



SBI

भारतीय स्टेट बैंक
भारतीय स्टेट बैंक
State Bank of India

LETTER OF ARRANGEMENT

(To be issued in duplicate)

To,

M/s Calyx Lenora Realty LLP
CalyxHouse, Milennium Star Extension Building,
Next to Ruby Hall Clinic, Dhole Patil Road,
Pune - 411001.

SBI/SIB/ADV/2018-19/90

Date: 28.11.2018

Dear Sir,

ADVANCES TO SME SEGMENT SANCTION OF CREDIT FACILITIES

With reference to your application dated 02/08/2018 requesting us for sanction / renewal of Working Capital Limits and / or Term Loan Limits at existing / enhanced levels and subsequent correspondence in this regard, we have pleasure in advising sanction of the following credit facilities, which are available subject to your acceptance / fulfilment of the Terms and Conditions detailed in Annexures A to H:



M/s Calyx Lenora Realty LLP For M/s. Calyx Lenora Realty LLP <i>Gaurav Somani</i> Authorized Signatory Mr. Gaurav Sunil Somani Authorized Signatory	M/s Calyx Spaces LLP For Calyx Spaces LLP <i>Nitin Shrikisan Jajoo</i> Partner Mr. Nitin Shrikisan Jajoo Partner
M/s Calyx Lenora Developers LLP For M/s. Calyx Lenora Developers LLP <i>Gaurav Somani</i> Authorized Signatory Mr. Gaurav Sunil Somani Authorized Signatory	M/s Lenora Landmark LLP For M/s Lenora Landmark LLP <i>Sham Bhagwandas Laddha</i> Partner Mr. Sham Bhagwandas Laddha Partner

● bank.sbi
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 ☎ +91 020 25514634
 ✉ sbi.04726@sbi.co.in

लघु उद्योग शाखा पुणे (04726)
 ५६२/७, रिक्टर व्ह्यू अपार्टमेंट,
 काँग्रेस भवन रोड, सावरकर भवन के
 सामने, शिवाजी नगर, पुणे ४११ ००५.

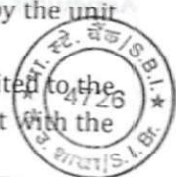
लघु उद्योग शाखा पुणे (०४७२६)
 ५६२/७, रिक्टर व्ह्यू अपार्टमेंट,
 काँग्रेस भवन रोड, सावरकर भवन के
 सामने, शिवाजी नगर, पुणे ४११ ००५.

Small Industries Branch (Pune) (04726)
 562/7, River View Apartment
 Congress Bhavan Road, Opp. Sawarkar
 Bhavan, Shivaji Nagar, Pune - 411 005.

SN	FACILITY	LIMIT (Rs in Crores)
A] FUND BASED LIMITS:		
A	Project Specific Term Loan Limits of Rs. 28.00 Crores (including a sub limit of Rs. 8.40 Crores i.e. 30.00% of the total facility, by way of dropline overdraft facility) for a tenor of 60 months (including moratorium period of 30 months) for construction of Project Atulya situated at Wadmukhwadi, Pune.	28.00
Total of Fund Based Limits		28.00
B] NON-FUND BASED LIMITS:		
A	Letter of Credit	0.00
B	Bank Guarantee	0.00
Total of Non-Fund Based Limits		0.00
TOTAL LIMITS		28.00

Above facility has been sanctioned to you subject to following terms & conditions:

1. CA Certificate certifying upfront infusion of promoter's contribution of Rs 12 Crores to be submitted before disbursement.
2. An undertaking stating that the promoter's contribution infused as Capital / USL shall not be withdrawn during the currency of our loan.
3. All statutory approval / permissions from local/Govt. Bodies including RERA registration for all the buildings considered in the project cost to be in place.
4. Certificate from Chartered Engineer to be submitted for end use of funds.
5. The LLP is advised not to maintain/open accounts with any other bank during the currency of our loan and all transactions to be routed through the account opened with State Bank of India only.
6. The Bank shall have the Right of First Refusal in respect of any Home Loans generated from the sale of the flats in the proposed project. Failure on to comply with this stipulation would entail 2% penal interest on the entire outstanding.
7. MOU for APF to be executed for the project to ensure atleast 50% of the housing loan business is booked with us.
8. NOC to builder to permit prospective buyers to avail loans from other banks to be issued only after approval of DGM (B&O), Zonal Office, Pune.
9. RERA Account to be opened with our Bank only and all advances/sale proceeds received by the unit in respect of the said Project are to be credited to this account.
10. All advances/sale proceeds received by the unit in respect of the said Project are to be credited to the separate Escrow Account to be opened for the purpose by executing an Escrow Agreement with the bank as per RERA Guidelines.



M/s Calyx Lenora Realty LLP For M/s. Calyx Lenora Realty LLP Authorized Signatory Mr. Gaurav Sunil Somani Authorized Signatory	M/s Calyx Spaces LLP For Calyx Spaces LLP Partner Mr. Nitin Shrikisan Jajoo Partner	M/s Calyx Lenora Developers LLP For M/s. Calyx Lenora Developers LLP Authorized Signatory Mr. Gaurav Sunil Somani Authorized Signatory	M/s Lenora Landmark LLP For M/s Lenora Landmark LLP Partner Mr. Sham Bhagwandas Laddha Partner
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11. Disbursement of the loan will be strictly in conformity with the Cash Budget/progress of the project and any shortfall in the expected advances from prospective clients is to be met by way of additional Promoters' contribution.
12. Interest to be paid as and when applied.
13. 15.00% of sales proceeds received will be adjusted towards build up of DSRA and subsequent repayment irrespective of repayment schedule. DSRA equivalent to minimum 3 months interest and one instalment of Rs3.75 cr and to be built up from receipts of customers during moratorium period and before commencement of instalments.
14. A board displaying Bank's Charge should be prominently affixed at project site.

We are forwarding this letter in duplicate along with Annexures A to H and shall be glad if you return to us the originals duly signed by you and the guarantors in token of having accepted the Terms and Conditions, below the words "We Accept" appearing at the end of the Annexures and retain the duplicate thereof for your record.

Thereafter, you may call on us with the guarantors, preferably with prior appointment, to execute the documents in this regard.

Assuring you of our best services at all times.

Yours faithfully,

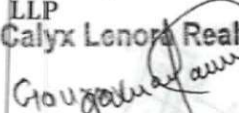
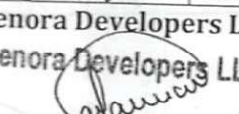
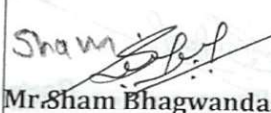
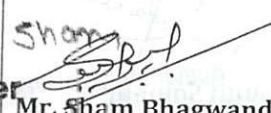


SHAHBAZ ZAFAR

RELATIONSHIP MANAGER (Real Estates)

Encl.: Terms and Conditions - Annexures A to H



M/s Calyx Lenora Realty LLP For M/s. Calyx Lenora Realty LLP  Authorized Signatory Mr. Gaurav Sunil Somani Authorized Signatory	M/s Calyx Spaces LLP For Calyx Spaces LLP  Partner Mr. Nitin Shrikisan Jajoo Partner	M/s Calyx Lenora Developers LLP For M/s. Calyx Lenora Developers LLP  Authorized Signatory Mr. Gaurav Sunil Somani Authorized Signatory	M/s Lenora Landmark LLP For M/s Lenora Landmark LLP  Partner Mr. Sham Bhagwandas Laddha Partner	M/s Lenora Landmark LLP For M/s Lenora Landmark LLP  Partner Mr. Sham Bhagwandas Laddha Partner
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