

DATE: 19.09.2018

M/S SUKHI JEEVAN BUILDCON LLP,
Plot No. 10, Scheme 16B,
Gujjar Ki Thadi,
Gopalpura Bypass, Jaipur

REG: SANCTION OF CREDIT FACILITIES

Pursuant to your application for sanction of Term Loan of Rs. 14.68 Crores and subsequent clarifications, bank is pleased to sanction the following facilities on the enclosed terms and conditions as per annexure-I along with following additional stipulations.

(Rs. In Crores)

Nature	Existing	Sanctioned
Term Loan	0.00	14.68
TOTAL COMMITMENT	0.00	14.68

Approval of Pricing as under:

Particular	Facility	Existing	Proposed	Applicable rate
Rate of Interest	Term Loan	-N.A.-	One Year MCLR (8.45%) + Spread (2.90%) + Addition in ROI for TL Accounts (0.05%) i.e. 11.40% p.a.	One Year MCLR (8.45%) + Spread (2.90%) + Addition in ROI for TL Accounts (0.05%) i.e. 11.40% p.a.
Upfront Fees	Term Loan	-N.A.-	1.25% of the Term Loan Amount + GST	1.25% of the Term Loan Amount + GST
Documentation Charges	Term Loan	-N.A.-	Rs. 400.00 + GST Per Lacs or Part thereof, subject to maximum of Rs. 50,000.00	Rs. 400.00 + GST Per Lacs or Part thereof, subject to maximum of Rs. 50,000.00
Review Charges	Term Loan	-N.A.-	During Implementation Stage: 10 Paise per Hundred Rupees. Maximum Rs. 10.00 Lacs After Implementation: 05 Paise per Hundred Rupees. Maximum Rs. 5.00 Lacs.	During Implementation Stage: 10 Paise per Hundred Rupees. Maximum Rs. 10.00 Lacs After Implementation: 05 Paise per Hundred Rupees. Maximum Rs. 5.00 Lacs.
Other charges, if any	Term Loan	-N.A.-	As per Bank Schedule of Charges	As per Bank Schedule of Charges

For Sukhi Jeevan Buildcon LLP

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**Reset period for Rate of Interest shall be one year. The frequency of reset as above is only for the purpose of resetting of benchmark rate i.e. MCLR. Reset of spread based on the change of the risk profile of the borrower (upward or downward revision in risk rating) shall be done as and when there is revision in risk rating of the borrower.

Other issues sanctioned:

- Permission for Disbursement of Term Loan through Current Account maximum of 15% of the sanctioned limit i.e. Rs. 2.20 Crore.
- To Issue NOC in favor of financing banks for release of bank's charge on the particular flat for sanction of HL by any bank/ FI at the time of execution of Tripartite Agreement among the Builder, the Buyer & Financing Bank at the time of booking of flats / Registration of Flat after deposition of the proportionate share of outstanding TL amount.

Additional Stipulations:-

- The account shall be externally rated within six months of first disbursement and penal interest shall be charged if the same is not submitted by the party within stipulated time frame.
- Borrower to arrange and branch shall ensure that latest Income tax returns FY 2017-18 of the firm, directors/guarantors are to be submitted and kept on bank's record.
- Branch shall obtain Insurance for full value of primary security as well as collateral security, covering the risk of fire, theft, burglary etc with agreed bank clause at party's cost. The policies/cover note or duly attested photo copy shall be obtained and kept on record of the bank.
- Borrower to arrange and branch shall ensure that IPs situated at Residential Flat located at Flat No E-1, Forth Floor, P No A-2, Nandnam Apartment -II, Tilak Marg C Scheme, Jaipur in the name of Kumari Shweta Chaudhary & Smt Sheela Chaudhary and IP situated at Office No 201 & 201-A, second Floor, P No 6, City Centre, Sansar Chand Road, Jaipur in the name of Sh Dinesh Kumar Chaudhary are mortgaged *only by Registered Deed* of mortgage duly registered with registrar of assurance.
- Borrower to arrange No Dues Certificate from HDFC Bank for the loan raised from HDFC Bank against the security of IP situated at P No 10, Karauli Bagh, Gurjar Ki Thadi, Gopalpura Bypass, Jaipur which shall be kept on bank's record. Branch to ensure compliance of the same.
- It is to be ensured that CR on the basis of latest net means is to be complied before disbursement.

For Sukhi Jeevan Buildcon LLP

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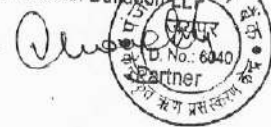
For Sukhi Jeevan Buildcon LLP

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For Sukhi Jeevan Buildcon LLP

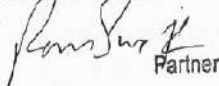
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For Sukhi Jeevan Buildcon LLP

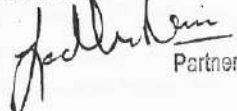


- Branch shall verify the end use of the fund to the satisfaction of the bank and ensure that there is no diversion of bank's fund. Branch shall comply all the guidelines issued by the bank with regard to disbursement of Term Loan through Cash Credit/ Current Account (in terms of L&A Circular No. 122/2017)
- Branch shall ensure that before allowing part disbursement of term loan to the tune of 15% through current account i.e. maximum Rs. 2.20 Crore subject to following:
 - a. The disbursement should be made in stages.
 - b. Next installment should be released after verification of end use (through bills/physical inspection etc.) for previous all installments.
 - c. Due caution should be taken by the disbursing authority to ensure the end use of funds.
- **Branch shall ensure that proportionate TL is not disbursed in the account for which NOC has already been issued.**
- Borrower shall arrange that 30.00% of the promoter contribution is to be brought upfront before allowing any disbursement of TL in favour of the captioned borrower. Hence the promoters have to bring in Rs. 5.47 Crore prior to disbursement of our TL. Branch shall ensure compliance of the same.
- Branch to ensure that unsecured loans are not repaid during the currency of our Term Loan.
- RERA ESCROW is to be shifted to our bank from Axis Bank within 3 months of first disbursement.
- DSRA A/c equivalent to three months interest on fully disbursed TL is to be maintained till commencement of repayment of principal component. Thereafter DSRA A/c equivalent to three months interest on fully disbursed TL & first installment is to be maintained till the repayment to entire TL
- Borrower shall ensure that all statutory approvals are obtained prior to disbursement of TL. Branch shall ensure compliance of the same.
- Borrower to ensure all conditions mentioned in statutory approvals are to be meticulously complied with.
- Borrower shall ensure that implementation schedule at website of RERA is amended within 3 months of first disbursement. Branch to monitor and ensure the compliance of the same.
- Branch to ensure that borrower brings its equity share first followed by unsecured portion.
- It is to be ensured that at any point of time, the promoter's contribution should not be less than the proportionate share.

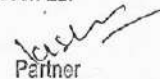
For Sukhi Jeevan Buildcon LLP


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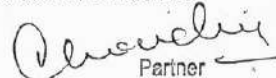
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For Sukhi Jeevan Buildcon LLP


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- Branch shall obtain CR from the Bank/ FIs from which the credit facilities availed and ensure that the same is satisfactory.
- As per RBI advisory/ Extant Bank guidelines the following condition shall be complied with:
 - a. The builder/developer/company would disclose in the Pamphlets/ Brochures etc., the name(s) of the bank(s) to which the property is mortgaged.
 - b. The builder/developer/company would append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/magazines etc.
 - c. The builder/developer/company would indicate in their pamphlets/brochures, that they would provide No Objection Certificate (NOC)/permission of the mortgagee bank for sale of flats/property, if required.
- Borrower shall arrange that all the requisite statutory approvals are in place and copy of approved plan of competent authority shall be obtained before release of Term Loan. Branch shall ensure compliance of the same.
- Borrower shall ensure that the amount of unsecured loans treated as quasi capital do not exceed 100% of the TNW of the firm and the same are not repaid during the tenor of the loan. Also no interest is to be paid on the unsecured loans treated as quasi-capital. Branch shall monitor and ensure compliance of the same.
- The borrower shall open TL ESCROW account with the Branch and entire advance booking amount/sale proceeds shall be routed through RERA Escrow and then through TL Escrow account. Before issue of NOC for sale/Mortgage, branch shall ensure that the entire booking amount/sale proceeds are received in the TL ESCROW account.
- The loan shall be released in proportion to the progress of work along with promoter's contribution. The progress of work shall be monitored by branch on regular basis.
- Borrower shall arrange and obtain a statement on Quarterly basis giving the details of flats booked/sold and amount received against individual flat and date of depositing the said amount in the ESCROW account which should be reconciled by the branch. Branch shall ensure compliance of the same.
- Branch shall obtain NEC from Bank's approved Counsel in respect of the IPs and ensure that valid and enforceable EM/registered Mortgage of IPs be created (including collateral of Rs.5.00 crore value), before release of facility.
- Branch shall obtain second NEC before disbursement for all the IPs valuing more than Rs. 1.00 Crore.
- The promoters/firm shall give an undertaking to branch that pending/outstanding due towards land, if any, be paid by them from their own sources.

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Furthermore:-

1. Borrower shall arrange guarantee of M/s Dinesh Chaudhary (HUF) and latest net means for compilation of CR. Branch shall ensure compliance of the same.
2. Branch to ensure that entire rent amount of premises of BO: Mansarovar and BO: Jhotwara be deposited in Term Loan Escrow of this project, in case of non repayment of installment amount beyond 30 days by M/s Sukhi Jeevan Buildcon LLP.

This sanction letter is issued in duplicate. Please send your acceptance of the terms and conditions of the sanction on the enclosed letter.

Yours faithfully,

For Punjab National Bank

Asst General Manager

For Sukhi Jeevan Buildcon LLP

Partner

For Sukhi Jeevan Buildcon LLP

Partner

For Sukhi Jeevan Buildcon LLP

Partner

For Sukhi Jeevan Buildcon LLP

Partner

Annexure1

Detailed Terms and Conditions:

M/s Sukhi Jeevan Buildcon LLP
FACILITY 1- TERM LOAN (FRESH)

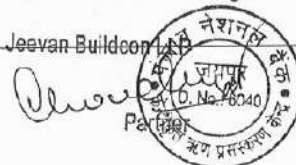
1.	PURPOSE	For construction and development of Affordable Residential Apartments with 749 flats and 17 shops for Economically Weaker Sections (EWS) and Low Income Group (LIG) under "Chief Minister's Jan Awaas Yojana - 2015" scheme.
2.	NATURE:-	Term Loan (Fresh)
3.	AMOUNT:-	Rs. 14.68 Crore (Rs. Fourteen Crores and Sixty Eight Lacs Only)
4.	INTEREST:-	1 Year MCLR (8.45)+ Spread (2.90) + Additional Spread for B1 rated a/c for TL (0.05) i.e 11.40% p.a., as applicable to internally B1 and externally unrated Term Loan borrowers in terms of L & A Circular 100/2017. Subject to one year re-set of MCLR. MCLR reset date for the interest rate shall be 1 year from the date of sanction/renewal. Review of MCLR: The MCLR rates will be reviewed on monthly basis and in the last week of every month reviewed rates shall be published/ circulated which will be applicable to all new loans and credit facilities sanctioned/renewed from the 1st of the following month. The new rates will not be applicable to the existing MCLR linked accounts till their Reset period.
5.	SECURITY - PRIMARY	- Exclusive Charge on ESCROW Account: An ESCROW account shall be opened with BO: Mansarovar, Jaipur and entire receipts of whatsoever nature received by the firm shall be routed through the said ESCROW account. Our Bank shall have an exclusive charge on the receivables of the project by way of lien on escrow account. - Exclusive Charge by way of hypothecation of all kind of materials on site or at any other place which is acquired by the firm for the construction/ finishing of project. - First Charge on entire fixed assets of the project having hard cost of Rs. 34.96 Crore including EM over the Land along with superstructures (excluding 18 flats in Tower D on which HL already raised by buyers), constructed and to be constructed, situated at Khasra No. 890, Village Bidara, Tehsil Shahpura, Jaipur admeasuring 15844.60 Sq Yd held in the name of firm valuing Rs. 5.05 Crore.

For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP

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6.	COLLATERAL	Security Description	Area in Sq m or Sq Ft	Ownership	RV	Basis for valuation	Date
		1) Plot located at P No 155, Engineers colony, Bishnawala, Sisrsi Road, Jaipur	375.55 Sq Yd	Sh Dinesh Kumar Chaudhary	0.76	Valuation Report of Sh. Saudan Singh, bank's panel valuer	13.12.17
					0.74	BM Valuation	01.08.18
		2) Plot located at P No 156, Engineers colony, Bishnawala, Sisrsi Road, Jaipur	317.77 Sq Yd	Sh Dinesh Kumar Chaudhary	0.64	Valuation Report of Sh. Saudan Singh, bank's panel valuer	13.12.17
					0.60	BM Valuation	01.08.18
		3) Residential Flat located at Flat No E-1, Forth Floor, P No A-2, Nandnam Apartment -II, Tilak Marg C Scheme, jaipur	1200 Sq Ft	Kumari Shweta Chaudhary & Smt Sheela Chaudhary	0.97	Valuation Report of Sh. Saudan Singh, bank's panel valuer	13.12.17
					0.95	BM Valuation	01.08.18
		4) Office No 201 & 201-A, second Floor, P No 6, City Centre, Sansar Chand Road, Jaipur	944.50 Sq Ft (315 + 629.50 Sq Ft)	Sh Dinesh Kumar Chaudhary	0.47	Valuation Report of Sh. Saudan Singh, bank's panel valuer	13.12.17
						BM Valuation	01.08.18

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पंजाब नैशनल बैंक
भारत का प्रतीक

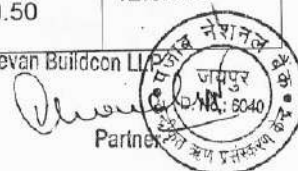
Centralized Loan Processing Centre
2, Nehru Place, Tonk Road, Jaipur - 302015
Email - clpc6040@pnbs.co.in Tel. 0141-2744892/893

				0.45		
				1.75	Valuation Report of Sh. Saudan Singh, bank's panel valuer BM Valuation	13.12.17
	5) Residential Land and Buiding located at P No 10, Karauli Bagh, Gurjar Ki Thadi, Gopalpura Bypass, Jaipur	261.66 Sq Yd	Sh Dinesh Kumar Chaudhary	1.75		01.08.18
	6) Khasra No 1505/1 at Treveni Market, Village: Manoharpur, Tehsil- Shahpura, Dist- Jaipur	162 Sq Yd	Sh. Ram Singh Choudhary	0.16	Sale deed	18.12.17
				0.16	BM Valuation	01.08.18
	7) Khasra No 1505/3 at Treveni Market, Village: Manoharpur, Tehsil- Shahpura, Dist- Jaipur	351.60 Sq Yd	Sh. Ram Singh Choudhary	0.35	Sale deed	18.12.17
				0.35	BM Valuation	01.08.18
	Toatl			5.00		
Personal Guarantee	Name of Guarantor	Relationship	Net worth as at 30.9.17	IP as at 30.09.17	CR Date	
	Shri Vivek Choudhary	Designated Partner	2.48	2.10	12.04.18	
	Shri Ram Singh Choudhary	Designated Partner	3.03	2.90	12.04.18	
	Shri Sadhu Ram yadav	Designated Partner	2.93	0.65	12.04.18	
	Shri Kishore Kumar	Designated Partner	3.58	0.54	12.04.18	
	Shri Dinesh Choudhary	Father of Partner	23.16	19.50	12.04.18	

For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP

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		Ms. Sheela Choudhary	Mother of Partner	3.31	1.08	12.04.18																																
		Ms. Shweta Choudhary	Sister of Partner	1.84	1.89	12.04.18																																
		Total		40.33	28.66																																	
7.	MARGIN	42.92% Project Cost																																				
8.	INSURANCE	Insurance for full value of primary as well as collateral security covering the risk of fire, theft, burglary etc with agreed bank clause at party's cost. The policies/cover note or duly attested photo copy will be obtained and kept on record of the bank.																																				
9.	DISBURSEMENT	The Term Loan should be disbursed against the actual requirement of the project directly to the suppliers/agencies/consultants engaged in the project after verifying the credentials.																																				
10.	REPAYMENT	Repayment will be made in 8 Quarterly instalment as under wef April 2022 up to March 2024. However Interest will be served as and when due. Repayment Schedule (Rs. in Crore): <table><tr><th>Month</th><th>2022-23</th><th>2023-24</th></tr><tr><td></td><td>Installment</td><td>Installment</td></tr><tr><td>Q1</td><td>3.00</td><td>0.75</td></tr><tr><td>Q2</td><td>3.00</td><td>0.75</td></tr><tr><td>Q3</td><td>3.00</td><td>0.75</td></tr><tr><td>Q4</td><td>3.00</td><td>0.43</td></tr><tr><td>Total</td><td>12.00</td><td>2.68</td></tr></table>					Month	2022-23	2023-24		Installment	Installment	Q1	3.00	0.75	Q2	3.00	0.75	Q3	3.00	0.75	Q4	3.00	0.43	Total	12.00	2.68											
Month	2022-23	2023-24																																				
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Q1	3.00	0.75																																				
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Q3	3.00	0.75																																				
Q4	3.00	0.43																																				
Total	12.00	2.68																																				
11.	DRAW DOWN SCHEDULE	Period of Draw Down <table><tr><td>Quarter ending September, 2018</td><td>1.00</td></tr><tr><td>Quarter ending December, 2018</td><td>1.50</td></tr><tr><td>Quarter ending March, 2019</td><td>1.50</td></tr><tr><td>Quarter ending June, 2019</td><td>1.25</td></tr><tr><td>Quarter ending September, 2019</td><td>1.25</td></tr><tr><td>Quarter ending December, 2019</td><td>1.25</td></tr><tr><td>Quarter ending March, 2020</td><td>1.25</td></tr><tr><td>Quarter ending June, 2020</td><td>1.00</td></tr><tr><td>Quarter ending September, 2020</td><td>1.00</td></tr><tr><td>Quarter ending December, 2020</td><td>1.00</td></tr><tr><td>Quarter ending March, 2021</td><td>1.00</td></tr><tr><td>Quarter ending June, 2021</td><td>0.42</td></tr><tr><td>Quarter ending September, 2021</td><td>0.42</td></tr><tr><td>Quarter ending December, 2021</td><td>0.42</td></tr><tr><td>Quarter ending March, 2022</td><td>0.42</td></tr><tr><td>Total</td><td>14.68</td></tr></table>				Quarter ending September, 2018	1.00	Quarter ending December, 2018	1.50	Quarter ending March, 2019	1.50	Quarter ending June, 2019	1.25	Quarter ending September, 2019	1.25	Quarter ending December, 2019	1.25	Quarter ending March, 2020	1.25	Quarter ending June, 2020	1.00	Quarter ending September, 2020	1.00	Quarter ending December, 2020	1.00	Quarter ending March, 2021	1.00	Quarter ending June, 2021	0.42	Quarter ending September, 2021	0.42	Quarter ending December, 2021	0.42	Quarter ending March, 2022	0.42	Total	14.68	Amt (In Crore)
Quarter ending September, 2018	1.00																																					
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TERMS AND CONDITIONS:

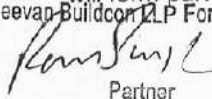
1. The borrower to give an undertaking clearly stating the exact number of unsold flats (units) and the units not available for charge to our bank.
2. **Insurance:** The borrower shall get the above assets insured against all risks at their own cost with usual bank clause. A copy of the insurance policy will be kept on bank's records also.
3. **Disbursement:** The payment shall be made directly to the suppliers as far as possible. Original bills/cash memos in the joint names of bank and the company for all the fixed assets/machinery financed by bank shall be submitted by the borrower and to be placed on bank's record. TL will be released in stages as per physical progress of the project.
4. **Repayment default:** Penal interest @ 2% over and above the normal rate to be recovered for the amount/period of default.
5. Bank's name plate, evidencing hypothecation of security/asset to be prominently, displayed where the securities charged to the bank are kept.
6. **Escalations:** The borrower shall meet such costs, if any, from its own sources and shall not ask for any additional term loan from the bank.
7. The promoters should bring in their contribution on pro rata basis as provided in the sanction.
8. The unsecured loans shall be subordinated to our Term Loan.
9. Before disbursement of Term Loan, borrower shall arrange and branch shall ensure that all necessary statutory and other approvals/permissions including from Pollution Control Board, have been obtained by the company.
10. Borrower to undertake to meet any cost over run in the project (irrespective of reasons) from its own long term sources.

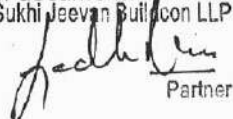
OVERALL TERMS & CONDITIONS:

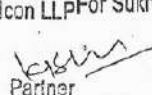
1. The borrower to deal with our bank exclusively and shall not open current account/s with any other bank and shall route entire sale transactions through our bank's ESCROW account. The borrower's entire business relating to their activity including should be restricted only to our bank.
2. CA Certificate Balance sheet and statements of account will be obtained to verify the promoter's contribution.
3. In case of cost overrun, the promoters have to arrange the funds from their own sources & to provide an undertaking any cost overrun will be borne by them.
4. Borrower shall give acceptance of terms & conditions as per letter of sanction, which

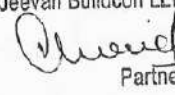
will form part of documentation and be placed on bank records.

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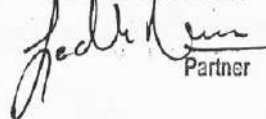


5. Borrower to undertake that no commission to be paid by the borrowers to the guarantors for guaranteeing the credit facilities sanctioned by the Bank to the borrowers.
6. The TL to be reviewed every year and the borrower shall arrange submission of the complete papers for review within 10 months from the date of sanction.
7. The borrower to furnish to the branch the required financial information, on the prescribed proforma, within 10 days/ or within the specified period, as specifically permitted, to enable the branch to submit quarterly review sheet or PMS (wherever applicable) to the Bank's higher office.
8. Borrower shall pay processing fee, upfront fee, charges for amendment in terms & conditions, documentation charges, vetting/Architect, Valuation charges, inspection charges, commitment charges, limit allocation charges and other charges as per Bank's Scheduled Charges.
9. The borrower shall not undertake expansion/diversification/modernization without obtaining prior permission of the bank and without proper tie-up of funds. Similarly, no investment shall be made in associate/allied/ group concerns without prior bank permission.
10. Friends/relatives from whom the unsecured long-term loans have been raised, the borrower shall undertake not to allow their withdrawal without prior permission of the bank.
11. Monies brought in by principal shareholders/directors will not be allowed to be withdrawn without the Bank's permission.
12. The Bank or its authorized officials or other representatives will have the right to carry out periodical inspection or examine the books of accounts of the borrower and to have their factories/offices/assets inspected from time to time by officers of the Bank and/or outside consultants and the expenses incurred by the Bank in this regard will be borne by the borrower.
13. The Bank shall have the right to withdraw or modify all/any of the sanctioned conditions or stipulate fresh conditions, under intimation to the borrower. Borrower shall undertake to give their acceptance to these stipulations.
14. Bank's charge over primary/collateral securities wherever applicable to be got registered/modified with ROC within the stipulated period of 30 days, as per requirements of Companies Act, and certificate of registration of charge to be obtained and kept on record. Search Report shall be obtained every year and/or on each registration / modification of charge and cost in this respect to be borne by the company.
15. In case the company commits default in the repayment of loan/advance or in the payment of interest thereon or any of the agreed instalments of the loan on due date, the bank, CIBIL and/or Reserve Bank of India will have an unqualified right to disclose or publish the names of the company and its directors as defaulters in such manner and through such medium as the bank/RBI in their absolute discretion may think fit.
(Consent of borrowers and guarantors in terms of LA cir. No.100/2002 be obtained).
16. A stamped undertaking to be submitted in favour of the bank to the following effect that during the currency of bank's credit facilities, the company/firm shall not without our permission in writing:

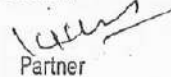
For Sukhi Jeevan Buildcon LLP


Partner

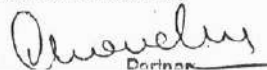
For Sukhi Jeevan Buildcon LLP


Partner

For Sukhi Jeevan Buildcon LLP


Partner

For Sukhi Jeevan Buildcon LLP


Partner



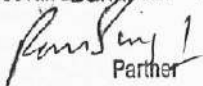
- Effect any adverse changes in company's/firm's capital structure.
- Formulate any scheme of amalgamation or merger or reconstruction.
- Implement any scheme of expansion or diversification or capital expenditure except normal replacements indicated in funds flow statement submitted to and approved by the bank.
- Enter into any borrowing or non borrowing arrangements either secured or unsecured with any other bank, Financial Institution, company, firm or otherwise or accept deposits in excess of the limits laid down by Reserve Bank of India.
- Invest by way of share capital or lent or advance funds to or place deposits with any other company/firm, concern including group companies/associates/persons. Normal trade credit or security deposit in the normal course of business or advance to employees can, however, be extended.
- Undertake guarantee obligations on behalf of any other company/firm/person.
- Declare dividend for any year except out of profits relating to that year after meeting all the financial commitments to the bank and making all due and necessary provisions.
- Make any drastic change(s) in the management set up.
- Approach capital market for mobilising additional resources either in the form of debts or equity.
- Sell or dispose off or create security or encumbrances on the assets charged to the bank in favour of any other bank, Financial Institutions, company, firm, individual.
- Repay moneys brought in by the promoters, partners, directors, share holders, their relatives and friends in the business of the company/firm by way of deposits/loans/share application money etc.
- Avail credit facilities/loan from outside the bank/consortium arrangement without their knowledge and permission.
- Declare dividends for any year, if the account(s) of the borrower with the Bank is/are running irregular or if any of the terms and conditions of the sanction remain uncomplied by the borrower.
- Permit any transfer of the controlling interest or make any drastic change in the management set up.
- Divert/utilize Bank's funds to other sister/associate/group concerns or for purposes other than those for which the credit facilities have been sanctioned.
- Issue bonus shares and dispose share holding of promoters wherever specifically stipulated.
- Grant donation, admit or exit/ resignation of Trustees/ Directors.
- There shall not be any alienation or creation of charge in favour of anyone else on the assets charged to the Bank

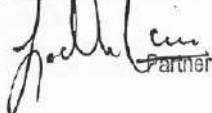
17. Margins/rates of Interest are subject to revision from time to time at the sole discretion of the

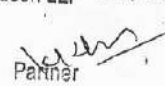
For Sukhi Jeevan Buildcon LLP For Sukhi Jeevan Buildcon LLP

For Sukhi Jeevan Buildcon LLP

For Sukhi Jeevan Buildcon LLP


Partner

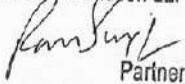

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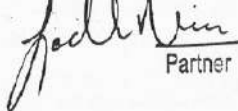


18. The Bank shall charge penal interest under the following circumstances:
- Default in repayment of Term Loans/DPG installments
 - Irregularities/overdrawings in cash credit account(s).
 - Non-submission/delayed submission of stock statements after the 10th of the following month.
 - Non-submission/delayed submission of quarterly review sheet information after 10 days from the close of the quarter concerned.
 - Non/delayed submission of renewal proposal with audited Balance Sheet, CMA data and statement of assets and liabilities of the guarantors after 9 months from the date of sanction.
 - Default in observance of borrowing covenants/terms and conditions of the sanction.
 - Any other eventuality/situation to be decided by the bank.
19. Borrowers to submit QMS form I as per prescribed proforma within six weeks from the close of every quarter and QMS Form II within 2 months from the close of half year failing which penal interest, as prescribed by the bank from time to time, will be charged for delayed/non-submission of follow up forms.
20. EM to be entered into CERSAI before disbursement as per bank' guidelines.
21. An undertaking be obtained from the company to the effect that all statutory dues including PF, ESI, sales tax etc. have been fully paid. Further Letter of undertaking in terms of Bank's guidelines shall be obtained and kept on record.
22. Branch to ensure that legally valid and enforceable EM can be created in favour of the IPs proposed to be mortgaged in the account and proposed construction of Building and civil work is essentially required for the project and Cost is reasonable after comparing the prices with market rates. If the generation of internal accruals is not at the level as envisaged, the company to infuse additional funds from own sources to ensure timely completion of project. An undertaking to this effect be obtained from the society.
23. Branch to ensure that the mode of disbursal of loan is streamlined. Accuracy/ correctness of price of any asset being financed shall be ensured by reference to the website of the manufacturers, wherever price is available on the website. If payments are not being released to manufacturers, reasons thereof are to be ascertained and recorded. If there is any price variation from the price displayed on the website, it should be subject to scrutiny and explanation to our satisfaction be obtained. Further revised/ latest quotations be obtained and discounts, if any received from the suppliers should be reduced from the term loan amount. Branch should ensure that atleast two quotations are obtained from different suppliers to ensure cost competitiveness.
24. Branch shall closely monitor the progress of the project in terms of bank's guidelines and ensure the project is completed within the envisaged period.
25. Term Loan is to be disbursed after execution of valid & enforceable documents and creation of primary/collateral securities as per sanction and after registration of our charge with CERSAI within stipulated time.

For Sukhi Jeevan Buildcon LLP


Partner

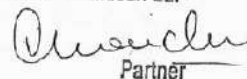
For Sukhi Jeevan Buildcon LLP


Partner

For Sukhi Jeevan Buildcon LLP


Partner

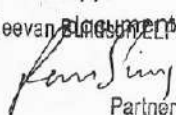
For Sukhi Jeevan Buildcon LLP

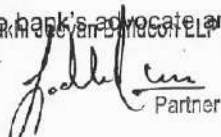

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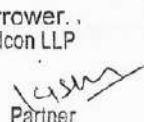


26. Certificate from bank's approved counsel confirming proper and valid execution of documents / securities to be obtained by the bank to be kept on bank's record.
27. Pre and post execution and legal vetting of all the documents be ensured in terms of extant bank guidelines. Branch to also ensure that vetting of loan documents from bank's approved advocate before and after execution of loan but before release of loan be obtained and kept on record.
28. Borrower shall arrange and branch shall ensure that all the financial papers, including balance sheet (audited wherever applicable), and IT returns have been obtained and proper analysis has been made. No defect/adverse feature has been noticed. Scrutiny of the financial papers has been carried out properly.
29. Branch shall ascertain the position of assessment of Income tax of guarantors, wherever applicable and place documentary evidence on record and ensure that society/Members//Guarantors have filed the IT returns up to date.
30. Branch to ensure that Credentials and antecedents of borrowers / promoters have been verified.
31. IPs mortgaged as collateral security shall be got insured against the probable risk and copy of the insurance be held on record.
32. Borrower shall arrange and branch shall ensure that KYC documents in respect of borrowers/guarantors i.e. Photo, Ration Card, Pan Card, address proof etc. along with complete bio-data/detail are kept on record and address of the borrower and guarantors be personally verified by the incumbent.
33. Before release of facility valuation report and legal opinion to be obtained strictly as per format guidelines contained in LA Cir.38/2013 and Law Division HO Cir. 07/2014, as may be amended by the bank from time to time.
34. The promoter directors of the company to agree and undertake to seek prior permission of the Bank:-
 - If there is any change in the management particularly status of partner companies.
 - Before changing the profit share or constitution of the firm during its indebtedness to the Bank.
35. Bank will always be at liberty to stop making further advance or **cancel the credit facility** at any time without previous notice and without assigning any reason even though the said limit/credit facility has not been fully availed of. Supplementary Agreement / Undertaking incorporating "Cancellation Clause" in terms of bank's guidelines to be obtained.
36. Security verification to be done as per bank guidelines.
37. The limit should not be used for speculative purpose and undertaking to this effect to be obtained from party and held on bank's record.
38. The party should undertake that there shall not be any alienation or creation of charge in favour of anyone else on the assets charged to the Bank.
39. Release of credit facilities is also subject to vetting of security documents by the bank's approved advocate and bank's internal procedure of Credit Audit. The charges for vetting of

documents by the bank's advocate are payable by the borrower.
For Sukhi Jeevan Buildcon LLP

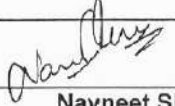
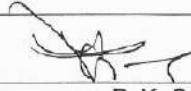

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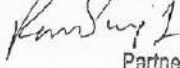

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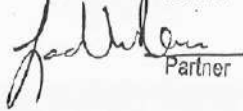
40. The Bank shall have the right to withdraw or modify all/any of the sanctioned conditions or stipulate fresh conditions, under intimation to the borrower. Borrower shall undertake to give their acceptance to these stipulations.
41. All other Bank guidelines applicable to such type of advances to be meticulously complied with.

	
Navneet Sharma	P. K. Somani
Dy. Mgr	Chief Manager

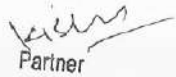
For Sukhi Jeevan Buildcon LLP


Partner

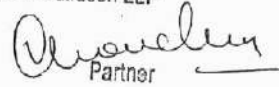
For Sukhi Jeevan Buildcon LLP


Partner

For Sukhi Jeevan Buildcon LLP


Partner

For Sukhi Jeevan Buildcon LLP


Partner



M/S SUKHI JEEVAN BUILDCON LLP,
Plot No. 10, Scheme 16B,
Gujjar Ki Thadi,
Gopalpura Bypass, Jaipur

Date: 03.12.2018

Reg: M/s Sukhi Jeevan Buildcon LLP, - Proposal for amendment in terms & conditions

Please refer to your request letter in reference to the amendment in terms and conditions of the original sanction dated 31.08.2018. The competent has allowed following amendments :

- Waiver of condition that Safety clearance from PHED is to be obtained.
- Entire advance booking amount/sale proceeds shall be routed through RERA Escrow and then 30% of the amount (which is deposited to RERA Escrow) will be deposited into TL Escrow account.
- DSRA A/c equivalent to three months interest on fully disbursed TL is to be maintained till COD in following manner:
DSRA A/c equivalent to Rs. 22.00 Lacs is to be maintained till disbursement of Rs. 7.00 Crore and thereafter DSRA A/c of total Rs. 42.00 Lacs to be maintained till COD.
Post COD, DSRA A/c equivalent to three months interest on fully disbursed TL & first installment is to be maintained till the repayment to entire TL.

in favour of the above party subject to following additional stipulations:

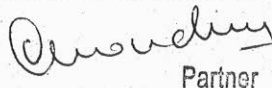
- In the CIR of Shri Ram Choudhary, one OD a/c has been reported as past due with Rs. 19307. Borrower to submit regularisation certificate before disbursement of term loan.
 - Borrower to comply that the funds from RERA Escrow to be utilized only for the purpose of this project.
- Borrower to deposit upfront fees as applicable in the account at the earliest since even 50% of upfront fee on the amount of limit sanctioned has to be deposited by the party in terms of L & A Circular 89/2016.
- Branch to visit the project site before first disbursement and ensure the progress is as per the various certificates submitted by the party.

All other terms and conditions of original sanction dated 31.08.2018 remains unchanged. Please ensure strict compliance of all the terms and conditions of sanction along with additional stipulations.

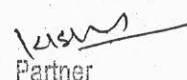
Yours faithfully,

For Punjab National Bank

For Sukhi Jeevan Buildcon LLP

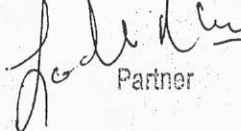

Partner

For Sukhi Jeevan Buildcon LLP

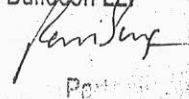

Partner


Asst General Manager

For Sukhi Jeevan Buildcon LLP


Partner

For Sukhi Jeevan Buildcon LLP


Partner