Date: 24.04.2024

To,
M/s. Trehan Promoters & Builders Private Limited
7TH FLOOR, 808, IRIS TECH PARK, SOHNA ROAD,
SECTOR 48, Gurgaon, Haryana, 122001

Dear Sir/ Ma'am,

Sub - Facility I - INR 50.00 Crore (LAP)

Ref - Loan Application dated 10/04/2024

This is with reference to your Loan Application on the captioned Subject. Aditya Birla Finance Limited, D-17, Sector 3, Noida-201301, Uttar Pradesh (**"Lender/ ABFL"**) is pleased to convey its approval for credit facility of a sum aggregating to Facility I - INR 50,00,00,000/- (INR Fifty crore only) (**"Facility"**) to M/s. Trehan Promoters & Builders Private Limited (**"Borrower"**) and - M/s. IRIS Tech Park Facility Management Services, Mr. Abhishek Trehan, Mr. Aman Trehan and Ms. Sunita Trehan (**"Guarantor(s)"**) for Purpose (as detailed below) on the indicative terms and conditions as mentioned herein below (**"Terms & Conditions"**). Please note that this communication shall be construed as a binding obligation on part of you, once this letter is returned duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the Facility within a period of 10 (Ten) days or such further time as may be extended by ABFL in writing in its absolute discretion. The terms mentioned in this letter are not exhaustive and you will have to sign Transaction Documents in this regard which would be binding on you. Further acceptance of all the Terms and Conditions mentioned hereunder shall override all earlier oral or written communications between ABFL and the Borrower and/or Co-Borrower(s).

TERMS & CONDITIONS

Particulars	Description
Borrower	M/s. Trehan Promoters & Builders Private Limited
Guarantor	M/s. IRIS Tech Park Facility Management Services Mr. Abhishek Trehan Mr. Aman Trehan Ms. Sunita Trehan M/s Ruvik Build Tech Pvt. Ltd.
Facility	LAP
Lender	Aditya Birla Finance Limited ("ABFL")
Total Facility Amount	Facility I - Rs. 50.00 Crores
Tenure	180 Months including 18 months moratorium
Moratorium Period	18 months
Account Bank	As per ABFL
Rate of Interest & Interest Payment Date	11 % p.a. linked to ABFL's long term reference rate ("LTRR"). Aforementioned interest Rate shall be payable monthly, on the 15th day of each subsequent month ("Interest Payment Date") or any other date as determined by ABFL.
Repayment Schedule	162 Monthly instalments of INR 0.59 Cr. for Facility I (detailed in Annexure 1)
Purpose	The Facility shall be utilized towards General Corporate Purpose & transaction charges. Further the Facility shall not be utilized for following: i. Subscription to or purchase of shares/debentures ii. Any speculative purposes iii. Any other purpose except as defined above
Interest Validity	The Rate of Interest offered to you is valid for 30 (Thirty) days from the date of this Sanction Letter.

For Trehan Promoters & Builders Pvt. Ltd.
Director/Authorised Signatory

RUVIK BUILDTECH PVT. LTD.
Authorised Signatory

For Iris Tech Park Facility Management Services
Partner/Authorised Signatory

Interest Reset	1. ABFL shall have a right to reset the Spread and/or Interest Rate (as applicable) ("Reset Interest Rate") on expiry of 12 (Twelve) months from the date of first disbursement of the Facility and every year thereafter. 2. The Borrower shall then pay interest at such Reset Interest Rate with effect from the date on which the revised Spread and/or Interest Rate is effective ("Spread/Interest Reset Date"). 3. Additionally, ABFL shall have a right to reset the Interest Rate/Spread at any time during the Tenure of the Facility upon occurrence of any of the following events: a) Adverse change in money market condition. b) RBI revising the standard provision on assets. c) RBI changing the risk weight for assets. d) The credit rating for the Facility (ies), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ABFL). e) LTRR/ STRR change f) Any other prevailing conditions.
ISRA	1. Borrower shall maintain Interest Service Reserve Account (ISRA) equal to INR 2 months interest. 2. ISRA account should be operational within 30 days of first disbursement, 3. Lien marking letter on ISRA should be executed within 15 days thereafter.
Prepayment/foreclosure of Facility	Loan lock in for first 12 months from 1st tranche of disbursement. After lock in, from 13th Month till 36 Months foreclosure/part pre-payment charges of 3% + taxes will be applicable on principal amount prepaid till 36 months. From 36th month foreclosure/part pre-payment charges of 2% + taxes will be applicable on principal amount. Nil prepayment/foreclosure charges if loan is repaid from sale proceeds/collections from the mortgaged/hypothecated security and internal accruals.
Waterfall Mechanism	ABFL should receive the sold & unsold unit receivables and any other amounts payable by the Borrower in full in the designated Escrow Account and the same shall be appropriated as per the following waterfall mechanism: a) Replenishment/creation of ISRA b) Additional Interest c) Past due interest and principal d) Current due of interest e) Current due of principal f) Past short capitalization if any g) Capitalization as per SI norms h) Balance credited to Borrower's/Co-borrower's current account Further ABFL reserves the right to change the above-mentioned Waterfall Mechanism.

Security	Type of Security Document	Ranking of Charge	Time for perfecting Security	Description of Security
	Equitable for Facility of Rs. 50.00 Cr, and	First and exclusive	Upfront Before Disbursement	• SORP located at Situated on E- 61, Panchsheel Park, New Delhi, having property value of INR 45 Cr and area of INR 500 Sq Yards or 418.06 Sq Mtrs. • Group Housing plot No - GH-3C, measuring 10279 Sq Mtrs, in Sector 80, Residential estate, Manesar, Gurugram. Having Registry Value of INR 102.43 Cr • Minimum security cover of 2x of the property value to be maintained till the tenor of loan. • Personal Guarantee of Mr. Abhishek Trehan, Mr. Aman Trehan & Ms. Sunita Trehan to be taken. • Corporate Guarantee of M/s. Iris Tech Park Facility Management Services & M/s Ruvik Builder Tech Pvt. Ltd. to be taken.

E-61,

For Ruvik Buildtech Pvt. Ltd.
Authorised Signatory

For Trehan Promoters & Builders Pvt. Ltd.
Director / Authorised Signatory

For Iris Tech Park Facility Management Services

ADITYA BIRLA CAPITAL
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	• Hypothecation of CAM income of INR 10 Cr approx. and same to be routed through the ABFL opened Escrow Account. • Hypothecation of future income from Group Housing plot No – GH-3C, measuring 10279 Sq Mtrs, in Sector 80, Residential estate, Manesar, Gurugram. Having Registry Value of INR 102.43 Crs. • Escrow of all present and future rentals/other Incomes including all CAM income & sale revenue from the mortgaged property and same to be routed through escrow account. • ISRA of 2 EMIS to be maintained.
ISRA	2 Months
Escrow Mechanism	The Borrower shall open, establish the escrow account ("Escrow account") with the Account Bank within 30 days of first disbursement. The aforesaid account shall be maintained and operated as per the Escrow Agreement entered by and between the Lender(s), Borrower and the Account Bank. All costs, charges and expenses in connection with the aforesaid accounts shall be borne by the Borrower. The Borrower shall ensure that the Scheduled CAM Receivables and all other receivables of firm M/s. IRIS Tech Park Facility Management Services" are deposited into the Escrow account. The Lender shall set up a standing instruction (S.I.) to transfer the funds routing through the Escrow Account to be transferred to the ABFL Loan Account in the following manner: - All CAM income in Firm "M/s. IRIS Tech Park Facility Management Services" to be routed through ABFL opened Escrow account and EMI to be serve from CAM income. 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.
Conditions Precedent	1. Security perfection to be done upfront. 2. All property papers to be taken and vetting report to be positive. 3. Conveyance deed of Land collateral payment detail to be check by Risk. 4. Data validation, cash flow and CAM to be finalised basis approval before disbursement. 5. Legal and technical to be positive and clearance to be taken from internal legal and technical team. 6. This Facility is subject to legal / technical/ commercial verification and valuation of the underlying property being positive and acceptable as per ABFL norms. 7. Latest CA certified Net-worth statement of both promoters to be documented 8. CIBIL Mortgage, FCU, RM Visit Report (Resi, Office and Property) and Other verification report to be positive. 9. Financials to be audit by Risk before disbursement. 10. CAM income to be certify by client before disbursement for last 3 years. 11. Last 12 months main current account of CAM income to be document. 12. Final Financial spread sheet of both companies to be document for last 3 years and same to be share with ZRH. 13. Shortfall undertaking from Ruvik Buildtech Pvt. Ltd. to be taken. 14. Individual ITR to be documented for last 3 years. 15. CAM income to be check by Risk physically on sample basis before disbursement. 16. LEI Certificate to be documented 17. Property Insurance of INR 2 Lacs & Individual Insurance of INR 5 Lacs to be taken. 18. CG of M/s Ruvik Build Tech Pvt. Ltd. with shortfall undertaking backed by BR to service ABFL repayment of proposed facility in M/s. Trehan Promoters & Builders Pvt. Ltd. from the surplus cash[illegible] ABFL repayment as per sanction terms of existing facility. 19. Addendum SL towards limit reduction and knock off of short [illegible] to be taken before disbursal. 20. Proposed facility to be converted into CF once all necessary project approval and RERA of group housing project [illegible]

For RUVIK BUILDTECH PVT. LTD.
Authorised signatory

For Trehan Promoters & Builders Pvt. Ltd.
Director / Authorised Signatory

For Iris Tech Park Facility Management Services

	21. ~~Land proposed to be purchased from proposed facility to be mortgaged to ABFL in 3 months~~ 22. SORP to be released subject to satisfactory project sale, collection ~~and construction nos.~~ and compliance of all covenants 23. SI and Escrow of existing facility to be perfected with proof of closure of old RERA account and its Updation in RERA.
Condition Precedent to second disbursement	• ROC Charge to be created within 30 days of disbursement. • End use certification to be taken before release of further tranches. • 2 months ISRA is proposed for LAP facility, which needs to be invested in Aditya Birla Mutual Fund. ISRA account to be opened within 15 days of first disbursement. Lien marking letter on ISRA should be executed within 7 days thereafter. • Escrow account to be operational and SI setup to be done.
Conditions Subsequent	The following conditions are to be fulfilled post the disbursement of the Facility amount: 1. Borrower to open an Escrow Account in a bank acceptable to ABFL within 60 days from the date of first disbursement and shall act in accordance with the clauses of the Escrow Agreement signed among the Escrow Account Bank, Borrower and ABFL 2. Irrevocable letter from Borrower to remit the sold & unsold unit receivables directly to ABFL designated Escrow Account under all circumstances for the credit of Borrower's loan/Facility account. Further all the transactions pertaining to repayment of Facility shall be routed through the Escrow Account only. 3. Borrower to get the properties offered as collateral insured comprehensively throughout the Facility tenure at its cost for its full value. The same is to be assigned in favour of ABFL as first loss beneficiary. Certified copy of insurance policy to be submitted to ABFL for its record within 30 days of date of disbursement. 4. ABFL shall release the Security to the Borrower/Co-Borrower(s) subject to the condition that in case of liquidation of all the assets provided as Security, the payment of entire sale proceeds shall be made in Escrow Account/Designated Account and shall thereafter pre-close the proposed Facility Alternatively, property can be swapped as acceptable to ABFL with applicable charges. 5. If in case the property (ies) provided as Security is liquidated during the currency of the proposed Facility, the Security shall be released subject to the Borrower/Co-Borrower(s) bringing in the entire sale proceeds into Escrow Account and pre-close the proposed Facility to the extent of sale proceeds. 6. The Borrower(s) shall deliver to the ABFL a certificate issued by the relevant assessing officer under the provisions of Section 281(1) (ii) of the Income Tax Act, 1961. 7. The Borrower and Co-Borrower(s) to arrange free access of official of ABFL or any other person agencies appointed by ABFL for the inspection time to time. 8. The Borrower/Co-Borrower shall forward to ABFL its provisional Balance Sheet and Profit and Loss Account within 3 months of year end and audited accounts within 6 months of the year end. Quarterly financial results shall be submitted within 60 days from the end of each Quarter/ with filing with Stock Exchange for listed Borrower. 9. Application (acknowledged by the IT department) under Sec 281(1) (ii) of the Income Tax Act, along with certificate from an independent chartered accounts/the statutory auditor certificate evidencing 'Nil Tax Liability'. 10. No Change in the equity and management of the Borrower without prior approval of ABFL. 11. Minimum security cover of 2.00x and receivable cover of 2x for the total Facility has to be maintained throughout the Facility tenure. In case the cover falls below this, then Borrowers should provide additional security acceptable to ABFL or Facility to be repaid accordingly to maintain the cover. 12. Borrower shall submit end use certificate from statutory auditors within 45 (forty-five) days of each disbursement. The end use certificate shall certify that the Facility amount drawn down have been used for the purpose of as mentioned in the Sanction Letter. 13. ABFL shall at its discretion obtain a confidential credit report on the Borrower from its other lenders. 14. Hypothecated receivables will not be escrowed to any other Bank/ Financial Institutions till the /tenure of ABFL Facility. 15. Property papers will be kept with ABFL till the tenor of the loan.
Special Conditions	1. The Borrower shall obtain a No Objection Certificate (NOC) from the ABFL before entering into registered sale agreement with prospective buyers' units mortgaged to ABFL. 2. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Security cover of 2 x on agreement value and receivable cover of 2 x on agreement value. In an event the Security or Receivable cover falls below above values, then the Borrower would repay such an amount to maintain the covers at above stipulated.

For Trehan Promoters & Builders Pvt. Ltd.
Director / Authorised Signatory

For Iris Tech Park Facility Management Services

levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges.
3. Sales progress of OC MIS for area mortgaged to be shared with on quarterly basis with ABFL.
4. The Borrower shall disclose the name(s) of ABFL 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.
5. Call option after 12 months at sole discretion of ABFL.
6. Any unsecured loan as on 31-03-2023 (date) from the Promoters, Directors, Partners, relatives of Promoters/ Directors/ Partners to remain in the business and any payment to be made as on 31-03-2023 (date) to the Promoters, Directors, Partners to be subordinate to the Facility availed from ABFL.
7. Post disbursement any payment by Borrower towards loans and advances taken from friends/relatives/family members shall be after taking appropriate approval from ABFL.
8. ABFL 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 ABFL. In case of default or delay in repayments, ABFL will have the right to carry audit as and when required and the cost of the same shall be borne by the borrower.

Standard Conditions

1. The Facility mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL.
2. The Facility shall be utilized for the Purpose for which it is sanctioned and it should not be utilized for following:
   i. Subscription to or purchase of shares/debentures
   ii. Any speculative purposes
3. The Facility mentioned overleaf will be available at ABFL's discretion and subject to compliance of all formalities and documentation as may be specified / required by ABFL.
4. Borrower to ensure renewal of insurance of the collateral property during the currency of the Facility with ABFL,
5. The Borrower shall broad base its Board of Directors and finalise and strengthen its management set up to the satisfaction of ABFL.
6. In case any condition is stipulated by any other lender that is more favourable to them than the terms stipulated by ABFL, ABFL shall at its discretion, apply to this Facility such equivalent conditions to bring its Facility at par with those of the other lenders.
7. 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 ABFL 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 ABFL in connection with the said Facility.
8. ABFL 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.
9. The Borrower and Guarantor(s) shall be deemed to have given their express consent to ABFL to disclose the information and data furnished by them to ABFL and also those regarding the credit Facility/ies enjoyed by the Borrower, conduct of accounts and guarantee obligations undertaken by Guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information.
10. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from Aditya Birla Finance Limited/ Aditya Birla 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.
11. ABFL will have right to appoint and carry out annual audit on sales receivables, stock cash flows etc. Further ABFL will have the right to examine at all times the Borrower's books of accounts and to have the Borrower's factory (ies)/branches inspected from time to time by officer(s) of the ABFL and/or qualified auditors including stock audit and/or technical experts and/or management consultants of ABFL's choice and/or we can also get the stock audit conducted by other banker. In case of default or delay in repayments, ABFL will have the right to carry audit as and when required. The cost of such inspections and documentation will be borne by the Borrower.
12. The Borrower will keep ABFL informed of the happening of any event which is likely to have an impact on their profit or business and more particularly, if the monthly production or sale and profit are likely to be substantially lower than already indicated to ABFL [illegible] Borrower will inform accordingly with reasons and the remedial [illegible]
13. The Borrower shall procure a consent every year from the auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made

For Trehan Promoters & Builders Pvt. Ltd.
Director/Authorised Signatory

by us as regards the audited accounts or balance sheet of the Borrower. We may provide information and documents to the Auditors in order to enable the Auditors to carry out the investigation requested for by us. In that event, we shall be entitled to make specific queries to the Auditors in the light of statements, particulars and other information submitted by the Borrower to us for the purpose of availing finance, and the Auditors shall give specific comments on the queries made by ABFL.

14. ABFL reserves the right to revoke this Sanction letter if there are any material changes in the proposal for which the said Facility is sanctioned. 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. Any statement made in the Loan application is found to incorrect & untrue.
15. ABFL reserves the right to alter, amend any of the condition or withdraw the Facility, at any time without assigning any reason and also without giving any notice.
16. Provided further that notwithstanding anything to the contrary contained in this Agreement, ABFL may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations provided such reason is capable of being cured/rectified by the Borrower and the same has not been cured/rectified within 30 days from the date the Borrower is called upon by ABFL to cure/rectify such reason. Upon such termination, all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ABFL by the Borrower forthwith upon demand from ABFL.
17. Facility which is being offered to you is based on the understanding, that the property is located in India and within ABFL's approved city limits. Even if the property is within the specified limits, ABFL may refuse to disburse the Facility if the property does not meet ABFL's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.
18. If an "Event of default" (as defined under the Facility Agreement) happens, you will be asked to pay Additional Interest or such other rate of interest as decided by ABFL.
19. Security Trustee will hold the documents and shall release the documents post the closure of the Facility of ABFL
20. If Borrower has not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on Borrower's behalf, ABFL shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction.
21. During the currency of the ABFL's Facility(ies), the Borrower will not without ABFL's prior written intimation in writing:
    i. conclude any fresh borrowing arrangement either secured or unsecured with any other Bank or Financial Institutions, borrower or otherwise, not create any further charge over their unsold inventory mortgage to ABFL without our prior approval in writing.
    ii. Intimate to ABFL for any expansion/ fresh project or acquire fixed assets, while normal capital expenditure, eg. replacement of parts, can be incurred.
    iii. Intimate to ABFL for any guarantee obligation on behalf of any other borrower or any third party.
    iv. Declare dividends for any year except out of profits relating to that year after making all the due and necessary provisions provided that no default had occurred in any repayment obligation and ABFL's permission is obtained.
    v. Make any repayment of the loans and deposits and discharge any liabilities except those shown in the funds flow statement submitted from time to time.
    vi. If Borrower has not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on Borrower's behalf, ABFL shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction;
    vii. Formulates any scheme of amalgamation or reconstruction;
    viii. Enter into borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the unsold inventories mortgaged to ABFL.
    ix. Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing Company charged to the ABFL.
    x. Enter in to any contractual obligation of a long- term nature affecting the Borrower financially to a significant extent.
    xi. Permit any transfer of the controlling interest or make any drastic change in the managements set up.

Monitoring Conditions: All revenue/CAM income will be routed through Escrow account maintained with Bank. Collections will be adjusted to ABFL loan as per stipulated SI.

For Trehan Promoters & Builders Pvt. Ltd.
Director/Authorised Signatory

... TECH PVT. LTD.
Authorised signatory

For Iris Tech Park Facility Management Services

	• Payment to be release in tranches as mentioned in disbursement pattern and milestone of pattern to be achieve (no deviation). • Security Receivable cover of 2x to be maintained through-out the loan tenure • All sold receivables/future receivable/rentals from project to be hypothecated to ABFL and same to be routed through ABFL opened Escrow account. • CAM Income mentioned in DSCR working (annexure-2) to be monitor and same to be achieve if the same is not achieve borrower will give additional cashflow. • The Borrower shall furnish to ABFL every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year. • ABFL reserves the right to conduct audit of the Escrow Account on Quarterly basis at its own cost. • ABFL reserves the right to conduct audit of books of accounts of borrowers /guarantors on Quarterly basis. Cost of such audit is to be borne by borrowers. • Quarterly Sales Milestone shall be reviewed by portfolio RM and risk team together on quarterly basis and any aberration by more than 30% in any of two, ABFL will shall review existing condition and make necessary changes in terms as deems fit.
Transaction Documents	The Facility will be made available under "Transaction Document/s" which will include inter-alia, provisions, which are in form and substance satisfactory to ABFL and also in accordance with the terms hereof. Transaction Document shall be including but not limited to: i. Duly filled Loan application form along with necessary documentary proof for the Borrower, Co-Borrower(s), if any. Sufficient proof for Authorised Signatories signing on their behalf. ii. Accepted Sanction Letter by Borrower's, Co-Borrower's Authorised Signatory. iii. Request letter for disbursement from the Borrower mentioning the account details. Copy of Bank Statement or a cancelled cheque of the account in which funds needs to be transferred. iv. Certified true copy of Constitutional Documents (Partnership Deed, MOA, AOA etc.) v. Board Resolution of Borrower vi. Demand Promissory Note along with Letter of Continuity vii. 1 Cancelled Cheque, 4 UDC's of EMI amount, 1 UDC of full loan amount in favour of ABFL along with the undertaking. viii. Net-worth statement of recent dated of the individual co-borrower(s) duly certified by CA/CS. ix. CA/CS Certified list of Directors, Shareholders of the Borrower, Co-Borrower(s). x. CS Certificate confirming the borrowing is within the borrowing power of the Borrower. xi. NACH Mandate (in Duplicate) along with cancelled Cheque. xii. Self-certified copy of KYC's of Borrower, Co-Borrower(s). xiii. Self-certified KYCs of Authorised Signatories from the Borrower and Co-Borrower(s). xiv. Any other document as may be required by ABFL. xv. Title Search, Title Opinion Report and Original Legal Vetting Report by ABFL's empanelled lawyers, xvi. Original Property papers as per Legal opinion, xvii. Technical & Valuation by ABFL's approved Valuer, **Facility & Security documents** i. Execution of Facility Agreements, ii. Deed of Hypothecation with POA, iii. Mortgage Deed, iv. Escrow Agreement, v. Confirmation from Payer to make payment in Escrow account.
Event of Default	1. In case of non-perfection of securities within due time limits: 2. Delay in submission of requisite documents/Title deeds/documents as per legal report: 3. Quarterly Sales Milestone shall be reviewed by ABFL negative stipulation of recall & additional interest with ABFL will shall review existing condition and make necessary changes in terms as deems fit If an Event of Default has occurred, ABFL as Lender to the Facility, without prejudice to any other rights that it may have, shall have an "Option" to take/assign unsold area of the Project to the extent of the outstanding debt including any other amount due at such [illegible] as may be determined by ABFL/ Lender, in its sole discretion.
Additional Interest / Charges	1. If you have not paid any charges, fees, premium which becomes due to ABFL or ABFL has made payment of same to any third party on your behalf ABFL shall deduct such fees from your Facility being disbursed and you shall be liable for the entire amount i.e. without the said deduction.

RUVIK BUILDTECH PVT. LTD.
Authorised Signatory

For Trehan Promoters & Builders Pvt. Ltd.
Director / Authorised Signatory

For Iris Tech Park Facility Management Services
Partner / Authorised Signatory

	2. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility, Additional Interest shall be levied on monthly basis, from the due date till such time the overdue amount is paid. 3. If an "Event of default" (as defined under the Transaction Document/s) happens, Borrower/Co-Borrower will be asked to pay Additional Interest or such other rate of interest as decided by ABFL. 4. Non-Adherence to any Terms and Conditions of this Sanction Letter.

Yours sincerely,

For Aditya Birla Finance Limited

ADITYA BIRLA FINANCE LIMITED

(Authorized Signatory)
(Please affix the stamp)

RUVIK BUILDTECH PVT. LTD.

Authorised signatory

For Trehan Promoters & Builders Pvt. Ltd.

Director / Authorised Signatory

For Iris Tech Park Facility Management Services

Aditya Birla Finance Limited
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care.finance@adityabirlacapital.com | https://abfl.adityabirlacapital.com

Registered Office: Indian Rayon Compound, Veraval, Gujarat - 362 266
CIN: U65990GJ1991PLC064603

ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the Loan Facility.

Its Director(s) pursuant to the authority granted by Board Resolution/It's Partner(s) pursuant to the authority granted by Authority Letter [In case of unregistered Partnership Firm/Other unregistered entity all the Partners/member to sign the Transaction Documents]

Approved and accepted by:

M/s. Trehan Promoters & Builders Private Limited **(Borrower)**

(Authorized Signatories)

(Please affix the stamp)

Mrs./Mr. ______________________

Date:

Its Director(s) pursuant to the authority granted by Board Resolution/It's Partner(s) pursuant to the authority granted by Authority Letter [In case of unregistered Partnership Firm/Other unregistered entity all the Partners/member to sign the Transaction Documents]

____

Name: **M/s. IRIS Tech Park Facility Management Services** (Guarantor)

Date

____

Name: **Mr. Abhishek Trehan** (Guarantor)

Date

____

Name: **Mr. Aman Trehan** (Guarantor)

Date

____

Name: **M/s. Sunita Trehan** (Guarantor)

Date

RUVIK BUILDTECH PVT. LTD.

Authorised signatory

Schedule- I

(Schedule of Charges)

The charges mentioned below are subject to change from time to time on discretion of ABFL. Please refer website http://adityabirlafinance.com

Transaction	Charges
Processing Fees	Total fees is 1.15% + GST of the total loan amount.
Additional Interest Rate on default / Non-Conformance with any covenants / stipulated conditions	24% p.a., applicable on daily basis
Prepayment Charges	Loan lock in for first 12 months from 1st tranche of disbursement. After lock in, from 13th month onwards foreclosure/part pre-payment charges of 3% + taxes will be applicable on principal amount prepaid till 36th Months. Thereafter, foreclosure charges shall be reduced to 2%. Nil prepayment/foreclosure charges if loan is repaid from sale proceeds/collections from the mortgaged/hypothecated security and internal accruals.
Cheque Return Charges/ECS failure charges	INR 1000/- per instance
Accrued Interest	As applicable based on actual delayed status or as communicated by the lender from time to time
Charges for Facility cancellation after acceptance of Sanction Letter, including by e-mail	4% of loan amount sanctioned
Request for copies of any Security held with ABFL	INR 2500/- per instance
Duplicate Statement/ Repayment Schedule / any other document held with ABFL	FC Statement: Rs 1,500/- per instance RTR: Rs 1,000/- per instance Other Statements: Rs 200/- per instance GST extra as applicable
Charge For Exchanging PDCs, Security Cheques (Per Set) / NACH	INR 1000/- per instance
CIBIL report retrieval fee	INR 50/- per instance for Consumer and INR 500/- per instance for Commercial CIBIL/Credit Report
Loan Re-schedule Ent (on request from applicants, approval to be at sole discretion of ABFL) charges per instance	2% of prevailing loan outstanding
Swap/ Conversion Charges (Fixed rate to floating and vice-versa, at sole discretion of ABFL) (on request from applicants approval to be at sole discretion of ABFL) per instance	3% of prevailing loan outstanding
Property Swap charges (on request from applicants, approval to be at sole discretion of ABFL)	3% of prevailing loan outstanding
Stamp duty, Registration charges, Legal and other statutory charges, Insurance premium, other Fees, Creation of charge with ROC and any other cost and expenses.	Stamp duties and registration charges on the Transaction Documents, both present & future, including any Additional Interest /charges thereon shall be borne by the Borrower. Any other fees, including but not limited to, the fees payable to Security Trustee, Loan agent, other external service providers/ vendors/ consultants shall be borne by the Borrower. Other cost and expenses including but not limited to legal fees, technical & credit assessment fees, fees of consultants, fees of Security Trustee, Lender's Agent fee, and any other statutory or regulatory fees/costs as determined by the ABFL and all applicable tax thereon, shall be paid promptly by the Borrower on demand by ABFL failing which, ABFL will be at liberty (but shall not be obliged) to incur the same & the Borrower shall reimburse the same to ABFL along with an interest as communicated by ABFL. ABFL shall have a right to recover all such costs from the Escrow Account.

RUVIK BUILDTECH PVT. LTD.

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For Trehan Promoters & Builders Pvt. Ltd.

Director / Authorised Signatory

For Iris Tech Park Facility Management Services

Annexure 1: Repayment Schedule (Amt. in INR) [As per the transaction]

Facility I - 162 Monthly EMI of Rs.59.37 Lakhs. commencing after a moratorium of 18 months.

Tenure	Repayment structure
1-18 months	Interest amount
19-180 Months	EMI structure having EMI of INR 59.37 Lakhs

Annexure 2: DSCR Working

Particulars	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35	FY36	FY37	FY38	FY39
CAM Income Net of Expense (Rs. in Crs.)	4.02	5.31	5.57	5.85	6.14	6.45	6.77	7.11	7.47	7.84	8.23	8.65	9.08	9.53	10.01	10.51	11.03
Growth % Taken		32%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Net Individual Income - Sunita Trehan (Rs. in Crs.)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Net Individual Income - Aman Trehan (Rs. in Crs.)	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31
Net Individual Income - Abhishek Trehan (Rs. in Crs.)	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34
Total Income (Rs. in Crs.)	4.97	6.58	6.57	6.85	7.14	7.45	7.77	8.11	8.47	8.84	9.23	9.65	10.08	10.53	11.01	11.51	12.03
ABFL Loan Repayment - EMI (Rs. in Crs.)			5.13	6.18	7.12	7.12	7.12	7.12	7.12	7.12	7.12	7.12	7.12	7.12	7.12	7.12	7.12
DSCR -x			**1.28**	**1.11**	**1.00**	**1.05**	**1.09**	**1.14**	**1.19**	**1.24**	**1.30**	**1.35**	**1.41**	**1.48**	**1.55**	**1.62**	**1.69**

Annexure 3: ~~List of~~ CAM Monthly income Party Wise (To be Hypothecate)

IRIS TECH PARK								
S No	Property No.	Name	Area (Sq. Ft.)	Rate/Sq. Ft.	Basic (in Rs.)	CGST (in Rs.)	SGST (in Rs.)	Total CAM/Month (in Rs.)
1	1001	Kaluwala Construction Pvt. Ltd.	3,000	20.00	60,000	5,400	5,400	70,800
2	1002	China Telecom (India) Private Limited	2,200	20.00	44,000	3,960	3,960	51,920
3	1003	Techinfobyte Solutions Pvt. Ltd.	1,660	20.00	33,200	2,988	2,988	39,176
4	1004-1009-1010	Expertlancing Research Services LLP	7,290	20.00	1,45,800	13,122	13,122	1,72,044
5	1005-1008	Stago India Pvt. Ltd.	5,841	20.00	1,16,820	10,514	10,514	1,37,848
6	103	TTL Engineering Pvt. Ltd.	2,940	20.00	58,800	5,292	5,292	69,384
7	104	Qbit Labs Pvt. Ltd	2,159	20.00	43,180	3,886	3,886	50,952
8	104A	Qbit Labs Pvt. Ltd	1,172	20.00	23,440	2,110	2,110	27,659
9	106	Veneklasen Associates India LLP	3,000	20.00	60,000	5,400	5,400	70,800
10	109	Xploredizi Media Pvt. Ltd.	1,660	20.00	33,200	2,988	2,988	39,176
11	110-112	Oodles Technologies Pvt. Ltd.	8,500	20.00	1,70,000	15,300	15,300	2,00,600
12	112A	Vijit Retail Pvt. Ltd	812	20.00	16,240	1,462	1,462	19,163
13	11A 11B & 12A & 12B	IA India Accelerator Pvt. Ltd.	8,484	20.00	1,69,680	15,271	15,271	2,00,222
14	201	Kaluwala Construction Pvt. Ltd.	3,471	20.00	69,420	6,248	6,248	81,916
15	202	NSK Bearings India Pvt. Ltd.	3,430	20.00	68,600	6,174	6,174	80,948
16	204A	Honda Motorcycle and Scooter India Pvt. Ltd.	1,172	33.00	38,676	3,481	3,481	45,638
17	206A	Prospecta Software Solutions Pvt. Ltd.	5,836	20.00	1,16,720	10,505	10,505	1,37,730
18	207	Mahle Engine Components India Pvt. Ltd.	3,649	20.00	72,984	6,569	6,569	86,122
19	208-221A	Prometric Testing Pvt. Ltd.	9,465	31.50	2,98,148	26,833	26,833	3,51,814
20	212	Techbrawn IT Solutions Pvt. Ltd.	2,535	20.00	50,700	4,563	4,563	59,826
21	302	WCS India Pvt. Ltd.	[illegible]	20.00	68,600	6,174	6,174	80,948
22	303	Avgrowth Skills Pvt. Ltd.	2,920	20.00	58,400	5,256	5,256	68,912
23	304A	Geo Spaces India	1,172	20.00	23,440	2,110	2,110	27,659
24	305A	Surmount Energy Solutions Pvt. Ltd.	1,713	20.00	[illegible]	3,084	3,084	[illegible]
25	305B,305C,306A	Qbit Labs Pvt. Ltd	6,651	20.00	1,33,017	11,972	11,972	1,56,960
26	306C	Sage Software Solutions Pvt. Ltd.	853	20.00	17,055	1,535	1,535	20,124

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27	310	Kansai Nerolac Paints Ltd	2,536	20.00	50,720	4,565	4,565	59,850
28	401B	Goolean Technology Pvt. Ltd.	2,585	20.00	51,700	4,653	4,653	61,006
29	404A & 404B,	Pinnacle Teleservices Pvt. Ltd.	3,152	20.00	63,040	5,674	5,674	74,387
30	405A	RT Carpets India 2017 Pvt. Ltd.	1,139	20.00	22,780	2,050	2,050	26,880
31	406	Pure Circle Natural Ingredient india Pvt. Ltd.	2,663	20.00	53,260	4,793	4,793	62,847
32	407	DESKASIA PRIVATE LIMITED	2,778	34.50	95,841	8,626	8,626	1,13,092
33	408-409	Agco Trading India Pvt. Ltd.	7,822	20.00	1,56,449	14,080	14,080	1,84,610
34	501A	Airlinq Software Pvt. Ltd.	760	20.00	15,200	1,368	1,368	17,936
35	502A & 503	Smartvalue Limited	4,800	20.00	96,000	8,640	8,640	1,13,280
36	504	Solveda Software India Pvt. Ltd.	3,369	20.00	67,380	6,064	6,064	79,508
37	504A&505A	Orbitsys Technologies Pvt. Ltd.	2,095	20.00	41,900	3,771	3,771	49,442
38	505B	Immunifyme Healthcare Services LLP	500	20.00	10,000	900	900	11,800
39	506	Ganta Koteswaramma	2,896	20.00	57,915	5,212	5,212	68,339
40	507	Orbitsys Software LLP	1,932	20.00	38,640	3,478	3,478	45,595
41	508A-508B	Peony Services Pvt. Ltd.	2,629	20.00	52,584	4,733	4,733	62,049
42	509A to 510B	Boang Technology Pvt. Ltd.	5,152	20.00	1,03,040	9,274	9,274	1,21,587
43	601	AIG Business Solutions Pvt. Ltd.	1,683	30.50	51,316	4,618	4,618	60,553
44	601A	AIG Business Solutions Pvt. Ltd.	1,683	30.50	51,316	4,618	4,618	60,553
45	602	AIG Business Solutions Pvt. Ltd.	1,683	30.50	51,316	4,618	4,618	60,553
46	603	AIG Business Solutions Pvt. Ltd.	1,683	30.50	51,316	4,618	4,618	60,553
47	604	AIG Business Solutions Pvt. Ltd.	1,683	30.50	51,316	4,618	4,618	60,553
48	605	AKG & Company	1,683	20.00	33,650	3,029	3,029	39,707
49	607	AKG & Company	2,159	20.00	43,180	3,886	3,886	50,952
50	608	ICA Softech Pvt. Ltd.	1,900	20.00	38,000	3,420	3,420	44,840
51	608	AKG & Company	996	20.00	19,920	1,793	1,793	23,506
52	609A	WKT Logistics Pvt. Ltd.	1,555	27.50	42,749	3,847	3,847	50,444
53	609B	Propsalt Landbase Pvt. Ltd.	1,219	20.00	24,380	2,194	2,194	28,768
54	609C & 610A	Propsalt Landbase Pvt. Ltd.	2,438	20.00	48,760	4,388	4,388	57,537
55	610-B & 611,	Guest Tek India Pvt. Ltd. Maharashtra	4,994	36.00	1,79,766	16,179	16,179	2,12,124
56	612B	Mavank Wadhera	812	20.00	16,240	1,462	1,462	19,163
57	701A	Lazerken IT Services (India) Pvt. Ltd.	812	20.00	16,240	1,462	1,462	19,163
58	701-B, 710,711	Windy Street Consultants Pvt. Ltd.	7,423	20.00	1,48,450	13,361	13,361	1,75,171
59	702	Nuworld Marketing Pvt. Ltd.	3,471	20.00	69,420	6,248	6,248	81,916
60	703-A	Renu Kheterpal	1,736	13.71	23,794	2,141	2,141	28,077
61	703B	Agile Microsys Pvt. Ltd.	1,736	20.00	34,710	3,124	3,124	40,958
62	704A & 704B,	Cloudtechner Services Pvt. Ltd.	2,947	20.00	58,940	5,305	5,305	69,549
63	705A	Sunrise University	1,172	20.00	23,440	2,110	2,110	27,659
64	706-707	Axponent Media Pvt. Ltd.	4,000	20.00	80,000	7,200	7,200	94,400
65	801-811	Mayekawa India Pvt. Ltd.	4,067	18.50	75,240	6,772	6,772	88,783
66	801A	U.M.A. Co.	904	20.00	18,080	1,627	1,627	21,334
67	803-805	Investors Clinic Infratech Pvt. Ltd.	7,620	27.00	2,05,751	18,518	18,518	2,42,786
68	807A	Data Bridge Market Research Pvt. Ltd.	5,680	20.00	1,13,600	10,224	10,224	1,34,048
69	901-915	Scholiverse Educare Pvt. Ltd.	25,350	20.00	5,06,990	45,629	45,629	5,98,248
70	A-05	Ambros Medical Service Pvt. Ltd.	1,730	20.00	34,600	3,114	3,114	40,828
71	A1-A3	State Bank of India	7,054	22.50	1,58,715	14,284	14,284	[illegible]
72	A-105	Wechartered Consultancy Pvt. Ltd	5,412	20.00	1,08,240	9,742	9,742	1,27,723
73	A-113	[illegible]	[illegible]	20.00	85,300	7,677	7,677	[illegible]
74	[illegible]	LVK Logistics Pvt. Ltd.	[illegible]	27.50	1,23,750	11,138	11,138	1,46,025

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75	B-101	Scapes Realty India Pvt. Ltd.	5,506	20.00	1,10,120	9,911	9,911	1,29,942
76	B-301	Bullmen Realty India Pvt. Ltd.	5,506	20.00	1,10,120	9,911	9,911	1,29,942
77	LG-01,C-01,C-101,	Connaught Plaza Restaurants Pvt. Ltd.	8,078	12.00	96,936	8,724	8,724	1,14,384
78	402A-403A,	Investors Clinic Infratech Pvt. Ltd.	6,708	13.32	89,317	8,039	8,039	1,05,395
79	101	Kumar Prashant & Kumari Bandana	1,736	13.71	23,794	2,141	2,141	28,077
80	101-A	Kumar Samar & Ritu Verma	1,736	13.71	23,794	2,141	2,141	28,077
81	102-B	Gaurav Karna & Supriya Verma	1,716	13.71	23,520	2,117	2,117	27,753
82	102-A	Kumar Rajesh Raman & Priti Kumari	1,715	13.71	23,513	2,116	2,116	27,745
83	203	Snigdha	2,941	13.71	40,326	3,629	3,629	47,585
84	204	Nitin International	2,159	13.71	29,600	2,664	2,664	34,928
85	205	Pindi Dass Bajaj / Pawan Bajaj	2,492	13.71	34,165	3,075	3,075	40,315
86	212A	Manoj Kumar Gupta	812	13.71	11,133	1,002	1,002	13,136
87	301	Meena Dhalla	1,736	13.71	23,795	2,142	2,142	28,078
88	304	SpringHill Technologies Pvt. Ltd.	2,159	13.71	29,600	2,664	2,664	34,928
89	306B	Maheep Kaur	500	13.71	6,855	617	617	8,089
90	311	YSR Bearing Pvt. Ltd.	3,902	13.71	53,496	4,815	4,815	63,126
91	312A	Vidhyavati Batra	759	13.71	10,401	936	936	12,273
92	401A	Rajesh Kumar Mahajan HUF	825	13.71	11,311	1,018	1,018	13,347
93	410A	Promila Saigal /Dimple Saigal	1,321	13.71	18,110	1,630	1,630	21,370
94	411A	Suresh Kumar Arora/Ravi Arora	1,273	13.71	17,455	1,571	1,571	20,597
95	411B	Satinder Kumar Vohra/Amika Suri	1,273	13.71	17,455	1,571	1,571	20,597
96	501	Sunit Mediratta	2,513	13.71	34,459	3,101	3,101	40,662
97	502	Bharati Munshi	1,754	13.71	24,047	2,164	2,164	28,376
98	511	Satprakash Chandana	2,343	13.71	32,122	2,891	2,891	37,904
99	606-606A	Mam Arora & Kusum Arora	3,150	13.71	43,187	3,887	3,887	50,960
100	607	Sangeeta Kohli	1,175	13.71	16,109	1,450	1,450	19,009
101	607A	Vinod Kumar Sharma/Sushma	1,175	13.71	16,109	1,450	1,450	19,009
102	705	Dr. Virendra Swarup Eduction Foundation	2,159	13.71	29,600	2,664	2,664	34,928
103	708ABC	Akhil Bakshi	3,366	13.71	46,150	4,154	4,154	54,457
104	802-802A	SHREE BHIKSHU INDIA PVT LTD	2,802	13.71	38,412	3,457	3,457	45,327
105	A-04	Tripta Malhotra /Ravinder Kumar Malhotra	2,720	13.71	37,291	3,356	3,356	44,004
106	A-05A	Ripudaman Singh Kalsey	1,730	13.71	23,718	2,135	2,135	27,988
107	A06 & A06A	Sushil Jaiswal	3,558	13.71	48,778	4,390	4,390	57,559
108	A-07	Saurabh Yadav & Kanta Devi	688	13.71	9,438	849	849	11,137
109	A-07A	Saroj & Kartar Singh	688	13.71	9,438	849	849	11,137
110	A-08	Satish Kumar Kanodia	717	13.71	9,826	884	884	11,595
111	A-08A	Satish Kumar Goel & Sons (HUF)	717	13.71	9,826	884	884	11,595
112	A-08B	Ruchi Gupta & Sonika Gupta	745	13.71	10,214	919	919	12,052
113	A-09 & A-10	K C Katoch	2,212	13.71	30,322	2,729	2,729	35,780
114	A-09A	Nirdesh Gupta & Brijesh Gupta	745	13.71	10,214	919	919	12,052
115	107	Rajesh Bhathija	3,110	13.71	42,638	3,837	3,837	50,313
116	108	Rajesh Bhathija	1,335	13.71	18,303	1,647	1,647	21,597
117	108-A	Sunita Bathija / Gracy Bhathija	1,335	13.71	18,303	1,647	1,647	21,597
118	B-201	Pawan Vaish/Devi Saran Vaish/Shanti Vaish	5,506	13.71	75,487	6,794	6,794	89,075
119	B-01	Sidharth Kohli / Mrs. Sunita Kohli	5,506	13.71	75,487	6,794	6,794	[illegible]
		Total	3,64,468		71,03,615	8,39,325	8,39,325	83,82,265

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For Iris Tech Park Facility Management Services

Partner / Authorised Signatory

Annexure 4: - CAM Income

Particulars	31.03.2022	31.03.2023	31.03.2024	Particulars	31.03.2022	31.03.2023	31.03.2024
DIRECT EXPENSES (Tech Park sec 48)	Amount (Rs.)	Amount (Rs.)	Amount (Rs.)	DIRECT INCOME (sec 48)	Amount (Rs.)	Amount (Rs.)	Amount (Rs.)
Maintenance Expenses	13,279,380	11,925,526	8,628,825	CAM Charges Tech-park	63,428,237	71,779,037	83,331,737
Security and Manpower Expenses	13,851,920	17,020,498	15,473,451				
House Keeping Expenses	817,951	920,121	1,484,995				
AMC, Repair & Maintenance of Plant & Machinery	4,085,300	1,679,251	4,670,301				
Total CAM expense	32,034,551	31,545,396	30,257,572	Total CAM income	63,428,237	71,779,037	83,331,737
CAM - Profit	31,393,686	40,233,641	53,074,165				
GP%	49.49%	56.05%	63.69%				

Annexure-5: Disbursement Pattern

Tranches	Amount (Rs. In Cr.)	End Use/Milestone
1st	49.50	Upfront Disbursement towards GCP and ABFL charges
2nd	0.25	On OC Application of Group Housing plot No – GH-3C, measuring 10279 Sq Mtrs, in Sector 80, Manesar, Gurugram
3rd	0.25	On OC receipt of Group Housing plot No – GH-3C, measuring 10279 Sq Mtrs, in Sector 80, Manesar, Gurugram
Total	50.00	

For Trehan Promoters & Builders Pvt. Ltd.

Authorised Signatory

For Iris Tech Park Facility Management Services

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