 भारतीय स्टेट बैंक State Bank of India	SME Church Road Branch [04080] 2 nd Floor, Anukampa Tower, Church Road Jaipur- 302001.	
	Telephone: 0141-2367278	Fax: 0141- 2367656

Regarding MSIC

SME-1

LETTER OF ARRANGEMENT
(To be issued in duplicate)

To,

BORROWER :-	GUARANTORS:-
M/s Mojika Real Estate and Developers Private Limited Address: 704, 705, 706 Kailash Complex, 7 th Floor Lal Kothi Jaipur 302015	1. Sh Durga Prasad Agarwal s/o Sh Sohan Lal Address: D 76, Ghiya Marg, Bani Park, Jaipur Pin: 302016 2. Sh Nagar Mal Agarwal s/o Sh Sohan Lal Agarwal Address: F No. 105 Usha Niketan-76, Ghiya Marg, Bani Park, Jaipur, Pin: 302016

Letter No. SMECR/2021-22/RE/DOC/459

Dated 12.10.2021

Dear Sirs,

M/S MOJIKA REAL ESTATE AND DEVELOPERS PRIVATE LIMITED

With reference to your application dated 01.09.2021 requesting us for extension in DCCO for residential project 'Mojika Ultima Phase-II' and allowing BG as financial guarantee, we have pleasure in advising that the competent authority has sanctioned/ approved following, which are available subject to your acceptance / fulfillment of the Terms and Conditions:

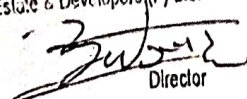
(i) Approval for extending DCCO by 21 months from 30.09.2022 to 30.06.2024 along with consequent shifting of repayment schedule for residential project Mojika Ultima Phase-II.

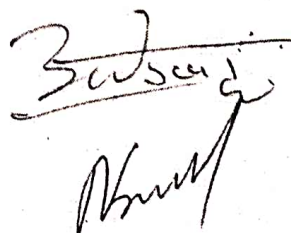
(ii) Approval of allowing sanctioned BG limit of Rs.2.50 Cr. as financial guarantee in addition to existing sanctioned usage of performance guarantee.

Terms & Conditions:

1.	Original DCCO of Mojika Ultima Phase-II	30.09.2022
2.	Revised DCCO of Mojika Ultima Phase-II	30.06.2024
3.	ROI	No change
4.	Charges	1. DCCO Extension : Rs.10 Lakhs +GST 2. Allowing Financial BG: Rs.1 Lakh +GST. 3. BG Issuance at Card Rate 4. BG Margin : No Change
5.	Sanction Condition(s):	
	Disbursement to be made in accordance with proportionate share from promoters in the total revised cost of the project.	
6.	Disbursement Schedule Revised	
	Disbursement will depend on actual progress made in construction, advance received from customer and promoter contribution available / Incurred as per the cash-budget drawn up for a particular quarter. Besides at the time of disbursement report from the approved valuer and certificate from chartered accountant will also be obtained to	

For Mojika Real Estate & Developers (P) Ltd.


Director



- ascertain / verify the actual progress. Revised tentative schedule is as under.
7. Repayment Schedule Revised

Period	No. Months	of	No. Quarter	of	Instalment per	Total
From Oct -20 to June-24	47		15	67	Quarter Moratorium Period	Repayment Nil
On 30.09.2024	3		1		6.00	6.00
On 31.12.2024	3		1		6.00	6.00
On 31.03.2025	3		1		5.00	5.00
Total	56		18	67		17.00

- Interest will be paid as and when applied. Amount received from the NOCs will be adjusted from the repayment amount as above. Amount received through Swap mechanism and issuance of final NOC will be adjusted from above repayment.
8. Sweep Mechanism

- No amount will be adjusted to repayment of limit till Rs.54.00 Cr is received in the escrow account of the project, as the same is a part of means of finance for completing the project.
- After Rs.54 Cr. is received in the account, 90% of further cash flow received in ESCROW account shall be credited to Cash Credit account and DP will be reduced by that extent.

9. Issue of NOC

Total Saleable Area of the Project	469041 Sq Ft
Loan Amount	Rs.17.00 Cr.
NOC amount per Sq Ft	Rs362.45 , Rs363 per Sq Ft

- Provisional NOC will be issued to the buyer/ financiers as and when approached by the Builder with the clause to deposit all the amount in the Escrow account. DP will not be reduced while issuing provisional NOC.
- Final NOC will be issued at the time of executing sale deed with maintaining security coverage. It will be ensured that NOC amount @ Rs363 per Sq Ft will be recovered and DP will be reduced at that extent.
- Amount received through swap mechanism will be adjusted from above NOC amount.
- The NOC will carry the condition that the NOC is valid only when the proceeds of the sale are deposited in the designated/ escrow account of the project maintained with our branch and bank will first charge on this fund. NOC also to be issued in the format as given in the BFRHP circular.

10. Special condition

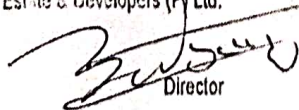
In the original sanction, total tenor of the account was approved 36 months, as the CC product was allowed to the company. However, due to proposed DCCO extension, the total tenor for CC account is to be allowed to 18.67 Quarter/56 months. Therefore it has now been decided:

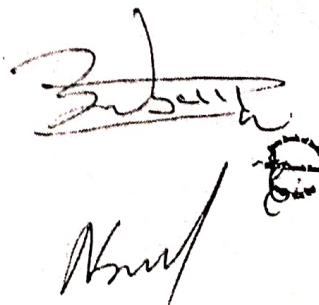
- To withdraw the benefits of having Cash Credit by ensuring withdrawal of cheque book and posting restrictions for online withdrawal.
- The account number and product code to remain same to facilitate operational convenience.

11. Other Terms and conditions

Existing

For Mojika Real Estate & Developers (P) Ltd.


Director



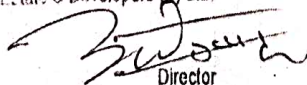
12. Revised Cash Budget, COP/MOF
Revised COP/MOF for the project Mojika Ultima Phase-II

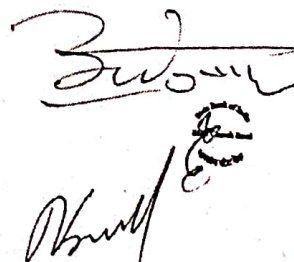
Particulars	For entire Project	Revised Cost for extending DCCO	Actual as on 31.08.2021	To be incurred till 30.06.2024
Land	-	-	-	-
Approvals	8.53	8.53	4.75	3.78
Building Construction Cost	70.03	76.50	10.80	65.70
Mix. Fixed Assets	3.94	3.94	-	3.94
Interest during constructions (IDC)	3.19	4.69	0.44	4.25
Marketing/ Admin Cost	5.56	5.56	0.76	4.80
Preoperative Expenses	1.52	-	-	-
Contingency	3.00	1.50	-	1.50
Adv. to suppliers	-	-	0.50	-0.50
Total	95.77	100.72	17.25	83.47
Promoters' Contribution including reserves (PC)	24.77	29.72	10.32	19.40
Booking Advance From Customers	54.00	54.00	1.44	52.56
CC Limit	17.00	17.00	5.49	11.51
Total	95.77	100.72	17.25	83.47
Project Gap (PG)	41.77	46.72	15.81	-
PC % to PG	59.30%	63.61%	65.28%	-
CC% to PG	40.70%	36.39%	34.72%	-

Revised Cash Budget:

QUARTER ENDED	Aug-21	Q1 Sep-21	Q2 Dec-21	Q3 Mar-22	Q4 Jun-22	Q5 Sep-22	Q6 Dec-22
PARTICULARS							
CASH INFLOW							
Sale of Residential	1.44	0.10	1.00	3.50	3.50	5.00	5.00
Sale of Commercial Space							
TOTAL INFLOW	1.44	0.10	1.00	3.50	3.50	5.00	5.00
CUMULATIVE INFLOW (A)	1.44	1.54	2.54	6.04	9.54	14.54	19.54
CASH OUTFLOW							
Land cost							
Preoperative Cost							
TDR purchase costs							
Approvals and liaison costs	4.75			3.78			
Construction costs	10.80	1.00	4.50	4.50	4.50	6.00	6.00
Marketing & Admin Cost	0.76	0.40	0.40	0.40	0.40	0.40	0.40
Overhead costs (including							

For Mojika Real Estate & Developers (P) Ltd.


Director

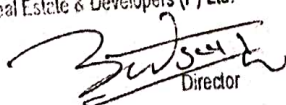

Director

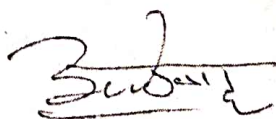
upfront fee)							
Contingency							
Interest on loan (IDC)	0.44	0.10	0.25	0.25	0.30	0.35	0.35
Current Assest	0.50		-0.25	-0.25			
DSRA							
TOTAL OUTFLOW	17.25	1.50	4.90	8.68	5.20	6.75	6.75
CUMULATIVE OUTFLOW (B)	17.25	18.75	23.65	32.33	37.53	44.28	51.03
NET FLOW (B-A) IN DEBIT							
BALANCE (GAP) (C)	15.81	17.21	21.11	26.29	27.99	29.74	31.49
PROMOTER CONTRIBUTION	10.32		3.00	3.00	1.00	1.00	1.50
CUMULATIVE PROMOTERS							
CONTRIBUTION (D)	10.32	10.32	13.32	16.32	17.32	18.32	19.82
BANK FUNDING (C-D)	5.49	6.89	7.79	9.97	10.67	11.42	11.67

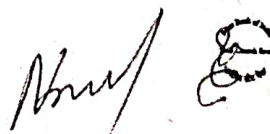
QUARTER ENDED	Q7	Q8	Q9	Q10	Q11	Q12
PARTICULARS	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24
CASH INFLOW						
Sale of Residential	5.00	5.00	5.00	6.00	6.00	7.46
Sale of Commercial Space						
TOTAL INFLOW	5.00	5.00	5.00	6.00	6.00	7.46
CUMULATIVE INFLOW (A)	24.54	29.54	34.54	40.54	46.54	54.00
CASH OUTFLOW						
Land cost						
Preoperative Cost						
TDR purchase costs						
Approvals and liaison costs						
Construction costs	6.00	7.50	7.50	7.50	7.50	7.14
Marketing & Admin Cost	0.40	0.40	0.40	0.40	0.40	0.40
Overhead costs (including upfront fee)						
Contingency						1.50
Interest on loan (IDC)	0.40	0.41	0.46	0.46	0.46	0.46
Current Assest						
DSRA						
TOTAL OUTFLOW	6.80	8.31	8.36	8.36	8.36	9.50
CUMULATIVE OUTFLOW (B)	57.83	66.14	74.50	82.86	91.22	100.72
NET FLOW (B-A) IN DEBIT						
BALANCE (GAP) (C)	33.29	36.60	39.96	42.32	44.68	46.72
PROMOTER CONTRIBUTION	1.50	2.00	2.00	0.00	2.36	2.04
CUMULATIVE PROMOTERS						
CONTRIBUTION (D)	21.32	23.32	25.32	25.32	27.68	29.72
BANK FUNDING (C-D)	11.97	13.28	14.64	17.00	17.00	17.00

We are forwarding this letter in duplicate and shall be glad if you return to us the originals duly signed by you and the guarantors in token of having accepted the Terms and Conditions, below the words "We Accept" appearing at the end of the Annexures and retain the duplicate thereof for your record.

For Mojka Real Estate & Developers (P) Ltd.


Director



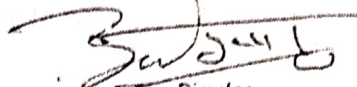


Assuring you of our best services at all times.
Yours faithfully,

Chief Manager
Encl: Annexure-I



For Mojika Real Estate & Developers (P) Ltd.

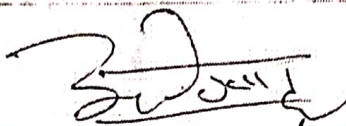

Director

We accept

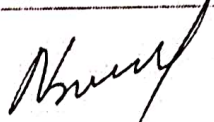
M/s Mojika Real Estate and Developers Private limited

Guarantors:-

Sh. Durga Prasad Agarwal



Sh Nagar Mal Agarwal



THE COMMON SEAL OF M/s Mojika Real Estate and Developers Private Limited was hereunto affixed pursuant to the resolution of the Board of Directors passed in that behalf on 12.10.2021, in the presence of Sh Nagar Mal Agarwal, Director of the company.

