BAJAJ FINSERV

Date: 17-02-2024

To,
PRIMARK DEVELOPERS
Above Vijaya Diagnostics, 3rd Floor,301,
D No.1-111/1/C/185&186, Artham's Arcade,
Raghavendra nagar, Kondapur, Hyderabad,
Rangareddy, Telangana, 500084

Dear Sir,

Sub: Addendum to the sanction letter dated 17-02-2024

In furtherance to the sanction letter dated 17-02-2024 for financial assistance by way of term loan of **Rs. 60,00,00,000 (Rupees Sixty Crores Only)** towards project **"Primark North Wave"** (**"Project"**) to PRIMARK DEVELOPERS (**"Borrower"**), please note the below additional terms to the sanction:

i. The Borrower shall provide prominent display of home loan offerings of Bajaj Housing Finance Limited (BHFL) to all its potential customers and give space and access to all potential home loan customers on preferential basis to BHFL including sharing of leads and physical access to walk in customers and prominent display of BHFL offering in sales office wherein walk-in customers of the project are being attended to.
ii. In case where home buyers desire to purchase unit in the Project and who intends to avail a home loan, the Borrower shall refer such home buyers to BHFL for the home loan.
iii. It is Borrower's responsibility to first refer any such customer to BHFL and only on BHFL inability to offer home loan to the customer, the customer can avail home loan from any other financier.
iv. BHFL will evaluate such loan proposals as per the internal policies and will have the first right of refusal.
v. BHFL reserves the right to NOT release NOC to any other financial institution in case a home buyer decides to avail home loan facility from any other financial institution without reasonable reason.
vi. BHFL reserves the right to increase rate of interest by 1% in case the Borrower does not support for home loans for 30% of the overall sales of the project through BHFL.

Kindly provide your acceptance on the same.

For Bajaj Housing Finance Limited

Authorized Signatory

Approved and accepted by the Borrower
For PRIMARK DEVELOPERS

Managing Partner

Signature(s) ____________

Date ____________

Name ____________

Designation ____________

BAJAJ FINSERV

Date: 17th Feb'2024

To
M/s. Primark Developers,
Flat No 102, Primark Anitha's Aishwini Apartments,
Plot No 113B & 114B, Main Road,
Raghavendra Nagar, Kondapur, Hyderabad
Telangana, 500089

Dear Mr. B Sambasiva Rao & Mrs. Borra Leelavathi.

Sub: Sanction Letter for Financial Assistance by way of Rupee Term Loan of Rs. 60.00 Crores towards project "Primark Northwave Phase-I"

Basis the information shared between Bajaj Housing Finance Ltd. (BHFL) & You, we, at your request, in principle agree to extend the Facility subject to the terms and conditions as mentioned below.

Kindly note, this Sanction Letter is subject to completion of comprehensive legal, financial, technical and other due diligence to the satisfaction of BHFL and should not be construed as giving rise to any binding obligation on part of BHFL. BHFL reserves the right to cancel, add, modify or alter the entire or partly any terms and conditions including Facility Amount and terms and condition set basis further due diligence.

Unless BHFL receives duplicate copy of this Letter, duly signed in token of acceptance, within 5 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 30 days from the date of acceptance of this Letter, the Offer may be rescinded by BHFL.

Regards,

Gaurav
827157
Authorized signatory
Gaurav Aggarwal
Manager

Approved and accepted by the Borrower

Signature(s) _______________

Date _______________

Name

Designation

Terms & Conditions:

Borrower	M/s. Primark Developers
Co-Borrower	Mr. Borra Samba Siva Rao & Mrs. Borra Leelavathi
Developer	M/s. Primark Developers (Primark Group)
Lender	Bajaj Housing Finance Limited (BHFL)
Project	Primark Northwave Phase-I ("The Project")
Facility	Loan not exceeding Rs. 60,00,00,000/- (Rupees Sixty Crores only) for the purpose of Construction Finance and general working capital requirements of the residential Project referred to as the "Facility".
Purpose of Facility	• Facility will be used towards construction cost and/or working capital requirement of the Project • The Facilities, either in part or in full, will not be used for investment in capital markets or any other activity which is prohibited as per RBI or any illegal activity.
Tenure	Total tenure not exceeding 72 months including Principal standstill period of 36 months from date of first disbursement of Facility
Interest on the Facilities	• As on date, the Reference Rate of BHFL-I-FRR is 16.35% per annum, spread is -3.10 % per annum and the applicable rate is 13.25 % per annum (subject to below point). • In the event of any change/s in the Reference Rate post the date of sanction acceptance, the spread would remain unchanged, and the applicable rate would get revised in line with the change in Reference Rate. The Reference Rate, as applicable at the time of disbursal, will be applicable to the loan. • Other components of BHFL-I-FRR can be reviewed once in three years and changed if required.
Processing fees/ Commitment fees for the facility	• The Borrower will pay 1.00 % of the Facility Amount plus all applicable taxes and statutory levies upon issuance of final sanction letter. • The Borrower will pay the charges towards legal diligence and technical evaluation / valuation of the project. • The Borrower will pay entire processing fees upon acceptance of final sanction letter within 5 days from the date of issuance. • The fees will be non-refundable. A refund under any exceptional circumstances will be at the sole discretion of BHFL.
Home Loan	• Borrower to provide prominent display of home loan offerings of BHFL to all its potential customers and give space and access to all potential home loan customers on preferential basis to BHFL including sharing of leads and physical access to walk in customers and prominent display of BHFL offering in sales office wherein walk in customers of the project are being attended to. • Borrower to ensure that under no circumstances any other lender can be given preferential access to potential home loan customers at the project being financed by BHFL. • In case where home buyers desire to purchase unit in the Project and who intends to avail a home loan, the Borrower shall refer such home buyers to BHFL for the home loan. • It is borrower responsibility to first refer any such customer to BHFL and only on BHFL inability to offer home loan to the customer, the customer can avail home loan from any other financier. • BHFL undertakes to offer market competitive schemes (in line with all major industry players) and prices available to customers buying units in the project.
Marketing	• The Borrower agrees and confirms that while undertaking any marketing activity with respect to the Project, the Borrower will mention **"Project is Mortgaged with and Funded by Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats"** in the pamphlets, brochures, advertisement hoarding, boards, mailers

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	etc. pertaining to the Project. This is a regulatory requirement as per the Master Direction – Non-Banking Financial Company – Housing Finance Company (Reserve Bank) Directions, 2021, as amended from time to time, issued by the Reserve Bank of India ("RBI Directions"). • Disbursal of second tranche will be done only post compliance of this regulatory requirement.
Prepayment/ Foreclosure Charges	• No prepayment charges throughout the tenure of the facility if prepayments are done as per the terms stipulated in the sanction letter & loan agreement. In case of any prepayment over & above the stipulated terms, BHFL reserves the right to levy pre-payment charges of 4% on such part payments. • Any partial prepayment would require prior written notice of 45 days from the Borrower. In the absence of such a notice, adjustment of such prepayment against principal outstanding will be done post 45 days only. • In case of balance transfer loans, BHFL reserves the right to charge pre-closure charges on the undisbursed amount. In case of other loans, BHFL reserves the right to charge pre-closure charges on the undisbursed amount if it is more than 10% of the sanction amount. • 4% prepayment charges on the outstanding amount in case of takeover by any financial institution.

Disbursement schedule

The facility amount of Rs. 60.00 Cr will be disbursed upon compliance of sales, Construction cost and collection milestones as mentioned below: -

S. No	Tranche disburse-ment	Cumu-lative dis-burse-ment sched-ule	% of Project Cost In-curred	Incre-mental Sales milestone	Cumu-lative sales mile-stone	Incre-mental collec-tion mile-stone	Cumu-lative Collec-tion Mile-stone	De-veloper Equity
	Rs in Cr	Rs in Cr	%	(In sq.ft)	(In sq.ft)	Rs in Cr	Rs in Cr	Rs in Cr
1	6.00	6.00	8.50%	-	0	0.00	0.00	14.29
2	6.00	12.00	13.50%	25,000	25,000	1.00	1.00	15.89
3	6.00	18.00	19.00%	25,000	50,000	2.00	3.00	17.53
4	6.00	24.00	25.50%	25,000	75,000	4.00	7.00	19.25
5	6.00	30.00	33.00%	25,000	1,00,000	6.00	13.00	21.05
6	6.00	36.00	41.00%	30,000	1,30,000	8.00	21.00	22.10
7	6.00	42.00	49.00%	30,000	1,60,000	8.00	29.00	23.14
8	6.00	48.00	58.00%	30,000	1,90,000	10.00	39.00	24.26
9	6.00	54.00	67.00%	30,000	2,20,000	10.00	49.00	25.39
10	6.00	60.00	76.00%	30,000	2,50,000	10.00	59.00	26.51
Tot.	60.00			2,50,000		59.00		

Group level peak exposure to be capped at Rs. 90 Cr throughout the tenor of the loan.

Specific Conditions for upfront disbursement of Rs. 6.00 Cr:

- RERA registration.
- Security perfection.
- Construction linked payment plan to be documented.
- Modification for clause 3 of DAGPA's

Common Condition:

- **Developer equity in the project will not be reduced below stipulated equity milestone.**
- **In case of higher collections in project, shortfall of equity milestone needs to be covered by way of additional sales of the shortfall amount.**
- 1st tranche will be disbursed only after RERA registration
- Apart from meeting the milestones as mentioned above, one of the pre-conditions for disbursal of 2nd tranche will be subject to compliance of the clause **"Project is Mortgaged with and Funded by Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats"** by the Borrower in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project as per the RBI Master Directions dated February 17, 2021 with reference no. DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 as amended from time to time.
- Both sales and construction milestone need to be adhered for release of every tranche amount.
- Project cost excludes land and interest cost.
- CA Certified cost incurred has to be submitted for every tranche disbursal certifying the tranche amount has been used towards project.
- Sales will be considered for only Sanctioned Units.
- The achievement of the Sales milestones, Cash flow and Tranche disbursal amount will be ascertained and considered as per the internal parameters of BHFL at its sole discretion.
- Entire loan funded by BHFL, collections from sale of units in the project as well as Borrower equity infused in the project to be utilized only for construction of the funded project, except as specifically mentioned herein. In case of any non-compliance, the Lender reserves the right to increase the ROI of the loan upto 4% per annum on the entire loan outstanding.

Repayment for Facilities

- Interest to be serviced monthly during the principal standstill period from the current account of the Borrower through ECS/PDC's/NACH.
- Due date for the repayment will be 15th of every month
- Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower.

Period (in Months)	Collection Amount	Sweep
1 to 18 Months	First Rs. 60 Cr.	20%
Above 18 to 36 Months	Above Rs. 60 Cr till Rs. 120 Cr.	40%
Above 36 Months	Above Rs. 120 Cr.	60%

The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier.

The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.

Calculation of Equated Monthly Principal (EMP) after the end of principal standstill period:
At the end of the principal standstill period, the total disbursed amount will be divided by remaining tenure. This amount, called Ideal EMP, will remain constant for the remaining loan tenure until any additional disbursal done in loan account. Such Ideal EMP will be deducted from the total disbursed

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	amount at the end of principal standstill period to arrive at the Ideal POS. This Ideal POS will be calculated for the remaining tenure by deducting the Ideal EMP from the Ideal POS every month. The actual POS will be compared against this Ideal POS every month. In case the actual POS is lower than the Ideal POS, no EMP will be payable for that month. In case actual POS is more than the Ideal POS, the differential amount will need to be paid on the due date. Interest amount will be calculated on a daily basis on the actual POS & will need to be paid on the due date. In case of any additional disbursal during the loan tenure, such additional disbursed amount will get divided by the remaining loan tenure & the Ideal EMP will increase accordingly.
Minimum Selling Price	Minimum Selling Price (MSP) for the Project is as per below table: **Particulars** — **Rate per Sq. Ft.** Up to 1.25 Lac Sq. Ft. — 4600 Next 1.25 Lac sq. ft — 5000 Above 2.50 Lac Sq. Ft. — 5400 If the selling price is lower than the MSP, the Borrower is required to deposit the difference amount as per the prevailing escrow sweep percentage with BHFL immediately in the month of such sale. BHFL reserves the right to calculate the security & receivable cover on such reduced rates if sales are frequently happening at reduced rates and ask the Borrower to take necessary steps to reinstate the stipulated covers.
Scheduled receivables	• Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future. • The Borrower will maintain a minimum net receivable cover of 1.75 times of the principle outstanding during the tenor of the facilities. Any shortfall in the net receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL.
Escrow account	• The Borrower will have to open an escrow account with the designated bank as identified by the Lender. • The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per RERA guidelines in compliance with BHFL. • Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower. **Period (in Months)** — **Collection Amount** — **Escrow Sweep** 1 to 18 Months — First Rs. 60 Cr. — 20% Above 18 to 36 Months — Above Rs. 60 Cr till Rs. 120 Cr. — 40% Above 36 Months — Above Rs. 120 Cr. — 60% The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier. • The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche. • BHFL will have full authority to monitor and operate the account as it deems fit/necessary. • The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL. • With respect to any collections from the Project which are not deposited in the Escrow Account as agreed between Borrower and the Lender, the Borrower undertakes to pay towards the Loan Account, the proportionate amount calculated as per the applicable sweep percentage every week

	within the same week of collections. In case of any non-compliance, the Lender reserves the right to levy charges up to 4% per annum on the entire loan outstanding. The Borrower also undertakes to upload on RERA website about the Lender's charge on the project within 7 (Seven) working days of creation of registered mortgage. Further, the Borrower also undertakes to update the details of Escrow Account on the RERA website and any other places as per statutory requirements in due course of time. Borrower also undertakes to update all the existing customers/ home loan provider from where future tranches are receivable regarding the changed escrow account & ensure that all subsequent payments/ disbursals are deposited in this BHFL escrow account. BHFL reserves the right to withhold subsequent disbursals in case of any violation/ non-compliance of the above clause.
	• The Borrower agrees that the applicable sweep from the amounts collected as receivables from the Project from the date of submitting the data for sanction of the loan till the date of disbursal shall also be paid to BHFL immediately when the loan is disbursed or BHFL reserves the right to downsize the loan to that extent.
	• All costs, charges and expenses in connection with the operation of the designated escrow account shall be borne by the Borrower. The Borrower shall enter into an agreement with the designated bank and such agreement shall be in a form and manner acceptable to BHFL.
	• Inform all customers of the Project to draw all cheques in favour of designated account as per RERA guidelines in compliance with BHFL and also undertake that all the receivables in connection with the Project are deposited only in this account.
	• BHFL will have the first right to adjust the sale proceeds against the principal outstanding/other dues in respect of the facilities.
	• BHFL reserves the right to set up a standing instruction to transfer daily the funds credited in the designated escrow account to be transferred to the sweep in account of BHFL.
	• The Borrower agrees that the Escrow Account will be opened and made operational within 90 days from the date of 1st disbursal. Any subsequent disbursals of the loan will be made post the Escrow Account being operational. In case the Borrower fails to open and operationalize the Escrow Account, the Lender reserves the right to:
	  ○ Increase the Rate of interest applicable on the Loan by 1% per annum, in case the Escrow Account is not opened within 90 days.
	  ○ Increase the Rate of interest applicable on the Loan by a further 1% per annum, in case the Escrow Account is not opened within 180 days.
	  ○ Recall the Loan if the Escrow Account is not opened within 210 days.

Security for Facility	• Exclusive first charge by way of registered mortgage of unsold units in The Project • Exclusive first charge on entire land pertaining to The Project • Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of The Project • Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). • Security cover to be maintained during tenure of loan is 1.75 times • The receivables will be monitored and controlled through an escrow arrangement. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence.
Pre-disbursement conditions	The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent: • Project to be RERA registered as per the prevailing byelaws • Borrower shall execute the financing/loan documents as per BHFL requirements • Satisfactory completion of all diligences

	• Undertaking from the Borrower stating clearly sold and unsold units in the Project. • Company certified cash flow statement for the entire tenure of the facilities. • CA certified net worth statement of the borrowing entities, promoters/partners and total cost incurred on the Project. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • Execution of Registered Mortgage of Project Land and unsold units of Project in favour of BHFL. • Creation of security in the form and manner acceptable to BHFL and all expenses to relating to security creation to be borne by Borrower. • NACH Form and Security cheques as per BHFL norm to be provided • **Security perfection.** • **RERA registration.** • **Construction linked payment plan to be documented.** • **Unit-wise detailed MIS of the project.** • **Modification for clause 3 of DAGPA's**
Conditions to be satisfied within 30 days from first disbursement	• The Borrower is required to insure the Project against standard risks for an amount not less than the total project cost during the live tenure of the facilities and hypothecate the same in favour of BHFL. The copy of insurance policy with assignment in favour of BHFL would be made available immediately as & when done.
Event of default	The following events will, inclusive and not restricted, will constitute an event/s of default: • Failure to service debt or any other amount under the Loan Agreements when due. • Failure to deposit receivables as documented in the loan documents in the designated escrow account. • Non-compliance to the RBI Directions regarding insertion of details that the Project has been financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project • Breach of any representation and warranty by the Borrower and sponsor. • Breach of covenant or undertaking or other obligation. • Any order passed or an application being initiated for winding up/ dissolution / or filing of bankruptcy under the Insolvency and Bankruptcy Act together with its amendments from time to time. • Non-compliance of RERA Act, Rules, Circulars, Notifications or any other prevailing rules & regulations • Cessation of business • Downgrading of the credit rating of the Borrowers bank facilities by 2 notches by external credit rating agencies • Voluntary or involuntary insolvency, appointment of receiver, winding up, liquidation, bankruptcy, dissolution or change of control of the Borrower or any one of them • Any change constitution of applicant and co-applicant entity / entities without written consent from BHFL. • Any of the Financing Agreements becomes unenforceable against the Borrower.
Consequences of default	The following consequences, inclusive and not restricted, can be undertaken by BHFL in case of an event of default: • Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Financing Agreements • Accelerate maturity of the facilities together with all accrued interest and declare all amounts payable by the Borrower in respect of the facilities to be due and payable immediately

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	• Suspend and terminate all undrawn commitments • Revise the applicable rate of interest upward by upto 4% per annum • Revise the escrow sweep percentage • Charge Penal Interest upto **24% per annum in addition to the current Rate of Interest** • All expenses incurred after default has occurred in connection with preservation of the Borrower assets (as on date of default) and Collateral Security and collection of amounts due under facilities agreement shall be payable by the Borrower.
Other covenants	• Borrower needs to submit a monthly MIS/report providing details of sales, collections & cancellations in the Project latest by 10th of the succeeding month. • If any event or circumstances occur which in the sole opinion of BHFL, is likely to and/or adversely affect the ability of the Borrower of Guarantor to perform all or any of its obligations under this Agreement or Guarantee including but not limited to slowdown or stoppage of project construction, sales and collections, adverse market conditions, then BHFL shall have the right to take such steps to protect its loan obligations inclusive or but not limited to recalling of loan, increasing interest rates, demanding additional collateral, increasing sweep etc. • Right to step into the Project in case the Borrower has defaulted. • Borrower shall not do any unauthorized construction nor deviate from approved sanction plans. • Borrower to undertake & confirm to complete the entire Project in event of escalation of Project cost. • The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project or if Borrower collects more than 10% of cost of the unit. • Borrower will obtain a specific release letter for every unit sold before the agreement to sell/ sale deed is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a home loan or not. BHFL charge would not be released if the above letter is not obtained. • Borrower will not sell a bulk portion of the units below agreed Minimum Selling Price ('MSP') and without linking to construction linked payment plan without prior consent from BHFL. • Any sales scheme related to the Project wherein payment of consideration is not linked with construction stage will need prior approval of the Lender. • The Borrower agrees and undertakes to commence/continue Project construction within 30 days of 1st tranche disbursal or within 30 days of receipt of permission to commence construction, whichever is later. • The Borrower agrees and undertakes that there shall be no stalling of or slowdown in Project construction. • The Borrower agrees and undertakes that construction of the Project will commence only after obtaining all requisite approvals from appropriate authorities. • The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favour of the escrow account with the designated bank for the Project. Such draft sale agreements/demand letters to be shared by the Borrower prior to disbursement as may be required. • In cases where the Borrower is a company, it will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL. • The Borrower will not repay any monies brought by the partners / shareholders by way of deposits / loans and advances during the currency of the facilities. • The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the instalment/dues/ overdue under this facility. Dividend if any paid should be paid after clearing dues to BHFL.

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	• Adherence to the building norms and technical specifications as laid down by National Building Code (NBC).
	• Adherence to the Ministry of Environment and Forest Notifications on fly ash and such other notifications as issued from time to time during the tenure of the facilities.
	• Adherence to National Disaster Management Authority (NDMA) guidelines on "Ensuring Disaster Resilient Construction of Buildings and Infrastructure shall continue to be in adherence to the said guideline and such other guidelines as may be issued by the NDMA from time to time.
	• As required under RBI Directions, the Borrower shall provide certification from its statutory auditors regarding diversion/ siphoning of funds by the Borrower if required by Lender. The Borrower further agrees that the Lender has the right to award a separate mandate to the auditors of the Borrower for the same.
	• The Borrower shall provide Legal Entity Identifier (LEI) registration certificate prior to the disbursement of the loan.
	• BHFL official or any person authorized by BHFL shall be permitted to visit the Project site and carry out inspection/examine the books of accounts till the currency of the loan.
	• Neither the Borrower/ Co-borrowers nor the security offered to BHFL is / will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, Borrower is obliged to ensure that the security offered to BHFL shall be free from all encumbrances/litigations at all points of time till your total repayment of the entire loan amount together with applicable interest and charges.
	• In the event of a litigation filed during the tenure of the credit facilities, BHFL should be intimated of the same and BHFL shall at its sole discretion have a right to recall the credit facilities.
	• The Borrower agrees and confirms that the Lender shall not be obliged to grant and continue any credit facility, if it is apprehended that the terms as provided in Sanction Letter are not or may not be met to the satisfaction of the Lender. Further, the Lender may, reduce, revoke, cancel and/or modify any undrawn amount (in whole or part), if any, from the sanctioned amount, at its discretion, at any time, with prior notice to the Borrower.
	• Any default or Financial Indebtedness of the Borrower under any other agreement or arrangement or guarantee or security with BFL/BHFL shall also constitute an event of default under this Agreement. The Lender is hereby authorized by the Borrower to retain and to continue to hold and/or set off, realize and/or sell any assets of the Borrower held by the Lender as a security and/or otherwise and adjust the proceeds thereof towards repayment of the Loan including any interest and other charges due and payable by the Borrower to Lender and/or any or all member (s) of its affiliates.
	• In case of non-adherence/ violation/ non-compliance of any covenants/ conditions, the Lender reserves the right to increase the applicable rate of interest upto 4% per annum on the entire loan outstanding
	• During the currency of the loan Borrower shall not, without prior approval in writing:
	  o Affect any change in the capital structure of the firm/company.
	  o Formulate any schemed of amalgamation / reconstitution
	  o Undertake guarantee obligations on behalf of any other Borrower / organization.
	  o Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL.
	  o Permit any transfer of the controlling interest or make any drastic change in the management set up.
	  o Divert/utilize funds to other associates/group companies
	  o Change the Project plan originally submitted during the application of facilities.
	• The Lender shall have an unqualified right to disclose the name of the Borrower to RBI and/or NHB, stock exchange, National E-Governance Services Limited, auditors, bankers, investors and any Credit

	information companies as defined at section 2(e) of The Credit Information Companies (Regulation) Act, 2005 ("CIC"). The Borrower gives its consent to the Lender, its group companies, affiliates, representatives, agents, and/or business partners to initiate checks with any CICs and conduct PAN and employment verifications to evaluate and process my/our loan application and during the loan tenure as well. • The Borrower(s) hereby undertake that in case of any updates in the documents (including but not limited to the KYC documents) submitted by me/us to BHFL at the time of availing the loan facilities and/or thereafter, the applicant(s) shall submit the updated documents with BHFL within 30 days of such update for BHFL's records.
Assignability	BHFL shall have the right to assign, transfer, sell, the facilities, receivables, the security, rights, benefits and any other interest created in its favour under any of the agreements or hereunder without prior approval or intimation to the Borrower or to any other bank / lender or financial institution with the same condition agreed with Lender and Borrower.
Audit	• BHFL will have the right to appoint and carry out quarterly audit on sales, sales receivables, stock, cash flow, units sold and unsold, progress of construction and utilization of funds. • BHFL will have the right to audit/review as per above mentioned frequencies or at such frequencies as may be decided by BHFL from time to time at its own discretion.

Unsold and HMDA units details for Phase 1:

Details of unsold units (mortgaged to BHFL)

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
1	A	1	201	1720
2	A	1	204	1585
3	A	1	205	1585
4	A	1	207	1720
5	A	1	301	1720
6	A	1	302	1295
7	A	1	303	1300
8	A	1	304	1585
9	A	1	305	1585
10	A	1	306	1295
11	A	1	307	1720
12	A	1	401	1720
13	A	1	407	1720
14	A	1	501	1720
15	A	1	502	1295
16	A	1	503	1300

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
17	A	1	504	1585
18	A	1	505	1585
19	A	1	506	1295
20	A	1	507	1720
21	A	1	602	1295
22	A	1	603	1300
23	A	1	605	1585
24	A	1	606	1295
25	A	1	701	1720
26	A	1	702	1295
27	A	1	703	1300
28	A	1	704	1585
29	A	1	705	1585
30	A	1	706	1295
31	A	1	707	1720
32	A	1	801	1720
33	A	1	802	1295
34	A	1	803	1300
35	A	1	804	1585
36	A	1	805	1585
37	A	1	807	1720
38	A	1	901	1720
39	A	1	902	1295
40	A	1	903	1300
41	A	1	904	1585
42	A	1	905	1585
43	A	1	907	1720
44	B	1	301	1720
45	B	1	302	1295
46	B	1	303	1300
47	B	1	304	1585

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
48	B	1	305	1585
49	B	1	306	1295
50	B	1	307	1720
51	B	1	401	1720
52	B	1	402	1295
53	B	1	405	1585
54	B	1	501	1720
55	B	1	502	1295
56	B	1	503	1300
57	B	1	504	1585
58	B	1	505	1585
59	B	1	506	1295
60	B	1	507	1720
61	B	1	601	1720
62	B	1	607	1720
63	B	1	701	1720
64	B	1	702	1295
65	B	1	703	1300
66	B	1	704	1585
67	B	1	705	1585
68	B	1	706	1295
69	B	1	707	1720
70	B	1	801	1720
71	B	1	802	1295
72	B	1	803	1300
73	B	1	804	1585
74	B	1	805	1585
75	B	1	806	1295
76	B	1	807	1720
77	B	1	901	1720
78	B	1	902	1295

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
79	B	1	903	1300
80	B	1	904	1585
81	B	1	905	1585
82	B	1	906	1295
83	B	1	907	1720
84	C	1	207	1295
85	C	1	208	1295
86	C	1	301	1810
87	C	1	302	1295
88	C	1	303	1295
89	C	1	304	1295
90	C	1	305	1540
91	C	1	306	1810
92	C	1	307	1295
93	C	1	308	1295
94	C	1	309	1465
95	C	1	403	1295
96	C	1	408	1295
97	C	1	409	1465
98	C	1	501	1810
99	C	1	502	1295
100	C	1	503	1295
101	C	1	504	1295
102	C	1	505	1540
103	C	1	506	1810
104	C	1	507	1295
105	C	1	508	1295
106	C	1	509	1465
107	C	1	701	1810
108	C	1	702	1295
109	C	1	703	1295

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
110	C	1	704	1295
111	C	1	705	1540
112	C	1	706	1810
113	C	1	707	1295
114	C	1	708	1295
115	C	1	709	1465
116	C	1	802	1295
117	C	1	805	1540
118	C	1	807	1295
119	C	1	808	1295
120	C	1	902	1295
121	C	1	903	1295
122	C	1	904	1295
123	C	1	907	1295
124	C	1	908	1295
125	C	1	909	1465
126	D	1	204	1585
127	D	1	205	1585
128	D	1	206	1295
129	D	1	207	1720
130	D	1	301	1720
131	D	1	302	1295
132	D	1	303	1300
133	D	1	304	1585
134	D	1	305	1585
135	D	1	306	1295
136	D	1	307	1720
137	D	1	501	1720
138	D	1	502	1295
139	D	1	503	1300
140	D	1	504	1585

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
141	D	1	505	1585
142	D	1	506	1295
143	D	1	507	1720
144	D	1	601	1720
145	D	1	602	1295
146	D	1	603	1300
147	D	1	604	1585
148	D	1	605	1585
149	D	1	606	1295
150	D	1	607	1720
151	D	1	701	1720
152	D	1	702	1295
153	D	1	703	1300
154	D	1	704	1585
155	D	1	705	1585
156	D	1	706	1295
157	D	1	707	1720
158	D	1	901	1720
159	D	1	902	1295
160	D	1	903	1300
161	D	1	904	1585
162	D	1	905	1585
163	D	1	906	1295
164	D	1	907	1720
165	E	1	201	1720
166	E	1	204	1585
167	E	1	205	1585
168	E	1	206	1295
169	E	1	207	1720
170	E	1	301	1720
171	E	1	302	1295

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
172	E	1	303	1300
173	E	1	304	1585
174	E	1	305	1585
175	E	1	306	1295
176	E	1	307	1720
177	E	1	401	1720
178	E	1	403	1300
179	E	1	406	1295
180	E	1	407	1720
181	E	1	501	1720
182	E	1	502	1295
183	E	1	503	1300
184	E	1	504	1585
185	E	1	505	1585
186	E	1	506	1295
187	E	1	507	1720
188	E	1	701	1720
189	E	1	702	1295
190	E	1	703	1300
191	E	1	704	1585
192	E	1	705	1585
193	E	1	706	1295
194	E	1	707	1720
195	E	1	801	1720
196	E	1	802	1295
197	E	1	803	1300
198	E	1	806	1295
199	E	1	807	1720
200	F	1	201	1810
201	F	1	206	1810
202	F	1	207	1295

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
203	F	1	208	1295
204	F	1	209	1465
205	F	1	301	1810
206	F	1	302	1295
207	F	1	303	1295
208	F	1	304	1295
209	F	1	305	1540
210	F	1	306	1810
211	F	1	307	1295
212	F	1	308	1295
213	F	1	309	1465
214	F	1	401	1810
215	F	1	403	1295
216	F	1	405	1540
217	F	1	406	1810
218	F	1	407	1295
219	F	1	409	1465
220	F	1	501	1810
221	F	1	502	1295
222	F	1	503	1295
223	F	1	504	1295
224	F	1	505	1540
225	F	1	506	1810
226	F	1	507	1295
227	F	1	508	1295
228	F	1	509	1465
229	F	1	701	1810
230	F	1	702	1295
231	F	1	703	1295
232	F	1	704	1295
233	F	1	705	1540

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
234	F	1	706	1810
235	F	1	707	1295
236	F	1	708	1295
237	F	1	709	1465
238	F	1	801	1810
239	F	1	802	1295
240	F	1	803	1295
241	F	1	804	1295
242	F	1	805	1540
243	F	1	807	1295
244	F	1	808	1295
245	F	1	809	1465
246	F	1	901	1810
247	F	1	902	1295
248	F	1	903	1295
249	F	1	904	1295
250	F	1	905	1540
251	F	1	906	1810
252	F	1	907	1295
253	F	1	908	1295
254	F	1	909	1465
255	G	1	206	1810
256	G	1	207	1295
257	G	1	208	1295
258	G	1	209	1465
259	G	1	301	1810
260	G	1	302	1295
261	G	1	303	1295
262	G	1	304	1295
263	G	1	305	1540
264	G	1	306	1810

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
265	G	1	307	1295
266	G	1	308	1295
267	G	1	309	1465
268	G	1	403	1295
269	G	1	404	1295
270	G	1	501	1810
271	G	1	502	1295
272	G	1	503	1295
273	G	1	504	1295
274	G	1	505	1540
275	G	1	506	1810
276	G	1	507	1295
277	G	1	508	1295
278	G	1	509	1465
279	G	1	602	1295
280	G	1	603	1295
281	G	1	604	1295
282	G	1	605	1540
283	G	1	606	1810
284	G	1	607	1295
285	G	1	608	1295
286	G	1	609	1465
287	G	1	701	1810
288	G	1	702	1295
289	G	1	703	1295
290	G	1	704	1295
291	G	1	705	1540
292	G	1	706	1810
293	G	1	707	1295
294	G	1	708	1295
295	G	1	709	1465

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
296	G	1	803	1295
297	G	1	804	1295
298	G	1	903	1295
299	G	1	904	1295
Total				441545

Details of mortgaged units with HMDA (2nd Charge mortgaged to BHFL)

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
1	A	1	104	1550
2	A	1	106	1295
3	A	1	107	1685
4	B	1	103	1265
5	B	1	107	1685
6	C	1	204	1295
7	D	1	103	1265
8	E	1	202	1295
9	E	1	203	1300
10	F	1	101	1770
11	F	1	103	1295
12	F	1	104	1295
13	F	1	106	1770
14	F	1	108	1295
Total				20060

Unsold and HMDA units details for Phase 2:

Details of unsold units (mortgaged to BHFL)

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
1	H	2	201	1810
2	H	2	205	1540
3	H	2	206	1810

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
4	H	2	207	1295
5	H	2	208	1295
6	H	2	209	1465
7	H	2	301	1810
8	H	2	302	1295
9	H	2	303	1295
10	H	2	304	1295
11	H	2	305	1540
12	H	2	306	1810
13	H	2	307	1295
14	H	2	308	1295
15	H	2	309	1465
16	H	2	401	1810
17	H	2	402	1295
18	H	2	403	1295
19	H	2	404	1295
20	H	2	409	1465
21	H	2	501	1810
22	H	2	502	1295
23	H	2	503	1295
24	H	2	504	1295
25	H	2	505	1540
26	H	2	506	1810
27	H	2	507	1295
28	H	2	508	1295
29	H	2	509	1465
30	H	2	601	1810
31	H	2	602	1295
32	H	2	603	1295
33	H	2	604	1295
34	H	2	607	1295
35	H	2	608	1295

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
36	H	2	701	1810
37	H	2	702	1295
38	H	2	703	1295
39	H	2	704	1295
40	H	2	705	1540
41	H	2	706	1810
42	H	2	707	1295
43	H	2	708	1295
44	H	2	709	1465
45	H	2	807	1295
46	H	2	808	1295
47	H	2	901	1810
48	H	2	902	1295
49	H	2	903	1295
50	H	2	904	1295
51	H	2	905	1540
52	H	2	906	1810
53	H	2	907	1295
54	H	2	909	1465
55	I	2	201	1720
56	I	2	205	1585
57	I	2	207	1720
58	I	2	301	1720
59	I	2	302	1295
60	I	2	303	1300
61	I	2	304	1585
62	I	2	305	1585
63	I	2	306	1295
64	I	2	307	1720
65	I	2	407	1720
66	I	2	501	1720
67	I	2	502	1295

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Corporate Identity Number (CIN): U65910PN2008PLC132228
Tel: +91 20718 78060 | **Email:** bhflwecare@bajajfinserv.in

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
68	I	2	503	1300
69	I	2	504	1585
70	I	2	505	1585
71	I	2	506	1295
72	I	2	507	1720
73	I	2	601	1720
74	I	2	603	1300
75	I	2	605	1585
76	I	2	607	1720
77	I	2	701	1720
78	I	2	702	1295
79	I	2	703	1300
80	I	2	704	1585
81	I	2	705	1585
82	I	2	706	1295
83	I	2	707	1720
84	I	2	801	1720
85	I	2	802	1295
86	I	2	803	1300
87	I	2	807	1720
88	I	2	901	1720
89	I	2	902	1295
90	I	2	903	1300
91	I	2	904	1585
92	I	2	905	1585
93	I	2	906	1295
94	I	2	907	1720
95	J	2	201	1810
96	J	2	209	1465
97	J	2	301	1810
98	J	2	302	1295
99	J	2	303	1295

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
100	J	2	304	1295
101	J	2	305	1540
102	J	2	306	1810
103	J	2	307	1295
104	J	2	308	1295
105	J	2	309	1465
106	J	2	401	1810
107	J	2	403	1295
108	J	2	404	1295
109	J	2	406	1810
110	J	2	407	1295
111	J	2	501	1810
112	J	2	502	1295
113	J	2	503	1295
114	J	2	504	1295
115	J	2	505	1540
116	J	2	506	1810
117	J	2	507	1295
118	J	2	508	1295
119	J	2	509	1465
120	J	2	604	1295
121	J	2	606	1810
122	J	2	701	1810
123	J	2	702	1295
124	J	2	703	1295
125	J	2	704	1295
126	J	2	705	1540
127	J	2	706	1810
128	J	2	707	1295
129	J	2	708	1295
130	J	2	709	1465
131	J	2	802	1295

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
132	J	2	803	1295
133	J	2	804	1295
134	J	2	805	1540
135	J	2	901	1810
136	J	2	902	1295
137	J	2	903	1295
138	J	2	904	1295
139	J	2	905	1540
140	J	2	906	1810
141	J	2	907	1295
142	J	2	908	1295
143	J	2	909	1465
144	K	2	204	1585
145	K	2	206	1295
146	K	2	207	1720
147	K	2	301	1720
148	K	2	302	1295
149	K	2	303	1300
150	K	2	304	1585
151	K	2	305	1585
152	K	2	306	1295
153	K	2	307	1720
154	K	2	502	1295
155	K	2	503	1300
156	K	2	504	1585
157	K	2	506	1295
158	K	2	701	1720
159	K	2	702	1295
160	K	2	703	1300
161	K	2	704	1585
162	K	2	705	1585
163	K	2	706	1295

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
164	K	2	707	1720
165	K	2	805	1585
166	K	2	901	1720
167	K	2	902	1295
168	K	2	903	1300
169	K	2	904	1585
170	K	2	905	1585
171	K	2	906	1295
172	K	2	907	1720
173	L	2	205	1540
174	L	2	206	1810
175	L	2	207	1295
176	L	2	208	1295
177	L	2	209	1465
178	L	2	301	1810
179	L	2	302	1295
180	L	2	303	1295
181	L	2	304	1295
182	L	2	305	1540
183	L	2	306	1810
184	L	2	307	1295
185	L	2	308	1295
186	L	2	309	1465
187	L	2	402	1295
188	L	2	405	1540
189	L	2	407	1295
190	L	2	409	1465
191	L	2	501	1810
192	L	2	502	1295
193	L	2	503	1295
194	L	2	504	1295
195	L	2	505	1540

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S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
196	L	2	506	1810
197	L	2	507	1295
198	L	2	508	1295
199	L	2	509	1465
200	L	2	602	1295
201	L	2	605	1540
202	L	2	606	1810
203	L	2	608	1295
204	L	2	609	1465
205	L	2	701	1810
206	L	2	702	1295
207	L	2	703	1295
208	L	2	704	1295
209	L	2	705	1540
210	L	2	706	1810
211	L	2	707	1295
212	L	2	708	1295
213	L	2	709	1465
214	L	2	803	1295
215	L	2	804	1295
216	L	2	806	1810
217	L	2	807	1295
218	L	2	808	1295
219	L	2	809	1465
220	L	2	901	1810
221	L	2	902	1295
222	L	2	903	1295
223	L	2	904	1295
224	L	2	905	1540
225	L	2	906	1810
226	L	2	907	1295
227	L	2	908	1295

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
228	L	2	909	1465
229	M	2	201	1810
230	M	2	206	1810
231	M	2	207	1295
232	M	2	208	1295
233	M	2	209	1465
234	M	2	301	1810
235	M	2	302	1295
236	M	2	303	1295
237	M	2	304	1295
238	M	2	305	1540
239	M	2	306	1810
240	M	2	307	1295
241	M	2	308	1295
242	M	2	309	1465
243	M	2	501	1810
244	M	2	502	1295
245	M	2	503	1295
246	M	2	504	1295
247	M	2	505	1540
248	M	2	506	1810
249	M	2	507	1295
250	M	2	508	1295
251	M	2	509	1465
252	M	2	601	1810
253	M	2	602	1295
254	M	2	603	1295
255	M	2	604	1295
256	M	2	606	1810
257	M	2	609	1465
258	M	2	701	1810
259	M	2	702	1295

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
260	M	2	703	1295
261	M	2	704	1295
262	M	2	705	1540
263	M	2	706	1810
264	M	2	707	1295
265	M	2	708	1295
266	M	2	709	1465
267	M	2	901	1810
268	M	2	902	1295
269	M	2	903	1295
270	M	2	904	1295
271	M	2	905	1540
272	M	2	906	1810
273	M	2	907	1295
274	M	2	908	1295
275	M	2	909	1465
276	N	2	201	1810
277	N	2	205	1540
278	N	2	206	1810
279	N	2	207	1295
280	N	2	208	1295
281	N	2	209	1465
282	N	2	301	1810
283	N	2	302	1295
284	N	2	303	1295
285	N	2	304	1295
286	N	2	305	1540
287	N	2	306	1810
288	N	2	307	1295
289	N	2	308	1295
290	N	2	309	1465
291	N	2	401	1810

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
292	N	2	501	1810
293	N	2	502	1295
294	N	2	503	1295
295	N	2	504	1295
296	N	2	505	1540
297	N	2	506	1810
298	N	2	507	1295
299	N	2	508	1295
300	N	2	509	1465
301	N	2	701	1810
302	N	2	702	1295
303	N	2	703	1295
304	N	2	704	1295
305	N	2	705	1540
306	N	2	706	1810
307	N	2	707	1295
308	N	2	708	1295
309	N	2	709	1465
310	N	2	801	1810
311	N	2	901	1810
312	N	2	902	1295
313	N	2	903	1295
314	N	2	904	1295
315	N	2	905	1540
316	N	2	906	1810
317	N	2	907	1295
318	N	2	908	1295
319	N	2	909	1465
Total				469870

Details of mortgaged units with HMDA (2nd Charge mortgaged to BHFL)

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
1	H	2	101	1770
2	H	2	102	1295
3	H	2	103	1295
4	H	2	104	1295
5	H	2	105	1505
6	H	2	106	1770
7	H	2	107	1295
8	H	2	108	1295
9	H	2	202	1295
10	H	2	204	1295
11	I	2	101	1685
12	I	2	105	1550
13	J	2	101	1770
14	J	2	106	1770
15	J	2	109	1425
16	K	2	103	1265
17	K	2	105	1550
18	K	2	107	1685
19	L	2	101	1770
20	L	2	102	1295
21	L	2	103	1295
22	L	2	105	1505
23	L	2	106	1770
24	L	2	107	1295
25	L	2	109	1425
26	L	2	202	1295
27	L	2	203	1295
28	M	2	101	1770
29	M	2	102	1295
30	M	2	103	1295
31	M	2	104	1295

BAJAJ FINSERV

S. No	Block	Phase	Flat No	Saleable Area (Sq ft)
32	M	2	106	1770
33	M	2	107	1295
34	M	2	108	1295
35	M	2	109	1425
36	M	2	203	1295
37	M	2	204	1295
38	N	2	103	1295
39	N	2	104	1295
40	N	2	107	1295
41	N	2	108	1295
Total				**58965**