

STAMP DUTY RAJASTHAN

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Designated Partner

STATE BANK OF INDIA
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STAMP DUTY RAJASTHAN

LETTER OF ARRANGEMENT
(To be issued in duplicate)

To,

BORROWER :-

M/S Triveni Kripa Enterprises LLP
Address: Golden Leaf, Khasra no. 463, Opp.
Pinkcity Honda, Tonk Road, Jaipur- 302015

GUARANTORS:-

1. Sh. Mahendra Agarwal
R/o D-224, Tulsi Marg, Bani Park, Jaipur
2. Sh. Ram Chandra Agarwal
R/o 21-A, Triveni Chambers, Vishveshwariya
Nagar
Gopalpura Bypass, Jaipur
3. Sh. Bhupendra Kumar Agarwal
R/o 145, Awadhpuri, Mahesh Nagar, Jaipur
4. Sh. Murari Lal Agarwal
R/o 131, Tonk Phatak, Barkat Nagar, Jaipur
5. Sh. Vipul Agarwal
R/o 9-10, Gopal Nagar A, Gopalpura Bypass,
Jaipur
6. Sh. Mridul Goyal
R/o 11, Gopal Nagar A, Gopalpura Bypass, Jaipur
7. Sh. Deen Dayal Goyal
R/o 25-A, Narayan Niwas, Dayal Nagar, Gopalpura
Bypass, Jaipur
8. Sh. Aditya Awasthi
R/o D-224, Tulsi Marg, Bani Park, Jaipur
9. Sh. Shiv Dayal Sharma
R/o D-224, Tulsi Marg, Bani Park, Jaipur

Letter No. ADV/RMME/ 2017-18/

Date: 18.08.2017

Dear Sir/s,

M/S TRIVENI KRIPA ENTERPRISES LLP

**SANCTION OF PROJECT SPECIFIC TERM LOAN LIMIT OF RS. 20.00 CRS. FOR
THE GOLDEN LEAF PROJECT AT KHASRA NO. 463, OPP. PINKCITY HONDA,
TONK ROAD, JAIPUR**

With reference to your application dated 04.07.2017 requesting us for sanction of Project Specific Term Loan for Residential Project named in style of "Golden Leaf" located at Tonk Road, Opp. Pinkcity Honda, Jaipur Under Bank's Large Private Builder Scheme and subsequent correspondence/discussions in this regard, we have pleasure in advising that the competent authority has Sanctioned Rs 20.00 Crs., which are available subject to your acceptance / fulfillment of the Terms and Conditions detailed in Annexures A, B and C

Triveni Kripa Enterprises Limited
Liability Partnership

Designated Partner

For Triveni Kripa Enterprises LLP

Designated Partner

स्वतंत्र स्टांप अधिनियम, 1998 के

गर्भित स्टांप सारा पर प्रभावी अधिनियम 1998 के अन्तर्गत

प्रधारित अवधारणा सुविधाओं हेतु

(धारा 3) MEMORANDUM FOR RECORDING CREATION OF MORTGAGE BY DEPOSIT OF TITLE DEEDS

यह स्टांप पर प्रभावी है 1/10/2017 (FX/G) STAMP/FRANK/11/100

प्रमाण 2 - 10% रुपये

To be stamped as per stamp duty applicable in the State for Mortgage by Deposit of Title Deeds)

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STAMP DUTY RAJASTHAN

1 Borrower's Name (Father's/Husband's name to be mentioned)

2 Borrower's address

3 Mortgagor's Name (Father's/Husband's name to be mentioned)

4 Mortgagor's address

5 Name, age and designation of the person creating the mortgage, for and on behalf of the Mortgagor/representing the Company/ Firm/Trust/HUF/Society, etc.

6 Amount secured by the mortgage (In figures & in words)

7 Date of deposit of title-deeds

8 Name of the Bank's Official with whom the title deeds were delivered to and deposited by the Mortgagor/s

9 Place of Deposit of title-deeds

10 Full description of the mortgaged property (Note : In addition to Land & Buildings, if fixed Plant & Machinery is also given, then, full description with identification marks, should be recorded)

11 Details of title-deeds deposited Eg: Name & Date of the Title Deed Registration No: Names of the Parties

M/S Triveni Kripa Enterprises LLP

Golden Leaf, Khasra no. 463, Opp. Pinkcity Honda, Tonk Road, Jaipur- 302015

M/S Triveni Kripa Enterprises LLP

Golden Leaf, Khasra no. 463, Opp. Pinkcity Honda, Tonk Road, Jaipur- 302015

Sh. Vipul Agarwal (through its Designated Partner)

Total Limits - Working Capital Limits of Rs 20,00,00,000.00 (Rupees Twenty Crores only) plus interest, enhanced interest, fees, commission, charges, costs and expenses including the legal costs (referred to as " the Mortgage debt")

Sh. I N Singh, Chief Manager Ms. Meenakshi Tripathi, RMME

SME Branch, Church Road, Jaipur (Raj.)

Commercial Residential Plot bearing Khasra No. .463 (OLD NO.286/1&286/2) Rampura, Tonk Road, Jaipur(Urban), Admeasuring Total Area : 2563.30 Sq Yds

1. Original Lease deed along with site plan dated 23.12.2016 for Khasra no. 463 (OLD NO.286/1&286/2) Rampura, Tonk Road, Jaipur(Urban) I executed by Dy. Commissioner Zone-I of JDA Jaipur in favour of M/s Triveni Kripa Enterprises LLP through Partner and same is registered with Office of Sub Registrar Jaipur -I in book No.1, Vol no. 989, Pag no.178 S. No. 201703015100747 and copy filed in add Book I Vol no. 3953 on page no.172-182 dated 20.02.2017.

2. Original notarized affidavit regarding ownership of plot no. 5 Khasra no. 137, Village Mahapura Urf Kukar Khera, Jaipur from the Sh. Ramesh chand Agarwal.

1. That on the above date the mortgagor called on the Branch and delivered to and deposited with the above authorised officer of the Bank the above title-deeds with intent to create security by way of mortgage by deposit of title deeds in favour of the Bank.

2. The Mortgagor confirmed that the mortgage shall secure all earlier, present and future credit facilities, granted or continued or that may be granted or continued under or in respect of the mortgage debt and that it shall subsist notwithstanding the granting of totally new limits, facilities or account/s coming into credit, or inter-changeability of limits, cancellation of certain limits, etc.

For Triveni Kripa Enterprises LLP

Designated Partner



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STAMP DUTY RAJASTHAN

To
The Chief Manager
State Bank of India,
SME Jaipur Church Road
Anukampa Tower, Church Road
Jaipur

With reference to the terms and conditions mentioned in the Arrangement letter dated 18/8/2017 regarding the sanction/ renewal of credit facilities to us, we M/S Triveni Kripa Enterprises LLP do hereby undertake that the Unsecured Loans will be maintained at the level proposed until the time Bank may deem fit.

M/S Triveni Kripa Enterprises LLP
For Triveni Kripa Enterprises Limited
Liability Partnership

Borrower(s) Designated Partner

For Triveni Kripa Enterprises Limited
Liability Partnership
Designated Partner

Date: 18/8/2017
Place: Jaipur

The Common Seal of the Company has been
with drawn and affixed in the presence of
Sh. Ram Chandra Singh
as per resolution of the Board of Directors
Dated 18.08.2017

Ram Chandra Singh

जस्थान स्टाम्प अधिनियम, 1908 के नर्तक स्टाम्प सारि पर प्रभारित अधिभार
आधारभूत अधिनियम के अनुषंग में हेतु
(धारा 3-क) - 10% रुपये 10
गाय और उपायों के अधिनियम के अनुषंग में हेतु
(धारा 3-क) - 10% रुपये 10
कुल योग 20
गाय और उपायों के अधिनियम के अनुषंग में

For Triveni Kripa Enterprises LLP
Designated Partner

U.T. INFRASTRUCTURE TECHNOLOGY
SERVICES LTD

PANCHAYAT SAMITHI

JHOTWARA JAIPUR - 302012

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Certificate to be signed by the borrower

STAMP DUTY RAJASTHAN

Name of the borrower	M/S Triveni Kripa Enterprises LLP
Address (Regd)	Golden Leaf, Khasra no. 463, Opp. Pink city Honda, Tonk Road, Jaipur- 302015
Constitution (If borrower is other than an individual)	Limited liability partnership

Details of the loans & advances sanctioned				(Rs in cr)
Fund Based		Non fund based		
Facility	Limit	Facility	Limit	
Project Specific Term Loan (Golden Leaf Project)	20.00	-	-	-
-	-	-	-	-
Total	20.00	Total	-	-

I / We have been sanctioned / granted the above mentioned loans/ advances / non fund based credit facilities for the purpose(s) of construction of residential flats and commercial space named "Golden Leaf" situated at :-

Golden Leaf, Khasra no. 463, Opp. Pinkcity Honda, Tonk Road, Jaipur- 302015

I / We certify that the funds availed from the Bank have been utilized only for the purpose(s) stated above.

Place: Jaipur

Date: 18/8/2017

For Triveni Kripa Enterprises Limited
mohit gupta
Designated Partner

For Triveni Kripa Enterprises Limited
Liability Partnership

Designated Partner

Signature of the Borrower(s)

For Triveni Kripa Enterprises LLP

Designated Partner

Common Seal of the Company has been
drawn and affixed in the presence of
Sh. Ram Chandra Sharma
Director of the Co.
as per resolution of the Board of Directors
Dated 18.08.2017

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गान/स्टाम्प अधिनियम, 1998 के
तु/स्टाम्प शक्ति पर प्रभारित अधिभार

नपूत अवसरभया सुविधाओं हेतु

(नारा 3 - 20 - 10% रुपये)

और उतकी नरा को संरक्षण और संवर्धन हेतु

(नारा 3 - 20 - 10% रुपये)

U.T.I. INFRASTRUCTURE TECHNOLOGY
SERVICES LTD

PANCHAYAT SAMITHI

JHOTWARA JAIPUR - 302012

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GUARANTEE AGREEMENT

STAMP DUTY RAJASTHAN

(Not to be attested by the witnesses)

1	Date of execution of the Guarantee	18.08.2017
2	Place of execution of the Guarantee	Jaipur, Rajasthan
3	Name/s of the Guarantor(s) [Full name in block letters] (Father's/Husband's name to be mentioned)	1. SH. MAHENDRA AGARWAL S/O BADRI NARAIN AGARWAL 2. SH. RAM CHANDRA AGARWAL S/O BADRI NARAIN AGARWAL 3. SH. BHUPENDRA KUMAR AGARWAL S/O KAILASH CHAND AGARWAL 4. SH. MURARI LAL AGARWAL S/O PRABHU DAYAL AGARWAL 5. SH. VIPUL AGARWAL S/O RAM CHANDRA AGARWAL 6. SH. MRIDUL GOYAL S/O VIJAY KUMAR GOYAL 7. SH. DEEN DAYAL GOYAL S/O BADRI NARAIN AGARWAL 8. SH. ADITYA AWASTHI S/O SHIV DAYAL SHARMA 9. SH. SHIV DAYAL SHARMA S/O RAM NIWAS SHARMA
4	Address/s of the Guarantor(s)	1. R/o D-224, Tulsi Marg, Bani Park, Jaipur 2. R/o 21-A, Triveni Chambers, Vishveshwariya Nagar Gopalpura Bypass, Jaipur 3. R/o 145, Awadhpuri, Mahesh Nagar, Jaipur 4. R/o 131, Tonk Phatak, Barkat Nagar, Jaipur 5. R/o 9-10, Gopal Nagar A, Gopalpura Bypass, Jaipur 6. R/o 11, Gopal Nagar A, Gopalpura Bypass, Jaipur 7. R/o 25-A, Narayan Niwas, Dayal Nagar, Gopalpura Bypass, Jaipur 8. R/o D-224, Tulsi Marg, Bani Park, Jaipur 9. R/o D-224, Tulsi Marg, Bani Park, Jaipur
	Telephone No..... Res.....Off Fax No. E-mail ID	Mob.: 9829016663
5	Full name, age, designation / capacity of the person/s executing the Guarantee for and on behalf of the Guarantors (Eg.: Firm/ Trust/ Company / Society, etc.)	--
6	Name and full address of the Bank / Branch	STATE BANK OF INDIA, a body corporate constituted under the State Bank of India Act, 1955, and having its Central Office at Madam Cama Road, Mumbai 400 021 and a Branch among other places at SME Branch, Church Road, 2 nd Floor, Anandkanpa Tower, Church Road, Jaipur, Rajasthan. (Full address of the branch to be given)
7	Name/s of the Borrower(s) (In full) for whom this Guarantee is executed	M/S TRIVENI KRIPA ENTERPRISES LLP

U.T.I. INFRASTRUCTURE TECHNOLOGY
SERVICES LTD

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STAMP DUTY RAJASTHAN

Mridul Goyal

Anand Kumar

Mahendra Agarwal

Triveni Kripa Enterprises LLP

13/9/17

Jaipur, Rajasthan

For Triveni Kripa Enterprises LLP

Designated Partner