

Aditya Birla Finance Ltd.

(A part of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

Date: 29.06.2024

To,
M/S GlobalHorizon Holdings Private Limited
B-2/201, BASEMENT SAFDARJUNG ENCLAVE
NEW DELHI - 110029

Dear Sir,

Sub - Facility I - INR 39.00 Crore (LAP- IF)

Ref - Loan Application dated 19-06-2024

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 39,00,00,000/- (INR Thirty Nine crores only) ("**Facility**") to M/s GlobalHorizon Holdings Private Limited ("**Borrower**") and – Mr. Ajay Goyal and Mr. Jitender Janghu ("**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 GlobalHorizon Holdings Private Limited
Guarantor	Mr. Ajay Goyal and Mr. Jitender Janghu
Facility	Inventory Funding
Lender	Aditya Birla Finance Limited (" ABFL ")
Total Facility Amount	Facility I - Rs. 39.00 Crores
Tenure	60 Months (including 12 months moratorium)
Moratorium Period	12 months
Account Bank	As per ABFL
Rate of Interest & Interest Payment Date	13.25% p.a. linked to ABFL's long term reference rate (" LTRR "). Aforementioned Interest Rate shall be payable monthly, on the 15 th day of each subsequent month (" Interest Payment Date ") or any other date as determined by ABFL.
Repayment Schedule	60 Monthly installments including moratorium details mentioned in Annexure 1

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Registered Office:

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



Purpose	<p>The Facility shall be utilized for towards Upcoming Project in Group & ABFL transaction charges</p> <p>Further the Facility shall not be utilized for following:</p> <ol style="list-style-type: none"> Subscription to or purchase of shares/debentures Any speculative purposes Any other purpose except as defined above 			
Interest rate validity	The Rate of Interest offered to you is valid for 30 (Thirty) days from the date of this Sanction Letter.			
Interest Reset	<ol style="list-style-type: none"> 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. 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"). 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: <ol style="list-style-type: none"> Adverse change in money market conditions. RBI revising the standard provision on assets. RBI changing the risk weight for assets. The credit rating for the Facility (i.e), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ABFL). LTRR/ STRR change Any other prevailing conditions. 			
ISRA	<ol style="list-style-type: none"> Borrower shall maintain Interest Service Reserve Account (ISRA) equal to 3 months EMI ISRA account should be operational within 15 days of first disbursement. Lien marking letter on ISRA should be executed within 7 days thereafter. 			
Prepayment/Foreclosure of Facility	<ul style="list-style-type: none"> Loan lock in for first 12 months from 1st tranche of disbursement. After lock in, from 13th month till 24 months foreclosure/part pre-payment charges of 3% + taxes will be applicable on principal amount prepaid till 24 months. From 24th month onwards foreclosure/part pre-payment charges of 2% + taxes will be applicable on principal amount <p>Any prepayment from own sources or Sale of Property Mortgaged shall have NIL Foreclosure charges</p>			
Waterfall Mechanism	<p>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:</p> <ol style="list-style-type: none"> Replenishment/creation of ISRA Additional Interest Past due interest and principal Current due of interest Current due of principal Past short capitalization if any Capitalization as per SI norms Balance credited to Borrower's/Co-borrower's current account. <p>Further ABFL reserves the right to change the above-mentioned Waterfall Mechanism.</p>			
Security	Type of Security Document	Ranking of Charge	Time for perfecting Security	Description of Security
	Equitable for Facility I of Rs. 39.00 Crs.	First and exclusive	Upfront	<ul style="list-style-type: none"> First and exclusive charge by way of Equitable mortgage in the Project "Floral Avenue"

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				<p>located at sector-33, Sohna, Gurugram, Haryana- Total Gross Receivable Rs. 71.80 Crs.</p> <ul style="list-style-type: none"> • Hypothecation of all the present and future cashflow in above project. • Minimum security cover of 1.75x till the tenor of loan. • Personal Guarantee of Mr. Ajay Goyal and Mr. Jitender Janghu to be taken. • ISRA of 3 Months to be taken. 			
ISRA	3 Months						
Escrow Mechanism	<p>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.</p> <p>The Borrower shall ensure that the Scheduled Receivables of the Project out of rent, sold and unsold units and all other receivables of the project 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.</p> <p>Project – Floral Avenue 33</p> <table border="1"> <thead> <tr> <th>SI Milestones</th> <th>SI* %</th> </tr> </thead> <tbody> <tr> <td>On all incremental collections</td> <td>85%</td> </tr> </tbody> </table> <p>ABFL can increase SI at its own discretion in case of any unforeseen circumstances.</p> <p>* % of collections to be transferred to ABFL loan A/c from the date of first disbursement. 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.</p> <ol style="list-style-type: none"> 1. In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price and actual price through the escrow account or lender will adjust extra amount from escrow inflow to cover the shortfall. 2. Above escrow adjustment will be subject to RERA compliance. 			SI Milestones	SI* %	On all incremental collections	85%
SI Milestones	SI* %						
On all incremental collections	85%						
Conditions Precedent	<ul style="list-style-type: none"> • Ref check from existing ABFL clients on the borrower and the project location. • Documentary proof of other business income earned by Mr. Ajay Goel and Mr. Jitender Janghu. • Case to be booked in two LANs as mentioned and both the LAN to be cross linked. • Security Perfection to be done upfront. • Registered mortgage deed to be executed upfront before disbursement in Project. • Legal and technical report to be positive. • Legal and technical clearance to be taken from Internal Legal/technical team. • Legal clearance require for appointment of custodian. • Latest COP/MOF to be certified by CA. • Data validation, cash flow (to be correct) and CAM to be finalised basis approval before disbursement. • Latest MIS of Sales with registration, bank funded status for both projects to be obtained and certified by Customer. • Sales and receivables Audit to be done before disbursement. • Undertaking from Promoters/Borrower citing that until the escrow account is set up, they will transfer the collections from sold receivables/sale of unsold units to ABFL designated account. 						

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	<ul style="list-style-type: none"> • Undertaking to be taken from customer stating that no advance has been received against unsold units mortgaged to ABFL. • FCU, Fresh CIBIL to be generate for Individual and Commercial, all online checks, RM Visit report (Resi, Office and Project) and Other verification report to be positive. • Borrower to undertake that cost overruns, short fall in project cash flows will be funded from partners own source. • Undertaking to be taken from customer stating that no advance has been received against unsold commercial units mortgaged to ABFL. • Master Collection account to be mapped since beginning and checked by Risk. • LEI Certificate to be document. • Escrow documentation to be done upfront before disbursement. • Final cashflow to be shared with Risk basis of proposed mall and sign off from ZRH to be taken. • List of USL and creditors as on date require. • Ongoing Project - Cost & value of sold/unsold Detail awaited, marked as PSD. • Two independent reference check by risk. • Personal Insurance of INR 3.00 lacs and IHO of 98,000/- to be taken
Condition Precedent to second disbursement	<ul style="list-style-type: none"> • ROC Charge to be created within 30 days of disbursement. • End use certification to be taken before release of further tranches. • 3 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	<p>The following conditions are to be fulfilled post the disbursement of the Facility amount:</p> <ol style="list-style-type: none"> 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 montxhs 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.

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	<ol style="list-style-type: none"> 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 1.75x and receivable cover of 1.75x 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.
<p>Special Conditions</p>	<ol style="list-style-type: none"> 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 1.75 x on agreement value and receivable cover of 1.75 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 levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges. 3. Sales progress of 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 31-03-2024 (date) from the Promoters, Directors, Partners, relatives of Promoters/ Directors/ Partners to remain in the business and any payment to be made as on 31-03-2024 (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.
<p>Standard Conditions</p>	<ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.

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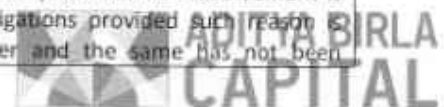
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5. The Borrower shall broad base its Board of Directors and finalise and strengthen its management set up to the satisfaction of ABFL.
6. In case any condition is stipulated by any other lender that is more favourable to them than the terms stipulated 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. The Borrower and Co-Borrower will inform accordingly with reasons and the remedial steps proposed to be taken.
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 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

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	<p>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.</p> <p>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.</p> <p>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.</p> <p>19. Security Trustee will hold the documents and shall release the documents post the closure of the Facility of ABFL</p> <p>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.</p> <p>21. During the currency of the ABFL's Facility(ies), the Borrower will not without ABFL's prior written intimation in writing:</p> <ol style="list-style-type: none"> 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.
<p>Monitoring Conditions</p>	<ul style="list-style-type: none"> • All revenue/payments/rental will be routed through Escrow account maintained with Bank. Collections will be adjusted to ABFL loan as per stipulated SI. • All sold receivables/future receivable from project to be hypothecated to ABFL • Payment to be release in tranches as mentioned in disbursement pattern. • Security Receivable cover of 1.75x to be maintained through-out the loan tenure • SI should be 85% through-out the loan tenure towards reduction of Prin. • MSP to be Rs. 10000/Sq. Ft. for Builder Floors, Rs. 11000/Sq. Ft. for residential plots and Commercial Rs. 19500/Sq. Ft.. future NOCs. • All payments will be routed through Escrow account maintained with Bank. Collections will be adjusted to ABFL loan as per stipulated SI.

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	<ul style="list-style-type: none"> • Payment to be release in tranches as mentioned in disbursement pattern. • All sold receivables/ future receivable from project to be hypothecated to ABFL • Borrower to submit monthly sales & collection MIS to ABFL in the prescribed format by 7th of closing month. • Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by ABFL in previous month on monthly basis by 15 of closing month. • 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. • As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act 2016 (RERA) & copy of required compliance to be provided to ABFL. • 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. • 100% routing of the receivables – Rental, sold, unsold and other Receivable from project to be done through ABFL escrow account only. Monthly updates to be provided on escrow routing. • The borrower will not pay interest on unsecured loans & partners capital from the receivables of unsold units' mortgage to ABFL • Borrower to submit monthly sales & collection MIS to Lender in the prescribed format by 7th of closing month. • Lender will do project progress assessment by way of site visit and cost verification as and when deem fit. • The Borrower shall furnish to the Lender every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year. • The Lender reserves the right to conduct audit of the escrow account on Quarterly basis at its own cost. • As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act 2016 (RERA) & copy of required compliance to be provided to Lender. • Prior ABFL NOC to be taken for any fresh units' sale.
Transaction Documents	<p>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.</p> <p>Transaction Document shall be including but not limited to:</p> <ol style="list-style-type: none"> 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).

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- 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.

Quarter	Resi Flats		Plots		Comm		Amount to be collected (INR Cr)	Cumulative Amount to be collected (INR Cr)
	Area to be sold (sq ft)	Cumulative Area to be sold (sq ft)	Area to be sold (sq ft)	Cumulative Area to be sold (sq ft)	Area to be sold (sq ft)	Cumulative Area to be sold (sq ft)		
Q0	-	-	-	-	-	-	-	-
Q1	1,065	1,065	-	-	-	-	2.06	2.06
Q2	1,065	2,130	-	-	-	-	1.81	3.87
Q3	1,420	3,550	-	-	-	-	1.81	5.68
Q4	1,065	4,616	2,151	2,151	95	95	1.92	7.60
Q5	1,065	5,681	2,151	4,303	95	191	2.66	10.26
Q6	1,065	6,746	2,151	6,454	48	239	2.66	12.92
Q7	1,065	7,811	2,151	8,605	48	286	2.66	15.58
Q8	1,065	8,876	2,151	10,757	48	334	2.71	18.29
Q9	888	9,764	2,151	12,908	48	382	2.71	21.00
Q10	888	10,651	2,151	15,060	119	501	2.85	23.85
Q11	888	11,539	2,151	17,211	119	621	2.85	26.69
Q12	888	12,426	2,151	19,362	119	740	4.16	30.85
Q13	710	13,136	2,151	21,514	119	859	4.16	35.00
Q14	710	13,847	2,151	23,665	143	1,003	4.29	39.30
Q15	710	14,557	2,151	25,816	143	1,146	4.29	43.59

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	Q16	710	15,267	3,442	29,258	143	1,289	5.70	49.29
	Q17	710	15,977	3,442	32,701	299	1,528	5.70	54.99
	Q18	710	16,687	3,442	36,143	286	1,814	5.79	60.77
	Q19	710	17,397	3,442	39,585	286	2,101	5.79	66.56
	Q20	355	17,752	3,442	43,027	286	2,387	5.79	72.35
	Total	17,752		43,027		2,387		72.35	
	<p>4. 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 highly discounted price as may be determined by ABFL/ Lender, in its sole discretion.</p>								
Additional Interest/ Charges	<p>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.</p> <p>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.</p> <p>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.</p> <p>4. Non-Adherence to any Terms and Conditions of this Sanction Letter.</p>								

Yours sincerely,
For Aditya Birla Finance Limited

(Authorized Signatory)
(Please affix the stamp)

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. GlobalHorizon Holdings Private Limited (Borrower)

(Authorized Signatories)
(Please affix the stamp)

Mrs./Mr. _____
Date: _____

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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: **Mr. Ajay Goyal (Guarantor)**

Date:

Name: **Mr. Jitender Janghu (Guarantor)**

Date:

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Schedule-1
(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 1.25% + 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	<ul style="list-style-type: none"> • Loan lock in for first 12 months from 1st tranche of disbursement. • After lock in, from 13th month till 24 months foreclosure/part pre-payment charges of 3% + taxes will be applicable on principal amount prepaid till 24 months. • From 24th month onwards foreclosure/part pre-payment charges of 2% + taxes will be applicable on principal amount <p>Any prepayment from own sources or Sale of Property Mortgaged shall have NIL FC.</p>
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.	<p>Stamp duties and registration charges on the Transaction Documents, both present & future, including any Additional Interest /charges thereon shall be borne by the Borrower.</p> <p>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</p>

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

Quarter	Facility 1 - EMI (INR Cr)
Q-1	Interest
Q-2	Interest
Q-3	Interest
Q-4	Interest
Q-5	3.15
Q-6	3.15
Q-7	3.15
Q-8	3.15
Q-9	3.15
Q-10	3.15
Q-11	3.15
Q-12	3.15
Q-13	3.15
Q-14	3.15
Q-15	3.15
Q-16	3.15
Q-17	3.15
Q-18	3.15
Q-19	3.15
Q-20	3.15

Annexure 2: Unsold Units

Unsold Residential plots to be Mortgaged to ABFL		
S.NO	PLOT	Area (Sq yrds)
1	A-01	154.28
2	A-02	154.28
3	A-03	154.28
4	A-04	154.28
5	A-05	154.28
6	A-06	154.28
7	A-07	154.28
	A-08	154.28

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9	A-09	154.28
10	A-10	154.28
11	A-11	154.28
12	A-12	154.28
13	A-13	154.28
14	A-14	154.28
15	A-15	154.28
16	A-16	154.28
17	A-16A	134.55
18	A-16B	134.55
19	A3-02	166.63
20	A-35	154.28
21	A-36	154.28
22	A-37	154.28
23	A-38	154.28
24	A-39	154.28
25	A-40	154.28
26	A-41	154.28
27	A-42	154.28
28	A-43	154.28
29	A-44	154.28
30	A-45	166.84
31	A-46	166.84

Commercial units:	
Unit	Saleable Area (Sq.yd)
Kiosk-01	89.20
Kiosk-02	109.21
Kiosk-03	26.29
Commercial-02	37.99
Total	262.69

Unsold Residential floors			
S No	Plot No	Floor No	Area (sq.ft)
1	A-22	3rd Floor	1434.93
2	A-19	2nd Floor	1434.93
3	A-33	1st Floor	1434.93
4	A-26	4th Floor	1434.93
5	A-25	2nd Floor	1434.93
6	F1-02	2nd Floor	1539.00
7	E-02	4th floor	1072.00
8	A-34	4th Floor	1435.00
9	E-05	1st Floor	1031.00
10	A-29B	1st Floor	1474.00
11	E-02	3rd Floor	1342.00

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12	A1-03	4th Floor	1342.00
13	A1-04	3rd Floor	1342.00
	Total		17,751.65

Annexure 3: Sold Receivables-

Residential:

CUSTOMER NAME	UNIT NO	FLOOR	Saleable area (sq.ft)	Total Sale Value (in Rs.)	Amount Received (in Rs.)	Balance Receivables
NIELIMA BHAN	A-33	4th Floor	1434.93	45,34,900	44,91,000	43,900
Vinita	A1-01	4th Floor	1342	64,57,500	46,60,125	17,97,375
GYANENDRA MISHRA	G-01	3rd Floor	1535	77,70,000	27,09,010	50,60,990
SAKSHI SHARMA	G-02	3rd Floor	1331	67,20,000	66,56,000	64,000
MALINI SHARMA	A-32	3rd Floor	1434.93	72,45,000	71,81,036	63,964
SANCHIT JAIN	G-05	2nd Floor	1369.5	80,85,000	80,08,000	77,000
Nidhi Yadav	E-05	2nd floor	1031	52,50,000	17,37,484	35,12,516
ABHISHEK CHADHA	A1-04	2nd Floor	1342	84,54,600	84,27,300	27,300
SUNITA CHAHAL	A1-05	1st Floor	1342	84,54,600	84,27,672	26,928
SIDHARTH TALWAR	A1-01	2nd Floor	1342	79,29,600	78,34,020	95,580
PRAVARDHANA VERMA	A1-06	3rd Floor	1342	86,12,100	85,71,090	41,010
SIDHARTH TALWAR	A-29A	3rd Floor	1474	85,81,860	10,17,300	75,64,560
Basu Kumar	E-04	4th Floor	1031	66,52,800	51,00,000	15,52,800
Total			1,99,971	99,75,93,069	97,76,65,146	1,99,27,923

Commercial:

CUSTOMER NAME	Area (sq.ft.)	UNIT NO	Total Sales Value	Amount Received	Balance Receivables
Lalit Kumar	537.757	F01	53,25,000	50,75,000	2,50,000
Lalit Kumar	509.333	F02	53,25,000	50,75,000	2,50,000
Arun K Mittal	710.106	F07	31,50,000	30,00,000	1,50,000
Arun K Mittal	92.981	F08	5,25,000	5,00,000	25,000
Total	8,180.84		8,41,47,500.85	8,34,72,499.70	6,75,000.90

Annexure 4: Cost of Project / Means of Finance - Builder floor and plots

Particulars	Total Cost (Rs. in Crs.)	Incurred (Rs. in Crs.)	To be Incurred (Rs. in Crs.)
Land Cost	33.68	33.68	

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Construction Cost	57.28	57.28	-
Approval	10.44	10.44	-
Others	1.41	1.41	-
Admin	1.60	1.60	-
Sales and Marketing	5.05	5.05	-
Finance Cost	21.58	4.05	17.53
Total	131.02	113.49	17.53
Particulars	Total Cost (Rs. In Crs.)	Incurred (Rs. In Crs.)	To be Incurred (Rs. In Crs.)
Promoter Contribution	-24.27	15.73	-40.00
Customers receipts	115.30	97.77	17.53
ABFL Loan	40.00	-	40.00
Total	131.02	113.49	17.53

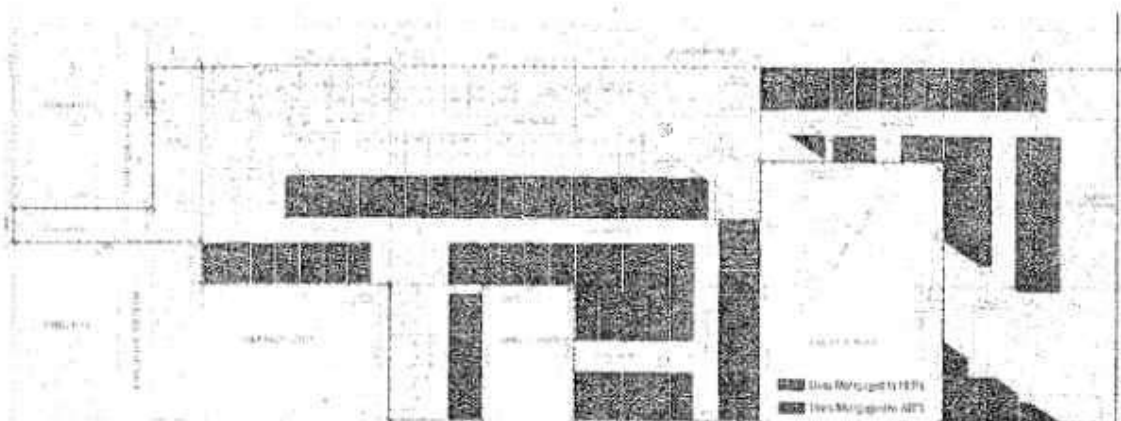
Annexure 5: Cash Flow

Particulars	Total	Q-1	Q-2	Q-3	Q-4	Q-1	Q-2	Q-3	Q-4	Q-1	Q-2	Q-3	Q-4	Q-1	Q-2	Q-3	Q-4	Q-1	Q-2	Q-3	Q-4	
Operating Activities																						
Receipts from operations	10.00		40.00																			
Payment of taxes	1.75	1.75																				
Change in working capital	11.25	11.25																				
Change in trade receivables	10.25	10.25																				
Change in trade payables	1.00	1.00																				
Total (Operating)	20.25	20.25																				
Investing Activities																						
Land and building cost	32.50	32.50																				
Plant and machinery	10.00	10.00																				
Other fixed assets	10.00	10.00																				
Change in investments	1.00	1.00																				
Total (Investing)	53.50	53.50																				
Financing Activities																						
Issue of shares	10.00	10.00																				
Issue of debentures	10.00	10.00																				
Change in loans	10.00	10.00																				
Total (Financing)	30.00	30.00																				
Total Cash Flow	10.25	10.25																				

Annexure-6: - Disbursement Schedule: -

Tranches	Amount (Rs. In Crs.)	End Use/Milestone
1 st	39.00	At security perfection
Total	39.00	

Annexure 7: Map of Units mortgaged to ABFL (Highlighted in Red Colour)



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Date: 29.06.2024

To,
M/S GlobalHorizon Holdings Private Limited
B-2/201, BASEMENT SAFDARJUNG ENCLAVE
NEW DELHI - 110029

Dear Sir,

Sub - Facility I – INR 1.00 Crore (LAP- IF)

Ref - Loan Application dated 19-06-2024

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 1,00,00,000/- (INR One crore only) ("**Facility**") to M/s GlobalHorizon Holdings Private Limited ("**Borrower**") and – Mr. Ajay Goyal and Mr. Jitender Janghu ("**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 GlobalHorizon Holdings Private Limited
Guarantor	Mr. Ajay Goyal and Mr. Jitender Janghu
Facility	Inventory Funding
Lender	Aditya Birla Finance Limited (" ABFL ")
Total Facility Amount	Facility I - Rs. 1.00 Crores
Tenure	60 Months (including 12 months moratorium)
Moratorium Period	12 months
Account Bank	As per ABFL
Rate of Interest & Interest Payment Date	13.25% p.a. linked to ABFL's long term reference rate (" LTRR "). Aforementioned Interest Rate shall be payable monthly, on the 15 th day of each subsequent month (" Interest Payment Date ") or any other date as determined by ABFL.
Repayment Schedule	60 Monthly installments including moratorium details mentioned in Annexure 1

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intertek

Purpose	<p>The Facility shall be utilized for towards Upcoming Project in Group & ABFL transaction charges</p> <p>Further the Facility shall not be utilized for following:</p> <ol style="list-style-type: none"> Subscription to or purchase of shares/debentures Any speculative purposes Any other purpose except as defined above 			
Interest rate validity	The Rate of Interest offered to you is valid for 30 (Thirty) days from the date of this Sanction Letter.			
Interest Reset	<ol style="list-style-type: none"> 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. 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"). 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: <ol style="list-style-type: none"> Adverse change in money market conditions. RBI revising the standard provision on assets. RBI changing the risk weight for assets. The credit rating for the Facility (i.e), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ABFL). LTRR/ STRR change Any other prevailing conditions. 			
ISRA	<ol style="list-style-type: none"> Borrower shall maintain Interest Service Reserve Account (ISRA) equal to 3 months EMI ISRA account should be operational within 15 days of first disbursement. Lien marking letter on ISRA should be executed within 7 days thereafter. 			
Prepayment/ Foreclosure of Facility	<ul style="list-style-type: none"> Loan lock in for first 12 months from 1st tranche of disbursement. After lock in, from 13th month till 24 months foreclosure/part pre-payment charges of 3% + taxes will be applicable on principal amount prepaid till 24 months. From 24th month onwards foreclosure/part pre-payment charges of 2% + taxes will be applicable on principal amount <p>Any prepayment from own sources or Sale of Property Mortgaged shall have NIL Foreclosure charges</p>			
Waterfall Mechanism	<p>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:</p> <ol style="list-style-type: none"> Replenishment/creation of ISRA Additional Interest Past due interest and principal Current due of interest Current due of principal Past short capitalization if any Capitalization as per SI norms Balance credited to Borrower's/Co-borrower's current account <p>Further ABFL reserves the right to change the above-mentioned Waterfall Mechanism.</p>			
Security	Type of Security Document	Ranking of Charge	Time for perfecting Security	Description of Security
	Registered for Facility I of Rs. 1.00 Crs.	First and exclusive	Upfront	<ul style="list-style-type: none"> First and exclusive charge by way of Registered mortgage in the Project "Floral Avenue" located at sector-33, Sohna, Gurugram, Haryana- Total Gross Receivable Rs. 71.80 Crs.

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				<ul style="list-style-type: none"> Hypothecation of all the present and future cashflow in above project. Minimum security cover of 1.75x till the tenor of loan. Personal Guarantee of Mr. Ajay Goyal and Mr. Jitender Janghu to be taken. ISRA of 3 Months to be taken. 				
ISRA	3 Months							
Escrow Mechanism	<p>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.</p> <p>The Borrower shall ensure that the Scheduled Receivables of the Project out of rent, sold and unsold units and all other receivables of the project 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.</p> <p>Project – Floral Avenue 33</p> <table border="1"> <thead> <tr> <th>SI Milestones</th> <th>SI* %</th> </tr> </thead> <tbody> <tr> <td>On all incremental collections</td> <td>85%</td> </tr> </tbody> </table> <p>ABFL can Increase SI at its own discretion in case of any unforeseen circumstances.</p> <p>* % of collections to be transferred to ABFL loan A/c from the date of first disbursement. 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.</p> <ol style="list-style-type: none"> In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price and actual price through the escrow account or lender will adjust extra amount from escrow inflow to cover the shortfall. Above escrow adjustment will be subject to RERA compliance. 				SI Milestones	SI* %	On all incremental collections	85%
SI Milestones	SI* %							
On all incremental collections	85%							
Conditions Precedent	<ul style="list-style-type: none"> Ref check from existing ABFL clients on the borrower and the project location. Documentary proof of other business income earned by Mr. Ajay Goel and Mr. Jitender Janghu. Case to be booked in two LANs as mentioned and both the LAN to be cross linked. Security Perfection to be done upfront. Registered mortgage deed to be executed upfront before disbursement in Project. Legal and technical report to be positive. Legal and technical clearance to be taken from Internal Legal/technical team. Legal clearance require for appointment of custodian. Latest COP/MOF to be certified by CA. Data validation, cash flow (to be correct) and CAM to be finalised basis approval before disbursement. Latest MIS of Sales with registration, bank funded status for both projects to be obtained and certified by Customer. Sales and receivables Audit to be done before disbursement. Undertaking from Promoters/Borrower citing that until the escrow account is set up, they will transfer the collections from sold receivables/sale of unsold units to ABFL designated account. Undertaking to be taken from customer stating that no advance has been received against unsold units mortgaged to ABFL. FCU, Fresh CIBIL to be generate for Individual and Commercial, all online checks, RM Visit report (Resi, Office and Project) and Other verification report to be positive. 							

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	<ul style="list-style-type: none"> Borrower to undertake that cost overruns, short fall in project cash flows will be funded from partners own source. Undertaking to be taken from customer stating that no advance has been received against unsold commercial units mortgaged to ABFL. Master Collection account to be mapped since beginning and checked by Risk. LEI Certificate to be document. Escrow documentation to be done upfront before disbursement. Final cashflow to be shared with Risk basis of proposed mail and sign off from ZRH to be taken. List of USL and creditors as on date require. Ongoing Project - Cost & value of sold/unsold Detail awaited, marked as PSD. Two independent reference check by risk.
Condition Precedent to second disbursement	<ul style="list-style-type: none"> ROC Charge to be created within 30 days of disbursement. End use certification to be taken before release of further tranches. 3 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	<p>The following conditions are to be fulfilled post the disbursement of the Facility amount:</p> <ol style="list-style-type: none"> 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. 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. 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. 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. 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. 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. 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. The Borrower/Co-Borrower shall forward to ABFL its provisional Balance Sheet and Profit and Loss Account within 3 montxhs 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. 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'. No Change in the equity and management of the Borrower without prior approval of ABFL. Minimum security cover of 1.75x and receivable cover of 1.75x 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.

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	<p>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.</p> <p>13. ABFL shall at its discretion obtain a confidential credit report on the Borrower from its other lenders.</p> <p>14. Hypothecated receivables will not be escrowed to any other Bank/ Financial Institutions till the /tenure of ABFL Facility.</p> <p>15. Property papers will be kept with ABFL till the tenor of the loan.</p>
Special Conditions	<p>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.</p> <p>2. ABFL will issue NOC subject to compliance of Capitalization rates on each credit in Escrow Account & maintenance of Security cover of 1.75 x on agreement value and receivable cover of 1.75 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 levels. The prepaid amount would be adjusted towards the principal outstanding and such amount would not attract any prepayment charges.</p> <p>3. Sales progress of MIS for area mortgaged to be shared with on quarterly basis with ABFL.</p> <p>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.</p> <p>5. Call option after 12 months at sole discretion of ABFL.</p> <p>6. Any unsecured loan as on 31-03-2024 (date) from the Promoters, Directors, Partners, relatives of Promoters/ Directors/ Partners to remain in the business and any payment to be made as on 31-03-2024 (date) to the Promoters, Directors, Partners to be subordinate to the Facility availed from ABFL.</p> <p>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.</p> <p>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.</p>
Standard Conditions	<p>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.</p> <p>2. The Facility shall be utilized for the Purpose for which it is sanctioned and it should not be utilized for following:</p> <ol style="list-style-type: none"> Subscription to or purchase of shares/debentures Any speculative purposes <p>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.</p> <p>4. Borrower to ensure renewal of insurance of the collateral property during the currency of the Facility with ABFL.</p> <p>5. The Borrower shall broad base its Board of Directors and finalise and strengthen its management set up to the satisfaction of ABFL.</p> <p>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.</p> <p>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.</p>

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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. The Borrower and Co-Borrower will inform accordingly with reasons and the remedial steps proposed to be taken.
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 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.

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	<p>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.</p> <p>19. Security Trustee will hold the documents and shall release the documents post the closure of the Facility of ABFL.</p> <p>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.</p> <p>21. During the currency of the ABFL's Facility(ies), the Borrower will not without ABFL's prior written intimation in writing:</p> <ol style="list-style-type: none"> 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.
<p>Monitoring Conditions</p>	<ul style="list-style-type: none"> • All revenue/payments/rental will be routed through Escrow account maintained with Bank. Collections will be adjusted to ABFL loan as per stipulated SI. • All sold receivables/future receivable from project to be hypothecated to ABFL • Payment to be release in tranches as mentioned in disbursement pattern. • Security Receivable cover of 1.75x to be maintained through-out the loan tenure • SI should be 85% through-out the loan tenure towards reduction of Prin. • MSP to be Rs. 10000/Sq. Ft. for Builder Floors, Rs. 11000/Sq. Ft. for residential plots and Commercial Rs. 19500/Sq. Ft.. future NOCs. • All payments will be routed through Escrow account maintained with Bank. Collections will be adjusted to ABFL loan as per stipulated SI. • Payment to be release in tranches as mentioned in disbursement pattern. • All sold receivables/ future receivable from project to be hypothecated to ABFL • Borrower to submit monthly sales & collection MIS to ABFL in the prescribed format by 7th of closing month. • Borrower to submit ledgers of customer/Collection details as required for which NOC's are been issued by ABFL in previous month on monthly basis by 15 of closing month. • 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.

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	<ul style="list-style-type: none"> • As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act 2016 (RERA) & copy of required compliance to be provided to ABFL. • 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. • 100% routing of the receivables – Rental, sold, unsold and other Receivable from project to be done through ABFL escrow account only. Monthly updates to be provided on escrow routing. • The borrower will not pay interest on unsecured loans & partners capital from the receivables of unsold units' mortgage to ABFL • Borrower to submit monthly sales & collection MIS to Lender in the prescribed format by 7th of closing month. • Lender will do project progress assessment by way of site visit and cost verification as and when deem fit. • The Borrower shall furnish to the Lender every year a copy of audited annual accounts of the Borrower within 6 months of the end of the financial year. • The Lender reserves the right to conduct audit of the escrow account on Quarterly basis at its own cost. • As & when applicable Borrower to comply with requirements as specified in Real Estate (Regulation and Development) Act 2016 (RERA) & copy of required compliance to be provided to Lender. • Prior ABFL NOC to be taken for any fresh units' sale.
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Transaction Documents	<p>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.</p> <p>Transaction Document shall be including but not limited to:</p> <ol style="list-style-type: none"> 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. Accepted Sanction Letter by Borrower's, Co-Borrower's Authorised Signatory. 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. Certified true copy of Constitutional Documents (Partnership Deed, MOA, AOA etc.) Board Resolution of Borrower Demand Promissory Note along with Letter of Continuity 1 Cancelled Cheque, 4 UDC's of EMI amount, 1 UDC of full loan amount in favour of ABFL along with the undertaking. Net-worth statement of recent dated of the individual co-borrower(s) duly certified by CA/CS. CA/CS Certified list of Directors, Shareholders of the Borrower, Co-Borrower(s). CS Certificate confirming the borrowing is within the borrowing power of the Borrower. NACH Mandate (in Duplicate) along with cancelled Cheque. Self-certified copy of KYC's of Borrower, Co-Borrower(s). Self-certified KYCs of Authorised Signatories from the Borrower and Co-Borrower(s). Any other document as may be required by ABFL. Title Search, Title Opinion Report and Original Legal Vetting Report by ABFL's empanelled lawyers, Original Property papers as per Legal opinion, Technical & Valuation by ABFL's approved Valuer,
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	<ul style="list-style-type: none"> 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.
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Event of Default	<ul style="list-style-type: none"> 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.
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Quarter	Resi Flats		Plots		Comm		Total Amount to be collected (INR Cr)	Cumulative Amount to be collected (INR Cr)
	Area to be sold (sq. ft)	Cumulative Area to be sold (sq. ft)	Area to be sold (sq. ft)	Cumulative Area to be sold (sq. ft)	Area to be sold (sq. ft)	Cumulative Area to be sold (Sq. ft)		
Q0	-	-						-
Q1	355	355	866	866	-	-	2.06	2.06
Q2	355	710	866	1,732	-	-	2.06	4.13
Q3	355	1,065	866	2,598	-	-	1.42	5.55
Q4	355	1,420	866	3,463	24	24	3.69	9.23
Q5	710	2,130	1,732	5,195	24	48	3.62	12.85
Q6	710	2,840	1,732	6,927	24	72	3.52	16.38
Q7	710	3,550	1,732	8,659	24	95	3.52	19.90
Q8	710	4,260	1,732	10,390	48	143	3.52	23.43
Q9	710	4,971	1,732	12,122	48	191	3.35	26.77
Q10	710	5,681	1,732	13,854	119	310	3.49	30.26
Q11	710	6,391	1,732	15,586	119	430	3.49	33.75
Q12	1,065	7,456	2,598	18,183	119	549	3.49	37.23
Q13	1,065	8,521	2,598	20,781	119	668	3.31	40.54
Q14	1,065	9,586	2,598	23,378	191	859	3.36	43.90
Q15	1,065	10,651	2,598	25,976	191	1,050	3.36	47.25
Q16	1,420	12,071	3,463	29,439	239	1,289	4.78	52.03
Q17	1,420	13,491	3,463	32,903	239	1,528	4.96	56.99
Q18	1,420	14,912	3,463	36,366	286	1,814	5.06	62.05
Q19	1,420	16,332	3,463	39,830	286	2,101	5.06	67.10
Q20	1,420	17,752	3,463	43,293	286	2,387	4.70	71.80
Total	17,752						71.80	

	<ul style="list-style-type: none"> 4. 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 highly discounted price as may be determined by ABFL/ Lender, in its sole discretion.
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Additional Interest/Charges	<ul style="list-style-type: none"> 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.
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Aditya Birla Finance Limited without the said deduction.
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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

(Authorized Signatory)
(Please affix the stamp)

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. GlobalHorizon Holdings 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: **Mr. Ajay Goyal (Guarantor)**
Date: _____

Name: **Mr. Jitender Janghu (Guarantor)**
Date: _____

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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 1.25% + 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	<ul style="list-style-type: none"> • Loan lock in for first 12 months from 1st tranche of disbursement. • After lock in, from 13th month till 24 months foreclosure/part pre-payment charges of 3% + taxes will be applicable on principal amount prepaid till 24 months. • From 24th month onwards foreclosure/part pre-payment charges of 2% + taxes will be applicable on principal amount <p>Any prepayment from own sources or Sale of Property Mortgaged shall have NIL FC</p>
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.	<p>Stamp duties and registration charges on the Transaction Documents, both present & future, including any Additional Interest /charges thereon shall be borne by the Borrower.</p> <p>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.</p>

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

Quarter	Facility I - EMI (INR Cr)
Q-1	Interest
Q-2	Interest
Q-3	Interest
Q-4	Interest
Q-5	0.08
Q-6	0.08
Q-7	0.08
Q-8	0.08
Q-9	0.08
Q-10	0.08
Q-11	0.08
Q-12	0.08
Q-13	0.08
Q-14	0.08
Q-15	0.08
Q-16	0.08
Q-17	0.08
Q-18	0.08
Q-19	0.08
Q-20	0.08

Annexure 2: Unsold Units

Unsold Residential plots to be Mortgaged to ABFL		
S.NO	PLOT	Area (Sq yrds)
1	A-01	154.28
2	A-02	154.28
3	A-03	154.28
4	A-04	154.28
5	A-05	154.28
6	A-06	154.28
7	A-07	154.28
8	A-08	154.28
9	A-09	154.28

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10	A-10	154.28
11	A-11	154.28
12	A-12	154.28
13	A-13	154.28
14	A-14	154.28
15	A-15	154.28
16	A-16	154.28
17	A-16A	134.55
18	A-16B	134.55
19	A3-02	166.63
20	A-35	154.28
21	A-36	154.28
22	A-37	154.28
23	A-38	154.28
24	A-39	154.28
25	A-40	154.28
26	A-41	154.28
27	A-42	154.28
28	A-43	154.28
29	A-44	154.28
30	A'-45	166.84
31	A'-46	166.84

Commercial units:	
Unit	Saleable Area (Sq.yd)
Kiosk-01	89.20
Kiosk-02	109.21
Kiosk-03	26.29
Commercial-02	37.99
Total	262.69

Unsold Residential floors			
S No	Plot No	Floor No	Area (sq.ft)
1	A-22	3rd Floor	1434.93
2	A-19	2nd Floor	1434.93
3	A-33	1st Floor	1434.93
4	A-26	4th Floor	1434.93
5	A-25	2nd Floor	1434.93
6	F1-02	2nd Floor	1539.00
7	E-02	4th floor	1072.00
8	A-34	4th Floor	1435.00
9	E-05	1st Floor	1031.00
10	A-29B	1st Floor	1474.00
11	A1-02	3rd Floor	1342.00
12	A1-03	4th Floor	1342.00

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13	A1-04	3rd Floor	1342.00
	Total		17,751.65

Annexure 3: Sold Receivables-

Residential:

CUSTOMER NAME	UNIT NO	FLOOR	Saleable area (sq.ft)	Total Sale Value (in Rs.)	Amount Received (in Rs.)	Balance Receivables
NIELIMA BHAN	A-33	4th Floor	1434.93	45,34,900	44,91,000	43,900
Vinita	A1-01	4th Floor	1342	64,57,500	46,60,125	17,97,375
GYANENDRA MISHRA	G-01	3rd Floor	1535	77,70,000	27,09,010	50,60,990
SAKSHI SHARMA	G-02	3rd Floor	1331	67,20,000	66,56,000	64,000
MALINI SHARMA	A-32	3rd Floor	1434.93	72,45,000	71,81,036	63,964
SANCHIT JAIN	G-05	2nd Floor	1369.5	80,85,000	80,08,000	77,000
Nidhi Yadav	E-05	2nd floor	1031	52,50,000	17,37,484	35,12,516
ABHISHEK CHADHA	A1-04	2nd Floor	1342	84,54,600	84,27,300	27,300
SUNITA CHAHAL	A1-05	1st Floor	1342	84,54,600	84,27,672	26,928
SIDHARTH TALWAR	A1-01	2nd Floor	1342	79,29,600	78,34,020	95,580
PRAVARDHANA VERMA	A1-06	3rd Floor	1342	86,12,100	85,71,090	41,010
SIDHARTH TALWAR	A-29A	3rd Floor	1474	85,81,860	10,17,300	75,64,560
Basu Kumar	E-04	4th Floor	1031	66,52,800	51,00,000	15,52,800
Total			1,99,971	99,75,93,069	97,76,65,146	1,99,27,923

Commercial:

CUSTOMER NAME	Area (sq.ft.)	UNIT NO	Total Sales Value	Amount Received	Balance Receivables
Lalit Kumar	537.757	F01	53,25,000	50,75,000	2,50,000
Lalit Kumar	509.333	F02	53,25,000	50,75,000	2,50,000
Arun K Mittal	710.106	F07	31,50,000	30,00,000	1,50,000
Arun K Mittal	92.981	F08	5,25,000	5,00,000	25,000
Total	8,180.84		8,41,47,500.85	8,34,72,499.70	6,75,000.90

Annexure 4: Cost of Project / Means of Finance - Bulder floor and plots

Particulars	Total Cost (Rs. in Crs.)	Incurred (Rs. in Crs.)	To be Incurred (Rs. in Crs.)
Land Cost	33.68	33.68	-
Construction Cost	57.28	57.28	-
Approval	10.44	10.44	-

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