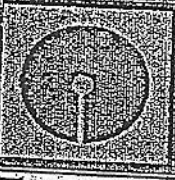


ENCUMBRANCES

Encumbrances is equitable mortgage of land and building financed by bank i.e. plot situated at khasara no. 537,541/2 village Jaysingpura, Bas Bhankrota Teshil Sanganer District Jaipur in the name of company (Area of 8798.91 Sq. Mt.) having relizable value of 14.08 crore as per the valuation report dated 22.01.2013 from the bank of State Bank of India (earlier a consortium venture of State Bank of Patiala and State Bank of Bikaner & Jaipur).

 STATE BANK OF BIKANER AND JAIPUR CREDIT CELL, JAIPUR	
The Chief Manager State Bank of Bikaner and Jaipur Branch: C-Scheme, Jaipur	Zonal Office, 1 st Floor, SMS Highway branch, Chaura Rasta, Jaipur -302 001 Tel. 0141-2422514 No.-CC/JZ/ 680 Dated: 24.09.2015

Dear Sir,

ACCOUNT: SHRI GARGI BUILDCON PVT LTD
REVIEW OF TERM LOAN / EXTENSION OF DCCO ETC.

With reference to your proposal & consequent correspondence thereafter, we convey review of Term Loan limit of Rs. 12.00 crore with partial disbursement (present o/s Rs. 6.65 crore) by the NWCC (CB) meeting no. 32th dated 24-09-2015 on the terms and conditions and covenants detailed in the enclosed proposal and mentioned hereunder:

Credit limits		(Rs. in crore)	
Limits	Existing	Reviewed	Change
Term Loan (O/s Rs.6.65 Cr)	12.00	12.00	0.00
Total Fund Based Limit	12.00	12.00	0.00
Letter of Credit/Bank Guarantee	-	-	-
Total NFB Limit	-	-	-
FB + NFB	12.00	12.00	0.00

The NWCC (CB) at its meeting has also approved/noted the following:

1. Approved continuation of concessional pricing for the term loan of Rs. 12.00 crore at 4.25% above Base Rate (floating) presently 14.20% p.a. against applicable pricing of 5.75% above Base Rate (floating) presently 15.70% p.a. corresponding to risk rating SBBJ-5 (Existing concession is of 125 bps, now proposed 150 bps concession).
2. Approved extension of DCCO (Date of Commencement of Commercial Operations) by one year from September 2015 to September 2016 and accordingly shifting of the repayment schedule by one year i.e. repayment to commence from 30.09.2016 as against originally scheduled commencement of repayment from 30.09.2015.
3. Noted change in the scope of the project (revised project cost increased from the originally envisaged level of Rs. 51.57 crore to Rs. 52.84 crore i.e. increase by 2.46% (approx.)(overrun cost will be borne by the borrower company).

For Shri Gargi Buildcon Pvt. Ltd.

[Signature]
 Director

For Shri Gargi Buildcon Pvt. Ltd.

[Signature]
 Director



Company: M/s Shri Gargi Buildcon Pvt.Ltd. B/o C Scheme, Jaipur

Present stage of the construction work of the project:

Project / Purpose: Construction of Square Arcade Residential housing project at Jaysinghpura, Ajmer Road, Jaipur at an estimated cost of Rs. 51.57 crore.

i) Description:

S.N.	Particulars	Details
1	Plot Location	537/541/2 village Jaysinghpura, Bas Bhankrota Tehsil, Sanganer distt. Jaipur (200 feet from highway road linked to NH 8 & main road for Mahana International Mandi & Airport.)
2	Plot Size/Land Area	8798.91 Sq. meter
3	No of Blocks/Buildings	Three
4	No. of Floors	Basement + Ground Floor + 9 Floors
5	No. of Flats	216
6	Total Construction Area	334131.42 sq ft.
7	Total Saleable Area/ Super Built Up Area Available	316009.83 sq ft.

The Company had proposed to construct, develop and sell 216 residential flats comprising Basement+ Ground + 9 floors. Total Built-up Area will be 334131.42 sq. ft. with a cost of Construction of Rs.35.06 Crore. The cost of construction includes cost of Tube well, terrace, overhead water tank, Boundary wall, exterior development, Guard Room, Water treatment plant etc approx Rs. 0.85 crore, cost of Swimming pool, Health club house, Guest House etc Rs.1.00 crore approx and contingencies @10% Rs.3.19 crore.

The company has estimated cost of Rs. 3.11 crore for misc. fixed assets which includes lift, electrification, DG set etc. Mr. Saudan Singh, an empanelled valuer has certified that cost of construction of Rs. 35.06 crore and cost of Misc. fixed assets Rs.3.11 crore are realistic as per present market rates vide his certificate dated 01.02.2013.

While calculating the cost of construction of saleable area, the company has included cost of misc fixed asset and a part of pre-operative expenses and has considered cost of Rs.38.31 crore for the same.

Present Stage of project: (Progress)

As per report dated 14.08.2015 after visit by the chartered engineer Sh.Sudan Singh, the property under valuation comprises of 3 Blocks namely Block-A,B,C in the said building known as "Square Arcade" constructed at a Group Housing plot situated at Khasra No.537 & 541, Gram -Jaisinghpura Bas Bhankrota, Tehsil-Sanganer, Ajmer Road, Jaipur. The said building spread over a land area measuring 8798.91 Sq.mt. There are two parts of Block C known as C-1 & C-2. The total built up area of the project is 334131.42 Sq.ft. approx. and total saleable area of the project is 316009.83 sq.ft. Building is designed for Basement +Stilt +9 floors in Block -A,B,C. Parking is provided in Basement & on stilt floor. Total no. of flats in all the three blocks are 216 of 2BHK & 3BHK Type. First to ninth floors are residential. Said building constructed with heavy raft footing, rich specifications & good quality fittings.

For Shri Gargi Buildcon Pvt. Ltd.

For Shri Gargi Buildcon Pvt. Ltd.



एस.बी.बी.जे.
S B B J

स्टेट बैंक ऑफ. बीकानेर एण्ड जयपुर
STATE BANK OF BIKANER & JAIPUR

