



Reference No: - SHDFC//JAI//857623

Date: - 26-06-2024

To,  
MY DREAM HOUSE Plot no 123 HARI NAGAR  
Gokul pura Kalwar Road Jaipur -302012.

Attn: M/s MY DREAM HOUSE

Dear Sir/ Madam,

**Sub: - Sanction of Rs. 1000 lacs under HL for construction scheme.**

With reference to your loan application, we are pleased to advise sanction of construction finance/ project finance facility as per the following terms and conditions:

Borrower	M/s MY DREAM HOUSE
Registered office Address of Borrower	Plot no 123 HARI NAGAR Gokul pura Kalwar Road Jaipur -302012
Amount	Rs. 100,000,000/- (Rupees Ten crore Only) to be disbursed in tranches as per the schedule set out in Annexure - I
Purpose	Property Plot No. 32-E and 32-F situated at Scheme West Way Heights, Village Keshopura, Tehsil Sanganeer, Jaipur, Rajasthan,
Rate of Interest	15% p.a. (payable monthly)
Interest rate reset	This will be done monthly based on any change in SHUBHAM Base rate for the Product.
Tenor of Loan	48 months (Including initial 24 Months of Maratorium Period)
Repayment	<b>Repayment</b> – Principal and Interest amount of the loan should be paid to Lender in 48 months out of which initial 24 months will have a Principal Moratorium and thereafter 24 equated monthly installments (EMI). There will be a principal moratorium of initial 18 Months wherein only interest amount will be paid by the borrower during this period.
	The Borrower shall pay to the Lender interest as calculated below, on the principal amount of the Facility on the 10th day of each calendar month from the date of first disbursement.
	The rate of interest stipulated by Lender shall be 15% per annum.
	The Lender may reset the rate of interest as and when required from the date of disbursement of the first tranche of the Facility. The same would be communicated by the Lender to the Borrower. In case there is any change in the regulatory requirements by the regulator applicable to the facility pertaining to provisioning norms and/or risk weight age, then the Lender may revise the Rate of interest to reflect the regulatory change.
	The Borrower would have the option to prepay the loan without any prepayment penalty within 45 days of such reset of Rate of Interest provided an irrevocable notice to prepay the loan has been given by the borrower to the Lender within 15 days of such reset.
	The borrower shall obtain an NOC from the lender on sale of each unit / flat in the project and will repay an amount equal to <b>INR 40 Lacs per unit/Floor</b> at the time of seeking such NOC from the lender. The payment shall be made within 30 days of issue of such NOC.
Disbursement	For My Dream House To be made in construction linked tranches as per Annexure - I below.

Partner



Increased Interest in case of Default	If interest and/or principal installment are defaulted/delayed, penal interest @ 24% p.a., compounded monthly, for the defaulted/delayed period on the overdue amounts will become payable. Penal interest will also be applicable in the event of breach of any of the Borrower covenants mentioned further in the sanction letter
Processing Fees	1.50%+GST as applicable of the sanctioned loan amount payable up front.
Utilization of funds	Disbursement to be made in the designated Account of the borrower and to be utilized for construction of the project.
Security	<b>Primary Security</b> – Plot No. 32-E and 32-F situated at Scheme West Way Heights, Village Keshopura, Tehsil Sanganer, Jaipur, Rajasthan, Post-dated cheques / ECS mandate as per the repayment schedule for interest and EMI towards repayment of the facility.
Co-Borrowers / Guarantee	MR. RAMESHWAR LAL KHADDHA & MR. BHAWANI SHANKAR
Insurance	Applicable insurance to be obtained for the project and a copy to be made available to SHUBHAM within 30 days of the first disbursement

#### N. Other terms and conditions

- a. Borrower will disclose the name of Shubham Housing Development Finance Co. Ltd. as the lender to whom the properties are mortgaged. The Borrower will put up Boards at the work sites displaying that the properties are mortgaged to LENDER.
- b. Interest shall be charged from the date of first disbursement. The borrower will arrange to give PDCs/ECS for Equated Monthly Installments before the disbursement.
- c. Security cheques covering the entire loan amount are also to be furnished.
- d. The Borrower or promoters / guarantors shall not draw out, the proceeds of this project for their personal use unless LENDER dues are repaid in full.
- e. Unsecured loans from the promoters/ friends and relatives, if any, as on the date of the first disbursement under the loan will not be repaid without NOC from LENDER until the loan of LENDER is fully repaid.
- f. All the expenses in connection with execution of security documents, loan documents and guarantee documents will have to be borne by the Borrower.
- g. The letter of offer shall stand revoked and cancelled and shall be absolutely null and void if:
  - i. any material changes take place in the project for which this loan is sanctioned.
  - ii. it comes to the light that any material fact or other relevant aspect of the proposal was withheld, suppressed concealed or not made known to LENDER.
- h. LENDER reserves its right to review and revoke the balance / un-drawn loan at the expiry of 6 months from the date of sanction.
- i. If there is a default in payment of Interest or Principal for 2 consecutive months, it shall be construed as violation of the terms of sanction and the entire loan may be recalled.
- j. Till such time LENDER loan is fully repaid, the borrower or any of its guarantors/partners/directors, without prior written consent from LENDER shall undertake not to:
  - a. Effect any change in the constitution / capital structure of the entity.
  - b. Formulate any scheme of merger / acquisition / amalgamation / reconstitution.

**For My Dream House**

*[Signature]*

**Partner**

*[Signature]*



**shubham**

- c. Undertake guarantee obligation on behalf of any other company, firm or person.
- d. Make any drastic changes in its management set up.
- e. Create any further charge, lien or encumbrance over the assets and properties charged to LENDER, in favour of any bank, financial institution, company, firm or person.
- f. Invest / deposit / lend funds to group / family members and relatives / other corporate bodies / firms / persons.
- k. The builder/ developer/ company shall disclose in the pamphlets / brochures/ display boards on-site, the name (s) of the HFC/ other lenders to which the property is mortgaged.
- l. The builder/ developer/ company shall append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/ magazines etc.
- m. The builder/ developer/ company shall indicate in their pamphlets / brochures that they would provide No Objection Certificate (NOC)/ permissions of the mortgagee HFC for sale of flats/ property, if required. HFCs shall ensure compliance of the above terms and conditions and funds shall not be released unless the builder/ developer/ company fulfils the above requirements.

Declare dividends for any year, if there is default in repayment obligation of the Borrower. However, dividends may be declared without prior written permission of LENDER out of profits related to that year after paying all LENDER dues and making provisions as required for that year.

**Annexure I -Disbursement Schedule**

**PAYMENT PLAN (MY DREAM HOUSE 10.00 CR)**

Tranches	Loan amount as per plan (in lacs)	LTV at Stages
On Registration	13872000	06.09%
On Start of Stilt/ Parking Floor	20000000	14.87%
On completion of FF	15000000	21.45%
On completion of TF	15000000	28.41%
On start of 5th floor	13828000	34.11%
On Start of Wooden/Tiling work and Structure completion with entire Inner and outer plaster	11200000	39.02%
On completion of building with 95% completion.	11100000	43.90%
	<b>100000000/-</b>	<b>43.90%</b>

On Behalf of

Signature of

**Shubham Housing Development Finance Co. Ltd.**

**Applicant Name: - MY DREAM HOUSE**  
**For My Dream House**

**Authorized Signatory**

**Signature: -**

**Partner**

**Co-applicant Name: - MR. RAMESHWAR LAL KHADDHA**

**Signature: -**

**Co-applicant Name: - MR. BHAWANI SHANKAR**

**Signature:**