

To
The Authority
WBRERA
West Bengal

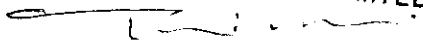
Sub: No Encumbrance in our project/land.

Sir,

This is to certify that we do not have any encumbrance on our project "Purti Tatsam" and there is no litigation whatsoever. We have taken a construction finance facility for the project and the loan sanction letter is attached herewith.

Thanking you,

PANSARI DEVELOPERS LIMITED


Authorised Signatory

Tuhin Banerjee
Pansari Developers Limited
West Bengal
Date: 10-Jul-25

Paceman Sales Promotion Pvt. Ltd.



CIN No. U51909WB1995PTC068049

Regd. Off. : 14, Netaji Subhas Road, (4th Floor) Kolkata-700 001

☎ : 033-2231-6142/46. 4005-0500. Fax : 91-33-2231-6158. e-mail : paceman@vsnl.net

Loan Sanction Letter

Date: 18.06.2025

Our Reference No. PSPPL/PANSARI/PURTITATSAM/007

Name of Applicant: Pansari Developers Limited

Address: 14 N.S Road, 4th Floor, Kolkata-700001

Phone No.: 9830031697

Name of Co-Applcant/Guarantor: Mahesh Kumar Agarwal

Dear Pansari Developers Limited,

Sub: Your Application for Construction Finance Facility Amounting Rs 50 Cr for Project "Purti Tatsam" situated am being the entire LR Dag No-3344,3345,3366, Jagardanga, Mouza - Gopalpur, J.L-2, Ward No.4 under Bidhannagar Municipal Corporation, North 24 Pgs, Kolkata-700136.

We thank you for choosing us as your financier for loan We are pleased to inform you that with reference to the above application, we have in-principle sanctioned you a loan facility, the details of which are given below-

Type of facility	CFF
Sanctioned Amount (Rs.)	Rs 50 Cr.
Rate of Interest	9%
Tenor	60 months
Address of Property offered as Security	Purti Tatsam - Project situated and being the LR Dag No-3344,3345,3366, Jagardanga, Mouza - Gopalpur, J.L-2, Ward No.4 under Bidhannagar Municipal Corporation, North 24 Pgs, Kolkata-700136.
Sanction Letter Validity	90 Days

All the applicable taxes, duties and levies would be additionally charged as per law.
ROI will be as per applicable reference rate at the time of disbursal.

Special Conditions:

1. Legal and Technical clearance/verification of the property being financed of documents submitted.
2. Execution of Loan Agreement & other documents between you and us as per its policy and format.
3. Loan to be covered through insurance.
4. Directors are to be join in Loan Structure.
5. Main Promoters to be taken as co-applicant.
6. All Property owners to be in Loan Structure.
7. NOC from Tenant to be documented once the agreement is signed.
8. Sanction is subject to legal & Technical Clearance.
9. Sanction is subject to positive report of all verifications.

Please sign this letter as your acceptance of the terms and conditions mentioned above and overleaf.

For Paceman Sales Promotion Pvt. Ltd.

Paceman Sales Promotion Pvt. Ltd.


Authorised Signatory

(Authorised Signatory)

Accepted the Offer


Customer Signature

Paceman Sales Promotion Pvt. Ltd.



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Most Important Terms & Conditions

1. The sanction of loan amount and its terms and conditions are subject to execution of loan agreement and other documents and writings with **Paceman Sales Promotion Private Limited** (hereinafter referred to as "**PSPPL**"). The term and conditions of loan agreement and/or other documents will prevail upon will prevail upon this letter to this letter to in case of any contradiction/conflict/difference.
2. This sanction shall be available to the Borrower for a period of 90 days from the date of this letter provided the Borrower deposits with "**PSPPL**".
3. "**PSPPL**" shall be entitled revoke the sanction and to add, to delete or modify all or any of the terms and conditions of the facility, in case, if there is any material change in the purpose (s) of loan facility, if any information and/or statement given by borrower is incorrect, incomplete or misleading, if there is a breach of terms and conditions of the facility, if any report like legal/technical/evaluation of the property is not found satisfactory, if the borrower does not submit duly accepted copy of this sanction letter to "**PSPPL**" within stipulated period, etc "**PSPPL**" decision in respect of material charges shall be final and binding the borrower.
4. Repayment of loan amount will be principal and/or interest. "**PSPPL**" may in its sole discretion after the rate of interest suitably and prospectively if unforeseen or extraordinary changes in the money market conditions take place.
5. The prepayment of the loan shall be made and accepted as per the policy rules of "**PSPPL**" and accordance with the statutory guidelines, issued from time to time and as applicable at the time of prepayment, where there is no policy, rules and guidelines prepayment charges, more particularly mentioned in the schedule of the loan agreement.
6. The rate of interest applicable to the loan/facility shall be as prevailing on the date of disbursement and as stated in the Loan agreement. However, the rate of interest is subject to revise due to change in Ref. rate.
7. "**PSPPL**" has the sanction the loan facility on the basis of calculation and intimation of the cost to be incurred or fulfilling the purpose(s). increase above or fall below the calculated amounts, "**PSPPL**" reserves the right to cancel the loan/facility or reduce the amount sanctioned at the sole discretion of "**PSPPL**", and the decision of "**PSPPL**" in that behalf shall be binding on the Borrowers.
8. The loan amount and the terms sanctioned by "**PSPPL**", besides all other terms and condition, against applied amount and tenure is final and abiding to all the borrowers. However, "**PSPPL**" reserves its right to review and reappraise the loan facility during its continuity in terms of loan agreement to be executed towards disbursement of the loan amount.

Paceman Sales Promotion Pvt. Ltd.


(Authorised Signatory)



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9. Borrower shall not pass on loan & KYC related information of the borrower, except for regulatory requirements like furnishing information to CIBIL, FIU or other to statutory Bodies.
10. Recovery of Overdues/Bad Debts: It is duty of the borrower to repay loan amount with applicable interest along with all dues/charges/fees levied as per agreed terms of loan agreement. However, in the event of default in re-payment of any of the above, Company reserves the right to recover Overdues by resorting to Legal & permissible means.

For Paceman Sales Promotion Pvt. Ltd.

Paceman Sales Promotion Pvt. Ltd.

Kishor Kumar

Authorised Signatory

(Authorised Signatory)

Accepted the Offer



Customer Signature