





**FINSERV**

Prepayment	Part	Type of Interest	Charges
		Floating rate loans except for Business purpose	Nil
	Full	Type of Interest	Charges
		Floating rate loans except for Business purpose	Nil
	Full	Floating rate loans for Business purpose	2% of the Part Payment Amount + Applicable taxes (Part payment charges are not applicable for flexi loan)
		Floating rate loans for Business purpose	2% + Applicable taxes on Principal outstanding/Outstanding Flexi Term Loan limit

*Nil Charges applicable for part prepayment in case of Flexi Term Loans*

**Purpose of Loan:** Illustrative list of loans which shall be classified as loans for business purpose:

- Lease Rental Discounting Loans.
- Loans Against Property availed for Business Purpose / Use such as Working Capital, Debt Consolidation, Repayment of Business Loan, Expansion of business, Acquisition of Business asset or any similar end usage of funds.
- Loan for purchase of Non-Residential Properties.
- Loan against security of Non-Residential Property.
- Top up loans for Business Purpose / Use such as Working Capital, Debt Consolidation, Repayment of Business Loan, Expansion of business, Acquisition of Business asset or any similar end usage of funds.

**The Borrower agrees and understands that in the event of any inconsistency in the Foreclosure Charges as mentioned in the Sanction Letter and the Loan Agreement, the Foreclosure Charges as mentioned in the Sanction Letter will prevail. The processing fees is non-refundable.**

#### Special Conditions (As applicable)

1. ROC charge to be created.
2. Registered mortgage to be done on proposed collateral.
3. Legal and technical to be positive.
4. MSP of mortgaged commercial units to be Rs. 23,000/sq. ft.
5. Before release of any NOC of mortgaged units, Borrower will pay 75% of the agreement value as part payment. This part payment amount will be net off incremental principal paid post last NOC issuance. The agreement value of units Cannot be below the stipulated MSP.
6. BHFL will have exclusive charge on the unsold mortgaged units.
7. LTV to be within norms.
8. Minimum LTV will be 50%.
9. All property owners should be on loan structure.
10. Documentary proof of Mr. Ankit Sidana not holding any share in "PALM HEIGHTS PRIVATE LIMITED".
11. Detailed clarification regarding- Case No.c.p. (ib) - 44/2024 and Cp (ib) No. 232/Chd/Chd/2022. Ia(I.B.C)/1617(Ch)2024
12. Detailed clarification of legal cases on "Address Infrastructure Pvt. Ltd."
13. During the currency of the loan, the borrower shall not, without prior approval in writing affect any change in the capital structure of the firm/company/ trust/LLP.
14. 2 Valuation reports to be documented.
15. Any default or Financial Indebtedness of the Borrower under any other Agreement or arrangement or guarantee or security with BHFL shall also constitute an event of default under this Agreement. The lender is hereby authorized by the Borrower to retain and to continue to hold and/or set off, realize and/or sell any assets of the Borrower held by the Lender as a security and/or otherwise and adjust the proceeds thereof towards repayment of the Loan including any interest and other charges due and payable by the Borrower to Lender and/or any or all member (s) of its affiliates.

#### Undertaking

The loan, either in part or in full, will not be used for investment in capital markets or any other activity which is prohibited as per RBI or any illegal activity.

Please note that this sanction letter will supersede any other document issued in the past. This Sanction letter is valid for 30 Days from sanction date (Rate of Interest subject to change basis mentioned in Bajaj Housing Finance Limited Lending FRR). Kindly confirm your acceptance of the terms and conditions by signing on this letter and returning the same to us.

We request you to please acknowledge and return the duplicate copy of this sanction terms as a token of having accepted the terms and conditions mentioned above and overleaf.

You, faithfully,  
For Bajaj Housing Finance Limited

Authorized Sign

Name:

Designation:

Place & Date:

**PUNEET GULERTIA**  
**CLUSTER MANAGER**  
**ZIRAKPUR**

**Address Infrastructures Pvt. Ltd.**  
**Accepted (All Borrowers to sign below)**  
**Authorized Signatory**

1 Address Infrastructures Pvt. Ltd.

2 Mr. Ankit Sidana

3

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**For Bajaj Housing Finance Limited**  
**Authorized Signatory**

**Signature :**  
**Name : VIPIN**  
**Designation : Manager - OPS**  
**Employee ID : BH000480**

**BAJAJ HOUSING FINANCE LIMITED**

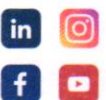
[www.bajajhousingfinance.in](http://www.bajajhousingfinance.in)

Branch Office: Plot No. 31, Block-M OLD DLF, Gurgaon Sector 14 - 122001. Haryana

Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number (CIN): L65910PN2008PLC132228

Tel: +91 20718 78060 | Email: [bhflwecare@bajajfinserv.in](mailto:bhflwecare@bajajfinserv.in)



Address Infrastructures Pvt. Ltd  
Authorized Signatory

For Baji Housing Finance Limited  
Authorized Signatory  
Signature :  
Name : VIPIN  
Designation : Manager - Ops  
Employee ID : BH000480



**Other Terms and Conditions:**

1. Bajaj Housing Finance Limited (hereinafter referred to as 'BHFL' or 'the Lender') reserves the right to amend any of the terms and conditions or cancel or recall or accelerate the loan facility as per the terms & conditions more particularly stated in Loan Agreement.
2. The borrower(s) undertake to provide a CA Certificate for utilization of funds within 120 days of disbursement of loan, in compliance with Reserve Bank of India circular under reference DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 dated February 17, 2021
3. The aforesaid sanction of the loan facility will be advanced depending on the term of the facility type of property/ legal and technical valuation clearance on the property received by BHFL.
4. All the terms and conditions mentioned in this letter are subject to the execution of the Loan agreement and other documents and writings as BHFL may specify in its prescribed format
5. Prepayment terms are subject to be changed in accordance with the terms of the Loan Agreement.
6. Pre-EMI as applicable will be chargeable from the borrower(s).
7. Rate of Interest mentioned does not include impact of advance EMI / Security, if any paid by the borrower(s) to BHFL.
8. Insurance is the subject matter of solicitation. Insurance is optional and premium as agreed by the borrower(s) on the Insurance enrolment form will be deducted upfront from disbursed loan amount and the borrower(s) acknowledge that they may need to undergo medical tests for insurance depending upon the information furnished in the medical questionnaire and in the insurance enrolment form.
9. The offer may be kept open by BHFL after 30 days from the date hereof subject to such terms and conditions as BHFL may specify.
10. The borrower(s) undertake to provide Legal Entity Identifier (LEI) registration certificate prior to the disbursement of the loan
11. The borrower(s) acknowledge that Insurance, stamp, Taxes, Duties or Cesses including but not limited to Goods and Services Tax on processing charges, Sales Tax, VAT, Customs Duty, stamp duty, and/or all other levies and imposts, by whatever name called, in relation to the Loan and the Loan Documents & other related charges specific to the Loan and the documents related thereto shall be borne by the borrower(s) and no cash/bearer cheque has been collected from the borrower(s) with respect to the loan, also no gifts/kinds are committed to the borrower(s) which is not documented in any documents of BHFL. The borrower(s) further undertake to reimburse all such amount, mentioned under above paragraph to BHFL in the event any such taxes, duties, etc. are paid by BHFL due to any reason. The Borrower(s) agrees and understands that the amount of stamp duty applicable on the Loan Agreement and other documents will be deducted from the amount disbursed.
12. This Sanction letter shall stand revoked and cancelled and shall be absolutely null and void if: (a) there are any material changes in the proposal for which this loan facility is, in principle, sanctioned; (b) any material fact concerning the borrower(s)' income, or ability to repay, or any other relevant aspect of the borrower(s)' proposal on the application for loan is suppressed, concealed or not made known to BHFL; (c) any statement made in the loan application is found to be incorrect or untrue; (d) the processing fee has not been received by BHFL within 45 days of the date of this letter.
13. The Floating Rate of Interest applicable on the Loans is linked to the BHFL FRR shall stand revised upon any change in FRR done by the Company. The borrower(s) understand that the Lender is entitled to increase the rate of interest applicable on the loan basis of any movement in its Cost of Funds, changes in risk premium (liquidity, interest rate, business strategy premium/discount, etc.) due to macro/internal factors and parameters and as per the risk adjustment margin, and the borrower(s) declare that the borrower(s) shall be bound by the increased rate of interest and repay the loan accordingly. Other components of BHFL FRR can be reviewed once in three years and changed if required.
14. The borrower(s) declare that neither the borrower(s) nor the security offered by the borrower(s) to BHFL is/will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, the borrower(s) are obliged to ensure that the security offered to BHFL shall be free from all encumbrances & litigations at all points of time till the total repayment of the entire loan amount together with applicable interest and charges.
15. The borrower(s) agrees and confirms that the Lender shall not be obliged to grant and continue any credit facility, if it is apprehended that the terms as provided in Sanction Letter are not or may not be met to the satisfaction of the Lender. Further, the Lender may, reduce, revoke, cancel and/or modify any undrawn amount (in whole or part), if any, from the sanctioned amount, at its discretion, at any time, with prior notice to the borrower(s).
16. BHFL, at its sole discretion, reserves the right to retain the Security Documents, including the papers related to the Property offered as Security against this loan, till such time that all other existing loans/financial facilities availed by you from BHFL are fully repaid and closed to the satisfaction of BHFL.
17. In Flexi Term Loan / Flexi Hybrid Loan monthly interest calculation is subject to utilization. Interest will be charged on the utilized amount only and computed on daily outstanding amount.
18. The monthly principal charged/ dropped will be subject to utilization and scheme opted.
19. Excess amount paid (in excess of the monthly billing) during the Flexi Interest-only Loan tenure can be drawn back by the borrower(s) up to the maximum of the sanctioned loan amount. Excess amount paid (in excess of the monthly billing) during the Flexi Term Loan Tenure can be drawn back by the borrower(s) up to the maximum of flexi loan limit or Principal utilized at any point of time. During Flexi Interest-only Loan Tenure, interest will be charged as monthly payables. Principal servicing of sanctioned loan amount at the end of the Flexi Interest-only Loan Tenure will be done by the way of amortisation for the duration of the Flexi Term Loan Tenure.
20. The Borrowers and the Co-Borrowers agree that any of the terms mentioned in the Sanction Letter can be revised by the Lender post receiving a confirmation of the revisions from the registered e-mail address of any of the Borrowers or Co-Borrowers. The Borrowers and the Co-Borrowers further agree that the e-mail acceptance of the revised terms by any one of the Borrowers or the Co-Borrowers will be binding on all the Borrowers and Co-Borrowers and the same will not be disputed in the future by any of them.
21. The Lender shall have an unqualified right to disclose the name of the Borrower to, RBI and/or NHB, stock exchange, Account Aggregator, NeSL, auditors, Bankers, Investors and any Credit information companies as defined at section 2(e) of The Credit Information Companies (Regulation) Act, 2005 ("CIC"). The Borrower gives its consent to the Lender, its group companies, affiliates, representatives, agents, and/or business partners to initiate checks with any CICs and conduct PAN and employment verifications to evaluate and process my/our loan application and during the loan tenure as well.
22. The Borrowers shall not make any dividend declaration or payout or make any distribution of profits, upon the occurrence of an event of default, unless as permitted in writing by BHFL.  
All loans availed from Director's/shareholders/Promoter's or their friends/relatives (secured or unsecured), present and future, shall be subordinated to the Lender's Facility.  
The Borrowers shall not make any repayment of such Loans upon the occurrence of an event of default, unless as permitted in writing by BHFL.
23. The Borrower shall not make any change in the constitution, management, existing ownership, control or share capital of the Borrower, or carry out any amalgamation, merger or compromise without prior written consent of the Lender.

*Amli Sahy*

*808264*

**Address Infrastructures Pvt. Ltd.**  
*Authorised Signatory*



**BAJAJ HOUSING FINANCE LIMITED**

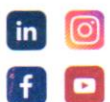
www.bajajhousingfinance.in

Branch Office Plot No. 31, Block - M, Old DLF, Gurgaon Sector -14, Gurgaon - 122001, Haryana

Registered Office Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number CIN U65910PN2008PLC132228

Tel +91 20718 78060 | Email bhflwecare@bajajfinserv.in







#### 24. Adjustment of payments done by customer to loan account:

##### I. Term loans (including Flexi Term Loans):

- Customers making payment through any mode other than the payment gateways (i.e. RTGS/NEFT/IMPS/UPI etc.): Credit to the loan account will be done post receipt of the clear funds by the Company. (Normally same day except in failure transactions).
- Customers making payment through payment gateway (e.g. bill desk): Credit to the loan account will be done on receipt of funds by company (normally T+1 day wherein T is debit date to customer account).
- Banking holidays are excluded for computation of credit period as funds are not received at company end hence it can be more than T+1 days. Customers are advised to check specifically banking holidays before transferring money through payment gateways since there may be more than one banking holiday, the difference in debit to customer bank account and credit may go beyond T+1 day.
- Transactions where customer account is debited but credit is received with delay at payment gateway's end to Company due to error in payment gateway, credit to customer account would be given on day of receipt of credit in company account.

##### II. For Flexi Term Loan where Loan amount is greater than Rs. 1.00 crore:

- For flexi payments cut off timings would be 1 p.m. on normal banking working day.
- Amounts transferred prior to 1:00 p.m. on banking working day: Credit to the loan account will be done on the same day, [except payments through payment gateway, as mentioned in clause (b)].
- Amounts transferred post 1:00 p.m. on banking working day: Credit to the loan account will be done on T+1 day.
- Payments done on banking holiday: Credit to the loan account will be done on the next working day. Customers are advised to check specifically banking holidays before transferring money through payment gateways since there may be more than one banking holiday, the difference in debit to customer bank account and credit may go beyond T+1 day.
- Transactions where customer account is debited but credit is received with delay at payment gateway's end to Company due to error in payment gateway, credit to customer account would be given on day of receipt of credit in Company account.

25. The borrower(s) hereby undertake that in case of any updates in the documents (including but not limited to the KYC documents) submitted by me/us to BHFL at the time of availing the loan facilities and/or thereafter, the borrower(s) shall submit the updated documents with BHFL within 30 days of such update for BHFL's records.

#### 26. Penal Charges:

- Bounce charges - applicable in case of bounce of EMI, mentioned in below table.
- Late Payment Charges (LPC) - calculated daily for each EMI starting from the date of Unpaid / Partially paid EMI till full due EMI amount has been received, as mentioned in below table. LPC shall be accounted on receipt basis. These charges will not be capitalized.

Sanctioned Loan Amount	Late Payment Charges (LPC)* (chargeable per day per partially or fully overdue EMI)	Bounce Charges** (for every dishonour of cheque / ECS / NACH)
	(Rs.)	(Rs.)
Up to Rs 15 Lakhs	3	500/-
> Rs 15 Lakhs to Rs 30 Lakhs	10	500/-
> Rs 30 Lakhs to Rs 50 Lakhs	15	1000/-
> Rs 50 Lakhs to Rs 1 Crore	30	1000/-
> Rs 1 Crore to Rs 5 Crores	125	3,000/-
> Rs 5 Crores to Rs 10 Crores	150	3,000/-
> Rs 10 Crores to Rs 25 Crores	175	10,000/-
> Rs 25 Crores to Rs 50 Crores	200	10,000/-
> Rs 50 Crores to Rs 100 Crores	400	10,000/-
> Rs 100 Crores to Rs 250 Crores	1000	10,000/-
> Rs 250 Crores to Rs 500 Crores	2000	10,000/-
> 500 Crores	4000	10,000/-

\*The Charges mentioned above are as applicable on the date of signing this Sanction Letter. These charges are subject to modification and the revised charges as mentioned on the Company's website (<https://www.bajajhousingfinance.in/>) will be applicable. The Borrower agrees that all the aforementioned charges are excluding GST (if applicable) or any other government levies.

#### Covenant Perfection Charge (CPC) for Non-Compliance to material Terms & Conditions-

The Company shall levy these charges in scenarios of non-compliance to material terms & conditions of the loan by the borrower. These scenarios along with the charges are mentioned below.

Sr. No.	Material terms and conditions	Trigger point	Charge levy / discontinuation	CPC (chargeable per month Rs.)
1	Non submission of Title document / security perfection document / MODT / MOE / Mortgage deed / ROC charge creation wherever applicable	90 days from first disbursement date	Levy	On non-compliance of any one or all heads in the category 3,000/-
			Discontinuation	Next calendar month from date of curing
2	Non-submission of revised NACH / ECS debit mandate registration wherever existing mandate is invalid / inactive / bank account closed / bank account frozen / other technical issue	Non curing of mandate registration issue for 90 days period	Levy	On non-compliance of any one or all heads in the category 1,000/-
			Discontinuation	Next calendar month from date of curing

Address Infrastructures Pvt. Ltd.  
Authorized Signatory



## BAJAJ HOUSING FINANCE LIMITED

[www.bajajhousingfinance.in](http://www.bajajhousingfinance.in)

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Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

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3	Non-Submission of KYC-OVD within 90 days (where D-OVD was submitted at Disbursal).	90 days from first disbursement date	Levy	On non-compliance	500/-
			Discontinuation	Next calendar month from date of curing	-
4	Non-submission of Re-KYC documents, wherever applicable.	90 days from receiving 1 <sup>st</sup> intimation for Re KYC	Levy	On non-compliance	500/-
			Discontinuation	Next calendar month from date of curing	-
5	<ul style="list-style-type: none"> <li>Non-Submission of share certificate retrieved upon name change.</li> <li>Milestones of Sales, Cashflow and construction as per sanction letter not adhered.</li> <li>Non-renewal of Property Insurance.</li> <li>Change in property Ownership or Beneficial Ownership structure without prior approval to the Company.</li> <li>LEI not submitted or renewed.</li> <li>Non-submission of End-Use certificate.</li> <li>Failure to open escrow account.</li> <li>Failure to deposit project receivables / rentals in the designated escrow account / escrow compliance.</li> </ul>	90 days from first disbursement date or date of non-compliance	Levy	On non-compliance of any one or all heads in the category	1,00,000/-
			Discontinuation	Next month from date of cure of breach	-
6	Non-compliance to any RBI Directions or regulations including specification on the pamphlets, brochures, advertisement hoarding, boards, mailers etc. that the project has been mortgaged to the Lender / Non-compliance of any directions or regulations issued by any other Regulatory body including NHB, RERA, Income Tax, etc.	90 days from first disbursement date or date of non-compliance	Levy	On non-compliance of any one or all heads in the category	10,000/-
			Discontinuation	Next month from date of cure of breach	-

*[Handwritten Signature]*  
808264

Address Infrastructures Pvt. Ltd.  
*[Handwritten Signature]*  
Authorised Signatory

*[Handwritten Signature]*



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7	Non-adherence to any terms and conditions, representations, warranties, covenants as defined in the Loan Agreement or Sanction Letter or on occurrence of any Event of Default for Commercial Loans.	90 days from first disbursement date or date of non-compliance	Levy	On non-compliance of any one or all heads in the category	50,000/-
			Discontinuation	Next month from date of cure of breach	-

\*The Charges mentioned above are as applicable on the date of signing this Sanction Letter. These charges are subject to modification and the revised charges as mentioned on the Company's website (<https://www.bajajhousingfinance.in/>) will be applicable. The Borrower agrees that all the aforementioned charges are excluding GST (if applicable) or any other government levies.

27. Interest on outstanding EMI shall be levied on the amount of unpaid Instalment from the due date till the date of remediation and shall be charged at the applicable rate of interest on the said loan. This interest shall not be compounded.

*[Handwritten Signature]*  
808264

Address Infrastructures Pvt. Ltd.  
*[Handwritten Signature]*  
Authorised Signatory

*[Handwritten Signature]*



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