TATA

Date: 21[th] April, 2017

**M/s Golfgreen Mansions Private Limited**

**Kind Attn.: Mr. Vikas Gupta, Mr. Umashanker, Mr. Pramod Bahl and Mr. Vinod Bahl**

Dear Sirs/Madam,

Tata Capital Housing Finance Limited (TCHFL) takes the pleasure in granting an in-principle sanction to extend a Loan facility against the security of your "**Elite Golfgreens**" Project for an amount not exceeding Rs. 45,00,00,000/- (Rupees Forty Five Crores only). This in-principle sanction is subject to fulfillment of the terms and conditions entailed herein in entirety to the complete satisfaction of TCHFL.

**TERMS AND CONDITIONS**

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| Lender | Tata Capital Housing Finance Limited |
| Borrower & Co-Borrower | **Borrower: M/s Golfgreen Mansions Private Limited**<br><br>**Co-borrowers:**<br>1. **Mr. Vikas Gupta,**<br>2. **Mr. Umashanker,**<br>3. **Mr. Pramod Bahl**<br>4. **Mr. Vinod Bahl** |
| Loan Amount | Upto Rs. 45-Crs with a peak exposure of Rs. 40 crores. |
| Tenure | 48 months from the date of first disbursement including moratorium period of 24 months. |
| Upfront Fees | 1% of the Loan Amount + Applicable Service Tax, to be collected upfront form borrower |
| Asset Cover | 2.11 times (to be maintained 2x during the entire tenure) |
| Type of Loan | Construction Funding |
| Loan Drawl Period | 24 Months from First Disbursement |
| Principal Moratorium Period | 24 months from the date of disbursement (Interest on disbursed amount to be paid during this period) |
| Receivable Capitalization | Capitalization of Sales Proceeds to the extent of 20% during the moratorium period and 35% during repayment.<br>Capitalization to be adjusted against the loan to be disbursed under this Sanction Letter. |
| Details of Project | Project titled "Elite Golfgreen" constructed on land admeasuring 25000 sqm and unsold units in the project (Tower A, B, C & D) admeasuring 514700 Sq. fts and being developed by M/s Golfgreen Mansions Private Limited located in situated at SC-01/D4, Sector-79, Noida - 201301 |
| Type of Security | **1. Equitable Mortgage by way of constructive delivery of the following Property:**<br><br>Pre identified units in the project "Elite Golfgreen" constructed on Project Land 25000 sq. mts and being developed by M/s Golfgreen Mansions Private Limited situated at SC-01/D4, Sector-79, Noida - 201301 Uttar Pradesh. along with construction thereon . (Refer Annexure A for list of Unsold Units) |

For Golfgreen Mansions Pvt. Ltd.

Director

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| | 2. Hypothecation of receivables of project "**Elite Golfgreen**".<br><br>In the event the aggregate security cover falls below 2 times at any point of time, additional security (in the form of Cash/property or any such form as may be required by TCHFL to the satisfaction of TCHFL) will be provided by the Borrower and all the cost of security creation will be borne by Borrower.<br><br>3. TCHFL would have a Lien on all unsold Units in the Project. In case Borrower wants to sell the Unit to any prospective purchaser, they would be required mandatorily to obtain an NOC from TCHFL to this effect, which NOC may or may not be issued at TCHFL's discretion. |
| Escrow and Current Account | At any given time, the float available in the escrow account should be equal to or greater than one month's Interest of the total disbursed Loan amount.<br><br>Borrower to open a Current Account which shall be credited with amounts from Escrow Account after the minimum float is maintained in the Escrow Account. The repayment of the Loan would be from Escrow Account.<br><br>Borrower shall not be allowed to withdraw any sums from the Escrow Account without submission of relevant expense statements or without following such instructions as may be stipulated by TCHFL from time to time. TCHFL shall be entitled to audit such expenses and on its satisfaction may instruct Escrow Bank to permit / not permit the Borrower for drawl of the money.<br><br>Terms of operation of Escrow Account shall be more specifically laid under the Escrow Agreement. |
| Mode of Repayment | 1. Pre MII/MI to be serviced from ICICI Escrow Account.<br><br>2. MI to commence after Pre MII period of 24 months during principal moratorium period.<br><br>3. Capitalization of Sales Proceeds to the extent of 20% during the moratorium period and 35% during repayment.<br><br>4. Capitalization of receivables will not attract prepayment penalty. |
| Repayment Schedule | Pre-MII for the TL to commence for 48 months period from the date of disbursement of loan.<br><br>Proposed term loan to be repaid in 24 months and MI to commence after 24 months from the date of disbursal of loan ( Pre MII will be paid during principal moratorium period of 24 months )<br><br>Repayment of the loan would be by way of Auto debit instructions from escrow account. |
| Monthly Installment | Rs. 21,605,797/- for 45 crore loan for 24 months repayment subject to variation in the PLR and satisfaction of capitalization. |
| Rate of Interest | PLR of 16.75% - 2.75% = 14.00% per annum on monthly reducing & floating rate basis.<br><br>Presently Prime Lending Rate (PLR) as on date is 16.75%. Interest rate on repayment would change based on the changes in PLR as announced by TCHFL from time to time. This would lead to change in Interest payable to TCHFL. The rate shall be applied by TCHFL on the first date of following quarter as per English calendar year in which PLR is changed. |
| Prepayment | Prepayment penalty of 4% plus applicable taxes of the outstanding principal at the time of |

For Golfgreen Mansions Pvt. Ltd.

Director

TATA CAPITAL HOUSING FINANCE LIMITED
Corporate Identity Number U67190MH2008PLC187552
2nd Floor 16 Shankar Vihar Main Vikas Marg New Delhi 110092
Tel 91 11 64674562 Web www.tatacapital.com

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| Penalty | prepayment. Prepayment shall be nil if made from customer advances or promoters own contribution. |
| Interest on default | @2% p.m. over and above the normal interest<br>Rate shall be charged in case of delayed payment of installments, interest or monies payable under the facility agreement from the due date till the date of receipt. |
| Stamp Duty | As applicable and will be borne by the Borrower |
| Validity | The sanction is valid for a period of 30 days from the date of this offer letter. |
| End Use | For construction of Project Elite Golfgreens |
| Disbursement | Entire facility of INR 45.00 Cr to be disbursed during the loan drawl period of 24 months as per below milestones: |

| Builder cost - Incremental | Land Cost | Total cost | TCHFL Disb | TCHFL Disb Cumulative | Promoters Equity | Construction Stage | Booking Stage |
|---|---|---|---|---|---|---|---|
| 13.32 | 23 | 36.32 | 5.00 | 5.00 | 1.66 | 5% | 10% |
| 1.91 | 0 | 38.23 | 5.00 | 10.00 | 1.66 | 11% | 14% |
| 5.70 | 0 | 44.37 | 5.00 | 15.00 | 1.66 | 17% 13.6 | 19% |
| 5.88 | 0 | 50.25 | 5.00 | 20.00 | 1.66 | 23% 18.4 | 25% |
| 6.46 | 0 | 56.71 | 5.00 | 25.00 | 1.66 | 28% | 32% |
| 7.04 | 0 | 64.17 | 5.00 | 30.00 | 1.63 | 35% | 37% |
| 8.05 | 0 | 72.22 | 5.00 | 35.00 | 1.63 | 42% | 43% |
| 8.23 | 0 | 80.87 | 5.00 | 40.00 | 1.63 | 48% | 50% |
| 8.33 | 1 | 89.91 | 5.00 | 45.00 | 1.63 | 55% | 55% |

The Borrower needs to provide to TCHFL a Registered Architect/Engineer certified Statement of Cost incurred prior to each disbursement demand. TCHFL would have the statement validated through its panel Valuers and the same would be certified by the Valuers in his Project Technical report.

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| Disclosure Norms | The Borrower would publish in all their marketing material, the fact that the Project has been financed by TCHFL. The marketing material used by the Borrower for the Project would be subject to scrutiny by the TCHFL at any point of time. |
| Status of Bookings | The Borrower would provide status of each month Bookings in the project as required by TCHFL and in each quarter within 7 days of end of quarter by way of a declaration on its letter head.<br><br>TCHFL would have the first right of granting retail Home Loans to the customers who have booked property in the Project and borrower will share the booking details with contact no. on regular frequency. |
| Documents Required | 1. Accepted sanction letter<br>2. Facility Agreement and other legal formalities /documents are to be executed as necessary with the Borrower, Corporate Guarantors and Personal Guarantors<br>3. Board Resolution from Borrower/Co-Borrower/Guarantors companies<br>4. Demand Promissory Note<br>5. Declarations / Undertakings / Affidavits, etc., if required.<br>6. Registered Equitable mortgage of primary and/ or Additional security<br>7. Approved maps, permissions etc.<br>8. Hypothecation Deed, if required |

For Golfgreen Mansions Pvt. Ltd.

Director

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| | 9. Notarized Power of Attorney to be executed in favour of TCHFL authorizing TCHFL to recover and realize all present and future book debts, receivables, etc. to the extent of loan amount and interest (including interest on default) due.<br>10. Constitutional documents.<br>11. Signature Verification of the signatories to the Facility Agreement<br>12. Self attested KYC documents, ITR & Financials of Borrower and KYC documents of Co-Borrowers / guarantors.<br>13. NOC from Banks / Financial Institutions for to TCHFL facility, if applicable.<br>14. Copy of Permanent Account Number (PAN) card of Borrower, Co-Borrowers, Guarantors and Authorized Signatory/ies.<br>15. Title search Report (by TCHFL approved lawyer).<br>16. Empanelled Technical Valuer certified that the land has all the statutory approval of local authority or Municipal body as required.<br>17. Security PDC's as per TCHFL policy to be collected.<br>18. 2 Valuation reports of the security proposed to be mortgage shall be obtained before the disbursement of term loan.<br>19. Registration of Charge with ROC in favor of TCHFL within 30 days of disbursement of loan.<br>20. Any other documents as may be required by TCHFL |
| Undertakings by Borrower and Co-Borrower | The following Undertakings to be given by the Borrower and Co-Borrower:<br>a) All legal and incidental expense including stamp duty and out of Pocket Expenses in connection with the proposed credit facility will have to be borne by the Borrower.<br>b) The Borrower has to give an undertaking that the transactions with the associate/group concerns/if any will be genuine trade transactions and on commercial terms.<br>c) The Borrower should not embark upon any expansion/diversification/restructuring/alliance/mergers/acquisitions without prior permission in writing from us.<br>d) The Borrower has to give an indemnity that no case /proceedings are pending against them on account of excise default under FEMA, Customs violations and Exchange control Regulations. Also that the Borrower/their sister or associate/ group/family concerns and their Directors/partners/proprietor etc. do not appear on RBI's list of defaulters and ECGC's caution list. Further, if any such proceeding is initiated by any of such departments, information will be provided to TCHFL immediately. In case this information is found to be incorrect at a later stage or non-reporting of any subsequent proceedings, TCHFL is fully empowered to take criminal action/other suitable proceedings against the borrower.<br>e) The Borrower shall undertake to notify us of impacts on its financial position/ performance periodically. The Borrower will keep us informed of any circumstances adversely affecting its financial position.<br>f) QIS & other MIS Statement Needs to be submitted whenever required.<br>g) The Borrower shall not create any further charge on their assets/properties funded by us/charged created by us without our written approval.<br>h) Undertaking that the proposed loan will be utilized only for the construction projects only<br>i) The firm/Borrower/Borrower shall undertake that during the currency of our loan, it shall not without TCHFL's permission in writing – |

For Golfgreen Mansions Pvt. Ltd.

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| | - Implement any scheme of major expansion and acquire fixed assets.<br>- Make investments/advances or deposit amounts with any other concern from TCHFL fund.<br>- Undertake guarantee or obligations on behalf of any other firm/company.<br><br>An affidavit shall be submitted by the Borrower/property owner with regard to the property that:-<br><br>• No proceedings under Income Tax Act are pending or going on and No arrears of tax, Including the Interest In the respect of the Property.<br>• The property is not attached by any Government/ Tax Authorities.<br>• All the obligations/payments to Municipal Authorities etc. shall be made by them in time.<br>• The property is in the possession of the Borrower.<br>• No third party interest, including license/tenancy rights have been created or will be created without our prior written permission.<br>• The property is free from any court/municipal proceedings, attachments etc.<br>• That the said property is free from all dispute, charges, taxes, litigation, attachment anywhere in India. |
| Other special conditions: | - Equitable mortgage to be created and all original property documents of entire project land to be submitted before disbursement.<br>- The panel Lawyer should certify clear & marketable Title of the properties to be taken as security against the Loans.<br>- The Panel Valuer should similarly certify in his report, compliance of on-site construction to approved Plans issued by local Municipal Authority & all relevant clearances that may be required for the Project.<br>- Disbursement shall be subject to receipt of satisfactory legal opinion on the property and Title Clearance Report by TCHFL from its empanelled lawyer.<br>- Disbursement shall also be subject to receipt of market valuation of property/equipments from empanelled valuer to the satisfaction of TCHFL.<br>- TCHFL reserves its right to alter/ cancel and / or modify the credit limits / loan sanctioned and / or terms and payment conditions stipulated without notice to the Borrower and without assigning any reason thereof in case of default in repayment of installment and /or interest/ Financial performance.<br>- TCHFL reserves the right to rearrange the payment schedule and to call upon the firm/Borrower/its Directors/Promoters to accelerate the payments, if the firm/Borrower's financial position so warrants.<br>- The rate of interest and margin stipulated are subject to change from time to time at the sole discretion of TCHFL and as per the guidelines of RBI, GOI and any other regulatory authority.<br>- TCHFL reserves the right to inspect the work site, godown and books of account of the firm/Borrower/Borrower by any of its officials; the cost of which shall be borne by the borrower.<br>- All stamp duties, other present and future duties to be paid by the Borrower all other |

For Golfgreen Mansions Pvt. Ltd.

Director

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| | cost / legal expenses including valuation and title search to be borne by Borrower.<br>- TDS deduction- Interest would be paid on gross amount as soon TCHFL receives the TDS certificate. TCHFL will refund the TDS amount in 4 working days or Firm to give undertaking that Quarterly TDS certificate will be provided, however in event of TDS certificate not provided within agreed time frame then the same shall be debited to your loan account and same shall stand as outstanding as recoverable with penal interest on it.<br>- The Agreement for Sale/ Conveyance Deed /Sale Deed to be executed between the Borrower and its customer should contain a specific clause that the purchase consideration with respect to the unit/s purchased in the said Project should be deposited in the Escrow Account maintained by the Borrower with ICICI Bank for the benefit of TCHFL.<br>- In the event of any subsequent change in the 'F' status reflected in the Form 26AS statement of TCHFL, TCHFL shall be entitled to forthwith debit the TDS amount to the Borrower's loan account and the same shall be considered as an outstanding and recoverable along with additional/penal interest and all other applicable costs, charges and expenses. For net of TDS contracts Quarterly TDS certificate will be provided by customer within 30 days of the end of the each quarter, however in event of TDS certificate not provided within agreed time frame then the TDS credit given will be reversed.<br>- Booking validation by cross verifying the Allotment Letters / Agreement to Sale, Bank credits, etc. prior to loan disbursal.<br>- ***ROC Charge to be created in favour of TCHFL within 30 days of disbursal.***<br>- ***CA Certified Net worth to be obtained.***<br>- ***CIR from all the major lenders mentioned in debt sheet to be obtained***<br>- ***Legal clearance & legal report for clear and marketable title for the security proposed to be mortgaged will be taken before the disbursement of the facility to mortgage in favor of TCHFL.***<br>- ***Escrow account shall be opened with Bank designated by TCHFL within 30 days of the first disbursement.***<br>- ***Board Resolution towards the company coming as applicant/co-applicants/CG on the loan structure to be documented. CA certified latest list of directors and shareholders to be documented for all the respective entities.***<br>- ***Positive legal & necessary documentation to be executed to create mortgage***<br>- ***RCU check to be done for all Borrower/Co Borrower/ Guarantors.***<br>- ***End use letter from CA within 30 days***<br>- ***FI & External de-dupe checks to be done for all borrower/ co-borrowers/Guarantors.***<br>- ***Bookings to be verified prior to each tranche of the disbursement.***<br>- ***Both the valuation reports as per norms to be obtained before disbursement.***<br>- ***TCHFL to hold the status of 'Preferred Finance Partner' thereby giving TCHFL the first right to consider Home Loan applications of individual purchasers.***<br>- ***All marketing materials of the project will mention the name of TCHFL as the lender to whom the property has been mortgaged. The developer to put up a board at the worksite displaying that the property is approved and financed by TCHFL***<br>- ***Report of sales & construction progress of the project financed by TCHFL to be*** |

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| | *submitted on a monthly basis, or on a shorter duration if required by TCHFL*<br>- *If any unit is being sold at price lower than the Minimum Sale Price as considered for cash flow, the builder will deposit the difference amount in the escrow account and/or the capitalization is to be adjusted upward accordingly to maintain the min net asset cover.*<br>- *Entire land of the project admeasuring 25000 sqm will comes as security to cover the loan.*<br>- *Sanction of 45 Crs with peak of 40 Crs*<br>- *Capitalization 20% during moratorium and 35% during repayment.*<br>- *Asset cover to be maintained at 2 times during entire tenure of facility on outstanding amount basis.*<br>- *In case of event of default or sale deviation from cash flow, TCHFL will have right to sell the mortgaged units at a 25 % discounted rate.*<br>- *Developer has to ask for start of construction & sales of phase II and TCHFL will permit the same subject to satisfactory performance of phase I, financial closure will be achieved and review of existing facility. Mortgage to be created in favour of TCHFL before release of any disbursement.*<br>- *All the norms of the PTM to be adhered to along with other advisory of internal corporate legal team.*<br>- *Float of 2-month interest of sanctioned amount be maintained in Escrow Account during the currency of the loan. Float may be in FD form.*<br>- *Disbursement of the facility to be done according to milestones mentioned in note.*<br>- *Insurance covering the primary security and the same has to be done within 30 days of the disbursement of the 1st tranche.*<br>- *The Sales MIS & cash flows shall be signed by the developer and documented before disbursement.*<br>- *Registration of MOE as per Legal Mandate.*<br>- *Out of the total Rs. 45 crore loan Rs. 7 cores shall be made towards vendor payments.* |
| POST – DISBURSEMENT DOCUMENTS | - If any required, at the sole discretion of TCHFL |
| PERIODICAL REVIEW REQUIREMENTS | - The account to be reviewed on monthly / quarterly basis.<br>- Status of Bookings, cost incurred and means of finance in the project & other details every month as required by TCHFL and every Quarter within 7 days of end of quarter by way of a declaration on its letter head.<br>- Quarterly / Half yearly audit of project sales, receivables, project cost and financials as per TCHFL policy.<br>- Audited financials within 180 days of the close of the financial year.<br>- Six monthly provisional data with 45 days of the closure of the period. |

This approval is valid for acceptance for 30-days from the date of its receipt at your end, unless, specifically extended by the Company at its sole discretion.

For Golfgreen Mansions Pvt. Ltd.

Director

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This in-principle sanction letter is subject to due diligence, completion of comprehensive legal, financial, technical and other due diligence of the Borrower and Co-Borrower to the satisfaction of TCHFL. The Borrower and Co-Borrowers shall make available all necessary and material information and extend full cooperation to lawyers and other advisors of TCHFL for undertaking the due diligence.

This sanction shall stand revoked and cancelled if:

1) There are material changes in the proposal for which the assistance is considered and in the information provided by the Applicants on the basis of which the loan has been sanctioned.
2) There are material changes in the Borrower's financial performance.
3) Any material facts concerning the Borrower's profits or its ability to make payments under this loan agreement or any relevant aspects of its request for loan facility are withheld, suppressed, concealed, or are found to be incorrect or untrue.
4) Unsatisfactory track record in respect of any other finance facility availed by the applicant/s.
5) Any other reason which can have a detrimental impact on the Project, its timely completion and/or Bookings.
6) Any information as may be required by TCHFL from the Borrower, Co-Borrowers and guarantors, time to time pertaining to the Project / secured property is not furnished in the form prescribed / approved by TCHFL over a period of 30 days.

**Annexure – A : Building wise list of unsold units**

| S.No. | Tower | Floor | Unit Type | Area (Sq.Ft.) | Unit Address |
|---|---|---|---|---|---|
| 1 | A | 1st Floor | 4 BHK + 4 T + S + F | 2335 | A-101 |
| 2 | A | 1st Floor | 4 BHK + 4 T + S + F | 2335 | A-102 |
| 3 | A | 1st Floor | 4 BHK + 4 T + S | 2295 | A-103 |
| 4 | A | 1st Floor | 4 BHK + 4 T + S | 2295 | A-104 |
| 5 | A | 2nd Floor | 4 BHK + 4 T + S + F | 2335 | A-201 |
| 6 | A | 2nd Floor | 4 BHK + 4 T + S + F | 2335 | A-202 |
| 7 | A | 2nd Floor | 4 BHK + 4 T + S | 2295 | A-203 |
| 8 | A | 2nd Floor | 4 BHK + 4 T + S | 2295 | A-204 |
| 9 | A | 3rd Floor | 4 BHK + 4 T + S + F | 2335 | A-301 |
| 10 | A | 3rd Floor | 4 BHK + 4 T + S + F | 2335 | A-302 |
| 11 | A | 3rd Floor | 4 BHK + 4 T + S | 2295 | A-303 |
| 12 | A | 3rd Floor | 4 BHK + 4 T + S | 2295 | A-304 |
| 13 | A | 4th Floor | 4 BHK + 4 T + S + F | 2335 | A-401 |
| 14 | A | 4th Floor | 4 BHK + 4 T + S + F | 2335 | A-402 |
| 15 | A | 4th Floor | 4 BHK + 4 T + S | 2295 | A-403 |
| 16 | A | 4th Floor | 4 BHK + 4 T + S | 2295 | A-404 |
| 17 | A | 5th Floor | 4 BHK + 4 T + S + F | 2335 | A-501 |
| 18 | A | 5th Floor | 4 BHK + 4 T + S + F | 2335 | A-502 |
| 19 | A | 5th Floor | 4 BHK + 4 T + S | 2295 | A-503 |
| 20 | A | 6th Floor | 4 BHK + 4 T + S + F | 2335 | A-601 |
| 21 | A | 6th Floor | 4 BHK + 4 T + S + F | 2335 | A-602 |
| 22 | A | 6th Floor | 4 BHK + 4 T + S | 2295 | A-603 |
| 23 | A | 6th Floor | 4 BHK + 4 T + S | 2295 | A-604 |

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| 24 | A | 7th Floor | 4 BHK + 4 T + S + F | 2335 | A-701 |
| 25 | A | 7th Floor | 4 BHK + 4 T + S + F | 2335 | A-702 |
| 26 | A | 7th Floor | 4 BHK + 4 T + S | 2295 | A-703 |
| 27 | A | 7th Floor | 4 BHK + 4 T + S | 2295 | A-704 |
| 28 | A | 8th Floor | 4 BHK + 4 T + S + F | 2335 | A-801 |
| 29 | A | 8th Floor | 4 BHK + 4 T + S + F | 2335 | A-802 |
| 30 | A | 8th Floor | 4 BHK + 4 T + S | 2295 | A-803 |
| 31 | A | 8th Floor | 4 BHK + 4 T + S | 2295 | A-804 |
| 32 | A | 9th Floor | 4 BHK + 4 T + S + F | 2335 | A-901 |
| 33 | A | 9th Floor | 4 BHK + 4 T + S + F | 2335 | A-902 |
| 34 | A | 9th Floor | 4 BHK + 4 T + S | 2295 | A-903 |
| 35 | A | 9th Floor | 4 BHK + 4 T + S | 2295 | A-904 |
| 36 | A | 10th Floor | 4 BHK + 4 T + S + F | 2335 | A-1002 |
| 37 | A | 10th Floor | 4 BHK + 4 T + S | 2295 | A-1003 |
| 38 | A | 10th Floor | 4 BHK + 4 T + S | 2295 | A-1004 |
| 39 | A | 11th Floor | 4 BHK + 4 T + S + F | 2335 | A-1102 |
| 40 | A | 11th Floor | 4 BHK + 4 T + S | 2295 | A-1103 |
| 41 | A | 11th Floor | 4 BHK + 4 T + S | 2295 | A-1104 |
| 42 | A | 12th Floor | 4 BHK + 4 T + S + F | 2335 | A-1201 |
| 43 | A | 12th Floor | 4 BHK + 4 T + S + F | 2335 | A-1202 |
| 44 | A | 12th Floor | 4 BHK + 4 T + S | 2295 | A-1203 |
| 45 | A | 12th Floor | 4 BHK + 4 T + S | 2295 | A-1204 |
| 46 | A | 14th Floor | 4 BHK + 4 T + S + F | 2335 | A-1401 |
| 47 | A | 14th Floor | 4 BHK + 4 T + S + F | 2335 | A-1402 |
| 48 | A | 14th Floor | 4 BHK + 4 T + S | 2295 | A-1403 |
| 49 | A | 14th Floor | 4 BHK + 4 T + S | 2295 | A-1404 |
| 50 | A | 15th Floor | 4 BHK + 4 T + S + F | 2335 | A-1501 |
| 51 | A | 15th Floor | 4 BHK + 4 T + S + F | 2335 | A-1502 |
| 52 | A | 15th Floor | 4 BHK + 4 T + S | 2295 | A-1503 |
| 53 | A | 15th Floor | 4 BHK + 4 T + S | 2295 | A-1504 |
| 54 | A | 16th Floor | 4 BHK + 4 T + S + F | 2335 | A-1601 |
| 55 | A | 16th Floor | 4 BHK + 4 T + S + F | 2335 | A-1602 |
| 56 | A | 16th Floor | 4 BHK + 4 T + S | 2295 | A-1603 |
| 57 | A | 16th Floor | 4 BHK + 4 T + S | 2295 | A-1604 |
| 58 | B | Ground Floor | 3 BHK + 3T | 1620 | B-001 |
| 59 | B | Ground Floor | 3 BHK + 3T | 1620 | B-004 |
| 60 | B | 1st Floor | 3 BHK + 3T + F | 1645 | B-102 |
| 61 | B | 1st Floor | 3 BHK + 3T + F | 1645 | B-103 |
| 62 | B | 1st Floor | 3 BHK + 3T | 1620 | B-104 |
| 63 | B | 2nd Floor | 3 BHK + 3T | 1620 | B-201 |
| 64 | B | 2nd Floor | 3 BHK + 3T + F | 1645 | B-202 |
| 65 | B | 2nd Floor | 3 BHK + 3T + F | 1645 | B-203 |
| 66 | B | 2nd Floor | 3 BHK + 3T | 1620 | B-204 |
| 67 | B | 3rd Floor | 3 BHK + 3T | 1620 | B-301 |

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| 68 | B | 3rd Floor | 3 BHK + 3T + F | 1645 | B-302 |
| 69 | B | 3rd Floor | 3 BHK + 3T + F | 1645 | B-303 |
| 70 | B | 3rd Floor | 3 BHK + 3T | 1620 | B-304 |
| 71 | B | 4th Floor | 3 BHK + 3T | 1620 | B-401 |
| 72 | B | 4th Floor | 3 BHK + 3T + F | 1645 | B-402 |
| 73 | B | 4th Floor | 3 BHK + 3T + F | 1645 | B-403 |
| 74 | B | 4th Floor | 3 BHK + 3T | 1620 | B-404 |
| 75 | B | 5th Floor | 3 BHK + 3T | 1620 | B-501 |
| 76 | B | 5th Floor | 3 BHK + 3T + F | 1645 | B-502 |
| 77 | B | 5th Floor | 3 BHK + 3T + F | 1645 | B-503 |
| 78 | B | 5th Floor | 3 BHK + 3T | 1620 | B-504 |
| 79 | B | 6th Floor | 3 BHK + 3T | 1620 | B-601 |
| 80 | B | 6th Floor | 3 BHK + 3T + F | 1645 | B-602 |
| 81 | B | 6th Floor | 3 BHK + 3T + F | 1645 | B-603 |
| 82 | B | 6th Floor | 3 BHK + 3T | 1620 | B-604 |
| 83 | B | 7th Floor | 3 BHK + 3T | 1620 | B-701 |
| 84 | B | 7th Floor | 3 BHK + 3T + F | 1645 | B-702 |
| 85 | B | 7th Floor | 3 BHK + 3T + F | 1645 | B-703 |
| 86 | B | 7th Floor | 3 BHK + 3T | 1620 | B-704 |
| 87 | B | 8th Floor | 3 BHK + 3T | 1620 | B-801 |
| 88 | B | 8th Floor | 3 BHK + 3T + F | 1645 | B-802 |
| 89 | B | 8th Floor | 3 BHK + 3T + F | 1645 | B-803 |
| 90 | B | 8th Floor | 3 BHK + 3T | 1620 | B-804 |
| 91 | B | 9th Floor | 3 BHK + 3T | 1620 | B-901 |
| 92 | B | 9th Floor | 3 BHK + 3T + F | 1645 | B-902 |
| 93 | B | 9th Floor | 3 BHK + 3T + F | 1645 | B-903 |
| 94 | B | 9th Floor | 3 BHK + 3T | 1620 | B-904 |
| 95 | B | 10th Floor | 3 BHK + 3T + F | 1645 | B-1002 |
| 96 | B | 10th Floor | 3 BHK + 3T + F | 1645 | B-1003 |
| 97 | B | 10th Floor | 3 BHK + 3T | 1620 | B-1004 |
| 98 | B | 11th Floor | 3 BHK + 3T + F | 1645 | B-1102 |
| 99 | B | 11th Floor | 3 BHK + 3T + F | 1645 | B-1103 |
| 100 | B | 11th Floor | 3 BHK + 3T | 1620 | B-1104 |
| 101 | B | 12th Floor | 3 BHK + 3T + F | 1645 | B-1202 |
| 102 | B | 12th Floor | 3 BHK + 3T + F | 1645 | B-1203 |
| 103 | B | 12th Floor | 3 BHK + 3T | 1620 | B-1204 |
| 104 | B | 14th Floor | 3 BHK + 3T | 1620 | B-1401 |
| 105 | B | 14th Floor | 3 BHK + 3T + F | 1645 | B-1402 |
| 106 | B | 14th Floor | 3 BHK + 3T + F | 1645 | B-1403 |
| 107 | B | 14th Floor | 3 BHK + 3T | 1620 | B-1404 |
| 108 | B | 15th Floor | 3 BHK + 3T | 1620 | B-1501 |
| 109 | B | 15th Floor | 3 BHK + 3T + F | 1645 | B-1502 |
| 110 | B | 15th Floor | 3 BHK + 3T + F | 1645 | B-1503 |
| 111 | B | 15th Floor | 3 BHK + 3T | 1620 | B-1504 |

For Golfgreen Mansions Pvt. Ltd.

Director

TATA

| | | | | | |
|---|---|---|---|---|---|
| 112 | B | 16th Floor | 3 BHK + 3T | 1620 | B-1601 |
| 113 | B | 16th Floor | 3 BHK + 3T + F | 1645 | B-1602 |
| 114 | B | 16th Floor | 3 BHK + 3T + F | 1645 | B-1603 |
| 115 | B | 16th Floor | 3 BHK + 3T | 1620 | B-1604 |
| 116 | B | 17th Floor | 3 BHK + 3T | 1620 | B-1701 |
| 117 | B | 17th Floor | 3 BHK + 3T + F | 1645 | B-1702 |
| 118 | B | 17th Floor | 3 BHK + 3T + F | 1645 | B-1703 |
| 119 | B | 17th Floor | 3 BHK + 3T | 1620 | B-1704 |
| 120 | B | 18th Floor | 3 BHK + 3T | 1620 | B-1801 |
| 121 | B | 18th Floor | 3 BHK + 3T + F | 1645 | B-1802 |
| 122 | B | 18th Floor | 3 BHK + 3T + F | 1645 | B-1803 |
| 123 | B | 18th Floor | 3 BHK + 3T | 1620 | B-1804 |
| 124 | B | 19th Floor | 3 BHK + 3T | 1620 | B-1901 |
| 125 | B | 19th Floor | 3 BHK + 3T + F | 1645 | B-1902 |
| 126 | B | 19th Floor | 3 BHK + 3T + F | 1645 | B-1903 |
| 127 | B | 19th Floor | 3 BHK + 3T | 1620 | B-1904 |
| 128 | B | 20th Floor | 3 BHK + 3T | 1620 | B-2001 |
| 129 | B | 20th Floor | 3 BHK + 3T + F | 1645 | B-2002 |
| 130 | B | 20th Floor | 3 BHK + 3T + F | 1645 | B-2003 |
| 131 | B | 20th Floor | 3 BHK + 3T | 1620 | B-2004 |
| 132 | C | Ground Floor | 3 BHK + 3T | 1620 | C-001 |
| 133 | C | Ground Floor | 3 BHK + 3T | 1620 | C-004 |
| 134 | C | 1st Floor | 3 BHK + 3T | 1620 | C-101 |
| 135 | C | 1st Floor | 3 BHK + 3T + F | 1645 | C-102 |
| 136 | C | 1st Floor | 3 BHK + 3T + F | 1645 | C-103 |
| 137 | C | 2nd Floor | 3 BHK + 3T | 1620 | C-201 |
| 138 | C | 2nd Floor | 3 BHK + 3T + F | 1645 | C-202 |
| 139 | C | 2nd Floor | 3 BHK + 3T + F | 1645 | C-203 |
| 140 | C | 2nd Floor | 3 BHK + 3T | 1620 | C-204 |
| 141 | C | 3rd Floor | 3 BHK + 3T | 1620 | C-301 |
| 142 | C | 3rd Floor | 3 BHK + 3T + F | 1645 | C-302 |
| 143 | C | 3rd Floor | 3 BHK + 3T + F | 1645 | C-303 |
| 144 | C | 3rd Floor | 3 BHK + 3T | 1620 | C-304 |
| 145 | C | 4th Floor | 3 BHK + 3T | 1620 | C-401 |
| 146 | C | 4th Floor | 3 BHK + 3T + F | 1645 | C-402 |
| 147 | C | 4th Floor | 3 BHK + 3T + F | 1645 | C-403 |
| 148 | C | 4th Floor | 3 BHK + 3T | 1620 | C-404 |
| 149 | C | 5th Floor | 3 BHK + 3T | 1620 | C-501 |
| 150 | C | 5th Floor | 3 BHK + 3T + F | 1645 | C-502 |
| 151 | C | 5th Floor | 3 BHK + 3T + F | 1645 | C-503 |
| 152 | C | 6th Floor | 3 BHK + 3T | 1620 | C-601 |
| 153 | C | 6th Floor | 3 BHK + 3T + F | 1645 | C-602 |
| 154 | C | 6th Floor | 3 BHK + 3T + F | 1645 | C-603 |
| 155 | C | 7th Floor | 3 BHK + 3T | 1620 | C-701 |

For Golfgreen Mansions Pvt. Ltd.

Director

TATA

| | | | | | |
|---|---|---|---|---|---|
| 156 | C | 7th Floor | 3 BHK + 3T + F | 1645 | C-702 |
| 157 | C | 7th Floor | 3 BHK + 3T + F | 1645 | C-703 |
| 158 | C | 7th Floor | 3 BHK + 3T | 1620 | C-704 |
| 159 | C | 8th Floor | 3 BHK + 3T | 1620 | C-801 |
| 160 | C | 8th Floor | 3 BHK + 3T + F | 1645 | C-802 |
| 161 | C | 8th Floor | 3 BHK + 3T + F | 1645 | C-803 |
| 162 | C | 9th Floor | 3 BHK + 3T | 1620 | C-901 |
| 163 | C | 9th Floor | 3 BHK + 3T + F | 1645 | C-902 |
| 164 | C | 9th Floor | 3 BHK + 3T + F | 1645 | C-903 |
| 165 | C | 9th Floor | 3 BHK + 3T | 1620 | C-904 |
| 166 | C | 10th Floor | 3 BHK + 3T | 1620 | C-1001 |
| 167 | C | 10th Floor | 3 BHK + 3T + F | 1645 | C-1002 |
| 168 | C | 10th Floor | 3 BHK + 3T + F | 1645 | C-1003 |
| 169 | C | 10th Floor | 3 BHK + 3T | 1620 | C-1004 |
| 170 | C | 11th Floor | 3 BHK + 3T | 1620 | C-1101 |
| 171 | C | 11th Floor | 3 BHK + 3T + F | 1645 | C-1102 |
| 172 | C | 11th Floor | 3 BHK + 3T + F | 1645 | C-1103 |
| 173 | C | 11th Floor | 3 BHK + 3T | 1620 | C-1104 |
| 174 | C | 12th Floor | 3 BHK + 3T | 1620 | C-1201 |
| 175 | C | 12th Floor | 3 BHK + 3T + F | 1645 | C-1202 |
| 176 | C | 12th Floor | 3 BHK + 3T + F | 1645 | C-1203 |
| 177 | C | 12th Floor | 3 BHK + 3T | 1620 | C-1204 |
| 178 | C | 14th Floor | 3 BHK + 3T | 1620 | C-1401 |
| 179 | C | 14th Floor | 3 BHK + 3T + F | 1645 | C-1402 |
| 180 | C | 14th Floor | 3 BHK + 3T + F | 1645 | C-1403 |
| 181 | C | 14th Floor | 3 BHK + 3T | 1620 | C-1404 |
| 182 | C | 15th Floor | 3 BHK + 3T + F | 1645 | C-1502 |
| 183 | C | 15th Floor | 3 BHK + 3T + F | 1645 | C-1503 |
| 184 | C | 15th Floor | 3 BHK + 3T | 1620 | C-1504 |
| 185 | C | 16th Floor | 3 BHK + 3T | 1620 | C-1601 |
| 186 | C | 16th Floor | 3 BHK + 3T + F | 1645 | C-1602 |
| 187 | C | 16th Floor | 3 BHK + 3T + F | 1645 | C-1603 |
| 188 | C | 16th Floor | 3 BHK + 3T | 1620 | C-1604 |
| 189 | C | 17th Floor | 3 BHK + 3T | 1620 | C-1701 |
| 190 | C | 17th Floor | 3 BHK + 3T + F | 1645 | C-1702 |
| 191 | C | 17th Floor | 3 BHK + 3T + F | 1645 | C-1703 |
| 192 | C | 17th Floor | 3 BHK + 3T | 1620 | C-1704 |
| 193 | C | 18th Floor | 3 BHK + 3T | 1620 | C-1801 |
| 194 | C | 18th Floor | 3 BHK + 3T + F | 1645 | C-1802 |
| 195 | C | 18th Floor | 3 BHK + 3T + F | 1645 | C-1803 |
| 196 | C | 18th Floor | 3 BHK + 3T | 1620 | C-1804 |
| 197 | C | 19th Floor | 3 BHK + 3T | 1620 | C-1901 |
| 198 | C | 19th Floor | 3 BHK + 3T + F | 1645 | C-1902 |
| 199 | C | 19th Floor | 3 BHK + 3T + F | 1645 | C-1903 |

For Golfgreen Mansions Pvt. Ltd.

Director

TATA

| | | | | | |
|---|---|---|---|---|---|
| 200 | C | 19th Floor | 3 BHK + 3T | 1620 | C-1904 |
| 201 | C | 20th Floor | 3 BHK + 3T | 1620 | C-2001 |
| 202 | C | 20th Floor | 3 BHK + 3T + F | 1645 | C-2002 |
| 203 | C | 20th Floor | 3 BHK + 3T + F | 1645 | C-2003 |
| 204 | C | 20th Floor | 3 BHK + 3T | 1620 | C-2004 |
| 205 | D | 1st Floor | 2 BHK + 2T + S+ F | 1385 | D-101 |
| 206 | D | 1st Floor | 2 BHK + 2 T + F | 1245 | D-102 |
| 207 | D | 1st Floor | 2 BHK + 2 T + F | 1245 | D-104 |
| 208 | D | 1st Floor | 2 BHK + 2T + S+ F | 1385 | D-105 |
| 209 | D | 2nd Floor | 2 BHK + 2T + S+ F | 1385 | D-201 |
| 210 | D | 2nd Floor | 2 BHK + 2 T + F | 1245 | D-202 |
| 211 | D | 2nd Floor | 2 BHK | 1180 | D-203 |
| 212 | D | 2nd Floor | 2 BHK + 2 T + F | 1245 | D-204 |
| 213 | D | 2nd Floor | 2 BHK + 2T + S+ F | 1385 | D-205 |
| 214 | D | 3rd Floor | 2 BHK + 2T + S+ F | 1385 | D-301 |
| 215 | D | 3rd Floor | 2 BHK + 2 T + F | 1245 | D-302 |
| 216 | D | 3rd Floor | 2 BHK | 1180 | D-303 |
| 217 | D | 3rd Floor | 2 BHK + 2 T + F | 1245 | D-304 |
| 218 | D | 3rd Floor | 2 BHK + 2T + S+ F | 1385 | D-305 |
| 219 | D | 4th Floor | 2 BHK + 2T + S+ F | 1385 | D-401 |
| 220 | D | 4th Floor | 2 BHK + 2 T + F | 1245 | D-402 |
| 221 | D | 4th Floor | 2 BHK | 1180 | D-403 |
| 222 | D | 4th Floor | 2 BHK + 2 T + F | 1245 | D-404 |
| 223 | D | 5th Floor | 2 BHK + 2T + S+ F | 1385 | D-501 |
| 224 | D | 5th Floor | 2 BHK + 2 T + F | 1245 | D-502 |
| 225 | D | 5th Floor | 2 BHK | 1180 | D-503 |
| 226 | D | 5th Floor | 2 BHK + 2 T + F | 1245 | D-504 |
| 227 | D | 5th Floor | 2 BHK + 2T + S+ F | 1385 | D-505 |
| 228 | D | 6th Floor | 2 BHK + 2T + S+ F | 1385 | D-601 |
| 229 | D | 6th Floor | 2 BHK + 2 T + F | 1245 | D-602 |
| 230 | D | 6th Floor | 2 BHK | 1180 | D-603 |
| 231 | D | 6th Floor | 2 BHK + 2 T + F | 1245 | D-604 |
| 232 | D | 7th Floor | 2 BHK + 2T + S+ F | 1385 | D-701 |
| 233 | D | 7th Floor | 2 BHK + 2 T + F | 1245 | D-702 |
| 234 | D | 7th Floor | 2 BHK | 1180 | D-703 |
| 235 | D | 7th Floor | 2 BHK + 2 T + F | 1245 | D-704 |
| 236 | D | 8th Floor | 2 BHK + 2T + S+ F | 1385 | D-801 |
| 237 | D | 8th Floor | 2 BHK + 2 T + F | 1245 | D-802 |
| 238 | D | 8th Floor | 2 BHK | 1180 | D-803 |
| 239 | D | 8th Floor | 2 BHK + 2 T + F | 1245 | D-804 |
| 240 | D | 8th Floor | 2 BHK + 2T + S+ F | 1385 | D-805 |
| 241 | D | 9th Floor | 2 BHK + 2T + S+ F | 1385 | D-901 |
| 242 | D | 9th Floor | 2 BHK + 2 T + F | 1245 | D-902 |
| 243 | D | 9th Floor | 2 BHK | 1180 | D-903 |

For Golfgreen Mansions Pvt. Ltd.

Director

| | | | | | |
|---|---|---|---|---|---|
| 244 | D | 9th Floor | 2 BHK + 2 T + F | 1245 | D-904 |
| 245 | D | 9th Floor | 2 BHK + 2T + S+ F | 1385 | D-905 |
| 246 | D | 10th Floor | 2 BHK + 2T + S+ F | 1385 | D-1001 |
| 247 | D | 10th Floor | 2 BHK | 1180 | D-1003 |
| 248 | D | 10th Floor | 2 BHK + 2 T + F | 1245 | D-1004 |
| 249 | D | 11th Floor | 2 BHK + 2T + S+ F | 1385 | D-1101 |
| 250 | D | 11th Floor | 2 BHK + 2 T + F | 1245 | D-1102 |
| 251 | D | 11th Floor | 2 BHK | 1180 | D-1103 |
| 252 | D | 11th Floor | 2 BHK + 2 T + F | 1245 | D-1104 |
| 253 | D | 11th Floor | 2 BHK + 2T + S+ F | 1385 | D-1105 |
| 254 | D | 12th Floor | 2 BHK + 2T + S+ F | 1385 | D-1201 |
| 255 | D | 12th Floor | 2 BHK + 2 T + F | 1245 | D-1202 |
| 256 | D | 12th Floor | 2 BHK | 1180 | D-1203 |
| 257 | D | 12th Floor | 2 BHK + 2 T + F | 1245 | D-1204 |
| 258 | D | 14th Floor | 2 BHK + 2T + S+ F | 1385 | D-1401 |
| 259 | D | 14th Floor | 2 BHK + 2 T + F | 1245 | D-1402 |
| 260 | D | 14th Floor | 2 BHK | 1180 | D-1403 |
| 261 | D | 14th Floor | 2 BHK + 2 T + F | 1245 | D-1404 |
| 262 | D | 15th Floor | 2 BHK + 2T + S+ F | 1385 | D-1501 |
| 263 | D | 15th Floor | 2 BHK + 2 T + F | 1245 | D-1502 |
| 264 | D | 15th Floor | 2 BHK | 1180 | D-1503 |
| 265 | D | 15th Floor | 2 BHK + 2 T + F | 1245 | D-1504 |
| 266 | D | 16th Floor | 2 BHK + 2T + S+ F | 1385 | D-1601 |
| 267 | D | 16th Floor | 2 BHK + 2 T + F | 1245 | D-1602 |
| 268 | D | 16th Floor | 2 BHK | 1180 | D-1603 |
| 269 | D | 16th Floor | 2 BHK + 2 T + F | 1245 | D-1604 |
| 270 | D | 16th Floor | 2 BHK + 2T + S+ F | 1385 | D-1605 |
| 271 | D | 17th Floor | 2 BHK + 2T + S+ F | 1385 | D-1701 |
| 272 | D | 17th Floor | 2 BHK + 2 T + F | 1245 | D-1702 |
| 273 | D | 17th Floor | 2 BHK | 1180 | D-1703 |
| 274 | D | 17th Floor | 2 BHK + 2 T + F | 1245 | D-1704 |
| 275 | D | 18th Floor | 2 BHK + 2T + S+ F | 1385 | D-1801 |
| 276 | D | 18th Floor | 2 BHK + 2 T + F | 1245 | D-1802 |
| 277 | D | 19th Floor | 2 BHK + 2T + S+ F | 1385 | D-1901 |
| 278 | D. | 19th Floor | 2 BHK + 2 T + F | 1245 | D-1902 |
| 279 | D | 19th Floor | 2 BHK | 1180 | D-1903 |
| 280 | D | 19th Floor | 2 BHK + 2 T + F | 1245 | D-1904 |
| 281 | D | 19th Floor | 2 BHK + 2T + S+ F | 1385 | D-1905 |
| 282 | D | 20th Floor | 2 BHK + 2T + S+ F | 1385 | D-2001 |
| 283 | D | 20th Floor | 2 BHK + 2 T + F | 1245 | D-2002 |
| 284 | D | 20th Floor | 2 BHK | 1180 | D-2003 |
| 285 | D | 20th Floor | 2 BHK + 2 T + F | 1245 | D-2004 |
| 286 | D | 20th Floor | 2 BHK + 2T + S+ F | 1385 | D-2005 |
| | | | **Total** | **477,020** | |

For Golfgreen Mansions Pvt. Ltd.

Director

TATA

**This sanction letter super cedes all other previous sanction letters issued or communications made for this facility.**

Cash Flows:

| Projected Cash Flow (Rs. In Crs) | | Till date | | | | | Year 2 | | | | Year 3 | | | | Year 4 | | | Year 5 | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Total |
| No. of units projected to be sold (#) | | 24 | 12 | 15 | 18 | 22 | 18 | 16 | 22 | 15 | 18 | 18 | 18 | 18 | 15 | 15 | 15 | 31 | 310 |
| Sales Value (Crs) | | 1.17 | 2.06 | 2.99 | 4.57 | 6.25 | 7.89 | 8.95 | 11.45 | 11.61 | 13.13 | 14.50 | 15.87 | 17.23 | 16.99 | 16.61 | 17.71 | 28.80 | 197.78 |
| *Inflow* | | | | | | | | | | | | | | | | | | | |
| Expected Collections from units sold (Crs) | | 1.17 | 1.23 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 1.07 | 1.07 | 16.51 |
| Capitalization from sold units (Crs) | A | | 0.25 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.18 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.32 | 0.38 | 0.38 | 4.22 |
| Expected Coller[illegible] from unsold [illegible] (Crs) | | | 0.84 | 2.07 | 3.65 | 5.33 | 6.97 | 8.03 | 10.53 | 10.69 | 12.21 | 13.58 | 14.95 | 16.31 | 16.07 | 15.69 | 16.64 | 27.73 | 181.27 |
| Capitalization from unsold units (Crs) | B | | 0.17 | 0.41 | 0.73 | 1.07 | 1.39 | 1.61 | 2.11 | 2.14 | 4.27 | 2.72 | 2.99 | 3.26 | 3.21 | 3.14 | 3.33 | 5.55 | 38.08 |
| **Total collections (Rs Cr)** | | 1.17 | 2.06 | 2.99 | 4.57 | 6.25 | 7.89 | 8.95 | 11.45 | 11.61 | 13.13 | 14.50 | 15.87 | 17.23 | 16.99 | 16.61 | 17.71 | 28.80 | 197.78 |
| CF loan disbursement (Crs) | | 0.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 5.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 45.00 |
| Promoter Contribution (Crs) | | 35.15 | 1.66 | 1.66 | 1.66 | 1.66 | 1.66 | 1.63 | 1.63 | 1.63 | 1.63 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 50.00 |
| **Total Inflow** | C | 36.32 | 7.06 | 7.99 | 9.57 | 11.25 | 12.89 | 13.95 | 16.45 | 16.61 | 18.13 | 14.50 | 15.87 | 17.23 | 16.99 | 16.61 | 17.71 | 28.80 | 277.93 |
| *Outflow* | | | | | | | | | | | | | | | | | | | |
| Land cost | | 23.00 | 0.00 | 0.44 | 0.00 | 0.00 | 0.42 | 0.00 | 0.41 | 0.71 | 0.40 | 0.00 | 0.39 | 0.71 | 0.37 | 0.00 | 0.36 | 3.39 | 30.50 |
| Project cost (other than land and interest) (Crs) | | 13.32 | 1.82 | 5.44 | 5.44 | 5.85 | 6.25 | 7.09 | 7.09 | 7.02 | 7.02 | 6.24 | 6.24 | 7.15 | 6.34 | 4.20 | 4.20 | 3.79 | 104.52 |
| **Total Outflow** | D | 36.32 | 1.82 | 5.88 | 5.44 | 5.85 | 6.67 | 7.09 | 7.50 | 7.73 | 7.42 | 6.24 | 6.63 | 7.86 | 6.72 | 4.20 | 4.56 | 7.18 | 135.12 |
| *Repayment* | | | | | | | | | | | | | | | | | | | |
| Interest (Crs) | | 0.00 | 0.09 | 0.26 | 0.44 | 0.61 | 0.79 | 0.96 | 1.14 | 1.31 | 1.39 | 1.28 | 1.08 | 0.89 | 0.69 | 0.49 | 0.30 | 0.10 | 11.81 |
| Principal (Crs) | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | (0.36) | 1.19 | 0.92 | 0.65 | 0.69 | 0.77 | 0.53 | (1.69) | 2.69 |
| Total Capitalization (Crs) | A + B | 0.00 | 0.41 | 0.60 | 0.91 | 1.25 | 1.58 | 1.79 | 2.29 | 2.32 | 4.59 | 3.04 | 3.31 | 3.59 | 3.54 | 3.46 | 3.70 | 5.92 | 42.31 |
| **Total R[illegible]yment** | E | **0.00** | **0.50** | **0.86** | **1.35** | **1.86** | **2.36** | **2.75** | **3.43** | **3.63** | **5.62** | **5.51** | **5.31** | **5.12** | **4.92** | **4.72** | **4.53** | **4.33** | **56.81** |
| | | 0.00 | (0.00) | 4.74 | 5.99 | 8.77 | 12.31 | 16.16 | 20.27 | 25.79 | 31.03 | 36.12 | 38.86 | 42.79 | 47.04 | 52.40 | 60.08 | 68.71 | |
| *Net Cash Flow (Crs)* | C - D - E | (0.00 ) | 4.74 | 5.99 | 8.77 | 12.31 | 16.16 | 20.27 | 25.79 | 31.03 | 36.12 | 38.86 | 42.79 | 47.04 | 52.40 | 60.08 | 68.71 | 86.00 | |
| *Loan repayment* | | 0.00 | 0.41 | 0.60 | 0.91 | 1.25 | 1.58 | 1.79 | 2.29 | 2.32 | 4.23 | 4.23 | 4.23 | 4.23 | 4.23 | 4.23 | 4.23 | 4.23 | |
| *Loan Outstanding* | | ·0.00 | 4.59 | 8.99 | 13.07 | 16.82 | 20.25 | 23.46 | 26.17 | 28.84 | 29.61 | 25.38 | 21.15 | 16.92 | 12.69 | 8.46 | 4.23 | 0.00 | |

Please endorse your signature at the foot of this letter in acknowledgement and acceptance of the terms and conditions of this letter.

Unsealed

Yours truly,

Pramod Bahl

For Golfgreen Mansions Pvt. Ltd.

Director

For Tata Capital Housing Finance Limited

For TATA CAPITAL HOUSING FINANCE LTD.

Authorised Signatory

Name:

Designation: SUNNY CHUG

SR. TERRITORY SALES MANAGER

**Accepted by**

| | |
|---|---|
| M/s Golfgreen Mansions Private Limited | For Golfgreen Mansions Pvt. Ltd. Director |
| Mr. Vikas Gupta | |
| Mr. Umashanker | |
| Mr. Pramod Bahl | Pramod Bahl |
| Mr. Vinod Bahl | |