



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

₹100

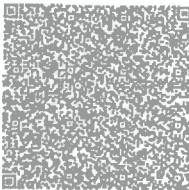
e-Stamp

Certificate No. : IN-DL44415558507404W
Certificate Issued Date : 28-Aug-2024 01:57 PM
Account Reference : IMPACC (GR)/ dl822810/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL44415558507404W
Purchased by : Namdev Construction Private Limited
Description of Document : Article 5 General Agreement
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : Namdev Construction Private Limited
Second Party : Not Applicable
Stamp Duty Paid By : Namdev Construction Private Limited
Stamp Duty Amount(Rs.) : 100
(One Hundred only)

सत्यमेव जयते

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

₹100



Please write or type below this line

IN-DL44415558507404W

The Stamp Paper forms an integral part of Loan Agreement dated 31st August' 2024 executed between M/s Namdev Construction Pvt. Ltd. and M/s Dvok Buildcon LLP

For Namdev Construction Private Limited

Director/Auth. Signatory

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclitestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

LOAN AGREEMENT

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This Loan Agreement is made at New Delhi on 31st August' 2024

BETWEEN

Namdev Construction Pvt. Ltd., (CIN: U45201DL2013PTC258094) (PAN: AAECN4892N), a company incorporated under the companies Act, 1956 having its Registered Office at LGF-10, Vasant Square Mall, Plot-A, Sector-B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070, through its Authorised Person Mr. Nikhil kumar Goyal duly authorized vide board resolution dated 29th July' 2024, (hereinafter refer to the "First Party" which expression shall unless repugnant to the subject, context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the FIRST PART;

AND

Dvok Buildcon LLP (LLPIN:AAB-0915) (PAN:AATFD8239K), a LLP incorporated under the Limited Liability Partnership Act, 2008. having its Registered Office at Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurgaon - 122001, through its Authorised Person Mr. Dinesh Gupta duly authorized vide board resolution dated 23rd August' 2024, (hereinafter refer to the "Second Party" which expression shall unless repugnant to the subject, context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the SECOND PART;

The First Party and Second Party are hereinafter individually referred to as Party and collectively as parties.

Whereas

- A. The First Party has been engaged in the Infrastructure development and Construction of Residential Plotted Colony, Multiplexes, Multistoried Buildings, Commercial Complexes and Group Housing and other business operations etc. in and outside Delhi and is well reputed and experienced in the said field.
- B. The Second Party has approached First Party to avail financial assistance upto Rs 200,00,00,000/- (Rupees Two Hundred Crore Only) for its ongoing business short term fund requirement.
- C. The First Party has agreed to provide the financial assistance on the terms and conditions provided herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES AS UNDER:

1. That the First Party has agreed to provide the financial assistance in INR for a principal amount up to Rs. 200,00,00,000/- to the Second Party for its Business in one or more tranches through account payee cheques (s) or electronic transfers.
2. That the amount provided by the First Party shall be treated as Unsecured Loan by the Borrower.
3. That the Second Party is free to use the said amount for its business purpose.
4. That the Borrower will pay interest at the rate of 9% per annum on the outstanding Principal amount of Unsecured Loan.

For **Namdev Construction Private Limited**

Director/Auth. Signatory

For **DVOK BUILDCON LLP**

Designated Partner/Auth. Signatory

For DVOK BUILDCON LLP
R. K. Kumar
Designated Partner/Auth. Signatory

5. That the Loan shall be for a minimum period of 3 years or such extended period as may be mutually decided.
6. That the Second Party may by giving written notice to other party, elect pre-payment of all or any part of the outstanding Loan amount together with interest (if any) without any penalty or premium.
7. The Second Party shall indemnify First Party from any and all losses, claims, cost, expenses and liabilities on account of any misrepresentation or arising out of a breach by the Second Party in complying with its obligation whether arising under this Agreement or otherwise.
8. Any term of this Agreement may be amended or waived only with the written consent of the parties.
9. All notices and other communication under this Agreement shall be made in writing and delivered by hand against receipt or sent by registered mail the notified address of the addressee. Any such notice or communication shall be deemed to have been duly given and served (i) upon actual delivery and confirmed receipt in case of hand delivery or (ii) on the third day of the putting the notice / communication in the course of transmission if send via registered mail. The current addresses of the parties are as follows:

First Party	Second Party
Namdev Construction Pvt. Ltd LGF-10, Vasant Square Mall, Plot-A, Sector-B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070	Dvok Buildcon LLP Unit No. 224, Suncity Business Tower, Second Floor, Sector-54, Golf Course Road, Gurgaon - 122001

10. This Agreement will be governed by and construed in accordance with the laws of India. The parties shall refer any disputes arising between them which relate to this Agreement or transactions contemplated hereby to arbitration to be conducted in accordance with the Arbitration and Conciliation Act, 1996. The sole arbitrator will be appointed by the First Party. The venue of arbitration shall be at New Delhi. The courts of New Delhi shall have jurisdiction over the parties.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS BEFORE THESE PRESENTS AT NEW DELHI OF THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESS:

1. Anand Kumar
16604/1, Dayanand Colony
Gurgaon, Haryana

2. Rupam Kumar Jha
H.No. 375 Sector-03
Beehi Enclave Gurgaon

For Namdev Construction Pvt. Ltd.

[Signature]
Authorised Person
(First Party)

For Dvok Buildcon LLP

[Signature]
Authorised Person
(Second Party)

For DVOK BUILDCON LLP

R. K. Kumar
Designated Partner/Auth. Signatory

DVOK BUILDCON LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE DESIGNATED PARTNERS OF DVOK BUILDCON LLP HELD ON THE 23RD DAY OF AUGUST, 2024 AT UNIT NO. 224, SUNCITY BUSINESS TOWER, SECOND FLOOR, SECTOR-54, GOLF COURSE ROAD, GURGAON, HARYANA, INDIA, 122001

The Chairman informed the Designated Partners that the LLP is in the process of execution of Loan Agreement with M/s. Namdev Constructions Private Limited for availing Financial assistance for its business in one or more tranches.

After due discussions, the following resolution was passed unanimously:

"RESOLVED THAT the consent of the Designated Partners be and is hereby accorded to enter into a Loan Agreement with M/s. Namdev Constructions Private Limited (CIN: U45201DL2013PTC258094) for availing financial assistance upto Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) for its ongoing business fund requirement in one or more tranches.

RESOLVED FURTHER THAT Mr. Dinesh Gupta, Authorised Signatory be and is hereby authorized to sign and execute the Loan Agreement with M/s Namdev Constructions Private Limited and to sign and execute other documents such as confirmation, Letters and to do all such other acts, deeds and things as may be necessary or incidental thereto, on behalf of the LLP, in respect of the aforesaid matter."

**CERTIFIED TRUE COPY
FOR DVOK BUILDCON LLP**



**LAXMI NARAIN GOEL
DESIGNATED PARTNER
DPIN: 00031438**

For DVOK BUILDCON LLP



Designated Partner/Auth. Signatory

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NAMDEV CONSTRUCTION PRIVATE LIMITED

Regd. Office: LGF-10, Vasant Square Mall, Plot-A, Sector-B, Pocket-V, Community Centre, Vasant Kunj,
New Delhi-110070, CIN- U45201DL2013PTC258094

EXTRACTS OF THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF NAMDEV CONSTRUCTION PRIVATE LIMITED HELD ON THE 29th DAY OF JULY, 2024 AT SUNCITY BUSINESS TOWER, SECOND FLOOR, SECTOR-54, GOLF COURSE ROAD, GURGAON-122002

The Chairman informed the Board that the Company is in the process of execution of Loan Agreement with M/s. Dvok Buildcon LLP for providing Financial assistance for its business in one or more tranches.

After due discussions, the following resolution was passed unanimously:

"RESOLVED THAT the consent of the Board of Directors be and is hereby accorded to enter into a Loan Agreement with M/s. Dvok Buildcon LLP (LLPIN-AAB-0915) for providing financial assistance upto Rs. 200,00,00,000/- (Rupees Two Hundred Crore Only) for its ongoing business fund requirement in one or more tranches.

RESOLVED FURTHER THAT Mr. Nikhil kumar Goyal, Authorised Signatory be and is hereby authorized to sign and execute the Loan Agreement with M/s. Dvok Buildcon LLP and to sign and execute other documents such as confirmation, Letters and to do all such other acts, deeds and things as may be necessary or incidental thereto, on behalf of the Company, in respect of the aforesaid matter."

CERTIFIED TO BE TRUE

For NAMDEV CONSTRUCTION PRIVATE LIMITED


ARPIT GOEL
DIRECTOR
DIN: 00129542

For DVOK BUILDCON LLP

Designated Partner/Auth. Signatory