guarantor"** of the Second Party

AND

The Karnataka Bank Ltd. ROHINI Branch, D C Chowk, Sector – 9, Rohini, New Delhi – 110 085 represented by its Manager, the present Manager being **MR. JAYANT BAJAJ, S/o MR. LAKHAM CHAND BAJAJ.**

hereinafter called the "Bank" of the Third Party.

The expression "**Borrower**", "**Guarantor**" and the "**Bank**" shall mean and include their respective Legal Heirs, Successors, Administrators, Attorneys and Assigns.

For Receptive Buildwell LLP

Partner/Auth.Sign.

Ronit Gupta

I. In consideration of the sum of ₹ 30,00,00,000/- (Rupees Thirty Crores only) to be paid by the Bank as per the terms and conditions of Sanction Order, the Borrower hereby agrees and undertakes as follows:

1. To repay the Bank the amount advanced, in installments as set out in Schedule **"A" & "B"** here below.
2. To pay interest at the rate arrived at as follows:
   (a) (i) External Bench Mark Rate that is to say 10 years G-Sec / **Six Month s T-Bills Rate** (*) presently being 5.55% **per annum**, plus
   Spread at 3.98% **per annum** for three years from the date of this agreement, **subject** to change every three years, plus
   Credit risk premium presently at 0.00% **p.a.** variable depending on the credit assessment of the Borrower.

In total presently at 9.53% **per annum** compounded monthly/ quarterly/ half yearly/ annually (*) variable as above. (*) delete whichever is not applicable.

I. The borrower agrees that Bank may reset the External Benchmark based Lending Rate (EBLR) and to modify the interest rate accordingly and the decision of the Bank in this regard shall be final and binding on the borrower.
II. The *borrower waives notice of variation of Bank's External Bench Mark based Lending Rate* (EBLR) and further agrees that publication of such variation in Bank's notice board / Website shall be sufficient notice to him.

3. To pay processing charges, commitment charges, penalty in case of non-submission of QOS returns in time, ECGC Guarantee fees, Postage, Insurance premia on Life policies as well as Fire and General Insurance policies etc., covering the securities described in **Schedule "C"** hereto, service charges incidental thereto levied by the Bank from time to time and also all expenses which the Bank may incur in connection with the realisation of securities and in case of default to pay the same by the Borrower, authorise the Bank to pay and debit such charges to the Borrower's account as and when occasion arises.
4. To pay the penal charges for non-compliance with material terms and conditions of loan contract, as per the instances and quantum of charges specified in **Schedule "D".**
5. To agree with the project specific disbursement schedule and project implementation schedule specified in Schedule "E".

For Receptive Buildwell LLP

Partner/Auth.Sign.

Ronit Gupta

6. To furnish to the Bank such information as the Bank requires in respect of the securities and also to submit periodical reports and such other information as the bank deems fit.
7. To utilize the amount solely for the purpose mentioned in the loan application
8. To permit the Bank or its assigns, agents at any time to inspect the securities with or without notice,
9. Not to create any charge, lien or encumbrance over the securities without the written consent of the Bank

II. It is further agreed between the parties hereunder:

1. If the Bank obtains refinance from IDBI / NABARD / SIDBI or NHB the Bank will charge interest to the Borrower at the rate chargeable by the Bank as per the Refinance Scheme from the date of the refinance released by the refinancer. But if the repayment of the refinance by the Bank to the refinancer is not matched by equal simultaneous repayment by the Borrower to the Bank, interest will be payable by the Borrower to the Bank in terms of this agreement without reference to the Refinance Scheme.
2. The Bank may assign the debt and the benefits under these presents and the securities for the advance and security documents to IDBI, NABARD, SIDBI, NHB or any institution / persons as security for obtaining any refinance from the said institutions / persons or for any other purpose.
3. Notwithstanding anything contained herein before the Bank shall be at liberty at any time to recall the entire outstanding balance of the loan with interest and incidental charges and to enforce the security, if installments or interest payments are in default and the Bank considers it necessary in the interest of the Bank to do so and for this purpose the Bank, its agent, assignee is authorised to seize and sell the securities without intervention of Court with or without notice at any time.
4. The Bank shall also be entitled to adjust / appropriate the amount lying to the credit of the Borrower / Guarantor in whatever capacity in any of its branches of the Bank to the loan account of the Borrower with or without notice to him, including term deposits before maturity as per rules.
5. The list of Bank empanelled Resolution Agents is available in the Bank's Website. In the eventuality of default, Bank reserves right to entrust the account to any one of the Bank empanelled Resolution Agents to liaison with borrower for recovery of dues. In such eventuality of entrustment, Bank will communicate to borrower the details of Resolution Agency to whom the entrustment is done.

For Receptive Buildwell LLP

Partner/Auth.Sign.

Rohit Gupta

6. Bank will redress the customer grievance in accordance with the Bank's Policy on Grievance Redressal made available in the Bank's Website, which is subject to modification from time to time from the Bank and same is acceptable to us.
7. In any event Bank intends to conduct an audit of the Borrower for its requirement or in order to comply with Regulatory Guidelines, Borrower expressly authorise Bank and allow to conduct audit of the Borrower, including his/its financials, activities, business, etc. through Bank's internal or external uditors. Borrower undertakes to extend necessary support and furnish requisite information/document.

III. In consideration of the Bank having agreed to advance to the Borrower as aforesaid, the Guarantor above named hereby agrees and covenant with the Bank that:

1. If any money payable by the Borrower falls due and the same remains unpaid, the Bank will be entitled to recover the same from the Guarantor notwithstanding the remedies the Bank have against the Borrower. This Guarantee will be continuing guarantee so far as the liability of the Borrower subsists.
2. The Guarantee shall be in force and subsisting whether the whole of the loan amount shall be actually advanced or not.
3. The Bank shall be at liberty at any time to grant the Borrower any time or indulgence or make any other arrangement with him as the Bank thinks fit without discharging or in any manner affecting the liability of Guarantor under the Guarantee and obligations hereby undertaken by him.
4. The Guarantee shall not be affected by any other future security taken or held by the Bank nor by any loss by the Bank of any collateral or other security nor by the Bank failing to recover by the realisation of any collateral or other, security or otherwise or any sum or sums of money due from the said Borrower nor any laches on the part of the Bank or shall the Bank be responsible to the Guarantor for any such loss or laches. This Guarantee shall not be considered to be discharged or revoked by the death of the Guarantor.

IV. The Borrower and the Guarantor hereby specifically agree that in the matter of making payment towards this debt or acknowledging this debt or any part thereof or any securities furnished for it, the payment of acknowledgement made or given by either of them shall be binding on them jointly and severally and that the said payment and acknowledgement so made or given by any of them shall save limitation against them jointly and severally for the purpose of law of limitation and each of them hereby constitute the other as agent duly authorised for making payment or acknowledgement on his behalf so as to bind him.

For Receptive Buildwell LLP

Partner/Auth.Sign.

Rohit Gupta

V. I / We are made aware that the rate of interest, periodicity of rests for the purpose of compounding and matters connected and incidental thereto are liable to variation from time to time at the direction of Reserve Bank of India under section 21 of Banking Regulation Act 1949 and in such an event, notice of change in rate of interest, periodicity etc. is waived.

VI. In this Agreement, unless the context requires otherwise, words importing the singular shall include the plural and vice-versa, words importing a gender shall include every gender and reference to persons shall include bodies incorporate and unincorporated.

VII. I/We have gone through the contents of Customer awareness information annexed to loan documents on Classification of Special Mention Account (SMA) and Non-performing Asset (NPA).

VIII. I/We confirm that contents of material have been explained to me/us and I/We have understood the same. I/We further agree that any subsequent changes (as per regulatory instructions) to classification norms, shall be communicated through any available media such as Bank's Website, SMS, Email notification, displaying in Bank's Notice board and shall be sufficient notice to me/us.

IX. I/We understood that defaulted instance listed are not exhaustive and the penal charges are not fixed during the loan tenure but may undergo revision from time to time as decided by the Bank. I/We further, agree that any subsequent changes in aforementioned defaulted instances or penal charges, communicated through any available media such as Bank's Website, SMS, Email notification, displaying in Bank's Notice board shall be sufficient notice to me/us.

SCHEDULE "A"	
Loan disbursement date-(DD/MM/YYYY)	12-11-2025
Period/Tenor- (MM)	60 Months
*Holiday Period-(MM/Not Applicable)	48 Months
Whether Interest to be collected for holiday period- Yes/No	YES
First Installment/EMI Date-(DD/MM/YYYY)	12-02-2030
#EMI/Installment Frequency Monthly/Quarterly/Half Yearly/Yearly/Bullet/ Staggered	Quarterly
Interest Applicable Frequency -(Monthly/Quarterly/Half Yearly/ Yearly)	Monthly
Loan Due Date-DD/MM/YYYY	12-11-2030

For Receptive Buildwell LLP

Partner/Authorised

Rohit Gupta

* If applicable enter values in months or else select Not Applicable.

#Enter appropriate frequency type as Monthly/Quarterly/Half Yearly/Yearly/Bullet/ Staggered and enter the installments details in SCHEDULE "B".

SCHEDULE "B" (Particulars of installments)
Repayable in 4 Quarterly installments of Rs. 7.50 Crores each after the initial holiday period of 48 Months. The interest shall be serviced on a monthly basis as and when debited, including during holiday period.

SCHEDULE "C"

(Description of Security & Nature of charge created such as mortgage of immovable property or hypothecation of movables etc.

Already held equitable mortgage of land admeasuring 18 Kanal 19 Marla, i.e. 2.36875 Acres or 9,585.98 sq.mt. comprises in Kewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1 (1 Kanal 7 Marla), 20/2/1 (5 Kanal 2 Marla), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field No. 12/2/1 (1 Kanal 4 Marla), Khewat/Khata No. 47, 4/1/479, Rectangle No. 10, Field No. 12/1/1 (0 Kanal 6 Marla), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11 (8 Kanal 0 Marla), 20/1 (2 Kanal 0 Marla), Khewat/Khata No. 308/312, Rectangle No. 10, Field No. 21/1 (1 Kanal 0 Marla), all situated within the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana, owned by **M/s. Receptive Buildwell LLP.** Land valued Rs. 43.78 Crores as per the table below.

Valuer I (Realizable Value) N.K. Gupta, Bank's Panel Valuer	Value II (Realizable Value) M/s P.A. Valuetech Pvt. Ltd., Bank's Panel Valuer	Average Value
Rs.43.28 Crores	Rs.44.29 Crores	Rs.43.78* Crores

*Considered average value as per policy guidelines.

And Commercial complex by project name " Vista Centre" to be constructed at an estimated cost of Rs. 58.14 Crores as per estimation report dated 26-08-2025 given By M/s Goel & Associates, Bank's Panel Valuer.

For Receptive Buildwell LLP

Partner/Auth.Sign.

SCHEDULE "D"
(Particulars of Penal Charges)#

Non submission of Audited Financial Statement on or before 31st October of each financial year:

a) Penal charges of 1.50% p.a., will be levied to the outstanding balance, if the Audited Financial Statement (AFS) of the borrower is not submitted to the Bank within one month from the statutory due date fixed for such returns by respective authorities or 31st October of every year whichever is earlier.

Term Loan:

a) Penal charge of 3.00% p.a, will be levied on the defaulted amount (interest or installments) for the defaulted period and also applicable to entire outstanding balance after the due date.

#Penal charges will be collected for defaulted period of non-compliance with each material terms and conditions.

I ^ Loan Disbursement Schedule

Quarter Start Date	Quarter end Date	Amount in Rs	Quarter Start Date	Quarter end Date	Amount in Rs

For Receptive Buildwell LLP

Partner/Auth.Sign.

II. ^ Project Implementation Schedule

Particulars	Date of Completion

Original DCCO Date (DD/MM/YYYY)	31-08-2029

^ Loan disbursement Schedule & Project Implementation Schedule is as per the time of disbursement date, and it may be revised upon mutual agreed between Borrower, Guarantor and the Bank from time to time.

In witness where of the parties hereunto set their hand to this Deed of Agreement, this ...12th...day of ...November - 2025..... at Rohini, New Delhi.

For Receptive Buildwell LLP

Partner/Auth.Sign.

BORROWER

GUARANTOR

For KARNATAKA BANK LTD.

Ronit Guptaa.

Senior Branch Manager
Rohini, Sector-9, Delhi

BANK