



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AC 563779

SME-1

LETTER OF ARRANGEMENT
(To be issued in duplicate)

To
NEEV LIFESTYLE LLP
BEAUMONDE OFFICE
OPP CITY CENTER, Matigara
Siliguri - 734010
West Bengal

Letter No.: BR/ADV/2024-25/2344

Date: 27/03/2025

Dear Sirs,

ADVANCES TO SME SEGMENT
SANCTION OF CREDIT FACILITIES

With reference to your application dated _____ requesting us for sanction / renewal of Working Capital Limits and / or Term Loan Limits at existing / enhanced levels and subsequent correspondence in this regard, we have pleasure in advising sanction of the following credit facilities, which are available subject to your acceptance / fulfillment of the Terms and Conditions detailed in Annexures A/B/C:

NEEV LIFESTYLE LLP
[Signature]

PARTNER

NEEV LIFESTYLE LLP
[Signature]

PARTNER

NEEV LIFESTYLE LLP
[Signature]

PARTNER

Barbata Agwala
NEEV LIFESTYLE LLP
Barbata Agwala
PARTNER

Barbata Agwala

(Rs. in lakh)

SL	FACILITY	EXISTING LIMIT	PROPOSED LIMIT
A] FUND BASED LIMITS:			
a	TERM LOAN -I	0.00	4000.00
b	TERM LOAN - II	0.00	6000.00
Total of Fund Based Limits		0.00	10000.00
B] NON-FUND BASED LIMITS:			
a		0.00	0.00
Total of Non-Fund Based Limits		0.00	0.00
TOTAL LIMITS		0.00	10000.00

We are forwarding this letter in duplicate along with Annexures A/B/C 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.

Thereafter, you may call on us with the guarantors, preferably with prior appointment, to execute the documents in this regard.


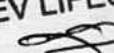
Assuring you of our best services at all times.

Yours faithfully





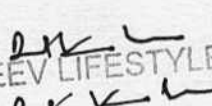
BRANCH MANAGER

Encl.: Terms and Conditions – Annexures A/B/C


NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP
Babita Agrawal
PARTNER
Babita Agrawal

NEEV LIFESTYLE LLP

PARTNER


NEEV LIFESTYLE LLP

PARTNER

**ANNEXURE A
TERMS AND CONDITIONS**

1. SECURITY:

Limit	Primary Security	Collateral Security	
		Immovable Property	Third Party Guarantee
Fund Based:			
<p>TERM LOAN – Phase I Rs. 4000.00 Lakh</p> <p>TERM LOAN – Phase II Rs. 6000.00 Lakh</p>	<p>Registered Mortgage of all those pieces and parcels of the Commercial Residential Plot Nos 299, 305, 335, 336, 338, 439, 440, 446, 447, 470, 469, House No -299, 305, 335, 336, 338, 439, 440, 446, 447, 470, 469; Mouza - Ujanu, J.L. No. -86, P.S.- Matigara, Siliguri, Dist: Darjelling, West Bengal 734010 City:- SILIGURI, District:- Darjiling, State :- West Bengal, PIN-734010, (Urban), admeasuring total 12.30 Acre, Belongs to : (1) K.B Tea Products Pvt Ltd, vide Title Deed No : 1486/2022, Registered On : 31-JAN-22, at : Siliguri, West Bengal, (2) Dalmia tea Packaging Pvt Ltd, vide Title Deed No : 1487/2022, Registered On : 31-JAN-22, at : Siliguri, West Bengal, (3) Lovely Mercantile Pvt Ltd, vide Title Deed No 1848/18, Registered On : 22-MAR-18, at : Siliguri, West Bengal, (4) Rolex Commosale Pvt Ltd, vide Title Deed No : 1849/18, Registered On : 22-MAR-18, at Siliguri, West Bengal, (5) Horizon Ispat Company Pvt Ltd, Title Deed No : 3505/19, Registered On : 20-JUN-19, at : Siliguri, West Bengal.</p> <p>Butted and bounded by North: By Road South: By Land of Luxmi Township and Holdings Limited East: By Land of PCM Chemicals Pvt Ltd West: By PWD Road</p>	<p>Nil</p>	<p>Personal Guarantors:</p> <p>1) AJAY AGARWAL</p> <p>2) BABITA AGARWAL</p> <p>3) NARAYAN PRASAD AGARWAL</p> <p>4) BASANT KUMAR BERLIA</p>
Non-Fund Based:			
<p>Hypothecation of cash flow, receivables, movable assets, stocks, work in progress of the project Beaumond Phase I and Beaumond Phase II. Negative Lien on the project Beaumond Phase I & Beaumond Phase II land and building, Hypothecation of Stock & Receivables</p>			

Baljit Agrwala

AKL

Baljit Agrwala

AKL

[Signature]

[Signature]

[Signature]

[Signature]

2. PERIOD OF ADVANCE & REPAYMENT TERMS:

Working Capital: Not Applicable.

Term Loan –Phase I: To be availed within a period of 6 months from the date of sanction.

Disbursement schedule for Phase –I :

Financial Year	Q1	Q2	Q3	Q4	Total
2024-25				850.00	850.00
2025-26	325.00	150.00	325.00	1000.00	1800.00
2026-27	50.00	100.00	0.00	75.00	225.00
2027-28	100.00	75.00	40.00	100.00	315.00
2028-29	600.00	150.00	60.00		810.00
Total	1075.00	475.00	425.00	2025.00	4000.00

The Term Loan is to be repaid as per the following repayment schedule:

Door-to-door tenure of 56 months including a moratorium of 47 months.

Repayment Schedule for Phase I:

Financial Year	Q1	Q2	Q3	Q4	Total
2028-29				1000.00	1000.00
2029-30	1000.00	1000.00	1000.00	0.00	3000.00
Total	1000.00	1000.00	1000.00	1000.00	4000.00

Term Loan –Phase II: To be availed within a period of 6 months from the date of sanction.

Disbursement schedule for Phase –II :

Financial Year	Q1	Q2	Q3	Q4	Total
2025-26	398.00	501.00	443.00	458.00	1800.00
2026-27	450.00	380.00	325.00	300.00	1455.00
2027-28	400.00	350.00	225.00	200.00	1175.00
2028-29	150.00	150.00	125.00	100.00	525.00
2029-30	75.00	970.00			1045.00
Total					6000.00

The Term Loan is to be repaid as per the following repayment schedule:

Door-to-door tenure of 60 months including a moratorium of 56 months

Repayment Schedule for Phase II:

Financial Year	Q1	Q2	Q3	Q4	Total
2029-30	0.00	0.00	3000.00	3000.00	6000.00
Total	0.00	0.00	3000.00	3000.00	6000.00

Others: Interest shall be payable on the outstandings in the loan accounts computed on daily balances basis duly compounded and debited to the accounts at monthly rests on the last working day of every month, in accordance with the accounting practices of the Bank from time to time.

Commitment charges, as applicable, shall be payable in case of non-utilization of sanctioned limits.

Pre-payment (in case of Term Loan)/ Pre-Closure (in case of Fund Based Facilities except Term Loan) charges, as applicable, shall be payable in case of pre-payment of Term Loan instalments.

NEEV LIFESTYLE LLP

[Signature]

PARTNER

NEEV LIFESTYLE LLP

[Signature]

PARTNER

NEEV LIFESTYLE LLP

[Signature]

PARTNER

[Signature]

NEEV LIFESTYLE LLP

[Signature]

PARTNER

[Signature]

3. RATE OF INTEREST:

Working Capital: Not Applicable.

Term Loan Phase I & Phase II: Interest at the rate of 1.10% above the External Benchmark Rate (as defined below) / Marginal Cost of Funds Based Lending Rate (MCLR) -6M/ 3 M T-Bill/ 6 M T-Bill/ Repo Rate which is presently 8.90 % p.a. Present effective rate 10.00% p.a. calculated on daily products at monthly rests. Bank shall any time and from time to time be entitled to vary the margin base on Credit Risk Assessment of the borrower and the EBR / MCLR/ 3 M T-Bill/ 6 M T-Bill/ Repo Rate at its discretion.

Computation of External Benchmark Rate (EBR)		Reference Rate	Current Rate
A	External Benchmark	Repo Rate	6.25%
B	Spread other than Credit Risk Premium, decided by the Bank	Common Spread	2.65%
C	External Benchmark Rate (EBR) i.e. A+B	C = A+B	8.90%

Computation of T-Bill		Reference Rate	Current Rate
A	Government of India 3-Months Treasury Bill yield published by the Financial Benchmarks India Private Ltd (FBIL)	3 M T-Bill	
B	Government of India 6-Months Treasury Bill yield published by the Financial Benchmarks India Private Ltd (FBIL)	6 M T-Bill	

Computation of Repo Rate		Reference Rate	Current Rate
A	Reserve Bank of India policy repo rate	Repo Rate	6.25%

Accrued but unapplied interest, if any, shall be governed by RBI's directives on IRAC norms. Interest rates on facilities extended in foreign currency shall be linked to LIBOR rates.

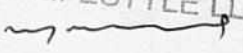
Application of interest in respect of Agricultural Advances shall be in line with the harvesting seasons.


Charges for Non-Fund Based facility:

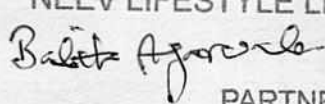
BG Issuance Charges	Not Applicable
LC Opening Charges	Not Applicable

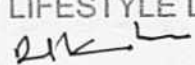
Penal Charge:

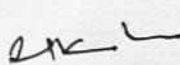
- i) Penal charge as applicable/ decided by the bank from time to time will be charged for the period of delay in respect of:
 - a) Delayed/non-submission of financial data required for review / renewal of limits
 - b) Delayed/non-submission of annual financial statements
 - c) Delayed/non-submission of stock statements
 - d) Non-renewal of insurance policy(ies)
 - e) Diversion of Funds
 - f) Adverse deviation from stipulated level in respect of various parameters
 - g) Charges on pre-payment / Pre-Closure of credit facilities.
- ii) Penal Charge will be charged on the excess drawings in case any irregularity / breach of the Bank's extant instructions /guidelines applicable from time to time. Enhanced / Penal charge will not be compounded monthly.
- iii) The Bank shall also be entitled to charge at its discretion, enhanced interest rates on the accounts either on the entire outstandings or on a portion thereof, for any irregularity including non-observance or non-compliance of the Terms and Conditions of the advances, for such period as the Bank deems it necessary.

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER



Details of other charges:

Loan Processing Charges	Not Applicable
Unified Upfront Fee	0.60% of total loan amount plus applicable GST
Annual review charges for Term Loans	During Implementation, i.e., till the date of achievement of DCCO: 0.05% of the sanctioned loan amount or Rs. 6.00 Lac, whichever is lower. After Implementation, i.e., after achievement of DCCO: 0.05% of the outstanding loan amount or Rs. 3.00 Lac, whichever is lower
Annual Processing Fees for Working Capital facility	Not Applicable
Revalidation of Sanction	
Commitment charges	Included in Unified Upfront Fee
Pre-payment charges for Term Loan *	2.00 % of the pre-paid amount. Pre-payment penalty of 1% will be applicable on account of "Loan prepaid out of higher cash accruals from the project/ equity infusion by promoters"
Pre-Closure charges for Fund Based Limits except Term Loan*	
Facility Fee	Included in Unified Upfront Fee
Inspection Charges	Included in Unified Upfront Fee
Documentation Charges	Included in Unified Upfront Fee
Equitable Mortgage Charges	Included in Unified Upfront Fee
CERSAI Fee	Included in Unified Upfront Fee
Other Charges, not mentioned above:	
Processing Fee will be recovered annually on the anniversary date, irrespective of review/ renewal of the working capital limits on due date.	

*Prepayment/ Pre-closure charges are to be levied as per Bank's extant instruction issued from time to time and it may change in between and will be intimated to the customers separately if not mentioned in the document.

4. MARGINS:

SL.	ITEM	MARGIN (IN %)
A	FUND BASED LIMITS	Not Applicable
a	Raw Materials: Imported	Not Applicable
b	Raw Materials: Indigenous	Not Applicable
c	Semi-Finished Goods	Not Applicable
d	Finished Goods	Not Applicable
e	Components / Consumables / Spares	Not Applicable
f	Domestic Receivables	Not Applicable
g	Export Packing Credit	Not Applicable
h	Term Loan	Not Applicable
B	NON-FUND BASED LIMITS	
a	Letters of Credit	Not Applicable
b	Bank Guarantees	Not Applicable

5. TENOR / RETENTION PERIOD OF BILLS:

_____ days. The cover period of _____ days for Receivables would be extended only in respect of buyers other than associate / sister concerns. Receivables beyond _____ days will not be reckoned for computing Drawing Power. Drawing Power will also not be available on unpaid stocks.

NEEV LIFESTYLE LLP

Babita Agarwal
PARTNER

NEEV LIFESTYLE LLP

S.K.L.
PARTNER

Babita Agarwal

NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

S.K.L.
PARTNER

S.K.L.

S.K.L.

6. INSURANCE:

All the assets charged to the Bank should always be fully insured by the Borrower against fire, lightning, riots, strikes, floods, cyclones, earthquakes, civil commotion, and other natural calamities, etc., with a company approved by the Bank in the joint names of the Bank and yourselves, at your cost for full market value or Bank's interest, whichever is higher. The policies / cover notes should be lodged with the Bank. The policies should be kept alive (current) during the currency of the advance. In the event of non-compliance, the Bank reserves the right (but not be bound to exercise) to take the insurance cover as required by the Bank by debit to your account. The machinery to be purchased out of the Term Loan, if any, to be insured for the full market value or original cost of the machinery, whichever is higher. Likewise, all the renewals of the policies should also be effected /done by the Borrower at all materials.

The Borrower shall always be responsible to ensure that the insurance policy in respect of the hypothecated assets remains valid till all the dues of the Bank are repaid and to keep such insurance policy renewed each year.

"The Bank shall not be liable for any consequence arising from non-renewal of insurance in any year even if the Bank has in any previous year renewed the insurance of the hypothecated assets by debiting the borrower's account for failure of the Borrower to renew such insurance policy.

7. CREDIT GUARANTEE COVER:

- a) Pre-shipment Credit, if any, will be covered by the Bank under the Individual Packing Credit Guarantee (IPCG) of ECGC, with premium payable by debit to your account.
- b) Post-shipment policy of ECGC with buyer-wise limits for non-L/C exports to be obtained by you at your cost, if applicable.
- c) ECGC officials have the right to inspect the Unit, if considered necessary.
- d) Credit Guarantee under CGTSI Scheme to be covered, wherever applicable.


8. STOCK STATEMENTS:


~~Statements of Stocks / Receivables hypothecated / pledged to the Bank are to be submitted regularly at monthly intervals as on the last day of every month before the 20th of the following month / within 20 days from the date of stock statement and / or whenever there is a large variation in stocks / Book Debts and also as on the date of the Balance Sheet (31st March). The statement should not include stagnant / obsolete / rejected stocks. Bills / Sundry Debtors outstanding beyond cover period should be shown separately in the statement. Sales and purchases figures for the month are to be reported. The details of unpaid stock with value should be shown separately. The Stock Statement should be signed by the authorized signatory. Suitable books / registers of the stock position are to be maintained at the factory / business premises.~~


~~The Stock Statement should invariably contain complete particulars of stocks, debtors (along with complete address), creditors, usance L/Cs opened, etc. It is essential that the outstanding borrowings at all times are fully covered by the value of security hypothecated, less the stipulated margins to be reckoned as per valuation of inventory given under Para 11 below. If at any time, the Drawing Power yielded by the stocks, debtors, etc., held by you falls below the amount borrowed, such excess drawings shall be adjusted forthwith. Partywise / agewise details for each bill raised shall be submitted on a monthly basis for computation of Drawing Power against Book Debts. Further, the level of Creditors / Acceptances over and above the accepted level will be deducted while computing Drawing Power.~~

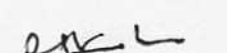
Borrowers need to submit a monthly progress report along with a cash flow statement before 20th of subsequent month. Borrower also need to submit quarterly progress report containing details like amount received from customers, status of sale of flats indicating number of flats booked / sold in advance / full payment received and deposited in the bank, progress of the project vis-a-vis the estimated stage wise progress of the project, etc.


Any delay in submission of the Monthly/Quarterly Cash Flow report shall attract penal charges as per Banks extant instructions.

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP
 PARTNER

NEEV LIFESTYLE LLP
 Babita Aggarwal
 PARTNER
 Babita Aggarwal

CASH BUDGET STATEMENTS:

The Drawing Power is to be arrived on monthly basis, based on the Cash Budget to be submitted monthly by the Company. The monthly progress report on construction should be submitted every month within 20th of the following month, duly countersigned by the Company's engineer. Monthly progress report indicating number of flats booked / payments received in respect thereto and deposited into the Bank should be submitted.

LIE Report from Bank empanelled engineer for progress of construction and cost incurred in the project and CA certificate for the promoter's contribution in the project and on the sources and uses of funds in respect of amount incurred on the project to be submitted on quarterly basis by the Company.

Any delay in submission of Cash Budget, LIE Report and CA certificate shall attract penal charges @ 0.1% per month of the outstanding amount.

9. INSPECTIONS:

The Bank's officials / inspectors are to be permitted in the factory / business premises as and when required to inspect the stocks / books / equipment. Where the premises are leased / hired, necessary approvals to the effect from the Lessor, if any required, are to be obtained. All assistance to be extended to the Bank's officials in conducting and completing such inspections smoothly. Necessary remedial steps also to be taken to rectify any shortcomings, if any, pointed out by the Bank's officials. The cost of such inspections shall be borne by you.

10. VALUATION OF INVENTORY:

ITEM	TO BE VALUED AT
Imported Raw Material	Landed cost (i.e., invoice value plus Customs Duty but excluding Sales Tax and demurrage, if any) or market price, whichever is lower
Indigenous Raw Material, packing materials, consumable stores and spares	Invoice price or market price or Govt. controlled price, whichever is the lowest
Semi-Finished Goods and Finished Goods	Cost of Production or Selling Price or market price or Govt. controlled rates, whichever is the lowest

11. SECURITY DOCUMENTS:

The following security documents shall be executed by you and the Guarantors:

- a. Agreement of Loan-cum-Hypothecation
- b. Guarantee Agreement
- c. Mortgage documents
- d. any other documents as may be required by the Bank

12. OPEN TERM LOAN:

Not Applicable.

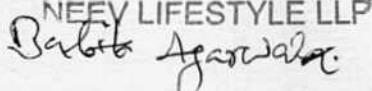
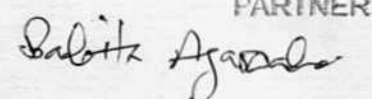
OTHER TERMS AND CONDITIONS


1. Disbursement will be made only after completion of security documentation and formalities in respect of mortgage creation / extension. In respect of COMPANY/Company, in addition to these two requirements, charge to be filed with the Registrar of Companies within the prescribed period for creating a charge in favour of the Bank.

2. Drawings in the account will be regulated on the basis of Drawing Power computed as per the latest projected Cash Budget to be submitted by the Borrower.

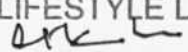

 NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER


NEEV LIFESTYLE LLP

 PARTNER


 PARTNER

NEEV LIFESTYLE LLP

 PARTNER


 PARTNER

3. The Bank will have the right to examine at all times the Unit's books of account and to have the Unit's factories / offices / showrooms inspected from time to time by the officials of the Bank and / or qualified auditors and / or technical experts and / or management consultants or other persons of the Bank's choice.

4. **The Unit should not be dissolved / reconstituted without obtaining Bank's prior approval in writing. Post-facto approval of reconstitution / dissolution will not be accorded nor shall the existing guarantors be released if the dissolution / reconstitution is effected without prior approval in writing.**

5. The Unit should maintain adequate books and records which should correctly reflect their financial position and scope of operations and should submit at stipulated intervals such statements as may be prescribed by the Bank. The Unit should produce books of accounts for the inspection of Bank staff as and when called for.

6. The Unit should submit provisional financial statements within one month and audited financial statements within six months from the date of closure of the accounting year. The returns submitted to the GST and Income Tax authorities should also be submitted to the Bank.

7. The Unit should confine their entire business including foreign exchange business to us.

8. The Bank will have the option of appointing its nominee on the Board of Director of the Unit to look after its interests.



9. **The Capital invested in the business by the proprietor/ director /director should not be withdrawn during the currency of our advance.**



10. **In case the Unit fails to complete the formalities with regard to creation of a charge in favour of the Bank within a period of two months from the date of this letter, an enhanced interest of 1% on the outstanding or reduction of Drawing Power by 10% / 20% or both will be considered without any reference to the Unit.**

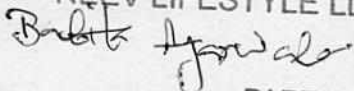
11. The Unit should keep the Bank informed of the happening of any event likely to have a substantial effect on their profits or business and the remedial measures taken in this regard.


12. The Unit should keep the Bank informed of any circumstances adversely affecting the financial position of their sister / associate / family / subsidiary / group concerns in which it has invested, including any action taken by any creditor against the said Units legally or otherwise.

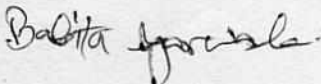
13. After accounting for provision for taxation, the Bank will have the first charge on the profits of the Company towards repayment of instalments under Term Loans/WC loan sanctioned / DPGs executed by the Bank or other repayment obligations, interest and any other dues from the Company to the Bank.



NEEV LIFESTYLE LLP

PARTNER


NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

PARTNER





14. The ~~proprietor~~/ designated partner / ~~director~~ should not withdraw the profits earned in the business / capital invested in the business without meeting the instalment(s) payable under the Term Loan. In the case of Companies, dividend should be declared only after meeting the dues to the Bank-

15. All moneys raised by way of deposits from friends/ relatives and / or from any other source should not be withdrawn / repaid during the currency of the Bank's advance. Suitable stamped letters of undertaking from the Unit and 'No Withdrawal' letters from the depositors should be submitted to this effect to the Bank.

16. **The Bank's name board(s) should be displayed prominently at the project site. A notice Board shall be displayed prominently at the project site mentioning SBI as it's preferred Banker. The Company shall also display at board at the construction site mentioning "The land and the project is mortgaged to SBI SME Branch Siliguri".**

17. The Unit and other depositors of title deeds should possess a clear, absolute and marketable title to the properties proposed to be legally / equitably mortgaged in favour of the Bank to the satisfaction of the Bank's solicitors / advocates. **Further, the said properties are to be revalued as and when required at your cost after every 3 year.**

18. **Any legal expenses such as a solicitor's / advocate's fees, stamp duty, registration charges and other incidental expenses incurred in connection with the advance should be borne by the Unit.**

19. If the Credit Rating awarded to the Unit is below SB-10, the risk rating will be reviewed half-yearly. The Unit should provide necessary information to facilitate such a review. In the absence of half-yearly review for want of such information, the risk rating will automatically slip by one step.

20. **Next renewal/review of the above facilities is due on 19/03/2030. The Unit is required to submit financial data one month before the due date. The Audited Balance Sheet is to be submitted within 31st October every year.**

21. In case of a COMPANY/Company being the borrower, the following terms are applicable:

A). A resolution to be passed in a meeting of the Board of Director of the Company for availing the credit facilities sanctioned by the Bank and a duly certified extract to be submitted to the Bank. The resolution should contain, inter alia, the following particulars:

- Acceptance of the Terms & Conditions of the credit facilities sanctioned to the company.
- Authority in favour of Director / Authorised Signatory to execute the security documents for availing the credit facilities sanctioned to the company.
- Authority in favour of Director / Authorised Signatory for filing the documents and Form 8 and 13 with the Registrar of Companies for creating a charge over the assets of the company in favour of the Bank.
- Affixation of the company Common Seal on the security documents and vesting of authority to authenticate such affixation.
- Requesting the guarantors to offer their Personal Guarantee / Corporate Guarantee in favour of the Bank for the credit facilities sanctioned to the company.
- Creation of first charge on the assets of the company in favour of the Bank for the credit facilities sanctioned to the company.

NEEV LIFESTYLE LLP

Balraj Agarwal
PARTNER

NEEV LIFESTYLE LLP

[Signature]
PARTNER

NEEV LIFESTYLE LLP

[Signature]
PARTNER

Balraj Agarwal

NEEV LIFESTYLE LLP

[Signature]
PARTNER

[Signature]

[Signature]

[Signature]

B) The charge over the assets of the company in respect of the limits sanctioned herein should be registered with the Registrar of company/company within 30 days from the date of execution of documents and filed copies of Form 8 and Form 13, together with receipt should be deposited with us. The Certificate of Registration is to be produced to the Bank within reasonable time for our records.


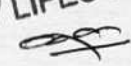
22. During the currency of the Bank's credit facilities, the Company / Guarantors will not, without the Bank's prior permission/ intimation in writing:

- Effect any change in the Unit's capital structure.
- Implement any scheme of expansion / modernization / diversification / renovation or acquire any fixed assets during any accounting year, except such schemes which have already been approved by the Bank.
- Formulate any scheme of amalgamation or reconstruction.
- Invest by way of share capital or lend or advance funds to or place deposits with any other concern, including sister / associate / family / subsidiary/ group concerns. However, normal trade credit or security deposits in the normal course of business or advances to employees can be excluded.
- Enter into borrowing arrangements either secured or unsecured with any other bank, Financial Institution, company or person.
- Undertake guarantee obligations on behalf of any other company, company or person.
- Declare dividends for any year except out of profits relating to that year after making all due and necessary provisions and provided further that no default had occurred in any repayment obligations.
- Effect any drastic change in their management setup.
- Effect any change in the remuneration payable to the Director / Director, etc. either in the form of sitting fees or otherwise.
- Pay guarantee commission to the guarantors whose guarantees have been stipulated / furnished for the credit limits sanctioned by the Bank.
- Create any further charge, lien or encumbrance over the assets and properties of the Unit / Guarantors to be charged / charged to the Bank in favour of any other bank, Financial Institution, company or person.
- Sell, assign, mortgage or otherwise dispose off any of the fixed assets charged to the Bank.
- Undertake any trading activity other than the sale of produce arising out of its own manufacturing / trading operations.

- Open any account with any other bank. If already opened, the details there of is to be given immediately and a confirmation to this effect given to the Bank.

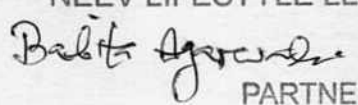
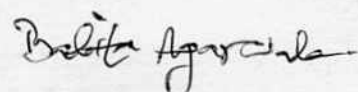
23. The following particulars / documents are to be furnished / submitted to the Bank:

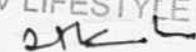
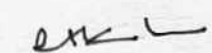
- i) Permanent Account Number (PAN) of each Borrower / Guarantor and Corporate Identity Number (CIN) in the case of companies.
- ii) Passport Number and other details including photocopies.
- iii) 3 self-attested photographs of the Borrower and Guarantors.
- iv) Location / site-map of immovable properties with important landmarks.
- v) Names and addresses / occupations of all the legal heirs of Borrower and Guarantors.
- vi) Details of properties not charged to the Bank


NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

PARTNER


NEEV LIFESTYLE LLP

PARTNER


NEEV LIFESTYLE LLP

PARTNER


24. Notwithstanding anything contained hereinabove, we confirm having agreed that the bank reserves the absolute right to cancel limits (either fully or partially) unconditionally without prior notice

- In case the limits /part of the limits are not utilized by us, and/or
- In case of deterioration in the loan accounts in any manner whatsoever, and/or
- In case of non compliance of terms and conditions of sanction.

25. A) I/We hereby agree and give consent for the disclosure by the bank of all or any such information and data relating to me /us information relating to my/our obligation in any banking facility granted/to be granted to me/us by the bank as borrower /guarantors and in case of default ,if any, committed by me/us, in discharge of my /our obligations ,as the State Bank of India may deem appropriate and necessary ,to disclose and furnish to Credit Information Bureau (India) Ltd (CIBIL) and any other agency authorized in this behalf by RBI.

B) I/We undertake that CIBIL and any other agency so authorized may use and process the said information and data, disclosed by the bank, in the manner as deemed fit by them .They may also furnish for consideration the proposed information and data or products thereof prepared by them, to banks or financial institutions and other credit guarantors or registered users, as may be specified by the RBI in this behalf.

26. It is confirmed that all the Director and Guarantors are on Indian origin and are Indian nationals. During the currency of credit facilities, if there is any change in the nationality of the Borrower(s)/ Guarantor(s) or any individual Borrower(s)/Director(s)/ Guarantor(s)/ Director(s) lose(s) the citizenship of India or acquire(s) the citizenship of any other country, the same has to be advised in writing to the Bank, immediately.

27. Notwithstanding anything contained in the document hereto, the borrower(s) agree(s) and covenant(s)

- To make all payments to its staff, vendors, clients and other persons having dealing with the borrowers electronically except for office petty cash requirements;
- To receive all payments electronically except when cheques drawn on banks which are not on NEFT/RTGS and
- SBI/Creditor can inspect the Books of Accounts and records of the borrowers for verifying the compliance of the aforesaid conditions.

28. The Borrower shall indemnify the Bank against all losses, costs, damages expenses whatsoever that the Bank may incur or sustain by reason of any fraud detected in or in respect of any loan or any other financial assistance granted or to be granted to a group company or group establishment of the Borrower or in respect of any security offered or documents executed in respect of such loan or other financial assistance. For the purpose of this clause, group company or group establishment means a subsidiary company or holding company or associate company or a joint venture or any other similar establishment in which the Borrower is having control, influence or substantial interest.

29. The Borrower agrees that upon the account of the Borrower being categorized as Non Performing Asset (NPA) as per the extant Income Recognition and Asset Classification (IRAC) norms of RBI, the Borrower shall pay interest at the default rate per month on the entire outstanding amount of the loan for the period that the account shall remain NPA. Default rate shall mean the rate of interest over and above the MCLR or others as shall be applicable in case the Credit Risk Assessment (CRA) for an account is the highest (presently interest rate applicable to SB-15) as per norms of CRA linked interest rate applicable in the Bank".

NEEV LIFESTYLE LLP
PARTNER



NEEV LIFESTYLE LLP
PARTNER


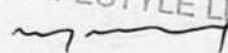
NEEV LIFESTYLE LLP
PARTNER

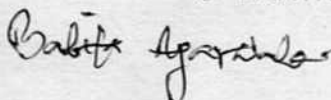
NEEV LIFESTYLE LLP
PARTNER



13. Sanction Specific Covenants:

1. The lender shall have the right to appoint Lenders Independent Engineer (LIE) for Quarterly inspection during the implementation period and till repayment of entire outstanding loan, the expenses of which shall be borne by the borrower.
2. The sale proceeds will be credited to designated Escrow Account or separate account as per WBRERA Rules and every withdrawal from this WBRERA complied account will be credited to Escrow account maintained with us.
3. Copy of Report duly certified by Architect, Engineer & chartered accountant submitted to RERA Authority for withdrawal from RERA separate account to be submitted on Quarterly basis once RERA is implemented and compare with actual work / cash flow.
4. Penal interest @2% will be charged in case of withdrawal (partial / whole) of the unsecured loan subordinated to Bank debt.
5. RERA accounts with other Banks has to be closed and to be opened with SBI. Advance from customers will be routed through the account opened with us. Proposed loan is under sole banking facility only.
6. Cash flow of the project for which loan has been sanctioned should be routed through the separate RERA compliant account with us.
7. Contractors All Risks (CAR) Insurance should be taken with Banks name in the policy for the project being funded by us.
8. It is the borrowers responsibility to ensure that the mortgaged properties are duly insured at their own cost & expenses for all risks and Banks interest to be incorporated in the Insurance Policy.
9. Insurance cover should be obtained from a company approved by the Bank.
10. Stock and Receivable Audit should be performed Half Yearly invariably.
11. Yearly affidavit must be submitted by the borrower stating that the funds have been/will be utilised for the project for which the loan has been sanctioned.


NEEV LIFESTYLE LLP

PARTNER


NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP
Babita Agarwal
PARTNER


NEEV LIFESTYLE LLP

PARTNER


38. The borrowing firm to create negative lien on the said property.
39. All moneys raised by way of unsecured loans from promoters / group companies/ their friends / relatives or from any other sources should not be withdrawn / repaid during the currency of Bank loans. USL would be interest free and subordinate to bank debts. Penal interest @2% will be charged in case of withdrawal (partial / whole) of the unsecured loan subordinated to Bank debt. Company has to submit an undertaking for the same.
40. All the sale proceeds / advance payment from the customers and all expense related to the project will be routed through the Realtor/Escrow account to be opened with SBI SME Branch, Siliguri. The Promoters Contribution is also to be routed through Escrow account.
41. Any cost overrun in respect of the proposed project will be met from the Promoters own sources and in the event of advance from the prospective customers falling short of the amount expected in the means of finance, the shortfall would be made good by promoters by contributing additional amount towards their contribution. Company has to submit an undertaking for the same.
42. Credit Information Reports (CIR) on associate concerns/ group companies to be obtained before disbursement of the loan / within 3 months from the date of disbursement.
43. The company will disclose the name of SBI, to whom the property is mortgaged, in its Pamphlets / Brochures etc. or in any advertisement of the project in newspapers / magazines/TV channels.
44. All publicity by the company to carry SBIs name as the preferred Banker.
45. SBI will be the preferred Banker of the Project and SBI will have the First Right of Refusal for sanction of Home Loans to retail buyers in the project. All retail home loan proposals will first move to SBI. In case of rejection of any retail home loan proposal by SBI due to non fulfilment of Bank's eligibility criteria, the file may be subsequently moved to other Bank/FIs. The reason for rejected for the file has to be mentioned in the NOC application letter.
46. A Notice Board shall be displayed prominently at the project site mentioning SBI as it's preferred Banker. Further, the Borrowing firm has to display a Board at the construction site mentioning "THE LAND AND THE PROJECT IS MORTGAGED WITH SBI SME BRANCH Siliguri".
47. The borrowing firm would indicate in their Pamphlets/ Brochures, that they would provide No Objection Certificate (NOC) / permission of mortgagee Bank for sale of flats / property, if required. NOC for the apartments at the time of agreement to sell & NOC for release the Primary Security at the time of registration of the respective Apartments will be issued subject to credit of the entire sale proceeds of the respective flats.
48. The sale agreement between the Developer and prospective buyers should include a clause to the effect that advance booking money and any subsequent payment thereof made by the purchaser to the developer will be paid by A/C payee cheque / draft / RTGS / NEFT or any other means to the Realtor/Escrow account at SBI SME Branch Siliguri. On receipt of entire consideration price as per Agreement proportionate ownership rights to be transferred in favour of the buyers of the flats.

NEEV LIFESTYLE LLP

Babita Agarwal

PARTNER

Babita Agarwal

NEEV LIFESTYLE LLP

[Signature]

PARTNER

[Signature]

NEEV LIFESTYLE LL

[Signature]
PARTNER

NEEV LIFESTYLE

[Signature]
PARTNER

[Signature]

[Signature]

49. The Company will submit quarterly statement for amount received from receivables (advance for booking) charged to the bank and status of sale of unsold flats / spaces designated and amount received against such sale of flats/spaces.
50. The company has to submit projected cash budget and actual cash flow statement on a monthly basis. Actual cash flow statement to be certified by CA of the company on a quarterly basis. The company to submit monthly progress report indicating number of units booked / sold in advance / full payment received along with cash budget.
51. Certificates from CA and architect are to be submitted by the company on quarterly basis in respect of amount incurred on the project on the basis of progress of construction of the project.
52. The borrower to give an undertaking that the cash flow from the proposed project should be routed through separate WBREERA compliant current account and thereafter through ESCROW account opened with the Branch and Bank will have first charge on the same.
53. DSRA equivalent to 3 months Instalment & Interest to be built up before full disbursement during moratorium period and before commencement of instalments in ESCROW account / STDR.
54. The Director of COMPANY should hold their contribution in the company till the repayment of all dues of Loan. In case of breach of such terms by the director and allowing any of the director to withdraw his contribution, the Bank shall have the right to charge 1% penalty and also has right to recall the entire outstanding in the loan account. COMPANY has to submit an undertaking for the same.
55. The COMPANY has to use the Loan Amount for fresh Construction Activities only. Further, no reimbursement of the expenses incurred before sanction of loan will be allowed.

[Signature]
 NEEV LIFESTYLE LLP
[Signature]
 PARTNER

NEEV LIFESTYLE LLP
[Signature]
 PARTNER

NEEV LIFESTYLE LLP
[Signature]
 PARTNER
[Signature]

NEEV LIFESTYLE LLP
[Signature]
 PARTNER
[Signature]


25. In case any charge, lien/encumbrance is created on assets pertaining to the project "Beaumont" of the borrowing firm without consent of the Bank, the Bank shall have the right to recall entire outstanding in the loan account.
26. The borrowing firm will submit undertaking that it will obtain all necessary approvals / clearances etc. regarding the project as and when due in material time that are required for the successful completion of project.
27. The partners of the borrowing firm will bring in Capital as projected in the following manner. Borrowing firm shall not change its capital structure without prior written consent from the lender nor shall be permitted to withdraw capital before completion of project.

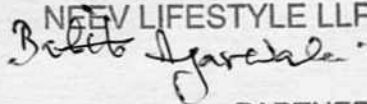

(Rupees in Lakh)

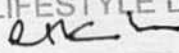
Particular	Phase I	Phase II
Partner s Capital	1253.00	2030.00
Unsecured loan from Promoter and Promoter family	2923.00	4735.00


28. The borrowing firm will submit undertaking that they will ensure compliance of all such conditions stipulated in statutory approvals received for the purpose of proposed project and also confirm all the compliance under WB Promoters Act / WBRERA thereby ensuring proper disclosure, timely completion of project and protection of buyer's interest.
29. NOC for the apartments at the time of agreement to sell & NOC for release the Primary Security at the time of registration of the respective Apartments will be issued subject to credit of the entire sale proceeds of the respective flats.
30. The bank will have the right to audit escrow account and company's books of accounts.
31. Borrower and the Borrower Group shall not raise any loan / funding for the project from any other source, without prior written consent from the existing lenders.
32. The Borrower will also undertake & confirm to complete the entire project under all circumstances including event of escalation of project cost beyond what is agreed in the Business plan.
33. The lender will have right to form a Project Monitoring Committee (PMC).
34. Banks prior approval to be taken before execution of sale deed / issuing NOC for creation of charge on the units in the project in favour of the buyers / buyers financiers.
35. The developer(s) have to upload the information of Banks charges on the project site in WBRERA website also. Hence, our charge will be visible to purchasers, at the time of their visit to the WBRERA website.
36. The Bank will have the right to step in or sell the stock at discounted price at specified events (in case of default and overdue for maximum 60 days).
37. A valid Registered Mortgage on the land would be created.

 NEEV LIFESTYLE LLP
PARTNER




NEEV LIFESTYLE LLP
PARTNER


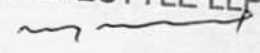
NEEV LIFESTYLE LLP

PARTNER


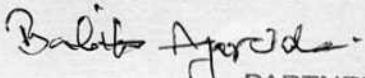
NEEV LIFESTYLE LLP

PARTNER




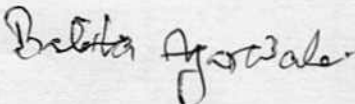
12. DSRA equivalent to three months instalment and interest, Rs. 10.88 Cr and Rs. 31.39 Cr for Phase I and Phase II respectively, to be built up before full disbursement during moratorium period and before commencement of instalments in ESCROW account / STDR.
13. Promoters margin proposed for the project is Rs.109.40 Crore which will be brought by the unit in phase-wise manner in the form of Equity and USL from the group companies.
14. Issue of NOC to release undivided share of land of the proposed Project along with the mortgaged flats/commercial space as and when required by prospective borrower of flats subject to maintaining FACR of 1.55 for phase I and 1.43 for phase II by way of reduction of DP at the time of issue of final NOC and to recover Rs.3850/- PSF from sale of each flat in Phase I of the Project and to recover Rs. 3850/- PSF from sale of each flat in Phase II of the Project.
15. Rs. 3850/- per sq ft from sale of each flat in Phase I and Phase II of the Project for issuance of NOC to release undivided share of land of the proposed Project along with the mortgaged flats/units, will be recovered by the lender bank.
16. Disbursement will be done strictly in accordance with the Cash Budget after ensuring proportionate promoters margin and customer advances.
17. State Bank of India will have the first right of refusal for Home loans taken by the buyers for purchase of units in the project..
18. Drawing Power under the Term Loan will be as per projected Cash Budget. Loan will be released and disbursement will be made in proportion with the promoters margin and advance/ sale booking money received duly certified by CA. Promoters Contribution in each stage shall be brought in upfront before disbursement as per projected Cash Budget. **In this regard, CA certificates should be submitted by the borrower firm.**
19. During currency of the loan, the company will confine its entire borrowings related to the proposed project to SBI, SME Branch, Siliguri.
20. The borrowing firm should not induct a person as a partner of the firm, who has been identified as a wilfull defaulter. In case such a person is found to be a Director, expeditious and effective steps are to be taken for removal of the person.
21. Payment of all statutory dues should be routed through the account with us.
22. **The credit facility to be fully repaid within a period of 56 months for Phase I and 60 months for Phase II, from the date of first disbursement irrespective of whether all the flats have been sold or not. Even if the apartments are not booked / sold as per schedule or the sale proceeds are not received as per estimated cash flow, the company will endeavour to liquidate the loan from its own resources within the stipulated repayment period.**
23. Major bills / invoices to be submitted to the branch on monthly basis evidencing expenditure toward the project.
24. The borrowing firm will not change its constitution without the approval of the bank. The borrowing firm should keep the Bank informed in advance of any subsequent amendment proposed in the Constitution. The borrowing firm should be keep the Branch informed of any subsequent changes brought about in name of the company, Registered Office, change in director and Shareholding pattern.

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP


 PARTNER

NEEV LIFESTYLE LLP

 PARTNER



NEEV LIFESTYLE LLP

 PARTNER

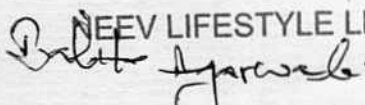
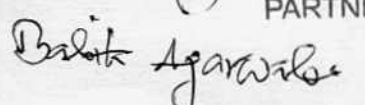


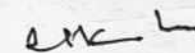
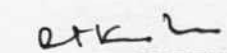


- o) All moneys raised by way of deposits from friends, relatives and / or from any other source should not be withdrawn / repaid during the currency of the Bank's advance. Suitable stamped letters of undertaking from the Unit and 'No Withdrawal' letters from the depositors should be submitted to this effect to the Bank.
- p) The Bank's name board(s) should be displayed prominently or painted on the machines pledged / hypothecated to the Bank and / or in the premises where the machines are installed, and a list of such assets should also be displayed in the Unit.
- q) The Unit and other depositors of title deeds should possess a clear, absolute and marketable title to the properties proposed to be legally / equitably mortgaged in favour of the Bank to the satisfaction of the Bank's solicitors / advocates. Further, the said properties are to be revalued as and when required at your cost.
- r) Any legal expenses such as a solicitor's / advocate's fees, stamp duty, registration charges and other incidental expenses incurred in connection with the advance should be borne by the Unit.
- s) In respect of Working Capital Limits of Rs. 10 crore and above, Financial Follow-up Report (FFR I) should be submitted at quarterly intervals within six weeks (42 days) from the close of relative quarter. FFR II (Half-yearly Operating Statement) should be submitted at half-yearly intervals within 8 weeks (56 days) from the close of the relative half-year. Non-submission of the statements will be construed as non-compliance of the covenants.
- t) A charge of Rs _____/- will be levied per branch allocation in respect of limits allocated to other branches of the Bank.
- u) In respect of creation / extension of Equitable Mortgage in respect of property offered as collateral security to the Bank, a charge of Rs. _____/- will be levied.
- v) Processing charges as applicable (presently Rs. _____/- per lac or part thereof) on the Working Capital limits sanctioned will be charged annually or at the time of renewal, whichever is earlier. Upfront fee at the rate of _____% of limits sanctioned will be charged in respect of Term Loan.
- w) If the Credit Rating awarded to the Unit is below SB-_____, the risk rating will be reviewed half-yearly. The Unit should provide necessary information to facilitate such a review. In the absence of half-yearly review for want of such information, the risk rating will automatically slip by one step.
- x) Next renewal of the above facilities is due on _____. The Unit is required to submit financial data one month before the due date.
- y) In respect of Term Loans, enhanced rate of interest is payable under the following circumstances:
- Non-payment of interest / instalments
 - Cross default
 - In case of adverse deviation in respect of any of the following their financial parameters arrived at based on audited financial statements each year, from the estimated / projected levels accepted at the time of sanction / last review, will attract enhanced interest:
 - DSCR
 - Interest Coverage Ratio
 - FACR
- z) In respect of certain schemes such as Swarojgar Credit Card, etc., the facility should be covered under the Group Insurance Scheme.
- aa) In case of a Company being the borrower, the following terms are applicable:
- a) A resolution to be passed in a meeting of the Board of Directors of the Company for availing the credit facilities sanctioned by the Bank and a duly certified extract to be submitted to the Bank. The resolution should contain, inter alia, the following particulars:

 NEEV LIFESTYLE LLP
PARTNER


NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

PARTNER



NEEV LIFESTYLE LLP

PARTNER

- i. Acceptance of the Terms & Conditions of the credit facilities sanctioned to the Company.
 - ii. Authority in favour of Directors / Authorized Signatory to execute the security documents for availing the credit facilities sanctioned to the Company.
 - iii. Authority in favour of Directors / Authorized Signatory for filing the documents and CHG-1 and CHG-4, with the Registrar of Companies for creating a charge over the assets of the Company in favour of the Bank.
 - iv. Affixation of the Company's Common Seal on the security documents and vesting of authority to authenticate such affixation.
 - v. Requesting the guarantors to offer their Personal Guarantee / Corporate Guarantee in favour of the Bank for the credit facilities sanctioned to the Company.
 - vi. Creation of first charge on the assets of the Company in favour of the Bank for the credit facilities sanctioned to the Company.
- b) The charge over the assets of the Company in respect of the limits sanctioned herein should be registered with the Registrar of Companies within 30 days from the date of execution of documents and filed copies of CHG-1 and CHG-4, together with receipt should be deposited with us. The Certificate of Registration is to be produced to the Bank within reasonable time for our records.

ab) During the currency of the Bank's credit facilities, the Unit / Guarantors will not, without the Bank's prior permission in writing:

- i. Effect any change in the Unit's capital structure.
- ii. Implement any scheme of expansion / modernization / diversification / renovation or acquire any fixed assets during any accounting year, except such schemes which have already been approved by the Bank.
- iii. Formulate any scheme of amalgamation or reconstruction.
- iv. Invest by way of share capital or lend or advance funds to or place deposits with any other concern, including sister / associate / family / subsidiary/ group concerns. However, normal trade credit or security deposits in the normal course of business or advances to employees can be excluded.
- v. Enter into borrowing arrangements either secured or unsecured with any other bank, Financial Institution, company or person.
- vi. Undertake guarantee obligations on behalf of any other company, firm or person.
- vii. Declare dividends for any year except out of profits relating to that year after making all due and necessary provisions and provided further that no default had occurred in any repayment obligations.
- viii. Effect any drastic change in their management setup.
- ix. Effect any change in the remuneration payable to the Directors / Partners, etc. either in the form of sitting fees or otherwise.
- x. Pay guarantee commission to the guarantors whose guarantees have been stipulated / furnished for the credit limits sanctioned by the Bank.
- xi. Create any further charge, lien or encumbrance over the assets and properties of the Unit / Guarantors to be charged / charged to the Bank in favour of any other bank, Financial Institution, firm or person.
- xii. Sell, assign, mortgage or otherwise dispose off any of the fixed assets charged to the Bank.
- xiii. Undertake any trading activity other than the sale of produce arising out of its own manufacturing / trading operations.
- xiv. Open any account with any other bank. If already opened, the details thereof are to be given immediately and a confirmation to this effect given to the Bank.

ac) The following particulars / documents are to be furnished / submitted to the Bank:

- i. Permanent Account Number (PAN) of each Borrower / Guarantor and Corporate Identity Number (CIN) in the case of companies.
- ii. Passport Number and other details including photocopies.
- iii. 3 self-attested photographs of the Borrower and Guarantors.
- iv. Location / sitemap of immovable properties with important landmarks.
- v. Names and addresses / occupations of all the legal heirs of Borrower and Guarantors.
- vi. Details of properties not charged to the Bank

[Signature]
NEEV LIFESTYLE LLP
[Signature]
PARTNER

NEEV LIFESTYLE LLP
[Signature]
PARTNER

NEEV LIFESTYLE LLP
Bibha Agarwal
PARTNER
Bibha Agarwal

NEEV LIFESTYLE LLP
arkh
PARTNER

arkh

ad) During the currency of credit facilities, if any individual Borrower(s) / Promoters /Beneficial Owners/ Guarantor(s)/ Partner(s) intends to seek change in nationality /acquire citizenship of other country, he/she shall provide a prior intimation to the Bank in writing, and further confirmation of changes in the nationality/ citizenship shall be intimated to the Bank within 60 days (Promoter and Beneficial Owner are defined as per Companies Act 2013 and RBI's Master Directions on Know Your Customer (KYC) ,2016 respectively).

ae) Notwithstanding anything contained hereinabove, we confirm having agreed that the Bank reserves the absolute right the cancel limits (either fully or partially) unconditionally without prior notice

- a. In case the limits / part of the limits are not utilized by us, and/or
- b. In case of deterioration in the loan accounts in any manner whatsoever, and / or
- c. In case of non-compliance of terms and conditions of sanction.

af) I. I/We hereby agree and give consent for the disclosure by the Bank of all or any such information and data relating to me / us information relating to my / our obligation in any banking facility granted / to be granted to me / us by the bank as borrower / guarantors and incase of default, if any, committed by me/us, in discharge of my/our obligations, as the State Bank of India may deem appropriate and necessary, to disclose and furnish to credit Information Bureau (India)Ltd (CIBIL) and any other agency authorized in this behalf by RBI.

II. I/We undertake that CIBIL and any other agency so authorized may use and process the said information and data, disclosed by the bank, in the manner as deemed fir by them. They may also furnish for consideration the proposed information and data or products thereof prepared by them, to banks or financial institutions and other credit guarantors or registered users, as may be specified by the RBI in this behalf.

af) The borrower shall indemnify the Bank against all losses, costs, damages expenses whatsoever that the Bank may incur or sustain by reason of any fraud detected in or in respect of any loan or any other financial assistance granted or to be granted to a group company or group establishment of the Borrower or in respect of any security offered or documents executed in respect of such loan or other financial assistance. For the purpose of this clause, group company or group establishment meads a subsidiary company or holding company or associate company or a joint venture or any other similar establishment in which the borrower is having control, influence or substantial.interest.

ag) The Borrower agrees that upon the account of the Borrower being categorized as Non-Performing Asset (NPA) as per the extant Income Recognition and Asset Classification (IRAC) norms of RBI, the Borrower shall pay interest at the default rate per month on the entire outstanding amount of the loan for the period that the account shall remain NPA. Default rate shall mean the rate of interest over and above the EBR / MCLR/ 3 M T-Bill/ 6 M T-Bill/ Repo Rate or others as shall be applicable in case the Credit Risk Assessment (CRA) for an account is the highest (presently interest rate applicable to SB-15) as per norms of CRA linked interest rate applicable in the Bank”.

ah) Save as otherwise agreed under the terms hereof, the borrower shall not, without the prior written consent of the Bank, lease or sub-lease the properties (present & future) held by the borrower as owner or lessee, which are used for or in connection with the business/commercial activities of the borrower (including but not limited to godowns, shops, warehouses etc.), during the currency of credit facilities.

ai) Borrower hereby agrees and undertake to inform the Bank forthwith upon knowledge or receipt of notice of demand for initiation of Corporate Insolvency Resolution Process (CIRP) against it under Insolvency and Bankruptcy Code 2016 (“IBC”) by any operational Creditor or Financial Creditor. Borrower further undertakes that it shall submit statement at monthly intervals furnishing details regarding the demand notice received from any of the operational Creditors under Section 8 of the IBC or any actions initiated or threatened by any of the Creditors initiating CIRP against the Borrower or its Group Company which may have material adverse impact on the Borrower or any of the Corporate Guarantor/ Personal Guarantors. In case no such notice has been received or CIRP has not been initiated, it shall submit Nil Declaration along with stock and receivable statement.

aj) Prior consent of Bank is mandatory for Re-Classification of Promoter (De-promoterization)or change of promoter of borrower company and any failure to obtain the prior consent will be treated as event of default on part of borrower company.

[Handwritten signature]
NEEV LIFESTYLE LLP
PARTNER

[Handwritten signature]
NEEV LIFESTYLE LLP
PARTNER

[Handwritten signature]
NEEV LIFESTYLE LLP
PARTNER

[Handwritten signature]
NEEV LIFESTYLE LLP
PARTNER

[Handwritten signature]
NEEV LIFESTYLE LLP
PARTNER

MANDATORY COVENANTS

M1. The borrower should maintain adequate books of accounts, as per applicable accounting practices and standards, which should correctly reflect its financial position and scale of operations and should not radically change its accounting system without notice to the Bank.

M2. The borrower should submit to the Bank such financial statements as may be required by the Bank from time to time in addition to the set of such statements to be furnished by the borrower to the Bank as on the date of publication of the borrower's annual accounts.

M3. In case of default in repayment of the loan/advances or in the payment of the interest thereon or any of the agreed instalments of the loan on due date(s) by the borrower, the Bank and/or the RBI will have an unqualified right to disclose or publish the borrower's name or the name of the borrower/unit and its directors/partners/proprietors as defaulters/willful defaulters in such manner and through such medium as the Bank or RBI in their absolute discretion may think fit.

M4. The Bank will have the right to share credit information as deemed appropriate with Credit Information Companies (CICs) or any other institution as approved by RBI from time to time.

M5. The borrower should not induct into its Board a person whose name appears in the willful defaulters list of RBI/CICs. In case such a person is already on the Board of the borrowing company, it would take expeditious and effective steps for removal of that person from its Board. Nominee directors are excluded for this purpose.

M6. In the event of default in repayment to our Bank or if cross default has occurred, the Bank will have the right to appoint its nominee on the Board of Directors of the borrower to look after its interests.

Cross default will be defined as:

- a. Default by the borrower to any other bank under Consortium/MBA OR
- b. Default by the borrower's associate/sister concern/subsidiary to our Bank OR
- c. Default by the borrower's associate/sister concern to any other bank. Further, cross default would be deemed to have occurred only in case default to particular lender(s) is not cured within 30 days.

Exemption: This covenant is not applicable to PSUs classified as Maharatna / Navaratna and GoI owned entities.

M7. In case of default not corrected within 90 days or restructuring of debt, the regulatory guidelines provide for conversion of debt to equity. The Bank shall have the right to convert loan to equity or other capital in accordance with the regulatory guidelines. Further, in such a scenario, the borrower agrees to facilitate the process of conversion of loan to equity or other capital. In case of listed company approval of shareholders to be obtained.



M8. Bank will have the right to examine at all times the borrower's books of accounts and to have the borrower's factories inspected, from time to time, by officer(s) of the Bank and/or qualified auditors and/or technical experts and/or management consultants / appoint ASM of the Bank's choice.


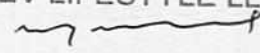
and conduct Stock and Receivable Audits at the prescribed periodicity as per Banks laid down guidelines.

Cost of such inspections/ Audits shall be borne by the borrower.

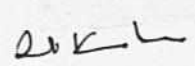
M9. After provision for tax and other statutory liabilities, the Bank will have first right along with other secured lenders as per arrangement of security sharing on the profits of the borrower for repayment of amounts due to the secured lenders, in case of payment default to the lenders is not cured within 90 days. (unless expressly permitted otherwise by any law for the time being in force).

M10. The borrower shall keep the Bank informed of the happening of any event likely to have a substantial effect on their profit or business: for instance, if, the monthly production or sales are substantially less than what had been indicated, the borrower shall immediately inform the Bank with explanations and the remedial steps taken and/or proposed to be taken. Further, for listed corporates, the borrower will inform the Bank simultaneously along with Stock Exchange(s).

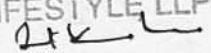

 NEEV LIFESTYLE LL.

 PARTNER


 NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP
 Babit Agarwal
 PARTNER



Babit Agarwal

NEEV LIFESTYLE LLP

 PARTNER

For the purpose of this covenant, "substantial effect on their profit or business" would mean adverse variance of 5% or more

Modification: In respect of "AA" (includes + and -) and better rated and PSUs classified as Maharatna / Navaratna, adverse variance of 10% or more shall be applicable.

M11. Effect any change in the borrower's capital structure where the shareholding of the existing promoter(s) (a) gets diluted below current level or (b) leads to dilution in controlling stake for any reason (whichever is lower), without prior permission of the Bank - for which 60 days' prior notice shall be required. In case of Limited Liability partnerships and partnership firms, "promoters" would mean managing partners for the purposes of this covenant.

M12. The borrower will utilise the funds for the purpose they have been lent. Any deviation will be dealt with as per RBI guidelines and terms of sanction.

M13. Promoter's shares in the borrowing entity should not be pledged to any Bank/NBFC/Institution without our prior consent.

M14. a. Only for Term Loans (> Rs 50 crores) – Covenants (in relation to the undernoted parameters) (i.e. DSCR, Int. Coverage, FACR, Debt/EBIDTA etc.) are to be stipulated for all term loans and these are required to be tested annually on the basis of Audited Balance Sheet (ABS). Penal charge will be charged in case of breach of any two of the four parameters vis-à-vis values as approved by the sanctioning authority in the sanction note. The penal charge will apply from the day after the date of ABS, and shall continue till the breach is cured.

The details are as under:

Parameters	Benchmark for annual testing of financial	Penalty for adverse deviation:	
DSCR	Covenants to be mentioned as per sanction note	a. Upto 10%	Nil
Interest Coverage Ratio		b. >10%	50 bps p.a.
FACR			
Debt/EBIDTA			

b. DSRA to be created as per the Banks terms of sanction.

M15. Each of the following events will attract penal charges as applicable, at rates circulated from time to time, over and above the normal interest applicable in the account:

- i. For the period of overdue interest/instalment in respect of Term Loans and over drawings above the Drawing Power/limit in Fund Based Working Capital accounts on account of interest/devolvement of Letters of Credit/Bank Guarantee, insufficient stocks and receivables etc.
 - ii. Non-submission of stock statements within 20 days of the succeeding m
 - iii. Month.Non-submission of Audited Balance Sheet within 6 months of closure of financial year.
 - iv. Non-submission/delayed submission of FFRs, wherever stipulated, within due date.
 - v. Non-submission of review/renewal data at least one month prior to due date.
 - vi. Non-renewal of insurance policy(ies) in a timely manner or inadequate insurance cover
- Non-creation of DSRA at the stipulated time.

M16. In the event of default, not corrected in 90 days, the Bank shall have the right to securitize the assets charged and in the event of such securitization, the Bank will suitably inform the borrower (s) and guarantor(s). In addition, the Bank shall have the right to novate/assign the assets charged

M17. The borrower shall keep the Bank advised of any circumstance adversely affecting the financial position of subsidiaries/group companies or companies in which it has invested, including any action taken by any creditor against the said companies legally or otherwise.

Further, for the purpose of this covenant, "adversely affecting the financial position of subsidiaries/group companies or companies in which it has invested" would mean impact on TNW of the particular entity by 10% or more.

M18. Borrowers to submit Certificate on quarterly basis furnishing details of accounts opened with other banks and Details of investments made in Stock Markets, Mutual Funds, NBFCs, ICDs, Associate Companies, Subsidiaries, Real Estate etc., Due Diligence Report etc.

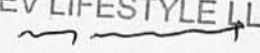
M19. Borrowers to obtain ECGC coverage on Foreign Bank Guarantee issued.

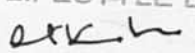
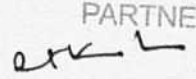
M20. Security to be created as per the approved schedule. / Banks. Approval for delay in creation and perfection of securities.is required. (Maximum period 12 months).

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP
 Baljit Agarwala
 PARTNER
 Baljit Agarwala

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER


II. Mandatory Negative Covenants:

The Borrower shall not without the prior written permission of the Bank undertake any of the following activities:

- MN1. Formulation of any scheme of amalgamation or reconstruction or merger or de- merger.
- MN2. Any New project or Scheme of expansion or Acquisition of fixed assets if such investment results in breach of financial covenant(s) or diversion of working capital funds for financing long-term assets.
- MN3. Investment by way of share capital or Loan or Advance funds to or Place deposits with any other concern (including group companies). Further, such investment should not result in breach of financial covenants relating to TOL/Adj. TNW and Current Ratio agreed upon at the time of sanction.
- MN4. Entering into borrowing arrangement either secured or unsecured with any other bank, financial institution, company or otherwise or accept deposits which increases indebtedness beyond permitted limits, stipulated if any at the time of sanction. (This covenant will not be applicable for NBFCs).
- MN5. Issuing any guarantee or Letter of Comfort in the nature of guarantee on behalf of any other company (including group companies).
- MN6. Declare dividends for any year except out of profits relating to that year after making all due and necessary provisions and provided further that no default is subsisting in any repayment obligations to the Bank.
- MN7. Create any charge, lien or encumbrance over its undertaking or any part thereof in favour of any financial institution, bank, company, firm or persons.
Exemption: This covenant is not applicable for NBFCs.
- MN8. Sell, assign, mortgage or otherwise dispose of any of the fixed assets charged to the Bank. However, fixed assets to the extent of 5% of Gross Block may be sold in any financial year provided such sale does not dilute FACR below minimum stipulated level. (Not applicable for unsecured loans).
- MN9. Entering into any contractual obligation of a long term nature (i.e. 2 years, or more) or which, in the reasonable assessment of the Bank, is an unrelated activity and is detrimental to lender's interest.
- MN10. Change the practice with regard to remuneration of directors by means of ordinary remuneration or commission, scale of sitting fees etc. except where mandated by any legal or regulatory provisions.
Exemption: This Covenant is not applicable to the corporates with ECR of "AA" (includes + and -) and better rated and PSUs classified as Maharatna / Navaratna.
- MN11. Any trading activity other than the sale of products arising out of its own manufacturing operations. (Not applicable in case finance is for trading activity only).
Exemption: This covenant is not applicable for NBFCs.
- MN12. Transfer of controlling interest or making any drastic change in the management set-up including resignation of promoter directors (includes key managerial personnel).
Exemption: This Covenant is not applicable to PSUs classified as Maharatna / Navaratna.
- MN13. Repay monies brought in by the promoters/directors/principal shareholders and their friends and relatives by way of deposits/loans /advances. Further, the rate of interest, if any, payable on such deposits/loans/advances should be lower than the rate of interest charged by the Bank on its term loan and payment of such interest will be subject to regular repayment of instalments to term loans granted/deferred payment guarantees executed by the Bank or other repayment obligations, if any, due from the borrower to the Bank.
Exemption: This Covenant is not applicable to PSUs classified as Maharatna / Navaratna.

NEEV LIFESTYLE LLP
PARTNER

NEEV LIFESTYLE LLP
PARTNER

NEEV LIFESTYLE LLP
PARTNER

NEEV LIFESTYLE LLP
PARTNER

Key Facts StatementPart 1 (Interest rate and fees/charges)

1	Loan proposal/ account No.		Type of Loan	Term Loan					
2	Sanctioned Loan amount		(In Rupees)						
	Term Loan Phase I		40,00,00,000.00						
	Term Loan Phase II		60,00,00,000.00						
	+		100,00,00,000.00						
3	Disbursal schedule		(i) Disbursement in stages or 100% upfront.	(ii) If it is stage wise, mention the clause of loan agreement having relevant details					
	Term Loan Phase I		Stages	Annexure A					
	Term Loan Phase II		Stages	Annexure A					
	+								
4	Loan term		(year/months/days)						
	Term Loan Phase I		Door-to-door tenure of 56 months including a moratorium of 47 months						
	Term Loan Phase II		Door-to-door tenure of 60 months including a moratorium of 56 months						
5	Instalment details								
	Facility	Type of instalments	Number of EPIs	EPI (₹)	Commencement of repayment, post sanction				
	Term Loan Phase I	Quarterly Repayment	4	10,00,00,000.00	Q4, FY 2028-29				
	Term Loan Phase II	Quarterly Repayment	2	30,00,00,000.00	Q3, FY 2029-30				
	+								
6	Interest rate (%) and type (fixed or floating or hybrid)								
	Facility		Interest Rate	Interest Type					
	Term Loan Phase I		10.00% pa	MCLR-6M + 1.10%					
	Term Loan Phase II		10.00% pa	MCLR-6M + 1.10%					
	+								
7	Additional Information in case of Floating rate of interest								
	Facility	Reference Benchmark	Benchmark rate (%) (B)	Spread (%) (S)	Final rate (%) R = (B) + (S)	Reset periodicity (Months)	Impact of change in the reference benchmark (for 25 bps change in 'R', change in)		
						B	S	EPI (₹)	No. of EPIs
	Term Loan Phase I	MCLR-6M	8.90	1.10	10.00	3			
	Term Loan Phase II	MCLR-6M	8.90	1.10	10.00	3			
	+								
8	Fee/ Charges								
			Payable to the RE (A)		Payable to a third party through RE (B)				
			One-time/ Recurring	Amount (in ₹) or Percentage (%) as applicable	as	One-time/ Recurring	Amount (in ₹) or Percentage (%) as applicable		
(i)	Unified Upfront Fee *								
	Term Loan Phase I		One-Time	24,00,000.00 plus GST					
	Term Loan Phase II		One-Time	36,00,000.00 plus GST					
	+								
(ii)	Insurance charges								
	Facility 1								
	Facility 2								
	+								
(iii)	Valuation fees								
	Facility 1								
	Facility 2								

Babita Agrewal

Babita Agrewal

AKL

AKL

	+			
(iv)	Search Fee			
	Facility 1			
	Facility 2			
	+			
(v)	Annual Review Charges			
	Term Loan Phase I	Recurring	During Implementation, i.e., till the date of achievement of DCCO: 0.05% of the sanctioned loan amount or Rs. 6.00 Lac, whichever is lower. After Implementation, i.e., after achievement of DCCO: 0.05% of the outstanding loan amount or Rs. 3.00 Lac, whichever is lower	
	Term Loan Phase II	Recurring	During Implementation, i.e., till the date of achievement of DCCO: 0.05% of the sanctioned loan amount or Rs. 6.00 Lac, whichever is lower. After Implementation, i.e., after achievement of DCCO: 0.05% of the outstanding loan amount or Rs. 3.00 Lac, whichever is lower	
	+			
9	Annual Percentage Rate (APR) (%)			
	Facility		APR %	
	Facility 1			
	Facility 2			
	+			
10	Details of Contingent Charges (in ₹ or %, as applicable)			
(i)	Penal charges, if any, in case of delayed payment			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			
(ii)	Other penal charges, if any			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			
(iii)	Foreclosure charges, if applicable			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			
(iv)	Charges for switching of loans from floating to fixed rate and vice versa			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			
(v)	Delayed Drawdown			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			
(vi)	Non completion of perfection of security within the stipulated timelines			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			
(vii)	Non-submission/ delayed submission of FFRs on due date			
	Facility		Charges	
	Facility 1			
	Facility 2			
	+			

Babitha Agorachala

Babitha Agorachala

2022 2022

(viii)	Non-renewal of insurance policy in a timely manner or inadequate insurance cover	
	Facility	Charges
	Facility 1	
	Facility 2	
	+	
(ix)	Breach of Financial Covenants	
	Facility	Charges
	Facility 1	
	Facility 2	
	+	
(x)	Any other charges (please specify)	
	Facility	Charges
	Facility 1	
	Facility 2	
	+	
(xi)	Pre-Closure Fees	
	Facility	Charges
	Term Loan Phase I	2.00 % of the pre-paid amount. Pre-payment penalty of 1% will be applicable on account of "Loan prepaid out of higher cash accruals from the project/ equity infusion by promoters"
	Term Loan Phase II	2.00 % of the pre-paid amount. Pre-payment penalty of 1% will be applicable on account of "Loan prepaid out of higher cash accruals from the project/ equity infusion by promoters"
	+	

Balish Agreements

ERK

Balish Agreements

ERK

ERK

ERK

ERK


ERK

+		
---	--	--


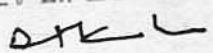
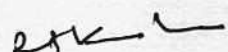
* Unified Upfront Fee consists of 7 charges, i.e. Upfront Fee, Inspection Charges, Documentation Charges, Equitable/ Registered Mortgage Charges, CERSAI Charges, LIC Charges, NeSL Charges

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP
Baljit Agrewala
 PARTNER
Baljit Agrewala

NEEV LIFESTYLE LLP

 PARTNER



Part 2 (Other qualitative information)

1	Clause of Loan agreement relating to engagement of recovery agents	
2	Clause of Loan agreement which details grievance redressal mechanism	
3	Phone number and email id of the nodal grievance redressal officer	
4	Whether the loan is, or in future maybe, subject to transfer to other REs or securitization (Yes/ No)	
5	In case of lending under collaborative lending arrangements (e.g., Co-Lending/ outsourcing), following additional details may be furnished:	
	Name of the originating RE, along with its funding proportion	Blended rate of interest
	Name of the partner RE along with its proportion of funding	
6	In case of digital loans, following specific disclosures may be furnished:	
(i)	Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan	
(ii)	Details of LSP acting as recovery agent and authorized to approach the borrower	

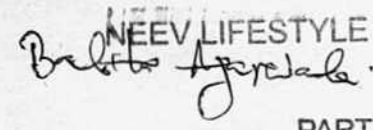
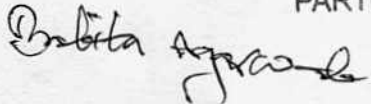
Declaration by Borrower

- a) The terms of the Key Facts Statement have been explained to me/us in simple language by the concerned official of the bank and I/we fully understand the terms of Key Facts Statement.
- b) I/we, confirm my/our acceptance to the terms of the Key Facts Statement as communicated to me/us by the bank and request the bank to process my/our loan application.
- c) Any revision in fees/charges/ contingent charges listed in KFS shall be displayed on Bank's website and I/we, give confirmation that the same fees/ charges as listed on Bank's website shall become applicable to my/our loan application.

We accept

Borrower/s Guarantor/s
NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

PARTNER


NEEV LIFESTYLE LLP


PARTNER

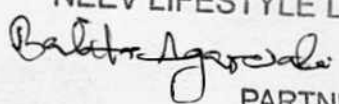
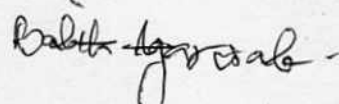
NEEV LIFESTYLE LLP


PARTNER




Computation of APR for MSME Term loans

Sl No	Parameter	Term Loan Phase I	Term Loan Phase II	++
1	Sanctioned Loan amount (in Rupees) (Sl no. 2 of the KFS template - Part 1)	40,00,00,000.00	60,00,00,000.00	100,00,00,000.00
2	Loan Term (in years/ months/ days) (Sl No.4 of the KFS template – Part 1)	Door-to-door tenure of 56 months including a moratorium of 47 months	Door-to-door tenure of 60 months including a moratorium of 56 months	
a)	No. of instalments for payment of principal, in case of non-equated periodic loans	4	2	
b)	Type of EPI Amount of each EPI (in Rupees) and nos. of EPIs (e.g., no. of EMIs in case of monthly instalments) (Sl No. 5 of the KFS template – Part 1)	Quarterly, after end of moratorium	Quarterly, after end of moratorium	
c)	No. of instalments for payment of capitalized interest, if any	Interest to be paid as and when applied	Interest to be paid as and when applied	
d)	Commencement of repayments, post sanction (Sl No. 5 of the KFS template – Part 1)	Q4, FY 2028-29	Q3, FY 2029-30	
3	Interest rate type (fixed or floating or hybrid) (Sl No. 6 of the KFS template – Part 1)	Floating	Floating	
4	Rate of Interest (Sl No. 6 of the KFS template – Part 1)	10% pa	10% pa	
5	Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date (in Rupees)			
6	Fee/ Charges payable ⁸ (in Rupees)	One Time Unified Upfront Fees Annual Review Fees	One Time Unified Upfront Fees Annual Review Fees	
A	Payable to the RE (Sl No.8A of the KFS template-Part 1)			
B	Payable to third-party routed through RE (Sl No.8B of the KFS template – Part 1)			
7	Net disbursed amount (1-6) (in Rupees)	Disbursement in phased manner as per details in Annexure A	Disbursement in phased manner as per details in Annexure A	
8	Total amount to be paid by the borrower (sum of 1 and 5) (in Rupees)			
9	Annual Percentage rate- Effective annualized interest rate (in percentage) (Sl No.9 of the KFS template-Part 1)	6M- MCLR + 1.10%(spread)	6M- MCLR + 1.10%(spread)	
10	Schedule of disbursement as per terms and conditions	As per details in Annexure A	As per details in Annexure A	
11	Due date of payment of instalment and interest	Principal to be repaid in 4 tranches, after end of moratorium period. (Details in Annexure A)	Principal to be repaid in 2 tranches, after end of moratorium period. (Details in Annexure A)	

NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER


NEEV LIFESTYLE LLP

 PARTNER

NEEV LIFESTYLE LLP

 PARTNER


	Interest to be repaid as and when applied.	Interest to be repaid as and when applied.	
--	---	---	--

We accept

Borrower/s Guarantor/s

NEEV LIFESTYLE LLP

[Signature]
PARTNER

NEEV LIFESTYLE LLP

Babita Agardak
PARTNER

Babita Agardak

NEEV LIFESTYLE LLP

[Signature]

PARTNER

[Signature]

NEEV LIFESTYLE LLP

[Signature]

PARTNER

[Signature]

[Signature]

Detailed Repayment Schedule for an EMI based loan with following details

Term Loan Phase I

Loan Amount	Rs. 40,00,00,000.00
Interest	10% pa
Repayment Period	Door-to-door tenure of 56 months including a moratorium of 47 months
Moratorium	47 Months
No of Installments	4 (principal)
EMI	10,00,00,000.00

Term Loan Phase II

Loan Amount	Rs. 60,00,00,000.00
Interest	10% pa
Repayment Period	Door-to-door tenure of 60 months including a moratorium of 56 months
Moratorium	56 Months
No of Installments	2 (principal)
EMI	

EMI Based Loan

Instalment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Instalment (in Rupees)
1				
2				
3				
4				
5				
++				

Principal Equally Distributed (PED)

Repayment Schedule for Phase I:

Financial Year	Q1	Q2	Q3	Q4	Total
2028-29				1000.00	1000.00
2029-30	1000.00	1000.00	1000.00	0.00	3000.00
Total	1000.00	1000.00	1000.00	1000.00	4000.00

Repayment Schedule for Phase II:

Financial Year	Q1	Q2	Q3	Q4	Total
2029-30	0.00	0.00	3000.00	3000.00	6000.00
Total	0.00	0.00	3000.00	3000.00	6000.00

Negotiated/ Graded Payment Based Loan

Instalment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Instalment (in Rupees)
1				
2				
3				
4				
5				
++				

Full Repayment Schedule viz. EMI, PED, Negotiated Repayment etchas to be provided in tabular form as per table format above.

We accept

Borrower/s Guarantor/s

NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP
Rabita Agarwal
 PARTNER
Rabita Agarwal

NEEV LIFESTYLE LLP
Arka
 PARTNER
Arka

a) Repayment Schedule: (Likely drawn down)

Repayment Schedule for Phase I:

Financial Year	Q1	Q2	Q3	Q4	Total
2028-29				1000.00	1000.00
2029-30	1000.00	1000.00	1000.00	0.00	3000.00
Total	1000.00	1000.00	1000.00	1000.00	4000.00

Repayment Schedule for Phase II:

Financial Year	Q1	Q2	Q3	Q4	Total
2029-30	0.00	0.00	3000.00	3000.00	6000.00
Total	0.00	0.00	3000.00	3000.00	6000.00

b) Frequency of Repayment: Monthly/Quarterly/Half Yearly/Yearly/End of the Term

c) Moratorium period for payment of principal and/or interest

Term Loan Phase I

Moratorium for	Moratorium Period	Start Date	End Date	Date of commencement of Repayment
Principal	47	Q1, FY 2025-26	Q3, FY 2028-29	Q4, FY 2028-29
Interest	Nil			

Term Loan Phase II

Moratorium for	Moratorium Period	Start Date	End Date	Date of commencement of Repayment
Principal	56	Q1, FY 2025-26	Q2, FY 2029-30	Q3, FY 2029-30
Interest	Nil			

d) Example of SMA/NPA Classification

Loans other than revolving facilities		Loans in the nature of revolving facilities like cash credit / overdraft	
SMA Sub-Categories	Basis of classification - Principal or interest payment or any other amount wholly or partially overdue for a period of:	SMA Sub-Categories	Basis of classification- Outstanding balance remains continuously in excess of the sanctioned limit or drawing power, whichever is lower, for a period of:
SMA-0	Upto 30 days		
SMA-1	More than 30 days and upto 60 days	SMA-1	More than 30 days and upto 60 days
SMA-2	More than 60 days and upto 90 days	SMA-2	More than 60 days and upto 90 days
NPA	More than 90 days	NPA	More than 90 days

Example:

If due date of a loan account is March 31, 2021, and full dues are not received before the lending institution runs the day-end process for this date, the date of overdue shall be March 31, 2021. If it continues to remain overdue, then this account shall get tagged as SMA-1 upon running day-end process on April 30, 2021 i.e. upon completion of 30 days of being continuously overdue. Accordingly, the date of SMA-1 classification for that account shall be April 30, 2021.

Similarly, if the account continues to remain overdue, it shall get tagged as SMA2 upon running day-end process on May 30, 2021, and if continues to remain overdue further, it shall get classified as NPA upon running day-end process on June 29, 2021

Branch Manager

Accepted



NEEV LIFESTYLE LLP
PARTNER

NEEV LIFESTYLE LLP

PARTNER

Borrower (s)

Date:

NEEV LIFESTYLE LLP
Babith Agorwala
PARTNER
Babith Agorwala

NEEV LIFESTYLE LLP
PARTNER

akul

MN14. Opening of Current Account with another bank or a bank which is not a member of consortium/MBA. For credit facility(ies) under sole banking arrangement, borrower shall confine entire business with financing bank. Further, in respect of credit facilities under consortium/MBA, the borrower agrees to offer to the Bank (on a right of first refusal basis) at least pro rata business relating to remittances, non-fund based transactions including LCs/BGs, bills/cheque purchase, Forex transactions and any interest rate or currency hedging business, Merchant Banking, IPO/FPO, Capital market transactions, Cash Management Product, Vehicle Loan etc.

Exemption: This Covenant is not applicable to PSUs classified as Maharatna / Navaratna.

MN15. Payment of commission to the guarantor(s) for guaranteeing the credit facilities sanctioned by the Bank

- Change in Machinery/ manufacturer/ cost of machinery
- Modification in repayment period of term loans whose weighted average maturity is not extended.
- Disbursement of term loan by way of reimbursement of expenditure incurred within one year of date of sanction

MN16. Issuance of BGs with auto renewal clause. (Except in favour of Govt Departments for business purposes)

MN17.

- Change in Machinery/ manufacturer/ cost of machinery
- Modification in repayment period of term loans whose weighted average maturity is not extended.
- Disbursement of term loan by way of reimbursement of expenditure incurred within one year of date of sanction

We accept

Borrower/s Guarantor/s

NEEV LIFESTYLE LLP

PARTNER




NEEV LIFESTYLE LLP



PARTNER



NEEV LIFESTYLE LLP

PARTNER

NEEV LIFESTYLE LLP



PARTNER





PASSPORT SIZE PHOTOGRAPHS OF BORROWER(S)



PASSPORT SIZE PHOTOGRAPHS OF THE GUARANTOR(S)



Note: Self attested passport size photographs of the Borrowers and the Guarantors to be affixed.