



HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

Vatika Limited
Vatika Triangle
Sushant Lok - I, Block A
Mehrauli - Gurgaon Road
Gurgaon - 122 002

HDFC/

Dated January 31, 2017

Dear Sir,

This has reference to the following Construction Finance Loans sanctioned and disbursed by HDFC to Vatika Limited against the residential project, Vatika India Next at NH-08, Gurgaon, Haryana and the request received from your Company for the extension in the principal repayment terms of the said loans.

Sr. No.	Loan File No.	Loan Amount (Rs.)	Project
1	6580197544	200,00,00,000.00	Vatika India Next Project
2	6580204826	250,00,00,000.00	Vatika India Next Project
3	6580210922	300,00,00,000.00	Vatika India Next Project
4	6580221308	150,00,00,000.00	Vatika India Next Project

As requested by you, we are agreeable for the revision in the repayment term of the balance principal of the above said loans as of December, 2016, as per the details given below:

- Your Company will continue to reimburse at least 32% of the sales receipts of the said residential project, "Vatika India Next" at NH-8, Gurgaon, by way of an escrow mechanism, towards repayment of the principal of the said loans, on pro-rata basis, as prescribed by HDFC. The balance 68% of the sales receipts will be transferred to the Designated Account and your Company will utilize it for the construction of the said residential project and also for interest payments to HDFC.
- However, at least 7% of the said 32% of the sales receipts of the residential project "Vatika India Next" at NH-08, Gurgaon, Haryana, will be reimbursed/utilized towards repayment of the principal amount of the loans availed against the residential project, "Vatika Infocity, Jaipur".
- However, in the event the principal outstanding of the said "Vatika India Next" loans at the end of following months is more than what is mentioned in the schedule here-in-below, your company will pay the difference to maintain the principal outstanding of the loan as per the given schedule:

LOAN ACCOUNT NO.	6530197544
LOAN AMOUNT SANCTIONED AND DISBURSED	RS.200,00,00,000/-
PRINCIPAL OUTSTANDING OF 01/12/2016	RS.112,08,99,140/-

Regional Office: The Capital Court, Munirka, Outer Ring Road, Okla Telme Marg, New Delhi 110 057.
Tel: 41151211 Fax: 011-26194617, 26171817. Corporate Identity Number: L70190MH1977PLC010916
Regd. Office: Ramon House, H T Park Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.

For VATIKA LIMITED

Authorized Signatory

015 82.43



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REVISED PRINCIPAL REPAYMENT TERMS	
As of	Principal outstanding should be (Rs.)
June 30, 2019	100,00,00,000.00
September 30, 2019	85,00,00,000.00
December 31, 2019	70,00,00,000.00
March 31, 2020	55,00,00,000.00
June 30, 2020	37,50,00,000.00
September 30, 2020	20,00,00,000.00
December 31, 2020	NIL

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LOAN ACCOUNT NO.	6580204826
LOAN AMOUNT SANCTIONED AND DISBURSED	RS.250,00,00,000/-
PRINCIPAL OUTSTANDING OF 01/12/2016	RS.250,00,00,000/-

REVISED PRINCIPAL REPAYMENT TERMS	
As of	Principal outstanding should be (Rs.)
June 30, 2019	240,00,00,000.00
September 30, 2019	225,00,00,000.00
December 31, 2019	210,00,00,000.00
March 31, 2020	192,50,00,000.00
June 30, 2020	175,00,00,000.00
September 30, 2020	157,50,00,000.00
December 31, 2020	140,00,00,000.00
March 31, 2021	122,50,00,000.00
June 30, 2021	105,00,00,000.00
September 30, 2021	87,50,00,000.00
December 31, 2021	70,00,00,000.00
March 31, 2022	52,50,00,000.00
June 30, 2022	35,00,00,000.00
September 30, 2022	17,50,00,000.00
December 31, 2022	NIL

LOAN ACCOUNT NO.	6580210922
LOAN AMOUNT SANCTIONED AND DISBURSED	RS.300,00,00,000/-
PRINCIPAL OUTSTANDING OF 01/12/2016	RS.300,00,00,000/-

REVISED PRINCIPAL REPAYMENT TERMS	
As of	Principal outstanding should be (Rs.)
June 30, 2019	288,00,00,000.00
September 30, 2019	283,00,00,000.00
December 31, 2019	278,00,00,000.00
March 31, 2020	270,50,00,000.00
June 30, 2020	260,50,00,000.00
September 30, 2020	250,50,00,000.00
December 31, 2020	240,50,00,000.00
March 31, 2021	210,50,00,000.00
June 30, 2021	180,50,00,000.00

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Regional Office: The Capital Court, Mumukh, Outer Ring Road, Old Palmes Marg, New Delhi 110 067.
Tel.: 4115111. Fax: 011-26194617, 26171317. Corporate Identity Number: L70100MH1977PLC019916
Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.

For VATIKA LIMITED

[Signature]
Authorised Signatory



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September 30, 2021	150,50,00,000.00
December 31, 2021	120,50,00,000.00
March 31, 2022	90,50,00,000.00
June 30, 2022	60,50,00,000.00
September 30, 2022	30,00,00,000.00
December 31, 2022	NIL

LOAN ACCOUNT NO.	6580221308
LOAN AMOUNT SANCTIONED AND DISBURSED	RS.150,00,00,000/-
PRINCIPAL OUTSTANDING OF 01/12/2016	RS.150,00,00,000/-
REVISED PRINCIPAL REPAYMENT TERMS	
As of	Principal outstanding should be (Rs.)
December 31, 2020	149,50,00,000.00
March 31, 2021	149,00,00,000.00
June 30, 2021	148,50,00,000.00
September 30, 2021	148,00,00,000.00
December 31, 2021	147,00,00,000.00
March 31, 2022	146,00,00,000.00
June 30, 2022	145,00,00,000.00
September 30, 2022	144,50,00,000.00
December 31, 2022	144,00,00,000.00
March 31, 2023	96,00,00,000.00
June 30, 2023	48,00,00,000.00
September 30, 2023	NIL

- (iv) The percentage adjustment towards said principal repayments will be reviewed by HDFC every quarter, based on HDFC's calculations.
- (v) HDFC shall have the right to monitor the said Escrow and Designated accounts of the escrow mechanism, either through itself or through an outside agency, cost for which will be borne by your company.
- (vi) Interest on the outstanding principal of the said loans shall continue to be payable at the applicable interest rate on monthly basis on or before the end of every month.
- (vii) Your Company shall always maintain a Loan-Asset-Cover of 1.75 times the principal outstanding during the pendency of the loan.
- (viii) All other terms and conditions of the loan remain unchanged.

However, the said revision in repayment terms is subject to payment of a roll-over fee, equivalent to 0.25% of the principal outstanding of the said loans plus Service Tax, Swatch Bharat Cess and Krishi Kalyan Cess @ 15.00% on the said roll-over fee.

Regional Office: The Capital Court, Munirka, Outer Ring Road, Old Palmie Marg, New Delhi 110 067.
Tel.: 47115211. Fax: 611-26194617, 26171837. Corporate Identity Number: L70100MH1977PLC019016
Regd. Office: Ramon House, 14 T Pankaj Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.

For VATIKA LIMITED

Authorized Signatory