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CIN No.L36911RJ1996PLC011381



Ref No. : 2394893
Date : August 28, 2018

To,
M/S Blueprint Infrahomes LLP,
J-17, Nehru Sahkar Marg,
Behind IOC Petrol Pump,
Jaipur-302015

Subject: Sanction of Revolving Term Loan Facility of Rs.7,50,00,000 only

Dear Sir/Madam,

With reference to above cited subject & your application for sanction of the loan and the subsequent discussions, we are pleased to communicate the sanction of an amount of **Rs.7,50,00,000/- (Rupees Seven Crore Fifty Lacs only)** subject to the following terms and conditions mentioned below:

S. No.	Particulars	Description
1	Borrower / Applicant	M/s. Blueprint Infrahomes LLP, PAN No: AAQFB7437E a Limited Liability Partnership having its registered office at J-17, Nehru Sahkar Marg, Behind IOC Petrol Pump, Jaipur-302015
2	Co-Borrower / Co-Applicant	1. Mr. Jayesh Kumar Bansal ; PAN: ADYPB9489R, S/o Raj Narayan Bansal, residing at Plot No 160, Nemi Nagar, Gandhi Path, Vaishali Nagar, Jaipur-302001 2. Mr. Ashish Karnani ; PAN: AZIPK2505M, S/o Ramesh Chand Karnani, residing at Flat No A-205, Anukampa Residency, Near Rukmani Birla School, Shanti Nagar, Durgapura, Jaipur-302018 3. M/s Anirudh Developers ; having its registered office at Shop No 1, Trihan Bhawan, Taparia Bagichi, Station Road, Sikar
3	Lender	AU Small Finance Bank Limited , having its registered office at 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 and branch office at 9 Basant Bahar Colony, 2nd Floor, Maker Tower, Tonk Road, Jaipur
4	Facility / Loan and Amount	Revolving Term Loan of Rs.750 Lakh
5	Project	Affordable Housing Project "ANIRUDH RESIDENCY" under scheme Chief Minister Jan Awas Yojna-2015 situated at Khasra No.- 1310/799, 1311/801 Revenue record

AU SMALL FINANCE BANK LIMITED

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For BLUEPRINT INFRAHOMES LLP

Partner

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		area Village Balrampura), Village Balrampura Tehsil Dhod Dist. Sikar being referred to as "The Project"
6	Purpose of the Facility	The total amount of the Facility shall be utilized towards construction of Project ANIRUDH RESIDENCY and to meet cost / expenses ancillary to the Facility
7	Rate of Interest	16.00% p.a. (fixed) to be paid on monthly basis
8	Processing Fees (Upfront)	1% of the Facility amount plus applicable taxes; and - Reimbursement of actual charges/cost incurred by the Lender during credit assessment of the proposal
9	Total Tenure	Total Tenure of 60 Months including principal moratorium period of 24 months from the date of 1 st disbursement under the Facility.
11	Repayment	The principal outstanding post the expiry of the moratorium period shall be paid in 36 monthly equated instalments computed based on principal outstanding as on last day of the moratorium period. The repayment schedule, in event of full utilisation of the Facility at the expiry of the Moratorium Period, shall be as per the Annexure B.
13	Security	The Facility shall be secured by: - First and exclusive ranking charge by way of equitable mortgage over all the rights, title, interest and benefit in all and singular, the beneficial right, title and interest of the Borrower, including units sold having balance realization & units unsold pertaining to the Project "ANIRUDH RESIDENCY"; - First ranking charge on the entire receivables of the Project (both present and future) including moveable & current assets and all rights, interest, titles, benefits, TDRs (if any), Insurance Claims (if any) and any amount received under the Project of whatsoever nature it may be; - First ranking charge by way of hypothecation over Escrow and the bank accounts of Project, into which all receivables (from already sold and unsold area), proceeds from Land/Project sale are deposited, including any interest accruing on the amounts so deposited and any accretions thereupon ("Escrow Account"); - Demand Promissory Note of Rs.750 Lakhs; - Security Post Dated Cheques (SPDC) of Borrower and all the Co-borrowers; - Any other security as may be decided by the Lender for time to time.
14	Minimum Security Cover	Minimum security cover of 2.11 times of the principal outstanding amount including proposed disbursement, if any, (" Minimum Security Cover Ratio ") shall be maintained throughout the tenor of the Facility.

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15	Minimum Receivable Cover	Minimum receivable cover of 2.52 times of the principal outstanding amount including proposed disbursement, if any, (" Minimum Receivable Cover Ratio ") shall be maintained throughout the tenor of the Facility.										
16	Prepayment Interest	Prepayment interest of 3% on outstanding principal amount will be charged in the event the Borrower prepays the Facility, partial or full, by availing finance from other Bank's / financial institutions and no prepayment interest will be charged if customer repay the Facility amount from own sources or thru payment of home loans received in designated escrow accounts.										
17	Additional Interest	If Interest and/or principal instalments due are defaulted / delayed, total interest @ 36% (Thirty Six) p.a., compounded monthly, for defaulted/delayed period on the interest/Instalments due (calculated from due date till date of payment) will become payable.										
18	Disbursement Schedule	The Facility amount shall be disbursed for completion of balance construction of the Project and to meet cost / expenses ancillary for the Facility as per below schedule: <table><tr><th>Particulars</th><th>Amount</th></tr><tr><td>Upfront Disbursement (Takeover of Jumbo)</td><td>560 Lacs Approx</td></tr><tr><td>After Receiving Original Property Papers from Jumbo and closure of deferrals- Upfront Disbursement to Customer</td><td>100 Lacs (Total disbursement not exceed to Rs 660 Lacs)</td></tr><tr><td>On completion of slab casted of each floor (14 floors @ Rs 5 Lacs on each floor)</td><td>70 Lacs</td></tr><tr><td>On Completion of Internal and external Plaster</td><td>20 Lacs</td></tr></table>	Particulars	Amount	Upfront Disbursement (Takeover of Jumbo)	560 Lacs Approx	After Receiving Original Property Papers from Jumbo and closure of deferrals- Upfront Disbursement to Customer	100 Lacs (Total disbursement not exceed to Rs 660 Lacs)	On completion of slab casted of each floor (14 floors @ Rs 5 Lacs on each floor)	70 Lacs	On Completion of Internal and external Plaster	20 Lacs
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19	Escrow Accounts	The Borrower shall open separate Escrow Account for the project for crediting all future receivables (from already sold and unsold area) including any interest accruing on the amounts so deposited and any accretions thereupon. The proceeds credited into the said Escrow Accounts will be shared between the Lender and Borrower in the ratio of 40:60 from the first day of disbursement for project. The Lender's share from the escrow account will be apportioned towards principal outstanding under the Facility.										
20	RERA Accounts	The Borrower shall open a separate Collection Account for the project for credit of all receivables (from already sold and unsold area) including any interest accruing on the amounts so deposited and a special designated account being referred as "RERA Account" for the Project with the Lender.										

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		At the end of each day, 30% of the amounts credited into the Collection Account of the Project will be transferred to the Escrow Account of the Project and 70% of the amounts will be transferred to the RERA Account of the Project. Any withdrawal from the RERA Account of the Project, subject to the compliance of the provisions of The Real Estate (Regulation and Development) Act, 2016 (to be referred as RERA), will be credited to the Escrow Account of the Project.
21	Facility Documentation	The Borrower shall execute the following Documents as per the satisfaction of the Lender: • Loan Agreement; • Deed of Hypothecation; • Demand Promissory Note; • Letter of Continuity of Demand Promissory Note; • Escrow Agreement; • Memorandum of Deposit of Title Deeds; • CA Certified Net Worth statement of Borrower; Mr. Jayesh Kumar Bansal and Mr. Ashish Karnani • Consent letters from Borrower/Co-Borrowers for disclosing their names in the defaulters' list of RBI, CIBIL or any other authority in the event of default on the part of the Borrower/Co-Borrower; • Management Certified Cashflow Statement and Cost and Means of Finance; • Certified true copy of the extract of the authority Letter executed by the Borrower authorizing their Partners/any other person on behalf of the Borrower for acceptance of the Facility and execution of the Facility Documents; and • Certified true copies of Project approvals including Construction / .Building Plans, RERA Registration Certificate, Project NOCs and Construction Permission Letter.
22	Pre-Disbursement Conditions	The 1st Disbursement under the Facility shall be subject to the compliance of the below specified conditions: • Satisfactory Valuation / Technical Report by empaneled valuer of the Lender; • Clear Title Search Report by empaneled Lawyer of the Lender; • Satisfactory CIBIL report in respect of Borrower/Co-Borrowers; • Payment of upfront processing fees & all other applicable charges; • Signing of all the facility documents as per above, to the satisfaction of Lender;

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