

India Infoline Housing Finance Limited



Soft Sanction Letter

Date : 09/08/2017

Prospect No : 795625

ARG CG DEVELOPERS LLP

Mr. ATMA RAM GUPTA , Mr. Ghanshyam Goyal , Mrs. SHASHI GUPTA

3RD FLOOR , E-52, CHITRANJAN MARG C-SCHEME, JAIPUR, JAIPUR, 302001, RAJASTHAN, INDIA

9829012880,

Dear Customer,

We thank you for choosing India Infoline Housing Finance Ltd (IIFL-HFC). We are pleased to inform you that we have in principal approved loan to you as per Terms & Conditions mentioned below & Overleaf

Product	PROJECT FINANCE
Loan Amount Sanctioned (INR)	130000000/-
Interest Type	Adjustable Interest Rate (AIR)
Base Rate (IH-LPLR)	14.85%
Margin (+/-)	0.15%
Rate of Interest	15.00%
Loan Tenor (in years)	5
Amount Of Each Installment On Monthly Rest (INR)	3092691/-
Total Processing Fees/Other Charges (including GST) (INR)	1534000/-
Processing Fees Paid (INR)	26250/-
CERSAI fees (INR)	118/-
Property Address	GROUP HOUSING PLOT, KHASRA NUMBER 178 179 180 175, VILLAGE CHAK GAITOR, TEHSIL SANGANER, JAIPUR, JAIPUR , JAIPUR, 302016, RAJASTHAN,INDIA,

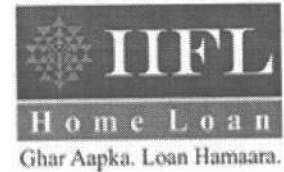
Additional conditions to comply prior to disbursal:

1. SPDC's from bank account of Mr. Atma Ram Gupta and his wife Shashi Gupta
2. Undertaking from ARG CG developer that shareholding of the LLP firm will not change till the currency of loan
3. Cross linking with earlier loans
4. Sanction subject to satisfactory credit checks of IIFL
5. Sanction subject to final vetting of Legal opinion from National Legal Manager
6. Sanction subject to positive collection feedback National Collection Manager
7. Sanction subject to final vetting of valuation report and cash flow from National Collection Manager
8. The Developer shall open a lien marked Escrow account with a bank, approved by the lender and all the receivable of the project shall be deposited in the account. This is to be opened at the time of first disbursal. Details of such account shall be mentioned in the ATS / Builder buyer agreement entered by the borrower. All collection for the project shall be made by the borrower in the escrow account
9. Developer to disclose in the Pamphlets/Brochures etc. the name of IIFL HFC with whom the Project is mortgaged. IIFL HFC Display board to be on project site
10. Developer would append the information relating to mortgage while publishing the advertisement of a particular scheme in newspapers/ magazines etc

ARG CG Developers LLP

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Auth. Signatory

India Infoline Housing Finance Limited



11. No Objection Certificate (NOC) of IIFL HFC for every unit/s in the project (sold and unsold)
12. CA certified project data mentioning the total area of the project, area sold, area unsold, total sale value, amount already received from sold area and cost incurred till date
13. IIFL HFC will have the First Right of refusal for retail funding in the project
14. 15% of all moneys received in the Escrow A/c to be paid to IIFL-HFC towards principal repayment, the balance funds to be transferred to the designated Bank A/c of Developer to be utilized for the construction of the Project.
15. Charge on the project land along with hypothecation of all future receivable from sold and unsold to be created in favor of IIFL HFC in ROC
16. Complete Inventory (Sold and Unsold) of Project to be provided on letter head of developer
17. Minimum security cover of 1.50 times (as per internal assessment of IIFL HFC) to be maintained at all times during the tenor of the loan
18. Latest CA certified shareholding and directorship of M/s ARG Developers Pvt Ltd, M/s ARG CG Developers LLP and M/s CG Developers Pvt Ltd
19. SPDC's - ARG Developers Pvt Ltd, ARG CG Developers LLP, Mr. Atma Ram Gupta and Mrs. Shashi Gupta
20. Developer shall open Escrow Account with IIFL-HFC at the designated Bank for the sole purpose of depositing all future receivables from both sold and unsold units in the Project
21. Intimation to Mortgage (ITM) for charge of IIFL HFC on the project land to be sent to JDA.
22. Disbursal Milestone Immediate - Rs. 9 Cr On achievement of 20% stage of completion of project - Rs. 2 Cr On achievement of 30% stage of completion of project - Rs. 2 Cr
23. (Developer to fully draw the entire loan amount within 12 months else IIFL HFC will have sole discretion to downsize the loan and start the EMI)
24. Cross linking of loan with Loan Account No. 774652 and 775200.
25. Undertaking from ARG CG Developer LLP that its shareholding will remain same till currency of IIFL HFC loan
26. NOC from Mr. Sumit Jain (50% shareholder in CG Developer India Pvt Ltd) for IIFL HFC loan
27. Entire disbursal to be availed within a year else loan to be downsized to disbursed amount & EMI to start from 13th Month
28. All Sales Receivable to be routed from Escrow A/c with IIFL HFC : Developer share of 15:85.
29. We will charge 1% PF on the complete 22 Cr but will not Charge any FC in LAN 1 of 9 Cr as it is getting closed from Funds of LAN 2 only in actual.
30. CG Developers India Pvt Ltd will not Join on loan in individual Capacity but will sign the BR in capacity of Shareholder in f/o authorized person to sign on behalf of ARG CG Developers LLP.

You have opted for insurance of Rs.0

ARG CG Developers LLP

Bhupendra
Auth. Signatory

Kindly use the Prospect No. as mentioned above in all your further communications with us. Please put your signature as a token of your acceptance of the above stated terms and conditions and retain a copy with yourself. In case of any query or assistance please contact your sales manager Gagan Vohra at 9871391475 or alternatively you can e-mail us at reach@iifl.com. Your Base Branch address is 71/3, first floor, Rama Road, Moti Nagar, New Delhi - 110015.

Thanking You,

Accepted:

ARG CG DEVELOPERS
LLP

ATMA RAM GUPTA

Ghanshyam Goyal

SHASHI GUPTA

India Infoline Housing Finance Ltd (IIFL-HFC)

India Infoline Housing Finance Limited, Corporate Identity Number- U65993MH2006PLC166475

12A-10, 13th floor, Parinee Crescenzo, C-38 and C-39, G Block, Behind MCA, Bandra Kurla Complex, Bandra East, Mumbai - 400051
Tel: 022 - 6788 1000 • Fax: 022 - 6788 1010 • E-mail: reach@iifl.com • Website: www.iiflhomeloans.com

India Infoline Housing Finance Limited



Sanction Letter- Terms & Conditions

1	The Applicant/s are required to sign this Sanction Letter towards acceptance of all its terms and conditions.
2	This Sanction Letter is valid for the period of 60 days from the date of issue, subject to compliance of all sanction conditions, including but not limited to payment of applicable processing fee (non refundable), other charges and approval terms. In case, the Borrower fails to pay any fees due, India Infoline Housing Finance Ltd (IIFL-HFC) shall have the right to deduct, such fees payable, from the loan amount at the time of disbursement.
3	The Sanction of Loan Amount and its terms & conditions are subject to execution of Loan Agreement & other documents and writings with India Infoline Housing Finance Ltd (IIFL-HFC) The terms & conditions of Loan Agreement and/or other transaction documents will prevail upon this letter in case of any contradiction/ conflict/ difference/ inconsistency.
4	The loan amount will be disbursed on demand. However, India Infoline Housing Finance Ltd (IIFL-HFC) reserves its right to withhold and/or cancel the Loan Facility or any part thereof without assigning any reason.
5	The loan shall be secured in such manner as may be required by India Infoline Housing Finance Ltd (IIFL-HFC). The security offered towards compliance of terms of the loan facility and repayment of the loan amount, shall have clear and marketable title free from all encumbrances.
6	The loan facility will be disbursed in lump sum or in suitable periodic installments as may be decided by India Infoline Housing Finance Ltd (IIFL-HFC), considering the need and request of the applicants based on terms of the application, as the case may be, as determined by India Infoline Housing Finance Ltd (IIFL-HFC) and not necessarily as per the terms of the Borrower/s agreement with the builder/contractor.
7	The applicable interest rate in case of any unforeseen or extraordinary circumstances or sudden changes in market conditions is subject to change by India Infoline Housing Finance Ltd (IIFL-HFC) at its sole discretion. Applicable Interest rate is a summation/difference of the Base rate and the margin at the time of origination & thereafter. The margin between the Base rate and your Adjustable rate of interest will be determined by factors such as your credit grading, quality of security, risk profile of the industry/sector, product level allocable costs etc.
8	The sanction of the loan shall stand revoked and cancelled in any of the following circumstances :
(i)	If any statement in the application or in loan and any other document(s) given by the Borrower or otherwise is found to be misleading or incorrect and/or If there is any material change in the process on the basis of which the loan has, in principle, been offered and/or,
(ii)	If any material fact concerning the Borrower's income, employment, or ability to repay or any other relevant aspect of the Borrower's proposal for the loan is suppressed or concealed and/or
(iii)	If document(s) submitted by the Borrower and the information contained in the document(s) are not in confirmation with the information provided in the application form submitted by the Borrower and/or
(iv)	If Borrower fails to submit the documents as required by India Infoline Housing Finance Ltd (IIFL-HFC) within specified time
(v)	Any other reason whatsoever, at the sole discretion of India Infoline Housing Finance Ltd (IIFL-HFC)
9	The loan shall bear processing fees, prepayment charges and such other charges as specified in the Schedule of Charges and the Applicant/s/Borrower/s confirms that he/she/they has/have perused and understood the same.
10	For Schedule of Charges and Most Important Terms & Conditions, please refer our Official web site http://iiflhomeloans.com/schedule-of-charges & http://iiflhomeloans.com/most-important-terms-and-conditions . respectively.
11	The Borrower/s agree to provide details to the India Infoline Housing Finance Ltd (IIFL-HFC), from time to time, to comply with the various laws including but not limited to the guidelines of Prevention of Money Laundering Act, 2002. The Borrower's confirm that he/she/they are the beneficial owner of the property mortgaged/securities pledged in favour of India Infoline Housing Finance Ltd (IIFL-HFC) as a security.
12	In case the applicant/s have opted for Adjustable Rate of Interest :
(i)	India Infoline Housing Finance Ltd (IIFL-HFC), Adjustable Interest Rate shall mean and include variable / floating rate of interest with reference to the Base Rate (as applicable) of India Infoline Housing Finance Ltd (IIFL-HFC) together with margin, if any, as specified by India Infoline Housing Finance Ltd (IIFL-HFC) on the date of disbursement and on the beginning of first month of next quarter, in which the base rate is changed.
(ii)	Base Rate shall mean and include the Prime Lending Rates of India Infoline Housing Finance Ltd (IIFL-HFC) being offered by India Infoline Housing Finance Ltd (IIFL-HFC) and agreed by the Applicants, more particularly referred in this Sanction Letter. The Current Prime Lending Rates of India Infoline Housing Finance Ltd (IIFL-HFC) are IH - HPLR and IH - LPLR.
13	The borrower company will not induct on its Board any person whose name appears in Willful Defaulters list of any Credit Information Companies / Financial Institutions and that in case such a person is found to be on its Board, it would take expeditious and effective steps for removal of the person from its Board.

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Auth. Signatory

India Infoline Housing Finance Limited, Corporate Identity Number- U65993MH2006PLC166475

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