



CIN No. L36911RJ1996PLC011381

Ref No. : AUSFB/FY 25-26/REG-RAJASTHAN /APP-146354

Date : 30-09-2025

To,

M/s Goldendunes Infratech Private Limited,
C-6 Vashisht Marg, Hanuman Nagar, Vaishali Nagar
Jaipur, Rajasthan, 302021

Subject: Enhancement of Dropline overdraft Facility by Rs. 8,80,00,000/- (Rupees Eight Crores Eighty Lakhs only)
in account No. 2221244946025191

Dear Sir/Madam,

With reference to above cited subject & your application for enhancement of the existing facility and the subsequent discussions, we are pleased to communicate the enhancement of the existing facility by an amount of Rs. 8,80,00,000/- (Rupees Eight Crores Eighty Lakhs only). All the terms & Conditions of Original Loan Agreement dated 12-Jan- 2023, Sanction letter dated 23-Nov-2022 vide ref. no SME_011022161157 remains same except conditions mentioned below:

S. No	Particulars	Description
1.	Borrower Applicant /	M/s Goldendunes Infratech Private Limited; CIN U70101RJ2012PTC040716; a Private limited Company-, having its registered office situated at C-6 Vashisht Marg, Hanuman Nagar, Vaishali Nagar, Jaipur, Rajasthan, 302021
2.	Co-Borrower / Co-Applicant	NA
3.	Guarantors	Mr. Ankur Taneja, S/o Mr. Chandra Prakash Taneja; residing at B-63 Bharat Marg Hanuman Nagar Vaishali Nagar Jaipur 302021 Mr. Kapil Taneja, S/o Mr. Chandra Prakash Taneja; residing at B-62, Bharat Marg, Gautam Marg, Hanuman Nagar, Vaishali Nagar, Jaipur, Rajasthan- 302021
4	Mortgagor	M/s Goldendunes Infratech Private Limited; CIN U70101RJ2012PTC040716; a Private limited Company-, having its registered office situated at C-6 Vashisht Marg, Hanuman Nagar, Vaishali Nagar, Jaipur, Rajasthan, 302021
5	Lender	AU Small Finance Bank Limited, having its registered office at 19-A, Dhuleshwar Garden, Ajmer Road, Jaipur - 302001 and Branch office at CP3-235, Industrial Area, Apparel Park, Jagatpura, Sitapura, Jaipur, Rajasthan-302022
6	Facility / Loan and Amount	Enhancement in Existing Dropline Overdraft facility with Interest Payment Period by Rs. 8,80,00,000/- (Rupees Eight Crores Eighty Lakhs only)

AU Small Finance Bank Limited

19-A Dhuleshwar Garden, Ajmer Road, Jaipur-302001

Phone: +91 141 4110060/61

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For Golden Dunes Infra Tech Pvt. Ltd.

Ankur Taneja
Director

Ankur Taneja

K. Singh

CIN No. L36911RJ1996PLC011381



7	Project	Project "Amour" situated at land admeasuring 6900 Sq. mtrs bearing Chalta No. 30/3 & 29/42 of P.T Sheet No. 30, Karaswada, Rastroli Temple Road, Near Rastroli Residency, Mapusa, Bardez, North Goa, 403507 RERA Reg No. PRG004221554
8	Purpose of the Facility	The Facility shall be utilized towards Construction of additional built-up area within the project "Amour" along with ancillary cost/exp related to the facility.
9	Details of the Sponsors	NA
10	Details of Existing Lender, if any (BT)	NA
11	Availability Period	Mean the period commencing from the First Disbursement Date of Existing Facility (i.e. 23-Jan-2023) and ending after the expiry of 42 months within which the Borrowers may drawdown the entire Loan amount. (Same as Original Sanction and shall not exceed from the date of Original Sanction tenor issued vide sanction reference no. SME_011022161157) The entire Facility should be availed of within the number of months, from the date of loan disbursement, as specified above in this clause. The Borrower's right to make draws shall expire at the end of the Availability Period ("Drawdown End Date"). The dropline limit shall be on debit freeze mode during balance tenor after expiry of Availability Period i.e. Interest Payment Period.
12	MCLR/EBR	NA
13	Margin	NA
14	Interest Payment Period	Period of 42 months from the date of 1 st disbursement of Existing Facility (i.e. 23-Jan 2023) in which only interest amount is to be paid, and no scheduled principal will be paid. However, principal repayment as per escrow waterfall shall be paid. (Same as Original Sanction and shall not exceed from the date of Original Sanction tenor issued vide sanction reference no. SME_011022161157)
15	Additional charges, in case of default other than payment default	As per the Schedule of Charges("SOC") of the bank uploaded on bank's website (www.aubank.in) shall be applicable.
16	Rate of Interest (Fixed)	14.60% p.a. (fixed) payable on the last day of every month.
17	Processing Fees (Upfront)	1.00% of the Facility amount plus applicable taxes; and - Reimbursement of actual charges/cost incurred by the Lender during credit assessment of the proposal
18	Key Man Insurance	NA

For Golden Dunes Infra Tech Pvt. Ltd.

Ankur Panaji
Director

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Kapil Jain

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19	Door to door Tenor & DCCO	Total tenor of 72 months including 42 months of Interest Payment Period (hereinafter being referred as "IPP") starting from the date of 1st disbursement of Existing Facility (i.e. 23-Jan 2023) and post expiry of the said IPP, outstanding amount / total drawdown amount under the Facility to be repaid in 30 equated monthly Principal Instalments by way of Equated Monthly Reduction ("EMR") as per below mechanism and Interest to be paid as and when due. (Same as Original Sanction and shall not exceed from the date of Original Sanction tenor issued vide sanction reference no. SME_011022161157), For remaining tenor and IPP for LAN -2221244946025191) However, the Principal / Drawdown amount under the Facility shall also be reduced during the entire tenor of the Facility as per Escrow Account Mechanism hereinafter. The Date of Commencement of Commercial Operations (hereinafter being referred as "DCCO") shall be 31-Jul-2027
20	EMR Payment Date/Dropline Date	EMR amount shall be deducted on last day of the month as per the applicable repayment mode for recovery.
21	Minimum Security Cover	Minimum security cover of 2.00 times of the principal outstanding amount including proposed disbursement, if any, (" Minimum Security Cover Ratio ") shall be maintained throughout the tenor of the Facility.
22	Minimum Receivable Cover	Minimum receivable cover of 2.50 times of the principal outstanding amount including proposed disbursement, if any, (" Minimum Receivable Cover Ratio ") shall be maintained throughout the tenor of the Facility.
23	Security	a) Extension of First Ranking charge by way of registered mortgage over entire Land of the Project along with present and future construction including all the Development rights, title, interest and benefit in all and singular, the beneficial right, title and interest of the Borrower/Co-Borrower/ Guarantor/Mortgagor, including units sold but agreement not registered and having balance realization & units unsold pertaining to the Project and future potential pertaining to the Project (<i>hereinafter being referred as "Primary Security"</i>); (<i>As per Annexure A</i>); b) Extension of First Ranking charge by way of hypothecation of the entire receivables of the Project (<i>both present and future</i>) including moveable & current assets and all rights, interest, titles, benefits, TDRs (<i>if any</i>), Insurance Claims (<i>if any</i>) and any amount received under the Project of whatsoever nature it may be, belonging to the Borrower/Co-Borrower(s)/Guarantor(s)/Mortgagor, in favor of the Lender; (<i>As per Annexure A</i>); c) Extension of First Ranking charge on the Escrow account of the Project, into which all receivables (<i>from already sold and unsold area</i>), proceeds from project sale are deposited, including any interest accruing on the amounts so deposited and any accretions thereupon ("Escrow Account") in favor of the Lender.

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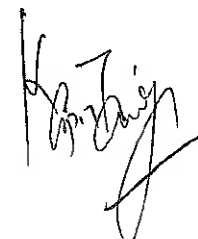
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Director





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		d) Any other security as may be decided by the Lender from time to time.									
24	Prepayment charges	Prepayment charges of 3% on Drawing power for DLOD Facility will be charged in the event the Borrower prepays the Facilities, partial or full, by availing finance from any other bank / financial institutions and no prepayment charges will be charged if Borrower repay the Facility amount from own sources or thru collections received in the designated Escrow Account.									
25	Default Charges	If Interest and/or principal instalments due are defaulted / delayed, Charges shall be applicable as per SOC (Mentioned in the Sanction letter and also available on Bank's Website)									
26	Disbursement Schedule	As per in Annexure B of sanction letter									
27	Escrow Accounts Mechanism	The Borrower shall continue an Escrow Account (2302244947553373) of the Project for crediting all future receivables (from already sold/booked and unsold area), the proceeds credited into the said Escrow Account from date of first disbursement of Enhancement facility will be shared between the Lender and Borrower in below ratio: <table border="1"> <thead> <tr> <th>Range of Collection Amount</th><th>Lender Share %</th><th>Borrower Share %</th></tr> </thead> <tbody> <tr> <td>Upto first Rs. 25 Crores since disbursal of this facility</td><td>50%</td><td>50%</td></tr> <tr> <td>Incremental Rs 9.91 Cr</td><td>75%</td><td>25%</td></tr> </tbody> </table> The Lender's share from the escrow account will be apportioned towards principal outstanding under the Facility. Such proceeds appropriated towards principal repayment shall be deemed to early repayment (not subject to prepayment penalty) of the principal amount of the Facility and the dropline limit shall stand reduced by such amount. In case of booking of any unit(s) being cancelled, the Lender shall not refund/adjust the receivables from unit(s) received in Collection Account, to the Customers, as the same has been already appropriated towards the principal outstanding as per above escrow mechanism. Further, the Lender reserves the rights to reassess/modify terms of Escrow mechanism and other related stipulations basis updated booking MIS submitted by the Borrower prior to the first disbursement under the Facility.	Range of Collection Amount	Lender Share %	Borrower Share %	Upto first Rs. 25 Crores since disbursal of this facility	50%	50%	Incremental Rs 9.91 Cr	75%	25%
Range of Collection Amount	Lender Share %	Borrower Share %									
Upto first Rs. 25 Crores since disbursal of this facility	50%	50%									
Incremental Rs 9.91 Cr	75%	25%									
28	CCRA	NA									
29	Project Finance	Yes									
30	DCCO Date	31-Jul-2027									
31	Last Date of Drawl of Loan Amount	Last date of expiry of 42 months starting from the date of 1st disbursement of the Existing Facility (i.e. 23-Jan 2023).									

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 Director

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Kajal Singh

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		(Same as Original Sanction and shall not exceed from the date of Original Sanction tenor issued vide sanction reference no. SME_011022161157)
32	RERA Accounts	The Borrower shall continue a "Collection Account (2221244945786999)" for Project for credit of all receivables (from already sold and unsold area) including any interest accruing on the amounts so deposited and a special designated account being referred as "RERA Account no (2221244945786889)" for the Project with the Lender. At the end of each day, 30% of the amounts credited into the Collection Account will be transferred to the Escrow Account (2302244947553373) and 70% of the amounts will be transferred to the RERA Account. Any withdrawal from the RERA Account, subject to the compliance of the provisions of The Real Estate (Regulation and Development) Act, 2016 (to be referred as RERA), will be credited to the Escrow Account.
33	Minimum Selling Price	In relation to any units which are unsold as on the date of execution of the Facility Documents, an all-inclusive minimum selling price shall be the higher of the prevailing circle rates prescribed by the relevant Government Authority applicable to such unsold units or Rs. 4738/- per sq. fts on Saleable area for Residential. The Borrower shall ensure to sell units in the Project at rate not less than the Minimum Selling Price. In event, any unit/flat is sold below MSP, the Borrower shall prepay the Facility as per waterfall mechanism of the differential amount computed considering the MSP and the rate at which the unit is sold.
34	Insurance	Contractor's All Risk Policy - pertaining to the project is required to be obtained with a firm approved by the Bank at Borrower's cost. The policies/cover notes should be endorsed in favor of the Bank and copy of the policy to be submitted with the Bank. In the event of non-compliance, the bank reserves the right to take the insurance cover as required by the Bank by debit to Borrower's account, however Bank is not under obligation to obtain the policy. Likewise all the renewals of the policies should also be effected/done by the Borrower at all materials.
35	Facility Transaction / Documentation	The Borrower shall execute the following documents as per the satisfaction of the Lender: • Supplementary Loan Agreement; • Supplementary / Extension of Indenture of Mortgage ("IOM") • Supplementary Deed of Hypothecation of Receivables ("DOH"); • Guarantee Deed executed by the Guarantors; • Supplementary Escrow Agreement; • 2 Security Post Dated Cheque ("SPDC") of Facility amount from Borrower; • 1 Security Post Dated Cheque ("SPDC") of Facility amount from Guarantors ; and • Certified true copy of the extract of the Board Resolution executed by the Borrower authorizing their Director or any other person on behalf of the Borrower for acceptance of the sanction terms and execution of the Facility Documents.
36	Pre-Disbursement Conditions	The 1st Disbursement under the Facility shall be subject to the compliance of the below specified conditions: • Satisfactory Valuation / Technical Report by Empanelled Valuer of the Lender;

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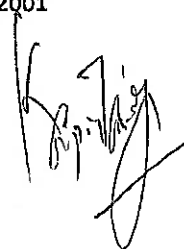
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		• Clear Title Search/Legal Report by Empanelled Lawyer of the Lender; • Satisfactory CIBIL of the Borrower and Guarantor(s); • CA Certified statement confirming Cost of Project incurred till date & Means of Finance of the Project brought in till date; • CA Certified list of Directors and Shareholding of M/s Goldendunes Infratech Private Limited. • Management certified Cash Flow Statement; Cost & Means of Finance of the Project; and Sold/Booked & Unsold Inventory of the Project; • Copies/ Management certified copies of Project approvals including Construction / Building Plans, Project NOCs and Construction Permission Letter, if any; • Payment of upfront processing fees & all other applicable charges; • Signing of all the facility documents as suggested by empanelled lawyers, to the satisfaction of Lender; • Creation/Extension & Perfection of mortgage / charge on the Project and deposit of all title documents of the Project / Properties in original, along with chain documents, at the time of creation of the mortgage / charge in favor of the Lender; and • Any other document as may be required by the Lender for facilitation of the 1st disbursement
37	Post Disbursement Conditions to be complied before any subsequent disbursement or within 30 days from 1 st disbursement of enhancement facility, whichever is earlier	• ROC Charge modification shall be done in the books of Borrower; • Updation of encumbrance details referring Lender details with RERA Authority; • CA certified end use certificate for the utilization of the mobilization and advances amount to be submitted with the Lender; Any disbursement beyond 1st Disbursement shall be made post compliance of all the conditions stated hereinabove and non-compliance any of the above conditions shall attract penal Charges as per the SOC in addition to the Rate of Interest mentioned above, on the principal outstanding till all the above stated compliances are adhered to.
38	Other Conditions / Post Disbursement Conditions	• The Developer shall submit the Consent to Establish (CTE) certificate for the project on or before 31st December 2025. • The Borrower / Guarantor shall seek prior written confirmation from the Lender prior of making any change in the constitution of the Borrower / Guarantor entity; • The Borrower shall submit a certified true copy of all certificate / communications submitted/made to/with the RERA Authority within 7 days of the date of such submission; • No Objection Confirmation ("NOC") of the Lender shall be obtained before raising any additional debt in the Borrower and/or additional debt relating to the Project from Financial Institution; • The borrower agrees to obtain and submit the Legal Entity Identifier (LEI) number if exposure exceeds more than Rs 5 r from all Banks/Financial institution. In absence of

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	LEI, the borrower will not be eligible for grant of any new exposure or renewal of existing facilities. It is mandatory to obtain Legal Entity Identifier (LEI) number for all initiating or receiving transactions of value Rs 50 crore & above for entities. LEI can be obtained from Legal Entity Identifier India Ltd. (LEIL) (https://www.ccilindia-lei.co.in) • The Borrower shall apply for NOC from the Lender 7 days prior to registration of any unit/area in the Project; • Borrower shall send all requests pertaining to Issuance of Unconditional/Conditional NOCs on REGNOC@aubank.in; • Post upfront disbursement, compliance related documents such as MBA (Annexure-1), UFCE Declaration, Booking MIS, COPMOF etc. should be sent by the borrower to REGDOCUMENTS@aubank.in; • Borrower shall send requests for subsequent disbursement on REGSUBSEQUENT@aubank.in; • Borrower shall send all requests pertaining to fund transfer of RERA to Escrow on reratransfer@aubank.in; • Management certified booking MIS in the format as may be provided by the Lender to be submitted on Quarterly basis to the Lender within 7 days from the end of the previous quarter. In event of booking MIS of the previous quarter is not received within stipulated time frame; the Lender reserves the right to withhold subsequent disbursement and NOC issuance; • The Borrower will submit to the Lender, provisional financial statement within 3 months and annual audited financial statement no later than 8 months from the end of each fiscal year; • The Borrower shall intimate the Lender upon occurrence of any material legal proceedings/inquiries/investigations by statutory authorities within 7 days of such occurrence; • The Lender reserves the right to appoint lender's independent legal counsel for validating legal chain of the property/properties; lender independent engineer for technical verification of the project and lender's independent auditor for validating books of accounts/financial statements of the Borrower; • End use certificate for the loan to be submitted with the Lender within 30 days of the disbursement or prior to any subsequent disbursement whichever is earlier; • End Use certificate for mobilization advance to be submitted within 30 days of disbursement else drawing power limit will be downsized permanently to the extent of unutilized amount; • Instalment schedule is normally equated monthly/Principal instalments subject to the terms & conditions of the repayment schedule as mentioned in Annexure C and Repayment instrument for EMR will be presented (as per registered repayment mode) on EMR Payment Date as specified above. To overcome operational issues, holidays etc, It is advised to keep sufficient balance in bank accounts 2-3 days prior to due date
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		of EMR ,for clearance of instrument for repayment of EMR on due dates ,to avoid penal Charges , other charges and avoid delinquency status • The Lender reserves the right to appoint Project Management Consultants in event of default; • Opening of Current Account and RERA Accounts of all Non-Encumbered Projects with AU Small Finance Bank Limited						
39	Event of Default	Following shall constitute an event of default: • Failure to service debt or any other amount under the facility agreement when due; • Failure to comply with any security covenant/financial covenant; • Any change in shareholding structure of the Borrower without written consent of the Lender; • Failure to comply with government regulations; • Default/rescheduling/restructuring of any credit facility by any other lender to the borrower/borrower group; • Compulsory acquisition, nationalization or expropriation of a substantial part of the assets of the Borrower; • Cancellation of approval by any developing authority or material delay in receiving the approval which can substantially delay or discard the project; and • Any other event of default as may be specified in the Transaction Documents In the above circumstances of default, the Lender shall be entitled to rights, including but not limited to: • To recall the Facility; • To demand immediate payment of the default amount out of his own sources; • To nominate a director on the board of the Borrower. Notwithstanding the anything stated above, the Borrower/ Guarantors unconditionally agrees, undertakes and acknowledges that the Lender has an unconditional right to cancel the outstanding un-drawn commitments at any time during the currency of the Facility and that the Lender shall endeavour to provide prior intimation of the same to the Borrower. The Bank shall reserve the right to levy penal charges as per below table in case of an Event of Default. As a consequence of event of default, Bank shall be entitled to the rights, including but not limited to demand immediate payment of the default amount/outstanding amount under the facilities. The below mentioned penal charges are as on the date of sanction of the facility/ies. The charges as applicable on the date of levy as per the SOC of the bank uploaded on bank's website (www.aubank.in) shall be applicable. <table border="1"> <thead> <tr> <th colspan="3">Penal Charges (Cash Credit/Overdraft/Dropline Overdraft/ Term Loan/Other Fund Based accounts)</th> </tr> <tr> <th>S. No.</th> <th>Parameters</th> <th>Applicable Charges</th> </tr> </thead> </table>	Penal Charges (Cash Credit/Overdraft/Dropline Overdraft/ Term Loan/Other Fund Based accounts)			S. No.	Parameters	Applicable Charges
Penal Charges (Cash Credit/Overdraft/Dropline Overdraft/ Term Loan/Other Fund Based accounts)								
S. No.	Parameters	Applicable Charges						

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		1	Overdue Charges*	₹ 0.65 per thousand per Day
		2	Term Loan Overdue Charges*	₹ 0.65 per thousand per Day
		3	Temporary Overdraft Charges (Post Expiry)*	₹ 0.10 per thousand per Day
		4	Stock Statement Charges	NA
		5	Stock Audit Charges	NA
		6	Low Churning Charges (<75%)	NA
		7	Security Pending Charges	2% p.a. of Sanctioned Limit
		8	Breach of sanction covenants Charges	NA
		9	Other non-compliance of terms Charges	2% p.a. of Sanctioned Limit
		10	Insurance Pending Charges	₹ 5000 per policy
		Note: All above penal charges are applicable per thousand (or every part thereof).		
40	Shortfall Undertaking	In the event, there are any cash flow shortfalls (including any shortfall in sales receivables, any cost over-runs or any shortfall in interest and principal repayment) regarding the expected cash flows consistent with the Business Plan, to the extent that a short fall exists, and 3 days prior to the expected date of the anticipated shortfall, the Borrower and / or Guarantor shall fund such shortfalls through its own contribution into the Escrow Accounts.		
41	Costs	- All costs associated with the sanction and disbursement, including cost of conducting due diligence (legal, background check, technical, construction, environmental, land survey, secretarial, financial, corporate, valuation, market study etc.), title verification, drafting and execution of documents, cost of rating, signage, etc. shall be borne by the Borrower. - All costs related to Security creation shall also be borne by the Borrower. - All monitoring cost, including cost towards periodic valuation, financial, legal and technical due diligence, Project monitoring etc., shall be borne by the Borrower.		
42	Governing Law and Jurisdiction	- Governing Law: Indian law; and - Jurisdiction: Exclusive jurisdiction of courts and tribunal situated at Jaipur, India		
43	Related Party Transaction	All related party transactions will be subject to approval by the Lender and to be made on arm's length basis and to be reported in the annual Operating Budget.		
44	Other conditions for dropline overdraft facility	In case of any conflict between these additional terms and conditions and the other terms of this Sanction Letter, these terms and conditions shall supersede the other terms of this Sanction letter, : a) the Facility shall get dropdown with at least the scheduled amount for balance tenor computed basis the dropdown amount on the date of expiry of the Interest Payment Period as defined in Sanction Letter and balance tenure.		

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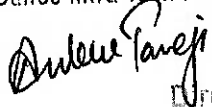
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	b) No drawdown shall be allowed under the Loan after the expiry of the Availability Period unless the amount proposed to be borrowed when aggregated with the outstanding principal amount(s) borrowed by the Borrower under this Sanction Letter does not exceed the amount sanctioned under the Loan. c) The Loan shall be payable / repayable by the Borrower to the Lender on demand by the Lender together all interest, commission, costs, charges and expenses and all other moneys whatsoever due owing and payable by the Borrower to the Lender under the Loan, upon Event of Default as specified in Sanction Letter.. d) The Lender shall be under no obligation to provide the Borrower with any notice, reminder or other intimation to the Borrower regarding its obligation to pay the amount(s) payable under this Sanction Letter, and it shall be entirely the Borrower's responsibility to ensure prompt and regular payment of the amount(s) payable by the Borrower to the Lender as and when due and in the manner provided herein. e) The principal amounts to be allowed to be outstanding by the Lender from time to time under the Loan shall not exceed the maximum principal amount as mentioned above as Facility amount but the Lender shall have an absolute discretion to determine how much amount out of the Loan it will advance and / or allow to be outstanding from time to time under the Loan and the Lender shall be at liberty to terminate the Facility and refuse to allow further drawings thereon at any time without any previous notice to the Borrower. The interest payable on the outstanding amount shall be as per clause 16 above.
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Director





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Special Condition:

1. Borrower will submit notarized affidavit from the Partners/Directors whose names appeared in any defaulters list stating that they are not connected with those defaulter companies / firms either as partners / directors or guarantors. The Borrower will enquire with the bankers of the defaulting companies and obtain written confirmation that the constituents referred to them are not their defaulters. The Lender will verify with ROC and also verify their DIN numbers and ensure that the names in the above list are different and in no way linked to the partners of the Borrower and that it is only name similarity.
2. The Borrower shall undertake that they will abide by the regulatory guidelines to deploy funds sanctioned/dispensed by the Lender to them, only in the permissible areas and in conformity with the guidelines laid down by the regulatory authority/development authority.
3. The Borrower shall undertake that the Facility shall be utilized for the specific purpose for which the same has been sanctioned.
4. The Borrower shall undertake that the Facility shall not be utilized for making investments both of current and long-term nature, in any company / entity by way of shares, debentures, etc. and shall not be utilized for granting unsecured loans / inter-corporate deposits to/in any company and for granting all types of loans and advances to subsidiaries, group companies/entities.

Other Terms & Conditions:-

1. The Borrower confirms and shall ensure at all times that the buildings and structures comprised in the Project for which the Loan/Facility is extended by the Lender, fully adhere to the National Disaster Management Authority (NDMA) guidelines on 'Ensuring Disaster Resilient Construction of Buildings and Infrastructure' and/or National Building Code of India and/or any other guidelines/regulations issued by any statutory authority including NDMA and amended from time to time
2. If there is any Interest Tax levied by the Government of India or any other Authority under the Interest Tax Act 1974 or under any other Law, the Borrower shall reimburse to the Lender any such Tax imposed or levied by the Government of India or any other Authority on Interest and / or other Payments required to be paid by the Borrower to the Lender.
3. The Lender shall be entitled to revoke the sanction of the Facility, inter-alia in any of the following circumstances:-
 - a) If there is any material change in the purpose/s for which the Facility has been sanctioned;
 - b) In the sole judgment of the Lender any material fact has been concealed and/or become subsequently known;
 - c) Any statement made by or on behalf of the Borrower is incorrect, incomplete or misleading;
 - d) There is default under or a breach of the terms and conditions of the Facility by the Borrower / Guarantor (s);
 - e) The legal / technical report on the property or any other verification report on the Borrower / Guarantor (s) is not to the satisfaction of the Lender in its sole & absolute discretion;
 - f) Any Information as may be required by the Lender from time to time pertaining to the Property is not furnished in the form prescribed / approved by the Lender;
 - g) Any material fact concerning the Borrower's profits, etc., or ability to repay, or any other relevant aspect of it is withheld, suppressed, or concealed or not made known to us; and
 - h) If the Lender in its sole & absolute discretion considers that the Facility should be revoked for whatever

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For Golden Dunes Infra Tech Pvt. Ltd.

Ankur Pareji
Director

Ankur Pareji

K. Anil

CIN No. L36911RJ1996PLC011381



reason it may so deem fit and proper.

4. The Lender will have rights to scrutinize and audit the expenses, which are incurred in the project.

Standard Covenant forming part of Terms and Conditions:

1. The Lender will have the right to examine at all times, the Borrower's books of accounts and to have the project site inspected from time to time by officer(s) of and/or qualified auditors or concurrent auditors and/or technical experts and/or management consultants or other persons of the choice of the Lender. Cost of such inspections will be borne by the Borrower.
2. During the currency of the Facility, the Borrower will not, without the prior permission in writing –
 - a) Effect any changes in the capital structure or share holding pattern;
 - b) Formulate any scheme of amalgamation or re-construction or restructuring of any kind;
 - c) Invest by any way of share capital in, or lend or advance funds to, or place deposits with any other concern (*normal trade credit or security deposits in the normal course of business or advance to employees, can, however, be extended*);
 - d) Undertake guarantee obligations on behalf of any other Company or Person;
 - e) Withdraw the monies brought in by shareholders/directors;
 - f) Undertake any major change in their management set up;
 - g) Create any further charge, Lien or encumbrance over the assets and properties of the Borrower charged to the Lender in favour of any other company, financial institution, Banks, Company or any other Person; and
 - h) Sell, assign mortgage or otherwise dispose-off any of the assets mortgaged/charged to the Lender.
3. The Lender reserves the right to alter/cancel/modify any terms and conditions of the Facility as it may deem fit absolutely at its discretion without notice and without assigning any reason thereof.
4. The Borrower should undertake that they should not induct a person who is a director on the Board of a company which has been identified as a wilful defaulter and that in case, such person is found to be on the structure of the Borrower, the Borrower would take expeditious and effective steps for removal of the person from its structure.
5. The Lender reserves the right to rearrange the repayment schedule and to call upon the Borrower to accelerate the payments, if the Borrower's financial position so warrants as per the opinion of the Lender.
6. Any Default, Fraud, Legal incompetence during the currency of the Facility, Non-Compliance of agreed terms and conditions, Non-submission of required documents, over dues, any other irregularities by the Borrower will enable the Lender to recall the Facility.
7. The Lender reserves the right to stop further disbursements in event of default or misrepresentation.
8. The Borrower will keep the Lender informed of the happening of any event likely to have substantial effect on their profit or business, with explanations and the remedial steps proposed to be taken.
9. The Borrower shall keep the Lender advised of any circumstances adversely affecting the financial position of their subsidiaries/group companies or companies in which it has invested, including any action taken creditor against the said companies legally or otherwise.
10. The Annexures shall form part and parcel of the sanction letter.

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Director

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11. The borrower unconditionally agrees, acknowledges and undertakes that the bank has an unconditional right to cancel the facilities, whether in part or in full, at any time during the currency of the facilities, without any prior intimation of such cancellation of the borrower

The validity of the said sanction is for Fifteen (15) days from the date of the sanction letter.

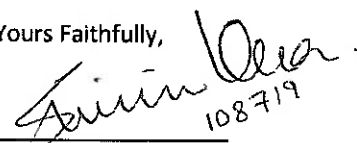
We hereby request you to kindly sign the attached duplicate copy of sanction letter as your acceptance of the terms and conditions of the above Facility and return it to us. We look forward to your acceptance of this sheet to expedite the conclusion of this transaction and the disbursement hereunder.

We, however, reserve the right to revoke in part or in full or withdraw /stop financial assistance or to amend any of the terms of sanction including ROI at any stage without any notice or giving any reasons for any purpose whatsoever, at our absolute discretion.

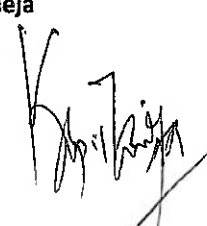
Further, this sanction does not vest in anyone; the right to claim any damage against AUSFB for any reasons whatsoever.

Thanking you,

Yours Faithfully,


108719
Authorised Signatory
AU Small Finance Bank Limited

Approved and accepted by

For and on behalf M/s. Goldendunes Infratech Private Limited (Borrower / Applicant/Mortgager) For Golden Dunes Infra Tech Pvt. Ltd.  Director Name: _____ Designation: _____ Date: <u>08-10-2025</u>	Mr. Kapil Taneja (Guarantor)  Date: <u>08-10-2025</u>
Mr. Ankur Taneja (Guarantor) 	

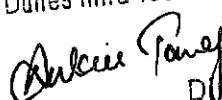
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Director





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Date: 08-10-2025

Annexure A

List of Sold Registered / Booked (Sold Unregistered) / Unsold Units of the Project

S. No.	Floor	Unit No	Unit Type	Carpet Area (Sq. Ft.)	Built up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Status (Sold/Unsold)	Sale Value (Rs in Cr.)	Amount Received (In Cr)	Balance (In Cr.)
1	Upper Ground Floor	A-001	3BHK	941.31	1357.13	1587.04	Sold	0.74	0.55	0.19
2	Upper Ground Floor	A-002	2BHK	694.49	954.44	1122.58	Sold	0.50	0.37	0.13
3	Upper Ground Floor	A-003	2BHK	694.49	959.83	1128.71	Unsold			
4	Upper Ground Floor	A-004	2BHK	675.66	943.14	1109.55	Unsold			
5	Upper Ground Floor	A-005	2BHK	675.66	937.97	1102.88	Unsold			
6	Upper Ground Floor	A-006	3BHK	941.31	1357.13	1587.04	Unsold			
7	Upper Ground Floor	B-001	2BHK	728.29	992.12	1165.96	Sold	0.73	0.54	0.19
8	Upper Ground Floor	B-002	2BHK	728.29	1053.37	1236.35	Sold	0.80	0.60	0.21
9	Upper Ground Floor	B-003	2BHK	675.66	1006.43	1182.43	Sold	0.86	0.20	0.66
10	Upper Ground Floor	B-004	2BHK	675.66	945.40	1112.14	Sold	0.41	0.41	-
11	First Floor	A-101	3BHK	941.31	1357.13	1562.07	Unsold			
12	First Floor	A-102	2BHK	694.49	954.44	1098.57	Unsold			
13	First Floor	A-103	2BHK	694.49	959.83	1104.71	Unsold			
14	First Floor	A-104	2BHK	675.66	943.14	1085.55	Sold	0.51	0.37	0.14
15	First Floor	A-105	2BHK	675.66	937.97	1078.88	Unsold			
16	First Floor	A-106	3BHK	941.31	1357.13	1562.07	Unsold			
17	First Floor	B-101	2BHK	728.29	992.12	1141.95	Sold	0.77	0.59	0.18
18	First Floor	B-102	2BHK	728.29	1053.37	1212.35	Sold	0.78	0.66	0.13
19	First Floor	B-103	2BHK	675.66	1006.43	1158.42	Sold	0.76	0.63	0.13
20	First Floor	B-104	2BHK	675.66	945.40	1088.13	Sold	0.40	0.40	-
21	Second Floor	A-201	3BHK	941.31	1357.13	1587.04	Sold	0.97	0.82	0.16
22	Second Floor	A-202	2BHK	694.49	954.44	1122.58	Sold	0.65	0.05	0.60
23	Second Floor	A-203	2BHK	694.49	959.83	1128.71	Unsold			
24	Second Floor	A-204	2BHK	675.66	943.14	1109.55	Sold	0.41	0.41	-
25	Second Floor	A-205	2BHK	675.66	937.97	1102.88	Sold	0.74	0.62	0.12
26	Second Floor	A-206	3BHK	941.31	1357.13	1587.04	Sold	0.75	0.64	0.11
27	Second Floor	B-201	2BHK	728.29	992.12	1165.96	Sold	0.55	0.37	0.18
28	Second Floor	B-202	2BHK	728.29	1053.37	1236.35	Sold	0.74	0.47	0.26
29	Second Floor	B-203	2BHK	675.66	1006.43	1182.43	Sold	0.49	0.42	0.08
30	Second Floor	B-204	2BHK	675.66	945.40	1112.14	Sold	0.41	0.41	-
31	Third Floor	A-301	3BHK	941.31	1357.13	1562.07	Sold	1.12	0.11	1.01
32	Third Floor	A-302	2BHK	694.49	954.44	1098.57	Sold	0.41	0.41	-
33	Third Floor	A-303	2BHK	694.49	959.83	1104.71	Unsold			
34	Third Floor	A-304	2BHK	675.66	943.14	1085.55	Sold	0.52	0.01	0.51
35	Third Floor	A-305	2BHK	675.66	937.97	1078.88	Sold	0.68	0.44	0.25
36	Third Floor	A-306	3BHK	941.31	1357.13	1562.07	Sold	1.10	0.91	0.18
37	Third Floor	B-301	2BHK	728.29	992.12	1141.95	Unsold			
38	Third Floor	B-302	2BHK	728.29	1053.37	1212.35	Unsold			
39	Third Floor	B-303	2BHK	675.66	1006.43	1158.42	Sold	0.49	0.20	0.29
40	Third Floor	B-304	2BHK	675.66	945.40	1088.13	Sold	0.68	0.25	0.43
41	Fourth Floor	A-401	3BHK	941.31	1357.13	1587.04	Sold	0.76	0.20	0.56
42	Fourth Floor	A-402	2BHK	694.49	954.44	1122.58	Unsold			

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For Golden Dunes Infra Tech Pvt. Ltd.

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Director

Ankur Pareek

[Signature]

CIN No. L36911RJ1996PLC011381



S. No.	Floor	Unit No	Unit Type	Carpet Area (Sq. Ft.)	Built up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Status (Sold/Unsold)	Sale Value (Rs in Cr.)	Amount Received (In Cr)	Balance (In Cr.)
43	Fourth Floor	A-403	2BHK	694.49	959.83	1128.71	Sold	0.70	0.58	0.11
44	Fourth Floor	A-404	2BHK	675.66	943.14	1109.55	Unsold			
45	Fourth Floor	A-405	2BHK	675.66	937.97	1102.88	Sold	0.71	0.50	0.21
46	Fourth Floor	A-406	3BHK	941.31	1357.13	1586.08	Sold	0.74	0.55	0.19
47	Fourth Floor	B-401	2BHK	728.29	992.12	1165.96	Unsold			
48	Fourth Floor	B-402	2BHK	728.29	1053.37	1236.35	Unsold			
49	Fourth Floor	B-403	2BHK	675.66	1006.43	1182.43	Unsold			
50	Fourth Floor	B-404	2BHK	675.66	945.40	1112.14	Unsold			
51	Fifth Floor	A-501	3BHK	941.31	1357.13	1562.07	Unsold			
52	Fifth Floor	A-502	2BHK	694.49	954.44	1098.57	Unsold			
53	Fifth Floor	A-503	2BHK	694.49	959.83	1104.71	Unsold			
54	Fifth Floor	A-504	2BHK	675.66	943.14	1085.55	Unsold			
55	Fifth Floor	A-505	2BHK	675.66	937.97	1078.88	Unsold			
56	Fifth Floor	A-506	3BHK	941.31	1357.13	1562.07	Unsold			
57	Fifth Floor	B-501	2BHK	728.29	992.12	1141.95	Unsold			
58	Fifth Floor	B-502	2BHK	728.29	1053.37	1212.35	Unsold			
59	Fifth Floor	B-503	2BHK	675.66	1006.43	1158.42	Unsold			
60	Fifth Floor	B-504	2BHK	675.66	945.40	1088.13	Unsold			
61	Sixth Floor	A-601	3BHK	941.31	1357.13	1587.04	Unsold			
62	Sixth Floor	A-602	2BHK	694.49	954.44	1122.58	Unsold			
63	Sixth Floor	A-603	2BHK	694.49	959.83	1128.71	Unsold			
64	Sixth Floor	A-604	2BHK	675.66	943.14	1109.55	Unsold			
65	Sixth Floor	A-605	2BHK	675.66	937.97	1102.88	Unsold			
66	Sixth Floor	A-606	3BHK	941.31	1357.13	1587.04	Unsold			
67	Sixth Floor	B-601	2BHK	728.29	992.12	1165.96	Unsold			
68	Sixth Floor	B-602	2BHK	728.29	1053.37	1236.35	Unsold			
69	Sixth Floor	B-603	2BHK	675.66	1006.43	1182.43	Unsold			
70	Sixth Floor	B-604	2BHK	675.66	945.40	1112.14	Unsold			
71	Upper Ground Floor	D-001	2BHK	728.08	1053.37	1236.35	Unsold			
72	Upper Ground Floor	D-002	2BHK	728.08	992.12	1165.85	Unsold			
73	Upper Ground Floor	D-003	2BHK	706.66	945.51	1112.24	Sold	0.41	0.41	-
74	Upper Ground Floor	D-004	2BHK	675.87	1006.86	1182.86	Sold	0.74	0.62	0.12
75	Upper Ground Floor	C-001	2BHK	706.66	974.03	1145.07	Unsold			
76	Upper Ground Floor	C-002	2BHK	694.28	952.94	1120.86	Sold	0.53	0.20	0.33
77	Upper Ground Floor	C-003	2BHK	694.28	959.83	1128.71	Unsold			
78	Upper Ground Floor	C-004	4BHK	1199.00	1656.26	1956.25	Unsold			
79	Upper Ground Floor	C-005	3BHK	879.20	1205.03	1411.05	Unsold			
80	First Floor	D-101	2BHK	728.08	1053.37	1212.35	Unsold			
81	First Floor	D-102	2BHK	728.08	992.12	1141.85	Unsold			
82	First Floor	D-103	2BHK	706.66	945.51	1088.24	Sold	0.40	0.40	-
83	First Floor	D-104	2BHK	675.87	1006.86	1158.85	Unsold			
84	First Floor	C-101	2BHK	706.66	974.03	1121.07	Unsold			
85	First Floor	C-102	2BHK	694.28	1096.85	1096.85	Unsold			
86	First Floor	C-103	2BHK	694.28	959.83	1137.54	Unsold			
87	First Floor	C-104	2BHK	675.87	942.82	1118.06	Unsold			
88	First Floor	C-105	2BHK	675.87	935.93	1077.26	Sold	0.40	0.40	-
89	First Floor	C-106	2BHK	706.66	974.03	1121.07	Sold	0.50	0.42	0.08
90	Second Floor	D-201	2BHK	728.08	1053.37	1236.35	Unsold			
91	Second Floor	D-202	2BHK	728.08	992.12	1165.85	Unsold			
92	Second Floor	D-203	2BHK	706.66	945.51	1112.24	Sold	0.79	0.08	0.72
93	Second Floor	D-204	2BHK	675.87	1006.86	1182.86	Unsold			

For Golden Dunes Infra Tech Pvt. Ltd.
Auluck Pareji
 Director

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Auluck Pareji
 Director

Auluck Pareji

K. B. Singh
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S. No.	Floor	Unit No	Unit Type	Carpet Area (Sq. Ft.)	Built up Area (Sq. Ft.)	Saleable Area (Sq. Ft.)	Status (Sold/Unsold)	Sale Value (Rs in Cr.)	Amount Received (In Cr)	Balance (In Cr.)
94	Second Floor	C-201	2BHK	706.66	974.03	1145.07	Unsold			
95	Second Floor	C-202	2BHK	694.28	952.94	1120.86	Unsold			
96	Second Floor	C-203	2BHK	694.28	959.83	1128.71	Sold	0.53	0.37	0.16
97	Second Floor	C-204	2BHK	675.87	942.82	1109.23	Unsold			
98	Second Floor	C-205	3BHK	1402.76	1902.32	2246.34	Sold	0.83	0.83	-
99	Third Floor	D-301	2BHK	728.08	1053.37	1212.35	Sold	0.80	0.59	0.21
100	Third Floor	D-302	2BHK	728.08	992.12	1141.85	Unsold			
101	Third Floor	D-303	2BHK	706.66	945.51	1088.24	Unsold			
102	Third Floor	D-304	2BHK	675.87	1006.86	1158.85	Sold	0.66	0.15	0.51
103	Third Floor	C-301	2BHK	706.66	974.03	1121.07	Unsold			
104	Third Floor	C-302	2BHK	694.28	952.94	1096.85	Unsold			
105	Third Floor	C-303	2BHK	694.28	959.83	1137.54	Unsold			
106	Third Floor	C-304	2BHK	675.87	942.82	1118.06	Unsold			
107	Third Floor	C-305	2BHK	675.87	935.93	1077.26	Sold	0.40	0.40	-
108	Third Floor	C-306	2BHK	706.66	974.03	1121.07	Unsold			
109	Fourth Floor	D-401	2BHK	728.08	1053.37	1236.35	Unsold			
110	Fourth Floor	D-402	2BHK	728.08	992.12	1165.85	Unsold			
111	Fourth Floor	D-403	2BHK	706.66	945.51	1112.24	Unsold			
112	Fourth Floor	D-404	2BHK	675.87	1006.86	1182.86	Unsold			
113	Fourth Floor	C-401	2BHK	706.66	974.03	1145.07	Unsold			
114	Fourth Floor	C-402	2BHK	694.28	952.94	1120.86	Sold	0.70	0.30	0.40
115	Fourth Floor	C-403	2BHK	694.28	959.83	1128.71	Unsold			
116	Fourth Floor	C-404	4BHK	1199.00	1656.26	1956.25	Unsold			
117	Fourth Floor	C-405	3BHK	879.20	1205.03	1411.05	Unsold			
118	Fifth Floor	D-501	2BHK	728.08	1053.37	1211.38	Unsold			
119	Fifth Floor	D-502	2BHK	728.08	992.12	1141.85	Unsold			
120	Fifth Floor	D-503	2BHK	706.66	945.51	1088.24	Unsold			
121	Fifth Floor	D-504	2BHK	675.87	1006.86	1158.85	Unsold			
122	Fifth Floor	C-501	2BHK	706.66	974.03	1121.07	Unsold			
123	Fifth Floor	C-502	2BHK	694.28	952.94	1096.85	Unsold			
124	Fifth Floor	C-503	2BHK	694.28	959.83	1138.40	Unsold			
125	Fifth Floor	C-504	3BHK	1114.07	1534.73	1880.04	Unsold			
126	Fifth Floor	C-505	3BHK	885.23	1205.03	1387.05	Unsold			
127	Fifth Floor	D-601	3BHK	1078.77	1423.11	1993.49	Unsold			
128	Fifth Floor	D-602	2BHK	706.66	945.51	1112.24	Unsold			
129	Fifth Floor	D-603	2BHK	675.87	1006.86	1182.86	Unsold			
130	Fifth Floor	C-601	2BHK	706.66	974.03	1145.07	Unsold			
131	Fifth Floor	C-602	2BHK	694.28	952.94	1120.86	Unsold			
132	Fifth Floor	C-603	2BHK	694.28	959.83	1128.71	Unsold			
133	Fifth Floor	C-604	3BHK	1114.07	1534.73	1825.47	Unsold			
134	Fifth Floor	C-605	3BHK	885.23	1205.03	1411.05	Unsold			

For Golden Dunes Infra Tech Pvt. Ltd.
Ankur Pareji
 Director

For Golden Dunes Infra Tech Pvt. Ltd.
Ankur Pareji
 Director

Ankur Pareji

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Annexure B
Disbursement Schedule

Disbursement schedule for remaining undisbursed amount of Rs 0.955 Crs (Rs Ninety-Five Lakhs and Fifty Thousand) from existing facility

(Rs. in Crores)				
Particulars	No. of Activities	Tower 1 (A&B)-Per activity amount	Tower 2 (C&D)-Per activity amount	Total amount
Upfront Direct Vendor/Creditors Payment	-	-	-	0.005
Internal Plaster - Remaining 3 Resi Floors - Tower 2	1		0.45	0.45
Flooring- First 2 Resi Floor- Tower 1	1	0.12	-	0.12
Flooring- Remaining 3 Resi Floor- Tower 1	1	0.13	-	0.13
Flooring- First 2 Resi Floor- Tower 2	1	-	0.12	0.12
Flooring- Remaining 3 Resi Floor- Tower 2	1	-	0.13	0.13

Disbursement schedule of sanctioned facility of Rs 8.80 Crs (Rs Eight Crores and Eighty Lakhs)

(Rs. in Crores)				
Particulars	No. of Activities	Tower 1 (A&B)- Per activity amount	Tower 2 (C&D) Per activity amount	Total amount
Upfront Mobilization	-	-	-	0.40
Upfront – Vendor Payment		-	-	0.42
Casting of Fifth and Sixth Floor Slab of Block A-Tower 1	2	0.40	-	0.80
Casting of Fifth and Sixth Floor Slab of Block B-Tower 1	2	0.40	-	0.80
Casting of Fifth and Sixth Floor Slab of Block C-Tower 2	2	-	0.40	0.80
Casting of Fourth, Fifth and Sixth Floor Slab of Block D-Tower 2	3	-	0.40	1.20
Brick work of Fifth and Sixth Floor Slab of Block A-Tower 1	2	0.20	-	0.40
Brick Work of fifth and Sixth Floor of Block B - Tower 1	2	0.20	-	0.40
Brick work of Fifth and Sixth Floor Slab of Block C-Tower 2	2	-	0.20	0.40
Brick work of Fourth, Fifth and Sixth Floor Slab of Block D-Tower 2	3	-	0.20	0.60
Internal plaster of Fifth and Sixth Floor Slab of Block A-Tower 1	2	0.15	-	0.30
Internal plaster of fifth and Sixth Floor of Block B - Tower 1	2	0.15	-	0.30
Internal plaster of Fifth and Sixth Floor Slab of Block C-Tower 2	2	-	0.15	0.30
Internal plaster of Fourth, Fifth and Sixth Floor Slab of Block D-Tower 2	3	-	0.15	0.45

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For Golden Dunes Infra Tech Pvt. Ltd.

Anil Kumar Panigrahi
Director

Anil Kumar Panigrahi

[Signature]
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External Plaster of Fifth and Sixth Floor Slab of Block A-Tower 1	2	0.08	-	0.16
External Plaster of fifth and Sixth Floor of Block B - Tower 1	2	0.08	-	0.16
External Plaster of Fifth and Sixth Floor Slab of Block C-Tower 2	2	-	0.08	0.16
External Plaster of Fourth, Fifth and Sixth Floor Slab of Block D-Tower 2	3	-	0.08	0.24
Flooring of Fifth and Sixth Floor Slab of Block A-Tower 1	2	0.06	-	0.12
Flooring of fifth and Sixth Floor of Block B - Tower 1	2	0.06	-	0.12
Flooring of Fifth and Sixth Floor Slab of Block C-Tower 2	2	-	0.06	0.12
Flooring of Fourth, Fifth and Sixth Floor Slab of Block D-Tower 2	3	-	0.05	0.15

- End Use certificate for mobilization advances to be submitted within 30 days of disbursement else drawing power limit will be downsized permanently to the extent of unutilized amount.

For Golden Dunes Infra Tech Pvt. Ltd.
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Director

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Annexure C
Repayment Schedule

Month**	Principal O's at Beginning	Interest Payment PM	Principal Payment	Maximum Payment PM	Principal O's at End
43	199266885*	2391203	6642229	9033432	192624655
44	192624655	2311496	6642229	8953725	185982426
45	185982426	2231789	6642229	8874019	179340196
46	179340196	2152082	6642229	8794312	172697967
47	172697967	2072376	6642229	8714605	166055737
48	166055737	1992669	6642229	8634898	159413508
49	159413508	1912962	6642229	8555192	152771278
50	152771278	1833255	6642229	8475485	146129049
51	146129049	1753549	6642229	8395778	139486819
52	139486819	1673842	6642229	8316071	132844590
53	132844590	1594135	6642229	8236365	126202360
54	126202360	1514428	6642229	8156658	119560131
55	119560131	1434722	6642229	8076951	112917901
56	112917901	1355015	6642229	7997244	106275672
57	106275672	1275308	6642229	7917538	99633442
58	99633442	1195601	6642229	7837831	92991213
59	92991213	1115895	6642229	7758124	86348983
60	86348983	1036188	6642229	7678417	79706754
61	79706754	956481	6642229	7598711	73064524
62	73064524	876774	6642229	7519004	66422295
63	66422295	797068	6642229	7439297	59780065
64	59780065	717361	6642229	7359590	53137836
65	53137836	637654	6642229	7279884	46495606
66	46495606	557947	6642229	7200177	39853377
67	39853377	478241	6642229	7120470	33211147
68	33211147	398534	6642229	7040763	26568918
69	26568918	318827	6642229	6961057	19926688
70	19926688	239120	6642229	6881350	13284459
71	13284459	159414	6642229	6801643	6642229
72	6642229	79707	6642229	6721936	0

Note: *Repayment Schedule (Outstanding exposure as on 26th-Sep-25 (i.e. Current Sanction Limit of existing facility + Undisbursed Amount of existing Facility) + Enhanced Amount).

** (starting from the date of 1st disbursement of the Existing Facility (i.e. 23-Jan-2023))

The schedule of repayment (EMR) is based on sanctioned facility of the loan, repayment through EMR shall be based on outstanding principal post completion of interest payment period and interest thereon

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Kapil Taneja
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will undergo change consequently.

Annexure- D

(Example of SMA, NPA Classification and NPA Classification and NPA Upgradation)

Example No. - 1

"IRAC Circular Refer Para No. 2.1.2 (ii) - the account remains 'out of order' as indicated at paragraph 2.2 below, in respect of an Overdraft/Cash Credit (OD/CC)

Para No. 2.2 (Part 1) - An account should be treated as 'out of order' if the outstanding balance remains continuously in excess of the sanctioned limit/drawing power for 90 days."

Example Description - SMA and NPA Classification on Revolving Facility like Cash Credit / Overdue cases based on Out of Order (Part 1).

"Example: If outstanding balance is in excess of sanctioned limit/drawing power of a revolving facility like cash credit / overdraft account is March 31, 2021, and amount 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 excess of sanctioned limit/drawing power, 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 in excess of sanctioned limit/drawing power. Accordingly, the date of SMA-1 classification for that account shall be April 30, 2021.

Similarly, if the account continues to remain in excess of sanctioned limit/drawing power, it shall get tagged as SMA-2 upon running day-end process on May 30, 2021 and if continues to remain in excess of sanctioned limit/drawing power further, it shall get classified as NPA upon running day-end process on June 29, 2021. This is further elaborated as below mentioned table:"

Date	DPD	Classification
"31-Mar-21 (Outstanding Balance is Excess of Sanction Limit / Drawing Power*)"	1 / Overdue	
30-Apr-21	31 / More than 30 Days / Completion of 30 Days	SMA-1

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30-May-21	61 / More than 60 Days / Completion of 60 Days	SMA-2
29-Jun-21	91 / More than 90 Days / Completion of 90 Days	NPA

** Outstanding Balance can be treated in Excess of Sanctioned Limit / Drawing Power if any Revolving facility (i.e. Overdraft / Cash Credit) Limit provide by bank is Rs. 1 Lacs and Utilization of customer is more than Rs. 1 Lacs*

IRAC Circular Refer Para No. 4.2.5 - If arrears of interest and principal are paid by the borrower in the case of loan accounts classified as NPAs, the account should no longer be treated as nonperforming and may be classified as 'standard' accounts.

Example Description - Upgradation of NPA Account: loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower and all the excess amount of limit sanctioned to borrower is also paid.

Date	DPD	Classification
"31-Mar-21 (Outstanding Balance is Excess of Sanction Limit / Drawing Power*)"	1 / Overdue	
30-Apr-21	31 / More than 30 Days / Completion of 30 Days	SMA-1
30-May-21	61 / More than 60 Days / Completion of 60 Days	SMA-2
29-Jun-21	91 / More than 90 Days / Completion of 90 Days	NPA
30-Jun-21	Upgrade**	

** Outstanding Balance can be treated in Excess of Sanctioned Limit / Drawing Power if any Revolving facility (i.e. Overdraft / Cash Credit) Limit provide by bank is Rs. 1 Lacs and Utilization of customer is more than Rs. 1 Lacs (say Rs. 1,10,000)*

***Upgradation of Account to standard is Possible after excess amount of limit is received from borrower of Rs. 10,000 and entire arrears of interest and principal are paid by the borrower*

Example No. - 2

"IRAC Circular Refer Para No. 2.1.2 (ii) - the account remains 'out of order', in respect of an Overdraft/Cash

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Credit (OD/CC)

Circular refer Para No. 6 (ii) - An account should be treated as 'out of order', the outstanding balance in the CC/OD account is less than the sanctioned limit/drawing power but there are no credits continuously for 90 days, or the outstanding balance in the CC/OD account is less than the sanctioned limit/drawing power but credits are not enough to cover the interest debited during the previous 90 days period"

Example Description - NPA Classification on Revolving Facility like Cash Credit / Overdue cases based on Out of Order.

Example: If Prior 90 Days Interest charged/debited in revolving facility like cash credit / overdraft account is more than credit received on account then it shall get classified as NPA upon running day-end process as on Date. The same is explain as below mention table

Date	Transaction Detail	Amount	Classification
1-Jan-21	Customer Use the Limit of Cash Credit / Overdraft Account	100000	
31-Jan-21	Debit Interest	1500	
15-Feb-21	Customer paid the amount	2000	
28-Feb-21	Debit Interest	1500	
31-Mar-21	Debit Interest	1700	NPA*

* NPA is classified due to Interest Charged in last 90 Days is Rs. 4700 (i.e. 1500 + 1500 + 1700) and Credit are received only is Rs. 2000. which is less than the interest charged

IRAC Circular Refer Para No. 4.2.5 - If arrears of interest and principal are paid by the borrower in the case of loan accounts classified as NPAs, the account should no longer be treated as nonperforming and may be classified as 'standard' accounts.

Example Description - Upgradation of NPA Account: loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower and last 90 Days' interest should be less than credit received during the same period.

Date	Transaction Detail	Amount	Classification
1-Jan-21	Customer Use the Limit of Cash Credit / Overdraft Account	100000	
31-Jan-21	Debit Interest	1500	
15-Feb-21	Customer paid the amount	2000	
28-Feb-21	Debit Interest	1500	
31-Mar-21	Debit Interest	1700	NPA*
30-Apr-21	Debit Interest	1750	

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10-May-21			Upgrade**
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* NPA is classified due to Interest Charged in last 90 Days is Rs. 4700 (i.e. 1500 + 1500 + 1700) and Credit are received only is Rs. 2000. which is less than the interest charged.

**Upgradation of Account to standard can be done after Last 90 Days Interest charged are less than credit received and all interest arrear is recovered i.e. Interest Charges is Rs. 6450 (i.e. 1500+1500+1700+1750) and Credit is Rs. 2000. However, borrower need to pay Rs. 4450 (i.e. 6450 - 2000)

Example No. – 3

"IRAC Circular Reference Para No. 4.2.4 (a & b) - Accounts with temporary deficiencies

Para No. 4.2.4 (a) - Banks should ensure that drawings in the working capital accounts are covered by the adequacy of current assets, since current assets are first appropriated in times of distress. Drawing power is required to be arrived at based on the stock statement which is current. However, considering the difficulties of large borrowers, stock statements relied upon by the banks for determining drawing power should not be older than three months. The outstanding in the account based on drawing power calculated from stock statements older than three months, would be deemed as irregular.

Para No. 4.2.4 (b) - A working capital borrowal account will become NPA if such irregular drawings are permitted in the account for a continuous period of 90 days even though the unit may be working or the borrower's financial position is satisfactory."

Example Description - NPA Classification on Cash Credit account based on Stock Statement is not Updated.

Example: If Stock statement is received of a cash credit account as on March 31, 2021, and further updated stock statement is not received. It shall get classified as NPA upon running day-end process on September 27, 2021. The same is explained in below mention table:

Date	Classification
31-Mar-21 (Stock Statement Received)	
27-Sep-21	NPA

"IRAC Circular Refer Para No. 4.2.5 - If arrears of interest and principal are paid by the borrower in the case of loan accounts classified as NPAs, the account should no longer be treated as nonperforming and may be classified as 'standard' accounts.

Example Description - Upgradation of NPA Account: loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower and received updated stock statement (i.e. Stock Statement Date should be between last 179 days)

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Date	Classification
31-Mar-21 (Stock Statement Received)	
27-Sep-21	NPA
25-Oct-21	Upgrade*

*Upgradation of Account to standard is Possible after receiving updated stock statement (The Date of Stock Statement between 29-4-2021 to 25-10-2021) and entire arrears of interest and principal are paid by the borrower

Example No. - 4

"IRAC Circular Reference Para No. 4.2.4 (c) - Accounts with temporary deficiencies

Para No. 4.2.4 (c) - Regular and ad hoc credit limits need to be reviewed/ regularised not later than three months from the due date/date of ad hoc sanction. In case of constraints such as non-availability of financial statements and other data from the borrowers, the branch should furnish evidence to show that renewal/ review of credit limits is already on and would be completed soon. In any case, delay beyond six months is not considered desirable as a general discipline. Hence, an account where the regular/ ad hoc credit limits have not been reviewed/ renewed within 180 days from the due date/ date of ad hoc sanction will be treated as NPA."

Example Description - NPA Classification on Revolving facility based on renewal is not to be reviewed.

Example: If Renewal is due of a revolving facility account as on March 31, 2021, and further renewal of account is not done. It shall get classified as NPA upon running day-end process on September 27, 2021. It is further explained in below mention table:

Date	Classification
31-Mar-21 (Renewal Due Date)	
27-Sep-21	NPA

IRAC Circular Refer Para No. 4.2.5 - If arrears of interest and principal are paid by the borrower in the case of loan accounts classified as NPAs, the account should no longer be treated as nonperforming and may be classified as 'standard' accounts.

Example Description - Upgradation of NPA Account: loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears of interest and principal are paid by the borrower and updated renewal done (i.e. Renewal Date should be between last 179 days)

Date	Classification
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31-Mar-21 (Stock Statement Received)	
27-Sep-21	NPA
25-Oct-21	Upgrade*

**Upgradation of Accounts to standard can be done post renewal (The Date of Renewal between 29-4-2021 to 25-10-2021) and after entire arrears of interest and principal are paid*

Example No. - 5

IRAC Circular Reference Para No. 4.2.19.2 - A credit card account will be treated as non-performing asset if the minimum amount due, as mentioned in the statement, is not paid fully within 90 days from the payment due date mentioned in the statement.

Example Description - NPA Classification on credit card.

"Example Detail: If there is Minimum Amount due (MAD) of a credit card account as on March 31, 2021, and MAD 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 SMA-2 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. It is further elaborated in below mention table:"

Date	Reporting Date MAD Amount	DPD	Classification
31-Mar-21 (MAD Due Date)	1000	1/ Overdue	
30-Apr-21	2000	31/ More than 30 Days / Completion of 30 Days	SMA-1
30-May-21	3000	61/ More than 60 Days / Completion of 60 Days	SMA-2
29-Jun-21	4000	91/ More than 90 Days / Completion of 90 Days	NPA

IRAC Circular Refer Para No. 4.2.5 - If arrears of interest and principal are paid by the borrower in the case of loan accounts classified as NPAs, the account should no longer be treated as nonperforming and may be classified as 'standard' accounts.

Example Description - Upgradation of NPA Account: loan accounts classified as NPAs may be upgraded as 'standard' asset only if entire arrears (MAD amount) of interest and principal are paid by the borrower

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Date	Reporting Date MAD Amount	DPD	Classification
31-Mar-21 (MAD Due Date)	1000	1	
30-Apr-21	2000	31/ More than 30 Days / Completion of 30 Days	SMA-1
30-May-21	3000	61/ More than 60 Days / Completion of 60 Days	SMA-2
29-Jun-21	4000	91/ More than 90 Days / Completion of 90 Days	NPA
30-Jun-21	4000		Upgradation*

*Upgradation of Account to standard is Possible after total pending MAD due of Rs. 4000 is received from borrower.

Example No. – 6

IRAC Circular Reference Para No. 4.2.7 (c) - Asset Classification to be borrower-wise and not facility-wise

Para No. 4.2.7.1 -It is difficult to envisage a situation when only one facility to a borrower/one investment in any of the securities issued by the borrower becomes a problem credit/investment and not others. Therefore, all the facilities granted by a bank to a borrower and investment in all the securities issued by the borrower will have to be treated as NPA/NPI and not the particular facility/investment or part thereof which has become irregular.

Example Description - NPA Classification on based on borrower wise and not facility wise.

Example: If any Facility of customer is classified as NPA upon running day-end process as on date, all the facility of the customer need to be classified NPA upon same day. It is further explained as below mention table:

Customer ID	Facility Name	Date	NPA Reason
A	Term Loan 1	29-Jun-21	NPA Classified as per above Example
A	Term Loan 2	29-Jun-21	NPA Classified Due to Customer A Term Loan
A	Cash Credit / Overdraft	29-Jun-21	1 is classified NPA

IRAC Circular Refer Para No. 4.2.5 - If arrears of interest and principal are paid by the borrower in the case of loan accounts classified as NPAs, the account should no longer be treated as nonperforming and may be classified as 'standard' accounts.

Example Description - Upgradation of NPA Account: loan accounts classified as NPAs may be upgraded if arrears of interest and principal are repaid in all the facilities of the borrower

Customer ID	Facility Name	Date	NPA Reason
A	Term Loan 1	29-Jun-21	NPA Classified as per above Example

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A	Term Loan 2	29-Jun-21	NPA Classified Due to Customer A Term Loan 1 is classified NPA
A	Cash Credit / Overdraft	29-Jun-21	
A	Term Loan 1	15-Jul-21	Upgrade*
A	Term Loan 2	15-Jul-21	
A	Cash Credit / Overdraft	15-Jul-21	

**Upgradation of Borrower's accounts to standard can be done if arrears of interest and principal are repaid in all the facilities of the borrower.*

For Golden Dunes Infra Tech Pvt. Ltd.
Anil Kumar Tanaji
Director

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K. J. Singh

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