



C-4, Community Centre, Safdarjung Development Area,
 New Delhi-110016, Phone-011-26510427, 26567263,
 Fax-011-26868601, email: sda@unionbankofindia.com

Ref: SDA/ADV/2012

Date: 29/08/2012

To,
 M/s Supertech Realtors Private Limited,
 No.1114, Hemkunt Chambers,
 11th Floor, 89, Nehru Place,
 New Delhi-110019.

Subject: Sanction Letter

We are pleased to inform you that at your request the Bank has sanctioned following credit facilities in your favour:

Name of the Segment	Nature of Facility	Amt. (Rs./Crores)	Rate of Intt.	Security
5 star Luxury Hotel	Term Loan	32.48	BR+3.50% i.e., 14%	As per details given below.
High end Business Hotel	Term Loan	10.77		
Service Appnts.	Term Loan	12.92		
Residential	Term Loan	44.14		
Retail	Term Loan	30.23		
Commercial	Term Loan	19.46		
TOTAL		150.00		

Prime security:

- 2nd Pari-passu charge on entire plot of land admeasuring 70002 sq. mtrs allotted by New Okhla Industrial Dev. Auth. Noida situated at plot no. 3, Sector-94, Noida and construction thereon and plant and machinery.
- 1st Pari-passu charge on all current assets i.e., Stocks of cement, steel other centering materials, bricks, PVC pipes, electrical wires, other construction material, receivables and other current assets both present and future.
- 1st pari-passu charge on the entire movable assets forming ;part of the fixed assets, present and future such as diesel generators, building automation systems, lighting, furniture, fixtures lifts etc.

Personal Guarantees:

1. Personal guarantee of Sh. R.K.Arora.
2. Personal guarantee of Smt. Sangeeta Arora.
3. Corporate Guarantee of M/s. Supertech Ltd.

एस. डी. ए. शाखा - नई दिल्ली
 सी-4, कम्युनिटी सेन्टर,
 सफदरजंग डवलपमेंट एरिया, नई दिल्ली-110016
 फो 91-11-26510427, 26567263 फै : 91-11-26868601
 ई sda@unionbankofindia.com

S.D.A. Branch - New Delhi
 C-4, Community Centre,



बैंक ऑफ महाराष्ट्र
Bank of Maharashtra

नोएडा सेक्टर 62 शाखा

प्लॉट क्र. सी 56/40, सेक्टर-62, नोएडा - 201301

फोन PHONE 0120-2401716, 2401714(F)

AQ54 /Advances/Supernova/ 2012

Date: 19.12.2012

The Chairman & Managing Director
Supertech Realtors Pvt Ltd
B 28 & 29, Sector 58 Noida

Dear Sir,

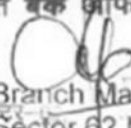
Re: Sanction of Term loan of Rs. 150.00 Crores

With reference to the above we are pleased to inform you that our higher authority had sanctioned a term loan of Rs. 150.00 Crores to your project "Supernova" vide sanction letter no AX1/Delhi/SRPL/1275/2-13 dated 14.12.2012 received by us through email dated 17.12.2012. The copy of the sanction letter is enclosed for reference.

We request you to kindly expedite the matter for disbursement of the loan.

Yours faithfully

कृते बैंक ऑफ महाराष्ट्र


Branch Manager
Sector 62 Noida

CUSTOMER COPY

कार्पोरेशन बैंक Corporation Bank.

ऋण प्रभाग (मंजूरी) CREDIT DIVISION (SANCTIONS)

ऋण मंजूरी सूचना CREDIT SANCTION INTIMATION

सेवा में (शाखा का नाम) To (Branch Name) शाखा / BRANCH:NEW DELHI - C.B.B.	उधारकर्ता/ओं का/के नाम व पता/पते Name & Address of Borrower/s SUPERTECH REALTORS PRIVATE LIMITED CORPORATE OFFICE: SUPERTECH HOUSE, B-28-29, SECTOR -58, NOIDA - 201 307.
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संश्लेषण शाखा / BRANCH :

With reference to the above, we are pleased to communicate sanction/revision of credit facilities subject to the general and special terms and conditions set out in Annexure (s).

कृपया यह स्पष्ट रूप से समझ लें कि बैंक की सुविधा के अनुसार आपको इन ऋण सुविधाओं की मंजूरी दी गयी है तथा मंजूरीकृत सुविधाओं का लाभ उठाने पहले, बिना किसी पूर्व सूचना के किसी भी समय ये रद्द की जा सकती है। बैंक वित्तीय सहायता को किसी भी स्तर पर बिना किसी सूचना अथवा उद्देश्य के भी ख़राब दिये बिना आंशिक रूप में अथवा पूर्णतः निरस्त कर सकता है या इसको वापस ले सकता है या इस पर रोक लगा सकता है।

It is to be clearly understood that these facilities are sanctioned subject to the convenience of the Bank and may be cancelled any time without prior notice before making available the sanctioned facilities. The Bank may revoke in part or in full withdraw/Stop financial assistance at any stage, without any notice or giving any reasons or any purpose whatsoever.

हमने ऋण मंजूरी सूचना की प्राप्ति संतोषपूर्वक पावती भी ली है तथा यह पुष्टीकरण भी कि विभिन्न ऋण सुविधाओं के लिए निहित शर्तें आपके मान्य हैं। सूचना इसलिए दो प्रतियों में भेजी गयी है। आपसे अनुरोध है कि संबंधित स्थान पर विधिवत हस्ताक्षर करने, कि ये शर्तें आपके मान्य हैं, एक प्रति हमें वापस दें। आपके द्वारा विधिवत हस्ताक्षरित ऋण मंजूरी सूचना की प्रति की प्राप्ति तथा गारंटीकर्ता/ओं के साथ आपके द्वारा निर्धारित प्रतिभूति प्रलेखों के निम्नादित आदि, हम ऋण सुविधाओं को जारी करने की व्यवस्था करेंगे।

We require your acknowledgement for having received Credit Sanction Intimation and confirmation that the terms and conditions as communicated herein for various credit facilities are acceptable to you. The intimation is therefore sent to you in duplicate. You are requested to return one copy duly signed at the relevant space in token of having accepted these terms. On receipt of the copy of Credit Sanction Intimation duly signed by you and your executing the prescribed security documents alongwith the Guarantor(s) we will arrange to release the facility/ies.

संलग्नक Encl:

शाखा प्रभिक / Branch Manager

समीक्षा/नवीकरण आदि Review/Renewal due on 11.08.2013	मंजूरीकर्ता विभाग Sanctioning Department : CDS,H.O ,Mangalore
शाखा संदर्भ और तारीख Branch reference & date OR/CBB/DLI/1673/2012-13 DT 20.06.2012 E- MAIL DT 13.07.2012	मंजूरी संदर्भ और तारीख Sanction reference & date CDS/CSI/VG/CAC-149/2012-13 DATED 11.08.2012
मंजूरी कूट Sanction Code : 8137-M-2843-909-1400-19B	

मंजूरी की शर्तें **TERMS OF SANCTION**

DEPUTY GENERAL MANAGER

BORROWER: SUPERTECH REALTORS PVT LTD

BRANCH: NEW DELHI - C.B.B.

REF: CDS/CSI/VG/CAC-149/2012-13 DT 11.08.2012

Annexure I - TERMS & CONDITIONS

Facility I	Term Loan Sanction														
Sub-Type	--														
Extent of Credit	Rs. 150.00 crores (Rupees One Hundred and Fifty Crores Only)														
Sub Limits if any	Nil														
Purpose	To part finance setting up integrated Hotel & Commercial cum Residential Project having one 5 Star Hotel, One Business Hotel, Shopping Mall cum Office Complex and also luxurious and premium quality apartments in the name and style of SUPERNOVA at Plot No.3, Sector- 94, Noida-Uttar Pradesh at a project cost of Rs.2334.70 crore.														
Security	2nd pari-passu charge on entire plot measuring 70,002 square meter allotted by New Okhla Industrial Development Authority, Noida-2-1301 situated at Plot No.3, Sector-94, Noida, Uttar Pradesh along with construction thereon and Plant & machinery therein. 1st pari-passu Charge on all current assets - i.e. Stocks of cement, steel, other centering materials, bricks, PVC pipes, electrical wires, other construction materials' Receivables and other current assets of the Borrower, both present and future. 1st pari-passu Charge on the entire Movable assets forming part of the fixed assets, present & future, of the Borrower such as diesel generators, building automation systems, lighting, furniture, fixtures, lifts etc.														
Project Cost	(Rs in crores) <table> <tr> <th>Name of each cost component</th><th>Estimated Cost</th></tr> <tr> <td>Payment for Land to Noida Authority (Land Cost)</td><td>397.66</td></tr> <tr> <td>Interest to Noida Authority for deferred payment of Land</td><td>378.73</td></tr> <tr> <td>Construction Cost</td><td>1241.34</td></tr> <tr> <td>Consultancy, Admin, Marketing & Contingency</td><td>136.26</td></tr> <tr> <td>Interest During Construction</td><td>180.71</td></tr> <tr> <td>Total</td><td>2334.70</td></tr> </table>	Name of each cost component	Estimated Cost	Payment for Land to Noida Authority (Land Cost)	397.66	Interest to Noida Authority for deferred payment of Land	378.73	Construction Cost	1241.34	Consultancy, Admin, Marketing & Contingency	136.26	Interest During Construction	180.71	Total	2334.70
Name of each cost component	Estimated Cost														
Payment for Land to Noida Authority (Land Cost)	397.66														
Interest to Noida Authority for deferred payment of Land	378.73														
Construction Cost	1241.34														
Consultancy, Admin, Marketing & Contingency	136.26														
Interest During Construction	180.71														
Total	2334.70														
Means of Finance	Equity : - Promoters Contribution Rs.527.49 Crores (22.59%) - Advances from Customers Rs.1071.63 Crores (45.90%) Debt : Term Loan From Banks Rs.735.58 Crores (31.51%)														
Project Margin	68.49% (including advance from customers)														
Rate of Interest	Base Rate + 3.50% p.a. i.e. 14.00 % p.a. at present. Note : The Bank Reserves the right to revise the rate of interest														



सेन्ट्रल बैंक ऑफ़ इंडिया Central Bank of India

के.का.: चन्द्रमुखी नरीमन पॉइंट, मुम्बई

C.O. : Chandermukhi, Nariman Point, Mumbai

कारपोरेट फायनेन्स शाखा, नई दिल्ली

CORPORATE FINANCE BRANCH, NEW DELHI

CFB/DEL/2012-13/257

05.07.2012

Director
Supertech Realtors Private Limited
Supertech House, B-28-29,
Sector-58,
Noida- 201307.

Reg: Your Request for sanction of Fresh Term Loan of Rs.150 Crore.

We are pleased to inform you that the captioned proposal for sanction of fresh term loan of Rs.150.00 Crore out of total debt of Rs.735.58 Crore, under consortium arrangement with total project cost of Rs. 2334.70 Crore was placed before our higher authorities and the same has been approved as under:-

Facility	Term Loan
Purpose	To part finance setting up Integrated Hotel & Commercial cum Residential Project having one 5 Star Hotels, One Business Hotel, Shopping Mall cum Office Complex and also luxurious and premium quality Residential apartments in the name and style of SUPERNova at Sector-94, Noida
Cost of Project	Rs.2334.70
Total Debt requirement	735.58 Crore
Total Equity Contribution	527.49 Crore
Advances from customer	1071.63 Crore
Margin	68.49% (including advance from customers)
Limit from our bank	150.00 Crore (Rs.75.00 Crore i.e. 50% of the sanctioned fresh Term Loan will be Down Sell to other entities)
Interest	Base Rate + 5% i.e. at present 15.50% p.a. Our ROI/upfront fees should not be less than any other Bank
Reset	Annual
Upfront Fee	0.50% (Normal)

ओरियन्टल बैंक ऑफ कॉमर्स

(भारत सरकार का उपक्रम)

शाखा कार्यालय : बी-31, सेक्टर-62

इंस्टीट्यूशनल एरिया, नोएडा-201301

दूरभाष : 0120-2402712, 0120-2402713

फैक्स : 0120-2402714, ई-मेल : bm0931@obc.co.in



ओ.बी.सी.

ORIENTAL BANK OF COMMERCE

(A Government of India Undertaking)

Branch Office : B-31, Sector - 62,

Institutional Area, Noida - 201301

Telephone : 0120-2402712, 0120-2402713

Fax : 0120-2402714 E-mail : bm0931@obc.co.in

CN/0931/Loans/Supertech/2012-13

17.12.2012

To,
M/S Supertech Realtors Pvt Ltd,
Supertech house,
B-28-29, Sector-58,
Noida-201307

Dear Sir,

SANCTION OF TERM LOAN OF Rs.135 crores

We are pleased to inform that the Competent Authority has sanctioned Term Loans aggregating to Rs.135.00 Crore in your favour on 08.12.2012 at a pricing of base rate + 3.40% pa which works out to be 14.00% (present base rate of the bank being 10.60% p.a.) for part financing the "Supernova project" of the company under consortium arrangement with other banks with Union Bank as proposed lead bank, on the undernoted terms and conditions.

- 1) Lenders Engineers shall be appointed by the lead bank and its report on progress of project shall be placed in the consortium meeting every quarter.
- 2) Disbursement of loan shall be pro-rata with other consortium members and also proportionate to the promoter's contribution/ advance booking received as per project means of finance.

The loan has been divided into three parts as under:

Term Loan- I of Rs.50.50 crores for Construction of Hotel-1, Hotel-2 and Service Apartments having door to door tenor of 124 months starting December 2012.

Term Loan- II of Rs.39.75 crores for construction of Residential Apartments and having door to door tenor of 52 months starting December 2012, and,

Term Loan - III of Rs.44.75 crores for Construction of Retail & Commercial segment having door to door tenor of 52 months starting December 2012

The details terms and conditions are given in Annexure-A.

The upfront fees to be paid is 0.50% on Term Loan amount i.e. Rs. 67.50 Lac along with applicable taxes of which a sum of Rs. 33.75 lacs plus applicable taxes is to be paid at the time of taking delivery of sanction letter and the balance at the time of first disbursement.

This sanction letter along with annexure is being forwarded in duplicate. You are requested to kindly return one copy of the same signed by the authorized signatory(ies) and guarantors in token of acceptance.

Yours faithfully,

Asstt. Gen. Manager



प्रधान कार्यालय : प्लॉट सं. 5, सेक्टर-32,
इंस्टीट्यूशनल एरिया, गुडगांव-122001
दूरभाष : 0124-4126200, 0124-4126300

E-mail : obc@obcindia.co.in
Website : www.obcindia.co.in

Head Office : Plot No. 5, Sect.-32,
Institutional Area, Gurgaon-122001
Telephone : 0124-4126200, 0124-4126300