

PARESH R. JANI
SENIOR ADVOCATE & SOLICITOR
(FOUNDER)

HURSH P. JANI
SOLICITOR & ADVOCATE
(PROPRIETOR)

Jani & Co.
SOLICITORS & ADVOCATES
CORPORATE ATTORNEYS

HOUSE "M", MONDEAL RETAIL PARK, BETWEEN ISKCON TEMPLE AND RAJPATH CLUB, S. G. HIGHWAY,
BODAKDEV, AHMEDABAD - 380059. PHONE : (O) 079 - 29710100, 29710200 E-mail : janilandco@gmail.com

13310/2023

REF. NO.

To,

M/s. REVA INFRABUILD LLP

Ahmedabad.



1st REVISED NON-ENCUMBRANCE CERTIFICATE

THIS IS TO CERTIFY THAT M/s. REVA INFRABUILD LLP - A Limited Liability Partnership [PAN No. ABGFR8943L], a Limited Liability Partnership registered under the Limited Liability Partnership Act, 2008 having its registered office at 608, Silver Radiance - 4, Gota, Ahmedabad - 382481 (hereinafter called the "PROMOTER") is the owner and possessor of the Non- Agricultural land bearing Final Plot no. 118/1 + 119/1 + 120 admeasuring 7,981 Sq. Mtrs. in Draft Town Planning Scheme No. 57 (Ognaj - Gota - Jagatpur - Chharodi - Khodiyar - Khoraj) (given in lieu of Block no. 56/A admeasuring 5968 Sq. Mtrs., Block no. 58/A admeasuring 2478 Sq. Mtrs. and Block no. 59 admeasuring 4856 Sq. Mtrs.) situate, lying and being at Moje Chharodi, Taluka Ghatlodiya, in the Registration District of Ahmedabad and Sub District of Ahmedabad - 13 more particularly described in the schedule hereunder written and hereinafter called the "PROJECT LAND".

That said PROMOTER has got the Plans for making Commercial cum Residential construction on the land bearing Final Plot no. 118/1 + 119/1 + 120 in Town Planning Scheme No. 57 (Ognaj - Gota - Jagatpur - Chharodi - Khodiyar - Khoraj) sanctioned by Ahmedabad Municipal Corporation as mentioned hereunder:-

SR.NO	RAJACHITTHI NO.	DATE
1.	06642/030325/A9011/R0/M1	22-04-2025
2.	06641/030325/A9010/R0/M1	22-04-2025
3.	06640/030325/A9009/R0/M1	22-04-2025
4.	06639/030325/A9008/R0/M1	22-04-2025

Further said Promoter has started constructing Commercial cum Residential project namely "SWASTIK REVA" on the said Project Land.

As per instructions, we have examined the titles of the above referred land and have caused to be taken searches of available revenue and registration record for last 30 years through our search clerk and believing the same to be true, correct and trustworthy; we have issued a Title Certificate Cum Report dated 12-05-2025.

Thereafter the Promoter M/s. REVA INFRABUILD LLP - A Limited Liability Partnership had obtained a Project Finance from Hero Fincorp Limited of Rs.75,00,00,000/- (Rupees Seventy Five Crores Only) and Sanction Letter dated 03-06-2025 has been issued in this regards. Moreover M/s. REVA INFRABUILD LLP - A Limited Liability Partnership has executed Indenture of Mortgage dated 05-06-2025 registered at serial No. 11074 on 05-06-2025 before the Sub-Registrar of Ahmedabad - 13 (Sabarmati) in favor of Hero Fincorp Limited wherein they have mortgaged said Project land and units more specifically mentioned therein.



In furtherance of said Title Certificate Cum Report dated 12-05-2025 and Non - Encumbrance Certificate dated 12-05-2025 and subject to what is stated therein, we hereby issue this 1st Revised Non Encumbrance Certificate and opine that the said Project Land is free from any encumbrance/litigation except:

CHARGE OF HERO FINCORP LIMITED

That Hero Fincorp Limited has sanctioned a loan of Rs.75,00,00,000/- (Rupees Seventy Five Crores Only) vide its sanction letter dated 03-06-2025. In this regard, said Promoter has mortgaged the said Project Land alongwith the unsold Flats/Units/Shops in the said Project "SWASTIK REVA" constructed on the said Project land in favor of Hero Fincorp Limited vide Indenture of Mortgage (without possession) relating to Deposit of Title Deeds executed on 05-06-2025 registered at serial No.

11074 on 05-06-2025 in the office of Sub-Registrar of Ahmedabad - 13
(Sabarmati) and the details are more specifically mentioned in the
Indenture of Mortgage.

SCHEDULE

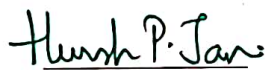
(Description of the Project Land)

ALL THAT piece or parcel Non- Agricultural land bearing Final
Plot no. 118/1 + 119/1 + 120 admeasuring 7,981 Sq. Mtrs. in
Draft Town Planning Scheme No. 57 (Ognaj - Gota - Jagatpur -
Chharodi - Khodiyar - Khoraj) (given in lieu of Block no. 56/A
admeasuring 5968 Sq. Mtrs., Block no. 58/A admeasuring 2478
Sq. Mtrs. and Block no. 59 admeasuring 4856 Sq. Mtrs.) situate,
lying and being at Moje Chharodi, Taluka Ghatlodiya, in the
Registration District of Ahmedabad and Sub District of
Ahmedabad - 13.

PLACE: AHMEDABAD

DATE: 15-07-2025

For Jani & Co,



HURSH P JANI

Solicitor & Advocate

Enrollment No. G/559/2007

SANCTION LETTER CUM KEY FACT STATEMENT (KFS)

Ref No.: DXAHM00025-260010040

Date: 03.06.2025

To,

Borrower's Name: M/s Reva Infrabuild LLP

Co-Borrower 1: Mr. Patel Parimal Manjibhai

Co-Borrower 2: Mr. Hirenkumar Devkaranbhai Patel

Communication Address: 608, Silver Radiance – 4, Gota, Ahmedabad, 382481.

Contact Information: Mr. Patel Parimal Manjibhai / 9824385476

Email Id: revaswastik@gmail.com

Dear Sir/ Madam,

Hero FinCorp Limited ("HFCL" or "Lender") is pleased to inform you that basis the Application submitted by you, HFCL has approved your loan facility as per below mentioned terms and conditions:

S.No.	DEFINITIONS		
1	Borrower	M/s Reva Infrabuild LLP	
2	Co-Borrowers / Guarantors, if applicable	Name	Net Worth (Cr\$)
		Mr. Patel Parimal Manjibhai	To be taken before disbursement.
		Mr. Hirenkumar Devkaranbhai Patel	
3	Nature of Facility	Construction Finance	
4	Facility or Loan amount	INR 75.00 crore (INR Seventy-Five Crores Only)	
5	Lender	Hero FinCorp Limited	
6	Key Fact Statement or KFS	As mentioned in Annexure A	
7	Security trustee	Any security trustee as mutually agreed upon by the Lender and the Borrower	
8	Escrow Bank	Designated Bank as mutually decided between the Lender and the Borrower	
9	Property	All the piece & parcel of land adm. 7,981 sq.mts located at Sur No. 56/A,58/A,59 (OP No. 118/1,119/1+120), FP No. 118/1,119/1+120, of Draft TPS No. 57 (Ognaj-gota jagatpur-chharodi-khodiya-khoraj), Mouje: Chharodi, Ta: Ghatodiya, Dist: Ahmedabad. located Nr. Prangan, besides, Tremont Adleap, Sarkhej-Gandhinagar Highway, Chharodi, Ahmedabad - 382481 including all the structures thereon both present & future (final address to be referred from legal report only).	
10	Owner of the Property	Borrowing entity M/s Reva Infrabuild LLP	
11	Project	Project "Swastik Reva" being developed on the Property, with carpet area of 3,00,688 sq. ft. (i.e. excluding Balcony, wash and terrace area)	
12	Developer	Borrowing entity "M/s Reva Infrabuild LLP"	

I/We confirm that the content of the Key Fact Statement has been Explained to me in my preferred language and I/we have understood and accepted the terms and conditions of the Key Fact Statement, as per the above.



FOR, REVA INFRABUILD LLP

Borrower / Co-Borrower Signature

Hero FinCorp Limited

CIN: U74899DL1991PLC046774

Registered Office: 34, Community Centre, Basant Lok, Vasant Vihar, New Delhi, 110057 - INDIA

Corporate Office: 9, Community Centre, Basant Lok, Vasant Vihar, New Delhi, 110057 - INDIA

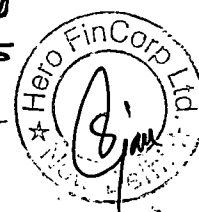
Telephone: +91-11-49487150; Website: www.HeroFinCorp.com

HFCL_58408

Parimal Manjibhai Patel
Designated Partner

Parimal Manjibhai Patel

H. D. Patel



13	Stipulated Price	The Borrower shall ensure that any unsold area in the Project are sold at a price not less than INR 7,300 per sq.ft., INR 6,300 per sq.ft and INR 6,150 per sq.ft all-inclusive on carpet area (excluding Balcony, wash and terrace area) for 3BHK unit, 4BHK unit and shop units.			
14	Project/Scheduled Receivables	Receivables/Cash Flow (including booking amounts) arising out of or in connection with or relating to the Project and all insurance proceeds both present and future. The Borrower shall maintain a minimum net receivable cover of 1.33 times during the entire tenor of the loan and any short fall in the NRC due to receivables would be met by the assigning additional receivables to the satisfaction of the Lender			
15	Shortfall Undertaking	The Borrower will also undertake & confirm that in the event the cash flows in the account are not sufficient to service the Facility, interest or other dues, the shortfall will be met through infusion of fresh funds therein by the Borrower and/or Co-Borrowers / Guarantors in a manner and form as instructed HFCL. The support shall be kept valid until repayment of the entire Loan with interest & all other dues & charges. Borrower to undertake that in case there is any increase in cost of Project/contingencies, the Borrower and/or Co-Borrowers / Guarantors shall meet the requirement from their own sources, to ensure completion of the Project/repayment of HFCL loans as per Schedule. In the event of Project sales dropping below expectations or not happening enough due to which the cash flows of the Borrower are getting impacted adversely, the Borrower shall make suitable arrangements (including from cash-flows of any other projects of the Borrower, wherever applicable) to ensure that the servicing of the Loan remains regular.			
TERMS OF FACILITY					
16	Purpose of Loan	The Loan shall be utilized towards construction and development of the Project "Swastik Reva". The Loan either in part or full will not be used for investment in Capital market, land acquisition, acquiring equity shares of Indian Company, buy-back of shares of Indian company or any other purpose, which is prohibited or any illegal activity			
17	Annual Rate of Interest on the Loan	The Interest Rate for the Loan will be the sum of Lender Prime Lending Rate and Spread per annum. Interest Rate shall be payable monthly, on the 8 th day of each subsequent calendar month ("Interest Payment Date") or any other date as determined by the Lender. However, the first instalment of Interest shall be for the period from the date of Disbursement till the 7 th day of next month and thereafter Interest shall be payable for the period commencing from 8 th day of the current/next month till the 7 th day of next / subsequent month. In case of any default or breach of any term contained in any of the Facility Documents (to be entered in connection with the Loan), Default Interest or Additional Interest, as the case may be will be levied on the Borrower. However, the same shall not affect any increase in Interest Rate being applicable to the Borrower. The Borrower shall pay to the Lender, the Interest as calculated above, on the defaulted/ outstanding amount, as the case maybe, of the Loan on the 8 th day of each calendar month			
		<table border="1"> <tr> <td>1</td><td>Lender Prime Lending Rate</td><td>14.75% p.a.</td></tr> </table>	1	Lender Prime Lending Rate	14.75% p.a.
1	Lender Prime Lending Rate	14.75% p.a.			

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Borrower / Co-Borrower Signature

Hero FinCorp Limited

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Corporate Office: .9, Community Centre, Basant Lok, Vasant Vihar, New Delhi, 110057 - INDIA

Telephone: +91-11-49487150; Website: www.HeroFinCorp.com

For, REVA INFRABUILD LLP
Designated Partner

		2	Interest Type	Floating
		3	Spread	-2.15% p.a.
		4	Interest Rate	12.60% p.a.
18	Interest Rate Reset/Spread Reset	The Lender shall have a right to reset the Spread and/or Interest Rate (as applicable) ("Reset Interest Rate") at any time during the tenor of the Loan The Borrower shall then pay Interest at such Reset Interest Rate with effect from the [Spread/Interest] Reset Date		
19	Processing Fees	The Borrower shall pay to Lender on or before first disbursement, a non-refundable processing fee equal to 1.00 % of the Loan amount, plus all applicable taxes and statutory levies thereon, but subject to deduction of TDS as per applicable law. The Borrower has already deposited a cheque of INR 11,00,000 towards legal and technical fees, which will be adjusted from the final processing fees to be deducted at the time of disbursement. The fee is non-refundable and independent of disbursement/cancellation of the Loan by the Borrower.		
20	Tenor	66 months including principal moratorium period of 36 months		
21	Validity of Sanction Letter cum KFS	30 (thirty) Days from the date of Sanction Letter cum KFS		
22	Availability Period of complete Drawdown	36 months from the date of first disbursement		
23	Last date of Drawl	Unless otherwise agreed to by the Lender in writing, the Borrower shall be entitled to seek draws/disbursement out of the Facility only within 36 months from the date of first disbursement.		
24	Mode of Repayment	NACH <input type="checkbox"/> Escrow <input type="checkbox"/> RTGS <input checked="" type="checkbox"/> Others <input type="checkbox"/>		
25	Repayment Schedule	The Borrower agrees and undertake to repay to the Lender the principal amounts of the Facility in 30 monthly instalments as detailed in Annexure C Note: Repayment Schedule will be communicated separately after actual disbursement which will carry Interest & Principal break-up appropriately		
26	Projected Quarterly Cash Flows	As mentioned in Annexure B		
27	Escrow Accounts	The Borrower shall open a master collections escrow account ("Master Collection Escrow Account") with designated bank of Lender for depositing the Scheduled Receivables of the Project. The Master Collection Escrow Account shall be maintained and operated by the Borrower during the entire tenure of the Loan and shall not be closed without the prior written approval of the Lender. All costs, charges and expenses in connection with the Master Collection Escrow Account shall be borne by the Borrower. The Borrower shall enter into agreement with the said Bank and such agreement shall be in form and manner acceptable		

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For, REVA INFRABUILD LLP
Designated Partner

Borrower / Co-Borrower Signature

		<p>to Lender. The Borrower shall ensure that the Scheduled Receivables (100% cash flows) of the Project are deposited only in the aforesaid Master Collections Escrow Account.</p> <p>The Borrower shall inform all the customers of the Project to draw all cheques/ RTGS/ ACH in favor of the said Master Collections Escrow Account. Out of 100% cash flows, 70% cash flows would be deposited in the designated account ("RERA Designated Account") and remaining 30% cash flows would be deposited in Lender's account ("Lender Escrow Account"). Based on the cost incurred, the monies from RERA Designated Account (as per RERA norms) will be only transferred in Lender Escrow Account and no other account.</p> <p>Lender Escrow Account would carry standing instructions to transfer below mentioned % of funds to HFCL Collection Account which will be appropriated towards outstanding principal of Borrower's Loan account without any prepayment charges:</p> <ul style="list-style-type: none"> • 15% on collection of first INR 40.00 Crs; • 35% on collection of next INR 40.00 Crs; • 75% on balance collection <p>On assessment at BU/ 100.00% work stage, irrelevant of collections, HFCL may stipulate SI setup of 85.00%.</p> <p>Remaining amount will be transferred to Current Account of the Borrower, opened with the same bank, preferably. This will be the primary current account from where interest repayments will be collected by the Lender and the Borrower can use rest of the funds in this account for all project related expenses etc.</p> <p>HFCL will have the exclusive right to increase its share of collections as per the standing instruction, in case HFCL is not satisfied with the progress of the Project, delay in loan repayment, non-achievement of disbursement milestones etc.</p>
28	Debt Service Reserve Account (DSRA)	<p>Fixed Deposit of 2 month's interest on proportionate disbursed amount will be created from every tranche with lien marking of "Hero Fincorp Ltd" & original FDR bond will be submitted to HFCL.</p> <p>HFCL is entitled to liquidate the FD towards the repayment of the debt obligation and same shall be replenished as per the terms mentioned in the Transaction Documents.</p>
29	Security	<p>The Loan, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by:</p> <ol style="list-style-type: none"> 1. First and exclusive charge by way of registered mortgage of land adm. 7,981 sq.mts located at Sur No. 56/A,58/A,59 (OP No. 118/1,119/1+120), FP No. 118/1,119/1+120, of Draft TPS No. 57 (Ognaj-gota jagatpur-chharodi-khodiya-khoraj), Mouje: Chharodi, Ta: Ghatodiya, Dist: Ahmedabad. located Nr. Prangan, besides, Tremont Adleap, Sarkhej-Gandhinagar Highway, Chharodi, Ahmedabad - 382481 including all the structures thereon both present & future. (final address to be referred from legal report only); 2. First and Exclusive Charge by way of registered mortgage over unsold inventory of the project "Swastik Reva";

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REVA INFRA BUILD LLP

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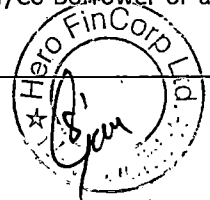
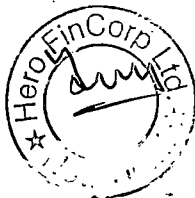
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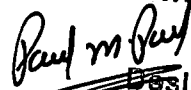


[Signature]
Designated Partner

[Signature]
H. D. Patel

		<p>3. First and Exclusive charge over the receivables from sold and unsold units of the project "Swastik Reva";</p> <p>4. First and Exclusive charge over escrow accounts of the project "Swastik Reva";</p> <p>5. 2 month's interest DSRA will be created in proportion to disbursement tranche;</p> <p>The Borrower shall create and perfect the Security stipulated herein above in favour of the Lender/Security Trustee before the date of first Disbursement, in form and manner satisfactory to Lender.</p> <p>Post creation of security, Borrower shall maintain a minimum-security cover of 2.00 times will be maintained till 40% stage of construction of the Project, post that security cover will be reduced to 1.50 times for the balance tenure of the loan and Net Receivable Cover of 1.33 times of the outstanding loan amount in the form of Property / Project during the entire tenure of the Loan, failing which it shall be considered as an Event of Default. In case the value of the Property / Project secured to the Lender falls below the security cover specified above, the Borrower shall create security on additional assets in favor of the Lender in order to maintain the security cover and NRC cover specified above.</p> <p>Upon occurrence of an Event of Default (including a Potential Event of Default), the Lender shall be entitled to stipulate additional Security Interest and upon such instructions from the Lender, the Borrower shall not later than 30 days, create and perfect such additional Security Interest to the satisfaction of the Lender</p>
30	Assignability	<p>The Lender shall be entitled to transfer, assign or novate the whole or any part of the Loan including their rights and obligations under the Transaction Documents to other persons/entities without any consent of the Borrower, the guarantor/Co-Borrower or any other security provider in respect of the Loan</p>



For, REVA INFRABUILD LLP
 H. D. B. S.
 Designated Partner

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Borrower / Co-Borrower Signature

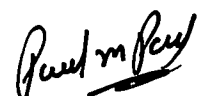

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31	Pre-Disbursement Condition:	<ul style="list-style-type: none"> Security as per security clause shall be created to the satisfaction of the Lender. Valuation reports of the Property shall be obtained from 2 empanelled valuer's of HFCL. The title of the Property shall be clear and marketable as certified by HFCL empanelled lawyer. Details of sold and unsold units of the Project to be obtained on the letter head of the Borrower signed by the authorized signatory/Partner. CA certified cost incurred of the Project to be obtained. CA certified list of partners along their profit ratio of borrowing entity to be obtained. Security UDC (1 cheque of full loan amount, 1 cancelled cheque and 3 blank cheques mentioning amount not exceeding as per HFCL Policy) from Borrowing entity. Security UDC (2 blank cheques mentioning not exceeding loan amount and signed NACH form) from Borrower. NACH form will be used for activation whenever think fit by the Lender, if there is delay in RTGS. Security UDC (3 blank cheques each mentioning not exceeding as per HFCL policy) from Mr. Patel Parimal Manjibhai and Mr. Hirenkumar Devkaranbhai Patel will be obtained as per HFCL's policy. Borrowing entity to obtain LEI (Legal Entity Identifier) on or before first disbursement. Management/CA certified provisional financials for the period ending March 2024, March 2025 and 22.05.2025 or later date of borrower to be provided (including Balance sheet, P&L and all annexures). Written Declaration/ Undertaking to be obtained from the developer for legal cases found in due to their common names (customer has reverted that those cases are not related to them) to be obtained prior to disbursement. Entire land consideration to be checked with bank statements. FCU to be initiated for the bank statement of land consideration. Copy of application for approval of Environmental Clearance of the Project to be obtained. Copy of application for RERA registration of the Project. Borrower to provide a letter confirming that the RERA authority has not raised any query / objection on RERA application for registration of the Project.
32	Conditions to be satisfied within 30 days from the date of first disbursement	Security as per security clause shall be created to the satisfaction of the Lender and CHG-1 shall be filed. (Borrowing entity only).
33	Conditions to be satisfied within 60 days from the date of first disbursement	The Borrower shall open escrow account(s) with the designated bank of HFCL.
34	Conditions to be satisfied within 75	Existing Project RERA, MCA account (if any) to be closed.

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FOR REVA INFRABUILD LLP

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	days from the date of first disbursement																																																													
35	Conditions to be satisfied within 90 days from the date of first disbursement	<ul style="list-style-type: none">The Property shall have been adequately insured and copy of insurance policy, with assignment in favour of Lender as loss payee, would be made available.The Borrower shall ensure to display a signboard at the site of the Project at a prominent place exhibiting the following: <i>"This Project is financed by Hero FinCorp Limited and has been charged / mortgaged in its favour."</i>																																																												
36	Event of Default & Consequence of Default	1. Various events of default, potential event of default along with consequence of event of default as stipulated in Transaction Documents																																																												
37	Disbursement milestones	<p>Disbursement from the Loan shall be linked with below mentioned milestones:</p> <table><tr><th>Tranche</th><th>Disbursement (INR Crs)</th><th>Stage of construction of the Project (as certified by the empanelled valuer / internal technical team of HFCL)</th><th>Cumulative Project Carpet area (sqft) (excluding wash, balcony and terrace area will be considered)</th><th>Cumulative incremental Escrow Project Collections from (INR Crs)</th></tr><tr><td>1 (A)</td><td>18.00</td><td colspan="3">RERA application, EC application and security creation in favour of HFCL.</td></tr><tr><td>1 (B)</td><td>2.00</td><td colspan="3">Completion of excavation of the Project</td></tr><tr><td>2</td><td>7.00</td><td>13.00%</td><td>5,500</td><td>0.50</td></tr><tr><td>3</td><td>7.00</td><td>20.00%</td><td>15,000</td><td>1.50</td></tr><tr><td>4</td><td>7.00</td><td>28.00%</td><td>27,000</td><td>4.00</td></tr><tr><td>5</td><td>7.00</td><td>35.00%</td><td>40,000</td><td>8.00</td></tr><tr><td>6</td><td>7.00</td><td>44.00%</td><td>55,000</td><td>15.00</td></tr><tr><td>7</td><td>7.00</td><td>53.00%</td><td>75,000</td><td>25.00</td></tr><tr><td>8</td><td>7.00</td><td>62.00%</td><td>95,000</td><td>35.00</td></tr><tr><td>9</td><td>6.00</td><td>70.00%</td><td>1,20,000</td><td>45.00</td></tr><tr><td>Total</td><td>75.00</td><td></td><td>3,00,688</td><td></td></tr></table> <ol style="list-style-type: none">RERA certificate and EC certificate to be obtained before 2nd disbursement.Encumbrance certificate with HFCL charge on Gujarat RERA site to be submitted before 4th disbursal tranche.At the time of every disbursal, Borrower to submit CA, Architect/ Engineer certificates for the Project.Revised building plans with full potential till 14th floor, along with TDR agreement(s) and commencement certificate to be in place before 4th tranche. Hence, disbursement will be restricted to INR 34.00 Crs in the absence of any of the above-mentioned documents/approval in place).Payment of TDR instalments to be checked at the time of every subsequent tranche post TDR execution.FSI payment to be checked at the time of every subsequent disbursement.	Tranche	Disbursement (INR Crs)	Stage of construction of the Project (as certified by the empanelled valuer / internal technical team of HFCL)	Cumulative Project Carpet area (sqft) (excluding wash, balcony and terrace area will be considered)	Cumulative incremental Escrow Project Collections from (INR Crs)	1 (A)	18.00	RERA application, EC application and security creation in favour of HFCL.			1 (B)	2.00	Completion of excavation of the Project			2	7.00	13.00%	5,500	0.50	3	7.00	20.00%	15,000	1.50	4	7.00	28.00%	27,000	4.00	5	7.00	35.00%	40,000	8.00	6	7.00	44.00%	55,000	15.00	7	7.00	53.00%	75,000	25.00	8	7.00	62.00%	95,000	35.00	9	6.00	70.00%	1,20,000	45.00	Total	75.00		3,00,688	
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I/We confirm that the content of the Key Fact Statement has been Explained to me in my preferred language and I/we have understood and accepted the terms and conditions of the Key Fact Statement, **FOR, REVA INFRABUILD LLP**

Hero FinCorp Limited

CIN: U74899DL1991PLC046774

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Telephone: +91-11-49487150; Website: www.HeroFinCorp.com

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Borrower / Co-Borrower Signature



Paul m Paul
Designated Partner

Paul m Paul

H. D. Patel

38	Special Regulatory Conditions	<ol style="list-style-type: none"> 1. The Borrower shall till the entire Facility is repaid, disclose in all advertisements, marketing and promotional materials including advertisements in newspapers/magazines, pamphlets, brochures, e-mailers, websites or any other kind of digital marketing and all sale agreements that HFCL has financed the Project and Property / Project are mortgaged to the Lender 2. The Borrower shall till the entire Loan is repaid, indicate in all their advertisements and promotional materials including advertisements in newspapers/magazines, pamphlets, brochures, e-mailers, websites or any other kind of digital marketing that they would provide No Objection Certificate (NOC / permission of the Lender for sale of flats / units in Project
39	Inspection and Monitoring	<p>The Lender is entitled to check progress on sales, collection, cash flow of the Project and performance of Escrow Account through independent firm appointed by Lender at the cost of the Borrower and report compliance and variance on periodic basis (quarterly) and in any event not later than 90 days of each disbursement of the Facility. The same will continue till the full repayment of the Facility or as per Lender's discretion. The Borrower will provide all the information required for this purpose to the Lender or Lender appointed agency any time during the tenor of the Facility. The Borrower shall ensure availability of such information within 15 (fifteen) days from the end of each quarter</p>
40	Special Others Conditions	<ol style="list-style-type: none"> 1. The Borrower would adhere to all building norms and technical specifications for real estate exposure as laid down by National Building Code (NBC code) 2. The Borrower shall ensure that it is in adherence to the Ministry of Environment and Forests Notification no. S.O. 2804(E) dated November 03, 2009 on 'fly ash' and shall continue to be in adherence to the said notification during the tenure of the Facility 3. The Borrower shall ensure that the buildings and structures comprised in the Project adhere to the National Disaster Management Authority (NDMA) guidelines on 'Ensuring Disaster Resilient Construction of Buildings and Infrastructure' and shall continue to be in adherence to the said guidelines at all times 4. The Project sale agreements/demand letters with the customers would incorporate a condition that the booking money/payments need to be made in favor of the escrow account opened by the Borrower with designated bank of the Lender 5. Borrower shall obtain a No Objection Certificate (NOC) from the Lender before entering into arrangement or agreement with the prospective buyers for sale of units in Project 6. Borrower shall first pass the lead / enquiries to HFCL for all home loan requirements for customers purchasing flats in the Project 7. The Lender shall have a right to appoint legal, tax, financial, technical and other consultants, and valuer for the review of the Project and any charges in respect thereof shall be borne by the Borrower 8. The Borrower shall submit monthly reports or at such times as suggested by the Lender, from time to time (in the form and manner desired by the Lender) in respect of sale, unsold inventory of the Project and collection of payment of the units in the Project

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FOR DEVA INFRABUILD LLP

Borrower / Co-Borrower Signature

Hero FinCorp Limited

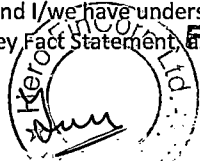
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[Signature]
Designated Partner

[Signature]
[Signature]
[Signature]

9. The Borrower will not change its constitution without prior permission of Lender till the entire Loan is repaid
10. Borrower shall not raise additional debt on the Property/ Projects, till the closure of the Loan, without prior permission of Lender
11. The Borrower shall allow adequate space in the Project site for HFCL / Hero Housing Finance Limited representative to help service the customers who are looking to take the home loan
12. The Borrower shall submit to the Lender yearly audited financial statements within a period of 270 days from the end of respective financial year
13. All existing and future loans and advances in the books of Borrower, obtained from any of its shareholders, directors, family members of the promoters and any other unsecured indebtedness of the Borrower shall be subordinate and subservient to the Loan
14. In the event of inability of Borrower to complete the Project as per agreed schedule, the Lender, at its discretion, will have a right to substitute the Borrower with any other developer and in this regard shall have a right to appoint Lender's Independent Engineer, Project Management Consultant, etc. in order to achieve completion of the Project
15. In the event of sale of properties of the Borrower / the Project, without being developed, Lender shall have an exclusive right to adjust the proceeds from such sale against the Outstanding Amount
16. The Borrower shall obtain prior written consent of the Lender before availing any other financial assistance w.r.t "Project" (both funded or non-funded and secured or unsecured) from any other person including any bank, NBFCs or any other financial institutions
17. In the Event of Default by the Borrower, in addition to other rights and remedies available to the Lender under law, contract or otherwise, the Lender shall have an exclusive "Option" to sell and transfer the unsold units or area under the Project to any party/customers at a discounted price ascertained by internal technical team of HFCL. The decision of the Lender in this regard (including determination of the value of such sale transactions) shall be final and binding on the Borrower.
18. The Borrower shall submit copies of revised approved plans of the Project within a period of 30 days from the date of change in plans, if any. In case the value of Property/ Project secured to the Lender falls below the requisite value/ receivables, the Lender reserves the right to decrease the Loan amount and modify the disbursement schedule accordingly.
19. Non-submission of Post Disbursal Documents by the Borrower beyond permissible timelines shall attract additional Penal charges of Rs. 5000/- (One-time inclusive of taxes) post breach in document submission commitment date.
20. Applicable charges such as ROC, CERSAI, IU, etc. shall be collected from the Customer as per prevailing Schedule of Charges and applicable taxes at the time of Disbursement

I/We confirm that the content of the Key Fact Statement has been Explained to me in my preferred language and I/we have understood and accepted the terms and conditions of the Key Fact Statement, as laid out herein

Hero FinCorp Limited

CIN: U74899DL1991PLC046774

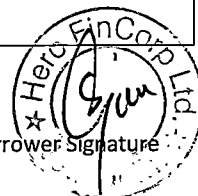
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FOR BEVA INFRA BUILD LLP
Designated Partner

Borrower / Co-Borrower Signature



(Signature)

(Signature)

41	End use Certificate	The Borrower shall provide an “End-use Certificate” from the Chartered Accountant within a period of 90 days from the date of every draw down or before the date of subsequent draw down whichever is earlier. The End-use Certificate shall certify that the funds drawn down have been used for the specified Purpose
42	Audit/Review	<div>1. The Lender will have the right to carry out quarterly technical review of the Project</div> <div>2. The Lender shall have the right to review the Facility/ Project monthly/ quarterly including the audit on sales receivables, stock, cash flows, no. of units sold etc.</div> <div>3. The Lender shall have the right to carry out audit of the escrow account(s) monthly/quarterly</div> <div>4. The audit/ reviews can be carried out at above mentioned frequencies or at such other frequencies as may be decided by the Lender from time to time at its own discretion. All documentation and audit charges shall be borne by the Borrower</div>
43	Jurisdiction	Non-exclusive jurisdiction of the Courts of New Delhi. The Lender shall have the right to move any other courts as well including where the Borrower carries on business.
44	Miscellaneous	All other usual and customary conditions for transaction of this nature shall be included in the Transaction Documents including but not limited to representations and warranties, increased costs, expenses, indemnity, covenants, taxes and deductions etc.
45	Governing Law	The Transaction Documents shall be governed by Indian Laws and subject to exclusive jurisdiction of the courts in India.
46	Transfers and Participation	The Lender is entitled to transfer, assign or novate the whole or any part of their rights and obligations under or in respect of the Facility to other persons/entities without prior concurrence of the Borrower. The Lender is entitled to offer the receivables from the Facility as security for Lender’s borrowings and consequently transfer, assign or novate the whole or any part of their rights and obligations under or in respect of the Facility to other persons/entities without prior concurrence or intimation of the Borrower / Security Provider or to any other bank / lender or financial institution.
47	Classification & Upgradation of Special mention accounts (SMA)/ Non-Performing Asset (NPA)	<div>If Principal or interest or any other amount remains overdue (wholly or partly) then borrower Loan Account shall reflect the asset classification (SMA / NPA) status of an account at the day-end of that calendar date.</div> <div>Basis of Classification: SMA Sub-Categories: Principal or Interest wholly or partly overdue</div> <div><div>SMA</div><div>: 0 up to 30 days</div></div> <div><div>SMA-1</div><div>: More than 30 days and up to 60 days</div></div> <div><div>SMA-2</div><div>: More than 60 days and up to 90 days</div></div> <div><div>NPA</div><div>: More than 90 days</div></div> <div>Loan accounts classified as NPAs may be upgraded as ‘Standard’ asset only if entire arrears of interest and principal are paid by the borrower.</div> <div>Example: If due date of a loan account is March 31, 2024, and full dues are not received before the lending institution runs the day-end process for this date, the date of overdue shall be March 31, 2024. If it continues to remain overdue, then this account shall get tagged as SMA-2.</div>

I/We confirm that the content of the Key Fact Statement has been

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REVA INERABUILD LLP
Designated Partner

Borrower / Co-Borrower Signature

		<p>1 upon running day-end process on April 30, 2024 i.e. upon completion of 30 days of being continuously overdue. Accordingly, the date of SMA-1 classification for that account shall be April 30, 2024.</p> <p>Similarly, if the account continues to remain overdue, it shall get tagged as SMA-2 upon running day-end process on May 30, 2024 and if continues to remain overdue further, it shall get classified as NPA upon running day-end process on June 29, 2024.</p>
48	Return of original security documents	<p>All original property documents deposited by the Borrower with HFCL as security for the Facility shall be returned to the Borrower / Property Owner, within 30 days after full repayment of the Facility (including TDS dues if any)</p> <p>Place of Return: Any Branch office of HFCL</p>
49	Method of application of different Rate of Interest/Gradation of Risk	<p>HFCL undertakes risk-based pricing of its customers. Conceptually risk-based pricing is determined basis the risk graduation of various loan types, terms of the loan sanction including loan tenure, loan amount, repayment schedule, security type and security margin etc. Further, additional risk premium may be added to the loan interest rate based on credit risk assessment for a customer which is a function of customer's past credit history, CIBIL information etc. Basis these, HFCL's cost of funding and operations, the interest rate may differ from customer to customer and from time to time for the same customers.</p>

If the terms of this Sanction Letter are acceptable to you, you may sign the duplicate copy of this Sanction Letter as a token of your acceptance and return it to the above-mentioned address

Thanking you,
Yours Sincerely,

For Hero FinCorp Limited

Authorized Signatory

Name: Sachin Jain

Designation: Lead Credit - CF

Employee Code: 2185

For, REVA INFRABUILD LLP

[Signature]
Designated Partner

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Explained to me in my preferred language and I/we have understood and
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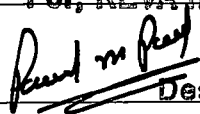
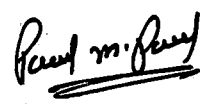

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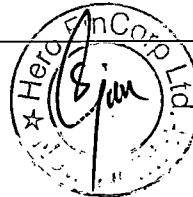
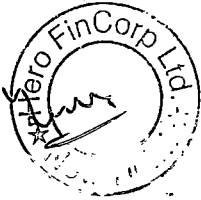

[Signature]

Read, Understood, Agreed and Accepted by the Borrower & Co-Borrowers

I/We confirm that I/We understand and accept the terms and conditions of the Sanction Letter, as laid out in English have been explained to me/us in a vernacular language of my/our understanding and I/We accept the Loan on the terms set above. I/We authorize HFCL to collect information about me/us as may be required for evaluating the proposed Loan, including without limitation, gathering information from credit bureaus like CIBIL. I/We also authorize HFCL to share my credit related information, and my/our personal data at any point of time, with credit bureaus, statutory agency or any third-party agency as you may deem fit

For M/s Reva Infrabuild LLP (Borrower)	For, REVA INFRABUILD LLP  Designated Partner
Mr. Patel Parimal Manjibhai (Co-Borrower)	
Mr. Hirenkumar Devkaranbhai Patel (Co-Borrower)	

Date: 04/06/2025

Place:
AHMEDABAD**For, REVA INFRABUILD LLP**
Designated Partner

I/We confirm that the content of the Key Fact Statement has been
Explained to me in my preferred language and I/we have understood and
accepted the terms and conditions of the Key Fact Statement, as laid out to me.

Borrower / Co-Borrower Signature

Hero FinCorp Limited

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