

SME Branch

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SBINNBB235

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SME-1

LETTER OF ARRANGEMENT

(To be issued in duplicate)

BORROWER :-		GUARANTORS:-	
M/S AKSHAT APARTMENT PVT LTD "Akshat House" A-27/13-A, Kanti chandra Road, BaniPark,	1.	Sh Sunil Jain, A 24/4 Kanti Chandra Road, Bani Park , Jaipur-302016	
Jaipur (Rajasthan)-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 SPECFIC 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): (Rs.in Crores) **EXISTING PROPOSED** LIMITS CHANGE SBI SBI SBI **Fund Based** Drop line overdraft limit under SBI Asset Backed Loan for 10.00 10,00 Commercial Real Estate Scheme +0.00 FBWC (Project Based Working Nil Capital) 15.00 +15.00 Total (FB) 10.00 25.00 +15.00 Non Fund Based LC / BG Nil Nil Nil Total (NFB) Nil Nil Nil TOTAL (FB + NFB) +15.00 10.00 25.00

For AKSHAT APARTMENTS

IL JAIN) Director DIN - 00185250

Page 1 of 1

- 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,

पृत्ते भारतीय स्टेट भैंक For STATE BANK OF INDIA

TITA MENER, UNITED TO COLLEGE MENOGORIS, COUNTY COLLEGE MENOGORIS, M.E. OF LANGUAR COUNTY OF THE COLLEGE MENOGORISM CONTY OF T

CHIEF MANAGER

Encl.: Terms and Conditions - Annexure I & II

Nishajan

The Common Seal of the Company has been with drawn and affixed in the presence of Smt 17 Jaco 1950.

......Director of the Co.

as per resolution of the Board of Directors Dated 31/3/16

For AKSHAT APARTMENTA PVT. ATD

(SUNIL JAIM)
Director

DIN - 00159233

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A. SECURITY:

FAC	ILITY	FBWC (Project Based Working Capital)
Prin	nary Security	
	, ovodine,	
(i) l	Hypothecation Cha	arge on Cash flow of the Projects "AKSHAT KANOTA ESTATE"
loca	ted at Kanota, Ja	ipur
(ii)	Details of Secu	
S.	Eduitable Mort	gage of Following Properties in the name of the Company.
NO 1.	Diot No. A. 1. Also	hat Konata Catata A D I I i
2.	Plot No.A-1, Aks	shat Kanota Estate, Agra Road Jaipur msg. 208.87 Sq. Yds .
3.	Plot No.A-2, AKS	hat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
4.	Plot No.A-3, AKS	hat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
5.	Plot No.A-4, Aks	hat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
5,	FIOLINO.A-5, AKS	hat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds
6.	Plot No A-6 Aks	hat Kanota Estate,Agra Road Jaipur msg.143.51 Sg. Yds .
٠.	1. 101.140,740,748	mat Nanota Lotato, nyra Noau Jaipur 11189, 143.01 59, 108 .
7.	Plot No A-7 Aks	hat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
8.	Plot No.A-8 Aks	hat Kanota Estate, Agra Road Jaipur msg.143.51 Sq. Yds .
9.	Plot No.A-9. Aks	hat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
10.	Plot No.A-10. Ak	shat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
11.	Plot No.A-11. Ak	shat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds
12.	Plot No.A-12, Ak	shat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
13.	Plot No.A-13, Ak	shat Kanota Estate, Agra Road Jaipur msg. 208.87 Sq. Yds .
14.	Plot No.A-18, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
15.	Plot No.A-19, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
16.	Plot No.A-20, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
17.	Piot No.A-21, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
18.	Plot No.A-22, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
19.	Plot No.A-23, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
20.	Plot No.A-24, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
21.	Plot No.A-25, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
22.	Plot No.A-26, Ak	shat Kanota Estate, Agra Road Jaipur msg. 226.51 Sq. Yds .
23.	Plot No.A-27, Ak	shat Kanota Estate,Agra Road Jaipur msg.226.51 Sq. Yds .
24.	Plot No.A-28, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
25.	Plot No.A-29, Ak	shat Kanota Estate,Agra Road Jaipur msg.143,51 Sq. Yds .
26.	Plot No.A-30, Ak	shat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
27.	Plot No.A-31, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
28.	Płot No.A-32, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
29.	Plot No.A-33, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
30.	Plot No.A-34, Ak	shat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .
31.	Plot No.A-35, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
32.	Plot No.A-41, Ak	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
33.	Plot No.A-42, Aks	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
34.	Plot No.A-43, Aks	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
35.	Plot No.A-44, Aks	shat Kanota Estate,Agra Road Jaipur msg.143.51 Sq. Yds .
36.	Piot No.A-49, Aks	shat Kanota Estate,Agra Road Jaipur msg.134.34 Sq. Yds .
Ron	AKCHAT ATIA SHILL AND	

FOR AKSHAT APARTMENTS PVT. LND.

SOMIL JAIN)
Director
DIN - 00155202

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37.	Plot No.A-52, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	
38.	Plot No.A-53, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	
39.	Plot No.A-54, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	
40.	Plot No.A-55, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	
41.	Plot No.A-60, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	
42.	Plot No.A-61, Akshat Kanota Estate, Agra Road Jaipur msg.143.51 Sq. Yds .	
43.	Plot No.A-62, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	—
44.	Plot No.A-63, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	-
45.	Plot No.A-64, Akshat Kanota Estate, Agra Road Jaipur msg. 224.25 Sq. Yds .	
46.	Plot No.A-65, Akshat Kanota Estate, Agra Road Jaipur msg. 224:25 Sq. Yds .	
47.	Plot No. A.67. Akshat Kanota Estate Agra Road Jainur mag. 224:25 Sq. Yds.	
48.	Plot No.A-67, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	
	Plot No.A-68, Akshat Kanota Estate, Agra Road Jaipur msg.143.51 Sq. Yds .	
49.	Plot No.A-69, Akshat Kanota Estate, Agra Road Jaipur msg. 143.51 Sq. Yds .	•
50.	Plot No.A-70, Akshat Kanota Estate, Agra Road Jaipur msg.143.51-Sq. Yds .	
51.	Plot No.A-77, Akshat Kanota Estate, Agra Road Jaipur msg. 177.22 Sq. Yds .	
52.	Plot No.A-78, Akshat Kanota Estate,Agra Road Jaipur msg.172.22 Sg. Yds .	
53.	Plot No.A-79, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
54.	Plot No.A-80, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
55.	Plot No.A-81, Akshat Kanota Estate Agra Road Jaipur msg.269.10 Sq. Yds .	
56.	Plot No.A-84, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	—
57.	Plot No.A-85, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	—-
58.	Plot No.A-86, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
59.	Plot No A-95 Akehat Kanota Estate Agra Road Jainur mass 172.22 Sq. Yds .	
60.	Plot No.A-95, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
61.	Plot No.A-96, Akshat Kanota Estate, Agra Road Jaipur msg. 172,22 Sq. Yds .	
	Plot No.A-97, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
62.	Plot No.A-99, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
63.	Plot No.A-100, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
64.	Plot No.A-101, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
65.	Plot No.A-102, Akshat Kanota Estate,Agra Road Jaipur msg. 172.22 Sg. Yds .	
66.	Plot No.A-103, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds.	
67.	Plot No.A-106, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds.	
68.	Plot No.A-107, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
69.	Plot No.A-108, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds.	
70.	Plot No.A-109, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
71.	Plot No.A-110, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. 1ds.	
72.	Plot No.A-111, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
73.	Plot No A-112 Akshat Kanota Estate Asya Road Jaipur msg. 172.22 Sq. Yds .	
74.	Plot No.A-112, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
	Plot No.A-113, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
75.	Plot No.A-114, Akshat Kanota Estate, Agra Road Jaipur msg. 172.22 Sq. Yds .	
76.	Plot No.A-124, Akshat Kanota Estate, Agra Road Jaipur msg.226.04 Sq. Yds .	
77.	Plot No.A-125, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
78.	Plot No.A-126, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sg. Yds .	_
79.	Plot No.A-127, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	_
80.	Plot No.A-128, Akshat Kanota Estate, Agra Road Jaipur msg.226.04 Sq. Yds .	_
81.	Plot No.A-129, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
82.	Plot No.A-130, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
83.	Plot No.A-131, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	—
84.	Plot No.A-134, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
85.	Plot No.A-135, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	-
86.	Plot No A-136 Akshat Kanota Fetata Agra Road Jainur mag 236 04 Ca. Vol.	
87.	Plot No.A-136, Akshat Kanota Estate, Agra Road Jaipur msg.226.04 Sq. Yds .	
88.	Plot No.A-137, Akshat Kanota Estate, Agra Road Jaipur msg.226.04 Sq. Yds .	_
89.	Plot No.A-138, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
	Plot No.A-139, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	_
90.	Plot No.A-145, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
91.	Plot No.A-146, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	
92.	Plot No.A-147, Akshat Kanota Estate,Agra Road Jaipur msg.226.04 Sg. Yds .	\sqcap
93.	Plot No.A-148, Akshat Kanota Estate,Agra Road Jaipur msg.226.04 Sq. Yds	٦
94.	Plot No.A-149, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	\neg
95.	Plot No.A-150, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	ᅱ
96.	Plot No.A-151, Akshat Kanota Estate, Agra Road Jaipur msg. 226.04 Sq. Yds .	-
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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 Sg. 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	SH SUNIL JAIN S/O SH. NAND KISHORE JAIN	
Working Capital)	SMT NISHA JAIN W/O SH. SUNIL JAIN	

Project Implementation & Disbursement schedule:

(Rs. In crs)

Nature of work	AKSHAT KANOTA ESTATE	
	Commencement	Completion
Excavation,		
Boundry wall	Sept.2015	Jan.2016
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 nd slab,Mumty	June 2016	Sept. 2016
Stone Frame Fixing Door		
Plaster & Fiunishing	August 2016 .	June 2017
Other -Electrical, Sanitary &POP including		
finishing		
Finishing & quality check	1	

B. Margin:-

Existing	Proposed	
. W M co	Nil	
	Nil	
	1:1	

Basis of valuation:
Stock NA
Book Debts NA

FOR AKSHAT APARTMENTS OVT. LYD.

(SUNH.)AIN)
Director
DIN - 00155210

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A) 4

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