

AFL/CO/2020-21/Nov/ 2588-CR
17 Nov 2020

In Duplicate

Manglamhome Construction Company LLP
7th Floor, Apex Mal, Lal Kothi,
Tonk Road, Jaipur

Kind Attention: Mr. N K Gupta, Promoter

Dear Sir,

Subject: Sanction of facilities of Upto Rs 30.00 Crores against security of identified unsold flats and receivables from sold flats in Project Manglam Aadhar Vaishali Estate located in Jaipur and certain other securities

This has reference to your proposal for raising the captioned loan and our mutual discussions thereon.

We are happy to convey that the appropriate authority of Axis Finance has sanctioned the captioned loan. Please find attached details of the Facility together with terms and conditions enclosed with this letter as Annexure 1.

Please note that Axis Finance reserves an unconditional right to cancel the undrawn/unused/un-availed portion of the Loan/facility sanctioned at any time during the currency of the Loan/facility, without any notice to the Borrower, for any reason whatsoever.

Please also note that any changes in the Income Tax, GST, Service Tax and any other tax laws shall attract suitable revision in the installments. All other terms and conditions will be as per the Facility Agreement(s) to be executed with Axis Finance Limited.

Kindly countersign (full signature on the cover page and initials on all other pages) a copy of this sanction letter in acceptance of terms and conditions of this Facility and send it to us for our records.

We thank you for the opportunity given to us and look forward to our relationship.
For Axis Finance Limited

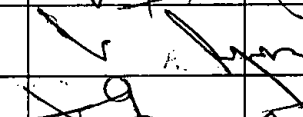
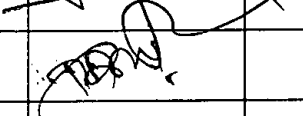
Signature: SD/-

Name: Mr. Hridesh Raj
Designation: Assistant Vice President

Signature: SD/-

Name: Sneha Bairagra
Designation: Senior Manager

We acknowledge and accept the contents of this sanction letter and we are agreeable to terms & conditions laid herein:

	Capacity	Signature	Date	Place
Manglamhome Construction Company LLP	Borrower	For Manglam Home Construction Company LLP		
Sanjay Gupta	Personal Guarantor			Authorised Partner
Nand Kishore Gupta	Personal Guarantor			
Vinod Kumar Goyal	Personal Guarantor			
Ram Babu Agarwal	Personal Guarantor			
Ajay Gupta	Personal Guarantor			
Rajendra Agrawal	Personal Guarantor			

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,
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CIN : U65921MH1995PLC212675

For Manglam Home Construction Company LLP



AXIS FINANCE

Authorised Partner

Annexure I – Terms and Conditions

Particulars	Terms and Conditions		
Borrower	Manglamhome Construction Company LLP		
Partners	- Sanjay Gupta - Nand Kishore Gupta - Vinod Kumar Goyal - Ram Babu Agarwal - Ajay Gupta - Rajendra Agrawal		
Promoters	Manglam Group promoted by Mr N K Gupta		
Lender	Axis Finance Limited		
Escrow Bank	Axis Bank		
Facility	Rupee Term Loan		
Project/Project Description	Affordable housing project "Manglam Aadhar Vaishali Estate" located at Khasra No. 2123, 2124, 2133 to 2138 & 2140 at Village Sirsi, Jaipur and Khasra No. 117/1, 119, 120/1, 121 & 121/1 at Village Bhankrota, Jaipur. A residential property with 7 towers and each tower has 12 floors		
Project(s)	Name of the Project		Manglam Aadhar Vaishali Estate
	Location of the Project		Vaishali nagar, Jaipur
			Apartments
	Total Saleable area	Lac. Sq. ft.	7.02
	Total Units	Nos	1132
	Sold Units	Nos	619
	<u>Unsold Area details:</u>		
	Unsold Units	Nos	513
	Unsold Saleable Area	Lac Sq. ft.	2.77
	Unsold area rate per sq. ft. (assumed)	Rs psft.	2650
	Unsold Receivables	Rs. Crs.	73
	Balance Receivables from Sold units	Rs crs	57
	Sold + Unsold Receivables	Rs. Crs.	130
	<u>Cost details:</u>		
	Bal Cost to be Incurred	Rs. Crs.	50
	Net Receivables/Surplus		80
		Rs. Crs.	
	Outstanding Debt on the project	Rs. Crs.	8-9
	Name of the Bank/Fl		AU Small Finance Bank
Cost details	Total Cost Estimated	Cost Incurred	Cost Pending
	~106 Cr	~56 Cr	~50 Cr
Completion timeline	Sept 2022		
Loan Amount	Rupee Term Loan : Upto Rs. 30.00 crores (Disbursement will be subject to meeting the 'asset cover' stipulated below)		
Disbursement plan/ End use for the facility	Initial disbursement of Rs.20 Cr - Rs.7-8 Cr takeover of AU Small Finance Bank O/s takeover - Rs.10-12 Cr towards capex reimbursement/general corporate purpose ~Rs.1.56 Cr towards ISRA and transaction expenses		



	Balance disbursement of Rs.10 Cr towards cashflow mismatch in the "Project" at the discretion of lender
Rate of Interest	12.50% per annum payable quarterly Interest due for the quarter to be payable on the 1 st working day of the following quarter after deduction of prevailing TDS at applicable rates.
Processing fees	Upfront processing fees of 1.75% of the sanctioned Loan Amount, plus applicable taxes. Unless already paid earlier, upfront fees shall be deducted from the first disbursement
Tenure	5.0 Years
Principal Moratorium Period	2 years principal from the date of First Disbursement
Repayment	In 12 equal quarterly instalments starting after the Principal Moratorium Period (except due to operation of the escrow mechanism) as per Annexure -IV
Security	The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by:- - First and Exclusive charge on by way of Equitable Mortgage of Land (related to 513 unsold units) of project "Manglam Vaishali Aadhar" situated at Khasra No. 2123, 2124, 2133 to 2138 & 2140 at Village Sirsi, Jaipur and Khasra No. 117/1, 119, 120 120/1, 121 & 121/1 at Village Bhankrota, Jaipur admeasuring 18,410 Sq. Mtr. present value of Rs. 30000 perSq. Yard along with 513 unsold units with saleable area of 2.77 lacs sq ft together with undivided share of Project land/amenities and relevant car parkings; - First and Exclusive Charge by way of hypothecation on escrow of all receivables including future receivables, from various present and potential customers/obligors of the inventory of identified unsold units & balance receivables of identified existing sold units in the Project (total estimated at ~Rs. 130 Crores) (No. of unsold Units 513 and area is 277293 Sq.Fts.) or the project "Manglam Vaishali Aadhar" and insurance proceeds, both present and future; - First charge on the Escrow Account(s) , other bank accounts and all monies credited/deposited there in and all investments in respect thereof (in whatever form the same may be); - Personal guarantee of all partners in the Borrower - Corporate Guarantee of Manglam Build Developers Limited - Security cheques for scheduled principal repayments and an undated cheque for facility amount; Security as above will be created in favour of the Lender in a form and manner acceptable to the Lender. The Borrower shall make payment of all costs, charges, expenses, remuneration/ fees etc. to be incurred in this regard.
Cross Collateralization Provisions	Standard cross collateralization provisions on receivables/ cashflows/ accounts shall apply with respect to 'Existing Axis Finance Facility'. Also, after the aforementioned facility is fully repaid, the mandatory escrow mechanism of those facilities will apply to the new proposed facility, i.e. sweeping of funds routed through above escrow accounts into the proposed facility, with the same terms and conditions as for the aforementioned facilities.

For Manglam Home Construction Company LLP

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Existing Axis Finance Facilities	Rs. 80 Crs sanctioned to Manglam Build Developers Ltd vide sanction letter with ref AFL/CO/2018-18/June/692 dated 19 th June 2018 against Project Ananda II
Security Creation Milestone	- Entire security to be created upfront except the securities presently charged to AU Small Finance Bank O/s of ~Rs.8-9 Cr as mentioned in security clause 1 & 2 above which has to be created within 15 working days from the date of initial disbursement - Escrow agreement to be executed and Escrow account to be opened upfront before disbursement.
Interest Reserve (ISRA) Service Account	One Quarter Interest - Upfront One Quarter Interest amount to be reserved by way of undisbursed sanction limit; - Interest Reserve shall be topped up within 7 days if the same is used to pay / part pay interest in any quarter by way of cash margin/ Axis AMC any Liquid Mutual Fund marked in favour of Axis Finance.
Asset Cover	Minimum Security Cover of 2.5 times of the outstanding Loan Amount of borrower, together with accrued interest based on market value of the inventory of identified unsold units as certified by a valuer acceptable to the Lender and balance receivables in respect of sold units in the Project during the entire tenure of the Facility If the Security cover falls below the minimum stipulated level, the Borrower shall either prepay the proportionate Facility Amount immediately without any Prepayment Charges to the extent of such shortfall or top-up the Security by way of cash margin or additional security acceptable to the Lender within 30 days from such breach. The Borrower to provide an undertaking in this regard before disbursement of the facility.
Pre Disbursement Conditions	The Borrower shall before availing the disbursement of the Facility ensure the following:- Before the Initial Disbursement:- - Execution of Facility Agreement(s); - Execution of Escrow Agreement (s) and opening of Escrow Account with Axis Bank; - Satisfaction of all KYC requirements for the Borrower, Guarantors and their respective authorized signatories as may be required by the Lender; - Security Creation to be completed as per the Security creation milestones; - Letter from AU Small Finance Bank confirming outstanding amount of the Borrower's facility and IRAC Status in writing to Axis Finance Limited/Borrower in respect of their Facility to the Borrower on the Project and confirming immediate release of entire charge on the Project security assets & other securities to be mortgaged in favour of Axis Finance Limited within 15 working days of the Initial Disbursement; - Project architect's certificate affirming that all Project approvals/ NBC/NDMA/ are in place (detailing the list of project approvals, date of approval and expiry) and current status of the project; - Project architect Certificate certifying the balance cost to be incurred in the project, status of project (tower-wise) and the detailed breakup of the same to be provided. - A CA Certificate from the Statutory Auditor / Practicing Chartered Accountant duly certifying the balance receivable from the Project forming part of security parcel above in the security clause; - CA certificate u/s 281 of IT Act stating that there are no proceedings pending under Income Tax and hence consent of Assessing Officer is not required for creating charge on assets of the Borrower in favor of the Lender or stating non-applicability of this section; - Satisfactory RoC search report from a practicing company secretary, if applicable.

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	11. Outstanding debt of the Borrower as of a recent date (not older than 1 month) certified by the statutory auditor of the Borrower/ Practicing Chartered Accountant; 12. Legal opinion on due execution and enforceability of the Facility Documents; 13. Title of the Properties should be clear and marketable. Title search report from an advocate approved by Axis Finance; 14. 2 Valuation reports for the Projects from empanelled valuers of Axis Finance shall be obtained; 15. A Chartered Engineer / CA Certificate duly certifying the Cost of Project and Means of Finance incurred including cost incurred in the Project forming part of security parcel; 16. Latest MIS of the units sold & unsold in the prescribed format provided by the lender; 17. Requisite Board Resolutions / Minutes of Meeting and amendment of the articles of association of the Borrower/ Security Provider (if necessary) to reflect the provisions of the Facility Agreements; 18. No event or circumstances shall have occurred or shall be likely to occur which has or is likely to have a material adverse effect on the Borrower; 19. Representations and warranties of Borrower shall be true and correct, and no breach or default on the part of the Borrower shall be outstanding; and 20. Any other conditions that the Lender may in its judgment feel necessary Before Balance Disbursement of Rs.10 Cr: 21. Obtain No Due certificate and Release of charge of AU Small Finance Bank on the Projects including filing of necessary forms with the RoC, if applicable, in respect of release of charge and creation of charge by the Borrower on the Project as provided in the Security clause within 3 working days from the date of Initial Disbursement; 22. Security to be created as per security creation clause; 23. Balance disbursement shall be made at Lenders discretion; 24. Any other conditions that the Lender may in its judgment feel necessary
Post Disbursement Condition	1. Security Creation to be completed as per the Security creation milestones; 2. Obtain No Due certificate and Release of charge of AU Small Finance Bank facility on the Projects including filing of necessary forms with the RoC, if applicable, in respect of release of charge and creation of charge by the Borrower on the Project as provided in the Security clause within 3 working days from the date of Initial Disbursement; 3. Legal opinion on due execution and enforceability of the Security documents; 4. Hand Over of original Title Document within 15 days; 5. Closure of project escrow account with AU Small Finance Bank (if applicable) within 30 days; 6. IT Certificate u/s 281 of IT Act, 1961 by the borrower/ security provider within 90 days from the date of first disbursement (if applicable); 7. LIE report informing the status of the project and the pending cost (tower wise information) in the project within 30 days of first disbursement. Any other conditions that the Lender may in its judgment feel necessary Other Post Disbursement conditions: 8. Registration of charge with RoC in form CHG-1 or other form within 7 days of security creation, if applicable; 9. The unsold identified units of the Projects shall be adequately insured for fire and earthquake risks and copies of Insurance Policies, with assignment in favor of the Lender as loss payee within 30 days of charge creation on the said projects; 10. The Borrower shall provide an 'End-use Certificate' from the Auditor/Chartered Accountant within 30 days of each disbursement. 11. All accounts as per RERA provision - Collection account, RERA Account and Escrow Account to be moved to Axis Bank within 60 days;

	Any other conditions that the Lender may in its judgment feel necessary
Promoter/ Borrower's Undertakings	The Borrower shall, prior to seeking any disbursement under the Facility, provide an undertaking that :- - Promoters shall not do any cash out from the Ongoing Project except with the specific approval of the Lender; or except specifically provided in this sanction letter. - Not to change control or/and management of the Borrower during the tenor of the Facility; - To meet debt servicing obligations in case of shortfall; - After the aforementioned facility is fully repaid, the mandatory escrow mechanism of facilities sanctioned to Project will continue towards existing facilities of AFL to Manglam Group as per lender's discretion. - Promoter to bring funds from own sources in case of shortfall; - Promoter to continue having control in the Borrower; - unsecured loans by Promoters already infused in the project/Borrower co to be infused in the project would be subordinate to the Facility and shall not be repaid except with prior approval of the Lender; or except as specifically agreed in this sanction letter; - All cash flows generated from the Projects shall be solely utilized in accordance with escrow mechanism; - Borrower shall update revised RERA/Collection/Escrow account as per our sanction on RERA website. - Borrower to ensure projected sales and escrow realizations to meet base case sales plan as defined in Annexure III - The Borrower would provide additional security to the satisfaction of the Lender in case the existing security becomes inadequate to cover the outstanding amount in the opinion of the Lender; - Borrower to comply with rules and regulations of RERA Act, if applicable and shall do the needful in order to be compliance with the same within stipulated timelines. - Borrower undertakes that all necessary statutory permission from regulatory authorities, government to be obtained till date has been obtained for the Project and all other Statutory and necessary approvals shall be taken/obtained from time to time w.r.t to the project. - Confirming acceptability and future adherence to the stipulated Escrow mechanism; - No further debt to be raised without Lenders consent - Any other conditions that the Lender may in its judgement feel necessary
Covenant & Budgeted Sales & cost plan	The borrower needs to adhere to the below mentioned sales plan :- ✓ Borrower has to sell flats and adhere to collections per quarter as per base case plan (as per Annexure III); ✓ Borrower to sell the flats at a minimum rate as defined in base case plan. The promoters have to bring in the difference amount for any sales below the specified rates. Non-compliance of the above will attract penal charges of 1% p.a. Further, on successful demonstration of sales plan, lender reserves the right to revise the interest rate at the end of 12 months from the date of initial disbursement
Escrow Mechanism	Axis Bank Limited shall act as the Escrow Agent. The Borrower shall open, establish and maintain a Collection Account with Axis Bank Limited for deposit of all the receivables from the Projects as per the mechanism defined below. The Borrower shall ensure that the all receivables of the Projects are deposited only in the aforesaid Collection Account. Mechanism for appropriation of sales proceeds in accordance with RERA provisions:

Collection A/c: All collections from the Projects after the date of Initial Disbursement comprising of advance/sale consideration (net of taxes) of identified unsold flats of the Projects and balance receivables from the sold flats as per Annexure II shall be routed through the Collection a/c.

AFL Escrow Account: - 30% of the sales proceeds from the sale of Unsold Inventory and Balance Receivables (30% of the receipts of collection A/c) shall be routed through the AFL Escrow account.

RERA Account: - 70% of the sales proceeds from the collection A/c shall be routed through RERA account in terms of the RERA Act which shall be utilized in accordance with the provisions of the RERA Act. Any repayment / Interest servicing or any land payment to be made to the promoters out of the 70% RERA Account shall be deposited with the AFL Escrow account. Any amount in excess of balance project cost which can be withdrawn from the 70% RERA account in terms of the RERA act shall be deposited in the AFL Escrow account.

Any monies withdrawn by the Promoters/ Borrower from the RERA Account other than project expenses shall be deposited with the AFL Escrow Account

On receipt of the completion certificate (as defined under RERA Act) with respect to each RERA Project, the Borrower shall forthwith provide the same to the Escrow Agent with the certificates of the engineer, architect and chartered accountant in practice for withdrawal of the balance amounts from the corresponding RERA Account, after which the moneys in the said RERA Designated Account shall be transferred to the AFL's Escrow Account and the respective RERA Account and the Collection Account shall be closed by the Escrow Agent. Any collections thereafter has to be routed through AFL Escrow A/c.

Mandatory appropriation:

Entire Sale Proceeds from the Unsold Inventory & Balance Receivables from the sold inventory from the Project "excluding taxes shall be utilized towards the repayment of the proposed facility as per the below mentioned escrow sharing mechanism:

Receipts	Lender's share	Borrower's share
Till Rs.27 Cr	10%	90%
Next Rs.42 Cr	30%	70%
Balance amount	65%	35%

All monies, transferred to the Escrow Bank as per above mentioned SI, shall be used towards the Facility in the following order – firstly, towards repayment of overdues, if any and secondly, towards payment of interest, then towards scheduled Repayment of installment(s) of the Facility.

Amount to be appropriated towards the Facility pre-payment from the escrow proceeds as above shall be adjusted with the first scheduled Facility repayment installment.

No prepayment penalty shall be applicable on prepayment made pursuant to mandatory prepayment provisions.

For Manglam Home Construction Company LLP

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	It is clarified that the Borrower shall not be required to either deposit into the Escrow Account any taxes including Service Tax / MVAT collected from and TDS by the buyers of flats charged to Axis Finance or if deposited shall be permitted to move out from the escrow for depositing the same with the relevant authorities. Lender reserves the right to change escrow sharing mechanism at its discretion
Project Monitoring	- The Borrower shall furnish monthly reports to the Lender giving details on the sales of the units upto the preceding month, sales consideration received and balance receivables (for proceeding quarter and cumulative) by 10th of every month in the MIS format prescribed by the lender; and - Inspection of project site/assets charged to the Lender will be carried out at least once in a year or at more frequent intervals as may be decided by the Lender, by its own officials or through persons/firm appointed by the Lender. The cost of inspection (if any) is to be borne by the borrower. - Furthermore, borrower to give consent to the Escrow Bank and Lender for providing viewing rights of Escrow Account. - Confirmation from Borrower/letter to unit holder for depositing of demand proceeds to Collection/Escrow Account with Axis Bank
Default and Penal Interest	All the delayed payments will attract additional interest @ 5% p.a. over applicable interest rate for the Default Period. Additional interest @ 5% p.a. to be levied for any non-compliance including delay in security creation. Default Period is defined as the number of days elapsed between the scheduled due date for payment/repayment of interest and/or principal and the actual payment date.
Mandatory Prepayment Event	Mandatory Prepayment Events shall include any change in ownership and / or management control of the Borrower Company / Security Provider / Group.
Prepayment Charges	Nil Prepayment Penalty in case of: Any prepayment made out of sale proceeds of units in the Projects under mortgage to Axis Finance (as per the provisions of the escrow mechanism); In case the Borrower prepays the facility other than the said provision mentioned above, the prepayment penalty applicable will be 2.00% on the outstanding facility amount.
Substitution of security	The Borrower shall be permitted to replace the Security with any other similar security acceptable to the Lender subject to meeting the Security Cover, acceptable legal due diligence etc; Provided that the costs of such substitution shall be borne exclusively by the Borrower.
Information undertaking	- The Borrower/guarantor will furnish information/documents including quarterly (if applicable)/annual financial accounts as may be required by the Lenders for review/renewal of credit facility sanctioned; - The Borrower/guarantor/security provider shall furnish to the Lenders the position vis-à-vis the outstanding statutory obligations such as income tax, payment of provident fund, additional emoluments (compulsory deposit), gratuity, electricity dues etc. as and when demanded by the Lenders with reasons, if any, for increase from the earlier month and the proposed plan of payments thereof; - The Borrower/guarantor/security provider shall maintain adequate books and records which should correctly reflect their financial position and operations and it should submit to the Lenders at regular intervals such statements as may be prescribed by the Lenders in terms of the RBI / Lender's instructions issued from time to time;

	d) The Borrower/guarantor/security provider shall forward to the Lenders, provisional balance sheet and Profit & Loss Account within 45 days of year-end and audited accounts within 6 months of year end; e) The Borrower/guarantor/security provider will keep the Lenders informed of the happening of any event which is likely to have an impact on their profit or business and more particularly, if the monthly construction or sale and profit are likely to be substantially lower than already indicated to the Lender. The borrower will inform accordingly with reasons and the remedial steps proposed to be taken; In case of any merger/restructuring /amalgamation /spin off in the Borrower or Security Provider the Lender shall have the right to get legal expert to verify the enforceability of transaction documents and security, and if required undertake drafting of any amendment documents to ensure the validity and enforceability of our security in case of such restructuring. All such expenses incurred on this behalf will be payable by borrower.
Other Conditions	▪ AFL reserves the right to provide top up of additional Rs 10 Crs towards the project cost subject to the maintenance of the security cover and meeting project cashflows as per BCP. ▪ For the units already sold as mentioned in Annexure II (B), NOC is not required to be taken by Borrower; ▪ Standing Instruction (SI) to be setup in all existing escrow/collection/RERA accounts till the time existing project accounts with other banks are closed; ▪ The Borrower shall not sell the flats of the Project and forming part of the Security at a price less than the projected price as per annexed sales plan without taking specific prior consent of Axis Finance. Consent for such sale may be given by Axis Finance provided the Borrower agrees for a higher % of sharing to suitably adjust the shortfall in AFL loan prepayment due to the difference. ▪ Any shortfall in the customer advances/ sales proceeds or any overrun in Project Cost, debt Servicing shall be financed by unsecured interest free funds from Sponsors/Promoters/promoter's equity. Any such unsecured funds from promoters would be subordinate to credit facilities availed from the Lender; ▪ If the Borrower does not adhere to the agreed sales plan for a period of 2 consecutive quarters at any time during the currency of the Facility, a RE broker of repute acceptable to the Lender shall have to be forthwith appointed by the Borrower and the Borrower shall be obliged to book sales based on average pricing of last 5 sales booked by the Borrower in that particular Project or lower prevailing market rate. A success based selling commission based on market practice shall be payable to such RE Broker by the Borrower; ▪ The Lender to the Facility shall have an option to sale/transfer/assign unsold area of the Project in proportion to the outstanding debt at a price equivalent to 75% of the avg market value rate of the last 5 units sold in case of Event of Default; ▪ The Borrower shall not raise any further debt on the Project; ▪ The Project sale agreements with the prospective customers would incorporate a condition that the booking money/payments need to be made in favor of the Collections account/ Escrow Account to be opened by the Borrower with the Escrow Bank; ▪ The Borrower shall ensure that a written No Objection Certificate ('NOC') from Lender is obtained before registration in favor of the prospective buyers for sale of flats in the Project. The NoC shall be given by the Lender on receipt of certain information as per template provided in Annexure V. The format of the NOC is enclosed in Annexure VI. No amount will be payable to the Lender for issuance of such NOC; ▪ Following clause shall be inserted in all Agreement to Sale to be entered by the Borrower with prospective buyers for sale of identified unsold flats in the Project charged to Axis Finance and forming part of the security pack: "Purchaser understands and acknowledge that the said premises has been mortgaged by Manglam Home Construction Company LLP (Borrower) to Axis Finance Limited (Lender) for securing the Loan availed by the Borrower against the said premises and the Purchaser takes notice that a No

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Objection Certificate needs to be obtained from the Lender for creation of any encumbrances on the said premises. The Purchaser agrees and undertakes that he/she/they shall not create any encumbrances over the said premises till such time an NOC in writing is received from Lender on behalf of the Lender"

- In the event of the cancellation of the unit for which NOC has been issued, said Noc shall stand cancelled. The said unit will become part of security pack post cancellation.
- In the event of cancellation of the unit for which receivables are charged to Axis Finance, the said unit will become part of security package of the this facility. Further, sale of said unit(s) will be subject to NoC from Axis Finance and routing of cash flows through escrow account;
- Borrower shall obtain all statutory and other approvals with respect to project from time to time as and when required.
- The Borrower shall facilitate approval of the Project by Axis Bank for housing loan purposes unless already approved by Axis Bank;
- The Borrower shall have to pass all the leads/enquiries first to Axis Bank in writing for all retail loan requirements for customers purchasing flats in the Project;
- The Lender reserves the right to conduct an audit of the Escrow Account/ book of account of the borrower on a quarterly basis or at any other frequency & may appoint an external consultant/ engineer/ concurrent auditor to conduct the same. The cost shall be borne by the borrower;
- The Borrower would take a written consent from the Lender for any change in the constitution of the Borrower. The Borrower shall take prior written consent from the Lender in case of change in the holding pattern or directorship of the Borrower;
- The Borrower would disclose in the Pamphlets/Brochures etc., the name(s) of the bank(s) to which the property is mortgaged, if required by the Lender;
- The Borrower would append the information relating to mortgage while publishing advertisement of a particular scheme in newspapers/magazines etc., if required by the Lender;
- The Borrower would indicate in their pamphlets/brochures, that they would provide No Objection Certificate (NOC)/permission of the Lender for sale of flats /property forming part of the Security. Penal interest @ 1.00% p. a. on the outstanding facility amount will be charged at the discretion of the Lender if Borrower defaults in routing 100% of the receivables from the Project through Escrow Account;
- Non-dilution of Promoter's shareholding / partnership share in the Borrower/ change in profit sharing ratio;
- Existing Promoters to have management control in the Borrowers through-out the tenor of the Facility
- Borrower to obtain all necessary statutory permission from regulatory, government and other agencies from time to time.
- The Borrower shall issue and submit TDS Certificate to the Lender within 30 days from the due date of furnishing of statement of TDS;
- The borrower shall maintain adequate books and records which should correctly reflect their financial position and operations and it should submit to the AFL at regular intervals such statements as may be prescribed by AFL. The borrower shall forward to the AFL audited accounts within 6 months of year end.
- The borrower will keep AFL informed of the happening of any event which is likely to have an impact on their profit or business. The borrower will inform accordingly with reasons and the remedial steps proposed to be taken.
- If, at any time during currency of Facility, Bank is of opinion that the security provided has become inadequate to cover the outstanding amount under facility agreement, then the Borrower upon receipt of a notice to that effect, shall provide and furnish to Lenders, to satisfaction of Lenders, such additional security as may be acceptable to the Lenders to cover such deficiency.

Manglam Home Construction Company LLP
 Authorised Partner

	▪ The borrower shall not induct on its board a person whose name appears in the list of Wilful Defaulters published by Reserve Bank of India and that in case, such a person is found to be on the board, it shall take expeditious and effective steps for removal of the person from the board. ▪ Borrower shall comply with the rules & regulations under RERA act and shall do the needful in order to be in compliance with the same within stipulated timelines therein; ▪ Axis Finance reserves an unconditional right to cancel the undrawn/unused/un-availed portion of the Loan/facility sanctioned at any time during the currency of the Loan/facility, without any notice to the borrower, for any reason whatsoever. Please note that any changes in the Income Tax, Sales Tax & Service Tax laws shall attract suitable revision in the installments. All other terms and conditions will be as per loan agreement and documents executed with Axis Finance Limited.
Events of Default.	Normal & customary for such financings, including but not limited to following:- a) Non-payment of any interest or instalment amount due under the Facility Agreement; b) Breach in minimum security cover; c) Breach of any financial covenants or material breach of any information undertaking; d) Failure to replenish ISRA; e) Material breach of any other obligation under any Facility Agreement, unless such breach is capable of remedy and is remedied within an agreed cure period; f) Cross-default and cross-acceleration with any other Financial Indebtedness of the company or any of its subsidiaries g) Borrower fails to deposit project sale proceeds in the escrow account. h) Default with respect to the project documents/ approvals / plans which may have material affect. i) Material misrepresentation; j) Any adverse change in regulatory or guideline or ruling from any authority which will jeopardize the title ownership of the Property; k) Any Governmental Authority has condemned, nationalized, seized or otherwise expropriated the assets that form security; l) Breach of security arrangements; m) Any Change of control or/and management of the Borrower; n) Present Promoter(s) of the Borrower shall continue to hold majority stake and management control in the Borrower; o) Insolvency or insolvency proceedings; p) Creditors process; q) Cessation of business; r) Repudiation; s) Material adverse effect; t) Unlawfulness or moratorium; u) Failure to pay on final judgment or court order; v) Material litigation; and w) Expropriation x) Borrower fails to comply with the provision of RERA act. The above would be subject to exceptions, threshold amounts, cure periods and materiality to be agreed upon. Upon the occurrence of any of the Events of Default mentioned in clauses above, which is capable of remedy, a cure period to be advised by Axis Finance Limited shall be applicable from the date of the occurrence of such event except for payment event of default. The Borrower shall promptly notify the Lender/ Security Trustee upon becoming aware of any default or event which constitutes (or with the lapse of time, determination of materiality, would be likely to constitute) an Event of Default and steps being taken to remedy it.

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	In case of continuance of Event of Default, the Lender reserves the right to identify buyer(s) for the properties offered as the Security and the Borrower is under obligation to sell the Property so as to meet the debt obligations. The Lender shall have the option to take/assign unsold area/flats of the security in proportion to the outstanding debt at a price equivalent to 75% of the market value of the last 5 sold units, in case of default in payments of interest or/and principal. Any default in respect of any other facilities availed by the Borrower or any of its group concerns from Axis group shall be deemed to be an event of default in respect of the Facility and vice versa. In the Event of default lender reserves the right to appoint an observer on the board of the borrower.
Information & Other Covenants	The loan amount shall not be utilized for any purpose prohibited by RBI/FEMA/SEBI. The Borrower hereby agrees & gives consent for the disclosures by the Lender of all or any such information & data relating to the Borrower or to the Loans or defaults, if any, committed by the Borrower in discharge of its obligations, as the Lender may deem appropriate and necessary to the Credit Information Bureau (India) Limited (CIBIL), or any institution or any other agencies PC/0042(1)/11-12 released on 24/05/2011 Page 17 authorized in this behalf by the Reserve Bank of India or any other agencies authorized under the Applicable Law. Further Borrower authorizes the Lender to make disclosures as per the applicable rules and regulations laid down by SEBI and other regulators, from time to time. The Borrower agrees that in case the Borrower fails in discharging its liability of the Borrower in repayment of the principal amount of the Loan(s) or payment of interest as demanded by the Lender, the Lender and / or Reserve Bank of India shall have an unqualified right to disclose or publish the details of the default and the name of the Borrower and of its directors as defaulters in such manner and through medium as the Lenders and/or Reserve Bank of India may think fit. The Borrower declares that the information and data furnished by the Borrower to the Lender are true and correct. The Borrower undertakes that CIBIL or any other agency so authorized may use/process the said information and data disclosed by the Lender in the manner as may be deemed fit by them. CIBIL or any other agency so authorized may furnish for consideration the processed information, data and products thereof prepared by them to banks, Financial Institutions ("FIs") or other credit granters or registered users as may be specified by RBI in this behalf"
Assignability	The Lender shall have the right to assign, transfer, sell, pledge or hypothecate the Facility, receivables, the security, rights, benefits and any other interest created in its favor under any of the Facility Agreements or here under without prior concurrence or intimation to the Borrower or to any other bank/Lender, financial institution or asset reconstruction companies
Legal Documentation & other Transaction expenses	The Borrower shall pay one-time non-refundable legal documentation Fees amounting to Rs 5 Lacs to the Lender. The charges shall be deducted from the proceeds of the first disbursement of the facility plus applicable taxes and statutory levies thereon, but subject to deduction of TDS as per applicable law. All expenses and costs pertaining to the Facility including but not limited to valuation,



	title opinion report, RoC search, legal/auditors fees etc. shall be borne by the Borrower at actuals independent of the sanction of the Facility.
Governing law	Indian Law

For Manglam Home Construction Company LLP

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Annexure II: Unsold Units and Balance receivable

A) List of Identified Unsold Flats in the Project to be mortgaged to Axis Finance as security for the proposed Facility

S.No.	Wing No./ Tower No.	Flat no./ Unit no."	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
1	Tower-A	308	Unsold	605	484	2 BHK
2	Tower-A	406	Unsold	605	484	2 BHK
3	Tower-A	601	Unsold	605	484	2 BHK
4	Tower-A	604	Unsold	605	484	2 BHK
5	Tower-A	607	Unsold	605	484	2 BHK
6	Tower-A	701	Unsold	605	484	2 BHK
7	Tower-A	705	Unsold	605	484	2 BHK
8	Tower-A	707	Unsold	605	484	2 BHK
9	Tower-A	708	Unsold	605	484	2 BHK
10	Tower-A	710	Unsold	605	484	2 BHK
11	Tower-A	712	Unsold	605	484	2 BHK
12	Tower-A	801	Unsold	605	484	2 BHK
13	Tower-A	802	Unsold	605	484	2 BHK
14	Tower-A	803	Unsold	605	484	2 BHK
15	Tower-A	804	Unsold	605	484	2 BHK
16	Tower-A	805	Unsold	605	484	2 BHK
17	Tower-A	806	Unsold	605	484	2 BHK
18	Tower-A	807	Unsold	605	484	2 BHK
19	Tower-A	808	Unsold	605	484	2 BHK
20	Tower-A	811	Unsold	605	484	2 BHK
21	Tower-A	812	Unsold	605	484	2 BHK
22	Tower-A	901	Unsold	605	484	2 BHK
23	Tower-A	902	Unsold	605	484	2 BHK
24	Tower-A	903	Unsold	605	484	2 BHK
25	Tower-A	904	Unsold	605	484	2 BHK
26	Tower-A	905	Unsold	605	484	2 BHK
27	Tower-A	906	Unsold	605	484	2 BHK
28	Tower-A	907	Unsold	605	484	2 BHK
29	Tower-A	908	Unsold	605	484	2 BHK
30	Tower-A	911	Unsold	605	484	2 BHK
31	Tower-A	1001	Unsold	605	484	2 BHK
32	Tower-A	1002	Unsold	605	484	2 BHK
33	Tower-A	1003	Unsold	605	484	2 BHK
34	Tower-A	1004	Unsold	605	484	2 BHK
35	Tower-A	1005	Unsold	605	484	2 BHK
36	Tower-A	1007	Unsold	605	484	2 BHK

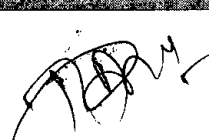
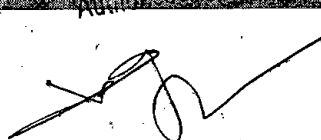
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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
37	Tower-A	1008	Unsold	605	484	2 BHK
38	Tower-A	1011	Unsold	605	484	2 BHK
39	Tower-A	1012	Unsold	605	484	2 BHK
40	Tower-A	1101	Unsold	605	484	2 BHK
41	Tower-A	1104	Unsold	605	484	2 BHK
42	Tower-A	1105	Unsold	605	484	2 BHK
43	Tower-A	1106	Unsold	605	484	2 BHK
44	Tower-A	1107	Unsold	605	484	2 BHK
45	Tower-A	1108	Unsold	605	484	2 BHK
46	Tower-A	1109	Unsold	605	484	2 BHK
47	Tower-A	1110	Unsold	605	484	2 BHK
48	Tower-A	1111	Unsold	605	484	2 BHK
49	Tower-A	1112	Unsold	605	484	2 BHK
50	Tower-A	1201	Unsold	605	484	2 BHK
51	Tower-A	1202	Unsold	605	484	2 BHK
52	Tower-A	1203	Unsold	605	484	2 BHK
53	Tower-A	1204	Unsold	605	484	2 BHK
54	Tower-A	1205	Unsold	605	484	2 BHK
55	Tower-A	1206	Unsold	605	484	2 BHK
56	Tower-A	1207	Unsold	605	484	2 BHK
57	Tower-A	1208	Unsold	605	484	2 BHK
58	Tower-A	1209	Unsold	605	484	2 BHK
59	Tower-A	1210	Unsold	605	484	2 BHK
60	Tower-A	1211	Unsold	605	484	2 BHK
61	Tower-A	1212	Unsold	605	484	2 BHK
62	Tower-B	201	Unsold	605	484	2 BHK
63	Tower-B	206	Unsold	605	484	2 BHK
64	Tower-B	207	Unsold	605	484	2 BHK
65	Tower-B	303	Unsold	605	484	2 BHK
66	Tower-B	309	Unsold	605	484	2 BHK
67	Tower-B	405	Unsold	605	484	2 BHK
68	Tower-B	406	Unsold	605	484	2 BHK
69	Tower-B	408	Unsold	605	484	2 BHK
70	Tower-B	409	Unsold	605	484	2 BHK
71	Tower-B	411	Unsold	605	484	2 BHK
72	Tower-B	506	Unsold	605	484	2 BHK
73	Tower-B	507	Unsold	605	484	2 BHK
74	Tower-B	508	Unsold	605	484	2 BHK
75	Tower-B	509	Unsold	605	484	2 BHK
76	Tower-B	510	Unsold	605	484	2 BHK

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
77	Tower-B	606	Unsold	605	484	2 BHK
78	Tower-B	609	Unsold	605	484	2 BHK
79	Tower-B	611	Unsold	605	484	2 BHK
80	Tower-B	705	Unsold	605	484	2 BHK
81	Tower-B	706	Unsold	605	484	2 BHK
82	Tower-B	708	Unsold	605	484	2 BHK
83	Tower-B	709	Unsold	605	484	2 BHK
84	Tower-B	710	Unsold	605	484	2 BHK
85	Tower-B	711	Unsold	605	484	2 BHK
86	Tower-B	802	Unsold	605	484	2 BHK
87	Tower-B	803	Unsold	605	484	2 BHK
88	Tower-B	805	Unsold	605	484	2 BHK
89	Tower-B	806	Unsold	605	484	2 BHK
90	Tower-B	810	Unsold	605	484	2 BHK
91	Tower-B	811	Unsold	605	484	2 BHK
92	Tower-B	905	Unsold	605	484	2 BHK
93	Tower-B	906	Unsold	605	484	2 BHK
94	Tower-B	907	Unsold	605	484	2 BHK
95	Tower-B	908	Unsold	605	484	2 BHK
96	Tower-B	909	Unsold	605	484	2 BHK
97	Tower-B	910	Unsold	605	484	2 BHK
98	Tower-B	911	Unsold	605	484	2 BHK
99	Tower-B	913	Unsold	605	484	2 BHK
100	Tower-B	1003	Unsold	605	484	2 BHK
101	Tower-B	1004	Unsold	605	484	2 BHK
102	Tower-B	1006	Unsold	605	484	2 BHK
103	Tower-B	1007	Unsold	605	484	2 BHK
104	Tower-B	1008	Unsold	605	484	2 BHK
105	Tower-B	1009	Unsold	605	484	2 BHK
106	Tower-B	1010	Unsold	605	484	2 BHK
107	Tower-B	1011	Unsold	605	484	2 BHK
108	Tower-B	1012	Unsold	605	484	2 BHK
109	Tower-B	1102	Unsold	605	484	2 BHK
110	Tower-B	1103	Unsold	605	484	2 BHK
111	Tower-B	1104	Unsold	605	484	2 BHK
112	Tower-B	1105	Unsold	605	484	2 BHK
113	Tower-B	1106	Unsold	605	484	2 BHK
114	Tower-B	1107	Unsold	605	484	2 BHK
115	Tower-B	1108	Unsold	605	484	2 BHK
116	Tower-B	1109	Unsold	605	484	2 BHK

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
117	Tower-B	1111	Unsold	605	484	2 BHK
118	Tower-B	1112	Unsold	605	484	2 BHK
119	Tower-B	1113	Unsold	605	484	2 BHK
120	Tower-B	1114	Unsold	605	484	2 BHK
121	Tower-B	1201	Unsold	605	484	2 BHK
122	Tower-B	1203	Unsold	605	484	2 BHK
123	Tower-B	1205	Unsold	605	484	2 BHK
124	Tower-B	1206	Unsold	605	484	2 BHK
125	Tower-B	1207	Unsold	605	484	2 BHK
126	Tower-B	1208	Unsold	605	484	2 BHK
127	Tower-B	1209	Unsold	605	484	2 BHK
128	Tower-B	1210	Unsold	605	484	2 BHK
129	Tower-B	1211	Unsold	605	484	2 BHK
130	Tower-B	1213	Unsold	605	484	2 BHK
131	Tower-B	1214	Unsold	605	484	2 BHK
132	Tower-C	901	Unsold	918.39	725.53	3 BHK
133	Tower-C	1201	Unsold	918.39	725.53	3 BHK
134	Tower-C	1202	Unsold	918.39	725.53	3 BHK
135	Tower-C	1204	Unsold	918.39	725.53	3 BHK
136	Tower-C	1209	Unsold	918.39	725.53	3 BHK
137	Tower-C	1210	Unsold	918.39	725.53	3 BHK
138	Tower-D	302	Unsold	605	477.95	2 BHK
139	Tower-D	305	Unsold	605	477.95	2 BHK
140	Tower-D	312	Unsold	605	477.95	2 BHK
141	Tower-D	410	Unsold	605	477.95	2 BHK
142	Tower-D	411	Unsold	605	477.95	2 BHK
143	Tower-D	505	Unsold	605	477.95	2 BHK
144	Tower-D	608	Unsold	605	477.95	2 BHK
145	Tower-D	609	Unsold	605	477.95	2 BHK
146	Tower-D	610	Unsold	605	477.95	2 BHK
147	Tower-D	611	Unsold	605	477.95	2 BHK
148	Tower-D	612	Unsold	605	477.95	2 BHK
149	Tower-D	701	Unsold	605	477.95	2 BHK
150	Tower-D	707	Unsold	605	477.95	2 BHK
151	Tower-D	708	Unsold	605	477.95	2 BHK
152	Tower-D	709	Unsold	605	477.95	2 BHK
153	Tower-D	710	Unsold	605	477.95	2 BHK
154	Tower-D	711	Unsold	605	477.95	2 BHK
155	Tower-D	712	Unsold	605	477.95	2 BHK
156	Tower-D	801	Unsold	605	477.95	2 BHK

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157	Tower-D	805	Unsold	605	477.95	2 BHK
158	Tower-D	806	Unsold	605	477.95	2 BHK
159	Tower-D	807	Unsold	605	477.95	2 BHK
160	Tower-D	808	Unsold	605	477.95	2 BHK
161	Tower-D	809	Unsold	605	477.95	2 BHK
162	Tower-D	810	Unsold	605	477.95	2 BHK
163	Tower-D	811	Unsold	605	477.95	2 BHK
164	Tower-D	901	Unsold	605	477.95	2 BHK
165	Tower-D	905	Unsold	605	477.95	2 BHK
166	Tower-D	908	Unsold	605	477.95	2 BHK
167	Tower-D	909	Unsold	605	477.95	2 BHK
168	Tower-D	910	Unsold	605	477.95	2 BHK
169	Tower-D	911	Unsold	605	477.95	2 BHK
170	Tower-D	912	Unsold	605	477.95	2 BHK
171	Tower-D	1001	Unsold	605	477.95	2 BHK
172	Tower-D	1002	Unsold	605	477.95	2 BHK
173	Tower-D	1006	Unsold	605	477.95	2 BHK
174	Tower-D	1008	Unsold	605	477.95	2 BHK
175	Tower-D	1010	Unsold	605	477.95	2 BHK
176	Tower-D	1101	Unsold	605	477.95	2 BHK
177	Tower-D	1102	Unsold	605	477.95	2 BHK
178	Tower-D	1105	Unsold	605	477.95	2 BHK
179	Tower-D	1106	Unsold	605	477.95	2 BHK
180	Tower-D	1109	Unsold	605	477.95	2 BHK
181	Tower-D	1110	Unsold	605	477.95	2 BHK
182	Tower-D	1111	Unsold	605	477.95	2 BHK
183	Tower-D	1201	Unsold	605	477.95	2 BHK
184	Tower-D	1205	Unsold	605	477.95	2 BHK
185	Tower-D	1206	Unsold	605	477.95	2 BHK
186	Tower-D	1207	Unsold	605	477.95	2 BHK
187	Tower-D	1208	Unsold	605	477.95	2 BHK
188	Tower-D	1209	Unsold	605	477.95	2 BHK
189	Tower-D	1210	Unsold	605	477.95	2 BHK
190	Tower-D	1211	Unsold	605	477.95	2 BHK
191	Tower-D	1212	Unsold	605	477.95	2 BHK
192	Tower-E	108 Sample Flat	Unsold	605	477.95	2 BHK
193	Tower-E	302	Unsold	605	477.95	2 BHK
194	Tower-E	307	Unsold	605	477.95	2 BHK
195	Tower-E	309	Unsold	605	477.95	2 BHK

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196	Tower-E	403	Unsold	605	477.95	2 BHK
197	Tower-E	406	Unsold	605	477.95	2 BHK
198	Tower-E	407	Unsold	605	477.95	2 BHK
199	Tower-E	410	Unsold	605	477.95	2 BHK
200	Tower-E	412	Unsold	605	477.95	2 BHK
201	Tower-E	504	Unsold	605	477.95	2 BHK
202	Tower-E	506	Unsold	605	477.95	2 BHK
203	Tower-E	608	Unsold	605	477.95	2 BHK
204	Tower-E	612	Unsold	605	477.95	2 BHK
205	Tower-E	702	Unsold	605	477.95	2 BHK
206	Tower-E	703	Unsold	605	477.95	2 BHK
207	Tower-E	704	Unsold	605	477.95	2 BHK
208	Tower-E	705	Unsold	605	477.95	2 BHK
209	Tower-E	706	Unsold	605	477.95	2 BHK
210	Tower-E	708	Unsold	605	477.95	2 BHK
211	Tower-E	711	Unsold	605	477.95	2 BHK
212	Tower-E	801	Unsold	605	477.95	2 BHK
213	Tower-E	802	Unsold	605	477.95	2 BHK
214	Tower-E	804	Unsold	605	477.95	2 BHK
215	Tower-E	805	Unsold	605	477.95	2 BHK
216	Tower-E	806	Unsold	605	477.95	2 BHK
217	Tower-E	807	Unsold	605	477.95	2 BHK
218	Tower-E	808	Unsold	605	477.95	2 BHK
219	Tower-E	811	Unsold	605	477.95	2 BHK
220	Tower-E	901	Unsold	605	477.95	2 BHK
221	Tower-E	902	Unsold	605	477.95	2 BHK
222	Tower-E	903	Unsold	605	477.95	2 BHK
223	Tower-E	905	Unsold	605	477.95	2 BHK
224	Tower-E	906	Unsold	605	477.95	2 BHK
225	Tower-E	908	Unsold	605	477.95	2 BHK
226	Tower-E	911	Unsold	605	477.95	2 BHK
227	Tower-E	912	Unsold	605	477.95	2 BHK
228	Tower-E	1001	Unsold	605	477.95	2 BHK
229	Tower-E	1002	Unsold	605	477.95	2 BHK
230	Tower-E	1003	Unsold	605	477.95	2 BHK
231	Tower-E	1004	Unsold	605	477.95	2 BHK
232	Tower-E	1005	Unsold	605	477.95	2 BHK
233	Tower-E	1006	Unsold	605	477.95	2 BHK
234	Tower-E	1007	Unsold	605	477.95	2 BHK
235	Tower-E	1008	Unsold	605	477.95	2 BHK

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
236	Tower-E	1012	Unsold	605	477.95	2 BHK
237	Tower-E	1103	Unsold	605	477.95	2 BHK
238	Tower-E	1104	Unsold	605	477.95	2 BHK
239	Tower-E	1105	Unsold	605	477.95	2 BHK
240	Tower-E	1106	Unsold	605	477.95	2 BHK
241	Tower-E	1107	Unsold	605	477.95	2 BHK
242	Tower-E	1108	Unsold	605	477.95	2 BHK
243	Tower-E	1109	Unsold	605	477.95	2 BHK
244	Tower-E	1201	Unsold	605	477.95	2 BHK
245	Tower-E	1202	Unsold	605	477.95	2 BHK
246	Tower-E	1203	Unsold	605	477.95	2 BHK
247	Tower-E	1204	Unsold	605	477.95	2 BHK
248	Tower-E	1205	Unsold	605	477.95	2 BHK
249	Tower-E	1206	Unsold	605	477.95	2 BHK
250	Tower-E	1207	Unsold	605	477.95	2 BHK
251	Tower-E	1208	Unsold	605	477.95	2 BHK
252	Tower-E	1209	Unsold	605	477.95	2 BHK
253	Tower-E	1210	Unsold	605	477.95	2 BHK
254	Tower-E	1211	Unsold	605	477.95	2 BHK
255	Tower-E	1212	Unsold	605	477.95	2 BHK
256	Tower-E	S-001	Unsold	393.9	311.18	Shops
257	Tower-E	S-002	Unsold	202.8	160.21	Shops
258	Tower-E	S-003	Unsold	313.3	247.51	Shops
259	Tower-E	S-004	Unsold	248.3	196.16	Shops
260	Tower-E	S-005	Unsold	313.3	247.51	Shops
261	Tower-E	S-006	Unsold	269.1	212.59	Shops
262	Tower-E	S-007	Unsold	309.4	244.43	Shops
263	Tower-E	S-008	Unsold	239.2	188.97	Shops
264	Tower-E	S-009	Unsold	245.7	194.1	Shops
265	Tower-E	S-010	Unsold	313.3	247.51	Shops
266	Tower-E	S-011	Unsold	269.1	212.59	Shops
267	Tower-E	S-012	Unsold	309.4	244.43	Shops
268	Tower-E	S-013	Unsold	230.1	181.78	Shops
269	Tower-E	S-014	Unsold	315.9	249.56	Shops
270	Tower-E	S-015	Unsold	230.1	181.78	Shops
271	Tower-E	S-016	Unsold	455	359.45	Shops
272	Tower-F	106	Unsold	791	624.89	2 BHK
273	Tower-F	212	Unsold	791	624.89	2 BHK
274	Tower-F	214	Unsold	791	624.89	2 BHK
275	Tower-F	304	Unsold	791	624.89	2 BHK

Regd. Office
Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,
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CIN : U65921MH1995PLC212675

For Marjoram Home Construction Company LLP
Authorized Partner



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Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
396	Tower-E	112	605	2 BHK	1520250	359528
397	Tower-E	201	605	2 BHK	1730250	1561933
398	Tower-E	202	605	2 BHK	1520250	360268
399	Tower-E	203	605	2 BHK	1520250	582124
400	Tower-E	204	605	2 BHK	1579850	419868
401	Tower-E	205	605	2 BHK	1720250	452750
402	Tower-E	206	605	2 BHK	1520250	470581
403	Tower-E	207	605	2 BHK	1730250	1602527
404	Tower-E	208	605	2 BHK	1520250	342528
405	Tower-E	209	605	2 BHK	1520250	319749
406	Tower-E	210	605	2 BHK	1520250	359528
407	Tower-E	211	605	2 BHK	1579850	495180
408	Tower-E	212	605	2 BHK	1520250	360269
409	Tower-E	301	605	2 BHK	1520250	435134
410	Tower-E	303	605	2 BHK	1520250	360268
411	Tower-E	304	605	2 BHK	1490000	658226
412	Tower-E	305	605	2 BHK	1520250	556454
413	Tower-E	306	605	2 BHK	1730250	1561933
414	Tower-E	308	605	2 BHK	1579850	346218
415	Tower-E	310	605	2 BHK	1520250	357008
416	Tower-E	311	605	2 BHK	1520250	958110
417	Tower-E	312	605	2 BHK	1520250	577945
418	Tower-E	401	605	2 BHK	1520250	988227
419	Tower-E	402	605	2 BHK	1820250	1643022
420	Tower-E	404	605	2 BHK	1579850	379773
421	Tower-E	405	605	2 BHK	1520250	663724
422	Tower-E	408	605	2 BHK	1579850	1045107
423	Tower-E	409	605	2 BHK	1579850	587026
424	Tower-E	411	605	2 BHK	1595250	561804
425	Tower-E	501	605	2 BHK	1520250	616558
426	Tower-E	502	605	2 BHK	1520250	359528
427	Tower-E	503	605	2 BHK	1520250	360268
428	Tower-E	505	605	2 BHK	1520250	524402
429	Tower-E	507	605	2 BHK	1579850	684361
430	Tower-E	508	605	2 BHK	1520250	359527
431	Tower-E	509	605	2 BHK	1720250	1621240
432	Tower-E	510	605	2 BHK	1520250	349583
433	Tower-E	511	605	2 BHK	1579850	616919
434	Tower-E	512	605	2 BHK	1520250	329635
435	Tower-E	601	605	2 BHK	1520250	360267

Regd. Office

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CIN : U65921MH1995PLC212675

For Manglam Home Construction Company Ltd.

[Signature]
Authorised Signatory

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[Three additional signatures]

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
436	Tower-E	602	605	2 BHK	1720250	452750
437	Tower-E	603	605	2 BHK	1720250	368249
438	Tower-E	604	605	2 BHK	1520250	306198
439	Tower-E	605	605	2 BHK	1520250	359162
440	Tower-E	606	605	2 BHK	1520250	583408
441	Tower-E	607	605	2 BHK	1520250	470680
442	Tower-E	609	605	2 BHK	1520250	877505
443	Tower-E	610	605	2 BHK	1520250	567199
444	Tower-E	611	605	2 BHK	1720250	610349
445	Tower-E	701	605	2 BHK	1520250	632861
446	Tower-E	707	605	2 BHK	1520250	359529
447	Tower-E	709	605	2 BHK	1520250	425189
448	Tower-E	710	605	2 BHK	1790250	382250
449	Tower-E	712	605	2 BHK	1520250	878184
450	Tower-E	803	605	2 BHK	1520250	348188
451	Tower-E	809	605	2 BHK	1595250	796801
452	Tower-E	810	605	2 BHK	1820250	388250
453	Tower-E	812	605	2 BHK	1520250	360268
454	Tower-E	904	605	2 BHK	1755250	396339
455	Tower-E	907	605	2 BHK	1520250	359528
456	Tower-E	909	605	2 BHK	1520250	349050
457	Tower-E	910	605	2 BHK	1520250	360269
458	Tower-E	1009	605	2 BHK	1520250	707726
459	Tower-E	1010	605	2 BHK	1520250	358788
460	Tower-E	1011	605	2 BHK	1520250	653588
461	Tower-E	1101	605	2 BHK	1520250	581374
462	Tower-E	1102	605	2 BHK	1520250	470581
463	Tower-E	1110	605	2 BHK	1730250	1561933
464	Tower-E	1111	605	2 BHK	1579850	1005183
465	Tower-E	1112	605	2 BHK	1720250	368250
466	Tower-F	101	791	2 BHK	2029550	676956
467	Tower-F	102	791	2 BHK	2029550	683597
468	Tower-F	103	791	2 BHK	2029550	777786
469	Tower-F	104	791	2 BHK	2189550	899550
470	Tower-F	105	791	2 BHK	2109150	737374
471	Tower-F	107	791	2 BHK	2029550	677694
472	Tower-F	108	791	2 BHK	2109150	845529
473	Tower-F	109	791	2 BHK	2029550	657034
474	Tower-F	110	791	2 BHK	2109150	831000
475	Tower-F	111	791	2 BHK	2109150	83115

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CIN : U65921MH1995PLC212675

For Mangalore Construction Company LLP
Authorized Partner

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
276	Tower-F	401	Unsold	791	624.89	2 BHK
277	Tower-F	403	Unsold	791	624.89	2 BHK
278	Tower-F	504	Unsold	791	624.89	2 BHK
279	Tower-F	713	Unsold	791	624.89	2 BHK
280	Tower-F	813	Unsold	791	624.89	2 BHK
281	Tower-F	901	Unsold	791	624.89	2 BHK
282	Tower-F	903	Unsold	791	624.89	2 BHK
283	Tower-F	904	Unsold	791	624.89	2 BHK
284	Tower-F	906	Unsold	791	624.89	2 BHK
285	Tower-F	1003	Unsold	791	624.89	2 BHK
286	Tower-F	1004	Unsold	791	624.89	2 BHK
287	Tower-F	1102	Unsold	791	624.89	2 BHK
288	Tower-F	1103	Unsold	791	624.89	2 BHK
289	Tower-F	1104	Unsold	791	624.89	2 BHK
290	Tower-F	1105	Unsold	791	624.89	2 BHK
291	Tower-F	1106	Unsold	791	624.89	2 BHK
292	Tower-F	1107	Unsold	791	624.89	2 BHK
293	Tower-F	1108	Unsold	791	624.89	2 BHK
294	Tower-F	1112	Unsold	791	624.89	2 BHK
295	Tower-F	1113	Unsold	791	624.89	2 BHK
296	Tower-F	1114	Unsold	791	624.89	2 BHK
297	Tower-F	1201	Unsold	791	624.89	2 BHK
298	Tower-F	1202	Unsold	791	624.89	2 BHK
299	Tower-F	1203	Unsold	791	624.89	2 BHK
300	Tower-F	1204	Unsold	791	624.89	2 BHK
301	Tower-F	1205	Unsold	791	624.89	2 BHK
302	Tower-F	1206	Unsold	791	624.89	2 BHK
303	Tower-F	1207	Unsold	791	624.89	2 BHK
304	Tower-F	1208	Unsold	791	624.89	2 BHK
305	Tower-F	1209	Unsold	791	624.89	2 BHK
306	Tower-F	1210	Unsold	791	624.89	2 BHK
307	Tower-F	1211	Unsold	791	624.89	2 BHK
308	Tower-F	1212	Unsold	791	624.89	2 BHK
309	Tower-F	1213	Unsold	791	624.89	2 BHK
310	Tower-F	1214	Unsold	791	624.89	2 BHK
311	Tower-H	102	Unsold	421.83	333.25	1 BHK
312	Tower-H	103	Unsold	421.83	333.25	1 BHK
313	Tower-H	104	Unsold	421.83	333.25	1 BHK
314	Tower-H	105	Unsold	421.83	333.25	1 BHK
315	Tower-H	106	Unsold	421.83	333.25	1 BHK

Regd. Office

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CIN: U65921MH1995PLC212675

For Manglam Home Construction Company LLP

Authorised Signatory

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
316	Tower-H	107	Unsold	421.83	333.25	1 BHK
317	Tower-H	108	Unsold	421.83	333.25	1 BHK
318	Tower-H	109	Unsold	421.83	333.25	1 BHK
319	Tower-H	111	Unsold	421.83	333.25	1 BHK
320	Tower-H	112	Unsold	421.83	333.25	1 BHK
321	Tower-H	114 (Sample Flat)	Unsold	421.83	333.25	1 BHK
322	Tower-H	116	Unsold	421.83	333.25	1 BHK
323	Tower-H	117	Unsold	421.83	333.25	1 BHK
324	Tower-H	119	Unsold	421.83	333.25	1 BHK
325	Tower-H	201	Unsold	421.83	333.25	1 BHK
326	Tower-H	202	Unsold	421.83	333.25	1 BHK
327	Tower-H	203	Unsold	421.83	333.25	1 BHK
328	Tower-H	205	Unsold	421.83	333.25	1 BHK
329	Tower-H	206	Unsold	421.83	333.25	1 BHK
330	Tower-H	207	Unsold	421.83	333.25	1 BHK
331	Tower-H	208	Unsold	421.83	333.25	1 BHK
332	Tower-H	209	Unsold	421.83	333.25	1 BHK
333	Tower-H	210	Unsold	421.83	333.25	1 BHK
334	Tower-H	211	Unsold	421.83	333.25	1 BHK
335	Tower-H	212	Unsold	421.83	333.25	1 BHK
336	Tower-H	215	Unsold	421.83	333.25	1 BHK
337	Tower-H	216	Unsold	421.83	333.25	1 BHK
338	Tower-H	217	Unsold	421.83	333.25	1 BHK
339	Tower-H	218	Unsold	421.83	333.25	1 BHK
340	Tower-H	219	Unsold	421.83	333.25	1 BHK
341	Tower-H	301	Unsold	421.83	333.25	1 BHK
342	Tower-H	302	Unsold	421.83	333.25	1 BHK
343	Tower-H	303	Unsold	421.83	333.25	1 BHK
344	Tower-H	304	Unsold	421.83	333.25	1 BHK
345	Tower-H	305	Unsold	421.83	333.25	1 BHK
346	Tower-H	306	Unsold	421.83	333.25	1 BHK
347	Tower-H	307	Unsold	421.83	333.25	1 BHK
348	Tower-H	308	Unsold	421.83	333.25	1 BHK
349	Tower-H	309	Unsold	421.83	333.25	1 BHK
350	Tower-H	311	Unsold	421.83	333.25	1 BHK
351	Tower-H	313	Unsold	421.83	333.25	1 BHK
352	Tower-H	314	Unsold	421.83	333.25	1 BHK
353	Tower-H	315	Unsold	421.83	333.25	1 BHK

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadga International Centre,
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For Mangal Home Construction Company LLP
Authorised Partner

AXIS FINANCE

S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
354	Tower-H	316	Unsold	421.83	333.25	1 BHK
355	Tower-H	317	Unsold	421.83	333.25	1 BHK
356	Tower-H	318	Unsold	421.83	333.25	1 BHK
357	Tower-H	319	Unsold	421.83	333.25	1 BHK
358	Tower-H	401	Unsold	421.83	333.25	1 BHK
359	Tower-H	402	Unsold	421.83	333.25	1 BHK
360	Tower-H	403	Unsold	421.83	333.25	1 BHK
361	Tower-H	404	Unsold	421.83	333.25	1 BHK
362	Tower-H	406	Unsold	421.83	333.25	1 BHK
363	Tower-H	408	Unsold	421.83	333.25	1 BHK
364	Tower-H	409	Unsold	421.83	333.25	1 BHK
365	Tower-H	410	Unsold	421.83	333.25	1 BHK
366	Tower-H	411	Unsold	421.83	333.25	1 BHK
367	Tower-H	412	Unsold	421.83	333.25	1 BHK
368	Tower-H	415	Unsold	421.83	333.25	1 BHK
369	Tower-H	416	Unsold	421.83	333.25	1 BHK
370	Tower-H	417	Unsold	421.83	333.25	1 BHK
371	Tower-H	418	Unsold	421.83	333.25	1 BHK
372	Tower-H	419	Unsold	421.83	333.25	1 BHK
373	Tower-H	501	Unsold	421.83	333.25	1 BHK
374	Tower-H	502	Unsold	421.83	333.25	1 BHK
375	Tower-H	503	Unsold	421.83	333.25	1 BHK
376	Tower-H	504	Unsold	421.83	333.25	1 BHK
377	Tower-H	505	Unsold	421.83	333.25	1 BHK
378	Tower-H	506	Unsold	421.83	333.25	1 BHK
379	Tower-H	507	Unsold	421.83	333.25	1 BHK
380	Tower-H	508	Unsold	421.83	333.25	1 BHK
381	Tower-H	509	Unsold	421.83	333.25	1 BHK
382	Tower-H	510	Unsold	421.83	333.25	1 BHK
383	Tower-H	511	Unsold	421.83	333.25	1 BHK
384	Tower-H	512	Unsold	421.83	333.25	1 BHK
385	Tower-H	513	Unsold	421.83	333.25	1 BHK
386	Tower-H	515	Unsold	421.83	333.25	1 BHK
387	Tower-H	516	Unsold	421.83	333.25	1 BHK
388	Tower-H	517	Unsold	421.83	333.25	1 BHK
389	Tower-H	519	Unsold	421.83	333.25	1 BHK
390	Tower-H	601	Unsold	421.83	333.25	1 BHK
391	Tower-H	602	Unsold	421.83	333.25	1 BHK
392	Tower-H	603	Unsold	421.83	333.25	1 BHK
393	Tower-H	604	Unsold	421.83	333.25	1 BHK

Regd. Office

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For Manglam Home Construction Company LLP



AXIS FINANCE

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
394	Tower-H	605	Unsold	421.83	333.25	1 BHK
395	Tower-H	606	Unsold	421.83	333.25	1 BHK
396	Tower-H	607	Unsold	421.83	333.25	1 BHK
397	Tower-H	608	Unsold	421.83	333.25	1 BHK
398	Tower-H	609	Unsold	421.83	333.25	1 BHK
399	Tower-H	610	Unsold	421.83	333.25	1 BHK
400	Tower-H	611	Unsold	421.83	333.25	1 BHK
401	Tower-H	612	Unsold	421.83	333.25	1 BHK
402	Tower-H	615	Unsold	421.83	333.25	1 BHK
403	Tower-H	616	Unsold	421.83	333.25	1 BHK
404	Tower-H	617	Unsold	421.83	333.25	1 BHK
405	Tower-H	618	Unsold	421.83	333.25	1 BHK
406	Tower-H	619	Unsold	421.83	333.25	1 BHK
407	Tower-H	701	Unsold	421.83	333.25	1 BHK
408	Tower-H	702	Unsold	421.83	333.25	1 BHK
409	Tower-H	703	Unsold	421.83	333.25	1 BHK
410	Tower-H	704	Unsold	421.83	333.25	1 BHK
411	Tower-H	705	Unsold	421.83	333.25	1 BHK
412	Tower-H	706	Unsold	421.83	333.25	1 BHK
413	Tower-H	707	Unsold	421.83	333.25	1 BHK
414	Tower-H	708	Unsold	421.83	333.25	1 BHK
415	Tower-H	709	Unsold	421.83	333.25	1 BHK
416	Tower-H	710	Unsold	421.83	333.25	1 BHK
417	Tower-H	711	Unsold	421.83	333.25	1 BHK
418	Tower-H	712	Unsold	421.83	333.25	1 BHK
419	Tower-H	713	Unsold	421.83	333.25	1 BHK
420	Tower-H	716	Unsold	421.83	333.25	1 BHK
421	Tower-H	717	Unsold	421.83	333.25	1 BHK
422	Tower-H	718	Unsold	421.83	333.25	1 BHK
423	Tower-H	719	Unsold	421.83	333.25	1 BHK
424	Tower-H	801	Unsold	421.83	333.25	1 BHK
425	Tower-H	802	Unsold	421.83	333.25	1 BHK
426	Tower-H	803	Unsold	421.83	333.25	1 BHK
427	Tower-H	804	Unsold	421.83	333.25	1 BHK
428	Tower-H	805	Unsold	421.83	333.25	1 BHK
429	Tower-H	806	Unsold	421.83	333.25	1 BHK
430	Tower-H	807	Unsold	421.83	333.25	1 BHK
431	Tower-H	808	Unsold	421.83	333.25	1 BHK
432	Tower-H	809	Unsold	421.83	333.25	1 BHK
433	Tower-H	810	Unsold	421.83	333.25	1 BHK

Regd. Office

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Mangal Home Construction Company LLP
Authorized Partner

S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
434	Tower-H	811	Unsold	421.83	333.25	1 BHK
435	Tower-H	812	Unsold	421.83	333.25	1 BHK
436	Tower-H	813	Unsold	421.83	333.25	1 BHK
437	Tower-H	815	Unsold	421.83	333.25	1 BHK
438	Tower-H	816	Unsold	421.83	333.25	1 BHK
439	Tower-H	817	Unsold	421.83	333.25	1 BHK
440	Tower-H	818	Unsold	421.83	333.25	1 BHK
441	Tower-H	819	Unsold	421.83	333.25	1 BHK
442	Tower-H	901	Unsold	421.83	333.25	1 BHK
443	Tower-H	902	Unsold	421.83	333.25	1 BHK
444	Tower-H	903	Unsold	421.83	333.25	1 BHK
445	Tower-H	904	Unsold	421.83	333.25	1 BHK
446	Tower-H	905	Unsold	421.83	333.25	1 BHK
447	Tower-H	906	Unsold	421.83	333.25	1 BHK
448	Tower-H	907	Unsold	421.83	333.25	1 BHK
449	Tower-H	908	Unsold	421.83	333.25	1 BHK
450	Tower-H	909	Unsold	421.83	333.25	1 BHK
451	Tower-H	910	Unsold	421.83	333.25	1 BHK
452	Tower-H	911	Unsold	421.83	333.25	1 BHK
453	Tower-H	912	Unsold	421.83	333.25	1 BHK
454	Tower-H	913	Unsold	421.83	333.25	1 BHK
455	Tower-H	915	Unsold	421.83	333.25	1 BHK
456	Tower-H	916	Unsold	421.83	333.25	1 BHK
457	Tower-H	917	Unsold	421.83	333.25	1 BHK
458	Tower-H	918	Unsold	421.83	333.25	1 BHK
459	Tower-H	919	Unsold	421.83	333.25	1 BHK
460	Tower-H	1001	Unsold	421.83	333.25	1 BHK
461	Tower-H	1003	Unsold	421.83	333.25	1 BHK
462	Tower-H	1004	Unsold	421.83	333.25	1 BHK
463	Tower-H	1005	Unsold	421.83	333.25	1 BHK
464	Tower-H	1006	Unsold	421.83	333.25	1 BHK
465	Tower-H	1008	Unsold	421.83	333.25	1 BHK
466	Tower-H	1009	Unsold	421.83	333.25	1 BHK
467	Tower-H	1010	Unsold	421.83	333.25	1 BHK
468	Tower-H	1011	Unsold	421.83	333.25	1 BHK
469	Tower-H	1012	Unsold	421.83	333.25	1 BHK
470	Tower-H	1013	Unsold	421.83	333.25	1 BHK
471	Tower-H	1015	Unsold	421.83	333.25	1 BHK
472	Tower-H	1016	Unsold	421.83	333.25	1 BHK
473	Tower-H	1017	Unsold	421.83	333.25	1 BHK

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S.No.	Wing No./ Tower No.	Flat no./ Unit no.	Sold/ unsold	Saleable area	Built up area	Configuration (1 bhk/2bhk)
474	Tower-H	1018	Unsold	421.83	333.25	1 BHK
475	Tower-H	1019	Unsold	421.83	333.25	1 BHK
476	Tower-H	1101	Unsold	421.83	333.25	1 BHK
477	Tower-H	1102	Unsold	421.83	333.25	1 BHK
478	Tower-H	1103	Unsold	421.83	333.25	1 BHK
479	Tower-H	1104	Unsold	421.83	333.25	1 BHK
480	Tower-H	1105	Unsold	421.83	333.25	1 BHK
481	Tower-H	1106	Unsold	421.83	333.25	1 BHK
482	Tower-H	1107	Unsold	421.83	333.25	1 BHK
483	Tower-H	1108	Unsold	421.83	333.25	1 BHK
484	Tower-H	1109	Unsold	421.83	333.25	1 BHK
485	Tower-H	1110	Unsold	421.83	333.25	1 BHK
486	Tower-H	1111	Unsold	421.83	333.25	1 BHK
487	Tower-H	1112	Unsold	421.83	333.25	1 BHK
488	Tower-H	1113	Unsold	421.83	333.25	1 BHK
489	Tower-H	1114	Unsold	421.83	333.25	1 BHK
490	Tower-H	1115	Unsold	421.83	333.25	1 BHK
491	Tower-H	1116	Unsold	421.83	333.25	1 BHK
492	Tower-H	1117	Unsold	421.83	333.25	1 BHK
493	Tower-H	1118	Unsold	421.83	333.25	1 BHK
494	Tower-H	1119	Unsold	421.83	333.25	1 BHK
495	Tower-H	1201	Unsold	421.83	333.25	1 BHK
496	Tower-H	1202	Unsold	421.83	333.25	1 BHK
497	Tower-H	1203	Unsold	421.83	333.25	1 BHK
498	Tower-H	1204	Unsold	421.83	333.25	1 BHK
499	Tower-H	1205	Unsold	421.83	333.25	1 BHK
500	Tower-H	1206	Unsold	421.83	333.25	1 BHK
501	Tower-H	1207	Unsold	421.83	333.25	1 BHK
502	Tower-H	1208	Unsold	421.83	333.25	1 BHK
503	Tower-H	1209	Unsold	421.83	333.25	1 BHK
504	Tower-H	1210	Unsold	421.83	333.25	1 BHK
505	Tower-H	1211	Unsold	421.83	333.25	1 BHK
506	Tower-H	1212	Unsold	421.83	333.25	1 BHK
507	Tower-H	1213	Unsold	421.83	333.25	1 BHK
508	Tower-H	1214	Unsold	421.83	333.25	1 BHK
509	Tower-H	1215	Unsold	421.83	333.25	1 BHK
510	Tower-H	1216	Unsold	421.83	333.25	1 BHK
511	Tower-H	1217	Unsold	421.83	333.25	1 BHK
512	Tower-H	1218	Unsold	421.83	333.25	1 BHK
513	Tower-H	1219	Unsold	421.83	333.25	1 BHK

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 CIN : U65921MH1995PLC212675

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 Authorised Partner

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B) List of Balance Receivables from Sold Flats

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
1	Tower-A	101	605	2 BHK	1720250	537250
2	Tower-A	102	605	2 BHK	1520250	638196
3	Tower-A	103	605	2 BHK	1520250	638294
4	Tower-A	104	605	2 BHK	1579850	559201
5	Tower-A	105	605	2 BHK	1520250	651806
6	Tower-A	106	605	2 BHK	1730250	1679755
7	Tower-A	107	605	2 BHK	1520250	636667
8	Tower-A	108	605	2 BHK	1520250	680042
9	Tower-A	109	605	2 BHK	1520250	647375
10	Tower-A	110	605	2 BHK	1579850	618813
11	Tower-A	111	605	2 BHK	1520250	646228
12	Tower-A	112	605	2 BHK	1579850	706634
13	Tower-A	201	605	2 BHK	1520250	815569
14	Tower-A	202	605	2 BHK	1746250	827520
15	Tower-A	203	605	2 BHK	1579850	1008372
16	Tower-A	204	605	2 BHK	1520250	534632
17	Tower-A	205	605	2 BHK	1746250	827520
18	Tower-A	206	605	2 BHK	1579850	706974
19	Tower-A	207	605	2 BHK	1520250	647378
20	Tower-A	208	605	2 BHK	1520250	647378
21	Tower-A	209	605	2 BHK	1520250	1114552
22	Tower-A	210	605	2 BHK	1720250	537253
23	Tower-A	211	605	2 BHK	1520250	1176560
24	Tower-A	212	605	2 BHK	1891850	803457
25	Tower-A	301	605	2 BHK	1730250	1561933
26	Tower-A	302	605	2 BHK	1520250	648116
27	Tower-A	303	605	2 BHK	1520250	638197
28	Tower-A	304	605	2 BHK	1579850	716292
29	Tower-A	305	605	2 BHK	1579850	707718
30	Tower-A	306	605	2 BHK	1579850	706976
31	Tower-A	307	605	2 BHK	1520250	647476
32	Tower-A	309	605	2 BHK	1520250	652510
33	Tower-A	310	605	2 BHK	1770250	552250
34	Tower-A	311	605	2 BHK	1520250	721935
35	Tower-A	312	605	2 BHK	1520250	892723
36	Tower-A	401	605	2 BHK	1730250	1561933

For Manglam Home Construction Company LLP

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Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
37	Tower-A	402	605	2 BHK	1520250	778782
38	Tower-A	403	605	2 BHK	1520250	1242472
39	Tower-A	404	605	2 BHK	1520250	647377
40	Tower-A	405	605	2 BHK	1746250	811493
41	Tower-A	407	605	2 BHK	1579850	686770
42	Tower-A	408	605	2 BHK	1520250	629234
43	Tower-A	409	605	2 BHK	1720250	1689557
44	Tower-A	410	605	2 BHK	1730250	1561933
45	Tower-A	411	605	2 BHK	1730250	1631240
46	Tower-A	412	605	2 BHK	1730250	1680745
47	Tower-A	501	605	2 BHK	1579850	697032
48	Tower-A	502	605	2 BHK	1520250	1380620
49	Tower-A	503	605	2 BHK	1579850	788111
50	Tower-A	504	605	2 BHK	1720250	1670745
51	Tower-A	505	605	2 BHK	1579850	725619
52	Tower-A	506	605	2 BHK	1730250	1532230
53	Tower-A	507	605	2 BHK	1520250	647376
54	Tower-A	508	605	2 BHK	1579850	697796
55	Tower-A	509	605	2 BHK	1730250	1531240
56	Tower-A	510	605	2 BHK	1730250	1531240
57	Tower-A	511	605	2 BHK	1520250	695973
58	Tower-A	512	605	2 BHK	1520250	647376
59	Tower-A	602	605	2 BHK	1802527	741360
60	Tower-A	603	605	2 BHK	1820250	1769755
61	Tower-A	605	605	2 BHK	1579850	944332
62	Tower-A	606	605	2 BHK	1520250	936861
63	Tower-A	608	605	2 BHK	1520250	639703
64	Tower-A	609	605	2 BHK	1720250	1670745
65	Tower-A	610	605	2 BHK	1520250	648118
66	Tower-A	611	605	2 BHK	1579850	695055
67	Tower-A	612	605	2 BHK	1722250	742382
68	Tower-A	702	605	2 BHK	1520250	647376
69	Tower-A	703	605	2 BHK	1520250	569113
70	Tower-A	704	605	2 BHK	1520250	648118
71	Tower-A	706	605	2 BHK	1579850	706976
72	Tower-A	709	605	2 BHK	1579850	697773
73	Tower-A	711	605	2 BHK	1730250	581735
74	Tower-A	809	605	2 BHK	1720250	1689557
75	Tower-A	810	605	2 BHK	1730250	1631240
76	Tower-A	909	605	2 BHK	1520250	714174

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AXIS FINANCE

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Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
77	Tower-A	910	605	2 BHK	1520250	776985
78	Tower-A	912	605	2 BHK	1780250	1730745
79	Tower-A	1006	605	2 BHK	1520250	647375
80	Tower-A	1009	605	2 BHK	1579850	557390
81	Tower-A	1010	605	2 BHK	1780250	735194
82	Tower-A	1102	605	2 BHK	1579850	697771
83	Tower-A	1103	605	2 BHK	1579850	757792
84	Tower-B	101	605	2 BHK	1520250	637432
85	Tower-B	102	605	2 BHK	1730250	1561933
86	Tower-B	103	605	2 BHK	1520250	758917
87	Tower-B	104	605	2 BHK	1520250	647377
88	Tower-B	105	605	2 BHK	1730250	1679755
89	Tower-B	106	605	2 BHK	1520250	1184544
90	Tower-B	107	605	2 BHK	1520250	-67177
91	Tower-B	108	605	2 BHK	1520250	724873
92	Tower-B	109	605	2 BHK	1520250	637432
93	Tower-B	110	605	2 BHK	1520250	730965
94	Tower-B	111	605	2 BHK	1820250	615299
95	Tower-B	112	605	2 BHK	1520250	647376
96	Tower-B	113	605	2 BHK	1520250	651430
97	Tower-B	114	605	2 BHK	1520250	647377
98	Tower-B	202	605	2 BHK	1520250	627832
99	Tower-B	203	605	2 BHK	1520250	664018
100	Tower-B	204	605	2 BHK	1579850	837096
101	Tower-B	205	605	2 BHK	1730250	936191
102	Tower-B	208	605	2 BHK	1490000	1490000
103	Tower-B	209	605	2 BHK	1520250	672465
104	Tower-B	210	605	2 BHK	1579850	722255
105	Tower-B	211	605	2 BHK	1820250	1769755
106	Tower-B	212	605	2 BHK	1490115	1490115
107	Tower-B	213	605	2 BHK	1730250	1679755
108	Tower-B	214	605	2 BHK	1520250	292252
109	Tower-B	301	605	2 BHK	1520250	1381546
110	Tower-B	302	605	2 BHK	1730250	1334210
111	Tower-B	304	605	2 BHK	1780250	432478
112	Tower-B	305	605	2 BHK	1649835	995897
113	Tower-B	306	605	2 BHK	1579850	877880
114	Tower-B	307	605	2 BHK	1520250	1372287
115	Tower-B	308	605	2 BHK	1520250	647374
116	Tower-B	310	605	2 BHK	1520250	1381546

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For Manglam Home Construction Company LLP

Authorised Partner



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[Handwritten signatures and marks]

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
117	Tower-B	311	605	2 BHK	1520250	408333
118	Tower-B	312	605	2 BHK	1579850	822664
119	Tower-B	313	605	2 BHK	1780250	1606983
120	Tower-B	314	605	2 BHK	1579850	698086
121	Tower-B	401	605	2 BHK	1520250	648117
122	Tower-B	402	605	2 BHK	1820250	1820250
123	Tower-B	403	605	2 BHK	1770250	904904
124	Tower-B	404	605	2 BHK	1520250	647375
125	Tower-B	407	605	2 BHK	1520250	647376
126	Tower-B	410	605	2 BHK	1579850	698086
127	Tower-B	412	605	2 BHK	1579850	795848
128	Tower-B	413	605	2 BHK	1520250	852597
129	Tower-B	414	605	2 BHK	1770250	667874
130	Tower-B	501	605	2 BHK	1720250	1552923
131	Tower-B	502	605	2 BHK	1746250	759147
132	Tower-B	503	605	2 BHK	1780250	1606983
133	Tower-B	504	605	2 BHK	1520250	647376
134	Tower-B	505	605	2 BHK	1820250	1789557
135	Tower-B	511	605	2 BHK	1520250	681778
136	Tower-B	512	605	2 BHK	1720250	1669755
137	Tower-B	513	605	2 BHK	1579850	782880
138	Tower-B	514	605	2 BHK	1730250	1165893
139	Tower-B	601	605	2 BHK	1520250	638196
140	Tower-B	602	605	2 BHK	1520250	647375
141	Tower-B	603	605	2 BHK	1520250	497789
142	Tower-B	604	605	2 BHK	1520250	681383
143	Tower-B	605	605	2 BHK	1520250	712729
144	Tower-B	607	605	2 BHK	1579850	705892
145	Tower-B	608	605	2 BHK	1490000	777414
146	Tower-B	610	605	2 BHK	1579850	758711
147	Tower-B	612	605	2 BHK	1789930	842837
148	Tower-B	613	605	2 BHK	1520250	636730
149	Tower-B	614	605	2 BHK	1720250	1669755
150	Tower-B	701	605	2 BHK	1579850	706977
151	Tower-B	702	605	2 BHK	1520250	1002829
152	Tower-B	703	605	2 BHK	1680250	682135
153	Tower-B	704	605	2 BHK	1520250	647377
154	Tower-B	707	605	2 BHK	1720250	1670745
155	Tower-B	712	605	2 BHK	1789930	859776
156	Tower-B	713	605	2 BHK	1680250	1527472

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Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
157	Tower-B	714	605	2 BHK	1520250	636729
158	Tower-B	801	605	2 BHK	1520250	647377
159	Tower-B	804	605	2 BHK	1520250	679736
160	Tower-B	807	605	2 BHK	1520250	1371250
161	Tower-B	808	605	2 BHK	1520250	724205
162	Tower-B	809	605	2 BHK	1490000	860106
163	Tower-B	812	605	2 BHK	1680250	661630
164	Tower-B	813	605	2 BHK	1520250	702403
165	Tower-B	814	605	2 BHK	1579850	1007318
166	Tower-B	901	605	2 BHK	1520250	838010
167	Tower-B	902	605	2 BHK	1740250	1070844
168	Tower-B	903	605	2 BHK	1520250	1079756
169	Tower-B	904	605	2 BHK	1720250	706250
170	Tower-B	912	605	2 BHK	1720250	697921
171	Tower-B	914	605	2 BHK	1520250	628699
172	Tower-B	1001	605	2 BHK	1740250	1057082
173	Tower-B	1002	605	2 BHK	1740250	1061042
174	Tower-B	1005	605	2 BHK	1520250	1298954
175	Tower-B	1013	605	2 BHK	1730250	712447
176	Tower-B	1014	605	2 BHK	1630250	672605
177	Tower-B	1101	605	2 BHK	1730250	1561923
178	Tower-B	1110	605	2 BHK	1520250	828237
179	Tower-B	1202	605	2 BHK	1579850	847260
180	Tower-B	1204	605	2 BHK	1720250	706250
181	Tower-B	1212	605	2 BHK	1520250	657320
182	Tower-C	101	918.39	3 BHK	2595920	1065920
183	Tower-C	102	918.39	3 BHK	2645920	825920
184	Tower-C	103	918.39	3 BHK	2535920	1316256
185	Tower-C	104	918.39	3 BHK	2595920	1065920
186	Tower-C	105	918.39	3 BHK	2695920	2546415
187	Tower-C	106	918.39	3 BHK	2635520	941818
188	Tower-C	107	918.39	3 BHK	2635919	817998
189	Tower-C	108	918.39	3 BHK	2535920	2426725
190	Tower-C	109	918.39	3 BHK	2595920	1269187
191	Tower-C	110	918.39	3 BHK	2595920	2343445
192	Tower-C	201	918.39	3 BHK	2511267	1032058
193	Tower-C	202	918.39	3 BHK	2521167	1036019
194	Tower-C	203	918.39	3 BHK	2535919	1093740
195	Tower-C	204	918.39	3 BHK	2535919	1093739
196	Tower-C	205	918.39	3 BHK	2635919	875137

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Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
197	Tower-C	206	918.39	3 BHK	2645919	1323678
198	Tower-C	207	918.39	3 BHK	2635920	1157160
199	Tower-C	208	918.39	3 BHK	2635520	1241312
200	Tower-C	209	918.39	3 BHK	2635920	1210132
201	Tower-C	210	918.39	3 BHK	2635520	1221403
202	Tower-C	301	918.39	3 BHK	2645920	2388494
203	Tower-C	302	918.39	3 BHK	2635520	2635520
204	Tower-C	303	918.39	3 BHK	2635920	1134641
205	Tower-C	304	918.39	3 BHK	2531520	901706
206	Tower-C	305	918.39	3 BHK	2531520	902447
207	Tower-C	306	918.39	3 BHK	2635520	911804
208	Tower-C	307	918.39	3 BHK	2535920	1056456
209	Tower-C	308	918.39	3 BHK	2635520	1140388
210	Tower-C	309	918.39	3 BHK	2435919	759020
211	Tower-C	310	918.39	3 BHK	2570920	986760
212	Tower-C	401	918.39	3 BHK	2685920	837920
213	Tower-C	402	918.39	3 BHK	2595920	2546415
214	Tower-C	403	918.39	3 BHK	2595920	1131535
215	Tower-C	404	918.39	3 BHK	2511267	1155326
216	Tower-C	405	918.39	3 BHK	2635520	1752177
217	Tower-C	406	918.39	3 BHK	2595920	1556315
218	Tower-C	407	918.39	3 BHK	2595919	810919
219	Tower-C	408	918.39	3 BHK	2635520	1172646
220	Tower-C	409	918.39	3 BHK	2531520	902446
221	Tower-C	410	918.39	3 BHK	2540970	1043941
222	Tower-C	501	918.39	3 BHK	2511267	785524
223	Tower-C	502	918.39	3 BHK	2595920	1853345
224	Tower-C	503	918.39	3 BHK	2635919	842588
225	Tower-C	504	918.39	3 BHK	2595920	810920
226	Tower-C	505	918.39	3 BHK	2739520	1498927
227	Tower-C	506	918.39	3 BHK	2635520	1167341
228	Tower-C	507	918.39	3 BHK	2635520	1234396
229	Tower-C	508	918.39	3 BHK	2535920	1039166
230	Tower-C	509	918.39	3 BHK	2531520	1161324
231	Tower-C	510	918.39	3 BHK	2739520	949029
232	Tower-C	601	918.39	3 BHK	2645920	825920
233	Tower-C	602	918.39	3 BHK	2645920	1695424
234	Tower-C	603	918.39	3 BHK	2645920	2387504
235	Tower-C	604	918.39	3 BHK	2635520	1284447
236	Tower-C	605	918.39	3 BHK	2635520	12657

Regd. Office -

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CIN : U65921MH1995PLC212675

AXIS FINANCE

Authorised Partner

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
237	Tower-C	606	918.39	3 BHK	2635520	950614
238	Tower-C	607	918.39	3 BHK	2635520	1205437
239	Tower-C	608	918.39	3 BHK	2531520	865486
240	Tower-C	609	918.39	3 BHK	2595920	810920
241	Tower-C	610	918.39	3 BHK	2595920	810920
242	Tower-C	701	918.39	3 BHK	2595920	810920
243	Tower-C	702	918.39	3 BHK	2595920	2347405
244	Tower-C	703	918.39	3 BHK	2595920	1374339
245	Tower-C	704	918.39	3 BHK	2535920	804154
246	Tower-C	705	918.39	3 BHK	2595920	810920
247	Tower-C	706	918.39	3 BHK	2695919	865401
248	Tower-C	707	918.39	3 BHK	2461761	1012256
249	Tower-C	708	918.39	3 BHK	2545920	795920
250	Tower-C	709	918.39	3 BHK	2635919	1076432
251	Tower-C	710	918.39	3 BHK	2595920	2348395
252	Tower-C	801	918.39	3 BHK	2640920	824419
253	Tower-C	802	918.39	3 BHK	2735920	1220958
254	Tower-C	803	918.39	3 BHK	2635920	831725
255	Tower-C	804	918.39	3 BHK	2635520	1247992
256	Tower-C	805	918.39	3 BHK	2635920	826916
257	Tower-C	806	918.39	3 BHK	2485920	1338395
258	Tower-C	807	918.39	3 BHK	2620920	2521910
259	Tower-C	808	918.39	3 BHK	2635520	1166724
260	Tower-C	809	918.39	3 BHK	2610276	815227
261	Tower-C	810	918.39	3 BHK	2645920	825920
262	Tower-C	902	918.39	3 BHK	2595920	779088
263	Tower-C	903	918.39	3 BHK	2645920	825920
264	Tower-C	904	918.39	3 BHK	2545920	1046626
265	Tower-C	905	918.39	3 BHK	2801920	1189874
266	Tower-C	906	918.39	3 BHK	2739520	1244164
267	Tower-C	907	918.39	3 BHK	2595920	1058444
268	Tower-C	908	918.39	3 BHK	2695919	1110847
269	Tower-C	909	918.39	3 BHK	2595920	2546415
270	Tower-C	910	918.39	3 BHK	2645920	2388494
271	Tower-C	1001	918.39	3 BHK	2590474	816554
272	Tower-C	1002	918.39	3 BHK	2590474	816554
273	Tower-C	1003	918.39	3 BHK	2595920	810920
274	Tower-C	1004	918.39	3 BHK	2635520	1236923
275	Tower-G	1005	918.39	3 BHK	2535920	1229346
276	Tower-C	1006	918.39	3 BHK	2511266	1073740

Regd. Office

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CIN: U65921MH1995PLC212675

For Manglam Home Construction Company LLP

Authorised Partner

AXIS FINANCE

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
277	Tower-C	1007	918.39	3 BHK	2695919.5	2436816.5
278	Tower-C	1008	918.39	3 BHK	2635520	926951
279	Tower-C	1009	918.39	3 BHK	2545920	1084809
280	Tower-C	1010	918.39	3 BHK	2545920	1054254
281	Tower-C	1101	918.39	3 BHK	2595920	2343445
282	Tower-C	1102	918.39	3 BHK	2595920	2343445
283	Tower-C	1103	918.39	3 BHK	2645920	2391464
284	Tower-C	1104	918.39	3 BHK	2585920	1040805
285	Tower-C	1105	918.39	3 BHK	2590474	816554
286	Tower-C	1106	918.39	3 BHK	2590474	815407
287	Tower-C	1107	918.39	3 BHK	2645919	1148668
288	Tower-C	1108	918.39	3 BHK	2645920	825920
289	Tower-C	1109	918.39	3 BHK	2635920	1041880
290	Tower-C	1110	918.39	3 BHK	2535920	1040214
291	Tower-C	1203	918.39	3 BHK	2645920	2595425
292	Tower-C	1205	918.39	3 BHK	2645920	2497405
293	Tower-C	1206	918.39	3 BHK	2645920	2388494
294	Tower-C	1207	918.39	3 BHK	2645920	2397405
295	Tower-C	1208	918.39	3 BHK	2620920	818420
296	Tower-D	101	605	2 BHK	1720250	706250
297	Tower-D	102	605	2 BHK	1730250	540250
298	Tower-D	103	605	2 BHK	1520250	600234
299	Tower-D	104	605	2 BHK	1720250	711339
300	Tower-D	105	605	2 BHK	1520250	655756
301	Tower-D	106	605	2 BHK	1579850	533377
302	Tower-D	107	605	2 BHK	1579850	1292887
303	Tower-D	108	605	2 BHK	1579850	779618
304	Tower-D	109	605	2 BHK	1520250	770487
305	Tower-D	110	605	2 BHK	1720250	706251
306	Tower-D	111	605	2 BHK	1520250	511944
307	Tower-D	112	605	2 BHK	1780250	1729755
308	Tower-D	201	605	2 BHK	1579850	543606
309	Tower-D	202	605	2 BHK	1820250	1632131
310	Tower-D	203	605	2 BHK	1720250	809359
311	Tower-D	204	605	2 BHK	1579850	563494
312	Tower-D	205	605	2 BHK	1579850	769761
313	Tower-D	206	605	2 BHK	1520250	635071
314	Tower-D	207	605	2 BHK	1520250	785442
315	Tower-D	208	605	2 BHK	1520250	785263

Regd. Office

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AXIS FINANCE

Marglani Home Construction Company LLP

Authorised Partner

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
316	Tower-D	209	605	2 BHK	1590000	495610
317	Tower-D	210	605	2 BHK	1520250	776025
318	Tower-D	211	605	2 BHK	1780250	1611933
319	Tower-D	212	605	2 BHK	1760250	1591933
320	Tower-D	301	605	2 BHK	1820250	1643022
321	Tower-D	303	605	2 BHK	1720250	1660844
322	Tower-D	304	605	2 BHK	1620250	672504
323	Tower-D	306	605	2 BHK	1673814	523320
324	Tower-D	307	605	2 BHK	1579850	764634
325	Tower-D	308	605	2 BHK	1520250	643029
326	Tower-D	309	605	2 BHK	1520250	639060
327	Tower-D	310	605	2 BHK	1579850	1441146
328	Tower-D	311	605	2 BHK	1520250	503895
329	Tower-D	401	605	2 BHK	1730250	540250
330	Tower-D	402	605	2 BHK	1579850	563495
331	Tower-D	403	605	2 BHK	1755250	596339
332	Tower-D	404	605	2 BHK	1520250	504634
333	Tower-D	405	605	2 BHK	1520250	503895
334	Tower-D	406	605	2 BHK	1520250	484007
335	Tower-D	407	605	2 BHK	1520250	945627
336	Tower-D	408	605	2 BHK	1579850	534084
337	Tower-D	409	605	2 BHK	1680250	848605
338	Tower-D	412	605	2 BHK	1520250	555665
339	Tower-D	501	605	2 BHK	1579850	562506
340	Tower-D	502	605	2 BHK	1520250	721472
341	Tower-D	503	605	2 BHK	1520250	503895
342	Tower-D	504	605	2 BHK	1520250	500557
343	Tower-D	506	605	2 BHK	1680250	884687
344	Tower-D	507	605	2 BHK	1520250	797068
345	Tower-D	508	605	2 BHK	1520250	821307
346	Tower-D	509	605	2 BHK	1579850	929868
347	Tower-D	510	605	2 BHK	1520250	655406
348	Tower-D	511	605	2 BHK	1520250	504607
349	Tower-D	512	605	2 BHK	1850250	849104
350	Tower-D	601	605	2 BHK	1820250	599458
351	Tower-D	602	605	2 BHK	1800250	1625002
352	Tower-D	603	605	2 BHK	1720250	1552923
353	Tower-D	604	605	2 BHK	1520250	775780
354	Tower-D	605	605	2 BHK	1720250	1670745
355	Tower-D	606	605	2 BHK	1780250	608287

Regd. Office
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For Manglam Home Construction Company LLP

Authorised Partner

AXIS FINANCE

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
356	Tower-D	607	605	2 BHK	1579850	563494
357	Tower-D	702	605	2 BHK	1520250	503895
358	Tower-D	703	605	2 BHK	1720250	1699458
359	Tower-D	704	605	2 BHK	1520250	651288
360	Tower-D	705	605	2 BHK	1780250	631085
361	Tower-D	706	605	2 BHK	1683850	637589
362	Tower-D	802	605	2 BHK	1730250	1679755
363	Tower-D	803	605	2 BHK	1520250	503894
364	Tower-D	804	605	2 BHK	1579850	543605
365	Tower-D	812	605	2 BHK	1520250	654665
366	Tower-D	902	605	2 BHK	1520250	503894
367	Tower-D	903	605	2 BHK	1520250	503895
368	Tower-D	904	605	2 BHK	1620250	922705
369	Tower-D	906	605	2 BHK	1755250	547750
370	Tower-D	907	605	2 BHK	1520250	725768
371	Tower-D	1003	605	2 BHK	1730250	1562912
372	Tower-D	1004	605	2 BHK	1520250	699899
373	Tower-D	1005	605	2 BHK	1520250	504636
374	Tower-D	1007	605	2 BHK	1850250	826425
375	Tower-D	1009	605	2 BHK	1520250	503896
376	Tower-D	1011	605	2 BHK	1520250	970377
377	Tower-D	1012	605	2 BHK	1579850	714264
378	Tower-D	1103	605	2 BHK	1660250	855300
379	Tower-D	1104	605	2 BHK	1720250	1699458
380	Tower-D	1107	605	2 BHK	1579850	1292631
381	Tower-D	1108	605	2 BHK	1520250	635370
382	Tower-D	1112	605	2 BHK	1520250	484006
383	Tower-D	1202	605	2 BHK	1579850	1280146
384	Tower-D	1203	605	2 BHK	1780250	592132
385	Tower-D	1204	605	2 BHK	1730250	1393616
386	Tower-E	101	605	2 BHK	1520250	435628
387	Tower-E	102	605	2 BHK	1520250	576403
388	Tower-E	103	605	2 BHK	1720250	895859
389	Tower-E	104	605	2 BHK	1780250	380251
390	Tower-E	105	605	2 BHK	1579850	907233
391	Tower-E	106	605	2 BHK	1720250	368250
392	Tower-E	107	605	2 BHK	1520250	359528
393	Tower-E	109	605	2 BHK	1820250	388250
394	Tower-E	110	605	2 BHK	1520250	359528
395	Tower-E	111	605	2 BHK	1720250	677250

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,
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 CIN : U65921MH1995PLC212675

AXIS FINANCE

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
476	Tower-F	112	791	2 BHK	2029550	758605
477	Tower-F	113	791	2 BHK	2029550	714643
478	Tower-F	114	791	2 BHK	2029550	904856
479	Tower-F	201	791	2 BHK	2029550	777885
480	Tower-F	202	791	2 BHK	2029550	872715
481	Tower-F	203	791	2 BHK	1990000	631506
482	Tower-F	204	791	2 BHK	2189550	2139055
483	Tower-F	205	791	2 BHK	2239550	1150440
484	Tower-F	206	791	2 BHK	2169550	620134
485	Tower-F	207	791	2 BHK	2029550	676955
486	Tower-F	208	791	2 BHK	2029550	670315
487	Tower-F	209	791	2 BHK	2029550	677694
488	Tower-F	210	791	2 BHK	2249550	702550
489	Tower-F	211	791	2 BHK	2109150	851487
490	Tower-F	213	791	2 BHK	254550	204550
491	Tower-F	301	791	2 BHK	2029550	878333
492	Tower-F	302	791	2 BHK	2029550	630765
493	Tower-F	303	791	2 BHK	2219550	2169055
494	Tower-F	305	791	2 BHK	2029550	720271
495	Tower-F	306	791	2 BHK	2109150	750654
496	Tower-F	307	791	2 BHK	2109150	958956
497	Tower-F	308	791	2 BHK	2029550	1545439
498	Tower-F	309	791	2 BHK	2109150	737457
499	Tower-F	310	791	2 BHK	2029550	754402
500	Tower-F	311	791	2 BHK	2213150	808441
501	Tower-F	312	791	2 BHK	2029550	747024
502	Tower-F	313	791	2 BHK	2104550	751954
503	Tower-F	314	791	2 BHK	2029550	683595
504	Tower-F	402	791	2 BHK	2109150	845780
505	Tower-F	404	791	2 BHK	2109150	811132
506	Tower-F	405	791	2 BHK	2029550	844390
507	Tower-F	406	791	2 BHK	1990000	1217357
508	Tower-F	407	791	2 BHK	2213150	801098
509	Tower-F	408	791	2 BHK	2189550	1966778
510	Tower-F	409	791	2 BHK	2029550	631213
511	Tower-F	410	791	2 BHK	2239550	699550
512	Tower-F	411	791	2 BHK	2267273	707868
513	Tower-F	412	791	2 BHK	2029550	924260
514	Tower-F	413	791	2 BHK	2029550	676954
515	Tower-F	414	791	2 BHK	2129550	676170

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor, C-2, Wadia International Centre,

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For Manglam Home Construction Company LLP



AXIS FINANCE

Authorised Partner

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
516	Tower-F	501	791	2 BHK	2213150	837778
517	Tower-F	502	791	2 BHK	2189550	1184600
518	Tower-F	503	791	2 BHK	2029550	845131
519	Tower-F	505	791	2 BHK	1990156	1990156
520	Tower-F	506	791	2 BHK	2029550	1374016
521	Tower-F	507	791	2 BHK	2109150	757296
522	Tower-F	508	791	2 BHK	2029550	1317513
523	Tower-F	509	791	2 BHK	2029550	732709
524	Tower-F	510	791	2 BHK	2189550	684551
525	Tower-F	511	791	2 BHK	2109150	949531
526	Tower-F	512	791	2 BHK	2109150	857385
527	Tower-F	513	791	2 BHK	2029550	845413
528	Tower-F	514	791	2 BHK	2029550	949275
529	Tower-F	601	791	2 BHK	2109150	1045710
530	Tower-F	602	791	2 BHK	2029550	966110
531	Tower-F	603	791	2 BHK	2109150	952317
532	Tower-F	604	791	2 BHK	2029550	744430
533	Tower-F	605	791	2 BHK	2029550	758605
534	Tower-F	606	791	2 BHK	2317150	892857
535	Tower-F	607	791	2 BHK	2029550	670955
536	Tower-F	608	791	2 BHK	2029550	771885
537	Tower-F	609	791	2 BHK	2029550	676762
538	Tower-F	610	791	2 BHK	2189550	684550
539	Tower-F	611	791	2 BHK	2109150	855876
540	Tower-F	612	791	2 BHK	2029550	892355
541	Tower-F	613	791	2 BHK	2219550	695886
542	Tower-F	614	791	2 BHK	2029550	676955
543	Tower-F	701	791	2 BHK	2029550	670550
544	Tower-F	702	791	2 BHK	2029550	855412
545	Tower-F	703	791	2 BHK	2189550	2140045
546	Tower-F	704	791	2 BHK	2189550	2140045
547	Tower-F	705	791	2 BHK	2239550	2189055
548	Tower-F	706	791	2 BHK	2213150	829751
549	Tower-F	707	791	2 BHK	2213150	776853
550	Tower-F	708	791	2 BHK	2207867	906876
551	Tower-F	709	791	2 BHK	2029550	749999
552	Tower-F	710	791	2 BHK	2229550	690113
553	Tower-F	711	791	2 BHK	2109150	724093
554	Tower-F	712	791	2 BHK	2029550	684336
555	Tower-F	714	791	2 BHK	2029550	631214

Regd. Office

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AXIS FINANCE

Indian Home Construction Company LLP
Authorized Partner

Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
556	Tower-F	801	791	2 BHK	2109150	952316
557	Tower-F	802	791	2 BHK	2029550	770091
558	Tower-F	803	791	2 BHK	2189550	2140045
559	Tower-F	804	791	2 BHK	2109150	1540760
560	Tower-F	805	791	2 BHK	2197966	885292
561	Tower-F	806	791	2 BHK	2267273	707868
562	Tower-F	807	791	2 BHK	2289550	772800
563	Tower-F	808	791	2 BHK	2029550	872610
564	Tower-F	809	791	2 BHK	2109150	1053585
565	Tower-F	810	791	2 BHK	2029550	710737
566	Tower-F	811	791	2 BHK	2029550	667602
567	Tower-F	812	791	2 BHK	2029550	933255
568	Tower-F	814	791	2 BHK	2029550	723954
569	Tower-F	902	791	2 BHK	2029550	684346
570	Tower-F	905	791	2 BHK	2029550	878616
571	Tower-F	907	791	2 BHK	2029550	670313
572	Tower-F	908	791	2 BHK	2289550	752912
573	Tower-F	909	791	2 BHK	2129550	839845
574	Tower-F	910	791	2 BHK	2189550	684550
575	Tower-F	911	791	2 BHK	2189550	2139055
576	Tower-F	912	791	2 BHK	2109150	708981
577	Tower-F	913	791	2 BHK	2029550	671898
578	Tower-F	914	791	2 BHK	2029550	763408
579	Tower-F	1001	791	2 BHK	2029550	819590
580	Tower-F	1002	791	2 BHK	2129550	855788
581	Tower-F	1005	791	2 BHK	2229550	140441
582	Tower-F	1006	791	2 BHK	2229550	690691
583	Tower-F	1007	791	2 BHK	2129550	677773
584	Tower-F	1008	791	2 BHK	2129550	684797
585	Tower-F	1009	791	2 BHK	2029550	655062
586	Tower-F	1010	791	2 BHK	2229550	707266
587	Tower-F	1011	791	2 BHK	2109150	753047
588	Tower-F	1012	791	2 BHK	2229550	780780
589	Tower-F	1013	791	2 BHK	2229550	842817
590	Tower-F	1014	791	2 BHK	2029550	676954
591	Tower-F	1101	791	2 BHK	2029550	819590
592	Tower-F	1109	791	2 BHK	2109150	763936
593	Tower-F	1110	791	2 BHK	2189550	1976679
594	Tower-F	1111	791	2 BHK	2029550	671687

For Manglam Home Construction Company LLP

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CIN : U65921MH1995PLC212675

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Sr. No.	Wing No./ Tower No.	Flat no./ Unit no.	Saleable area	Configuration (1 bhk/2bhk)	Total Cost	Balance Receivable
595	Tower-H	101	421.83	1 BHK	1211091.5	1111091.5
596	Tower-H	110	421.83	1 BHK	1154691	633383
597	Tower-H	113	421.83	1 BHK	1111091	529618
598	Tower-H	115	421.83	1 BHK	1111091	763869
599	Tower-H	118	421.83	1 BHK	1171092	596093
600	Tower-H	204	421.83	1 BHK	1111091	781711
601	Tower-H	213	421.83	1 BHK	1171091.5	661190.5
602	Tower-H	214	421.83	1 BHK	1211091.5	1181388.5
603	Tower-H	310	421.83	1 BHK	1211091	628535
604	Tower-H	312	421.83	1 BHK	1111091	577402
605	Tower-H	405	421.83	1 BHK	1154691	961172
606	Tower-H	407	421.83	1 BHK	1111091	577320
607	Tower-H	413	421.83	1 BHK	1111091	679496
608	Tower-H	414	421.83	1 BHK	1211091.5	1160596.5
609	Tower-H	514	421.83	1 BHK	1199309.5	609209.5
610	Tower-H	518	421.83	1 BHK	1171091	596091
611	Tower-H	613	421.83	1 BHK	1171091.5	1141388.5
612	Tower-H	614	421.83	1 BHK	1161092	1110597
613	Tower-H	714	421.83	1 BHK	1211091.5	1200200.5
614	Tower-H	715	421.83	1 BHK	1311092	1300201
615	Tower-H	814	421.83	1 BHK	1152091.5	1152091.5
616	Tower-H	914	421.83	1 BHK	1171091	684064
617	Tower-H	1002	421.83	1 BHK	1154691	620692
618	Tower-H	1007	421.83	1 BHK	1154691	687791
619	Tower-H	1014	421.83	1 BHK	1111091.5	664954.5
			429636.21		11587788.51	570012255

For Manglam Home Construction Company LLP

Authorised Partner

Annexure-III: Base Sales Plan

Quarter ending	1 Dec-20	1 Mar-21	1 Jun-21	1 Sep-21	1 Dec-21	1 Mar-22	1 Jun-22	1 Sep-22	1 Dec-22	1 Mar-23	1 Jun-23	1 Sep-23	1 Dec-23	1 Mar-24	1 Jun-24	1 Sep-24	1 Dec-24	1 Mar-25	1 Jun-25	1 Sep-25	1 Dec-25	Total
All Loan - TL	20				10																	30.00
Balance Receivable from booked sales (A)	5.13	5.13	5.70	5.70	5.70	6.27	6.27	6.27	6.27	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	57.00
Units	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	11.00	113.00
Area to be sold	Sq ft	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	13513	2027	27779.73
Sales area assumed	Sq ft	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656	2656
Value of sales	Rs in cr	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	3.58	1.85	73.45
Realization from fresh sales (A)		0.32	0.64	1.00	1.36	1.72	2.08	2.44	2.80	3.16	3.52	3.88	4.24	4.60	4.96	5.32	5.68	6.04	6.40	6.76	1.85	57.32
Balance receivables from fresh sales (B)		0.00	0.32	0.77	1.07	1.43	1.79	2.15	2.51	2.87	3.23	3.59	3.95	4.31	4.67	5.03	5.39	5.75	6.11	6.47	1.85	14.37
Total Collections from fresh sales		0.32	0.96	1.77	2.44	3.15	3.87	4.59	5.31	6.03	6.75	7.47	8.19	8.91	9.63	10.35	11.07	11.79	12.51	13.23	1.85	73.45
Total Collections/fresh Sales and bal rec		5.45	6.20	7.42	8.14	8.85	10.05	11.34	12.72	14.10	15.48	16.86	18.24	19.62	21.00	22.38	23.76	25.14	26.52	27.90	1.85	130.40
Total Income		25.43	26.18	27.42	28.14	28.85	30.05	31.34	32.72	34.10	35.48	36.86	38.24	39.62	41.00	42.38	43.76	45.14	46.52	47.90	1.85	140.40
Outflow - Construction Cost		4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	49.50
Outflow - All Small Finance		8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00
Outflow - Corporate purpose/Car finance mismatch		10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44	10.44
Outflow - Transaction Costs		1.75%	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62
Total outflow		14.69	15.44	16.54	17.44	18.54	19.64	20.74	21.84	22.94	24.04	25.14	26.24	27.34	28.44	29.54	30.64	31.74	32.84	33.94	35.04	17.99
Net Surplus		10.74	10.74	10.88	10.70	10.31	10.40	11.60	12.92	14.10	15.48	16.86	18.24	19.62	21.00	22.38	23.76	25.14	26.52	27.90	1.85	122.41
Excess Mechanism @ 10% p.a.		0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	1.11
Interest on Excess Mechanism @ 10% p.a.		0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	1.11
Borrowers share		5.14	5.47	6.79	7.51	8.23	8.95	9.67	10.39	11.11	11.83	12.55	13.27	13.99	14.71	15.43	16.15	16.87	17.59	18.31	1.85	82
Facility (Repayment as per accelerated clause)		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	0
Opening Bal		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Principal Repayment from Excess account		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest @ 12.5% p.a.p.a		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
Closing Bal		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Facility (Repayment as per schedule of Repayment)		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Opening Bal		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Outflow - Interest		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Principal Repayment from Excess account		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest @ 12.5% p.a.p.a		0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125	0.125
Closing Bal		20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00

For Manglam Housing Construction Company LLP

Author: Partner

Annexure IV - Repayment Schedule of the Facility

S.no	Due Date	Amount (Rs crs)
1	31-Dec-22	2.5
2	31-Mar-23	2.5
3	30-Jun-23	2.5
4	30-Sep-23	2.5
5	31-Dec-23	2.5
6	31-Mar-24	2.5
7	30-Jun-24	2.5
8	30-Sep-24	2.5
9	31-Dec-24	2.5
10	31-Mar-25	2.5
11	30-Jun-25	2.5
12	30-Sep-25	0
13	31-Dec-25	2.5

Rupee Term Loan – The repayment date shall fall upon the last day of the quarter post the completion of the moratorium period as per above tentative repayment schedule

Actual date of Facility closure and principal repayment installment amount shall depend upon the actual date of disbursement and actual Facility amount disbursed.

For Manglam Home Construction Company LLP

Authorised Partner



Annexure V:**Format of NOC Request by the Borrower for sale of villas and release of charge on flat(s) comprising of Security Package**

The Borrower shall obtain NOC from the Lender, prior to sale of villas in the Project. Request for such NOC shall be through a letter/email having information in the template as per the table below and shall have an undertaking from the Borrower confirming that the issuance of NOC would not lead to breach of the Financial Covenants, if stipulated and asset cover.

S. No.	Date of NOC Request	Project Name	Flat No.	Saleable Area (Sq Ft)	Flat Buyer's Name	Date of Booking of the Flat	Target date for doing Agreement for Sale	Total Flat Sale Value (Rs.)	Payment received till date (Rs.)	Balance payment to be received (Rs.)	Indicative schedule for receipt of bal. payment	Source of Bal. Payment (Self/HL)	In case of Housing Loan tie-up, plz provide a copy of the sanction letter
1													
2													
3													
4													
5													

Notes:-

1. Lender shall issue the NoC only after receipt of total flat consideration in the escrow bank a/c less the amount to the extent housing loan sanction is furnished

Copy (ies) to be enclosed with all request for NoCs:

1. Copy of ledger of the flat buyer and its mapping with the entries in the escrow bank statement
2. NoC request letter from the housing loan provider, if applicable
3. Housing loan sanction letter sanctioned to the flat buyer, if applicable

For Manglam Home Construction Company LLP

Authorised Partner

Regd. Office

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Annexure VI:

Format of NOC of the Lender for sale of flats and release of charge on flat(s) comprising of Security Package

AFL/CO/2014-15/[.]

Date:

To,

Manglam Build Developers Ltd
Jaipur [Full Address]

Kind Attention: Mr N K Gupta [Designation]

Dear Sir,

Sub: Existing Term Loan to Manglam Build Developers Ltd- Your email dated [.] for our NoC for proposed sale of Flat No. [.] in [.]at Project [.] Jaipur

We have received your request to seeking our No Objection for transfer of flat mortgaged with us, details of which are mentioned as under:

Flat No. :

Floor :

Carpet Area:

Name of Purchaser:

Total Sale Consideration:

Amount Received:

Amount Deposited in Escrow :

Account

Balance to be Received :

We hereby convey our No Objection for transfer of above flat by way of sale, subject to the compliance of the following conditions:

1. This NOC for sale of above villasis restricted for sale to name(s) stated above.
2. The Entire sale consideration shall be deposited in the Escrow Account No. [.] to be maintained with Axis Bank, to be utilized as per our terms and conditions.
3. Our first charge on the above mentioned flat will continue till deposit of entire sale consideration in above account.
4. In the event, the sale is cancelled for any reason, whatsoever at any time, or the above consideration is not deposited in the above mentioned designated Escrow Account this NOC shall stand revoked automatically.
5. On deposit of sale consideration as above, our mortgage shall automatically stand released and discharged.
6. Sale Agreement/Agreement to Sale to be executed within 30 days from the date of issuance of this NOC
7. All other securities created by you in our favour shall remain in force.
8. Any other NOC issued in respect of the said Flat may be considered as cancelled.

Yours faithfully,

For Axis Finance Limited

Authorised Signatory

For Manglam Home Construction Company LLP

Authorised Partner

Regd. Office

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AXIS FINANCE

Annexure VII: List of the completed projects by Manglam Group

Sr. No	Project	Location	Type	Project Size
				Saleable area
1	FunSquare	Udaipur	Commercial	160,670
2	JTM	Jaipur	Commercial	285,212
3	Aananda-1 & 2	Jaipur	Residencial	1,141,055
4	Aanchal	Jaipur	Residencial	181,643
5	Aangan 1 & 2	Jaipur	Residencial	522,701
6	Aangan Residency	Jaipur	Residencial	34,476
7	Aqua Grandiosa	Jaipur	Residencial	46,729
8	Aroma	Goa	Residencial	350,116
9	Arpan Villa	Jaipur	Residencial	218,818
10	Arpan Resi	Jaipur	Residencial	52,916
11	Grand Vistas	Jaipur	Residencial	345,724
12	Kanak Residency	Jaipur	Residencial	43,902
13	Manglam Plaza	Bhilwara	Residencial	74,306
14	Manglam Residency - UDR	Udaipur	Residencial	390,834
15	The Grand Residency	Jaipur	Residencial	375,879
16	Aangan Prime - Plot	Jaipur	Township	5,538,051
17	Balaji City	Jaipur	Township	2,168,946
18	Grand City	Jaipur	Township	2,869,371
19	Gulmohar Garden (Manpur)	Jaipur	Township	323,757
20	Kanak Vatika - I	Jaipur	Township	3,211,443
21	Kanak Vatika - II	Jaipur	Township	1,389,114
22	Kanak Vrindavan-I	Jaipur	Township	1,813,095
23	Kanak Vrindavan-II	Jaipur	Township	185,679
24	Manglam City Ext.	Jaipur	Township	1,563,075
25	Manglam City Vatika	Jaipur	Township	1,238,985
26	Manglam Industrial City	Chomu	Township	1,471,491
27	Manglam Vihar	Jaipur	Township	3,593,232
28	Manoharpur Industrial Park	Jaipur	Township	3,019,869
29	Manglam Greens	Bikaner	Township	1,181,862
30	Park View	Jaipur	Township	1,152,981
31	Shrikrishnavan	Jaipur	Township	1,553,328
32	Vaishali Estate	Jaipur	Township	1,922,085
33	Kanakpura Ind. Area	Jaipur	Ind. Township	512,352
34	Khairwadi Indl Area	Jaipur	Township	2,509,326
35	Manglam Greens (Natata)	Jaipur	Township	1,818,855
36	Angan Prime Villa	Jaipur	Residencial	153,500
37	Deream Avenue	Jaipur	Residencial	86,256
38	Manglam Residency Jhunjunu	Jhunjunu	Residencial	217,668
39	Manglam City Alwar	Alwar	Residencial	225,000
40	Bikaner Residency	Bikaner	Residencial	10,000
41	Signature Tower	Jaipur	Commercial	141,677
42	Casa Amora-I & II	Goa	Residencial	374,971
			Total	44,470,949.94

For Manglam Home Construction Company LLP

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