

Final Sanction Letter

Registered Office:

Express Building, 3rd Floor, 9-10,
Bahadur Shah Zafar Marg, New
Delhi-110002

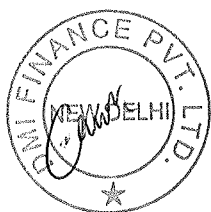
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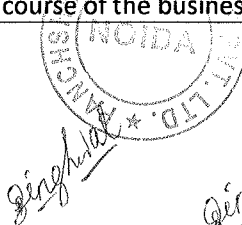
email: dmi@dmifinance.in

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Date	23rd November 2021
S. No.	DMI/SL/DMI0011774279/01
Lender	DMI Finance Private Limited
Advisor	DMI Capital Private Limited
Borrower (s)	Panchsheel Buildtech Private Limited
Background - The Borrower is engaged in the business of promotion, development and construction of real estate. - The Borrower has approached the Advisor for seeking a financial assistance for an amount of Rs 50,00,00,000 (Fifty Crore only) ("Loan Facility") with group peak exposure of Rs 125,00,00,000 (One Hundred and Twenty-Five Crore only). - The Advisor will organise and be responsible for coordinating and commissioning necessary legal and technical due diligences - The Advisor has identified the Lender and the Lender is willing to grant the Loan Facility as per the broad terms and conditions specified in this Sanction Letter.	
The Transaction	
Loan Facility	The Lender shall grant to the Borrower a Loan Facility of Rs 50,00,00,000 (Fifty Crore) as per the terms and conditions stated below.
Purpose	The purpose of Loan Facility is as follows: - Upto Rs 15.1 cr towards refinance of loan from PNBHFL. - Balance towards construction finance of Project 1. This is subject to some restrictions including 1) no dues to promoters, directors or any other entities/persons related to promoters or directors may be repaid with this money, and 2) this money shall not be utilized in investing in the stock market or acquiring the securities of another company except in the normal course of the business of real estate development.



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For Panchsheel Buildtech Pvt. Ltd.
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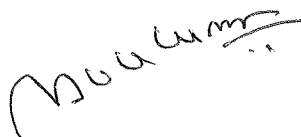
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Interest	The Company shall, until the Loan Facility is fully repaid, pay to the Lender, interest on the amounts of the Loan Facility outstanding from time to time at the rate of 17.0% p.a. The interest shall be paid in monthly installments commencing from day of disbursement.
Tenure	60 months
Availability Period	59 months
Repayment	Repayment will begin amortizing after month 30 from the day of the first disbursement and thereafter, payments will be made in equated monthly installments.
Penal Interest	Penal interest at the rate of 10% p.a. in addition to the applicable interest rate shall be charged on all outstanding amounts and the defaulted amount.
Additional Interest	If conditions of an event of default other than the default in the payment of any due amount exist, the lender, at its sole discretion, may choose to impose an additional interest of 3% p.a. on all outstanding amounts instead of invoking default for the period during which the conditions persist.
Additional Interest-2	The Company will pay Additional Interest-2 of Rs 24 lacs, within 2 months of the first disbursement or 15 th March 2022, whichever is earlier.
Interest tax, other levies and duties	All rates of interest mentioned in this Sanction Letter are exclusive of interest tax and/or any such other levies / duties. Such interest tax / other levies / duties, if any, applicable, shall be payable by the Borrower to the Lender over and above the rates mentioned herein above.
Processing Fees:	The Borrower shall pay to the Advisor a onetime non-refundable and non-adjustable processing fee of 1.0% of the sanctioned Loan Facility. Applicable taxes will be charged extra will be paid each time such fee is being paid.
Upfront Fees:	The Borrower shall pay to the Advisor non-refundable fees of 0.5% of the Loan Facility on signing of this Sanction Letter. Remaining processing fee shall be payable before the first disbursement of the loan. The upfront fee paid shall be adjusted against the Processing Fee.
Expenses:	All expenses related to advisors for diligences (legal, technical, valuation, financial) and any other expenses related to diligences shall be borne by the Borrower and the same are non-refundable. Such expenses shall not be adjusted against the Processing Fee.







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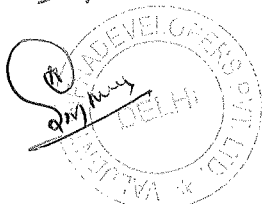
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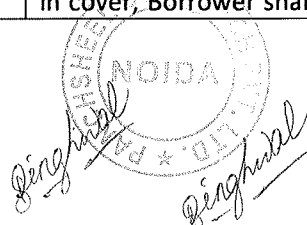
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	In case, there is any shortfall in the deposit vis-à-vis diligence expenses, then the Borrower shall pay the shortfall.
Prepayment	No prepayment will be allowed during 24 months from the date of the first disbursement. The Borrower may prepay the outstanding amount of the Loan Facility in full or in part at any time after 24 months, subject to the following conditions. - The Borrower shall issue a minimum of forty-five (45) days prior written notice to the Lender. The Borrower shall prepay subject to a prepayment penalty of 2% (two percent) of the amount prepaid and an amount equal to Interest Loss Amount. - Interest Loss Amount shall be calculated as Interest which would have been payable on the Amount Prepaid for the Notice Shortfall Period. Notice Shortfall Period shall mean the number of days by which the prepayment notice falls short. Notwithstanding anything contained above, no prepayment penalty or Notice will be applicable on amount Swept by Lender from sale proceeds of Project deposited in Escrow.
New Projects	"Project 1": Prime 390 with saleable area of 6,39,600 sq ft. "Project 2": Panchsheel Primrose with saleable area of 12,96,780 sq ft.
Security	The Loan Facility along with interest thereon, further interest, penal interest, costs, expenses and all other money, whatsoever, shall be secured by Equitable/English/registered legal mortgage of: All the piece and parcel of freehold land admeasuring 63,047.08 sq. mtrs comprised in Khasra Nos. 806, 812, 805, 808, 809, 814, 813, 819, 820, 807, 821, 851, 838, 815, 840, 852, 839, 816, 817, 804, 804/1, 804/1 min. situated in the revenue estate of Village Harsaon, Pargana Dasna, Tehsil & Jilla Ghaziabad, Uttar Pradesh; on which New Projects are being constructed. ("Security 1"). The security cover for the Loan Facility shall, at all times, be not less than 2.0 times of the outstanding amount. In case of shortfall in cover, Borrower shall repay the loan of equivalent amount or

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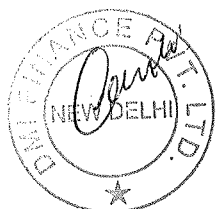
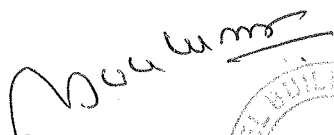
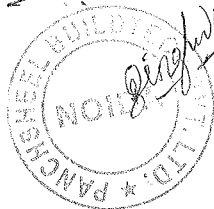
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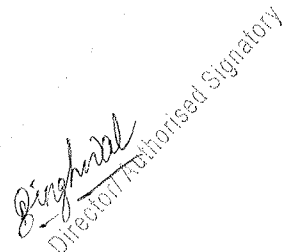


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	provide additional security to the satisfaction of the Lender, within 30 days from the date when such shortfall is notified. ii) Hypothecation/Charge on receivables and movables from all Securities. The details of booked and unsold units of Projects have been detailed in Annexure 4. iii) Corporate Guarantee of Valuent Infradevelopers Private Limited and Panchsheel Realtech Private Limited. iv) Personal Guarantee of Mr Ashok Chaudhary, Mr Anuj Kumar and Mr Rahul Kumar Singhwal v) NACH / Payment Cheques from Borrower and Guarantor(s) vi) Cross-collateralization with existing securities under Panchsheel Buildtech Pvt Ltd and Valuent Infradevelopers Pvt Ltd. for existing facilities with the Lender. vii) The Borrower shall maintain succeeding 3 months of payment to Lender in lien marked Fixed Deposit Account in favor of the Lender, with a scheduled bank approved by the Lender. viii) Demand Promissory Note for the repayment amounts of interest and principal. The Borrowers shall get the Collateral Security and Additional Security (if any) appraised by a reputed valuer, as confirmed by the Lender, within 30 (thirty) days of each anniversary of this Agreement.
Escrow Mechanism	The Borrower shall open a lien marked Escrow Account (Company Name_Project Name_Collection Escrow Account) "Master Collection Account" with a scheduled bank, approved by the Lender, and all the receivables of the project shall be deposited in that account. All collections for the project shall be made by the Borrower in the Escrow Account. Details of such account shall be mentioned in the Agreement to Sell/Builder Buyer agreement entered by the Borrower. Borrower will send a letter to all existing Customers and Home Loan Lenders to ensure all future payments are made in the escrow account



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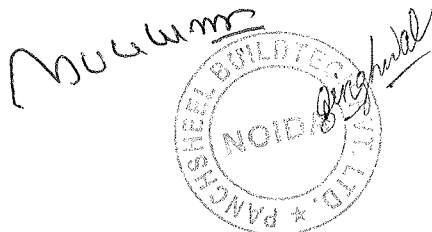
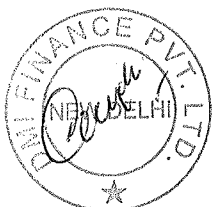
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	only. Borrower will submit proof of such communication to Lender. Borrower will open a 'Project Current Account by the name of'. All expenses related to the project will be met out of the said account. For all project related expenses, Lender will transfer money from Escrow account to the 'Project Current Account' based on the Business Plan only. Borrower will not use the money from the 'Project Current Account' for any purpose other than the 'Project Expenses' as approved in the Business Plan. A certain % of the collection will be used towards repayment of Lender's dues. Every month, expenses shall be verified by the Lender on the basis of construction cost incurred and bills submitted by the Borrower subsequent to the drawdown from the Escrow account. For details refer Annexure 3
Project Related Conditions	i) <u>Construction Milestones:</u> Borrower shall comply to construction cost and construction schedule as stated in the definitive agreement. This shall be jointly reviewed by the Borrower and Lender on monthly basis. No Payment in any form to the Promoter or person related to the Promoter shall form part of Development Cost, Sales Expenses and Administrative Costs. On quarterly basis, technical evaluation of the project shall be undertaken by the Lender/its representatives. All costs relating to such evaluation shall be borne by the Borrower. ii) <u>Business Plan:</u> Borrower shall comply with sales, collection, promoter contribution schedule as mandated in the Business Plan as provided in definitive agreements. This shall be jointly reviewed by the Borrower and Lender on monthly basis. In case of more than 20% deviation in sales or collection for a quarter, Lender will have a right to sell the units at a price determined by the Lender or take any other action as provided in definitive agreements. For other details refer Annexure 1 iii) <u>Approval Timelines:</u> All timelines as provided in Annexure 2 to be complied.

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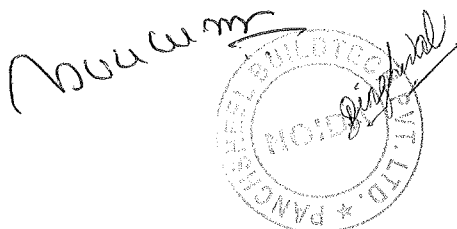
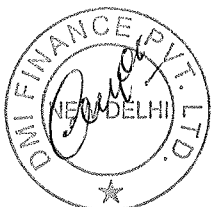
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- iv) Shortfall and Cost Escalation Undertaking – Any adverse impact of revenues or costs in the Project shall be made good by the Promoters through infusion of additional funds. The timelines of bringing in the funds by Promoter will be decided by Lender at its sole discretion.
- v) Borrower will need a provisional NOC from Lender to execute any Agreement to Sell for the unit. Final NOC in respect of a unit will be issued after receiving final payment in respect of the unit in the identified escrow account.
- vi) No termination of construction contractor for the project shall be allowed without prior approval of the Lender, provided the contract value shall be more than Rs. 25 lacs
- vii) Any change in the Project plan must be pre-approved by the Lender
- viii) Borrower shall ensure that it does not sell any area at less than an all-inclusive price (excludes govt. dues such as EDC, IDC, applicable taxes etc.) of Rs. 3,600 per sq.ft of saleable Area for Project 1.
- ix) The RERA Carpet Area of the project should be 3.87 lacs sq.ft. with a minimum saleable area of 6.39 lacs sq.ft for Project 1.
- x) Escrow account to be opened before first disbursal and the relevant account numbers to be mentioned in the definitive agreements. Master Collection account to be modified in RERA within 60 days from the date of first disbursal.
- xi) Borrower will not undertake buyback/assured return scheme for sale of any unit in any of the Projects mortgaged with DMI.
- xii) DMI Finance encumbrance shall be reported with RERA in Project 1 within 30 days of first disbursement.
- xiii) The amount released by the Lender towards construction may be paid to the vendors by the Lender directly from the Escrow account, post prior verification. For verification, an external agency may be appointed, and its cost will be borne by the Borrower.
- xiv) Lender has a right to conduct title diligence of the Security, to be undertaken by legal firm as confirmed by Lender. All




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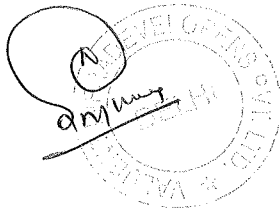
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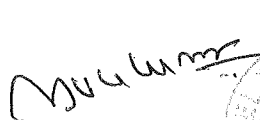
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	costs relating to such evaluation shall be borne by the Borrower. xv) DMI name should be displayed at conspicuous parts of the site of the collateral mortgaged to DMI within 30 days of first disbursement, mentioning that the project is financed by DMI and is mortgaged to DMI Finance.
Conditions Precedent	i) The borrower and security providers will execute all documents including deed of hypothecation, mortgage deed, authority letter etc. as may be required by the Lender to create and perfect the charge in favor of the Lender and shall also take all such actions as may be required by the Lender to perfect the charge of the Lender including intimation to requisite authority of the charge etc. Obtain letter from existing allottees in Phase 3 of Project 1, regarding no objection on revision in delivery commitment date. ii) Approval Map shall be revalidated by Authority for Project 1. Building Plan to be extended for New Projects. iii) Application should be made for Extension & Modification of Environment Clearance and CTE for New Projects. iv) Extension of RERA project completion timeline for Project 1 to be done for different phases in line with timelines in Annexure 2. v) No Dues Certificate from GDA against land and EDC/IDC payments against Project 1. vi) Clearance of overdue on Loan from IIFL. vii) Undertaking to be taken from unsecured lenders in Borrower as per prescribed format. viii) Any other condition, as specified under transaction documents. ix) Creditworthiness certificate from all the existing secured term loan lenders
Conditions Subsequent	i) The security charge should be registered with ROC within 20 days of execution of security documents.



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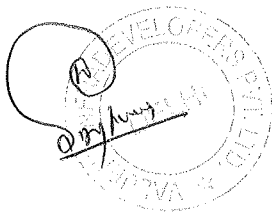
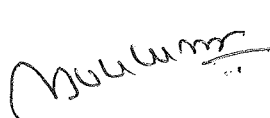
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	ii) Extension/amendment in Environment Clearance and CTE for Securities to be received within 3 months of the First disbursement.
Other Terms and Conditions	i) The promoters of the Borrower (as are holding shares at the date of this Sanction Letter) shall not dilute their stake in the Borrower below their existing shareholding. The promoters of the Borrower are not allowed to further pledge their shares in the Borrower, post the same is released by SWAMIH/ACRE against their existing facilities. ii) The Borrower/Guarantors shall not be eligible to take any further loans or borrowings or grant any corporate guarantee without obtaining the NOC from the Lender. iii) Any collections in Project 2 to be deposited in Developer Escrow Account (30% account; charge created in favour of Lender) of Project 1. iv) Company shall not buyback shares or provide Dividend to shareholders during the currency of DMI loan. v) Obtain undertaking from the Borrower that the funds brought in the form of unsecured loan of Rs 477 mn shall be maintained during the currency of DMI loan. vi) No repayment of principal or interest shall be made to the unsecured lenders without the approval from the lender. vii) Borrower to take written consent of Lender for taking any further unsecured loans from parties other than Guarantors. viii) All balance transfer documents to be signed as per DMI Finance format. List of Documents and Pre-closure letter from Existing Lender. Letter for release of security on the payment thereof to be obtained from Existing Lender. ix) Any new project in the Borrower group will be launched only with the prior approval of the Lender. x) The borrower shall not open any other bank account without the approval of the Lender. xi) The borrower shall furnish a CA certified declaration within 75 days of the end of the financial year that during the year no other bank account was operational other than those mentioned. xii) The Borrower/Guarantors shall furnish to the lender the audited/unaudited financial information at the end of each quarter in the format provided. xiii) No change in Auditors of the Company shall be allowed without prior approval of the Lender. xiv) Personal Guarantors shall submit CA-certified Net Worth statement (with individual details of all assets and liabilities) within 180 days of every Financial Year end. Borrower/Corporate Guarantors to provide regular information to the Lender, as detailed in definitive agreements.



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	xv) All notices, agenda, explanatory notes of Board meetings to be shared with the Lender
Representations and Covenants by the Borrower	Customary representations, warranties and covenants as are standard in the transactions of this nature regarding the organization, capacity, consequence etc.
Insurance	All the assets charged to the lender should always be fully insured by the borrower against fire, lightning, riots, strikes, floods, cyclones, earthquakes, civil commotion and other natural calamities, etc. with a company approved by the lender, at your cost for full market value or lender's interest whichever is higher. The policies/cover notes should be lodged with the lender. The policies should be kept alive during the currency of the advance. In the event of non-compliance the lender reserves the right (but not be bound to exercise) to take the insurance cover as required by the lender by debit to the borrower's account. The insurance should mandatorily be endorsed to the Lender.
Consequences of Default	On and any time after Default, the Lender shall have the right to terminate its Commitments under the Agreements and take one or more of the following actions: - declare unpaid Interest and all other amounts payable to be forthwith due and payable; - Recall entire outstanding Term Loan Facility along with Interest and other charges; - exercise rights to enforce all of the Security Interest created pursuant to the Security Documents and/or invoke the Guarantees; - The Lender shall have the right to appoint nominee director(s); on the Board of the Borrower at the cost of Borrower; - The Lender shall have right to review the management set-up or organization of the Borrower and require the Borrower to restructure it as may be considered necessary, if in the opinion of the Lender the business of the Borrower is conducted in a manner opposed to public policy or in a manner prejudicial to the interest of Lender. Further any person exercising substantial powers of management shall not be paid any commission in any year unless all the dues of the Lender in that year have been paid;

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DEVELOPERS PVT. LTD.
NEW DELHI



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PANCHSHEEL BUILDTECH PVT. LTD.
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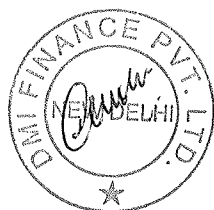
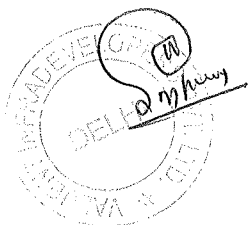
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	VI. Lender shall have the option to convert the entire or any portion of the outstanding Term Loan Facility and any interest receivable thereon into equity shares of the Borrower, as determined by a reputed third party valuer, appointed by the Lender. VII. All expenses incurred after default has occurred in connection with preservation of the Borrower's assets (as on date of default) and Collateral Security and collection of amounts due under this Agreement shall be payable by the Borrower; VIII. Exercise such other remedies as permitted or available under Applicable Law in the sole discretion of the Lender. IX. Not recall the loan at its sole discretion but impose Additional Interest as defined earlier.
Due Diligence	The transaction contemplated herein shall be subject to legal and financial due diligence by the Lender / its representatives / advisors to its satisfaction. The terms of this Sanction Letter shall be valid for 60 days from signing of this Sanction Letter. The Due Diligence and Definitive Agreements have to be closed within 60 days of signing this Sanction Letter.
Confidentiality & Non-Disclosure	Each Party to this Sanction Letter shall at all times keep confidential (and to procure that its respective associates, employees, sub-contractors and agents shall keep confidential) any confidential information disclosed or made available by the other party in the course of completion of the transaction contemplated herein and shall not use or disclose such information except for the purpose of implementing the transaction contemplated herein or with the consent of the other Party (ies) or in accordance with the order of a court of competent jurisdiction. The above obligation shall not be applicable to information which (a) is or becomes available in public domain without breach of its obligation by the receiving party under this Sanction Letter (b) can be shown by the receiving party to the reasonable satisfaction of the disclosing party to have been known to the receiving party prior to it being disclosed by the disclosing party to the receiving party or (c) subsequently comes lawfully into the possession of the receiving party from a third party without any obligation of maintaining confidentiality.






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	Neither Party shall disclose to any person the contents of this Sanction Letter or the fact of its execution or make any public announcement in respect of the same without the consent of the other party, except to the extent such disclosure or announcement is required to give effect to the transaction contemplated herein or is required under applicable laws or regulatory requirements. The above restrictions shall cease to apply to the Lender in the event a financing transaction is consummated between parties.
Governing Law	This Sanction Letter and the Definitive Agreements shall be governed by and construed in accordance with the laws of India and courts at Delhi shall have exclusive jurisdiction over any matter arising from the same.
Non-Binding Agreement	This Sanction Letter summarizes the proposed terms of borrowing to be made by the Borrower from the Lender. Other than this clause and the clauses entitled Confidentiality and Governing Law included herein (which are legally binding obligations of the signatories hereto), this Sanction Letter shall not constitute a binding agreement among the parties hereto or a binding commitment of the Lender to grant the loan as proposed hereby, but rather is solely for the purpose of outlining the terms pursuant to which definitive lending and security agreements/ documents (collectively "Definitive Agreements") regarding the borrowing ultimately may be entered into between the Lender and the Borrower.
Communication details of Borrower	<i>Name: Mr. Ashok Chaudhary</i> <i>Address: H 163, Sector 63, Noida</i> <i>Phone: 9650080293</i> <i>Name: Mr. Manish Gupta</i> <i>Email id: headfinance@panchsheelgroup.com</i> <i>Address: H 163, Sector 63, Noida</i> <i>Phone: 9560098415</i>
Validity	The Sanction Letter shall be valid till 31 January 2022.




For DMI FINANCE PVT. LTD.

For DMI Finance Pvt. Ltd./

[Signature]
Authorised Signatory

Authorized Signatory

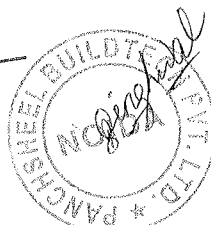
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Date: 03.02.2022	Authorized Signatory Date:
Mr Ashok Chaudhary Sign <u>[Signature]</u> Date _____	Mr Anuj Kumar Sign <u>[Signature]</u> Date _____
For Valuent Infradevelopers Private Limited For Valuent Infradevelopers Pvt. Ltd. [Signature] Authorized Signatory Date:	Mr. Rahul Kumar Singhwal Sign <u>[Signature]</u> Date _____
For Panchsheel Realtech Private Limited For Panchsheel Realtech Pvt. Ltd. [Signature] Director/ Authorised Signatory Authorized Signatory Date:	

[Signature]

[Circular Stamp: PANCHSHEEL BUILD. NO. 10, BAHADUR SHAH ZAFAR MARG, NEW DELHI - 110002]

[Signature]

[Circular Stamp: VALUENT INFRADEVELOPERS PVT. LTD. DELHI

[Signature]

[Circular Stamp: PANCHSHEEL REALTECH PVT. LTD. NEW DELHI

[Signature]

[Circular Stamp: DMI FINANCE PVT. LTD. NEW DELHI

**Annexure 1
Business plan**

Area in sft; value in INR mn

Particulars	Till date	Mar-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25
Prime 390 - phase 1 & 2																	
Units sold	164	6	6	9	10	6	-	-	-	-	-	-	-	-	-	-	-
Area sold (sft)	2,68,970	3,839	9,838	13,115	16,397	9,838	-	-	-	-	-	-	-	-	-	-	-
Sales value (mn)	897	35	35	42	59	35	-	-	-	-	-	-	-	-	-	-	-
Collections (mn)	761	31	49	103	84	43	53	35	18	-	-	-	-	-	-	-	-
Prime 390 - phase 3																	
Units sold	1	-	-	5	5	5	11	9	10	9	9	8	8	-	-	-	-
Area sold (sft)	1,650	-	-	8,199	8,199	8,199	18,036	14,759	16,389	14,759	14,759	13,119	13,119	-	-	-	-
Sales value (mn)	6	-	-	30	30	30	65	53	59	53	53	47	47	-	-	-	-
Collections (mn)	2	1	0	5	11	21	49	51	79	75	66	66	47	-	-	-	-
Prime 390 - phase 4																	
Units sold	-	-	-	-	-	-	4	6	7	7	8	13	20	20	20	4	-
Area sold (sft)	-	-	-	-	-	-	6,560	9,840	11,480	11,480	13,120	22,960	32,800	32,800	32,800	6,560	-
Sales value (mn)	-	-	-	-	-	-	24	35	41	41	47	83	118	118	118	24	-
Collections (mn)	-	-	-	-	-	-	4	11	25	38	45	54	155	126	150	42	-
Total collections	763	32	49	108	94	64	102	89	108	100	104	111	101	159	126	150	42

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Particulars	Till date	Mar-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25
Land payments	216	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approval Cost	164	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Construction Cost (incl. GST)	484	27	49	65	65	40	34	59	51	59	54	34	34	42	42	25	-
Phase I & II	419	27	49	46	40	6	-	-	-	-	-	-	-	-	-	-	-
Phase III	9	-	-	17	25	34	34	34	29	25	20	-	-	-	-	-	-
Phase IV	6	-	-	-	-	-	-	25	26	34	34	34	34	42	42	25	-
Admin/Overhead Cost	-	3	2	3	3	2	1	2	2	-	-	-	-	-	-	-	-
Marketing Costs	75	1	2	4	4	3	4	4	4	4	4	4	4	6	5	6	2
Other costs: Penalty, subver	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	-
DSRA & FF	-	18	2	-	2	1	0	1	-	-	-	-	-	-	-	-	-
Total Costs	859	42	45	75	73	45	40	66	58	63	58	38	38	48	47	35	2
From promoter contribution	193	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Debt infusion (CF)	-	30	40	-	40	20	19	38	-	-	-	-	-	-	-	-	-

Document

Panchsheel

Panchsheel

For Panchsheel Realtech Pvt. Ltd.

Director/ Authorised Signatory

Signature

Signature

Signature

Annexure 2

Construction & Approval timelines

Date of Commencement of Commercial Operations for Project 1:

Phase 1: Completed. OC obtained in June 2020.

Phase 2: Dec 2022

Phase 3: June 2024

Phase 4: Sep 2025

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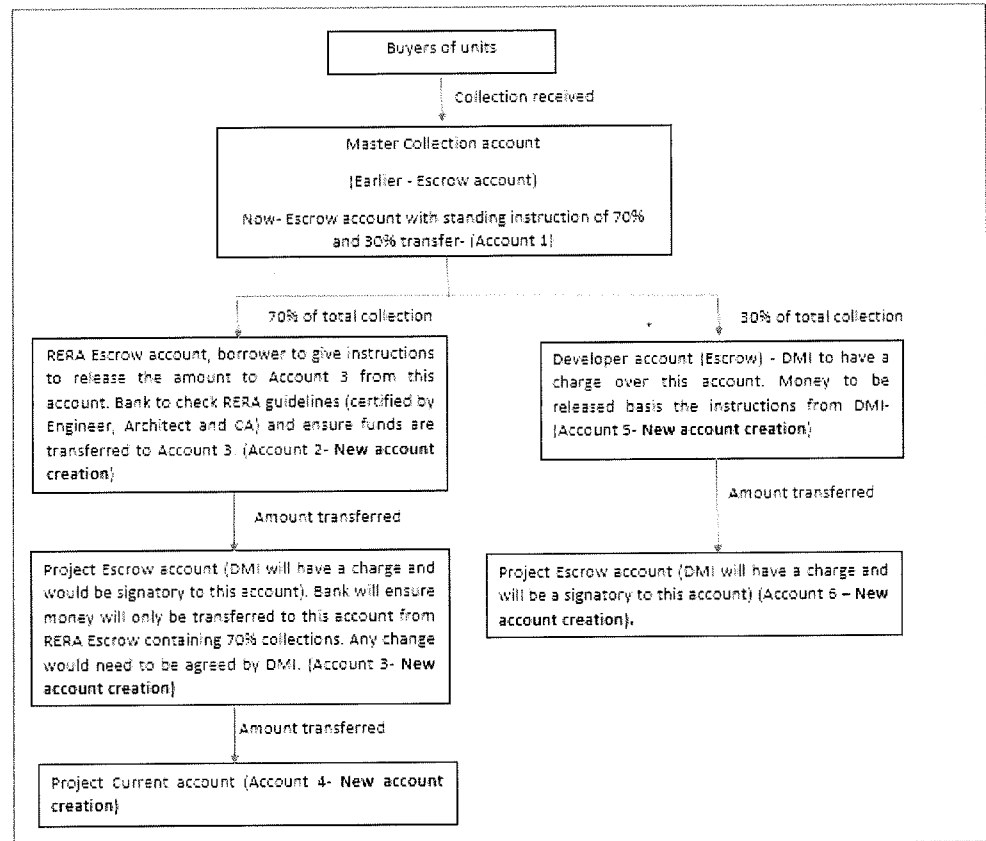
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Phase 4: Sep 2025

Annexure 3 Escrow Arrangement



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Cashflow Sweep –

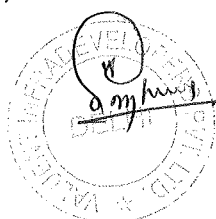
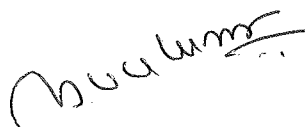
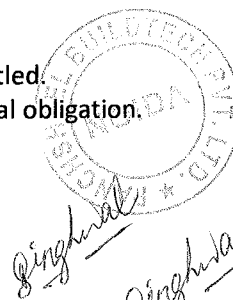
For all project cashflows received, a certain percentage shall be compulsorily allocated to accrued interest and principal prepayment or towards project Expenses.

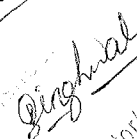
If the amount is allocated towards project expenses, then there would be no further disbursement to that extent.

The percentage of allocations will be decided by the Lender from time to time at its sole discretion.

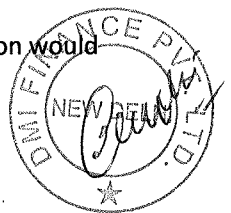
Utilization- In case of prepayment through Escrow mechanism, the utilization would be made in the following manner -

- 1) Accrued interest would be settled.
- 2) Rest would reduce the principal obligation.



For Penetration
Director/ Authorised Signatory



Annexure 4
List of Unsold Units as on 31 Dec 2021

BLOCK/ Tower	UNIT NO.	Phase	UNIT AREA (SQ. FT)	Sold/ Unsold
6	101	3	1640	Unsold
6	102	3	1640	Unsold
6	201	3	1640	Unsold
6	202	3	1640	Unsold
6	301	3	1640	Unsold
6	302	3	1640	Unsold
6	401	3	1640	Unsold
6	402	3	1640	Unsold
6	G-1	3	1640	Unsold
6	G-2	3	1640	Unsold
7	101	3	1640	Unsold
7	102	3	1640	Unsold
7	201	3	1640	Unsold
7	202	3	1640	Unsold
7	301	3	1640	Unsold
7	302	3	1640	Unsold
7	401	3	1640	Unsold
7	402	3	1640	Unsold
7	G-02	3	1640	Unsold
7	G-1	3	1640	Unsold
8	101	3	1640	Unsold
8	102	3	1640	Unsold
8	201	3	1640	Unsold
8	202	3	1640	Unsold
8	301	3	1640	Unsold
8	302	3	1640	Unsold
8	401	3	1640	Unsold
8	402	3	1640	Unsold
8	G-01	3	1640	Unsold
8	G-2	3	1640	Unsold
9	101	3	1640	Unsold
9	102	3	1640	Unsold
9	201	3	1640	Unsold
9	202	3	1640	Unsold
9	301	3	1640	Unsold

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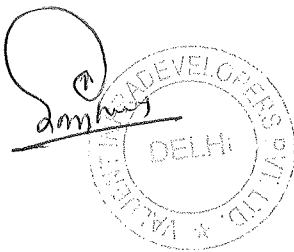
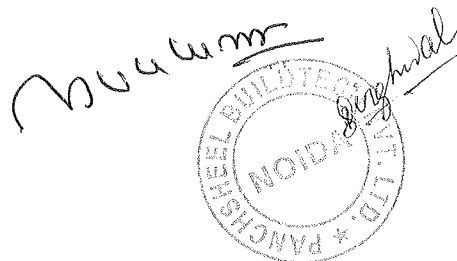
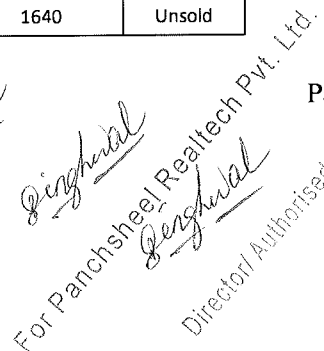
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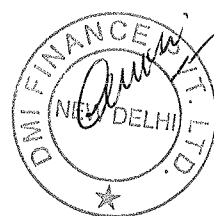
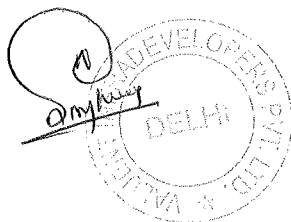
email: dmi@dmifinance.in

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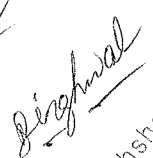





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9	302	3	1640	Unsold
9	401	3	1640	Unsold
9	402	3	1640	Unsold
9	G-1	3	1640	Unsold
9	G-2	3	1640	Unsold
10	101	3	1640	Unsold
10	201	3	1640	Unsold
10	202	3	1640	Unsold
10	301	3	1640	Unsold
10	302	3	1640	Unsold
10	401	3	1640	Unsold
10	402	3	1640	Unsold
10	G-1	3	1640	Unsold
10	G-2	3	1640	Unsold
11	101	3	1640	Unsold
11	102	3	1640	Unsold
11	201	3	1640	Unsold
11	202	3	1640	Unsold
11	301	3	1640	Unsold
11	302	3	1640	Unsold
11	401	3	1640	Unsold
11	402	3	1640	Unsold
11	G-1	3	1640	Unsold
11	G-2	3	1640	Unsold
12	101	3	1640	Unsold
12	102	3	1640	Unsold
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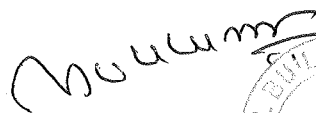
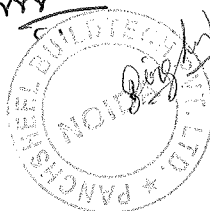
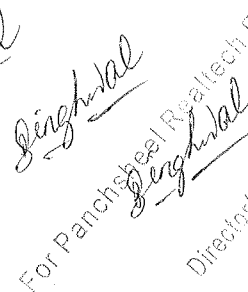



For Panchsheel Realtech Pvt. Ltd.
Director/ Authorised Signatory

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13	402	3	1640	Unsold
13	G-1	3	1640	Unsold
13	G-2	3	1640	Unsold
16	102	1	1640	Unsold
22	202	2	1640	Unsold
22	301	2	1640	Unsold
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27	202	2	1640	Unsold
27	301	2	1640	Unsold
28	402	2	1640	Unsold





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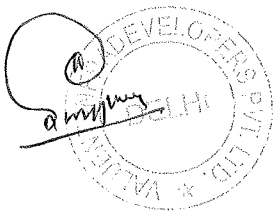
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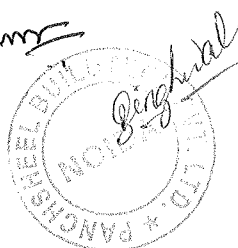
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Signature



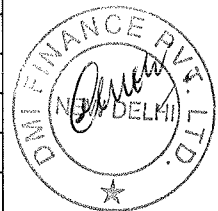
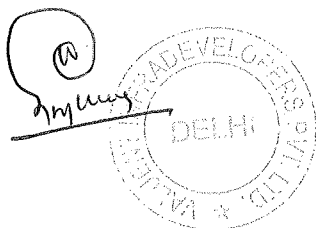
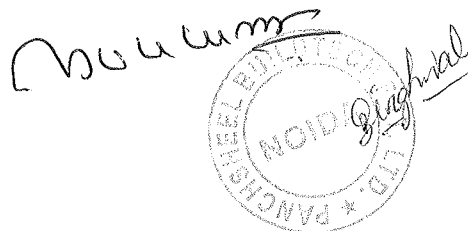
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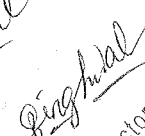
Signature
For Panchsheel Realtech Pvt. Ltd.
Director/ Authorised Signatory

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33	202	4	1640	Unsold
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33	302	4	1640	Unsold
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37	201	4	1640	Unsold
37	202	4	1640	Unsold

For Panchsheel Builders Pvt. Ltd.


Director/ Authorised Signatory

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38	102	4	1640	Unsold
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38	302	4	1640	Unsold
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39	301	4	1640	Unsold
39	302	4	1640	Unsold
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39	402	4	1640	Unsold
39	G-1	4	1640	Unsold
39	G-2	4	1640	Unsold
			369000	

List of booked units with committed receivables as on 31 Dec 2021

BLOCK/ Tower	UNIT NO.	Phase	UNIT AREA (SQ. FT)	Sold/ Unsold
1	402	1	1640	Sold
10	102	3	1640	Sold
14	402	1	1640	Sold
15	402	1	1640	Sold
16	G-01	1	1640	Sold
19	101	2	1640	Sold
19	102	2	1640	Sold



anyone



no one



garghal

For Panchsheel Realtech Pvt. Ltd.
Director/ Authorised Signatory

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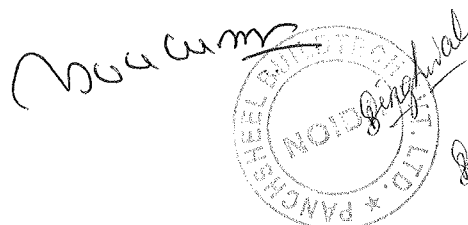
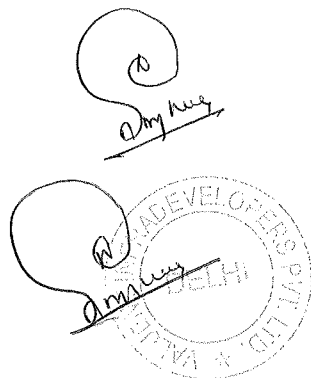
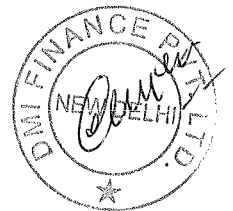
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19	202	2	1640	Sold
19	301	2	1640	Sold
19	302	2	1640	Sold
19	401	2	1640	Sold
19	402	2	1640	Sold
19	G-01	2	1640	Sold
19	G-02	2	1640	Sold
20	101	2	1640	Sold
20	102	2	1640	Sold
20	201	2	1640	Sold
20	301	2	1640	Sold
20	G-01	2	1640	Sold
20	G-02	2	1640	Sold
21	101	2	1640	Sold
21	102	2	1640	Sold
21	201	2	1640	Sold
21	202	2	1640	Sold
21	301	2	1640	Sold
21	302	2	1640	Sold
21	401	2	1640	Sold
21	402	2	1640	Sold
21	G-01	2	1640	Sold
21	G-02	2	1640	Sold
22	101	2	1640	Sold
22	102	2	1640	Sold
22	201	2	1640	Sold
22	G-01	2	1640	Sold
22	G-02	2	1640	Sold
23	101	2	1640	Sold
23	102	2	1640	Sold
23	G-01	2	1640	Sold
23	G-02	2	1640	Sold
26	101	2	1640	Sold
26	102	2	1640	Sold
26	201	2	1640	Sold
26	301	2	1640	Sold
26	401	2	1640	Sold
26	G-01	2	1640	Sold
27	101	2	1640	Sold
27	102	2	1640	Sold



For Panchsheel Builders Pvt. Ltd.
Director/ Authorised Signatory

27	201	2	1640	Sold
27	302	2	1640	Sold
27	401	2	1640	Sold
27	402	2	1640	Sold
27	G-01	2	1640	Sold
27	G-2	2	1640	Sold
28	101	2	1640	Sold
28	102	2	1640	Sold
28	201	2	1640	Sold
28	202	2	1640	Sold
28	301	2	1640	Sold
28	302	2	1640	Sold
28	401	2	1640	Sold
28	G-01	2	1640	Sold
28	G-02	2	1640	Sold
29	101	2	1640	Sold
29	G-01	2	1640	Sold
			106600	

Registered Office:

Express Building, 3rd Floor, 9-10,

Bahadur Shah Zafar Marg, New

Delhi-110002

T: +91 11 41204444

F: +91 11 41204000

email: dmi@dmifinance.in

U65929DL2008PTC182749

Moeller

Ammy

gms

Original

For Panchsheel Realtech Pvt. Ltd.
Director/ Authorised Signatory



April 05, 2022

To,
M/s Panchsheel Buildtech Pvt. Ltd. (PBPL),
G-124, Shop No.5
Dilshad Colony
Delhi - 110095

Reg.: **No Dues Certificate – Panchsheel Buildtech Pvt. Ltd.- WFH/CCF/0317/370901 & WFN/CCF/0317/370905**

Dear Sir,

With reference to the captioned subject, we state – – Panchsheel Buildtech Pvt. Ltd. - WFH/CCF/0317/370901 & WFN/CCF/0317/370905 was sanctioned Construction Finance & Corporate Term Loan Facility of INR 58.17 crore

Since, the entire amount pertaining to above mentioned Loan Accounts has repaid in full and no amount is outstanding, as on date the loan account stands closed with us.

Further, we have no objection in releasing charge (charge ID- 100096643) in favour of PNB Housing Finance Limited registered with Registrar of Companies._____

Further PNBHFL also releases the personal guarantee furnished by below mentioned individuals:"

1. Mr. Ashok Chaudhary
2. Mr. Anuj Kumar
3. Mrs. Sunita Chaudhary
4. Mr. Rahul Kumar Singhwal.

Further, we release our charge on Phase-II Master Escrow Account # 777705226187, Phase I Master Escrow Account # 777705226183, Phase-III Master Escrow Account # 777705226191 in name of Panchsheel Buildtech Pvt. Ltd. maintained with ICICI Bank Ltd, Connaught Place, New Delhi & "Escrow A/c No 6420002900000201" in name of Panchsheel Buildtech Pvt. Ltd in Punjab National Bank.

This is for your information and records.

For PNB Housing Finance Limited


Authorised Signatory



CC:- Branch Manager- ICICI Bank Ltd, Connaught Place , New Delhi.
CC:- Branch Manager- Punjab National Bank.