

Disclosure for secured/unsecured finance availed for the project

A. Name of the Promoter Organization: Agile Real Estate Private Limited

B. Name of the Project: **Sector B - Tower A and B**

C. I Vinit Kedia, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake, and state that followings are the details of Secured finance availed for this Project by mortgaging land or Building/flat or both and serve the loan interest from 'RERA Designated Separate Bank Account for project Sector B - Tower A and B'.

Sr. no.	Particulars	Details
1	Name of the Lender/ Debenture trustee	VISTRA ITCL (INDIA) LIMITED
2	Address of the lender/ Debenture trustee	VISTRA ITCL (INDIA) LIMITED The IL & FS Financial Centre, Plot C-22, G Block, 7 th Floor, Bandra Kurla Complex, Bandra (East), Mumbai-400051
3	Date of borrowing/ Disbursement	26-Sep-22
4	Sanctioned Amount	1125 crores*
5	Disbursed Amount	660 crores
6	Outstanding Amount	660 crores
7	Details of Mortgage (If any)	Mortgage Properties – Kalpataru Aria, Kalpataru Primera, Kalpataru Prive, 22 Units of Kalpataru Avana as more particularly mentioned in the respective mortgage deed

* The projects Kalpataru Aria, Kalpataru Primera, Kalpataru Prive, 22 Units of Kalpataru Avana are cross collateralised against the secured debentures as above and security created in favour of Vistra ITCL (India) Limited acted as Debenture trustee on behalf of HDFC capital Affordable Real Estate Fund-3 and HDFC Capital Aif-3-Scheme 2.

The Project cash flow will be used towards meeting the Project cost including interest cost of the loan mentioned hereinabove.

D. Declaration of CA certifying that loan amount is used for whole project including this Project is enclosed.

For Agile Real Estate Private Limited

Authorized Signatory
Date – 27th January 2025





C.R. MOHNOT & CO.

Chartered Accountants

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Chodbunder Road,
Near Suraj Water Park,
Thane west -400 615.

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Mob : 7045951960

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To,
Agile Real Estate Private Limited
101, Kalpataru Synergy Building
Opp. Grand Hyatt,
Santacruz -(E), Mumbai
GSTIN / UIN : 27AAAGCA7403G1ZV
State Name: Maharashtra, Code:27

We, C. R. Mohnot & Co., Chartered Accountants (Firm Registration No. 144750W), having been engaged by Agile Real Estate Private Limited (the "Promoter"), hereby certify that the Promoter has availed secured loan(s) for the Project. It is hereby confirmed that the interest against the aforesaid secured facility of HDFC capital Affordable Real Estate Fund -3 and Hdfc Capital Aif-3-Scheme 2 (Trustee Vistra ITCL) will be paid from the 'RERA Designated Separate Bank Account' opened for the Project.

Sr. no.	Particulars	Details
1	Name of Debenture trustee	VISTRA ITCL (INDIA) LIMITED
2	Address of Debenture trustee	VISTRA ITCL (INDIA) LIMITED The IL & FS Financial Centre, Plot C-22, G Block, 7 th Floor, Bandra Kurla Complex, Bandra (East), Mumbai-400051
3	Date of First Disbursement	26-Sep-22
4	Sanctioned Amount	1125 crores *
5	Disbursed Amount	660 crores
6	Outstanding Amount	660 crores
7	Details of Mortgage (If any)	Mortgaged Properties - Kalpataru Aria, Kalpataru Primera, Kalpataru Prive, 22 Units of Kalpataru Avana as more particularly mentioned in the respective mortgage deed

* The projects Kalpataru Aria, Kalpataru Primera, Kalpataru Prive, 22 Units of Kalpataru Avana are cross collateralised against the secured debentures as above and security created in favour of Vistra ITCL (India) Limited acted as Debenture trustee on behalf of HDFC capital Affordable Real Estate Fund -3 and Hdfc Capital Aif-3-Scheme 2

This certification is based on the records, statements, and information provided to us by the Promoter and their representatives.

For C. R. Mohnot & Co.
Chartered Accountants
Firm Registration Number 144750W

Chander Raj Mohnot

Chander Raj Mohnot
Proprietor
Membership Number : 059594
Mumbai, 17 February 2025
UDIN : 25059594BMMAXO6546

