

DECLARATION FOR ENCUMBRANCE

In reference to our project “**VILASA UMANG**” situated at Plot No.598, Block-D, SEZ (settlement) scheme Village -Tilawas, Tehsil- Sanganer, District- Jaipur, State - Rajasthan.

We, (i) Pankaj G Khandelwal (ii) Pawan Kumar Biyani and (iii) Vinay Tambi Directors of the promoter Taruchaya Colonizers Private Limited do hereby solemnly declare:

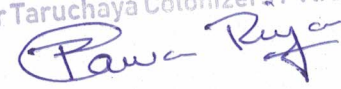
That we have availed a mortgage Loan against Property for an amount of Rs. 20 Crores from Indiabulls Housing Finance Limited.

That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

For **TARUCHAYA COLONIZERS PRIVATE LIMITED**

For Taruchaya Colonizers Pvt. Ltd. For Taruchaya Colonizers Pvt. Ltd. For Taruchaya Colonizers Pvt. Ltd.


PANKAJ G KHADELWAL
(Director)


PAWAN KUMAR BIYANI
(Director)


VINAY TAMBI
(Director)

TARUCHAYA COLONIZERS PRIVATE LIMITED (CIN: U70109RJ2020PTC071063)

Corp. Office : 6F-13, Mahima Trinita Swage Farm, N.S. Road, Jaipur-302019
Regd. Office : D-701, Diamond Tower, Plot No. 4 & 5, Somdatts Landmark, Hawa Sadak, Civil Lines, Jaipur-302006
Site Address : Plot No. G-20, Westway Heights (Truck Terminal Scheme) Nr. Heerapura Power Station, Ajmer Road, Jaipur
Tel.: 0141-5109951, Email : info@vilasagroup.com, Web.: www.vilasagroup.com

Rera No.: RAJ/P/2017/032 | www.rera_rajasthan.in

LOAN SANCTION LETTER

Our Reference No. **756009** Date **16-OCT-17**
Name of the Applicant **M/S TARUCHAYA COLONIZERS LLP**
Address **D-701, DIAMAND TOWER, PLOT NO. 4 & 5, SOMDUTTS LANDMARK, HAWA SADAK, CIVIL LINES
JAIPUR 302006 RAJASTHAN INDIA**
Phone No. **5109951**
Name of the Co-Applcant **VINAY TAMBI, NAWAL KISHORE DANGAYACH, PAWAN KUMAR BIYANI, SAVITA BIYANI,**
/ Guarantor **SARIKA TAMBI, ARCHANA DANGAYACH**

Dear **M/S TARUCHAYA COLONIZERS LLP**

Subject : Your application for **Loan against Property** facility from Indiabulls: Our Reference No: **756009**

We thank you for choosing **Indiabulls Housing Finance Limited** as your financier for **Loan against Property**. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below .

Type of Facility	LAPL			
Sanction Amount with Insurance Premium* (Rs.)	201200000			
EMI Amount	Rs. 2598833.33 (for moratorium period of 18 months), Rs. 8132483 (for remaining 30 months)			
Loan Tenure (Months)	48			
Interest Type	AIR			
Rate of interest	15.50 %			
Adjustable Interest Rate(AIR)	LFRR (Notified time to time) -3.25 % Margin Current LFRR : 18.75 %			
Sanction Letter Validity	60 days from the date of this offer.			
Total Processing Fee Applicable	Rs. 3561240			
Proc. Fee (Non Refundable)	Amount (Rs.)	Cheque No.	Cheque Date	Drawn On
	11500	098213	14-JUN-2017	AXIS BANK LIMITED
	Rs. 11500			
Balance Proc. Fee payable (to be deducted from disbursement)	Rs. 3549740			
Address of Property Offered as Security	Plot No. G-20, JDA Scheme-Westway Heights (Truck Terminal Scheme) at Village-Keshopura, Asarpura, Bhankrota, Ajmer road, JAIPUR RAJASTHAN 302006			
Database Admin Fee	Rs. 650 (inclusive of GST) Applicable only in the first instance of finance on the same property.			
Transaction Handling Fee	Rs. 2950 (inclusive of GST)			

* Insurance is subject matter of solicitation.

All the applicable taxes,duties and levies would be additionally charged as per law.

- ROI will be as per applicable reference rate at the time of disbursal.

- This letter supersedes any sanction letter issued earlier, with reference to application number 756009

Special Conditions (as applicable) :

- 1 Legal and Technical clearance / verification of the property being financed and verification of documents submitted.
- 2 Execution of Loan Agreement and other documents between you and, Indiabulls Housing Finance Limited as per its policy and format.
- 3 CA Certified cash flows
- 4 Complete unsold inventory detail on builder letter head
- 5 Disbursement will be linked to stage of construction and sales velocity
- 6 Entire project cash flows will be escrowed with IBHFL thru a designated account and min 30% of the sale proceeds to be coming to IBHFL and same to be adjusted towards part payment in the loan and interest/EMI to be served by the client over and above as and when due thru his normal current account.
- 7 FC will be 3% for entire tenure
- 8 First right of refusal to remain with IBHFL for any retail home loan funding requirement by individual customers of the project
- 9 For every LIEN release on any specific unit, min Rs 700 Per sft to be deposited with IBHFL in respect of that unit, however IBHFL may consider the amount of principal payment recd thru escrow adjustments or thru monthly EMIs if any for arriving at the amount required to be deposited for lien release in respect of any unit/units, principal amount so recd from escrow or thru EMI shall be deducted from the total amount required to be deposited by the client in respect of lien release for any of units (Past release if any plus the current request at that stage) and only balance will be required to be deposited by the

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Phone No. **5109951**

- developer to IBHFL.
- 10 Jan 17 & May 17 Bank statement of Naval ? Yes bank 1931
 - 11 NOC from Fire officer is required along with revised map above 15mtr
 - 12 3 shareholders and their spouse shall be joining on loan structure of M/s Taruchaya Colonizers LLP
 - 13 100% Share Pledge shall be done
 - 14 Non disposal undertaking from property owners
 - 15 We will release proportionate amount of Rs. 6 crores against current additional security of Rs. 3 crores and remaining amount will be released after submission of additional collateral of more than Rs 7 crores as per our technical vendor
 - 16 SPDCs from all promoters & their spouse with SPDCs
 - 17 Placard to be installed at site
 - 18 Proportionate amount of rs 6 crore to be released against current security of 3 crore and balance 14 crore to be released after submission of additional collateral of rs 7 crore
 - 19 ROC charge to be created
 - 20 Registered Mortgage shall be done on the entire project land plus building
 - 21 Repayment banking of BL Rs 140 Lacs ? Biyani Group
 - 22 Revised approved map & CP
 - 23 SL & Repayment banking of HL Rs 186 Lacs AU 4 Cr ? Dangayach Group
 - 24 SL & Repayment banking of HL Rs 67.25 Lacs ? Tambi Group
 - 25 If one of the borrowers /co-borrowers is a Non-Individual i.e. Company, Firm, HUF, LLP, Trust, Society or a Proprietorship entity, Pre-Payment charges shall be applicable as per the policy of the IHFL - Refer the pre-payment charges on the Indiabulls website : www.indiabullshomeloans.com
 - 26 Other terms and conditions mentioned overleaf.
 - 27 Final loan approval/disbursal is subject to legal/technical & FI verification.

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Our Reference No. 756009

Date 16-OCT-17

Name of the Applicant M/S TARUCHAYA COLONIZERS LLP

Address D-701, DIAMAND TOWER, PLOT NO. 4 & 5, SOMDUTTS LANDMARK, HAWA SADAK, CIVIL LINES
JAIPUR 302006 RAJASTHAN INDIA

Phone No. 5109951

Our representative **Aditi Agarwal**, phone **+910141-3055766** can assist you further in case of requirement.

Please sign this letter as token of your acceptance of the terms and conditions mentioned above and overleaf.

Yours sincerely,

For **Indiabulls Housing Finance Limited**

Accepted the offer

Authorised signatory

Customer Signature

Indiabulls

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Phone No. **5109951**

MOST IMPORTANT TERMS AND CONDITIONS

1. The sanction of loan amount and its terms and conditions are subject to execution of Loan Agreement and other documents and writings with **Indiabulls Housing Finance Limited** (hereinafter referred to as "**IHFL**"). The terms and conditions of Loan Agreement and/or other documents will prevail upon this letter in case of any contradiction/conflict/difference.
2. This sanction shall be available to the Borrower for a period of **60** days from date of this letter provided the Borrower deposits with **IHFL** the administrative charges/expenses/pre-determined expenses mentioned overleaf at the time of delivering the accepted copy of this letter to **IHFL**. The processing fees received is non refundable. For details of the various fees and charges applicable, please refer website.
3. **IHFL** shall be entitled to revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, inter alia, if there is any material change in the purpose(s) of loan facility, if any information and/or statement given by borrower is found incorrect, incomplete or misleading, if there is breach of the terms and conditions of the facility, if any report like legal/technical/valuation of the property is not found satisfactory, if the borrower does not submit duly accepted copy of this sanction letter to **IHFL** within stipulated period, etc. etc.. **IHFL** decision in respect of material changes shall be final and binding on the borrower.
4. Repayment of loan amount will be through installments/EMI's comprising of principal and/or interest. Repayment of loan amount can be done through electronic mode only. **IHFL** may in its sole discretion alter the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place.
5. The prepayment of the loan shall be made and accepted as per policy and rules of **IHFL** and in accordance with statutory guidelines, issued from time to time and as applicable at the time of prepayment. Where there is no policy, rules and guideline then the prepayment fees and charges shall be applicable as per the terms of loan agreement and the mutually agreed prepayment charges, more particularly mentioned in the schedule of the loan agreement. For details, kindly refer the prepayment link provided on the Indiabulls website.
6. The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan Agreement. However, the rate of interest is subject to revision due to change in Ref. rate, which in turn influences the EMI or tenure. Consequent to any such upward change in rate of Interest, repayment period will be extended subject to fulfillment of Age criteria and maximum loan tenure further upto 30 years. The reset date shall be effective from 1st day of month following the month in which **IHFL** Reference Rate is changed. All customers are intimated of any change in the applicable Ref rate. Further, besides sending of individual intimation, such changes in the rate of interest are duly notified & displayed on the website of Indiabulls.
7. **IHFL** has sanctioned the loan/facility on the basis of the calculation and estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the purpose(s) increases above or falls below the calculated amounts, **IHFL** reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of **IHFL** and the decision of **IHFL** in that behalf.
8. The loan amount and terms sanctioned by **IHFL**, besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers. However, **IHFL** reserves its right to review and reappraise the loan facility during its continuity in terms of the loan agreement to be executed towards disbursement of the loan amount.
9. Indiabulls arranges/facilitates services to those customers who are interested in obtaining Life and Non Life insurance cover from certain Insurers. Insurance is a subject matter of solicitation and therefore, optional for the Borrowers to avail these insurance covers.
10. The Borrowers can access their loan account details through online login. The copy of statement of account can also be obtained on request from the nearby branch.

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11. Terms related to Adjustable Interest Rate:

(i) **Indiabulls Housing Finance Limited** - LAP Floating Reference Rate (**IHFL-LFRR**) shall mean the percentage rate per annum from time to time and notified/announced by **IHFL** in such form and manner as deemed appropriate by **IHFL** from time to time as **IHFL-LFRR**.

(ii) Adjustable Interest Rate means the **IHFL-LFRR** and the margin, if any, as specified by **IHFL** shall be applied by **IHFL** on the first of the month following the month (as per the English Calendar) in which **IHFL-LFRR** changed. Adjustable Interest Rate would change based on changes in the **IHFL-LFRR**.

12. IHFL shall not pass on loan & KYC related information of the borrower, except for regulatory requirements like furnishing information to CIBIL, FIU or other to Statutory Bodies.

13. Recovery of Overdues/Bad debts: It is duty of the borrower to repay loan amount with applicable interest along with all dues/charges/fees levied as per agreed terms of loan agreement. However, in the event of default in re-payment of any of the above, Company reserve the right to recover overdues by resorting to legal & permissible means.

14. Indiabulls Housing Finance Limited facilitates resolution of customer's grievances at free of cost. In the even of any complaint, borrower may visit nearest branch, sent e-mail at grievance_ihfl@Indiabulls.com or make call to customer care.

(i) In case the grievance is not resolved within reasonable time, he may escalate his complaints to the following higher authority: The general manager, Reserve Bank of India, Dept. of Nonbanking Supervision, 6 Sansad Marg, New Delhi - 110001. Email: dnbsnewdelhi@rbi.org.in

(ii) If the borrower is not satisfied by the resolution offered by the Company, he may like to take forward his grievance with The General Manager, C/o, National Housing Bank, Department of Regulation & Supervision, (Complaint Redressal Cell), 4th Floor, Core 5A, India Habitat Centre, Lodhi Road, New Delhi-110003. Email: crcell@nhb.org.in. Or may upload his complaints through

For any further query/complaint, please contact at Care Desk at Branches or call at toll free customer Care No **1800-200-7777** or write to customer care at homeloans@indiabulls.com.

* For detailed terms and Conditions, please refer the MITC document on Website

Accepted the offer

Customer Signature

Dated : 08-Feb-2018

To,
The Manager,
Indiabulls Housing Finance Limited

Subject : List of document

LanNo	Customer Name & PropertyAddress
HLAPJAI00377405	TARUCHAYA COLONIZERS LLP, Plot No. G-20, JDA Scheme-Westway Heights (Truck Terminal Scheme) at Village-Keshopura, Asarpura, Bhankrota, Ajmer road, JAIPUR 302006

Dear Sir,

Please acknowledge the title documents of property submitted for your safe custody

1	Original registered General Power of Attorney dated 29/01/2014 executed/given by Kishore Kumar Agarwal H.U.F. through Karta Mr. Kishore Kumar Agarwal in favour of Mrs. Anushree Soni (plot no 598-add collateral)
2	Original Name Transfer Certificate dated 15/09/2016 issued by Deputy Commissioner, Zone-11, JDA, Jaipur in favour of Taruchaya Colonizers LLP in respect of Plot No.598 (add collateral)
3	Original registered Sale Deed dated 17/08/2016 executed by Mrs. Anushree Soni as Power of Attorney holder of Kishore Kumar Agarwal H.U.F. in favour of Taruchaya Colonizers LLP, (plot no 598-add collateral)
4	Original registered Sale Deed dated 13/03/2013 executed by Mrs. Indra Sharma in favour of Kishore Kumar Agarwal H.U.F. through Karta (Plot no 598-add collateral)
5	Original registered Lease Deed (Patta) dated 23/10/2012 issued by Deputy Commissioner, Zone-15, JDA, Jaipur in favour of Mrs. Indra Sharma in respect of Plot No.598 (add collateral)
6	Original registered sale deed dated 19/01/2012 executed by Mr. Kalyan in favour of Mrs. Indra Sharma in respect of Plot No.598 admeasuring 1250 sq. meters situated at SEZ (add collateral)
7	Additional -Original Sale Deed dated 09/08/2016 executed by M/s Sankalp Colonizers Pvt. Ltd. in favour of Mrs. Sarika Tambi. for (showroom no 5) regd no 201603025104017
8	CORRECTION DEED DATED 02/03/2017 BETWEEN SANKALP COLONIZERS PVT LTD AND SARIKA TAMBI docs no 201703016101470 (showroom no 4)
9	Original Sale Deed dated 09/08/2016 executed by M/s Sankalp Colonizers Pvt. Ltd. in favour of Mrs. Sarika Tambi. for docs no 201603025104014 (showroom no 4)
10	ORIGINAL CORRECTION/SUPPLEMENTARY DEED DATED 12/08/2016 IN RESPECT OF SALE DEED DATED 09/08/2016. FOR SHOWROOM NO 5B

TARUCHAYA COLONIZERS LLP

Thanking You,

(Borrower signature) **Designated Partner**

Received as per list

Signature & Stamp (Indiabulls Official)

Emp. No :

Name : Pinky Lalwani

Designation :



Disclaimer: The above list is issued as per details available with us.

For any clarifications, the customers are requested to contact us within 7 days of receipt of this list. Indiabulls reserves the right to rectify any errors/ discrepancies with due intimation to the customer.