

Bhola Motor Finance Pvt. Ltd.

Regd. Office: 325, Vardhman Grand Plaza,
Manglam Place, Sector-3, Rohini,
New Delhi – 110 085

Date: 16/08/2014

To,

M/s Ankit Buildestate Private Limited

Mr. Ankit Agarwal

Mr. Akshat Bapna

Mr. Raj Kumar Bapna

Mr. Neel Hingad

Mr. Dilip Talesara

Ref. No: UDR/001

Dear Sir,

At your request, we are pleased to advise In Principle Sanction of a Secured Loan on the agreed terms and conditions as per this letter:

Facility Amount	Rs. 3,00,00,000/- (Rupees Three Crores Only)
Type Of interest	Floating Rate of Interest
Applicable Rate of Interest	16.00% p.a. (FRR-3.00% = 19.00%-3.00%)
Tenor	60 Months (Including Moratorium Period, if any)
Purpose	For construction of Residential Flats
Security	-Plot No. 1 situated at Rev. Vill.- Shobhagpura, Khasara No.-584 to 587, Tehsil- Badgaon (old-Girwa), Dist. Udaipur, Rajasthan admeasuring area 28995.00 Sq. Ft. -Hypothecation of Stocks of building materials, Work in progress of residential and commercial units, Finished Residential flats, Book Debts and entire current assets of the company.
Processing Fee (Non refundable)	1% of Loan amount+ (Service tax if applicable)
Stamp Charges	0.1% of Loan Amount
Other charges	As per norms
Moratorium	9 Months from the date of Sanction
Repayment	Repayment in 51 monthly installments of Rs.814496/- after a moratorium of 9 months from date of sanction. <u>Interest shall be recovered on monthly basis in moratorium period.</u>

This letter shall form an integral part of the Loan Agreement and other documents to be executed by yourself and shall be governed by terms and conditions as contained in the loan agreement. The offer is valid for 30 days from the date of sanction.

Terms and conditions:

1. Stamp duty and other processing charges, If any on the loan documents shall be borne and paid by the Borrower only and BMFPL shall not be responsible for the same.
2. Bhola Motor Finance Private Ltd. Reserves the right to withdraw and/or amend any of the terms and conditions hereof (including to reduce or cancel the loan) at its sole discretion, in the event

ANKIT BUILDSTATE PRIVATE LTD

[Handwritten signatures and stamps]

Bhola Motor Finance Pvt. Ltd.

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- of any change in circumstances and subject to Legal and title as well as technical clearance of the collateral offered.
3. Registration of Charges with ROC: The Charge shall be got duly Registered/modified (As applicable) with the Registrar of Companies within prescribed time limit.
 4. The Adhoc payment earlier made (if any) is included in the gross loan amount sanctioned and same will be deducted from the subsequent disbursement.
 5. The Loan is to be disbursed Stage wise and on obtaining of Physical and financial status report of the project from certified Chartered Engineer or as agreed by both parties.
 6. The Cheques for repayment of monthly installments shall be provided from Main Operative account of the Borrower Company, in which the borrower will accept/deposit the sale considerations/margin money/booking amount of the Flats in the collateral.
 7. BMFPL reserves the right, at its sole discretion to stop/hold/cancel the subsequent disbursement at any point of time in case the borrower delays the payment of due Installment/Interest/Charges/Fees or any amount due/overdue.
 8. The Agreement and/or NOC from Bhola Motor Finance Pvt Ltd. Will be required in case of Mortgage/Hypothecation/Transfer/Sale of any Flat, Unit or part thereof or any other part of the property.
 9. The disbursement/subsequent disbursement will be Subject to legal and Technical clearance of the Collateral Property.
 10. The Borrower shall ensure that all the regulatory/statutory permissions from Government departments/Statutory Bodies/ Competent Authorities are obtained as applicable.
 11. Upfront Processing Fee and other charges shall be recovered from the borrower as per schedule of charges
 12. The Borrower shall execute Loan Agreement, Demand Promissory Note and other required formalities and shall provide Full tenor PDCs and Security PDCs.

Kindly confirm your acceptance of the aforesaid terms and conditions by signing on this letter and Annexures and returning the same to us.

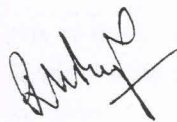
For Bhola Motor Finance Private Limited


(Authorised Signatory)

I/We accept:

Name

M/s Ankit Buildestate Private Limited
Mr. Ankit Agarwal
Mr. Akshat Bapna
Mr. Raj Kumar Bapna
Mr. Neel Hingad
Mr. Dilip Talesara





Signature
FOR ANKIT BUILDSTATE PRIVATE LTD
DIRECTOR

