

SANKALP INFRAHEIGHTS PRIVATE LIMITED

Regd. Office : E-123-124, Sehkar Marg, Lal Kothi Scheme, Behind IOC Petrol Pump, Jaipur, Rajasthan -302015

CIN : U45201RJ2013PTC041735

TO WHOMSOEVER IT MAY CONCERN

Sankalp Infraheights Private Limited through its authorized signatory Mr. Vikas Jain regarding their project, "The Index" situated at Plot No. 251/G-2, Mahal Road, Pratap Nagar, Jaipur, Rajasthan-302033, declares that there is a mortgage loan from ICICI Bank on the project/ project land.

For Sankalp Infraheights Private Limited
For SANKALP INFRAHEIGHTS PVT. LTD.

Authorised Signatory

Mr. Vikas Jain
Director

ICICI Bank Home Loan

Corporate Identification Number (CIN) L65190GJ1994PLC021012

February 22, 2021

MS SANKALP INFRAHEIGHTS PRIVATE LIMITED & MR VIKAS JAIN, MS SANKALP BUILD MART PRIVATE LIMITED,
MRS SUSHILA JAIN, MRS SEEMA JAIN
BEHIND IDC PETROL PUMP, E-123-124, SAHAKAR MARG
JAIPUR-302005
9414456700(Mob) Email ID : jnvikas@gmail.com

Dear Sir / Madam,

Sub: Offer letter for Loan facility vide Application no. 7728805550

(Franchisee Code: FINSOL-HF-218489)

Thank you for choosing ICICI Bank Mortgage Loan. We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a facility(the "Facility"), the details of which are given below.

Facility Type	Floating Rate-COMMERCIAL LAND+ CONSTRUCTION EMIUC
Facility Amount Sanctioned	9,90,00,000/-
Term of Facility	180 Months
Benchmark Rate for the Facility	Repo Rate "Repo Rate" or "Policy Repo Rate" means the rate of interest published by the Reserve Bank of India (RBI) on the RBI website from time to time as Repo Rate or Policy Repo Rate.
Applicable Interest Rate	The rate of interest for the Facility shall be sum of the Repo Rate *+ Spread per annum, plus applicable statutory levy, if any (Interest Rate). For the first disbursement under the Facility, the applicable Repo Rate shall be the rate prevailing one Business Day preceding the date of the disbursement and for subsequent draws, the Repo Rate prevailing for the Facility shall be applicable. As on date the Repo Rate is 4.00% and Spread is 4.75% and applicable Interest Rate is 8.75%.
Reset Date & Reset Period ***	The Repo Rate component of the Interest Rate will be reset on the first day of the third subsequent month from the month in which the Facility is first disbursed (irrespective of the date of disbursement) and every three months thereafter, as a sum of Repo Rate + Spread, plus applicable statutory levy, if any. The applicable Repo Rate shall be the rate prevailing one Business Day preceding the reset date
Amount of each EMI (on Monthly rest)	989455/- (Payable monthly)
Administrative Charges (non-refundable)*	5900/- (Rupees Five Thousand Nine Hundred Only). 5000/- (Rupees Five Thousand Only) is towards administrative charges, 450 is towards CGST and 450 is towards SGST /- and any other tax/levy applicable as per law.
Processing Fees (non-refundable)*	1168200/- (Rupees One Lac Sixty Eight Thousand Two Hundred Only). 990000/- (Rupees Nine Lac Ninety Thousand Only) is towards administrative charges, 89100 is towards CGST and 89100 is towards SGST /- and any other tax/levy applicable as per law. 5900/- collected and balance amount rs 1162300/- is to be deducted from disbursement amount.
Security	As may be specified by ICICI Bank, from time to time at its sole discretion
CIBIL Report Charges	177/- (Rupees one Hundred Seventy Seven Only). 150/- (Rupees One Hundred Fifty Only) is towards CIBIL charges, 13.50 is towards CGST and 13.50 is towards SGST /- and any other tax/levy applicable as per law.
Non-refundable charges under Central Registry of Securitization Asset Reconstruction and Security Interest of India (CERSAI)	118/- (Rupees one hundred eighteen Only). 100/- (Rupees One hundred Only) is towards CERSAI charges, 9 is towards CGST and 9 is towards SGST /- and any other tax/levy applicable as per law.
Fees on Part Prepayment**	NIL on amount prepaid
Fees on Full & Final Prepayment**	A) For loan with fixed rate of interest at the time of prepayment: 1. 4% on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment. B) For loan with floating rate of interest at the time of prepayment:

ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,

Vadodara 390 007, India.
CIN : L65190GJ1994PLC021012

Website-www.icicibank.com

Customer Care Centres Phone Nos.

1800 103 8181

Business Banking 1860 120 6699

I-Direct 1860 123 1122

For SANKALP INFRAHEIGHTS PVT LTD. For SANKALP BUILD MART PVT LTD.

Authorised Signatory

Authorised Signatory

TERMS AND CONDITIONS ATTACHED TO SANCTION LETTER

1. This letter should not be construed as giving rise to any binding obligation on the part of ICICI Bank to provide the financial assistance/s / facilities mentioned overleaf (**the "Facilities"**), unless you have submitted the duly completed application forms to ICICI Bank and have executed all other relevant facility documentation as required by ICICI Bank and, in a form and manner as may be required by ICICI Bank Limited ("ICICI Bank") in connection with the Facilities (hereinafter referred to as the "Transaction Documents").
2. The Transaction Documents may / will contain terms and in addition to or in modification of those set out in this letter.
3. Notwithstanding anything stated elsewhere in this letter or otherwise, the Facilities mentioned overleaf will be available solely at ICICI Bank's discretion and subject to compliance of all formalities and documentation as may be specified / required by ICICI Bank. The continuance of the Facilities is subject to cancellation and / or repayment to ICICI Bank on demand without assigning any reason for the same.
4. ICICI Bank shall be entitled to revoke the sanction of the Facilities, inter alia, in any of the following circumstances:
 - a) there is any material change in the purpose(s) for which the Facilities has been sanctioned (**"the Purpose(s)"**);
 - b) in the sole judgement of ICICI Bank, any material fact has been concealed and / or become subsequently known;
 - c) any statement made by or on your behalf in your application or otherwise, is incorrect, incomplete or misleading;
 - d) the accepted copy of this letter duly signed by you is not received by ICICI Bank within the specified;
 - e) there is a default under or a breach of the terms and conditions of this letter and other Transaction Documents, or any other facility offered by ICICI Bank to you / any of you;
 - f) the legal / technical / valuation report on the property is not satisfactory to ICICI Bank;
5. This sanction shall be available to the Borrower/s for a validity period of six months (in case the Borrower is salaried and self employed professional) and for a validity period of three months (in case the Borrower is self employed non-professional) provided the Borrower/s deposits with ICICI Bank the administrative charges & other charges / fees mentioned overleaf at the time of delivering the accepted copy of this letter to ICICI Bank.
6. Repayment of the Facilities could be through Installment / EMIs comprising of principal and interest / by way of Minimum Amount Due.
7. ICICI Bank is entitled to add to, delete or modify all or any of the terms and conditions for the Facilities and/or the Standard Terms applicable to the Facilities.
8. The Borrower/s shall immediately intimate ICICI Bank in the event of any change in the repayment capacity of the borrower/s. Without limitation, this shall include a loss / change in job / profession etc. as also any change in any information stated in your application for the Facilities.
9. The Interest Rate applicable to the Facilities shall be rate prevailing one Business Day preceding the date of the disbursement , for the first disbursement under the Facility and for subsequent drawls, the Repo Rate prevailing on the first disbursement date of the Facility.
10. EMI amount is intended to be kept constant irrespective of variation in Interest Rate; however, ICICI Bank is entitled to increase the EMI at its sole discretion. The tenor of the Facilities shall also change as per change in EMI's.
11. No disbursements / drawals under the Facilities shall be permitted until and unless the borrower/s has made its contribution towards the Purpose is not mentioned in the overleaf, executed the required agreements, documents and writings and performed such other acts and deeds and created such security as may be required by ICICI Bank.
12. ICICI Bank has sanctioned the Facilities on the basis of the calculation and the estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the Purpose(s) increases above or falls below the calculated amounts, ICICI Bank reserves the right to cancel the Facilities or reduce the amount sanctioned at the sole and exclusive discretion of ICICI Bank and the decision of ICICI Bank in that behalf shall be binding on the borrower/s.
13. For products other than Property Overdraft Facility, ICICI Bank may, in its sole discretion and on such terms as to pre-payment charges, etc., as it may prescribe, permit prepayment/acceleration in payment of EMIs / installment at the request of the borrower/s, subject to as ICICI Bank may specify, from time to time, the minimum amount of prepayment/amounts payable on account of acceleration of EMIs. In the event ICICI Bank permits any prepayment /acceleration, the repayment schedule for such facility shall be amended /altered by ICICI Bank for giving effect to such prepayment / acceleration repayment schedules shall be binding upon the borrower/s. In case if any amount is prepaid by the borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMI, EMI outstanding, EMI of current month and balance towards the principal amount of such facility. ICICI Bank, at its sole discretion, may permit swap of the post-dated cheques for re-scheduling of EMI only if such minimum amount, as may be decided by ICICI Bank from time to time is prepaid.

Additional Terms and Conditions applicable only for Non Resident (NRI) / Person of Indian Origin (PIO):

1. Repayment of the Facilities and all charges leviable under the credit facility application form and other Transaction Documents shall be made by the borrower/s by remittances from abroad through normal banking channels or out of his / her NRE/FCNR/NRO account in India or through rental income derived from renting out the property in India and/or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA.
2. The property purchased out of the proceeds of the Facilities will be used by the non - resident for his / her own occupation on his /her return to India and not for any other purpose.
3. In the event of the property is given on lease / leave and licence / tenancy basis (if so agreed upon by ICICI Bank) by the borrower/s during his / her stay abroad, the borrower undertakes to utilize the entire rentals for repayment of the Facilities, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the Facilities, ICICI Bank may in its sole discretion permit swap of the post-dated cheques for re-scheduling of the EMI.
4. Payment of Margin Money must be made by debit to NRO account of the borrower/s as well as through direct remittance from abroad through normal banking channels or out in India and /or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA and regulations made thereunder.

For SANKALP INFRAHEIGHTS PVT. LTD.

For SANKALP BUILD MART PVT. LTD.

Authorised Signatory

Authorised Signatory

Seema Jain

ICICI Bank Home Loan

	<p>1. Nil where loan is given to Individual borrowers and the end use is other than business purpose</p> <p>2. 4% on amount prepaid and on all amounts tendered by the Borrower towards Prepayment of the Facility during the last one year from the date of final prepayment where loan is given to Non-Individual borrowers and to individual borrowers where the end use is business</p>
You have chosen to avail an optional Insurance	Not Applicable

*** ICICI Bank reserves the right to modify the reset frequency and reset date from time to time in accordance with the extant RBI Guidelines. The Borrower further acknowledges that Interest Rate may change, upward or downwards, as the case may be, in line with change in the Repo Rate.

ICICI Bank may revise the Spread once every three (3) years from the date of the first disbursement, in accordance with the extant RBI Guidelines. Notwithstanding anything contained herein, the Bank reserves the right to reset the Spread at any time upon substantial change in the Borrowers credit assessment and/ or on account of deterioration in the credit risk profile. Any change in Spread would be communicated by the Bank through either: (i) Letter (ii) E-Mail (iii) SMS (iv) Statements of Accounts (v) WhatsApp or any other suitable mode.

You shall be deemed to have noticed of changes in the Repo Rate when displayed on the notice board of the Branch or displayed on ICICI Banks website (www.icicibank.com) and you will be liable to pay such revised rate of interest.

** All taxes, duties and levies, including but not limited to Goods and Services Tax, and any other tax/levy applicable as per law and as may be amended from time to time would be additionally charged.

From the date of first disbursement, you will be required to pay Pre-EMI interest (at the Interest Rate applicable to your Facility) till the time your Facility is fully disbursed, subsequent to which your EMI payments will begin.

The aforesaid sanction of the Facility will be subject to

1. Sanction Letter is valid for a period of 6 months, however the aforesaid ROI is valid for a period of 30 days from the date of Sanction letter subject to change in the Repo Rate.
2. Property will be financed subject to the title of property being legally clear, marketable and technically clear (floor plan and building plan approved from respective development authority).
3. Execution of Facility and other documents between you and ICICI Bank as per ICICI Banks policy and format.
4. Actual Facility amount advanced will depend on the term of the facility / type of property / legal / technical / valuation report on the property received by ICICI Bank.
5. The Facility amount must be utilized for the purpose as indicated by the applicant in the loan application and the End Use of Funds letter and cannot be used for any other purpose.
6. The property described above must be self-occupied.
7. The property described above shall not be rented out / alienated / or possession thereof parted with by the applicant in any manner whatsoever either partly or wholly during the said tenure.
8. The purpose for which the Facility has been sanctioned shall not be illegal / speculative / nefarious activities.
9. The Facility may be recalled at any time if ICICI Bank in its discretion feels that the current market trends of the real estate market are prejudicial to the business interests of ICICI Bank.
10. Charges pertaining to stamp duty on loan and security documents, as applicable to respective states, shall be borne by the borrower.
11. Subject to receipt of end use letter.
12. Loan to value to be restricted to 33 percent of Market Value.
13. Approved sanction plans shall be submitted by the applicant/s to the satisfaction of ICICI Bank.
14. The approval is valid subject to positive and satisfactory verification and authentication of all documents and information provided by you.
15. Terms and conditions as mentioned overleaf.
16. Addition interest of 1% will be applicable on land loan if customer does not complete construction of house on the land within 2 years from the first disbursement date of the land/plot loan.
17. Business profile to be taken before disbursement..
18. LTV restricted at 33PC of MV st 50PC of COP and COC. .
19. Sanctioning is st clear legal and technical..
20. OCR Proof..
21. CHG 1 to be filled..
22. running HL of Rs. 244 lacs to be foreclosed upfront and submit closure proof. .
23. CA Certified List of director and shareholder of M/s Sankalp Buildmart P Ltd..and Sankalp Infraheighs Pvt Ltd.
24. More than 51PC shareholder of M/s M/s Sankalp Buildmart P Ltd and Sankalp Infraheighs Pvt Ltd.. Pvt Ltd to join as borrower on loan structure.

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Business Banking 1860 20 6699
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For SANKALP INFRAHEIGHTS PVT LTD

For SANKALP BUILD MART PVT LTD

Authorised Signatory

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Seema Jais

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4. ICICI Bank shall be entitled to revoke the sanction of the Facilities, inter alia, in any of the following circumstances:
 - a) there is any material change in the purpose(s) for which the Facilities has been sanctioned ("the Purpose(s)");
 - b) in the sole judgement of ICICI Bank, any material fact has been concealed and / or become subsequently known;
 - c) any statement made by or on your behalf in your application or otherwise, is incorrect, incomplete or misleading;
 - d) the accepted copy of this letter duly signed by you is not received by ICICI Bank within the specified;
 - e) there is a default under or a breach of the terms and conditions of this letter and other Transaction Documents, or any other facility offered by ICICI Bank to you / any of you;
 - f) the legal / technical / valuation report on the property is not satisfactory to ICICI Bank;
5. This sanction shall be available to the Borrower/s for a validity period of six months (in case the Borrower is salaried and self employed professional) and for a validity period of three months (in case the Borrower is self employed non-professional) provided the Borrower/s deposits with ICICI Bank the administrative charges & other charges / fees mentioned overleaf at the time of delivering the accepted copy of this letter to ICICI Bank.
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8. The Borrower/s shall immediately intimate ICICI Bank in the event of any change in the repayment capacity of the borrower/s. Without limitation, this shall include a loss / change in job / profession etc. as also any change in any information stated in your application for the Facilities.
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12. ICICI Bank has sanctioned the Facilities on the basis of the calculation and the estimation of the costs to be incurred for fulfilling the Purpose(s). If the cost of fulfilling the Purpose(s) increases above or falls below the calculated amounts, ICICI Bank reserves the right to cancel the Facilities or reduce the amount sanctioned at the sole and exclusive discretion of ICICI Bank and the decision of ICICI Bank in that behalf shall be binding on the borrower/s.
13. For products other than Property Overdraft Facility, ICICI Bank may, in its sole discretion and on such terms as to pre-payment charges, etc., as it may prescribe, permit prepayment/acceleration in payment of EMIs / installment at the request of the borrower/s, subject to as ICICI Bank may specify, from time to time, the minimum amount of prepayment/amounts payable on account of acceleration of EMIs. In the event ICICI Bank permits any prepayment /acceleration, the repayment schedule for such facility shall be amended /altered by ICICI Bank for giving effect to such prepayment / acceleration repayment schedules shall be binding upon the borrower/s. In case if any amount is prepaid by the borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMII, EMI outstanding, EMI of current month and balance towards the principal amount of such facility. ICICI Bank, at its sole discretion, may permit swap of the post-dated cheques for re-scheduling of EMI only if such minimum amount, as may be decided by ICICI Bank from time to time is prepaid.

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2. The property purchased out of the proceeds of the Facilities will be used by the non - resident for his / her own occupation on his /her return to India and not for any other purpose.
3. In the event of the property is given on lease / leave and licence / tenancy basis (if so agreed upon by ICICI Bank) by the borrower/s during his / her stay abroad, the borrower undertakes to utilize the entire rentals for repayment of the Facilities, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the Facilities, ICICI Bank may in its sole discretion permit swap of the post-dated cheques for re-schedulement of the EMI.
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For SANKALP INFRAHEIGHTS PVT. LTD.

For SANKALP BUILD MART PVT. LTD.

Authorised Signatory

Authorised Signatory

Sushila Jain

Sushila Jain

25. CA Certified Net worth statement of borrowers to be taken..
26. Repayment to be taken from auto debit.
27. "Loan is eligible for NIL prepayment charges as case is PSL and Udyam Registration Certificate submitted"

This letter shall be a part of the Transaction Documents and shall be read in conjunction with the Transaction Documents executed by the Borrower or any other person for availing the Facility from ICICI Bank.

The signing of this letter by the Borrower(s) constitutes acceptance and acknowledgement of the terms mentioned in this letter.

Your ICICI Bank Branch Credit Manager Harshit Jain will assist you with all your requirements pertaining to the above Facility. You can reach him/ her on . Please sign and return the acceptance copy of this letter to him/her at the address mentioned below:

If required, you may also contact ICICI Bank Branch Sales Manager Sandeep Kumar on 01414182277 or ICICI Bank Regional Head Sales Manager Archit Saxena on 01414182277 or you may write to us at 'customer.care@icicibank.com' from your registered e-mail ID or call our Customer Care.

We look forward to a long lasting relationship with you.

Thanking you,
Yours sincerely,
For ICICI Bank Limited

Name
Designation
I/We accept the above terms and conditions

1. Name: SANKALP
INFRAHEIGHTS
PRIVATE LIMITED
For SANKALP INFRAHEIGHTS PVT. LTD.

Signature:


Place:

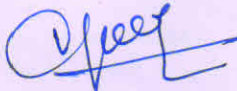

Date:

2. Name:
Signature:
Place:
Date:

3. Name:

Signature:
Place:
Date:

SANKALP
INFRAHEIGHTS
PRIVATE LIMITED
For SANKALP INFRAHEIGHTS PVT. LTD.

Authorised Signatory

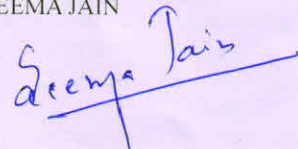
VIKAS JAIN

SANKALP
BUILDMART PRIVATE
LIMITED
For SANKALP BUILDMART PVT. LTD.

Authorised Signatory

4. Name:
Signature:
Place:
Date:

5. Name:
Signature:
Place:
Date:


SUSHILA JAIN

SEEMA JAIN



ICICI Bank Limited

Regd. Office: ICICI Bank Tower,
Near Chakli Circle,
Old Padra Road,
Vadodara 390 007, India.
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13. For products other than Property Overdraft Facility, ICICI Bank may, in its sole discretion and on such terms as to pre-payment charges, etc., as it may prescribe, permit prepayment/acceleration in payment of EMIs / installment at the request of the borrower/s, subject to as ICICI Bank may specify, from time to time, the minimum amount of prepayment/amounts payable on account of acceleration of EMIs. In the event ICICI Bank permits any prepayment /acceleration, the repayment schedule for such facility shall be amended /altered by ICICI Bank for giving effect to such prepayment / acceleration repayment schedules shall be binding upon the borrower/s. In case if any amount is prepaid by the borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMI, EMI outstanding, EMI of current month and balance towards the principal amount of such facility. ICICI Bank, at its sole discretion, may permit swap of the post-dated cheques for re-scheduling of EMI only if such minimum amount, as may be decided by ICICI Bank from time to time is prepaid.

Additional Terms and Conditions applicable only for Non Resident (NRI) / Person of Indian Origin (PIO):

1. Repayment of the Facilities and all charges leviable under the credit facility application form and other Transaction Documents shall be made by the borrower/s by remittances from abroad through normal banking channels or out of his / her NRE/FCNR/NRO account in India or through rental income derived from renting out the property in India and/or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA.
2. The property purchased out of the proceeds of the Facilities will be used by the non - resident for his / her own occupation on his/her return to India and not for any other purpose.
3. In the event of the property is given on lease / leave and licence / tenancy basis (if so agreed upon by ICICI Bank) by the borrower/s during his / her stay abroad, the borrower undertakes to utilize the entire rentals for repayment of the Facilities, even if the entire rentals are more than the prescribed EMI. In such an event where the rentals are appropriated towards repayment of the Facilities, ICICI Bank may in its sole discretion permit swap of the post-dated cheques for re-scheduling of the EMI.
4. Payment of Margin Money must be made by debit to NRO account of the borrower/s as well as through direct remittance from abroad through normal banking channels or out in India and /or in such other manner as may be decided solely by ICICI Bank subject to the applicable laws, rules and regulations including FEMA and regulations made thereunder.

For SANKALP BUILDSMART PVT. LTD.

Authorised Signatory