 <b>भारतीय स्टेट बैंक</b> <b>State Bank of India</b>		<b>SME Branch</b> 2 <sup>nd</sup> Floor, Anukampa Tower, Church Road Jaipur- 302001.		
Telephone: 0141-2372675	Fax: 0141-2367656	I P Ph.: 303301	Swift: SBINNBB235	E-mail: sbi.04080@sbi.co.in

**LETTER OF ARRANGEMENT**  
(To be issued in duplicate)

**SME-1**

To,

<u>BORROWER :-</u>	<u>GUARANTORS:-</u>
M/S AKSHAT APARTMENT PVT LTD "Akshat House" A-27/13-A, Kanti chandra Road, BaniPark, Jaipur (Rajasthan)-302016	1. Sh Sunil Jain, A 24/4 Kanti Chandra Road, Bani Park , Jaipur-302016 2. Smt Nisha Jain D-260, Devi Marg, Bani Park, Ward No, 17, Jaipur 302016.

Letter No. SMECR/ 2015-16/ 86168534034

Date: 31.03.2016

Dear Sirs,

**M/S AKSHAT APARTMENT PVT. LTD.**

**SANCTION OF PROJECT SPECIFIC WORKING CAPITAL LIMIT OF RS. 15.00 CRORE.**

With reference to your application dated 15.02.2016 requesting us for sanction of Project Based Working capital Limit for Residential Project named in style of "AKSHAT KANOTA ESTATE" located at Kanota, Jaipur, Under Bank's Large Private Builder Scheme and subsequent correspondence/discussions in this regard, we have pleasure in advising that in addition to Existing credit facilities of Rs. 10.00 Crores already availed by you , Sanction of the following additional Fresh Limits of Rs. 15.00 Crores, , which are available subject to your acceptance / fulfillment of the Terms and Conditions, detailed in Annexures 1 & II:

**Credit Limits (Existing & Proposed) :**

LIMITS	EXISTING	PROPOSED	(Rs.in Crores) CHANGE
	SBI	SBI	SBI
<b>Fund Based</b>			
Drop line overdraft limit under SBI Asset Backed Loan for Commercial Real Estate Scheme	10.00	10.00	+0.00
FBWC (Project Based Working Capital)	Nil	15.00	+15.00
<b>Total (FB)</b>	<b>10.00</b>	<b>25.00</b>	<b>+15.00</b>
<b>Non Fund Based</b>			
LC / BG	Nil	Nil	Nil
<b>Total (NFB)</b>	<b>Nil</b>	<b>Nil</b>	<b>Nil</b>
<b>TOTAL (FB + NFB)</b>	<b>10.00</b>	<b>25.00</b>	<b>+15.00</b>

For AKSHAT APARTMENTS PVT LTD.

(SUNIL JAIN)  
Director  
DIN - 00155259

Nishajeni

2. The relative covenants and other terms and conditions governing the conduct of facilities mentioned above are contained in the Annexure I and II. We request you to return to us the duplicate copy of this letter along with the Annexure, duly signed by such authorized Official (s) / Partner(s) of the Company as are empowered to accept the said terms and conditions on behalf of the Company.

3. The above limits have been sanctioned to M/s Akshat Apartments Pvt. Ltd, in addition to the terms and conditions as contained in the Annexure I and II, subject to the following conditions:

- Company not to withdraw Unsecured Loan during the currency of Loan without Bank's prior written approval. An undertaking to this effect to be submitted by the Company.
- In respect of Project, Company to Ensure that all Statutory Clearances/ Approvals obtained from appropriate authorities is submitted to the Bank.
- Company to Ensure that entire cash flows of the Project/Unit are routed only through account maintained With our Bank.
- Debt/ Equity ratio to be maintained at all times by the Company.
- Branch will appoint any empanelled valuer/Engineer as LIE & obtain quarterly progress report for further disbursement during construction stages.

4. Please arrange to adopt a resolution for availing of credit facilities from the bank and forward to us a certified copy thereof for our record. We may add that resolution of the Company should *inter-alia* contain the following particulars:-

2. Acceptance of terms and conditions of Credit Facilities sanctioned to the Company.
3. Authority in favour of Officials / Directors to execute the documents for availing of the facilities, arranging for filing of documents with Registrar of Companies for creating charge on assets of the Company in favour of the Bank.
4. Affixation of Common Seal of the Company on documents and vesting of authority to witness the Common Seal.

5. Please arrange to execute the security documents for credit limits as stated in the 'terms and conditions' annexed.

Yours faithfully,

मुख्य भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

मुख्य प्रबंधक, एस.एम.ई. बिल्डिंग/चर्च रोड, जयपुर  
Chief Manager, S.M.E. Bldg./Charch Road, Jaipur

CHIEF MANAGER

Encl.: Terms and Conditions – Annexure I & II

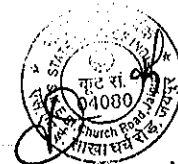
Nishajin

The Common Seal of the Company has been  
with drawn and affixed in the presence of  
Smt N. S. Jain  
.....Director of the Co.  
as per resolution of the Board of Directors  
Dated 31/3/16

For AKSHAT APARTMENTS PVT. LTD.

(SUNIL JAIN)  
Director  
DIN - 00153133

Nishajin



**TERMS AND CONDITIONS**

**ANNEXURE - I**

**A. SECURITY:**

FACILITY		FBWC (Project Based Working Capital)
<b>Primary Security</b>		
( i ) Hypothecation Charge on Cash flow of the Projects "AKSHAT KANOTA ESTATE" located at Kanota, Jaipur		
(ii)	<b>Details of Security*</b>	
S.	<b>Equitable Mortgage of Following Properties in the name of the Company.</b>	
NO		
1.	Plot No.A-1, Akshat Kanota Estate,Agra Road Jaipur msg.208.87 Sq. Yds .	
2.	Plot No.A-2, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
3.	Plot No.A-3, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
4.	Plot No.A-4, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
5.	Plot No.A-5, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds	
6.	Plot No.A-6, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
7.	Plot No.A-7, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
8.	Plot No.A-8, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
9.	Plot No.A-9, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
10.	Plot No.A-10, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
11.	Plot No.A-11, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
12.	Plot No.A-12, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
13.	Plot No.A-13, Akshat Kanota Estate,Agra Road Jaipur msg.208.87 Sq. Yds .	
14.	Plot No.A-18, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
15.	Plot No.A-19, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
16.	Plot No.A-20, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
17.	Plot No.A-21, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
18.	Plot No.A-22, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
19.	Plot No.A-23, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
20.	Plot No.A-24, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
21.	Plot No.A-25, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
22.	Plot No.A-26, Akshat Kanota Estate,Agra Road Jaipur msg. 226.51 Sq. Yds .	
23.	Plot No.A-27, Akshat Kanota Estate,Agra Road Jaipur msg.226.51 Sq. Yds .	
24.	Plot No.A-28, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
25.	Plot No.A-29, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
26.	Plot No.A-30, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
27.	Plot No.A-31, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
28.	Plot No.A-32, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
29.	Plot No.A-33, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
30.	Plot No.A-34, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
31.	Plot No.A-35, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
32.	Plot No.A-41, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
33.	Plot No.A-42, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
34.	Plot No.A-43, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
35.	Plot No.A-44, Akshat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .	
36.	Plot No.A-49, Akshat Kanota Estate,Agra Road Jaipur msg.134.34 Sq. Yds .	

For AKSHAT APARTMENTS PVT. LTD.

(SOMIL JAIN)  
Director  
DIN - 00155202

*Nishajini*



97.	Plot No.A-158, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
98.	Plot No.A-159, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
99.	Plot No.A-160, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
100.	Plot No.A-161, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
101.	Plot No.A-162, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
102.	Plot No.A-163, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
103.	Plot No.A-169, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
104.	Plot No.A-172, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
105.	Plot No.A-173, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
106.	Plot No.A-174, Akshat Kanota Estate,Agra Road Jaipur msg.276.27 Sq. Yds .
107.	Plot No.A-176, Akshat Kanota Estate,Agra Road Jaipur msg.236.80 Sq. Yds .
108.	Plot No.A-177, Akshat Kanota Estate,Agra Road Jaipur msg.236.80 Sq. Yds .
109.	Plot No.A-178, Akshat Kanota Estate,Agra Road Jaipur msg.236.80 Sq. Yds .
110.	Plot No.A-179, Akshat Kanota Estate,Agra Road Jaipur msg.415.31 Sq. Yds .

(iii) GUARANTEE

FACILITY	GUARANTEE
FBWC (Project Based Working Capital)	SH SUNIL JAIN S/O SH. NAND KISHORE JAIN
	SMT NISHA JAIN W/O SH. SUNIL JAIN

Project Implementation & Disbursement schedule:

(Rs. In crs)

Nature of work	AKSHAT KANOTA ESTATE	
	Commencement	Completion
Excavation,	Sept.2015	Jan.2016
Boundry wall		
Levelling of land		
Development of Road		
PCC and lay out on PCC	Dec.2015	Jan 2016
Stone Massonary	Dec.2015	Feb.2016
DPC ,Bituman, Count, Brick ,Work,First Slab	Dec.2015	June 2016
Roof Hight, Lentel, Casting of 2 <sup>nd</sup> slab,Mumty	June 2016	Sept. 2016
Stone Frame Fixing Door	August 2016 .	June 2017
Plaster & Fiunishing		
Other –Electrical,Sanitary &POP including finishing		
Finishing & quality check		

B. Margin:-

Cash Credit		Existing	Proposed
Stock in trade/ Finished Goods		---	Nil
Receivables		---	Nil
Debt/ Equity		1:1	
Basis of valuation:			
Stock	NA		
Book Debts	NA		

For AKSHAT APARTMENTS PVT.LTD.

(SUNIL JAIN)  
Director  
DIN - 00155217

Nishagani