

FINSERV

Date: 23th Jan'25

To
Sugam Diamond Projects LLP
4TH FLOOR, UNIT 4B,, SUKH SAGAR,
2/5 SARAT BOSE RD, KOLKATA, Kolkata,
West Bengal, 700020

Dear Mr. Vivek Kumar Kajaria and Mr. Suhel Saraf,

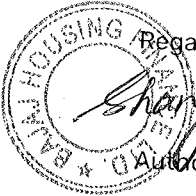
Sub: Sanction Letter for Financial Assistance by way of Rupee Term Loan of Rs. 24.00 Crores towards project "Urban Lakes Phase-1"

Basis the Information shared between Bajaj Housing Finance Ltd. (BHFL) & You, we, at your request, in principle agree to extend the Facility subject to the terms and conditions as mentioned below.

Kindly note, this Term Sheet is subject to completion of comprehensive legal, financial, technical and other due diligence to the satisfaction of BHFL and should not be construed as giving rise to any binding obligation on part of BHFL. BHFL reserves the right to cancel, add, modify or alter the entire or partly any terms and conditions including Facility Amount and terms and condition set basis further due diligence.

Unless BHFL receives duplicate copy of this Letter, duly signed in token of acceptance, within 5 days from the date of this Letter and unless agreements / documents are signed / executed in respect of the Facilities within 30 days from the date of acceptance of this Letter, the Offer may be rescinded by BHFL.

Regards,



Shant Gaurav
RSM, Saket, G7B-06A
Authorized signatory Emp ID - 800722

SUGAM PROMOTERS PVT. LTD

Suhel Saraf SS

Authorized Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Srujan Sheo

Director / Authorised Signatory

SUGAM DIAMOND PROJECTS LLP
Approved and accepted by the Borrower

Signature(s) *Suhel Saraf* SS
Partner / Authorised Signatory

Date 23/01/2025

Name *Suhel Saraf*

Designation *Designated Partner*

Suhel Saraf

SS

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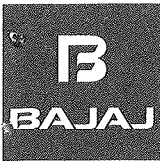
Vivek Kajaria VKK
Suhel Saraf SKT

BAJAJ HOUSING FINANCE LIMITED

www.bajajhousingfinance.in

Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mall, Kolkata - 700017. West Bengal
Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra
Corporate Identity Number (CIN): U65910PN2008PLC132228
Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in





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Terms & Conditions:

| | |
|---|--|
| Borrower | M/s. Sugam Diamond Projects LLP |
| Co-Borrower | 1. Vivek Kumar Kajaria 2. Suhel Saraf 3. Sanjay Kumar Thard 4. Sugam Promoters Private Limited 5. Sheratove Nirman Private Limited |
| Developer | M/s. Sugam Diamond Projects LLP |
| Lender | Bajaj Housing Finance Limited (BHFL) |
| Project | Urban lakes Phase-1 ("The Project") |
| Facility | Facility 1: Loan not exceeding Rs. 17,00,00,000 (Rupees seventeen crores only) for the purpose of construction cost & ancillary expenses related to the residential Project referred to as the "Facility 1". Facility 2: Loan not exceeding Rs. 7,00,00,000 (Rupees seven crores only) for general corporate purpose (Acquisition/ Development of assets in other SPVs / Subsidiary companies) referred to as the "Facility 2". |
| Purpose of Facility | <ul style="list-style-type: none"> Facility 1 will be used towards construction cost & ancillary expenses related to the residential Project Facility 2 will be used for general corporate purpose (Acquisition/ Development of assets in other SPVs / Subsidiary companies) Both the Facilities, either in part or in full, will not be used for investment in capital markets or any other activity which is prohibited as per RBI or any illegal activity. |
| Tenure | Total tenure not exceeding 66 months including Principal standstill period of 15 months from date of first disbursement of Facility |
| Interest on the Facilities | <ul style="list-style-type: none"> As on date, the Reference Rate of BHFL-CF-FRR is 18.00% per annum, spread is - 6.85% per annum and the applicable rate is 11.15% per annum (subject to below point). In the event of any change/s in the Reference Rate post the date of sanction acceptance, the spread would remain unchanged, and the applicable rate would get revised in line with the change in Reference Rate. The Reference Rate, as applicable at the time of disbursal, will be applicable to the loan. The Rate of Interest for each loan is determined considering, profile of the borrower(s), tenure of relationship with the borrower(s), market reputation, Bureau check, repayment track record of the borrower(s), cost of borrowed funds, credit risk and default risk in the related business segment, historical performance of similar homogeneous clients, future potential, group strength, overall customer yield, nature and value of primary and collateral security, etc., accordingly, BHFL may charge different rate of interest to different borrower(s). For more details on interest rates please visit Company's website www.bajajhousingfinance.in. |
| Processing fees/ Commitment fees for the | <ul style="list-style-type: none"> The Borrower will pay 1.00% of the Facility Amount plus all applicable taxes and statutory levies upon issuance of final sanction letter. The Borrower will pay the charges towards legal diligence and technical |



SUGAM DIAMOND PROJECTS LLP

Suhel Saraf
Partner / Authorised Signatory

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Authorised Signatory / Director

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Sheo
Director / Authorised Signatory

SS *Suhel Saraf*
VKK *Vivek Kumar Kajaria*

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www.bajajhousingfinance.in

SXT
Suhel Saraf

Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mall, Kolkata - 700017. West Bengal

Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in



| | |
|---|--|
| <p>facility</p> | <p>evaluation / valuation of the project.</p> <ul style="list-style-type: none"> The Borrower will pay entire processing fees upon acceptance of final sanction letter within 5 days from the date of issuance. The fees will be non-refundable. The Borrower understands that BHFL uses two different terminologies for total charges. The upfront fees that is paid before sanction is known as commitment fees & fees paid after sanction is known as processing fees. Both clubbed together represents total charges at the rate defined above. |
| <p>Home Loan</p> | <ul style="list-style-type: none"> Borrower to provide prominent display of home loan offerings of BHFL to all its potential customers and give space and access to all potential home loan customers on preferential basis to BHFL including sharing of leads and physical access to walk in customers and prominent display of BHFL offering in sales office wherein walk in customers of the project are being attended to. Borrower to ensure that under no circumstances any other lender can be given preferential access to potential home loan customers at the project being financed by BHFL. In case where home buyers desire to purchase unit in the Project and who intends to avail a home loan, the Borrower shall refer such home buyers to BHFL for the home loan. BHFL undertakes to offer market competitive schemes (in line with all major industry players) and prices available to customers buying units in the project. |
| <p>Marketing</p> | <ul style="list-style-type: none"> The Borrower agrees and confirms that while undertaking any marketing activity with respect to the Project, whether online or offline, including the website where the Project details are mentioned, the Borrower will mention "Project is Mortgaged with and Funded by Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats" in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project. This is a regulatory requirement as per the Master Direction - Non-Banking Financial Company - Housing Finance Company (Reserve Bank) Directions, 2021, as amended from time to time, issued by the Reserve Bank of India ("RBI Directions"). Disbursal of second tranche will be done only post compliance of this regulatory requirement. |
| <p>Prepayment/ Foreclosure Charges</p> | <ul style="list-style-type: none"> No prepayment charges throughout the tenure of the facility if prepayments are done as per the terms stipulated in the sanction letter & loan agreement, group cash flow or from project cash flows. In case of any prepayment over & above the stipulated terms, BHFL reserves the right to levy pre-payment charges of 4% on such part payments. Any partial prepayment would require prior written notice of 20 days from the Borrower. In the absence of such a notice, adjustment of such prepayment against principal outstanding will be done post 20 days only. 2% prepayment charges on the outstanding amount in case of takeover by any financial institution. |



SUGAM DIAMOND PROJECTS LLP

Suhelkar
 Partner / Authorised Signatory

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Suhelkar
 Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Sheratove
 Director / Authorised Signatory

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The facility 1 of Rs.17.00 Cr and facility 2 of Rs.7.00 Cr will be disbursed upon compliance of sales, construction cost, collection and committed receivables milestone as mentioned below:

| S.no | Tranche disbursement | Cumulative disbursement schedule | % of Project Cost Incurred (Excluding Land & Interest) | Cumulative sales milestone (In sq. ft) | Cumulative Collection Milestone | Committed Receivables |
|--------------|----------------------|----------------------------------|--|--|---------------------------------|-----------------------|
| | Rs in Cr | Rs in Cr | % | | Rs in Cr | Rs in Cr |
| 1 | 15.00 | 15.00 | 85.23% | 367,885 | 111.48 | 31.30 |
| 2 | 4.50 | 19.50 | 92.00% | 372,385 | 114.48 | 30.37 |
| 3 | 4.50 | 24.00 | 96.20% | 376,885 | 119.48 | 27.44 |
| Total | 24.00 | | | | | |

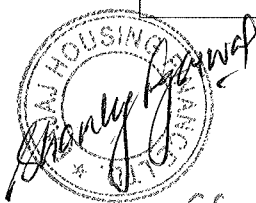
Note: We will disburse the 1st tranche of Rs. 15.00 Cr post security perfection and satisfaction of pre-disbursement conditions.

Disbursement schedule

- Apart from meeting the milestones as mentioned above, one of the pre-conditions for disbursement of 2nd tranche will be subject to compliance of the clause **"Project is Mortgaged with and Funded by Bajaj Housing Finance Limited. No objection certificate/ permission to mortgage from Bajaj Housing Finance Limited will be provided for sale of flats"** by the Borrower in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project as per the RBI Master Directions dated February 17, 2021 with reference no. DOR.FIN.HFC.CC.No.120/03.10.136/2020-21 as amended from time to time.
- Both sales and construction milestone need to be adhered for release of every tranche amount.
- Project cost excludes land and interest cost.
- CA Certified cost incurred has to be submitted for every tranche disbursement certifying the tranche amount has been used towards project.
- Sales will be considered for only Sanctioned Units.
- The achievement of the Sales milestones, Cash flow and Tranche disbursement amount will be ascertained and considered as per the internal parameters of BHFL at its sole discretion.
- Entire loan funded by BHFL, collections from sale of units in the project as well as Borrower equity infused in the project to be utilized only for construction of the funded project, except as specifically mentioned herein. In case of any non-compliance, the Lender reserves the right to levy penal charges as per Annexure I and/or increase the escrow sweep percentage until such non-compliance apart from withholding any impending tranche disbursement.

Repayment for Facilities

- Interest to be serviced monthly during the principal standstill period from the current account of the Borrower through ECS/PDC's/NACH.
- Due date for the repayment will be 15th of every month



SUGAM DIAMOND PROJECTS LLP

Subhas

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Partner / Authorised Signatory

SUGAM PROMOTERS PVT.LTD

Subhas

SHERATOVE NIRMAN PVT. LTD.

Authorised Signatory / Director

S.K.T. Sheo
Director / Authorised Signatory

VKK

Subhas
11/11/24

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S.K.T.



- Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower.

| S. No | Period | Receivables (Rs in Cr) | Sweep |
|-------|--|------------------------|-------|
| 1 | 1 st month to 15 th Months | First Rs.20.00 Cr | 40% |
| 2 | Above 15 th Months | Above Rs.20.00 Cr | 70% |

Note: As on date collections in the project are Rs.111.48 Cr, for incremental collections of Rs.0.75 Cr, sweep will be 0%, post this sweep will be applicable as mentioned in the above table.

The sweeps will be increased as per collection milestones or as per timeline method whichever is earlier.

The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche.

Calculation of Equated Monthly Principal (EMP) after the end of principal standstill period:

At the end of the principal standstill period, the total disbursed amount will be divided by remaining tenure. This amount, called Ideal EMP, will remain constant for the remaining loan tenure until any additional disbursal done in loan account. Such Ideal EMP will be deducted from the total disbursed amount at the end of principal standstill period to arrive at the Ideal POS. This Ideal POS will be calculated for the remaining tenure by deducting the Ideal EMP from the Ideal POS every month. The actual POS will be compared against this Ideal POS every month. In case the actual POS is lower than the Ideal POS, no EMP will be payable for that month. In case actual POS is more than the Ideal POS, the differential amount will need to be paid on the due date. Interest amount will be calculated on a daily basis on the actual POS & will need to be paid on the due date. In case of any additional disbursal during the loan tenure, such additional disbursed amount will get divided by the remaining loan tenure & the Ideal EMP will increase accordingly.

Minimum Selling Price

Minimum Selling Price (MSP) for the Project is Rs.4,600 per sq. ft. on saleable area. If the selling price is lower than the MSP, the Borrower is required to deposit the difference amount as per the prevailing escrow sweep percentage with BHFL immediately in the month of such sale. BHFL reserves the right to calculate the security & receivable cover on such reduced rates if sales are frequently happening at reduced rates and ask the Borrower to take necessary steps to reinstate the stipulated covers.

Scheduled receivables

- Receivables / Cash flows / Revenues (including booking amounts arising out of or in connection with or relating to the Project and all insurance proceeds both present and future.
- The Borrower will maintain a minimum net receivable cover of 1.75x times of the principle outstanding during the tenor of the facilities. Any shortfall in the net

SUGAM DIAMOND PROJECTS LLP

Subhas SS BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024
Partner / Authorised Signatory

SUGAM PROMOTERS PVT.LTD

SHERATOVE NIRMAN PVT. LTD.

Subhas SS
Authorised Signatory / Director

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Authorised Signatory / Director

Smt. J. Sheo
Director / Authorised Signatory

Vijay SS
Authorised Signatory / Director

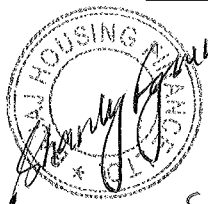
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| <p>Escrow account</p> | <p>receivable cover would be met by assigning additional receivables or reducing principal outstanding through prepayment to the satisfaction of BHFL.</p> <ul style="list-style-type: none"> The Borrower will have to open an escrow account with the designated bank as identified by the Lender. The Borrower shall ensure that all the scheduled receivables of the Project are deposited only in the Designated account opened as per RERA guidelines in compliance with BHFL. Amount credited in the escrow account from the first date of disbursement to be transferred to the sweep-in account till the maturity of the facilities in the below ratio. Remaining amount will be transferred to the current account of the Borrower. <table border="1"> <thead> <tr> <th>S. No.</th> <th>Period</th> <th>Receivables (Rs in Cr)</th> <th>Sweep</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1st month to 15th Months</td> <td>First Rs. 20.00 Cr</td> <td>40%</td> </tr> <tr> <td>2</td> <td>Above 15th months</td> <td>Above Rs.20.00 Cr</td> <td>70%</td> </tr> </tbody> </table> <p>Note: As on date collections in the project are Rs.111.48 Cr, for incremental collections of Rs.0.75 Cr sweep will be 0%, post this sweep will be applicable as mentioned in the above table.</p> <ul style="list-style-type: none"> The Borrower agrees that the percentage of escrow sweep can be reviewed and revised by the Lender on a quarterly basis and also at the time of the disbursement of each tranche. BHFL will have full authority to monitor and operate the account as it deems fit/necessary. The designated escrow account shall be maintained by the Borrower during the entire tenure of the facilities and shall not be closed without prior written consent and approval of BHFL. With respect to any collections from the Project which are not deposited in the Escrow Account as agreed between Borrower and the Lender, the Borrower undertakes to pay towards the Loan Account, the proportionate amount calculated as per the applicable sweep percentage every week within the same week of collections. In case of any non-compliance, the Lender reserves the right to levy penal charges as per Annexure I. The Borrower also undertakes to upload on RERA website about the Lender's charge on the project within 7 (Seven) working days of creation of registered mortgage. Further, the Borrower also undertakes to update the details of Escrow Account on the RERA website and any other places as per statutory requirements in due course of time. Borrower also undertakes to update all the existing customers/ home loan provider from where future tranches are receivable regarding the changed escrow account & ensure that all subsequent payments/ disbursals are deposited in this BHFL escrow account. BHFL reserves the right to withhold subsequent disbursals in case of any violation/ non-compliance of the above clause. The Borrower agrees that the applicable sweep from the amounts collected as receivables from the Project from the date of submitting the data for sanction of the loan till the date of disbursal shall also be paid to BHFL immediately when the loan is disbursed or BHFL reserves the right to downsize the loan to that extent. All costs, charges and expenses in connection with the operation of the | S. No. | Period | Receivables (Rs in Cr) | Sweep | 1 | 1 st month to 15 th Months | First Rs. 20.00 Cr | 40% | 2 | Above 15 th months | Above Rs.20.00 Cr | 70% |
|------------------------------|---|------------------------|--------|------------------------|-------|---|--|--------------------|-----|---|-------------------------------|-------------------|-----|
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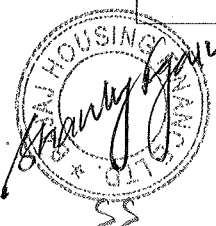
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| | <p>designated escrow account shall be borne by the Borrower. The Borrower shall enter into an agreement with the designated bank and such agreement shall be in a form and manner acceptable to BHFL.</p> <ul style="list-style-type: none"> • Inform all customers of the Project to draw all cheques in favour of designated account as per RERA guidelines in compliance with BHFL and also undertake that all the receivables in connection with the Project are deposited only in this account. • BHFL will have the first right to adjust the sale proceeds against the principal outstanding/other dues in respect of the facilities. • BHFL reserves the right to set up a standing instruction to transfer daily the funds credited in the designated escrow account to be transferred to the sweep in account of BHFL. • The Borrower agrees that the Escrow Account will be opened and made operational within 90 days from the date of 1st disbursement. Any subsequent disbursements of the loan will be made post the Escrow Account being operational. In case the Borrower fails to open and operationalize the Escrow Account, the Lender reserves the right to levy penal charges as per Annexure I • In case the Escrow Account is not opened within 210 days, BHFL reserves the right to recall the loan. |
| <p>Security for Facility</p> | <ul style="list-style-type: none"> • Exclusive first charge by way of registered mortgage of unsold units together with proportionate undivided share of the land in The Project. • Exclusive charge by way of hypothecation of scheduled receivables and receivables from unsold units of the project and all insurance proceeds, both present and future cash flows of The Project • Exclusive Charge on the escrow accounts of the Project and all monies credited/deposited therein (in all forms). • Security cover to be maintained during tenure of loan is 1.50x • The receivables will be monitored and controlled through an escrow arrangement. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. |
| <p>Pre-disbursement conditions</p> | <p>The obligations of BHFL to disburse the Facilities shall be subject to the Borrower complying the following Conditions Precedent:</p> <ul style="list-style-type: none"> • Project to be RERA registered as per the prevailing byelaws • Borrower shall execute the financing/loan documents as per BHFL requirements • Satisfactory completion of all diligences • Undertaking from the Borrower stating clearly sold and unsold units in the Project. • Company certified cash flow statement for the entire tenure of the facilities. • CA certified net worth statement of the borrowing entities, promoters/partners and total cost incurred on the Project. • Complete chain of title documents of the Project to be furnished to the satisfaction of BHFL as per legal due diligence. • Exclusive first charge by way of registered mortgage of unsold units together with proportionate undivided share of the land in The Project. • Creation of security in the form and manner acceptable to BHFL and all expenses |



SUGAM DIAMOND PROJECTS LLP

Subhasan

SS

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Partner / Authorised Signatory

Subhasan

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Subhasan

SS

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| | <p>to relating to security creation to be borne by Borrower.</p> <ul style="list-style-type: none"> • NACH Form and Security cheques as per BHFL norm to be provided • Security perfection • HL meeting • Project site visit • Execution of release deed by SBI • All property owners to be on loan structure. |
| Conditions to be satisfied within 30 days from first disbursement | <ul style="list-style-type: none"> • The Borrower is required to insure the Project against standard risks for an amount not less than the outstanding principal during the live tenure of the facilities and hypothecate the same in favour of BHFL. The copy of insurance policy with assignment in favour of BHFL would be made available immediately as & when done. |
| Event of default | <p>The following events will, inclusive and not restricted, will constitute an event/s of default:</p> <ul style="list-style-type: none"> • Failure to service debt or any other amount under the Loan Agreements when due. • Failure to deposit receivables as documented in the loan documents in the designated escrow account. • Non-compliance to the RBI Directions regarding insertion of details that the Project has been financed by the Lender in the pamphlets, brochures, advertisement hoarding, boards, mailers etc. pertaining to the Project • Breach of any representation and warranty by the Borrower and sponsor. • Breach of covenant or undertaking or other obligation. • Any order passed or an application being initiated for winding up/ dissolution / or filing of bankruptcy under the Insolvency and Bankruptcy Act together with its amendments from time to time. • Non-compliance of RERA Act, Rules, Circulars, Notifications or any other prevailing rules & regulations • Cessation of business • Downgrading of the credit rating of the Borrowers bank facilities by 2 notches by external credit rating agencies • Voluntary or involuntary insolvency, appointment of receiver, winding up, liquidation, bankruptcy, dissolution or change of control of the Borrower or any one of them • Any change constitution of applicant and co-applicant entity / entities without written consent from BHFL. • Any of the Financing Agreements becomes unenforceable against the Borrower. |
| Consequences of default | <p>The following consequences, inclusive and not restricted, can be undertaken by BHFL in case of an event of default:</p> <ul style="list-style-type: none"> • Enforce, at their sole discretion, any one or all the Security and exercise all contractual and legal rights / remedies under the Financing Agreements • Accelerate maturity of the facilities together with all accrued interest and declare all amounts payable by the Borrower in respect of the facilities to be due and payable immediately |

Shanku
 SS

SUGAM DIAMOND PROJECTS LLP
Subhasan SS
 Partner / Authorised Signatory

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| | <ul style="list-style-type: none"> • Suspend and terminate all undrawn commitments • Revise the escrow sweep percentage • Levy Penal charges as detailed in Annexure I • All expenses incurred after default has occurred in connection with preservation of the Borrower assets (as on date of default) and Collateral Security and collection of amounts due under facilities agreement shall be payable by the Borrower. • Interest on outstanding EMI shall be levied on the amount of unpaid Instalment from the due date till the date of remediation and shall be charged at the applicable rate of interest on the said loan. This interest shall not be compounded. |
| <p>Other covenants</p> | <ul style="list-style-type: none"> • Borrower needs to submit a monthly MIS/report providing details of sales, collections & cancellations in the Project latest by 10th of the succeeding month. • If any event or circumstances occur which in the sole opinion of BHFL, is likely to and/or adversely affect the ability of the Borrower or Guarantor to perform all or any of its obligations under this Agreement or Guarantee including but not limited to slowdown or stoppage of project construction, sales and collections, adverse market conditions, then BHFL shall have the right to take such steps to protect its loan obligations inclusive or but not limited to recalling of loan, increasing interest rates, demanding additional collateral, increasing sweep etc. • Right to step into the Project in case the Borrower has defaulted. • Borrower shall not do any unauthorized construction nor deviate from approved sanction plans. • Borrower to undertake & confirm to complete the entire Project in event of escalation of Project cost. • The Borrower shall obtain a written "No Objection Certificate" (NOC) from BHFL before entering into agreements with prospective buyers for sale of units in the Project or if Borrower collects more than 10% of cost of the unit. • Borrower will obtain a specific release letter for every unit sold before the agreement to sell/ sale deed is registered. The release letter should be obtained irrespective of whether the prospective buyer is proposing to avail a home loan or not. BHFL charge would not be released if the above letter is not obtained. • Borrower will not sell a bulk portion of the units below agreed Minimum Selling Price ('MSP') and without linking to construction linked payment plan without prior consent from BHFL. • Any sales scheme related to the Project wherein payment of consideration is not linked with construction stage will need prior approval of the Lender. • The Borrower agrees and undertakes to commence/continue Project construction within 30 days of 1st tranche disbursal or within 30 days of receipt of permission to commence construction, whichever is later. • The Borrower agrees and undertakes that there shall be no stalling of or slowdown in Project construction. • The Borrower agrees and undertakes that construction of the Project will commence only after obtaining all requisite approvals from appropriate authorities. |



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Subhasan

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Subhasan SS
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Sukhij Sheo
Director / Authorised Signatory

VKK

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- The Project sale agreements/demand letters to incorporate a condition that the booking money / payments need to be made in favour of the escrow account with the designated bank for the Project. Such draft sale agreements/demand letters to be shared by the Borrower prior to disbursement as may be required.
- In cases where the Borrower is a company, it will not make any transfers in the form of withdrawal of capital or unsecured loans to the holding company without prior consent of BHFL.
- The Borrower will not repay any monies brought by the partners / shareholders by way of deposits / loans and advances during the currency of the facilities(applicable for CF Facility 1 only)
- The holding company should not withdraw the profits earned in the business/capital invested in the business without meeting the instalment/dues/overdue under this facility. Dividend if any paid should be paid after clearing dues to BHFL.
- Adherence to the building norms and technical specifications as laid down by National Building Code (NBC).
- Adherence to the Ministry of Environment and Forest Notifications on fly ash and such other notifications as issued from time to time during the tenure of the facilities.
- Adherence to National Disaster Management Authority (NDMA) guidelines on "Ensuring Disaster Resilient Construction of Buildings and Infrastructure shall continue to be in adherence to the said guideline and such other guidelines as may be issued by the NDMA from time to time.
- As required under RBI Directions, the Borrower shall provide certification from its statutory auditors regarding diversion/ siphoning of funds by the Borrower if required by Lender. The Borrower further agrees that the Lender has the right to award a separate mandate to the auditors of the Borrower for the same.
- The Borrower shall provide Legal Entity Identifier (LEI) registration certificate prior to the disbursement of the loan.
- BHFL official or any person authorized by BHFL shall be permitted to visit the Project site and carry out inspection/examine the books of accounts till the currency of the loan.
- Neither the Borrower/ Co-borrowers nor the security offered to BHFL is / will be subjected to any adverse action, risk (including litigation risk) which may prejudicially impact the interests of BHFL. Further, Borrower is obliged to ensure that the security offered to BHFL shall be free from all encumbrances/litigations at all points of time till your total repayment of the entire loan amount together with applicable interest and charges.
- In the event of a litigation filed during the tenure of the credit facilities, BHFL should be intimated of the same and BHFL shall at its sole discretion have a right to recall the credit facilities.
- The Borrower agrees and confirms that the Lender shall not be obliged to grant and continue any credit facility, if it is apprehended that the terms as provided in Sanction Letter are not or may not be met to the satisfaction of the Lender. Further, the Lender may, reduce, revoke, cancel and/or modify any undrawn

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BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

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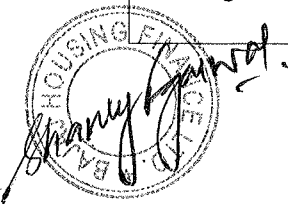
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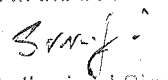
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| | <p>amount (in whole or part), if any, from the sanctioned amount, at its discretion, at any time, with prior notice to the Borrower.</p> <ul style="list-style-type: none"> Any default or Financial Indebtedness of the Borrower under any other agreement or arrangement or guarantee or security with BHFL shall also constitute an event of default under this Agreement. The Lender is hereby authorized by the Borrower to retain and to continue to hold and/or set off, realize and/or sell any assets of the Borrower held by the Lender as a security and/or otherwise and adjust the proceeds thereof towards repayment of the Loan including any interest and other charges due and payable by the Borrower to Lender and/or any or all member (s) of its affiliates. In case of non-adherence/ violation/ non-compliance of any covenants/ conditions, the Lender reserves the right to levy penal charges as per Annexure I During the currency of the loan Borrower shall not, without prior approval in writing: <ul style="list-style-type: none"> Affect any change in the capital structure of the firm/company. Formulate any schemed of amalgamation / reconstitution Undertake guarantee obligations on behalf of any other Borrower / organization. Sell, assign, mortgage, alienate, or otherwise dispose any of the assets mortgaged to BHFL. Permit any transfer of the controlling interest or make any drastic change in the management set up. Divert/utilize funds to other associates/group companies Change the Project plan originally submitted during the application of facilities. The Lender shall have an unqualified right to disclose the name of the Borrower to RBI and/or NHB, stock exchange, National E-Governance Services Limited, auditors, bankers, investors and any Credit information companies as defined at section 2(e) of The Credit Information Companies (Regulation) Act, 2005 ("CIC"). The Borrower gives its consent to the Lender, its group companies, affiliates, representatives, agents, and/or business partners to initiate checks with any CICs and conduct PAN and employment verifications to evaluate and process my/our loan application and during the loan tenure as well. The Borrower(s) hereby undertake that in case of any updates in the documents (including but not limited to the KYC documents) submitted by me/us to BHFL at the time of availing the loan facilities and/or thereafter, the applicant(s) shall submit the updated documents with BHFL within 30 days of such update for BHFL's records. Creation of charge with ROC for "M/s. Sugam Diamond Projects LLP", M/s. Sugam Promoters Private Limited and M/s.Sheratove Nirman Private Limited." Date of commencement of commercial operation of the project is Mar'26. |
| <p>Assignability</p> | <p>BHFL shall have the right to assign, transfer, sell, the facilities, receivables, the security, rights, benefits and any other interest created in its favour under any of the agreements or hereunder without prior approval or intimation to the Borrower or to</p> |



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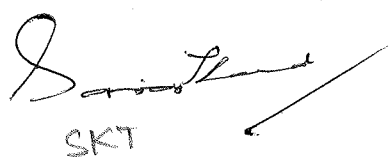
SUGAM DIAMOND PROJECTS LLP
 SS BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024
 Partner / Authorised Signatory

SUGAM PROMOTERS PVT.LTD.
 SS
 Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.
 Sheo
 Director / Authorised Signatory

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| | any other bank / lender or financial institution with the same condition agreed with Lender and Borrower. |
| Audit | <ul style="list-style-type: none"> BHFL will have the right to appoint and carry out quarterly audit on sales, sales receivables, stock, cash flow, units sold and unsold, progress of construction and utilization of funds. BHFL will have the right to audit/review as per above mentioned frequencies or at such frequencies as may be decided by BHFL from time to time at its own discretion. |

Details of unsold units (mortgaged to BHFL):

| Sl. No. | Unit No. | Configuration | Total saleable area (in sq.ft.) |
|---------|----------|---------------|---------------------------------|
| 1 | 1-1D | 2 BHK | 903 |
| 2 | 1-1E | 2 BHK | 715 |
| 3 | 1-1F | 2 BHK | 911 |
| 4 | 1-1G | 2 BHK | 911 |
| 5 | 1-1H | 2 BHK | 716 |
| 6 | 1-1I | 2 BHK | 903 |
| 7 | 1-1KL | 2 BHK | 975 |
| 8 | 1-2E | 2 BHK | 715 |
| 9 | 1-2F | 2 BHK | 911 |
| 10 | 1-2KL | 2 BHK | 975 |
| 11 | 1-3E | 2 BHK | 715 |
| 12 | 1-3F | 2 BHK | 911 |
| 13 | 1-3KL | 1 BHK | 488 |
| 14 | 1-4KL | 2 BHK | 975 |
| 15 | 1-5E | 2 BHK | 715 |
| 16 | 1-5H | 2 BHK | 716 |
| 17 | 1-5I | 2 BHK | 903 |
| 18 | 1-7G | 2 BHK | 911 |
| 19 | 1-8A | 2 BHK | 910 |
| 20 | 1-8BC | 2 BHK | 975 |
| 21 | 1-8E | 2 BHK | 715 |



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Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

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Sheo
Director / Authorised Signatory

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|----|--------|-------|-----|
| 22 | 1-8F | 2 BHK | 911 |
| 23 | 1-8I | 2 BHK | 903 |
| 24 | 1-8KL | 2 BHK | 975 |
| 25 | 1-9G | 2 BHK | 911 |
| 26 | 1-9KL | 2 BHK | 975 |
| 27 | 1-10A | 2 BHK | 910 |
| 28 | 1-10BC | 1 BHK | 488 |
| 29 | 1-11G | 2 BHK | 911 |
| 30 | 1-11KL | 2 BHK | 975 |
| 31 | 1-12A | 2 BHK | 910 |
| 32 | 1-12BC | 2 BHK | 975 |
| 33 | 1-12E | 2 BHK | 715 |
| 34 | 1-12F | 2 BHK | 911 |
| 35 | 1-12G | 2 BHK | 911 |
| 36 | 1-12H | 2 BHK | 716 |
| 37 | 1-12I | 2 BHK | 903 |
| 38 | 1-12KL | 2 BHK | 975 |
| 39 | 2-1D | 2 BHK | 713 |
| 40 | 2-1I | 2 BHK | 712 |
| 41 | 2-1JL | 2 BHK | 975 |
| 42 | 2-2JL | 2 BHK | 975 |
| 43 | 2-3C | 1 BHK | 488 |
| 44 | 2-3JL | 1 BHK | 488 |
| 45 | 2-5F | 1 BHK | 500 |
| 46 | 2-6C | 1 BHK | 488 |
| 47 | 2-7J | 1 BHK | 488 |
| 48 | 2-8C | 1 BHK | 488 |
| 49 | 2-9E | 2 BHK | 726 |
| 50 | 2-9JL | 2 BHK | 975 |
| 51 | 2-10C | 1 BHK | 488 |
| 52 | 2-10G | 1 BHK | 500 |

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SUGAM DIAMOND PROJECTS LLP
Subhan
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Subhan

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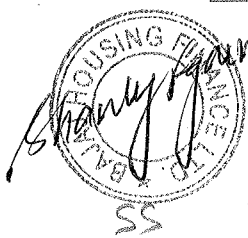
Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mall, Kolkata - 700017. West Bengal
Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra
Corporate Identity Number (CIN): U65910PN2008PLC132228
Tel: +91 20718 78060 | Email: bhfiwecare@bajajfinserv.in





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|----|---------|-------|-------|
| 53 | 2 -10J | 1 BHK | 488 |
| 54 | 2 -11C | 1 BHK | 488 |
| 55 | 2 -12AC | 1 BHK | 488 |
| 56 | 2 -12B | 2 BHK | 728 |
| 57 | 2 -12E | 2 BHK | 726 |
| 58 | 2 -12H | 2 BHK | 726 |
| 59 | 2 -12JL | 2 BHK | 975 |
| 60 | 3-1C | 2 BHK | 866 |
| 61 | 3-1E | 2 BHK | 735 |
| 62 | 3-1I | 2 BHK | 866 |
| 63 | 3-5H | 2 BHK | 748 |
| 64 | 3 -9F | 2 BHK | 758 |
| 65 | 3 -9K | 2 BHK | 866 |
| 66 | 3 -10I | 2 BHK | 866 |
| 67 | 3 -10L | 2 BHK | 866 |
| 68 | 3-11F | 2 BHK | 758 |
| 69 | 3-11H | 2 BHK | 748 |
| 70 | 3 -12A | 2 BHK | 866 |
| 71 | 3 -12C | 2 BHK | 866 |
| 72 | 3 -12D | 2 BHK | 866 |
| 73 | 3 -12E | 2 BHK | 735 |
| 74 | 3 -12F | 2 BHK | 758 |
| 75 | 3 -12G | 2 BHK | 725 |
| 76 | 3 -12H | 2 BHK | 748 |
| 77 | 3 -12K | 2 BHK | 866 |
| 78 | 4-5A | 3 BHK | 1,007 |
| 79 | 4-11F | 3 BHK | 1,009 |
| 80 | 4 -14H | 3 BHK | 1,008 |
| 81 | 4 - 15D | 3 BHK | 1,009 |
| 82 | 4 -15E | 3 BHK | 1,008 |
| 83 | 4 -16A | 3 BHK | 1,007 |



SUGAM DIAMOND PROJECTS LLP

Subhas SS
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

Subhas
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SUGAM PROMOTERS PVT. LTD

Subhas SS
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

S.V.R. Sheo
Director / Authorised Signatory

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Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in





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|----|--------|--------------|--------------|
| 84 | 4 -16C | 3 BHK | 1,008 |
| 85 | 4 -16E | 3 BHK | 1,008 |
| 86 | 4 -16F | 3 BHK | 1,009 |
| 87 | 4-16G | 3 BHK | 1,007 |
| | | Total | 70754 |

Details of sold units:

| Sl. No. | Unit No. | Configuration | Total saleable area (in sq.ft.) | Total Agreement Value (Rs. In Cr) | Total Received (Rs. In Cr) | Committed receivables (Rs. In Cr) |
|---------|----------|---------------|---------------------------------|-----------------------------------|----------------------------|-----------------------------------|
| 1 | 1-10D | 2 BHK | 903 | 3,876,479 | 3,036,140 | 840,339 |
| 2 | 1-10E | 2 BHK | 715 | 3,450,315 | 2,624,273 | 826,042 |
| 3 | 1-10F | 2 BHK | 911 | 4,057,832 | 3,130,844 | 926,988 |
| 4 | 1-10G | 2 BHK | 911 | 3,995,714 | 3,056,807 | 938,907 |
| 5 | 1-10H | 2 BHK | 716 | 3,093,325 | 2,419,034 | 674,291 |
| 6 | 1-10I | 2 BHK | 903 | 3,782,298 | 2,886,456 | 895,842 |
| 7 | 1-10J | 2 BHK | 726 | 2,850,911 | 2,165,634 | 685,277 |
| 8 | 1-10KL | 2 BHK | 975 | 4,293,835 | 2,915,267 | 1,378,568 |
| 9 | 1-11A | 2 BHK | 910 | 3,819,830 | 2,240,064 | 1,579,766 |
| 10 | 1-11BC | 2.50BHK | 975 | 4,566,056 | 3,105,821 | 1,460,235 |
| 11 | 1-11D | 2 BHK | 903 | 3,893,977 | 2,592,909 | 1,301,068 |
| 12 | 1-11E | 2 BHK | 715 | 3,298,946 | 2,587,118 | 711,828 |
| 13 | 1-11F | 2 BHK | 911 | 4,482,889 | 3,093,318 | 1,389,571 |
| 14 | 1-11H | 2 BHK | 716 | 2,866,204 | 1,907,152 | 959,052 |
| 15 | 1-11I | 2 BHK | 903 | 3,563,493 | 2,494,765 | 1,068,728 |
| 16 | 1-11J | 2 BHK | 726 | 3,292,396 | 1,891,326 | 1,401,070 |
| 17 | 1-12D | 2 BHK | 903 | 4,469,652 | 50,000 | 4,419,652 |
| 18 | 1-12J | 2 BHK | 726 | 3,201,834 | 2,129,290 | 1,072,544 |
| 19 | 1-1A | 2 BHK | 910 | 3,958,465 | 3,012,432 | 946,033 |
| 20 | 1-1BC | 2.50BHK | 975 | 4,666,448 | 3,623,560 | 1,042,888 |
| 21 | 1-1J | 2 BHK | 726 | 3,145,756 | 2,400,588 | 745,168 |

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|----|-------|---------|-----|-----------|-----------|-----------|
| 22 | 1-2A | 2 BHK | 910 | 3,760,741 | 2,854,720 | 906,021 |
| 23 | 1-2BC | 2.50BHK | 975 | 3,881,251 | 2,962,224 | 919,027 |
| 24 | 1-2D | 2 BHK | 903 | 3,963,902 | 3,106,084 | 857,818 |
| 25 | 1-2G | 2 BHK | 911 | 3,941,226 | 2,576,496 | 1,364,730 |
| 26 | 1-2H | 2 BHK | 716 | 3,124,148 | 2,075,320 | 1,048,828 |
| 27 | 1-2I | 2 BHK | 903 | 4,104,852 | 3,130,344 | 974,508 |
| 28 | 1-2J | 2 BHK | 726 | 2,691,173 | 1,834,219 | 856,954 |
| 29 | 1-3A | 2 BHK | 910 | 4,127,270 | 3,162,103 | 965,167 |
| 30 | 1-3BC | 2.50BHK | 975 | 4,021,087 | 3,059,928 | 961,159 |
| 31 | 1-3D | 2 BHK | 903 | 4,264,457 | 3,346,524 | 917,933 |
| 32 | 1-3G | 2 BHK | 911 | 3,954,424 | 3,023,776 | 930,648 |
| 33 | 1-3H | 2 BHK | 716 | 3,364,240 | 150,000 | 3,214,240 |
| 34 | 1-3I | 2 BHK | 903 | 3,693,706 | 2,853,344 | 840,362 |
| 35 | 1-3J | 2 BHK | 726 | 2,748,257 | 2,083,507 | 664,750 |
| 36 | 1-4A | 2 BHK | 910 | 4,145,670 | 3,176,824 | 968,846 |
| 37 | 1-4BC | 2.50BHK | 975 | 4,647,992 | 3,561,456 | 1,086,536 |
| 38 | 1-4D | 2 BHK | 903 | 3,580,913 | 2,703,618 | 877,295 |
| 39 | 1-4E | 2 BHK | 715 | 2,610,507 | 1,973,826 | 636,681 |
| 40 | 1-4F | 2 BHK | 911 | 3,511,040 | 2,669,071 | 841,969 |
| 41 | 1-4G | 2 BHK | 911 | 3,976,548 | 2,997,320 | 979,228 |
| 42 | 1-4H | 2 BHK | 716 | 3,346,160 | 2,548,146 | 798,014 |
| 43 | 1-4I | 2 BHK | 903 | 3,718,446 | 2,835,376 | 883,070 |
| 44 | 1-4J | 2 BHK | 726 | 2,762,912 | 2,095,234 | 667,678 |
| 45 | 1-5A | 2 BHK | 910 | 3,940,092 | 3,050,120 | 889,972 |
| 46 | 1-5BC | 2.50BHK | 975 | 3,741,366 | 2,850,312 | 891,054 |
| 47 | 1-5D | 2 BHK | 903 | 3,937,761 | 2,996,672 | 941,089 |
| 48 | 1-5F | 2 BHK | 911 | 3,929,105 | 2,989,367 | 939,738 |
| 49 | 1-5G | 2 BHK | 911 | 3,777,445 | 2,882,200 | 895,245 |
| 50 | 1-5J | 2 BHK | 726 | 2,777,577 | 2,106,962 | 670,615 |
| 51 | 1-5KL | 2 BHK | 975 | 4,538,168 | 3,473,592 | 1,064,576 |
| 52 | 1-6A | 2 BHK | 910 | 3,792,070 | 2,893,944 | 898,126 |



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SS

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Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in





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|----|-------|---------|-----|-----------|-----------|-----------|
| 53 | 1-6BC | 2.50BHK | 975 | 4,038,811 | 3,088,272 | 950,539 |
| 54 | 1-6D | 2 BHK | 903 | 3,826,677 | 2,907,800 | 918,877 |
| 55 | 1-6E | 2 BHK | 715 | 3,099,503 | 2,213,539 | 885,964 |
| 56 | 1-6F | 2 BHK | 911 | 3,945,545 | 3,002,520 | 943,025 |
| 57 | 1-6G | 2 BHK | 911 | 3,685,867 | 1,410,368 | 2,275,499 |
| 58 | 1-6H | 2 BHK | 716 | 2,881,122 | 2,131,206 | 749,916 |
| 59 | 1-6I | 2 BHK | 903 | 3,629,689 | 2,750,208 | 879,481 |
| 60 | 1-6J | 2 BHK | 726 | 3,214,436 | 1,250,000 | 1,964,436 |
| 61 | 1-6KL | 2 BHK | 975 | 4,391,816 | 2,793,510 | 1,598,306 |
| 62 | 1-7A | 2 BHK | 910 | 4,184,546 | 3,181,968 | 1,002,578 |
| 63 | 1-7BC | 2.50BHK | 975 | 4,458,716 | 3,424,192 | 1,034,524 |
| 64 | 1-7D | 2 BHK | 903 | 3,368,364 | 2,225,739 | 1,142,625 |
| 65 | 1-7E | 2 BHK | 715 | 3,226,726 | 50,000 | 3,176,726 |
| 66 | 1-7F | 2 BHK | 911 | 4,252,854 | 3,214,419 | 1,038,435 |
| 67 | 1-7H | 2 BHK | 716 | 2,772,183 | 1,362,919 | 1,409,264 |
| 68 | 1-7I | 2 BHK | 903 | 3,699,839 | 2,821,792 | 878,047 |
| 69 | 1-7J | 2 BHK | 726 | 2,806,917 | 2,130,434 | 676,483 |
| 70 | 1-7KL | 2 BHK | 975 | 4,281,955 | 3,282,784 | 999,171 |
| 71 | 1-8D | 2 BHK | 903 | 3,299,400 | 2,500,136 | 799,264 |
| 72 | 1-8G | 2 BHK | 911 | 3,958,908 | 3,027,368 | 931,540 |
| 73 | 1-8H | 2 BHK | 716 | 2,880,779 | 2,190,002 | 690,777 |
| 74 | 1-8J | 2 BHK | 726 | 2,821,572 | 2,142,162 | 679,410 |
| 75 | 1-9A | 2 BHK | 910 | 3,783,070 | 2,886,743 | 896,327 |
| 76 | 1-9BC | 2.50BHK | 975 | 3,736,683 | 2,457,876 | 1,278,807 |
| 77 | 1-9D | 2 BHK | 903 | 3,572,606 | 2,718,704 | 853,902 |
| 78 | 1-9E | 2 BHK | 715 | 2,833,456 | 2,152,186 | 681,270 |
| 79 | 1-9F | 2 BHK | 911 | 4,055,945 | 3,090,840 | 965,105 |
| 80 | 1-9H | 2 BHK | 716 | 3,006,544 | 2,005,390 | 1,001,154 |
| 81 | 1-9I | 2 BHK | 903 | 3,713,559 | 2,479,006 | 1,234,553 |
| 82 | 1-9J | 2 BHK | 726 | 2,973,042 | 1,969,137 | 1,003,905 |
| 83 | 2-10A | 1 BHK | 488 | 1,513,160 | 1,285,664 | 227,496 |



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Subbar
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Sheo
Director / Authorised Signatory

BAJAJ HOUSING FINANCE LIMITED

www.bajajhousingfinance.in

Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mail, Kolkata - 700017, West Bengal

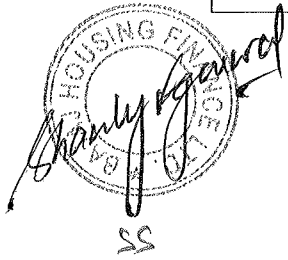
Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in



| | | | | | | |
|-----|--------|-------|-----|-----------|-----------|-----------|
| 84 | 2-10B | 2 BHK | 728 | 2,860,585 | 2,443,826 | 416,759 |
| 85 | 2-10D | 2 BHK | 713 | 3,117,993 | 2,496,297 | 621,696 |
| 86 | 2-10E | 2 BHK | 726 | 2,664,949 | 2,268,820 | 396,129 |
| 87 | 2-10F | 1 BHK | 500 | 2,116,100 | 1,774,591 | 341,509 |
| 88 | 2-10H | 2 BHK | 726 | 2,965,754 | 2,538,588 | 427,166 |
| 89 | 2-10I | 2 BHK | 712 | 2,454,007 | 2,078,759 | 375,248 |
| 90 | 2-10K | 2 BHK | 870 | 2,848,315 | 2,166,865 | 681,450 |
| 91 | 2-10L | 1 BHK | 488 | 1,611,740 | 1,222,332 | 389,408 |
| 92 | 2-11A | 1 BHK | 488 | 1,619,120 | 1,381,028 | 238,092 |
| 93 | 2-11B | 2 BHK | 728 | 2,560,775 | 2,153,093 | 407,682 |
| 94 | 2-11D | 2 BHK | 713 | 2,713,823 | 2,296,614 | 417,209 |
| 95 | 2-11E | 2 BHK | 726 | 2,926,242 | 2,437,471 | 488,771 |
| 96 | 2-11F | 1 BHK | 500 | 1,848,460 | 1,427,804 | 420,656 |
| 97 | 2-11G | 1 BHK | 500 | 1,873,700 | 1,243,150 | 630,550 |
| 98 | 2-11H | 2 BHK | 726 | 3,141,116 | 2,733,582 | 407,534 |
| 99 | 2-11I | 2 BHK | 712 | 3,370,068 | 2,942,004 | 428,064 |
| 100 | 2-11JL | 2 BHK | 975 | 3,377,895 | 2,559,536 | 818,359 |
| 101 | 2-11K | 2 BHK | 870 | 4,065,190 | 3,544,624 | 520,566 |
| 102 | 2-12D | 2 BHK | 713 | 3,326,587 | 2,798,098 | 528,489 |
| 103 | 2-12F | 1 BHK | 500 | 1,858,560 | 1,407,788 | 450,772 |
| 104 | 2-12G | 1 BHK | 500 | 2,142,800 | 1,880,729 | 262,071 |
| 105 | 2-12I | 2 BHK | 712 | 3,411,284 | 323,948 | 3,087,336 |
| 106 | 2-12K | 2 BHK | 870 | 3,425,041 | 2,926,009 | 499,032 |
| 107 | 2-1AC | 2 BHK | 973 | 4,023,055 | 3,342,525 | 680,530 |
| 108 | 2-1B | 2 BHK | 728 | 3,561,708 | 3,135,614 | 426,094 |
| 109 | 2-1E | 2 BHK | 726 | 2,999,096 | 2,568,595 | 430,501 |
| 110 | 2-1F | 1 BHK | 500 | 1,950,054 | 1,689,953 | 260,101 |
| 111 | 2-1G | 1 BHK | 500 | 1,934,456 | 1,642,808 | 291,648 |
| 112 | 2-1H | 2 BHK | 726 | 2,867,458 | 2,434,188 | 433,270 |
| 113 | 2-1K | 2 BHK | 870 | 3,416,260 | 2,595,184 | 821,076 |
| 114 | 2-2AC | 2 BHK | 973 | 3,484,151 | 2,973,745 | 510,406 |



SUGAM DIAMOND PROJECTS LLP

Subhas SS
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

SUGAM PROMOTERS PVT. LTD

Subhas SS
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Authorised Signatory / Director

Sheo
Director / Authorised Signatory

BAJAJ HOUSING FINANCE LIMITED

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SKT

Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mall, Kolkata - 700017. West Bengal

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Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in



| | | | | | | |
|-----|-------|-------|-----|-----------|-----------|-----------|
| 115 | 2-2B | 2 BHK | 728 | 2,607,253 | 2,164,830 | 442,423 |
| 116 | 2-2D | 2 BHK | 713 | 2,595,261 | 2,020,730 | 574,531 |
| 117 | 2-2E | 2 BHK | 726 | 2,641,924 | 1,923,365 | 718,559 |
| 118 | 2-2F | 1 BHK | 500 | 2,220,480 | 1,950,642 | 269,838 |
| 119 | 2-2G | 1 BHK | 500 | 1,964,440 | 1,123,006 | 841,434 |
| 120 | 2-2H | 2 BHK | 726 | 2,337,921 | 1,993,823 | 344,098 |
| 121 | 2-2I | 2 BHK | 712 | 2,975,759 | 2,200,000 | 775,759 |
| 122 | 2-2K | 2 BHK | 870 | 3,142,920 | 2,694,538 | 448,382 |
| 123 | 2-3A | 1 BHK | 488 | 1,485,720 | 1,263,400 | 222,320 |
| 124 | 2-3B | 2 BHK | 728 | 2,303,908 | 1,961,679 | 342,229 |
| 125 | 2-3D | 2 BHK | 713 | 2,735,538 | 2,332,083 | 403,455 |
| 126 | 2-3E | 2 BHK | 726 | 2,656,584 | 1,830,269 | 826,315 |
| 127 | 2-3F | 1 BHK | 500 | 1,732,300 | 1,469,390 | 262,910 |
| 128 | 2-3G | 1 BHK | 500 | 1,662,531 | 1,406,597 | 255,934 |
| 129 | 2-3H | 2 BHK | 726 | 2,656,584 | 2,010,170 | 646,414 |
| 130 | 2-3I | 2 BHK | 712 | 2,991,681 | 2,272,740 | 718,941 |
| 131 | 2-3K | 2 BHK | 870 | 3,609,460 | 3,091,986 | 517,474 |
| 132 | 2-4AC | 2 BHK | 973 | 3,390,806 | 2,889,730 | 501,076 |
| 133 | 2-4B | 2 BHK | 728 | 3,066,552 | 2,629,199 | 437,353 |
| 134 | 2-4D | 2 BHK | 713 | 2,624,081 | 1,984,786 | 639,295 |
| 135 | 2-4E | 2 BHK | 726 | 2,949,004 | 1,726,478 | 1,222,526 |
| 136 | 2-4F | 1 BHK | 500 | 1,878,760 | 1,601,204 | 277,556 |
| 137 | 2-4G | 1 BHK | 500 | 1,904,000 | 1,491,340 | 412,660 |
| 138 | 2-4H | 2 BHK | 726 | 2,272,194 | 1,933,230 | 338,964 |
| 139 | 2-4I | 2 BHK | 712 | 2,465,691 | 2,089,272 | 376,419 |
| 140 | 2-4JL | 2 BHK | 975 | 3,936,797 | 3,008,064 | 928,733 |
| 141 | 2-4K | 2 BHK | 870 | 3,213,340 | 2,457,210 | 756,130 |
| 142 | 2-5AC | 2 BHK | 973 | 3,709,906 | 3,176,920 | 532,986 |
| 143 | 2-5B | 2 BHK | 728 | 2,452,495 | 2,076,545 | 375,950 |
| 144 | 2-5D | 2 BHK | 713 | 2,243,340 | 1,907,841 | 335,499 |
| 145 | 2-5E | 2 BHK | 726 | 2,725,024 | 2,321,931 | 403,093 |

SUGAM DIAMOND PROJECTS LLP

Sukbar SS
Partner / Authorised Signatory

SS BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

SUGAM PROMOTERS PVT. LTD.

Sukbar
Munjan

Sukbar SS
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

SKR
Director / Authorised Signatory

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SKT

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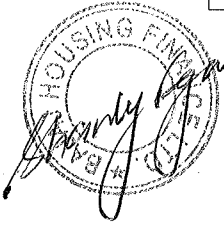
Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in





FINSERV

| | | | | | | |
|-----|-------|-------|-----|-----------|-----------|-----------|
| 146 | 2-5G | 1 BHK | 500 | 1,613,561 | 1,223,649 | 389,912 |
| 147 | 2-5H | 2 BHK | 726 | 2,555,928 | 2,172,879 | 383,049 |
| 148 | 2-5I | 2 BHK | 712 | 2,861,631 | 2,445,617 | 416,014 |
| 149 | 2-5JL | 2 BHK | 975 | 3,409,428 | 2,587,096 | 822,332 |
| 150 | 2-5K | 2 BHK | 870 | 3,561,030 | 2,781,799 | 779,231 |
| 151 | 2-6A | 1 BHK | 488 | 1,485,532 | 1,259,042 | 226,490 |
| 152 | 2-6B | 2 BHK | 728 | 2,333,310 | 1,992,990 | 340,320 |
| 153 | 2-6D | 2 BHK | 713 | 2,254,135 | 1,917,561 | 336,574 |
| 154 | 2-6E | 2 BHK | 726 | 2,776,344 | 2,164,978 | 611,366 |
| 155 | 2-6F | 1 BHK | 500 | 1,898,940 | 1,389,000 | 509,940 |
| 156 | 2-6G | 1 BHK | 500 | 1,894,700 | 1,653,900 | 240,800 |
| 157 | 2-6H | 2 BHK | 726 | 3,109,076 | 2,582,162 | 526,914 |
| 158 | 2-6I | 2 BHK | 712 | 2,649,204 | 2,254,440 | 394,764 |
| 159 | 2-6JL | 2 BHK | 975 | 3,831,118 | 2,922,112 | 909,006 |
| 160 | 2-6K | 2 BHK | 870 | 2,804,624 | 2,094,224 | 710,400 |
| 161 | 2-7AC | 2 BHK | 973 | 3,297,067 | 2,807,992 | 489,075 |
| 162 | 2-7B | 2 BHK | 728 | 3,364,655 | 2,561,882 | 802,773 |
| 163 | 2-7D | 2 BHK | 713 | 2,286,540 | 1,946,721 | 339,819 |
| 164 | 2-7E | 2 BHK | 726 | 2,606,884 | 2,215,605 | 391,279 |
| 165 | 2-7F | 1 BHK | 500 | 1,879,560 | 1,628,474 | 251,086 |
| 166 | 2-7G | 1 BHK | 500 | 1,831,800 | 1,387,580 | 444,220 |
| 167 | 2-7H | 2 BHK | 726 | 2,950,604 | 2,524,953 | 425,651 |
| 168 | 2-7I | 2 BHK | 712 | 2,883,811 | 2,465,580 | 418,231 |
| 169 | 2-7K | 2 BHK | 870 | 2,840,134 | 2,376,097 | 464,037 |
| 170 | 2-7L | 1 BHK | 488 | 1,529,409 | 1,024,175 | 505,234 |
| 171 | 2-8A | 1 BHK | 488 | 1,575,756 | 1,342,004 | 233,752 |
| 172 | 2-8B | 2 BHK | 728 | 2,662,772 | 2,284,896 | 377,876 |
| 173 | 2-8D | 2 BHK | 713 | 2,297,335 | 1,956,441 | 340,894 |
| 174 | 2-8E | 2 BHK | 726 | 3,007,664 | 1,149,942 | 1,857,722 |
| 175 | 2-8F | 1 BHK | 500 | 1,818,160 | 1,416,768 | 401,392 |
| 176 | 2-8G | 1 BHK | 500 | 1,915,960 | 1,629,374 | 286,586 |



SUGAM DIAMOND PROJECTS LLP

Subbar SS

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

Partner / Authorised Signatory

SUGAM PROMOTERS PVT. LTD

Subbar SS

Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Sheo

Director / Authorised Signatory

VKK

BAJAJ HOUSING FINANCE LIMITED

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SKT

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Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in



| | | | | | | |
|-----|-------|-------|-----|-----------|-----------|---------|
| 177 | 2-8H | 2 BHK | 726 | 2,860,654 | 2,443,997 | 416,657 |
| 178 | 2-8I | 2 BHK | 712 | 2,422,794 | 2,072,686 | 350,108 |
| 179 | 2-8JL | 2 BHK | 975 | 3,860,675 | 2,945,760 | 914,915 |
| 180 | 2-8K | 2 BHK | 870 | 3,835,728 | 3,338,110 | 497,618 |
| 181 | 2-9AC | 2 BHK | 973 | 4,095,577 | 3,524,023 | 571,554 |
| 182 | 2-9B | 2 BHK | 728 | 2,391,400 | 2,040,420 | 350,980 |
| 183 | 2-9D | 2 BHK | 713 | 2,712,150 | 2,329,770 | 382,380 |
| 184 | 2-9F | 1 BHK | 500 | 1,929,240 | 1,646,635 | 282,605 |
| 185 | 2-9G | 1 BHK | 500 | 1,752,500 | 1,487,570 | 264,930 |
| 186 | 2-9H | 2 BHK | 726 | 3,153,076 | 2,707,176 | 445,900 |
| 187 | 2-9I | 2 BHK | 712 | 3,166,364 | 2,757,054 | 409,310 |
| 188 | 2-9K | 2 BHK | 870 | 2,811,188 | 2,390,104 | 421,084 |
| 189 | 3-10A | 2 BHK | 866 | 3,235,600 | 2,778,130 | 457,470 |
| 190 | 3-10B | 2 BHK | 866 | 4,034,974 | 3,475,162 | 559,812 |
| 191 | 3-10C | 2 BHK | 866 | 3,246,372 | 2,765,422 | 480,950 |
| 192 | 3-10D | 2 BHK | 866 | 3,351,293 | 2,859,849 | 491,444 |
| 193 | 3-10E | 2 BHK | 735 | 3,070,752 | 2,341,082 | 729,670 |
| 194 | 3-10F | 2 BHK | 758 | 3,142,718 | 2,696,160 | 446,558 |
| 195 | 3-10G | 2 BHK | 725 | 2,572,865 | 2,195,346 | 377,519 |
| 196 | 3-10H | 2 BHK | 748 | 2,969,973 | 2,541,216 | 428,757 |
| 197 | 3-10J | 2 BHK | 866 | 3,843,123 | 2,936,864 | 906,259 |
| 198 | 3-10K | 2 BHK | 866 | 2,639,770 | 2,243,503 | 396,267 |
| 199 | 3-11A | 2 BHK | 866 | 2,654,680 | 2,255,302 | 399,378 |
| 200 | 3-11B | 2 BHK | 866 | 2,851,470 | 2,432,412 | 419,058 |
| 201 | 3-11C | 2 BHK | 866 | 3,183,120 | 2,730,776 | 452,344 |
| 202 | 3-11D | 2 BHK | 866 | 3,919,452 | 3,367,001 | 552,451 |
| 203 | 3-11E | 2 BHK | 735 | 2,908,148 | 2,498,273 | 409,875 |
| 204 | 3-11G | 2 BHK | 725 | 2,859,506 | 2,480,187 | 379,319 |
| 205 | 3-11I | 2 BHK | 866 | 3,325,423 | 2,593,504 | 731,919 |
| 206 | 3-11J | 2 BHK | 866 | 3,655,979 | 3,118,141 | 537,838 |
| 207 | 3-11K | 2 BHK | 866 | 3,510,763 | 3,003,373 | 507,390 |



SUGAM DIAMOND PROJECTS LLP

Suhelkar SS
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

SUGAM PROMOTERS PVT. LTD.

Suhelkar SS
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

SVK
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| | | | | | | |
|-----|-------|-------|-----|-----------|-----------|-----------|
| 208 | 3-11L | 2 BHK | 866 | 3,629,994 | 2,754,560 | 875,434 |
| 209 | 3-12B | 2 BHK | 866 | 3,659,619 | 3,121,417 | 538,202 |
| 210 | 3-12I | 2 BHK | 866 | 3,395,321 | 2,852,656 | 542,665 |
| 211 | 3-12J | 2 BHK | 866 | 3,846,012 | 2,532,249 | 1,313,763 |
| 212 | 3-12L | 2 BHK | 866 | 3,937,377 | 3,371,309 | 566,068 |
| 213 | 3-1A | 2 BHK | 866 | 3,758,614 | 3,298,207 | 460,407 |
| 214 | 3-1B | 2 BHK | 866 | 4,258,791 | 1,905,344 | 2,353,447 |
| 215 | 3-1D | 2 BHK | 866 | 3,690,197 | 3,086,365 | 603,832 |
| 216 | 3-1F | 2 BHK | 758 | 2,817,232 | 2,403,219 | 414,013 |
| 217 | 3-1G | 2 BHK | 725 | 3,087,683 | 2,709,149 | 378,534 |
| 218 | 3-1H | 2 BHK | 748 | 3,100,236 | 2,642,520 | 457,716 |
| 219 | 3-1J | 2 BHK | 866 | 4,435,530 | 3,702,263 | 733,267 |
| 220 | 3-1K | 2 BHK | 866 | 3,758,614 | 1,155,323 | 2,603,291 |
| 221 | 3-1L | 2 BHK | 866 | 2,697,850 | 2,293,480 | 404,370 |
| 222 | 3-2A | 2 BHK | 866 | 2,988,672 | 2,533,492 | 455,180 |
| 223 | 3-2B | 2 BHK | 866 | 2,832,830 | 2,415,637 | 417,193 |
| 224 | 3-2C | 2 BHK | 866 | 3,727,466 | 3,182,473 | 544,993 |
| 225 | 3-2D | 2 BHK | 866 | 2,920,310 | 2,494,369 | 425,941 |
| 226 | 3-2E | 2 BHK | 735 | 2,951,970 | 2,127,450 | 824,520 |
| 227 | 3-2F | 2 BHK | 758 | 2,551,334 | 2,184,505 | 366,829 |
| 228 | 3-2G | 2 BHK | 725 | 2,638,330 | 1,982,367 | 655,963 |
| 229 | 3-2H | 2 BHK | 748 | 2,966,612 | 2,307,154 | 659,458 |
| 230 | 3-2I | 2 BHK | 866 | 3,727,466 | 3,182,473 | 544,993 |
| 231 | 3-2J | 2 BHK | 866 | 3,523,873 | 3,015,172 | 508,701 |
| 232 | 3-2K | 2 BHK | 866 | 3,112,547 | 2,644,975 | 467,572 |
| 233 | 3-2L | 2 BHK | 866 | 2,802,630 | 2,097,000 | 705,630 |
| 234 | 3-3A | 2 BHK | 866 | 3,355,374 | 2,905,578 | 449,796 |
| 235 | 3-3B | 2 BHK | 866 | 2,845,960 | 2,427,453 | 418,507 |
| 236 | 3-3C | 2 BHK | 866 | 3,538,550 | 3,012,454 | 526,096 |
| 237 | 3-3D | 2 BHK | 866 | 3,272,245 | 2,788,705 | 483,540 |
| 238 | 3-3E | 2 BHK | 735 | 2,469,636 | 2,096,835 | 372,801 |



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| | | | | | | |
|-----|------|-------|-----|-----------|-----------|-----------|
| 239 | 3-3F | 2 BHK | 758 | 2,962,692 | 2,253,546 | 709,146 |
| 240 | 3-3G | 2 BHK | 725 | 2,451,011 | 2,080,084 | 370,927 |
| 241 | 3-3H | 2 BHK | 748 | 2,688,233 | 2,287,650 | 400,583 |
| 242 | 3-3I | 2 BHK | 866 | 3,325,913 | 2,837,008 | 488,905 |
| 243 | 3-3J | 2 BHK | 866 | 3,313,452 | 2,832,013 | 481,439 |
| 244 | 3-3K | 2 BHK | 866 | 3,326,814 | 2,837,818 | 488,996 |
| 245 | 3-3L | 2 BHK | 866 | 2,860,980 | 2,400,274 | 460,706 |
| 246 | 3-4A | 2 BHK | 866 | 3,343,254 | 2,657,685 | 685,569 |
| 247 | 3-4B | 2 BHK | 866 | 3,047,550 | 2,608,885 | 438,665 |
| 248 | 3-4C | 2 BHK | 866 | 3,297,114 | 2,853,568 | 443,546 |
| 249 | 3-4D | 2 BHK | 866 | 3,163,234 | 2,690,596 | 472,638 |
| 250 | 3-4E | 2 BHK | 735 | 2,320,665 | 1,650,000 | 670,665 |
| 251 | 3-4F | 2 BHK | 758 | 2,416,418 | 2,062,525 | 353,893 |
| 252 | 3-4G | 2 BHK | 725 | 2,342,410 | 1,996,464 | 345,946 |
| 253 | 3-4H | 2 BHK | 748 | 2,567,370 | 2,178,876 | 388,494 |
| 254 | 3-4I | 2 BHK | 866 | 3,574,872 | 3,103,552 | 471,320 |
| 255 | 3-4J | 2 BHK | 866 | 2,910,734 | 2,463,346 | 447,388 |
| 256 | 3-4K | 2 BHK | 866 | 2,638,610 | 2,240,839 | 397,771 |
| 257 | 3-4L | 2 BHK | 866 | 2,910,734 | 2,463,346 | 447,388 |
| 258 | 3-5A | 2 BHK | 866 | 3,220,463 | 2,438,736 | 781,727 |
| 259 | 3-5B | 2 BHK | 866 | 2,842,000 | 2,351,000 | 491,000 |
| 260 | 3-5C | 2 BHK | 866 | 3,202,008 | 2,709,558 | 492,450 |
| 261 | 3-5D | 2 BHK | 866 | 2,794,620 | 2,381,248 | 413,372 |
| 262 | 3-5E | 2 BHK | 735 | 2,316,655 | 1,973,477 | 343,178 |
| 263 | 3-5F | 2 BHK | 758 | 2,286,880 | 1,945,002 | 341,878 |
| 264 | 3-5G | 2 BHK | 725 | 2,459,972 | 2,088,784 | 371,188 |
| 265 | 3-5I | 2 BHK | 866 | 3,367,007 | 2,873,988 | 493,019 |
| 266 | 3-5J | 2 BHK | 866 | 3,398,454 | 2,117,630 | 1,280,824 |
| 267 | 3-5K | 2 BHK | 866 | 2,853,354 | 2,411,704 | 441,650 |
| 268 | 3-5L | 2 BHK | 866 | 2,842,000 | 2,187,870 | 654,130 |
| 269 | 3-6A | 2 BHK | 866 | 3,255,075 | 2,773,252 | 481,823 |

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Sheo

Munjan

BAJAJ HOUSING FINANCE LIMITED

www.bajajhousingfinance.in

SKT

Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mall, Kolkata - 700017. West Bengal

Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in





FINSERV

| | | | | | | |
|-----|------|-------|-----|-----------|-----------|-----------|
| 270 | 3-6B | 2 BHK | 866 | 3,531,469 | 2,931,688 | 599,781 |
| 271 | 3-6C | 2 BHK | 866 | 3,010,903 | 2,553,499 | 457,404 |
| 272 | 3-6D | 2 BHK | 866 | 3,253,178 | 2,773,610 | 479,568 |
| 273 | 3-6E | 2 BHK | 735 | 2,346,026 | 1,993,973 | 352,053 |
| 274 | 3-6F | 2 BHK | 758 | 2,757,681 | 2,340,765 | 416,916 |
| 275 | 3-6G | 2 BHK | 725 | 2,312,385 | 1,969,446 | 342,939 |
| 276 | 3-6H | 2 BHK | 748 | 2,912,197 | 2,474,234 | 437,963 |
| 277 | 3-6I | 2 BHK | 866 | 3,685,478 | 3,144,682 | 540,796 |
| 278 | 3-6J | 2 BHK | 866 | 3,069,568 | 2,553,328 | 516,240 |
| 279 | 3-6K | 2 BHK | 866 | 3,515,703 | 2,183,364 | 1,332,339 |
| 280 | 3-6L | 2 BHK | 866 | 3,197,812 | 2,721,717 | 476,095 |
| 281 | 3-7A | 2 BHK | 866 | 2,602,200 | 2,208,070 | 394,130 |
| 282 | 3-7B | 2 BHK | 866 | 3,427,917 | 2,941,286 | 486,631 |
| 283 | 3-7C | 2 BHK | 866 | 3,189,058 | 2,713,834 | 475,224 |
| 284 | 3-7D | 2 BHK | 866 | 3,152,490 | 2,703,328 | 449,162 |
| 285 | 3-7E | 2 BHK | 735 | 2,460,504 | 2,083,386 | 377,118 |
| 286 | 3-7F | 2 BHK | 758 | 2,387,400 | 2,035,570 | 351,830 |
| 287 | 3-7G | 2 BHK | 725 | 2,989,311 | 2,559,846 | 429,465 |
| 288 | 3-7H | 2 BHK | 748 | 2,409,848 | 2,056,125 | 353,723 |
| 289 | 3-7I | 2 BHK | 866 | 3,533,203 | 2,450,364 | 1,082,839 |
| 290 | 3-7J | 2 BHK | 866 | 3,345,961 | 2,777,267 | 568,694 |
| 291 | 3-7K | 2 BHK | 866 | 3,130,640 | 2,683,666 | 446,974 |
| 292 | 3-7L | 2 BHK | 866 | 2,782,465 | 2,371,831 | 410,634 |
| 293 | 3-8A | 2 BHK | 866 | 2,790,250 | 2,377,315 | 412,935 |
| 294 | 3-8B | 2 BHK | 866 | 2,659,050 | 2,249,715 | 409,335 |
| 295 | 3-8C | 2 BHK | 866 | 3,303,189 | 2,816,560 | 486,629 |
| 296 | 3-8D | 2 BHK | 866 | 3,091,029 | 2,625,616 | 465,413 |
| 297 | 3-8E | 2 BHK | 735 | 2,828,128 | 2,398,314 | 429,814 |
| 298 | 3-8F | 2 BHK | 758 | 3,224,010 | 2,753,391 | 470,619 |
| 299 | 3-8G | 2 BHK | 725 | 2,192,896 | 1,857,423 | 335,473 |
| 300 | 3-8H | 2 BHK | 748 | 3,057,272 | 2,609,890 | 447,382 |

SUGAM DIAMOND PROJECTS LLP

Suhel
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

SUGAM PROMOTERS PVT. LTD

Suhel
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Svk. J. Sheo
Director / Authorised Signatory



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VKK

Munyaraj

BAJAJ HOUSING FINANCE LIMITED

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Svk. J. Sheo

SKT

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Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in



| | | | | | | |
|-----|-------|-------|-------|-----------|-----------|-----------|
| 301 | 3-8I | 2 BHK | 866 | 3,171,908 | 2,698,399 | 473,509 |
| 302 | 3-8J | 2 BHK | 866 | 3,300,595 | 2,509,410 | 791,185 |
| 303 | 3-8K | 2 BHK | 866 | 2,867,830 | 2,447,137 | 420,693 |
| 304 | 3-8L | 2 BHK | 866 | 3,577,514 | 3,051,978 | 525,536 |
| 305 | 3-9A | 2 BHK | 866 | 2,981,940 | 2,549,836 | 432,104 |
| 306 | 3-9B | 2 BHK | 866 | 4,323,969 | 3,719,332 | 604,637 |
| 307 | 3-9C | 2 BHK | 866 | 3,135,010 | 2,687,599 | 447,411 |
| 308 | 3-9D | 2 BHK | 866 | 2,975,691 | 2,521,810 | 453,881 |
| 309 | 3-9E | 2 BHK | 735 | 2,532,237 | 2,152,913 | 379,324 |
| 310 | 3-9G | 2 BHK | 725 | 2,372,505 | 2,028,394 | 344,111 |
| 311 | 3-9H | 2 BHK | 748 | 3,813,574 | 3,352,376 | 461,198 |
| 312 | 3-9I | 2 BHK | 866 | 3,153,114 | 2,681,487 | 471,627 |
| 313 | 3-9J | 2 BHK | 866 | 2,996,679 | 2,536,811 | 459,868 |
| 314 | 3-9L | 2 BHK | 866 | 2,825,230 | 2,408,797 | 416,433 |
| 315 | 4-10A | 3 BHK | 1,007 | 3,530,564 | 2,995,415 | 535,149 |
| 316 | 4-10B | 3 BHK | 1,008 | 4,273,189 | 3,258,286 | 1,014,903 |
| 317 | 4-10C | 3 BHK | 1,008 | 3,416,164 | 2,484,382 | 931,782 |
| 318 | 4-10D | 3 BHK | 1,009 | 3,330,665 | 2,379,182 | 951,483 |
| 319 | 4-10E | 3 BHK | 1,008 | 4,117,467 | 3,136,126 | 981,341 |
| 320 | 4-10F | 3 BHK | 1,009 | 3,359,545 | 1,692,216 | 1,667,329 |
| 321 | 4-10G | 3 BHK | 1,007 | 3,223,833 | 2,451,716 | 772,117 |
| 322 | 4-10H | 3 BHK | 1,008 | 3,327,840 | 2,525,102 | 802,738 |
| 323 | 4-11A | 3 BHK | 1,007 | 3,275,196 | 1,100,105 | 2,175,091 |
| 324 | 4-11B | 3 BHK | 1,008 | 3,394,840 | 2,578,702 | 816,138 |
| 325 | 4-11C | 3 BHK | 1,008 | 4,264,029 | 3,333,557 | 930,472 |
| 326 | 4-11D | 3 BHK | 1,009 | 3,604,556 | 2,747,200 | 857,356 |
| 327 | 4-11E | 3 BHK | 1,008 | 3,728,726 | 2,825,134 | 903,592 |
| 328 | 4-11G | 3 BHK | 1,007 | 3,543,700 | 2,697,830 | 845,870 |
| 329 | 4-11H | 3 BHK | 1,008 | 4,024,837 | 3,082,702 | 942,135 |
| 330 | 4-12A | 3 BHK | 1,007 | 4,121,568 | 3,430,285 | 691,283 |
| 331 | 4-12B | 3 BHK | 1,008 | 4,538,911 | 3,470,862 | 1,068,049 |



SUGAM DIAMOND PROJECTS LLP

Subhas SS
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

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Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Sheo
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| | | | | | | |
|-----|-------|-------|-------|-----------|-----------|-----------|
| 332 | 4-12C | 3 BHK | 1,008 | 4,410,632 | 3,787,424 | 623,208 |
| 333 | 4-12D | 3 BHK | 1,009 | 3,616,005 | 2,755,598 | 860,407 |
| 334 | 4-12E | 3 BHK | 1,008 | 3,412,120 | 2,592,526 | 819,594 |
| 335 | 4-12F | 3 BHK | 1,009 | 3,870,775 | 2,959,414 | 911,361 |
| 336 | 4-12G | 3 BHK | 1,007 | 3,312,389 | 2,506,630 | 805,759 |
| 337 | 4-12H | 3 BHK | 1,008 | 4,250,817 | 3,241,838 | 1,008,979 |
| 338 | 4-13A | 3 BHK | 1,007 | 4,709,294 | 3,623,132 | 1,086,162 |
| 339 | 4-13B | 3 BHK | 1,008 | 3,568,386 | 2,684,575 | 883,811 |
| 340 | 4-13C | 3 BHK | 1,008 | 3,351,632 | 2,521,038 | 830,594 |
| 341 | 4-13D | 3 BHK | 1,009 | 3,728,081 | 2,864,611 | 863,470 |
| 342 | 4-13E | 3 BHK | 1,008 | 4,728,235 | 895,992 | 3,832,243 |
| 343 | 4-13F | 3 BHK | 1,009 | 3,734,016 | 2,826,902 | 907,114 |
| 344 | 4-13G | 3 BHK | 1,007 | 3,618,553 | 2,383,802 | 1,234,751 |
| 345 | 4-13H | 3 BHK | 1,008 | 3,680,714 | 2,765,384 | 915,330 |
| 346 | 4-14A | 3 BHK | 1,007 | 4,447,419 | 3,397,718 | 1,049,701 |
| 347 | 4-14B | 3 BHK | 1,008 | 3,876,592 | 2,964,102 | 912,490 |
| 348 | 4-14C | 3 BHK | 1,008 | 4,172,387 | 3,558,258 | 614,129 |
| 349 | 4-14D | 3 BHK | 1,009 | 3,879,956 | 2,966,758 | 913,198 |
| 350 | 4-14E | 3 BHK | 1,008 | 4,753,675 | 3,731,170 | 1,022,505 |
| 351 | 4-14F | 3 BHK | 1,009 | 4,102,666 | 3,121,822 | 980,844 |
| 352 | 4-14G | 3 BHK | 1,007 | 4,321,178 | 3,296,718 | 1,024,460 |
| 353 | 4-15A | 3 BHK | 1,007 | 4,188,944 | 3,190,934 | 998,010 |
| 354 | 4-15B | 3 BHK | 1,008 | 3,557,720 | 2,709,006 | 848,714 |
| 355 | 4-15C | 3 BHK | 1,008 | 4,497,582 | 3,742,779 | 754,803 |
| 356 | 4-15F | 3 BHK | 1,009 | 4,683,973 | 3,670,804 | 1,013,169 |
| 357 | 4-15G | 3 BHK | 1,007 | 3,604,740 | 2,746,662 | 858,078 |
| 358 | 4-15H | 3 BHK | 1,008 | 3,658,720 | 2,788,656 | 870,064 |
| 359 | 4-16B | 3 BHK | 1,008 | 4,653,720 | 3,978,653 | 675,067 |
| 360 | 4-16D | 3 BHK | 1,009 | 4,750,366 | 3,639,982 | 1,110,384 |
| 361 | 4-16H | 3 BHK | 1,008 | 4,334,116 | 3,307,021 | 1,027,095 |
| 362 | 4-1A | 3 BHK | 1,007 | 4,277,190 | 2,670,257 | 1,606,933 |



SUGAM DIAMOND PROJECTS LLP

Subhas SS
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

Subhas
Munyaraj

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| | | | | | | |
|-----|------|-------|-------|-----------|-----------|---------|
| 363 | 4-1B | 3 BHK | 1,008 | 3,324,572 | 2,522,486 | 802,086 |
| 364 | 4-1C | 3 BHK | 1,008 | 3,840,887 | 2,888,846 | 952,041 |
| 365 | 4-1D | 3 BHK | 1,009 | 3,681,221 | 2,807,765 | 873,456 |
| 366 | 4-1E | 3 BHK | 1,008 | 3,875,772 | 2,987,550 | 888,222 |
| 367 | 4-1F | 3 BHK | 1,009 | 3,388,451 | 2,574,383 | 814,068 |
| 368 | 4-1G | 3 BHK | 1,007 | 4,390,196 | 3,398,334 | 991,862 |
| 369 | 4-1H | 3 BHK | 1,008 | 3,526,806 | 2,688,118 | 838,688 |
| 370 | 4-2A | 3 BHK | 1,007 | 4,077,078 | 3,487,273 | 589,805 |
| 371 | 4-2B | 3 BHK | 1,008 | 3,361,220 | 2,551,806 | 809,414 |
| 372 | 4-2C | 3 BHK | 1,008 | 3,795,716 | 3,233,996 | 561,720 |
| 373 | 4-2D | 3 BHK | 1,009 | 3,878,030 | 2,942,109 | 935,921 |
| 374 | 4-2E | 3 BHK | 1,008 | 3,618,591 | 3,074,588 | 544,003 |
| 375 | 4-2F | 3 BHK | 1,009 | 3,717,923 | 2,837,134 | 880,789 |
| 376 | 4-2G | 3 BHK | 1,007 | 4,077,078 | 3,487,274 | 589,804 |
| 377 | 4-2H | 3 BHK | 1,008 | 3,460,200 | 2,958,020 | 502,180 |
| 378 | 4-3A | 3 BHK | 1,007 | 3,667,112 | 3,118,310 | 548,802 |
| 379 | 4-3B | 3 BHK | 1,008 | 3,912,787 | 2,969,966 | 942,821 |
| 380 | 4-3C | 3 BHK | 1,008 | 3,884,305 | 3,316,454 | 567,851 |
| 381 | 4-3D | 3 BHK | 1,009 | 4,118,767 | 3,134,702 | 984,065 |
| 382 | 4-3E | 3 BHK | 1,008 | 4,253,235 | 3,631,013 | 622,222 |
| 383 | 4-3F | 3 BHK | 1,009 | 3,733,200 | 2,849,350 | 883,850 |
| 384 | 4-3G | 3 BHK | 1,007 | 3,883,825 | 3,313,349 | 570,476 |
| 385 | 4-3H | 3 BHK | 1,008 | 3,475,480 | 2,643,214 | 832,266 |
| 386 | 4-4A | 3 BHK | 1,007 | 3,519,463 | 2,985,424 | 534,039 |
| 387 | 4-4B | 3 BHK | 1,008 | 3,947,890 | 2,998,046 | 949,844 |
| 388 | 4-4C | 3 BHK | 1,008 | 3,431,310 | 2,916,705 | 514,605 |
| 389 | 4-4D | 3 BHK | 1,009 | 3,496,749 | 2,660,798 | 835,951 |
| 390 | 4-4E | 3 BHK | 1,008 | 4,248,150 | 3,613,567 | 634,583 |
| 391 | 4-4F | 3 BHK | 1,009 | 3,727,086 | 2,844,462 | 882,624 |
| 392 | 4-4G | 3 BHK | 1,007 | 4,117,758 | 3,133,981 | 983,777 |
| 393 | 4-4H | 3 BHK | 1,008 | 3,137,240 | 2,667,356 | 469,884 |

SUGAM DIAMOND PROJECTS LLP

Subhas
Partner / Authorised Signatory

SS BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

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SUGAM PROMOTERS PVT. LTD.

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|-----|------|-------|-------|-----------|-----------|-----------|
| 394 | 4-5B | 3 BHK | 1,008 | 3,742,954 | 2,854,150 | 888,804 |
| 395 | 4-5C | 3 BHK | 1,008 | 3,989,151 | 3,408,092 | 581,059 |
| 396 | 4-5D | 3 BHK | 1,009 | 3,966,455 | 3,012,854 | 953,601 |
| 397 | 4-5E | 3 BHK | 1,008 | 4,445,252 | 3,818,582 | 626,670 |
| 398 | 4-5F | 3 BHK | 1,009 | 4,552,560 | 3,550,008 | 1,002,552 |
| 399 | 4-5G | 3 BHK | 1,007 | 3,207,530 | 2,724,218 | 483,312 |
| 400 | 4-5H | 3 BHK | 1,008 | 3,518,156 | 3,011,394 | 506,762 |
| 401 | 4-6A | 3 BHK | 1,007 | 3,496,866 | 2,967,761 | 529,105 |
| 402 | 4-6B | 3 BHK | 1,008 | 4,087,468 | 3,109,710 | 977,758 |
| 403 | 4-6C | 3 BHK | 1,008 | 3,657,789 | 3,136,366 | 521,423 |
| 404 | 4-6D | 3 BHK | 1,009 | 4,496,044 | 3,436,518 | 1,059,526 |
| 405 | 4-6E | 3 BHK | 1,008 | 4,059,396 | 3,471,305 | 588,091 |
| 406 | 4-6F | 3 BHK | 1,009 | 3,779,065 | 2,886,046 | 893,019 |
| 407 | 4-6G | 3 BHK | 1,007 | 3,649,488 | 3,128,426 | 521,062 |
| 408 | 4-6H | 3 BHK | 1,008 | 4,542,978 | 3,975,376 | 567,602 |
| 409 | 4-7A | 3 BHK | 1,007 | 3,524,748 | 2,990,277 | 534,471 |
| 410 | 4-7B | 3 BHK | 1,008 | 3,769,692 | 2,878,582 | 891,110 |
| 411 | 4-7C | 3 BHK | 1,008 | 3,492,311 | 2,960,936 | 531,375 |
| 412 | 4-7D | 3 BHK | 1,009 | 3,574,138 | 2,694,439 | 879,699 |
| 413 | 4-7E | 3 BHK | 1,008 | 4,182,571 | 3,268,389 | 914,182 |
| 414 | 4-7F | 3 BHK | 1,009 | 4,052,978 | 3,082,070 | 970,908 |
| 415 | 4-7G | 3 BHK | 1,007 | 3,281,793 | 2,802,837 | 478,956 |
| 416 | 4-7H | 3 BHK | 1,008 | 3,798,564 | 3,236,561 | 562,003 |
| 417 | 4-8A | 3 BHK | 1,007 | 3,144,445 | 2,673,890 | 470,555 |
| 418 | 4-8B | 3 BHK | 1,008 | 4,532,192 | 3,465,485 | 1,066,707 |
| 419 | 4-8C | 3 BHK | 1,008 | 3,583,933 | 3,043,394 | 540,539 |
| 420 | 4-8D | 3 BHK | 1,009 | 3,201,365 | 2,423,886 | 777,479 |
| 421 | 4-8E | 3 BHK | 1,008 | 4,165,694 | 3,566,978 | 598,716 |
| 422 | 4-8F | 3 BHK | 1,009 | 3,300,095 | 2,502,870 | 797,225 |
| 423 | 4-8G | 3 BHK | 1,007 | 3,933,979 | 3,336,493 | 597,486 |
| 424 | 4-8H | 3 BHK | 1,008 | 3,297,300 | 2,811,410 | 485,890 |



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Subhasan

SS BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

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| | | | | | | |
|-----|------|--------------|---------------|-------------------|-------------------|------------------|
| 425 | 4-9A | 3 BHK | 1,007 | 4,219,478 | 3,697,958 | 521,520 |
| 426 | 4-9B | 3 BHK | 1,008 | 3,583,476 | 2,732,886 | 850,590 |
| 427 | 4-9C | 3 BHK | 1,008 | 4,223,291 | 3,218,366 | 1,004,925 |
| 428 | 4-9D | 3 BHK | 1,009 | 3,570,140 | 2,718,902 | 851,238 |
| 429 | 4-9E | 3 BHK | 1,008 | 3,927,254 | 2,981,534 | 945,720 |
| 430 | 4-9F | 3 BHK | 1,009 | 5,358,050 | 4,218,745 | 1,139,305 |
| 431 | 4-9G | 3 BHK | 1,007 | 3,336,183 | 2,470,007 | 866,176 |
| 432 | 4-9H | 3 BHK | 1,008 | 4,988,372 | 3,830,430 | 1,157,942 |
| | | Total | 367885 | 1427764001 | 1114767755 | 312996246 |



Shanly...

Subhas

VKK

SUGAM DIAMOND PROJECTS LLP

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Annexure I - Penal Charges

- a. Bounce charges - applicable in case of bounce of EMI, as mentioned in below table.
- b. Late Payment Charges (LPC) - calculated daily for each EMI starting from the date of Unpaid / Partially paid EMI till full due EMI amount has been received, as mentioned in below table. LPC shall be accounted on receipt basis. These charges will not be Capitalized.

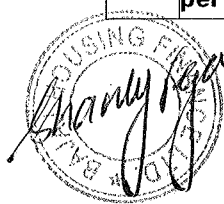
| Sanctioned Loan Amount | Late Payment Charges (LPC) (chargeable per day for every partially or fully overdue EMI) | | Bounce Charges (for every dishonour of cheque / ECS / NACH) |
|----------------------------------|---|-------------------------------|--|
| | Inventory Finance (Rs.) | Construction Finance (Rs.) | (Rs.) |
| Up to Rs 15 Lakhs | 3 | 3 | 500/- |
| > Rs 15 Lakhs to Rs 30 Lakhs | 10 | 10 | 500/- |
| > Rs 30 Lakhs to Rs 50 Lakhs | 15 | 15 | 1,000/- |
| > Rs 50 Lakhs to Rs 1 Crore | 30 | 30 | 1,000/- |
| > Rs 1 Crore to Rs 5 Crores | 125 | 125 | 3,000/- |
| > Rs 5 Crores to Rs 10 Crores | 150 | 150 | 3,000/- |
| > Rs 10 Crores to Rs 25 Crores | 175 | 175 | 10,000/- |
| > Rs 25 Crores to Rs 50 Crores | 250 | 250 | 10,000/- |
| > Rs 50 Crores to Rs 100 Crores | 500 | 500 | 10,000/- |
| > Rs 100 Crores to Rs 250 Crores | 1,200 | 1,200 | 10,000/- |
| > Rs 250 Crores to Rs 500 Crores | 2,500 | 2,500 | 10,000/- |
| > 500 Crores | 5,000 | 5,000 | 10,000/- |

The Charges mentioned above are as applicable on the date of signing this Sanction Letter. These charges are subject to modification and the revised charges as mentioned on the Company's website (<https://www.bajajhousingfinance.in/>) will be applicable. The Borrower agrees that all the aforementioned charges are excluding GST (if applicable) or any other government levies.

c. **Covenant Perfection Charge (CPC) for Non-Compliance to material Terms & Conditions:**

The Company shall levy the Covenant Perfection Charges in scenarios of non-compliance to material terms & conditions of the loan by the borrower. Various scenarios for levy of covenant perfection charges along with their respective trigger points and levy as well as discontinuation are as detailed below.

| Sr. No. | Material terms and conditions | Trigger point | Charge levy / discontinuation | | CPC (chargeable per month) (Rs.) |
|---------|---|---------------------------------|-------------------------------|-------------------------------------|----------------------------------|
| 1 | Non submission of Title document / security perfection document / | 90 days from first disbursement | Levy | On non-compliance of any one or all | 3,000/- |



SUGAM DIAMOND PROJECTS LLP

Suhel Sara
Partner / Authorised Signatory

BHFL/Mortgages/ Sanction Letter/Developer Finance/Nov'2024

SUGAM PROMOTERS PVT. LTD

Suhel Sara
Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

Authorised Signatory / Director

Sheratove
Director / Authorised Signatory

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| Sr. No. | Material terms and conditions | Trigger point | Charge levy / discontinuation | | CPC (chargeable per month) (Rs.) |
|---------|--|--|-------------------------------|---|----------------------------------|
| | | | | heads in the category | |
| | MODT / MOE / Mortgage deed / ROC charge creation wherever applicable | date | Discontinuation | Next calendar month from date of curing | - |
| 2 | Non-submission of revised NACH / ECS debit mandate registration wherever existing mandate is invalid / inactive / bank account closed / bank account frozen / other technical issue | Non curing of mandate registration issue for 90 days period | Levy | On non-compliance of any one or all heads in the category | 1,000/- |
| | | | Discontinuation | Next calendar month from date of curing | - |
| 3 | Non-Submission of KYC-OVD within 90 days (where D-OVD was submitted at Disbursal). | 90 days from first disbursement date | Levy | On non-compliance | 500/- |
| | | | Discontinuation | Next calendar month from date of curing | - |
| 4 | Non-submission of Re-KYC documents, wherever applicable. | 90 days from receiving 1 st intimation for Re KYC | Levy | On non-compliance | 500/- |
| | | | Discontinuation | Next calendar month from date of curing | - |
| 5 | <ul style="list-style-type: none"> • Non-Submission of share certificate retrieved upon name change. • Milestones of Sales, Cash-flow and construction as per sanction letter not adhered. • Non-renewal of Property Insurance. • Change in property Ownership or Beneficial Ownership structure without prior approval to the Company. • LEI not submitted or renewed. • Non-submission of End-Use certificate. • Failure to open escrow ac- | 90 days from first disbursement date or date of non-compliance | Levy | On non-compliance of any one or all heads in the category | 1,00,000/- |
| | | | Discontinuation | Next month from date of cure of breach | - |



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Subhasan

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Partner / Authorised Signatory

Subhasan

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Subhasan

Authorised Signatory / Director

SHERATOVE NIRMAN PVT. LTD.

SKMf Sheo

Director / Authorised Signatory

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| Sr. No. | Material terms and conditions | Trigger point | Charge levy / discontinuation | | CPC (chargeable per month) (Rs.) |
|---------|---|--|-------------------------------|---|----------------------------------|
| | count. • Failure to deposit project receivables / rentals in the | | | | |
| 6 | Non-compliance to any RBI Directions or regulations including specification on the pamphlets, brochures, advertisement hoarding, boards, mailers etc. that the project has been mortgaged to the Lender / Non-compliance of any directions or regulations issued by any other Regulatory body including NHB, RERA, Income Tax, etc. | 90 days from first disbursement date or date of non-compliance | Levy | On non-compliance of any one or all heads in the category | 10,000/- |
| | | | Discontinuation | Next month from date of cure of breach | - |
| 7 | Non-adherence to any terms and conditions, representations, warranties, covenants as defined in the Loan Agreement or Sanction Letter or on occurrence of any Event of Default for Commercial Loans. | 90 days from first disbursement date | Levy | On non-compliance of any one or all heads in the category | 50,000/- |
| | | | Discontinuation | Next month from date of cure of breach | - |

*The Charges mentioned above are as applicable on the date of signing this Sanction Letter. These charges are subject to modification and the revised charges as mentioned on the Company's website (<https://www.bajajhousingfinance.in/>) will be applicable. The Borrower agrees that all the aforementioned charges are excluding GST (if applicable) or any other government levies.

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SKT

VKK *Munyan*

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BAJAJ HOUSING FINANCE LIMITED

www.bajajhousingfinance.in

Branch Office: 42-A, Shekphare Sarani, Building Name - Express Tower, 3rd Floor, Near FBB Mall, Kolkata - 700017. West Bengal

Registered Office: Bajaj Auto Limited Complex, Mumbai-Pune Road, Akurdi, Pune 411035, Maharashtra

Corporate Identity Number (CIN): U65910PN2008PLC132228

Tel: +91 20718 78060 | Email: bhflwecare@bajajfinserv.in

