REF.NO:CAD/SAN/CB/11/2017 Date: 19th April 2017

M/s. Mahesh Builders & Developers;
Office No: 401, 4th Floor,
Ashok Sankul II, Ashok Nagar,
Ranghills Road, Pune - 411007

Kind Attention: **Mr. Chandulal K. Choudhary & Mr. Vaijinath M. Panure**

Dear Sir/s,

Sub: Sanction of Construction Finance Loan of Rs. 8.00 Crores for your project 'Ellanza' at Sinhgad Road, Pune.

With reference to your application for financial assistance, DCB Bank Ltd is pleased to sanction Construction Finance Loan of Rs. 8,00,00,000/- (Rs. Eight Crores only) in favor of M/s. Mahesh Builders & Developers, a Partnership firm (hereinafter referred to as "Borrower") for your project "Ellanza" situated at Plot No. 1, Sr No. 41B, Hissa No. 1(P),Near Dnyanganga Soc., Wadgaon Bk, Pune – 411041; under the following major terms and conditions:

A	Loan limit	:	Project Loan of Rs. 8,00,00,000/- (Eight Crores Only)
B	Margin /Promoters Contribution	:	50% of loan amount
C	Repayment of Loan	:	Total loan period of 30 months. Installments to be repaid in 18 equal monthly installments after the initial moratorium period of 12 months. Installments to commence after 12 months from the date of first disbursement. The interest is payable as and when debited. 20% sweep for each credit in No Debit / Zero Account will be used towards principal repayment for 12 month of moratorium period. Any inflow over and above the projections during and post completion would be used to reduce the loan & also all inflow over and above the cash flow projections provided to bank at the time of sanction would be used to reduce principal loan outstanding.
D	Processing fees	:	1.00% on the loan amount; plus service tax etc. as applicable.
E	Rate of Interest*	:	14.50% p.a. (1 year MCLR + 4.52%), Present 1 Year MCLR is 9.98%. Interest will be charged at monthly rests (Please read clause (z) of the Other Terms and Conditions in this regard)
F	Additional interest	:	Additional interest @ 24% p.a. payable in advance at monthly rests (On 1st. of or every month) will be charged on the overdue amount of PEMI/ EMI. In case of occurrence of Events of Default, DCB Bank may at its sole discretion charge interest on the entire principal loan balance @ 24% p.a. payable in advance at monthly rests.
G	Primary Security	:	Exclusive first charge by way of Registered Mortgage of current &

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			proposed future construction of project "Ellanza" along with the parcel of land bearing Plot No. 1, Sr No. 41B, Hissa No. 1(P),Near Dnyanganga Soc., Wadgaon Bk, Pune – 411041 Exclusive charge by way of hypothecation on the project receivables arising out of the present and future construction thereon of the unsold units and existing sold/booked/alienated units of the Project "Ellanza". Security cover of minimum 2 times shall be maintained at all times during the tenor of facility.
H	Guarantors	:	Mr. Vaijinath Mallikarjun Panure Mr. Chandulal Khetaji Choudhary Mrs. Asha Bhagwanrao Kadam
I	Disbursement	:	After execution of loan documents, disbursement will be made as specified in Disbursement Schedule in Annexure II & Cash Flows Disbursement will be made as per stages of construction subject to satisfactory technical compliance. Disbursement amount not to exceed 30% of construction cost incurred and to be incurred in next quarter subject to CA certificate confirming end use of our loan, Architect certificate confirming stage of construction as per schedule and the construction is as per sanction plan. The Facility will be disbursed in multiple tranches in accordance with the funding requirements of Project. Disbursement will be in line with estimated cash flows and in proportion to progress of projects in terms of advance to contractors and other approvals available.
J	Repayment	:	Minimum selling value to be achieved per sq.ft. for unsold flats mortgaged with bank will be Rs. 5300/sq.ft. If for any reason, the sale is below the stipulated rate, the borrower will arrange to prepay the loan for the differential amount.
K	Event of Default	:	DCB Bank Ltd. will have the right to recall all or part of the loan in case the schedule of construction and sales is not adhered to as mentioned in the application submitted to bank. However, in the event, sales schedule as stipulated are not adhered to by the firm resulting into event of default being triggered, DCB Bank reserves its rights to enforce its security on such number of units by way of "SALE" or "AUCTION", as deemed fit. Borrower shall not raise any objections for the same. Nevertheless, such sales may not be below the stipulated prepayment rate.
L	Prepayment Charges	:	4% + Service Tax Prepayment penalty will not be payable in case the prepayment is from surplus cash flow generated from the project.
M	Specific Account		The borrower will open No/Zero Debit account in DCB Bank Ltd and

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			shall act in accordance with the clauses of the Agreement signed between DCB bank & the Borrower. All the transactions pertaining to this project shall be routed through the No/Zero Debit account. Out of the customer receipts received for the projects, 20% of the amount will be cutback from each credit received in the account for first 12 months from date of disbursement i.e. during moratorium period. The account with DCB Bank Ltd. to be opened prior to disbursement & all the sales proceeds 'Ellanza' being executed under M/s. Mahesh Builders & Developers would be deposited in this account. The Account shall not be closed without prior approval of the Bank. The repayment of the Loan would be by way of ECS instructions from current account linked to No Debit account. At any given time, the float available in the escrow account should be >= one whole month's interest of full loan amount during the moratorium period. Post pre MI period, float of one MI may be maintained in the form of FD with DCB BANK LTD's lien or in cash in form of Current Account as mutually agreed

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N. Other terms and conditions

a. Our lien/ funding to be intimated to the prospective customers and communication to be sent to the owners of flats already sold to remit the flat payments directly to our designated account.

b. The borrowers shall agree to give us status of the "Preferred Finance Partner", whereby we may consider Housing Loans to eligible individual house purchasers.

c. All Hoardings / brochures/pamphlets/Sale Agreement of the project will disclose the name of DCB Bank Ltd as the lender to whom the property is mortgaged. The firm will put up a board at the worksite displaying that 'This Project is Approved and Financed by DCB Bank Ltd' and that they will provide NOC / permissions of DCB Bank Ltd for sale of flats / property if required.

d. The borrower will append the information relating to the mortgage while publishing advertisements of the project in newspapers/ magazines etc.

e. In the event of non-compliance of Legal Scrutiny Report (LSR) and Technical Scrutiny Report (TSR), fees if any paid to DCB bank shall not be refunded.

f. The Loan will be utilized for the purpose it is granted and shall not be utilized for any other purpose or for capital markets activities or any speculative purposes. An undertaking to this effect is to be given.

g. Interest shall be charged from the date of first disbursement. The repayment will be in 18 monthly installments commencing after 12 months of moratorium from the date of first disbursement. The interest is payable on the 1st of every month in for the previous month from the date of first disbursement including the initial moratorium period of 12 months. Postdated cheques (PDCs) covering interest should be furnished with each disbursement. If there is a default in payment of Interest or Principal for 2 consecutive months, it shall be construed as violation of the terms of sanction and the entire loan may be recalled.

h. ECS mandate/PDC cheques to the extent of installments/EMI covering the tenor of loan to be furnished.

i. The borrower and guarantors undertake that in an event of default or nonpayment of loan, they will have no objection in DCB Bank Ltd transferring property rights/title of plot /flats to third party on as-is-where-is basis.

j. **Unsecured loans from the friends and relatives of Proprietor/Partner/Director, if any as on the date of the first-disbursement under the loan, will not be repaid without prior written permission of DCB Bank Ltd.**

k. NOC from DCB Bank Ltd to be obtained for any loans to be raised for this project, in future, till such time our dues are outstanding. The borrower will arrange to obtain an NOC in writing before raising any loans for this project or permitting any charge to 'be registered against the properties / flats/ bungalows/ units/ plots/offices/shops mortgaged to DCB bank.

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l. All the expenses in connection with execution of security documents shall have to be borne by the borrower.

m. This sanction may stand revoked and cancelled and shall be absolutely null and void if:
- Any material changes take place in the project for which this loan is sanctioned.
- If it comes to the light that any material fact or other relevant aspect of the proposal was withheld, suppressed concealed or not made known to DCB Bank Ltd.

n. DCB Bank Ltd reserves its right to review and revoke the balance / un-drawn project loan at the expiry of 6 months from the date of sanction **as per event of default.**

o. The following details shall be submitted by the borrower **at the periodically mentioned or whenever demanded by DCB** Bank Ltd.
1. Receipts & Payments Statement **(Monthly)**
2. Details of the flats booked / sold by way of Agreement to Sale, Sale Deed, Registration of flats etc. during the month giving specific details of the flat and the payment terms. **(Quarterly)**
3. Progress in construction work **(Annually)**

p. The borrower shall annually submit their audited annual Balance sheet and Profit & Loss account within 6 months from the date of the respective financial year end (As per terms of Approval of Loan)

q. The borrower shall agree that in case of any cost overrun/shortfall in fund for the projects shall be met by the borrower from further equity contribution / subordinate debt from the promoters or loan arranged by the promoters without recourse to the project assets in a manner and to the satisfaction to DCB Bank Ltd. Similarly in event of reduction of project cost due to savings on account of taxes, price negotiations or otherwise, there would be pro rata reduction in all components of means of Finance.

r. An appropriate loan document covering all the above conditions and any other additional points that may be required as per DCB bank Ltd. norms shall be executed by the borrower, who will also execute our other security documents as forwarded by DCB bank Ltd.

s. Half yearly CA Certificate with following details to be submitted.

Particulars	Nos	Sale Value
• Flats booked at the beginning of the half year		
• Flats booked during the half year		
• Average rate at which sold		
• Total flats sold till date		
• Total Value		
• Demand raised		
• Collection received		
• Balance to be received		

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t. Based on satisfactory verification of sales, receivables and construction expenses details of the projects "Ellanza" by DCB officials or designated agencies of DCB (Not older than 3 months) disbursals will be made.

u. DCB Bank Ltd. shall have the right to inspect the books of account of the borrower at any time.

v. DCB BANK LTD would have a Lien on all yet to be booked units in project "Ellanza". In case Developer wants to sell the unit to any prospective purchaser, they shall obtain an NOC from DCB BANK LTD to this effect.

w. Till such time DCB bank's loan is fully repaid, the borrower, without prior written permission of DCB bank shall undertake not to:
   - Effect any change the management/ capital structure/Shareholding pattern of the borrower entity of this project for
   - Formulate any scheme of merger /acquisition /amalgamation / reconstitution
   - Undertake guarantee obligation on behalf of any other company/firm or person for this project
   - Declare dividends for any year, if there is default in repayment obligation of the Borrower. However, dividends may be declared without prior written permission of DCB bank out of profits related to that year after paying all DCB bank's dues and making provisions as required for that year.
   - Create any further charge, lien or encumbrance over the assets and properties charged to DCB bank, in favor of Bank, financial institution, company, firm or person
   - Invest / deposit / lend funds to group / family members and relatives / other corporate bodies / firms / persons.
   - Undertakes any transaction within the group/related parties/companies which are no of accommodative nature.
   - Not to embark upon any expansion / diversification / restructuring /alliance /mergers/ acquisitions without prior permission in writing from us.
   - Indemnify that no case /proceedings are pending against them on account of excise default under FEMA, Customs violations and Exchange control Regulations. Also that the firm/company/their sister or associate/ group/family concerns and their Directors/partners/proprietor etc. do not appear on RBI's list of defaulters and ECGC's caution list. Further, if any such proceeding is initiated by any of such departments, information will be provided to DCB BANK LTD immediately. In case this information is found to be incorrect at a later stage or non-reporting of any subsequent proceedings, DCB BANK LTD is fully empowered to take criminal action/other suitable proceedings against the borrower.
   - The Borrower undertakes to notify us of impacts on its financial position/ performance annually.
   - The firm will keep us informed of any circumstances adversely affecting its financial position.

x. The rate of interest will be linked to the DCB Bank 1 year MCLR and is subject to change in 1 year MCLR from time to time.

y. The reset of loans linked to 1 year MCLR will be done annually on dates specified on DCB Bank's website www.dcbbank.com from time to time.

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CK Chowdhury
Partner

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CC
CK Chowdhury
ABkadam

z. DCB Bank reserves the right to change the rate of interest inter alia in case of any of the following:
- delay in repayment,
- delay in regularization of over limit,
- return of cheque (outward/inward),
- non-submission of stock statements,
- non-submission of documents requested by the Bank,
- delay in submission of documents for renewal of facilities,
- devolvement of Letter of Credit,
- invocation of Bank Guarantee,
- credit deterioration in another loan with the Bank,
- credit deterioration reported by another bank,
- name appearing in negative list / defaulter list of RBI, ECGC, etc.,
- inaccuracies in documents submitted to the Bank,
- routing of transactions to another bank account without the Bank's prior approval,
- reduction in sales turnover,
- any regulatory changes affecting the industry, and
- any other matter that is likely to affect the repayment capacity, timeliness, etc.

Other Special Conditions

- Disbursal up to Rs. 5.00 Cr would be released initially and further release would be post full plan approval of the project for the "Building B".

- 20% of credit received from project "Ellanza" to be used as margin and kept separately to be used as cutback towards principal repayment during moratorium period.

- The borrower should not pay any consideration by way of commission, brokerage, and fees or in any other form to guarantors directly or indirectly.

- DCB BANK LTD will have the right to examine at all times the borrower's books of accounts and to have the borrower's work site/unit/office inspected from time to time by its officer(s). The cost of such inspections will be borne by the borrower.
- M/s. Mahesh Builders & Developers to provide copy of sale deed/s executed for sale of flats prior applying for NOC from DCB BANK LTD for the properties/flats offered as security to the Bank.
- The Borrower to publish in all their marketing material, the fact that the Project has been financed by DCB BANK LTD. The marketing material used by the Developer for the Project would be subject to scrutiny by the DCB BANK LTD at any point of time

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- Each disbursal request should be accompanied by
    a) Architect/Engineer certificate confirming the stage of completion & that the construction is in compliance with approved plan and necessary approvals from Competent Authority for project 'Ellanza'.
    b) CA certificate confirming that the amount incurred are towards construction cost and are fully paid & are not reimbursement/repayment of monies to promoter /Group/Associates/related parties.
    c) CA certificate confirming the demand raised have been as per the agreements for sale and the same has been collected or balance rupees in arrears.
    d) DCB BANK LTD would have the statement validated through its panel Valuer and the same would be certified by the Valuer in his Project Technical report.

- The Firm / Borrower agrees for appointment of Valuers and Lawyer and or other agencies as may be necessary for review and monitoring of Project on a specific period(initially before seeking first disbursement and thereafter quarterly) and agrees that expenditure to be incurred for availing services from these agencies shall be borne by the Borrower. The Borrower will ensure/undertakes that the issues raised by these agencies i.e. Lawyers and valuers, CA would be resolved by the Firm to the satisfaction of the Bank.

- The Firm undertakes to obtain and maintain all necessary statutory and non-statutory approvals/clearances required during implementation and/or operation of the project.

- Firm /Borrower further undertakes to comply with following:
    - Firm should maintain No Debit Account with our Bank and all customer receipts through project 'Ellanza' should be deposited there.
    - No other account with any other Bank to be maintained for this project. Existing account with Indian Overseas Bank Ltd to be closed within 30 days from the date of first disbursal.
    - In case of cancellation in flat bookings exceeding 10% gap in cash flow to be met by the promoters.
    - All existing flat owners to be informed to make their further payment to our designated account and further booking agreements will have our Bank account as designated account.
    - Latest CA certificate confirming promoter contribution infused in this project
    - Latest CA Certificate confirming Net worth of guarantor.
    - All project approvals required to be in place before disbursement.
    - Undertaking to the effect that the entire project collection/progressive receipts from the customer will be deposited in the DCB Bank A/c and no funds will be diverted for any other project.
    - All the agreements should have our DCB Bank account number for remitting their dues by the flat owners. Firm should not maintain other account with any other Bank for this project.
    - At all times, balance greater than equal to next month's pre-EMI interest or interest + principal payment or EMI to be maintained in escrow / no-debit account.
    - At any point in time the receivables cover of unsold units has to be 2 times our Bank's loan outstanding.
    - The loan should be strictly utilized towards meeting the project expenses of 'Ellanza'.

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- Sales proceeds of sold units as well as unsold units of the project 'Ellanza' shall be hypothecated & routed through the DCB Bank accounts.
- DCB Bank Ltd shall have the exclusive first charge on the on the future receivables arising out of unsold units and existing sold/booked/alienated units from the project 'Ellanza'.
- Borrower to undertake that the construction of project "Ellanza" is strictly as per the sanctioned plan for buildings at all times and that there is no violation on the same.
- The Bank reserves the right to seek additional security in case the value of prime and collateral securities offered is found, on valuation by Bank's valuer, to be lower than the value considered for this proposal.
- DCB BANK LTD reserves its right to alter/ cancel and / or modify the credit limits / loan sanctioned and / or terms and payment conditions stipulated without notice to the firm and without assigning any reason thereof.
- DCB BANK LTD reserves the right to rearrange the payment schedule and to call upon the firm/its partners to accelerate the payments, if the firm's financial position so warrants.
- The Borrower and Guarantor(s) shall be deemed to have given their express consent to DCB BANK LTD to disclose the information and data furnished by them to DCB BANK LTD and also those regarding the credit facility/ies enjoyed by the borrower, conduct of accounts and guarantee obligations undertaken by guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information.

Post Disbursement Documents

1. The borrower shall maintain appropriate books and records which should correctly reflect their financial position and operations and it should submit to DCB BANK LTD at regular intervals such statements as may be prescribed by DCB BANK LTD in terms of the RBI's instructions issued from time to time.
2. The borrower shall forward to DCB BANK LTD, provisional balance sheet and Profit & Loss Account within 60 days of year-end and audited accounts within 6 months of year-end.
3. Outstanding bank borrowing for the project on six monthly basis.

Periodic review documents

The account to be reviewed on half yearly/ Yearly basis as per DCB BANK LTD policy, For Review of accounts Borrower shall furnish

- Audited financials within 180 days of the close of the financial year.
- Six monthly provisional data with 45 days of the closure of the period.
- Outstanding bank borrowings on six monthly basis along with above

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CC ckChoudhary

Partner

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ABkadam

Partner

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ABkadam

Partner

CC ckChoudhary

Please sign on the duplicate copy of this letter' as a token of your acceptance of the terms and condition of the sanction and return to us the signed copy for our records. Please also arrange for the compliance of the required formalities for documentation and disbursement. This sanction is valid for acceptance for a period of 1 (one) month from the date of this letter and sanctioned credit facility/ies should be availed within 3 (three) months from the date of this letter, where after it need to be revalidated or the Bank may, at its discretion, treat the sanction as withdrawn.

Thanking You,
Yours faithfully,

CAD

For DCB Bank Ltd,

(Accepted Terms & Conditions of your sanction letter no CAD/SAN/CB/11/2017 dated 19/11/2017)

Borrower: **M/s. Mahesh Builders & Developers**
Through its partners & authorized signatories

For MAHESH BUILDERS & DEVELOPERS	For MAHESH BUILDERS & DEVELOPERS	For MAHESH BUILDERS & DEVELOPERS
Partner	Partner	Partner
Mr. Vaijinath M. Panure (Partner)	Mr. Chandulal K. Choudhary (Partner)	Mrs. Asha B. Kadam (Partner)

Guarantors:

Mr. Vaijinath M. Panure (Partner)	Mr. Chandulal K. Choudhary (Partner)	Mrs. Asha B. Kadam (Partner)

Annexure I

Details of project land & list of Flats to be mortgaged & receivables thereof hypothecated to DCB Bank Ltd.

Registered Mortgage of the following Property:

Exclusive first charge by way of registered Mortgage of current & proposed future construction of the project "Ellanza" situated at Plot No. 1, Sr No. 41B, Hissa No. 1(P),Near Dnyanganga Soc., Wadgaon Bk, Pune – 411041.

Exclusive charge by way of hypothecation on the project receivables arising out of the present and future construction thereon of the unsold units and existing sold/booked/alienated units of the Project "Ellanza" including but not limited to the following:

Sr.No	Name of Customer	Wing	Floor	Wing / Flat	Flat No.	Area in sq.ft	Current Status
1	Gauri A Behere	A	First	3 BHK	102	1567	Sold
2	Vijaykumar M Joshi	A	First	2 BHK	104	1060	Sold
3	Ranjit T Broavke	A	First	2 BHK	105	1073	Sold
4	Jaising Yadav	A	Second	2 BHK	203	925	Sold
5	Sadhana Vinay Pawar	A	Second	2 BHK	204	934	Sold
6	Sadhana Vinay Pawar	A	Second	2 BHK	205	934	Sold
7	Devdatta S Nerlekar	A	Third	3 BHK	301	1350	Sold
8	Tadage S . D	A	Third	2 BHK	304	960	Sold
9	Sanjay M Sonsale	A	Third	2 BHK	305	973	Sold
10	Preeti S Dhanve	A	Third	2 BHK	308	1069	Sold
11	Sopan S Katke	A	Fourth	3 BHK	401	1415	Sold
12	Abhay Sathe	A	Fourth	2 BHK	404	934	Sold
13	Yogesh Inamdar	A	Fourth	2 BHK	405	934	Sold
14	Gulabrao Patil	A	Fourth	2 BHK	406	925	Sold
15	Rajesh shenoy	A	Fifth	3 BHK	501	1350	Sold
16	Shailesh Sonavane	A	Fifth	2 BHK	504	960	Sold
17	Navin S Choudhary	A	Fifth	2 BHK	505	973	Sold
18	Pradeep Raut	A	Sixth	3 BHK	601	1415	Sold
19	Pooja Gulabrao Patil	A	Sixth	2 BHK	604	934	Sold
20	Rajesndra G Deole	A	Sixth	2 BHK	605	934	Sold
21	A Hode	A	Sixth	2 BHK	606	925	Sold
22	Vijaykumar Mohan Lal	A	Seventh	3 BHK	701	1350	Sold
23	Reshma R Bagade	A	Seventh	2 BHK	704	960	Sold
24	V P Kalamkar	A	Seventh	2 BHK	705	973	Sold
25	Ganesh Gholve	A	Seventh	2 BHK	708	1069	Sold

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26	Dilip Rane	A	Eighth	3 BHK	801	1415	Sold
27	Abhijit Naik	A	Eighth	2 BHK	803	925	Sold
28	Yogesh Pawar	A	Eighth	2 BHK	804	934	Sold
29	Prachi Waikar	A	Ninth	3 BHK	901	1350	Sold
30	Sojwal a Patil	A	Ninth	2 BHK	905	973	Sold
31	M P Joshi	A	Ninth	2 BHK	906	925	Sold
32		A	First	3 BHK	101	1490	Unsold
33		A	First	2 BHK	103	1017	Unsold
34		A	First	2 BHK	106	1017	Unsold
35		A	First	2 BHK	107	1094	Unsold
36		A	First	2 BHK	108	1094	Unsold
37		A	Second	3 BHK	201	1415	Unsold
38		A	Second	3 BHK	202	1393	Unsold
39		A	Second	2 BHK	206	925	Unsold
40		A	Second	2 BHK	207	1069	Unsold
41		A	Second	2 BHK	208	1069	Unsold
42		A	Third	3 BHK	302	1449	Unsold
43		A	Third	2 BHK	303	925	Unsold
44		A	Third	2 BHK	306	925	Unsold
45		A	Third	2 BHK	307	1069	Unsold
46		A	Fourth	3 BHK	402	1393	Unsold
47		A	Fourth	2 BHK	403	925	Unsold
48		A	Fourth	2 BHK	407	1069	Unsold
49		A	Fourth	2 BHK	408	1069	Unsold
50		A	Fifth	3 BHK	502	1449	Unsold
51		A	Fifth		503	0	Refugee Area
52		A	Fifth	2 BHK	506	925	Unsold
53		A	Fifth	2 BHK	507	1069	Unsold
54		A	Fifth	2 BHK	508	1069	Unsold
55		A	Sixth	3 BHK	602	1393	Unsold
56		A	Sixth	2 BHK	603	925	Unsold
57		A	Sixth	2 BHK	607	1069	Unsold
58		A	Sixth	2 BHK	608	1069	Unsold
59		A	Seventh	3 BHK	702	1449	Unsold
60		A	Seventh	2 BHK	703	925	Unsold
61		A	Seventh	2 BHK	706	925	Unsold
62		A	Seventh	2 BHK	707	1069	Unsold
63		A	Eighth	3 BHK	802	1393	Unsold
64		A	Eighth	2 BHK	805	934	Unsold

For MAHESH BUILDERS & DEVELOPERS

For MAHESH BUILDERS & DEVELOPERS

CCKChoudhury

Partner

ABKadam

Partner

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Partner

65		A	Eighth	2 BHK	806	925	Unsold
66		A	Eighth	2 BHK	807	1069	Unsold
67		A	Eighth	2 BHK	808	1069	Unsold
68		A	Ninth	3 BHK	902	1449	Unsold
69		A	Ninth		903	0	Refugee Area
70		A	Ninth	2 BHK	904	960	Unsold
71		A	Ninth	2 BHK	907	1069	Unsold
72		A	Ninth	2 BHK	908	1069	Unsold
73		B	First	3 BHK	101	136	Unsold
74		B	First	3 BHK	102	138	Unsold
75		B	First	2 BHK	103	139	Unsold
76		B	First	2 BHK	104	140	Unsold
77		B	First	2 BHK	105	142	Unsold
78		B	First	2 BHK	106	143	Unsold
79		B	First	2 BHK	107	144	Unsold
80		B	First	2 BHK	108	146	Unsold
81		B	Second	3 BHK	201	271	Unsold
82		B	Second	3 BHK	202	273	Unsold
83		B	Second	2 BHK	203	274	Unsold
84		B	Second	2 BHK	204	275	Unsold
85		B	Second	2 BHK	205	277	Unsold
86		B	Second	2 BHK	206	925	Unsold
87		B	Second	2 BHK	207	279	Unsold
88		B	Second	2 BHK	208	281	Unsold
89		B	Third	3 BHK	301	406	Unsold
90		B	Third	3 BHK	302	408	Unsold
91		B	Third	2 BHK	303	409	Unsold
92		B	Third	2 BHK	304	410	Unsold
93		B	Third	2 BHK	305	412	Unsold
94		B	Third	2 BHK	306	413	Unsold
95		B	Third	2 BHK	307	414	Unsold
96		B	Third	2 BHK	308	416	Unsold
97		B	Fourth	3 BHK	401	541	Unsold
98		B	Fourth	3 BHK	402	543	Unsold
99		B	Fourth	2 BHK	403	925	Unsold
100		B	Fourth	2 BHK	404	545	Unsold
101		B	Fourth	2 BHK	405	547	Unsold

For MAHESH BUILDERS & DEVELOPERS

Partner

For MAHESH BUILDERS & DEVELOPERS

For MAHESH BUILDERS & DEVELOPE

Partner

Partn

102		B	Fourth	2 BHK	406	925	Unsold
103		B	Fourth	2 BHK	407	549	Unsold
104		B	Fourth	2 BHK	408	551	Unsold
105		B	Fifth	3 BHK	501	676	Unsold
106		B	Fifth	3 BHK	502	678	Unsold
107		B	Fifth		503	0	Refuge Area
108		B	Fifth	2 BHK	504	680	Unsold
109		B	Fifth	2 BHK	505	682	Unsold
110		B	Fifth	2 BHK	506	683	Unsold
111		B	Fifth	2 BHK	507	684	Unsold
112		B	Fifth	2 BHK	508	686	Unsold
113		B	Sixth	3 BHK	601	811	Unsold
114		B	Sixth	3 BHK	602	1393	Unsold
115		B	Sixth	2 BHK	603	925	Unsold
116		B	Sixth	2 BHK	604	815	Unsold
117		B	Sixth	2 BHK	605	817	Unsold
118		B	Sixth	2 BHK	606	925	Unsold
119		B	Sixth	2 BHK	607	819	Unsold
120		B	Sixth	2 BHK	608	821	Unsold
121		B	Seventh	3 BHK	701	1350	Unsold
122		B	Seventh	3 BHK	702	1449	Unsold
123		B	Seventh	2 BHK	703	949	Unsold
124		B	Seventh	2 BHK	704	950	Unsold
125		B	Seventh	2 BHK	705	952	Unsold
126		B	Seventh	2 BHK	706	953	Unsold
127		B	Seventh	2 BHK	707	954	Unsold
128		B	Seventh	2 BHK	708	956	Unsold
129		B	Eighth	3 BHK	801	1081	Unsold
130		B	Eighth	3 BHK	802	1393	Unsold
131		B	Eighth	2 BHK	803	925	Unsold
132		B	Eighth	2 BHK	804	1085	Unsold
133		B	Eighth	2 BHK	805	1087	Unsold
134		B	Eighth	2 BHK	806	925	Unsold
135		B	Eighth	2 BHK	807	1089	Unsold
136		B	Eighth	2 BHK	808	1091	Unsold
137		B	Ninth	3 BHK	901	1216	Unsold
138		B	Ninth	3 BHK	902	1218	Unsold

For MAHESH BUILDERS & DEVELOPERS

For MAHESH BUILDERS & DEVELOPERS

Partner

Partner

DCB BANK LIMITED PUNE

For MAHESH BUILDERS & DEVELOPERS

Partner

139		B	Ninth		903	0	Refu ge Area
140		B	Ninth	2 BHK	904	1220	Unsold
141		B	Ninth	2 BHK	905	1222	Unsold
142		B	Ninth	2 BHK	906	1223	Unsold
143		B	Ninth	2 BHK	907	1224	Unsold
144		B	Ninth	2 BHK	908	1226	Unsold
145		B	Tenth	3 BHK	1001	1351	Unsold
146		B	Tenth	3 BHK	1002	1393	Unsold
147		B	Tenth	2 BHK	1003	925	Unsold
148		B	Tenth	2 BHK	1004	1355	Unsold

DCB BANK LIMITED
CAD
PUNE

For MAHESH BUILDERS & DEVELOPERS

Partner

For MAHESH BUILDERS & DEVELOPER

Partne

For MAHESH BUILDERS & DEVELOPERS

Partner

Annexure II

Term Loan :- Rs. 8.00 Cr
As per the current stage of construction and sales.

Quarter	Jun-17	Sep-17	Dec-17	Mar-18	**Total**
Amt (Rs in Crs)	2.50	2.50	2.00	1.00	8.00

*****Please note 3rd & 4th tranche disbursement of Rs. 2.00 Crs & Rs. 1.00 Cr respectively would be further release post full plan approval of the project for the "Building B".**

Disbursement will be linked to sales projections as under.

Quarter	Projected flats sale
Actual till Mar 2017	31
Apr-17 To Jun-17	3
July-17 To Sep-17	3
Oct-17 To Dec-17	5
Jan-18 To Mar -18	7
Apr-18 To Jun-18	10
July-18 To Sep-18	12
Oct-18 To Dec-18	14
Jan-19 To Mar -19	15
Apr-19 To Jun-19	16
July-19 To Sep-19	15
Oct-19 To Dec-19	14
Total	**145**

DCB BANK LIMITED PUNE

For MAHESH BUILDERS & DEVELOPERS
CK Chowdhury
Partner

For MAHESH BUILDERS & DEVELOPERS
ABKadam
Partner

For MAHESH BUILDERS & DEVELOPERS
CK Chowdhury
ABKadam
Partner

MAHESH
BUILDERS & DEVELOPERS

To,
Credit Administration Department,
DCB Bank Ltd.
Pune.

Date:

Dear Sir/Madam,

We the undersigned partners of**M/s. Mahesh Builders & Developers (Firm)** hereby declare that at the request of the firm, the Bank has agreed to grant the Firm the credit facilities to the extent ofRs. 8,00,00,000/- (Rupees Eight Crores Only) ("Facilities")

We Further Declare That:

1. The firm does borrow & avail facilities from Bank on the term & conditions as may be finalised by Mr.Vaijinath Mallikarjun Panure who are authorised & finalise the term & also agree to such amendments, modifications or revision thereof as are acceptable to the Bank for and on behalf of the firm.

2. The firm does authorise Mr.Vaijinath Mallikarjun Panure through severally sign & execute the loan documentation including promissory note , letter of continuity, indemnity, guarantee, letter of lien, assignment letter & various other documents as required by bank, in respect of the said facilities &to take such other action as may be required in these projects.

3. The firm does authorise, Mr.Vaijinath Mallikarjun Panure to create a mortgage by deposit of title deeds in favour of bank by depositing the title deeds /documents/evidences/writing with bank by giving an oral consent to bank to constitute to hold & retain the title deeds/documents/evidences/writings in respect of the company's immovable properties i.e. all that piece and parcel of land admeasuring 00 H 80 Aar which is out of and forming part of the property bearing S.No. 41 B, Hissa No. 1, which is totally admeasuring area 07 H 6.70 R, situated at vadgaon Budruk, Tal Haveli, Dist Pune to secure the due repayment by the firm of its facilities indicated above together with interest, additional interest, further interest by way of liquidated damages, compound interest, commitment charges, premia or repayment or on redemption, guarantee commission, commission for letters of credit, costs, charges, expenses & other monies including increase as a result of devaluation/revaluation/Fluctuation in the rates of exchange of foreign currencies involved payable by the firm to bank under the loan agreement/letters of sanction/Memo of terms & conditions as amended from time to time.

4. The firm does hereby authorise, Mr.Vaijinath Mallikarjun Panure partner of the firm to be & are hereby severally authorised to deliver to & deposit with bank the title deeds, writing & evidence with the banks & to give oral consent as aforesaid for & on behalf of the firm with the intention to create a mortgage /extend the mortgage over the said immovable properties belonging to the firm.

5. The firm does hereby authorise Mr.Vaijinath Mallikarjun Panure partner of the firm to execute letters of acknowledgement of debit/Balance confirmation letters favouring the bank for & on behalf of the firm acknowledging the liabilities of the firm to bank in respect of the various credit facilities availed by the firm from time to time as & when called upon to do so by the bank.

6. The firm does hereby authorise Mr.Vaijinath Mallikarjun Panure to produce guarantees from Mr.Vaijinath Mallikarjun Panure, Mr .Chandulal K. Choudhary And Mrs. Asha B. Kadam to execute letters of guarantee & letters to acknowledgement of debit/balance confirmation letters in their respective personal capacity & on behalf of the firm as guarantors favouring the bank to secure the various credit facilities availed/to be availed the firm from the bank & acknowledging their liability as guarantors to the said facilities.

For MAHESH BUILDERS & DEVELOPERS
VP
Partner

For MAHESH BUILDERS & DEVELOPERS
CKChoudhary
CC
Partner

For MAHESH BUILDERS & DEVELOPERS
ABKadam
AK
Partner

Reg. Off. No. 401, 4th Floor, Ashok Sankul II, Ashok Nagar, Rangehills Road, Pune- 411007. Tel.: (Off) 020-25560338
Email - maheshbuilderanddeveloper@gmail.com
Site.: S.No. 41/A/2/1/1, Wadgaon(BK), Near Sinhagad College, Pune-411041. Tel.: 020-24307272

MAHESH
BUILDERS & DEVELOPERS

7. The Firm shall request:

    I. Mr. Vaijinath Mallikarjun Panure

To create mortgage over their/his respective properties favouring banks to secure the various credit facilities availed/to be availed by the firm from bank.

8. The firm further authorises& states that authorise Mr.Vaijinath Mallikarjun Panure do all acts, deeds, matters, things & do execute any documents, writing agreements, deeds, declarations & undertakings as may be necessary on behalf of the firm for availing of such advances/facilities.

9. Such acts of execution will bind all the partners & their heirs/successors in their individual capacity.

Name of Partner	Individual Signature	Firm's Signature
Mr. Vaijinath Mallikarjun Panure		For M/s. Mahesh Builders & Developers For MAHESH BUILDERS & DEVELOPERS Partner Partner
Mr. Chandulal K. Choudhary	CK Choudhary	For M/s. Mahesh Builders & Developers For MAHESH BUILDERS & DEVELOPERS CK Choudhary Partner Partner
Mrs. Asha B. Kadam	ABKadam	For M/s. Mahesh Builders & Developers For MAHESH BUILDERS & DEVELOPERS ABKadam Partner Partner