

Aditya Birla Finance Ltd.

(A subsidiary of Aditya Birla Capital Ltd.)



ADITYA BIRLA CAPITAL

PROTECTING INVESTING FINANCING ADVISING

Date: 29-03-2023

To,
M/S Platinum Realty Builders
G- 1/269, RIICO INDUSTRIAL AREA,
SITAPURA, JAIPUR RAJASTHAN, 302022

Dear Sir,



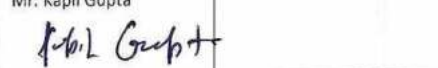


Sub – Loan Against Property – Rs. 25 Cr

Ref - Loan Application dated [03-03-2023]

This is with reference to your Loan Application on the captioned Subject. Aditya Birla Finance Limited, ("ABFL/ ADITYA BIRLA FINANCE LIMITED") is pleased to convey its approval for credit facility of a sum aggregating to INR 25,00,00,000/- (INR Thirty Crores only) ("Facility") to M/S Platinum Realty Builders ("Borrower") and Mr. Subhash Gupta, Mr. Arun Gupta, Mr. Kapil Gupta Mr. Vikas Lodha ("Guarantor(s)") for Purpose (as detailed below) on the indicative terms and conditions as mentioned herein below ("Terms & Conditions"). Please note that this communication shall be construed as a binding obligation on part of you, once this letter is returned duly signed by you as a token of acceptance hereof & signed / executed the agreements / documents in connection with the Facility within a period of 15 (Fifteen) days or such further time as may be extended by ADITYA BIRLA FINANCE LIMITED in writing in its absolute discretion. The terms mentioned in this letter are not exhaustive and you will have to sign Transaction Documents in this regard which would be binding on you. Further acceptance of all the Terms and Conditions mentioned hereunder shall override all earlier oral or written communications between ADITYA BIRLA FINANCE LIMITED and the Borrower and/or Co-Borrower(s).

TERMS & CONDITIONS

Particulars	Description
Borrower	M/S Platinum Realty Builders
Guarantor(s)	Mr. Subhash Gupta, Mr. Arun Gupta, Mr. Kapil Gupta Mr. Vikas Lodha The Facility, all interest thereon, costs, charges, expenses and all other monies in respect thereof shall be secured by Irrevocable & unconditional Guarantee provided by above mentioned Guarantor(s).
Facility	Loan Against Property (LAP)
Amount	Facility 1: INR 25,00,00,000/- (INR Twenty-Five Crores only).
Term	For Platinum Realty Builders 12 months moratorium ✓

M/s Platinum Realty Builders  Partner	Mr. Subhash Gupta 	Mr. Kapil Gupta 
Mr. Arun Gupta 	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED 

Aditya Birla Finance Ltd.

(A subsidiary of Aditya Birla Capital Ltd.)

D-17, Sector-3, Noida - 201301.

Toll-free number 1800-270-7000

care.finance@adityabirlacapital.com | <https://abfl.adityabirlacapital.com>

Registered Office:

Indian Rayon Compound, Veraval,

Gujarat - 362 266.

CIN: U65990GJ1991PLC064603



Account Bank	Federal Bank
Rate of Interest & Interest Payment Date	13.25% p.a. linked to ADITYA BIRLA FINANCE LIMITED's long term reference rate ("LTRR"). Current ADITYA BIRLA FINANCE LIMITED LTRR is 20.25% and spread shall be -700 basis points. Aforementioned Interest Rate shall be payable monthly, on the 5 th day of each subsequent month ("Interest Payment Date") or any other date as determined by ADITYA BIRLA FINANCE LIMITED.
Disbursement Schedule	As per Annexure 2
Repayment Schedule	As per Annexure 1
Purpose	The Facility shall be utilized for towards transaction costs + DSRA + For Balance Transfer of Existing Loan and remaining amount towards the development of project. Further the Facility shall not be utilized for following: i. Subscription to or purchase of shares/debentures ii. Extending loans/advances to subsidiary companies/associates, iii. For making inter-corporate deposits. iv. Any speculative purposes v. Any other purpose except as defined above
Interest rate validity	The Rate of Interest offered to you is valid for 15 (Fifteen) days from the date of this Sanction Letter.
Interest Reset	1. ADITYA BIRLA FINANCE LIMITED shall have a right to reset the Spread and/or Interest Rate (as applicable) ("Reset Interest Rate") on expiry of 12 (Twelve) months from the date of first disbursement of the Facility and every year thereafter. 2. The Borrower shall then pay interest at such Reset Interest Rate with effect from the date on which the revised Spread and/or Interest Rate is effective ("Spread/Interest Reset Date"). 3. Additionally, ADITYA BIRLA FINANCE LIMITED shall have a right to reset the Interest Rate/Spread at any time during the Tenure of the Facility upon occurrence of any of the following events: a) Adverse change in money market condition. b) RBI revising the standard provision on assets. c) RBI changing the risk weight for assets. d) The credit rating for the Facility (ies), wherever applicable, has been downgraded to non-investment grade by an accredited external credit rating agency (as approved by ADITYA BIRLA FINANCE LIMITED). e) LTRR/ STRR change f) Any other prevailing conditions.
DSRA/ISRA	1. Borrower shall maintain Debt Service Reserve Account (DSRA/ISRA) equal to 84 lakhs (3 months' EMI/Interest)) with Aditya Birla AMC- To be disbursed proportionately. 2. DSRA account should be operational within 15 days of first disbursement, 3. Lien marking letter on DSRA should be executed within 15 days thereafter.
Prepayment/Foreclosure of Facility	Prepayment/ Foreclosure of Facility(ies) shall be as per the terms and conditions of ADITYA BIRLA FINANCE LIMITED.
Waterfall Mechanism	ABFL should receive the sold & unsold unit receivables and any other amounts payable by the Borrower in full in the designated Escrow Account and the same shall be appropriated as per the following waterfall mechanism: a) Replenishment/creation of DSRA b) Additional Interest c) Past due interest and principal d) Current due of interest e) Current due of principal f) Balance credited to Borrower's/Co-borrower's current account Further ABFL reserves the right to change the above mentioned Waterfall Mechanism.

For Platinum Realty Builders		
M/s Platinum Realty Builders	Mr. Subhash Gupta	Mr. Kapil Gupta
Mr. Arun Gupta	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED
Partner		



Security	Type of Security Document	Ranking of Charge	Time for perfecting Security	Description of Security
	Registered Mortgage	Exclusive	Within 30 days from date of first disbursement.	First Charge by way of Registered mortgage on land and construction (unsold units) in Project "Platinum Greens" in Mansarovar at Khasra No./ Plot No.338, 339, 342, 343, Village- Jaitpura URF Hajyawala, Jaipur - 302029 (Rajasthan)
	Hypothecation	Exclusive	Within 30 days from date of first disbursement.	Cashflow hypothecation of sold and unsold receivable valued Rs. 69.68 Crs. (Sold Receivable Rs. 13.20 Crs. & Unsold Receivable Rs. 56.48 Crs.).

Specific Conditions - Exclusive charge on DSRA/ISRA

Escrow Mechanism

The Borrower shall open, establish the escrow account ("Escrow account") with the Account Bank within 60 days of first disbursement. The aforesaid account shall be maintained and operated as per the Escrow Agreement entered by and between the ABFL(s), Borrower and the Account Bank. All costs, charges and expenses in connection with the aforesaid accounts shall be borne by the Borrower.

The Borrower shall ensure that the Scheduled Receivables of the Project and all other receivables of the Project are deposited into the Escrow account. The ABFL shall set up a standing instruction (S.I.) to transfer the funds routing through the Escrow Account to be transferred to the collection account of the ABFL in the following manner: -

Platinum Greens- Sold and Unsold Receivables:

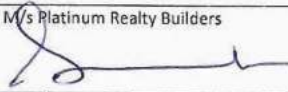
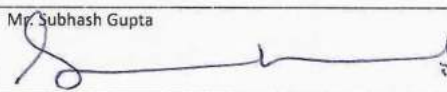
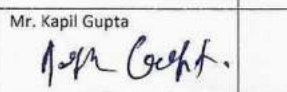

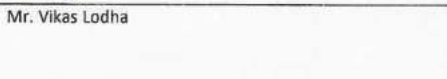

Particulars	Developers Share	Aditya Birla Finance Limited
Upto Rs. 5 Crs.	100%	0%
From Rs. 5 Crs. to Rs.10 Crs.	75%	25%
From 10 Crs. to 25 Crs.	50%	50% 35
Above Rs. 25 Crs.	20%	80% 60.1

1. Further, amount repaid through escrow account as mandatory repayments will be adjusted towards the monthly instalments as payable in the forward order of maturity i.e. on FIFO basis.

2. In case any unsold unit in the Project is sold below the stipulated price, the borrower will route the differential in stipulated price and actual price through the escrow account or ABFL will adjust extra amount from escrow inflow to cover the shortfall.

Above escrow adjustment will be subject to RERA compliance.

Conditions Precedent	<p>Following are the conditions that shall be fulfilled before the disbursement of the Facility:</p> <ol style="list-style-type: none"> 1. Latest FC & LOD to be taken from ICICI Bank 2. Data validation, cash flow and CAM to be finalised basis approval before disbursement. 3. Legal and technical to be positive and clearance to be taken from internal legal and technical team. 4. This Facility is subject to legal / technical/ commercial verification and valuation of the underlying property being positive and acceptable as per ABFL norms. <p>For Platinum Realty Builders MIS of Sales with registration, bank funded status for both projects to be obtained and certified by Customer.</p>
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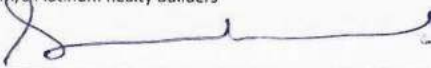



M/s Platinum Realty Builders  Partner Mr. Arun Gupta	Mr. Subhash Gupta  Mr. Subhash Gupta	Mr. Kapil Gupta  Mr. Kapil Gupta
 Mr. Arun Gupta	Mr. Vikas Lodha  Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED  ADITYA BIRLA FINANCE LIMITED

	<ol style="list-style-type: none"> 5. Latest MIS of Sales with registration, bank funded status for both projects to be obtained and certified by Customer. 6. Sales and receivables Audit to be done before disbursement. 7. Undertaking from Promoters/Borrower citing that until the escrow account is set up, they will transfer the collections from sold receivables/sale of unsold units to ABFL designated account. 8. Latest CA certified Net-worth statement of both promoters to be documented 9. Undertaking to be taken from customer stating that no advance has been received against unsold units mortgaged to ABFL. 10. CIBIL Mortgage, FCU and Other verification report to be positive. 11. Borrower to undertake that cost overruns, short fall in project cash flows will be funded from partners own source. 12. Undertaking to be taken from customer stating that no advance has been received against unsold commercial units mortgaged to ABFL. 13. All sold receivables/future receivable from project to be hypothecated to ABFL 14. Master RERA Collection account to be mapped for last 12 months and checked by Risk, 15. SOA/Clearance of running loans to be taken 16. BT loan SOA since inception to be taken and risk concurrence to be taken. 17. Two Business reference to be taken and documented in CAM. 18. Commercial CIBIL Report of Kiran Modes to be documented. 19. Existing Project to be visited by Risk before disbursement. 20. ICICI Bank BT loan Sanction letter require. 21. Debit Freeze letter to be documented, if OD. 22. 2 IHO card <p>General Undertaking:</p> <ol style="list-style-type: none"> 23. Satisfactory account conduct and no adverse impact on creditworthiness of Promoter group. 24. Undertaking from Promoters/ Borrower for non-withdrawal of unsecured loans pumped in / to be pumped in by Promoter group during the tenure of ADITYA BIRLA FINANCE LIMITED Facility. These existing unsecured loans/ future ICD's shall be sub ordinate to the proposed Facility. 25. Undertaking from Promoters/ Borrower that any receivables towards the committed receivables shall not be received in cash after the disbursement from the proposed facilities and shall be routed through Escrow Account. 	
Conditions Subsequent	<ol style="list-style-type: none"> 1. Registered mortgage deed to be executed. 2. All property papers to be taken and vetting report to be positive. 3. NOC from BT Financier to be taken and documented. 4. Security perfection to be done. 5. End use certification to be taken before release of further tranches. 6. 3 months DSRA/ISRA is proposed for LAP facility, which needs to be invested in Aditya Birla Mutual Fund. ISRA account to be opened within 15 days of first disbursement. Lien marking letter on ISRA should be executed within 7 days thereafter- Proportionate to Disbursement 7. Escrow account formalities to be compiled and account to be open within 45 days. 8. Property Insurance 9. Property Cersai 10. ROC Charge creation to be done within 30 days. 	
Standard Conditions	<ol style="list-style-type: none"> 1. The Facility mentioned overleaf will be available at ADITYA BIRLA FINANCE LIMITED's discretion and subject to compliance of all formalities and documentation as may be specified / required by ADITYA BIRLA FINANCE LIMITED. 2. The Facility shall be utilized for the Purpose for which it is sanctioned and it should not be utilized for following: <ol style="list-style-type: none"> i. Subscription to or purchase of shares/debentures ii. Extending loans to subsidiary companies/associates or for making inter-corporate deposits. 	
M/S Platinum Realty Builders	Mr. Subhash Gupta	Mr. Kapil Gupta
Mr. Arun Gupta	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED





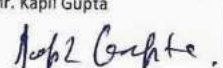


3. The Facility mentioned overleaf will be available at ADITYA BIRLA FINANCE LIMITED's discretion and subject to compliance of all formalities and documentation as may be specified / required by ADITYA BIRLA FINANCE LIMITED.
4. Borrower to ensure renewal of insurance of the collateral property during the currency of the Facility with ADITYA BIRLA FINANCE LIMITED,
5. The Borrower shall broad base its Board of Directors and finalise and strengthen its management set up to the satisfaction of ADITYA BIRLA FINANCE LIMITED.
6. In case any condition is stipulated by any other Aditya Birla Finance Limited that is more favourable to them than the terms stipulated by ADITYA BIRLA FINANCE LIMITED, ADITYA BIRLA FINANCE LIMITED shall at its discretion, apply to this Facility such equivalent conditions to bring its Facility at par with those of the other Aditya Birla Finance Limited.
7. ADITYA BIRLA FINANCE LIMITED will have right to appoint and carry out annual audit on sales receivables, stock cash flows, no. of Units sold. All documentation and Audit charges shall be borne by the Borrower. In case of default or delay in repayments, ADITYA BIRLA FINANCE LIMITED will have the right to carry audit as and when required and the cost of the same shall be borne by the Borrower.
8. If there is any interest levied by the Government of India or any other authority under the Interest Tax Act, 1974 or under any other law, you shall reimburse to ADITYA BIRLA FINANCE LIMITED any such tax imposed or levied by the Government of India or any other authority on interest and/or Payments required to be paid by the Borrower to ADITYA BIRLA FINANCE LIMITED in connection with the said Facility.
9. ADITYA BIRLA FINANCE LIMITED may disclose any information regarding the Borrower/s and regarding the Facility to the competent Authority of Govt., Regulator, and Law enforcing Agency or to any Legal Authority or Courts.
10. The Borrower and Guarantor(s) shall be deemed to have given their express consent to ADITYA BIRLA FINANCE LIMITED to disclose the information and data furnished by them to ADITYA BIRLA FINANCE LIMITED and also those regarding the credit Facility/ies enjoyed by the Borrower, conduct of accounts and guarantee obligations undertaken by Guarantor to the Credit Information Bureau (India) Ltd. ("CIBIL"), or RBI or any other agencies specified by RBI who are authorized to seek and publish information.
11. Any default in respect of any other facilities availed by the Borrower or by any of its group concerns from Aditya Birla Finance Limited Aditya Birla Finance Limited / Aditya Birla Finance Limited Aditya Birla Finance Limited Group shall be deemed to be an Event of Default in respect of the proposed Facility and vice versa and thus the Security shall be released subject to repayment of all the dues.
12. Facility to be renewed at the end of the tenure of the Facility and the renewal will be at the sole discretion of ADITYA BIRLA FINANCE LIMITED.
13. ADITYA BIRLA FINANCE LIMITED will have right to appoint and carry out annual audit on sales receivables, stock cash flows etc. Further ADITYA BIRLA FINANCE LIMITED will have the right to examine at all times the Borrower's books of accounts and to have the Borrower's factory (ies)/branches inspected from time to time by officer(s) of the ADITYA BIRLA FINANCE LIMITED and/or qualified auditors including stock audit and/or technical experts and/or management consultants of ADITYA BIRLA FINANCE LIMITED's choice and/or we can also get the stock audit conducted by other banker. In case of default or delay in repayments, ADITYA BIRLA FINANCE LIMITED will have the right to carry audit as and when required. The cost of such inspections and documentation will be borne by the Borrower.
14. The Borrower will keep ADITYA BIRLA FINANCE LIMITED 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 production or sale and profit are likely to be substantially lower than already indicated to ADITYA BIRLA FINANCE LIMITED. The Borrower and Co-Borrower will inform accordingly with reasons and the remedial steps proposed to be taken.

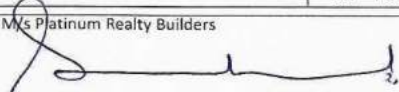
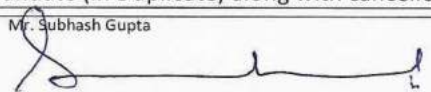
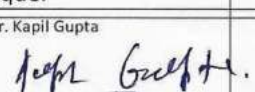

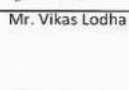

For Platinum Realty Builders

M/s Platinum Realty Builders	Mr. Subhash Gupta	Mr. Kapil Gupta
		
Mr. Arun Gupta	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED
		

15. The Borrower should not pay any consideration by way of commission, brokerage and fees or in any other form to Guarantor/s directly or indirectly.
16. The Borrower shall procure a consent every year from the auditors appointed by the Borrower to comply with and give report / specific comments in respect of any query or requisition made by us as regards the audited accounts or balance sheet of the Borrower. We may provide information and documents to the Auditors in order to enable the Auditors to carry out the investigation requested for by us. In that event, we shall be entitled to make specific queries to the Auditors in the light of statements, particulars and other information submitted by the Borrower to us for the purpose of availing finance, and the Auditors shall give specific comments on the queries made by ADITYA BIRLA FINANCE LIMITED.
17. ADITYA BIRLA FINANCE LIMITED reserves the right to revoke this Sanction letter if there are any material changes in the proposal for which the said Facility is sanctioned. Any material fact concerning your profits etc., or ability to repay, or any other relevant aspect of your Loan applicant's application is withheld, suppressed, concealed or not made known to us. Any statement made in the Loan application is found to incorrect & untrue.
18. ADITYA BIRLA FINANCE LIMITED reserves the right to alter, amend any of the condition or withdraw the Facility, at any time without assigning any reason and also without giving any notice.
19. Provided further that notwithstanding anything to the contrary contained in this Agreement, ADITYA BIRLA FINANCE LIMITED may at its sole and absolute discretion at any time, terminate, cancel or withdraw the Facility or any part thereof (even if partial or no disbursement is made) without any liability and without any obligations provided such reason is capable of being cured/rectified by the Borrower and the same has not been cured/rectified within 30 days from the date the Borrower is called upon by ADITYA BIRLA FINANCE LIMITED to cure/rectify such reason. Upon such termination, all principal monies, interest thereon and all other costs, charges, expenses and other monies outstanding (if any) shall become due and payable to ADITYA BIRLA FINANCE LIMITED by the Borrower forthwith upon demand from ADITYA BIRLA FINANCE LIMITED.
20. Facility which is being offered to you is based on the understanding, that the property is located in India and within ADITYA BIRLA FINANCE LIMITED's approved city limits. Even if the property is within the specified limits, ADITYA BIRLA FINANCE LIMITED may refuse to disburse the Facility if the property does not meet ADITYA BIRLA FINANCE LIMITED's credit policies, guidelines and criteria as deemed fit by it in its sole discretion.
21. If an "Event of default" (as defined under the Facility Agreement) happens, you will be asked to pay Additional Interest or such other rate of interest as decided by ADITYA BIRLA FINANCE LIMITED.
22. ADITYA BIRLA FINANCE LIMITED/ Security Trustee will hold the documents and shall release the documents post the closure of the Facility.
23. ADITYA BIRLA FINANCE LIMITED reserves the right to revoke this Sanction letter if there are any material changes in the proposal for which the said Facility is sanctioned. Any material fact concerning your profits etc., or ability to repay, or any other relevant aspect and/or submission of Loan request is withheld, suppressed, concealed or not made known to ADITYA BIRLA FINANCE LIMITED or any statement is found to be incorrect & untrue.
24. If Borrower has not paid any charges, fees, premium which becomes due to ADITYA BIRLA FINANCE LIMITED or ADITYA BIRLA FINANCE LIMITED has made payment of same to any third party on Borrower's behalf, ADITYA BIRLA FINANCE LIMITED shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction.
25. During the currency of the ADITYA BIRLA FINANCE LIMITED's Facility(ies), the Borrower will not without ADITYA BIRLA FINANCE LIMITED's prior written intimation in writing:

For Platinum Realty Builders

M/s Platinum Realty Builders  Mr. Arun Gupta	Mr. Subhash Gupta  Mr. Subhash Gupta	Mr. Kapil Gupta  Mr. Kapil Gupta
 Partner	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED 

	<p>assets without our prior approval in writing</p> <ol style="list-style-type: none"> Undertake any expansion/ fresh project or acquire fixed assets, while normal capital expenditure, eg. replacement of parts, can be incurred. Undertake guarantee obligation on behalf of any other borrower or any third party. Declare dividends for any year except out of profits relating to that year after making all the due and necessary provisions provided that no default had occurred in any repayment obligation and ADITYA BIRLA FINANCE LIMITED's permission is obtained. Make any repayment of the loans and deposits and discharge any liabilities except those shown in the funds flow statement submitted from time to time. If Borrower has not paid any charges, fees, premium which becomes due to ADITYA BIRLA FINANCE LIMITED or ADITYA BIRLA FINANCE LIMITED has made payment of same to any third party on Borrower's behalf, ADITYA BIRLA FINANCE LIMITED shall deduct such fees from Borrower's Facility being disbursed and Borrower shall be liable for the entire amount i.e. without the said deduction; Formulates any scheme of amalgamation or reconstruction; Enter into borrowing arrangement either on secured basis or unsecured basis with any other bank/ financial institutions for the said Project; Sell, assign, mortgage, alienate or otherwise dispose any of the assets of the Borrowing Company charged to the ADITYA BIRLA FINANCE LIMITED. Enter in to any contractual obligation of a long term nature affecting the Borrower financially to a significant extent. Permit any transfer of the controlling interest or make any drastic change in the managements set up. Diverts funds to other sister/ associate /group concern of the Borrower. 	
Monitoring Conditions	<ol style="list-style-type: none"> All payments will be routed through Escrow account maintained with Bank. Collections will be adjusted to ABFL loan as per stipulated SI. Payment to be release in tranches as mentioned in disbursement pattern. Security Receivable cover of 2x to be maintained through-out the loan tenure. SI should be Rs. 5 Crs. Nil, Rs. 5 to 10 Crs. 25%, Rs.10 to Rs. 25 Crs. - 50% and afterward 80% and same to be adjusted against reduction of Prin. MSP to be 3200/Sq. Ft. for future NOCs. TDR/Plan approval to be cleared before tranche disbursement if due, proof to be documented. If the same were not clear on due date will be clear from Disbursement. Top up tranche to be released only on regular clearance of pending approval cost as per COP and payment schedule of authority 	
Transaction Documents	<p>The Facility will be made available under "Transaction Document/s" which will include inter-alia, provisions, which are in form and substance satisfactory to ADITYA BIRLA FINANCE LIMITED and also in accordance with the terms hereof.</p> <p>Transaction Document shall be including but not limited to:</p> <ol style="list-style-type: none"> Duly filled Loan application form along with necessary documentary proof for the Borrower and Guarantor (s), if any. Sufficient proof for Authorised Signatories signing on their behalf. Accepted Sanction Letter by Borrower's and Guarantor's Authorised Signatory. Request letter for disbursement from the Borrower mentioning the account details. Copy of Bank Statement or a cancelled cheque of the account in which funds needs to be transferred. Certified true copy of Constitutional Documents (Trust Deed etc.) Trust Resolution of Borrower Demand Promissory Note along with Letter of Continuity 7 UDC's of in favour of ADITYA BIRLA FINANCE LIMITED along with the undertaking. Net-worth statement of recent dated of the Guarantor(s) duly certified by CA. CA Certified list of Trustees of the Borrower. CS Certificate confirming the borrowing is within the borrowing power of the Borrower. NACH Mandate (in Duplicate) along with cancelled Cheque. 	
M/s Platinum Realty Builders  Mr. Arun Gupta	Mr. Subhash Gupta  Mr. Subhash Gupta	Mr. Kapil Gupta  Mr. Kapil Gupta
 Mr. Arun Gupta	Mr. Vikas Lodha  Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED  ADITYA BIRLA FINANCE LIMITED






	<ul style="list-style-type: none"> x. CS Certificate confirming the borrowing is within the borrowing power of the Borrower. xi. NACH Mandate (in Duplicate) along with cancelled Cheque. xii. Self-certified copy of KYC's of Borrower, Guarantor/(s). xiii. Self-certified KYCs of Authorised Signatories from the borrower. xiv. Latest outstanding of all Loans running against all the Properties offered as Security and conditional NOC to be provided. xv. Any other document as may be required by ADITYA BIRLA FINANCE LIMITED. xvi. Title Search, Title Opinion Report and Original Legal Vetting Report by ADITYA BIRLA FINANCE LIMITED's empanelled lawyers, xvii. Original Property papers as per Legal opinion, xviii. Technical & Valuation by ADITYA BIRLA FINANCE LIMITED's approved Valuer, <p>Facility & Security documents</p> <ul style="list-style-type: none"> i. Execution of Facility Agreements, ii. Guarantee Deed with all Guarantors, iii. Deed of Hypothecation iv. MOE along with DCCD, Notice of Intimation within 30 days from the date of execution of Equitable Mortgage. v. Letter of Acceptance for non-interest bearing DSRA, vi. Tripartite Escrow Agreement, 	
Event of Default	<ul style="list-style-type: none"> 1. In case of non-perfection of securities within due time limits ADITYA BIRLA FINANCE LIMITED will have a right to levy Additional Interest over and above the regular interest of the Facility. 2. Delay in submission of requisite documents. 3. Non-Adherence to any Terms and Conditions of this Sanction Letter. 	
Additional Interest/Charges	<ul style="list-style-type: none"> 1. If you have not paid any charges, fees, premium which becomes due to ADITYA BIRLA FINANCE LIMITED or ADITYA BIRLA FINANCE LIMITED has made payment of same to any third party on your behalf, ADITYA BIRLA FINANCE LIMITED shall deduct such fees from your Facility being disbursed and you shall be liable for the entire amount i.e. without the said deduction. 2. In case of any delay in the repayment of principal instalment or payment of interest, charges or other monies due on the Facility, Additional Interest shall be levied on monthly basis, from the due date till such time the overdue amount is paid. 3. If an "Event of default" (as defined under the Transaction Document/s) happens, Borrower/Co-Borrower will be asked to pay Additional Interest or such other rate of interest as decided by ADITYA BIRLA FINANCE LIMITED. 4. Non-Adherence to any Terms and Conditions of this Sanction Letter. 	

Yours sincerely,

For Aditya Birla Finance Limited


 (Authorized Signatory)
 (Please affix the stamp)

For Platinum Realty Builders

 Mr. Arun Gupta Partner	 Mr. Subhash Gupta	 Mr. Kapil Gupta
 Mr. Vikas Lodha		ADITYA BIRLA FINANCE LIMITED 

ACKNOWLEDGEMENT, APPROVAL AND ACCEPTANCE:

We hereby acknowledge, approve and accept the terms and conditions detailed in this letter and agree, undertake and confirm to comply with the aforesaid terms and conditions in connection with the Loan Facility.
Its Director(s) pursuant to the authority granted by Board Resolution/It's Partner(s) pursuant to the authority granted by Authority Letter [In case of unregistered Partnership Firm/Other unregistered entity all the Partners/member to sign the Transaction Documents]

Approved and accepted by:

M/s. Platinum Realty Builders (Borrower)

For Platinum Realty Builders

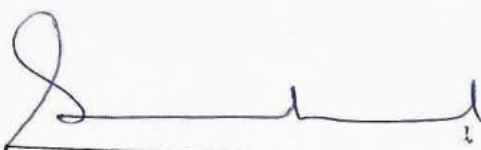
(Authorized Signatories)

(Please affix the stamp)

Partner

Mrs./Mr. _____

Date: _____



Name: Mr Subhash Gupta



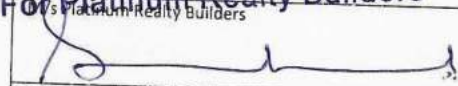
Name: Mr Arun Gupta



Name: Mr. Kapil Gupta

Name: Mr. Vikas Lodha

For Platinum Realty Builders



Mr. Arun Gupta

Partner

Mr. Subhash Gupta



Mr. Vikas Lodha

Mr. Kapil Gupta



ADITYA BIRLA FINANCE LIMITED



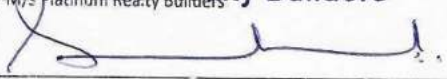

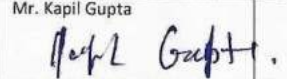

ES44

Schedule- I**(Schedule of Charges)**

The charges mentioned below are subject to change from time to time on discretion of ADITYA BIRLA FINANCE LIMITED. Please refer website <http://adityabirlafinance.com>

Transaction	Charges
Processing Fees	Total fee is 1.25% + GST of the total loan amount. Breakup of the above is under: 1. PF: 0.70% + GST 2. Syndication/Advisory fees: 0.55% + GST
Additional Interest Rate on default / Non Conformance with any covenants / stipulated conditions	24% p.a., applicable on daily basis
Prepayment Charges	Foreclosure/part pre-payment charges of following will be applicable: <ul style="list-style-type: none"> From 1st tranche of disbursement to 12 month – 3% plus taxes will be applicable. From 12 to 24 months- 2% plus taxes will be applicable. From 24 months onwards - 1% taxes will be applicable. <p>Nil prepayment/foreclosure charges if loan is repaid from sale proceeds/collections from the mortgaged/hypothecated security.</p>
Cheque Return Charges/ECS failure charges	INR 1000/- per instance
Accrued Interest	As applicable based on actual delayed status or as communicated by the Aditya Birla Finance Limited from time to time
Charges for Facility cancellation after acceptance of Sanction Letter, including by e-mail	4% of loan amount sanctioned
Request for copies of any Security held with ADITYA BIRLA FINANCE LIMITED	INR 2500/- per instance
Duplicate Statement/ Repayment Schedule / any other document held with ADITYA BIRLA FINANCE LIMITED	FC Statement: Rs 1,500/- per instance RTR: Rs 1,000/- per instance Other Statements: Rs 200/- per instance GST extra as applicable
Charge For Exchanging PDCs, Security Cheques (Per Set) / NACH	INR 1000/- per instance
CIBIL report retrieval fee	INR 50/- per instance for Consumer and INR 500/- per instance for Commercial CIBIL/Credit Report
Loan Re-schedule Ent (on request from applicants, approval to be at sole discretion of ADITYA BIRLA FINANCE LIMITED) charges per instance	2% of prevailing loan outstanding
Swap/ Conversion Charges (Fixed rate to floating and vice-versa, at sole discretion of ADITYA BIRLA FINANCE LIMITED) (on request from applicants, approval to be at sole discretion of ADITYA BIRLA FINANCE LIMITED) per instance	3% of prevailing loan outstanding
Property Swap charges (on request from applicants, approval to be at sole discretion of ADITYA BIRLA FINANCE LIMITED)	3% of prevailing loan outstanding

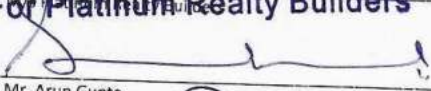
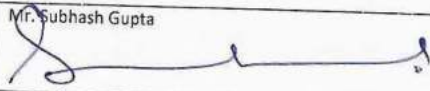
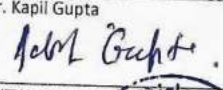
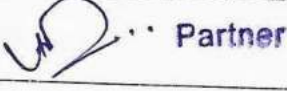
For Platinum Realty Builders

 Mr. Arun Gupta Partner	 Mr. Subhash Gupta Mr. Vikas Lodha	 Mr. Kapil Gupta ADITYA BIRLA FINANCE LIMITED 
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Annexure 1: Repayment Schedule

Tenure	Amount
1-12 Months	Interest Amount
13-60 Months	EMI

For Platinum Realty Builders

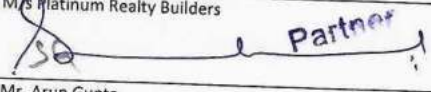
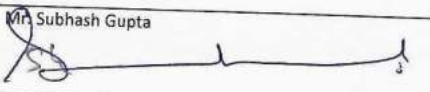
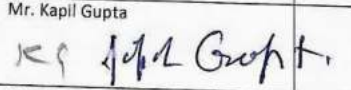
 Mr. Arun Gupta	 Mr. Subhash Gupta	 Mr. Kapil Gupta	
 Partner	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED	



Annexure 2 - Disbursement Pattern

Tranches	Disbursal amount (In Rs. cr.)	Milestone/end use	Timelines (Tentative)
1 st Tranche	9.00	<ul style="list-style-type: none"> BT of ICICI Bank Plus Transaction Charges 	Current Stage
2 nd Tranche	6.00	<ul style="list-style-type: none"> On security perfection @ Current stage, as tower C is advance stage and tower A& B at completion stage require more funds to complete. 	15.04.23
3 rd Tranche	2.00	<ul style="list-style-type: none"> For Construction at Stage of 70% for Tower A & B, 25% of Tower C With End use of Above Tranche Funds 	30.06.23
4 th Tranche	2.00	<ul style="list-style-type: none"> For Construction at Stage of 80% for Tower A & B, 40% of Tower C With End use of Above Tranche Funds 	31.08.23
5 th Tranche	2.00	<ul style="list-style-type: none"> At 90% Completion of Tower A & B and Construction stage 50% of Tower C With End use of Above Tranche Funds 	31.10.23
6 th Tranche	2.00	<ul style="list-style-type: none"> 95% of tower A & B, Construction stage 60% of Tower C With End use of Above Tranche Funds 	31.01.24
7 th Tranche	1.50	<ul style="list-style-type: none"> Construction stage 80% of Tower C With End use of Above Tranche Funds 	30.04.24
8 th Tranche	0.50	<ul style="list-style-type: none"> OC Receipt 	30.09.24
Total	25.00		

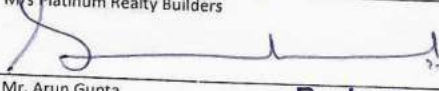

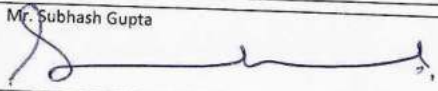
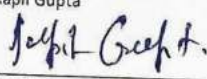


For Platinum Realty Builders

M/s Platinum Realty Builders  Mr. Arun Gupta	Mr. Subhash Gupta  Mr. Vikas Lodha	Mr. Kapil Gupta  ADITYA BIRLA FINANCE LIMITED
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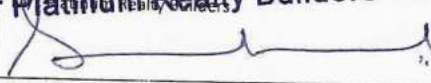

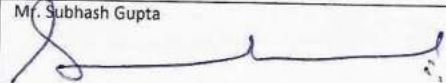
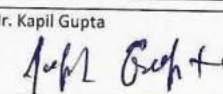

6	109	A	Unsold
9	203	A	Unsold
10	204	A	Unsold
11	205	A	Unsold
12	206	A	Unsold
13	207	A	Unsold
15	209	A	Unsold
19	304	A	Unsold
20	305	A	Unsold
21	306	A	Unsold
22	307	A	Unsold
23	308	A	Unsold
24	309	A	Unsold
25	401	A	Unsold
28	404	A	Unsold
29	405	A	Unsold
30	406	A	Unsold
31	407	A	Unsold
32	408	A	Unsold
33	409	A	Unsold
34	501	A	Unsold
35	502	A	Unsold
36	503	A	Unsold
37	504	A	Unsold
40	507	A	Unsold
42	509	A	Unsold
43	601	A	Unsold
44	602	A	Unsold
45	603	A	Unsold
46	604	A	Unsold
47	605	A	Unsold
48	606	A	Unsold
49	607	A	Unsold
50	608	A	Unsold
51	609	A	Unsold
52	701	A	Unsold
53	702	A	Unsold
54	703	A	Unsold
56	705	A	Unsold
57	706	A	Unsold
59	708	A	Unsold

For Platinum Realty Builders

M/s Platinum Realty Builders  Mr. Arun Gupta 	Partner Partner	Mr. Subhash Gupta  Mr. Vikas Lodha	Mr. Kapil Gupta  ADITYA BIRLA FINANCE LIMITED  
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60	709	A	Unsold
61	801	A	Unsold
62	802	A	Unsold
65	805	A	Unsold
66	806	A	Unsold
68	808	A	Unsold
70	901	A	Unsold
71	902	A	Unsold
72	903	A	Unsold
73	904	B	Unsold
74	905	B	Unsold
76	907	A	Unsold
80	1002	A	Unsold
81	1003	A	Unsold
83	1005	B	Unsold
84	1006	A	Unsold
85	1007	A	Unsold
86	1008	B	Unsold
87	1009	B	Unsold
91	1104	B	Unsold
92	1105	A	Unsold
93	1106	A	Unsold
94	1107	A	Unsold
95	1108	A	Unsold
96	1109	A	Unsold
98	110	C	Unsold
99	111	C	Unsold
100	112	C	Unsold
101	113	C	Unsold
102	114	C	Unsold
103	210	C	Unsold
104	211	C	Unsold
105	212	C	Unsold
106	213	C	Unsold
107	214	C	Unsold
108	310	C	Unsold
109	311	C	Unsold
110	312	C	Unsold
111	313	C	Unsold
112	314	C	Unsold
113	410	C	Unsold

For Platinum Realty Builders

 Mr. Arun Gupta  Partner	Mr. Subhash Gupta  Mr. Vikas Lodha	Mr. Kapil Gupta  ADITYA BIRLA FINANCE LIMITED 
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114	411	C	Unsold
115	412	C	Unsold
116	413	C	Unsold
117	414	C	Unsold
118	510	C	Unsold
119	511	C	Unsold
121	513	C	Unsold
122	514	C	Unsold
123	610	C	Unsold
124	611	C	Unsold
126	613	C	Unsold
127	614	C	Unsold
128	710	C	Unsold
132	714	C	Unsold
133	810	C	Unsold
134	811	C	Unsold
135	812	C	Unsold
136	813	C	Unsold
137	814	C	Unsold
138	910	C	Unsold
139	911	C	Unsold
141	913	C	Unsold
144	1011	C	Unsold
146	1013	C	Unsold
149	1111	C	Unsold
151	1113	C	Unsold

For Platinum Realty Builders

Mr. Arun Gupta
Partner

Mr. Subhash Gupta

Mr. Vikas Lodha

Mr. Kapil Gupta

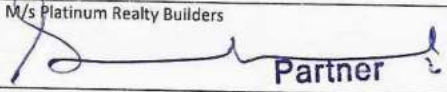
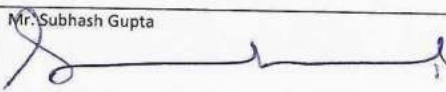
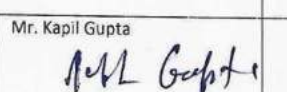


ADITYA BIRLA FINANCE LIMITED



Annexure 4: Receivables Hypothecated to ABFL

Sl No.	Flat no	Tower No	Sold/Unsold	Date of Booking	Name of Customer	Agreement value	Amount Received 28th Feb 2023	Amount Receivable
1	104	A	Unsold	-	-	0	0	-
2	105	A	Unsold	-	-	0	0	-
3	106	A	Unsold	-	-	0	0	-
4	107	A	Unsold	-	-	0	0	-
5	108	A	Unsold	-	-	0	0	-
6	109	A	Unsold	-	-	0	0	-
7	201	A	Sold	10-08-2022	Nirtya Choudhary and Satish Beniwal	4523790	3619032	9,04,758
8	202	A	Sold	16-10-2021	Vijendra Bangar	3019900	2725000	2,94,900
9	203	A	Unsold	-	-	0	0	-
10	204	A	Unsold	-	-	0	0	-
11	205	A	Unsold	-	-	0	0	-
12	206	A	Unsold	-	-	0	0	-
13	207	A	Unsold	-	-	0	0	-
14	208	A	Sold	27-10-2022	Lavlesh Chaturvedi & Pushpendra Chaturvedi	4326840	2500000	18,26,840
15	209	A	Unsold	-	-	0	0	-
16	301	A	Sold	09-11-2022	Vinod Gupta	4084925	3267940	8,16,985
17	302	A	Sold	14-04-2022	Charu Sharda	3019900	3019900	-
18	303	A	Sold	14-04-2022	Charu Sharda	3141100	3141100	-
19	304	A	Unsold	-	-	0	0	-
20	305	A	Unsold	-	-	0	0	-
21	306	A	Unsold	-	-	0	0	-
22	307	A	Unsold	-	-	0	0	-
23	308	A	Unsold	-	-	0	0	-
24	309	A	Unsold	-	-	0	0	-
25	401	A	Unsold	-	-	0	0	-
26	402	A	Sold	14-11-2022	Shushil Kumar Jalan	3781420	3025136	7,56,284

For Platinum Realty Builders

M/s Platinum Realty Builders  Partner	Mr. Subhash Gupta 	Mr. Kapil Gupta 
Mr. Arun Gupta 	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED 

27	403	A	Sold	03-11-2022	Ayush Gupta	3550170	284013	
28	404	A	Unsold	-	-	0	6	7,10,034
29	405	A	Unsold	-	-	0	0	-
30	406	A	Unsold	-	-	0	0	-
31	407	A	Unsold	-	-	0	0	-
32	408	A	Unsold	-	-	0	0	-
33	409	A	Unsold	-	-	0	0	-
34	501	A	Unsold	-	-	0	0	-
35	502	A	Unsold	-	-	0	0	-
36	503	A	Unsold	-	-	0	0	-
37	504	A	Unsold	-	-	0	0	-
38	505	A	Sold	07-12-2022	Pawan Kumar Tibrewal	4284000	694764	-
39	506	A	Sold	22-12-2022	Ravi Gupta	4372400	100000	17,23,176
40	507	A	Unsold	-	-	0	0	23,67,834
41	508	A	Sold	20-02-2023	Tilak Raj Mahawar	4454100	146100	-
42	509	A	Unsold	-	-	0	0	37,93,100
43	601	A	Unsold	-	-	0	0	-
44	602	A	Unsold	-	-	0	0	-
45	603	A	Unsold	-	-	0	0	-
46	604	A	Unsold	-	-	0	0	-
47	605	A	Unsold	-	-	0	0	-
48	606	A	Unsold	-	-	0	0	-
49	607	A	Unsold	-	-	0	0	-
50	608	A	Unsold	-	-	0	0	-
51	609	A	Unsold	-	-	0	0	-
52	701	A	Unsold	-	-	0	0	-
53	702	A	Unsold	-	-	0	0	-
54	703	A	Unsold	-	-	0	0	-
55	704	A	Sold	01-10-2022	Rakesh Marlecha	4217760	0	-
56	705	A	Unsold	-	-	0	0	-
57	706	A	Unsold	-	-	0	0	-
58	707	B	Sold	17-11-2021	Anukul Choudhary and Dinesh K. Choudhary	2676800	632563	14,88,437
59	708	A	Unsold	-	-	0	0	-
60	709	A	Unsold	-	-	0	0	-
61	801	A	Unsold	-	-	0	0	-
62	802	A	Unsold	-	-	0	0	-

For Platinum Realty Builders

Mr. Arun Gupta	Mr. Subhash Gupta	Mr. Kapil Gupta
Partner	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED



63	803	A	Sold	05-10-2021	Rama Jain	3110000	100000	
64	804	B	Sold	05-12-2022	Amit Kumar Sharma	4896000	250000	16,10,000
65	805	A	Unsold	-	-	0	0	19,95,510
66	806	A	Unsold	-	-	0	0	-
67	807	B	Sold	17-11-2021	Anukul Choudhary and Dinesh K. Choudhary	2676800	632563	14,88,437
68	808	A	Unsold	-	-	0	0	-
69	809	A	Sold	20-02-2023	Nirmala Gupta	3247150	250000	-
70	901	A	Unsold	-	-	0	0	18,72,400
71	902	A	Unsold	-	-	0	0	-
72	903	A	Unsold	-	-	0	0	-
73	904	B	Unsold	-	-	0	0	-
74	905	B	Unsold	-	-	0	0	-
75	906	B	Sold	06-04-2022	Sunita Atoia	3030000	300000	-
76	907	A	Unsold	-	-	0	0	30,000
77	908	B	Sold	17-03-2022	Sunita Atoia	3150000	299988	-
78	909	A	Sold	20-02-2023	Kusum Bangar	3247150	250000	1,50,118
79	1001	A	Sold	02-02-2023	Devendra Kumar Jain	3665088	256650	18,72,400
80	1002	A	Unsold	-	-	0	0	10,98,588
81	1003	A	Unsold	-	-	0	0	-
82	1004	B	Sold	05-10-2021	Devendra Kumar Jain	3636000	309060	-
83	1005	B	Unsold	-	-	0	0	5,45,400
84	1006	A	Unsold	-	-	0	0	-
85	1007	A	Unsold	-	-	0	0	-
86	1008	B	Unsold	-	-	0	0	-
87	1009	B	Unsold	-	-	0	0	-
88	1101	A	Sold	28-11-2022	Sumit Somani	4444000	322114	-
89	1102	A	Sold	28-11-2022	Sumit Somani	4395000	322114	12,22,855
90	1103	A	Sold	28-11-2022	Sumit Somani	4395000	319442	11,73,855
91	1104	B	Unsold	-	-	0	0	12,00,573
92	1105	A	Unsold	-	-	0	0	-
93	1106	A	Unsold	-	-	0	0	-
94	1107	A	Unsold	-	-	0	0	-

For Platinum Realty Builders

Mr. Arun Gupta	Mr. Subhash Gupta	Mr. Kapil Gupta
Partner	Mr. Vikas Lodha	ADITYA BIRLA FINANCE



95	1108	A	Unsold	-	-	0	0	-
96	1109	A	Unsold	-	-	0	0	-
97	1204	B	Sold	15-06-2022	ANUMAN MATHUR	8505000	930000	75,75,000
98	110	C	Unsold	-	-	0	0	-
99	111	C	Unsold	-	-	0	0	-
100	112	C	Unsold	-	-	0	0	-
101	113	C	Unsold	-	-	0	0	-
102	114	C	Unsold	-	-	0	0	-
103	210	C	Unsold	-	-	0	0	-
104	211	C	Unsold	-	-	0	0	-
105	212	C	Unsold	-	-	0	0	-
106	213	C	Unsold	-	-	0	0	-
107	214	C	Unsold	-	-	0	0	-
108	310	C	Unsold	-	-	0	0	-
109	311	C	Unsold	-	-	0	0	-
110	312	C	Unsold	-	-	0	0	-
111	313	C	Unsold	-	-	0	0	-
112	314	C	Unsold	-	-	0	0	-
113	410	C	Unsold	-	-	0	0	-
114	411	C	Unsold	-	-	0	0	-
115	412	C	Unsold	-	-	0	0	-
116	413	C	Unsold	-	-	0	0	-
117	414	C	Unsold	-	-	0	0	-
118	510	C	Unsold	-	-	0	0	-
119	511	C	Unsold	-	-	0	0	-
120	512	C	Sold	24-02-2023	Shaheena Goyal	6700000	100000	66,00,000
121	513	C	Unsold	-	-	0	0	-
122	514	C	Unsold	-	-	0	0	-
123	610	C	Unsold	-	-	0	0	-
124	611	C	Unsold	-	-	0	0	-
125	612	C	Sold	25-01-2023	Anila Sharda	6700000	134000	59,96,500
126	613	C	Unsold	-	-	0	0	-
127	614	C	Unsold	-	-	0	0	-
128	710	C	Unsold	-	-	0	0	-
129	711	C	Sold	15-10-2022	Priyansh Goyal	5498226	51000	54,47,226
130	712	C	Sold	10-05-2022	Santosh Kumar Sinha	6865110	999999	58,65,110

For Platinum Realty Builders

M/s Platinum Realty Builders

Mr. Subhash Gupta

Mr. Kapil Gupta

Mr. Arun Gupta

Partner

Mr. Vikas Lodha

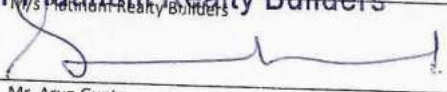

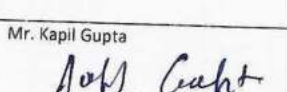
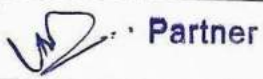

ADITYA BIRLA FINANCE LIMITED



Annexure 5: Milestone

S.No	Quarter	Fresh sold Area(in Sq.yd)	Cumulative (in Sq.yd)	Collection from Fresh Units	Collection From Sold Units	Cumulative	No. of Units
	Mar-23		61620	0.00	6.84	6.84	40
Q-1	Jun-23	4153	65773	1.41	0.40	8.65	3
Q-2	Sep-23	4153	69925	1.41	0.40	10.47	3
Q-3	Dec-23	6644	76569	2.26	0.40	13.13	3
Q-4	Mar-24	6644	83213	2.26	0.40	15.79	5
Q-5	Jun-24	6644	89858	2.26	0.40	18.45	5
Q-6	Sep-24	6644	96502	2.26	0.40	21.11	5
Q-7	Dec-24	6644	103146	2.26	0.40	23.77	5
Q-8	Mar-25	8305	111451	2.82	0.78	27.36	6
Q-9	Jun-25	8305	119756	2.82	0.80	30.99	6
Q-10	Sep-25	8305	128061	2.82	0.80	34.62	6
Q-11	Dec-25	8305	136366	2.82	0.80	38.24	6
Q-12	Mar-26	9966	146333	3.39	0.80	42.43	6
Q-13	Jun-26	9966	156299	3.39	0.80	46.62	6
Q-14	Sep-26	9966	166265	3.39	0.80	50.81	6
Q-15	Dec-26	9966	176231	3.39	0.80	55.00	7
Q-16	Mar-27	9966	186197	3.39	0.80	59.19	7
Q-17	Jun-27	9966	196163	3.39	0.80	63.38	7
Q-18	Sep-27	9966	206130	3.39	0.80	67.57	7
Q-19	Dec-27	10797	216926	3.67	0.80	72.05	7
Q-20	Mar-28	10797	227723	3.67	0.80	76.52	7


For Platinum Realty Builders

 Mr. Arun Gupta  Mr. Subhash Gupta	 Mr. Kapil Gupta
 Partner	Mr. Vikas Lodha ADITYA BIRLA FINANCE LIMITED 

COP/MOF

Cost of Project	Total Amount	Incurred till 28-02-2023	To be incurred	Rate/Sq. ft
Land cost	3.86	3.86	0.00	170
Plan approval and TDR cost	2.50	0.35	2.15	110
Construction & Development cost	32.14	14.31	17.83	1412
Selling, Adm & Marketing Exps	3.50	2.46	1.04	154
Finance cost	4.50	0.88	3.62	198
Total	46.50	21.86	24.64	2042
Means of Finance	Total Amount	Utilized till date	To be Utilized	Contribution%
Booking Money	13.50	6.84	6.66	29%
Proposed Loan from ABFL	25	0	25	54%
Promoter contribution Including USL	8	6.37	1.63	17%
ICICI Loan takeover	0	8.65	-8.65	0%
Total	46.50	21.86	24.64	100%

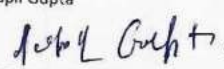
Platinum Realty Builders

Mr. Arun Gupta

 Partner

Mr. Subhash Gupta

Mr. Vikas Lodha

Mr. Kapil Gupta



ADITYA BIRLA FINANCE LIMITED



Sales and Collection Milestone

	Quarter	Fresh sold Area(in Sq.Ft)	Cumulative (in Sq.Ft.)	Collection from Fresh Units	Collection From Sold Units	Cumulative	No. of Units
	Mar-23		61620	0.00	6.84	6.84	40
Q-1	Jun-23	4153	65773	1.41	0.40	8.65	3
Q-2	Sep-23	4153	69925	1.41	0.40	10.47	3
Q-3	Dec-23	6644	76569	2.26	0.40	13.13	3
Q-4	Mar-24	6644	83213	2.26	0.40	15.79	5
Q-5	Jun-24	6644	89858	2.26	0.40	18.45	5
Q-6	Sep-24	6644	96502	2.26	0.40	21.11	5
Q-7	Dec-24	6644	103146	2.26	0.40	23.77	5
Q-8	Mar-25	8305	111451	2.82	0.78	27.36	6
Q-9	Jun-25	8305	119756	2.82	0.80	30.99	6
Q-10	Sep-25	8305	128061	2.82	0.80	34.62	6
Q-11	Dec-25	8305	136366	2.82	0.80	38.24	6
Q-12	Mar-26	9966	146333	3.39	0.80	42.43	6
Q-13	Jun-26	9966	156299	3.39	0.80	46.62	6
Q-14	Sep-26	9966	166265	3.39	0.80	50.81	6
Q-15	Dec-26	9966	176231	3.39	0.80	55.00	7
Q-16	Mar-27	9966	186197	3.39	0.80	59.19	7
Q-17	Jun-27	9966	196163	3.39	0.80	63.38	7
Q-18	Sep-27	9966	206130	3.39	0.80	67.57	7
Q-19	Dec-27	10797	216926	3.67	0.80	72.05	7
Q-20	Mar-28	10797	227723	3.67	0.80	76.52	7

M/s Platinum Realty Builders	Mr. Subhash Gupta	Mr. Kapil Gupta
Mr. Arun Gupta	Mr. Vikas Lodha	ADITYA BIRLA FINANCE LIMITED

Aditya Birla Fin