

SHIVAM BUILDERS AND DEVELOPERS

Registered Address: Plot No. 51, Kala Nagri, Govindpura, Kalwar Road, Jaipur, Rajasthan -302012

DECLARATION CUM UNDERTAKING

I, Bhanwar Lal Jat Son of Bholu Ram Jat, aged 38 years R/o Shyampura, Sinodiya, VayaJobner, Tehsil-Phulera, Jaipur, Rajasthan- 303328 duly authorized by Shivam Builders and Developers who is the promoter of the proposed project “**SHIVAM PRIME**” situated at Plot No. NK33 and NK34, Nilay Kunj (JDA Scheme), District-Jaipur, State-Rajasthan, do hereby solemnly declare and undertake:

1. No criminal case is pending against me or any other Partners; neither have we been convicted in any criminal case in the past. There is no litigation pending against the land and the Project in any court.
2. That we have availed a Loan for an amount of Rs. 6,00,70,000/- from IIFL Home Finance Limited. That other than the said loan, there is no Encumbrance or loan or any property mortgaged on the said project.

We hereby declare that whatever has been stated above is true to the best of my knowledge, correct and nothing material has been concealed there from.

For **SHIVAM BUILDERS AND DEVELOPERS**

M/S Shivam Builders and Developers


— **PARTNER**

BHANWAR LAL JAT
(Authorized Signatory)

List of Documents

Customer ID : 1951563
Linked Loan A/c Nos. : 981092,
Name : Mr. BHANWAR LAL JAT
Address : SHYAMPURA
SINODHIYA , VAYA JOBNER
JAIPUR, RAJASTHAN
PinCode : 303328
Mobile No : 9602831657 9602831657

Date : 11/06/2024

Co-applicant name(s) : SHIVAM BUILDERS AND DEVELOPERS , Mr. CHOTU RAM JAT , Mr. JAIRAJ SINGH SHEKHAWAT , Mrs. MULI DEVI , Mrs. NEETU SINGH BHATI , Mrs. RAMESHWARI

Subject : List of documents for Loan A/C - 988957

Dear Mr. BHANWAR LAL JAT ,

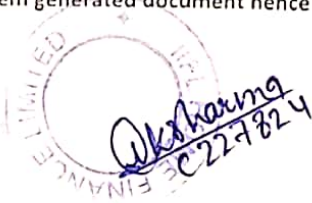
This is to confirm that the above mentioned loan facility is provided against the property situated at :., PLOT NO NK 33 NK 34, NILAY KUNJ, JDA SCHEME, JAGATPURA, JAGATPURA, JAIPUR, 302025, RAJASTHAN,INDIA and the following documents have been submitted to us with regards to the same

1. COPY SALE DEED dated 20231222 executed by M/S Swastik Reality through partner Abhishek Sharma In Favor of Shivam Builders and Developers through Partners Bhanwar Lal Jaat, Choturam Jaat, Jairaj Singh in respect of the said property
2. COPY LEASE DEED dated 20230606 executed by Jaipur Vikas Pradhikaran In Favor of Swastik Reality through partner Abhishek Sharma in respect of the said property
3. COPY LEASE DEED dated 20230606 executed by Jaipur Vikas Pradhikaran In Favor of Swastik Reality through partner Abhishek Sharma in respect of the said property
4. COPY SALE DEED dated 20231215 executed by M/S Swastik Reality through partner Abhishek Sharma In Favor of Shivam Builders and Developers through Partners Bhanwar Lal Jaat, Choturam Jaat, Jairaj Singh in respect of the said property
5. ORIGINAL ODV Report dated executed by By External Vendor/ DCM and above In Favor of Shivam Builders and Developers through Partners Bhanwar Lal Jaat, Choturam Jaat, Jairaj Singh in respect of the said property
6. ORIGINAL LEASE DEED DATED 2024/01/05 REG NO. 202403017100259 EXECUTED BY JAIPUR VIKAS PRADHIKARAN In favour of SHIVAM BUILDER AND DEVELOPERS
7. ORIGINAL CONSTRUCTION PERMISSION DATED 2024/02/08 EXECUTED BY JAIPUR VIKAS PRADHIKARAN In favour of SHIVAM BUILDER AND DEVELOPERS

We wish to inform you that the above documents shall be kept in our custody and the same shall be returned upon closure of the above mentioned loan account and linked loan account/s if any subject to satisfactory completion of closure process formalities.

In case of any queries, Contact us online <https://www.iifl.com/contact-us/home-loan/raise-a-request> or call at 1860-267-3000 / 7039-050-000

(This is a system generated document hence no signature is required)



IIFL Home Finance Limited
Corporate Identity Number: U85993MH2006PLC166475
Corporate Office: Plot No. 98, Udyog Vihar Phase - IV, Gurgaon - 122016 (Haryana)
Registered Office: IIFL House, Sun Infotech Park, Road No. 15V Plot No. B-23 MIDC Thane Industrial Area, Wagle Estate, Thane - 400604
Tel: 022-24147549, Helpline no: (1800-267-3000) Website: www.iifl.com/home-loan

FINAL SANCTION LETTER

Date : 16/02/2024
 Prospect No : 988957
 Registered Address: SHYAMPURA, SINODHIYA, VAYA JOBNER, JAIPUR, JAIPUR, 303328, RAJASTHAN, INDIA
 Registered Mobile No.: 9602831657, 9602831657

MR. BHANWAR LAL JAT
 Mr. CHOTU RAM JAT, Mr. JAIRAJ SINGH SHEKHAWAT, Mrs. MULI DEVI, Mrs. NEETU SINGH BHATI, Mrs. RAMESHWARI, SHIVAM BUILDERS AND DEVELOPERS

Dear Customer,

We thank you for choosing IIFL Home Finance Limited (IIFL-HFL). We are pleased to inform you that we have in principal approved loan to you as per Terms & Conditions mentioned below & Overleaf

Product	PROJECT FINANCE
Total Loan Amount Sanctioned (₹)(Includes Insurance Premium)*	60070000
Interest Type	Adjustable Interest Rate(AIR)
Base Rate (IH-LPLR)	18.90%
Margin (+/-)	-3.90%
Rate of Interest**	15.00%Adjustable Interest Rate (AIR)
Loan Tenor (in years)	3
Amount Of Each Installment On Monthly Rest (₹)	2082347
Total Processing Fees/Other Charges (including GST) (₹)	1063239
Processing Fees Paid (₹)	11800.00
CERSAI fees (₹)	118
Transaction/Legal Handling Charges (₹)	0.00
Property Address	., PLOT NO NK 33 NK 34, NILAY KUNJ, JDA SCHEME, JAGATPURA, JAGATPURA, JAIPUR, 302025, RAJASTHAN,INDIA,
Collateral Evaluation Charge	118000.00
Presentation Charges	152.22

Additional conditions to comply prior to disbursal.



- Loan to be secured with Insurance.
- IIFL Mortgage Board to be displayed at Site.
- NOC to be given for payment for 2BHK is Rs. 15lacs and 3BHK is Rs. 25 lacs.
- Docket to be signed in IIFL Branch Office or in front of IIFL employee
- Disbursement will be as follows -
 - Rs. 1cr to be disbursed upfront.
 - Remaining Disbursement to be in 4 equal Tranches at 40%, 60%, 80% and 100%.

You have opted for insurance of Rs.70000

Deduction from disbursement amount. The borrower(s) hereby authorizes IIFL HFL to debit processing fee or any other charges including but not limited to the stamp duty, franking charges, statutory charges/amount, service charges incurred by IIFL HFL for execution of E-Loan Agreement including other documents from the disbursement of the Loan amount, and also agrees that the same may be treated as charges due from the Borrower(s) or on demand of IIFL HFL, it shall be reimbursed by the Borrower(s) or may be recovered along with the Loan amount.

******The rate of interest is subject to revision from time to time due to changes in the base rate or other factors, IIFL HFL has the option to reduce or increase the EMI or extend the repayment period or both consequent upon revision in interest rate. The Borrower will be notified of any such revisions, and they will be binding on the Borrower. For more details, please refer to clauses 4 and 7(i) of the Loan Agreement and our website <https://www.iiflhomeloans.com>, specifically, sub-clause 2.6 of Standard Terms & Conditions and Standard MITC

For latest policy updates and to know applicable Prepayment charges and other charges, please refer IIFL HFL official website www.iifl.com/home-loans

Kindly use the Prospect No. as mentioned above in all your further communications with us. Please put your signature as a token of your acceptance of the above stated terms and conditions and retain a copy with yourself. In case of any query or assistance please contact your sales manager Rakesh Gill at or alternatively you can call us on Helpline Number: 1860-267-3000. Your Base Branch address is 4th floor, Vinayak Heights, Gautam Marg, Vaishali Nagar, Jaipur, Rajasthan 302021

Thanking You.

IIFL Home Finance Limited (IIFL- HFL) Acceptance by borrower(s):

Authorized Signatory

(This a computer generated document and does not require IIFL HFL's signature)

I/We the Borrower(s) hereby declare that I/We have read (and/or being read over and explained), verified, understood and irrevocably agreed the terms and conditions of this Sanction Letter by signing this Letter physically or/and electronically (through accessing the link and/or vide OTP confirmation, Electronic and Digital Signatures, Aadhaar authentication and such other and further means as it was available and me/us by using my/our registered E-mail ID and the mobile number, and/or completing online forms constitute electronic communications shall be deemed to be the acceptance of this Letter I/We, the Borrower(s) consent to receive the electronic communications, and agree that all communications, notices, disclosures, and other communications provided to us electronically, via email and on the Site, satisfy any legal requirement that such communication be in writing and legally bound.

