

Ref. No.: MOHFL/CF/3/24-2025

Date:09/07/2024

Motilal Oswal Home Finance Limited

CIN: U65923MH2013PLC248741

Regd. Office.: Motilal Oswal Tower,
Rahimtullah Sayani Road, Opp. Parel ST Depot,
Prabhadevi, Mumbai – 400025

☎ : 82918 89898

Email: hfquery@motilaloswal.com

To,

M/s. Yash RealtyOpp MSEB Office Waldhuni, Survey Nos 98 Hissa No 4,
F cabin road, Shivaji Nagar, Kalyan, Thane,
Maharashtra 421306

Kind Attn.:

Mr. Yashwant Sheetlaprasad Yadav

Mr. Narendra Janardan Pathak

Mr. Ravi Jaychand Kesharwani

Dear Sirs,

Subject: Sanction of Term Loan Facility of Rs. 25.00 crore

This is with reference to your loan application on the captioned subject. Motilal Oswal Home Finance Limited (MOHFL) ("Lender") is pleased to convey its approval for Term Loan facility to Yash Realty ("Borrower/ The Company"), for an amount not exceeding Rs.25.00crore.

This Sanction is subject to fulfilment of Terms and Conditions ("Terms & Conditions") entailed herein to the complete satisfaction of MOHFL.

This letter should not be construed as giving rise to any binding obligation on the part of MOHFL to provide the financial assistance/facility mentioned overleaf (the "Facility"), unless you have executed transaction/loan documents, in a form and manner as may be required by MOHFL in connection with the Facility.

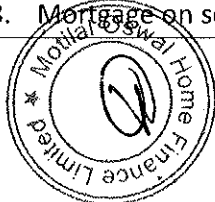
Most Important Terms & Conditions:

Deal ID	DXMOHOF24-250739993
Lender	Motilal Oswal Home Finance Limited (MOHFL)
Borrower Entity	M/s. Yash Realty
Co-applicant/ Guarantor	Mr. Yashwant Sheetlaprasad Yadav Mr. Ashish Sabhajeet Yadav Mr. Rohit Pramod Pingale Mr. Narendra Janardan Pathak Mr. Satyam Narendra Pathak Mr. Ravi Jaychand Kesharwani Mr. Rupesh Jaychand Kesharwani
Facility Amount	Term Loan Rs. 25.00 crore (Peak Exposure of Rs. 20 cr)
Facility Type	Construction Finance
Purpose of Loan	Construction Finance for Project " Yash Midtown "
Loan Tenure	60 Months

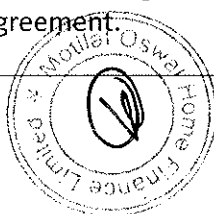
Rate of Interest	14.25% p.a. monthly compounding and payable monthly																																																																																																																																																																																																																																															
Type of Interest	Linked to Prime Lending Rate which is as on date 19.80%.																																																																																																																																																																																																																																															
Penal/default Interest	2% per annual compounded monthly from the date of default till the date of recovery on defaulted amount in accordance with Loan Agreement																																																																																																																																																																																																																																															
Repayment of Loan	In 30 equal monthly instalments post completion of principal moratorium for Term Loan																																																																																																																																																																																																																																															
Prime Security	1. First & exclusive charge over entire project and project land 2. First & exclusive charge on hypothecation of sold and future receivables from the project 3. Personal guarantee of all the promoting partners of the firm 4. Demand Promissory Note and Post Dated Cheques as per Loan Agreement 5. Corporate guarantee of Yash Realty																																																																																																																																																																																																																																															
DSRA	Yes , Three month's Interest/EMI whichever is applicable																																																																																																																																																																																																																																															
Security Cover	In accordance with the Loan Agreement																																																																																																																																																																																																																																															
Processing Fee & other charges	Processing Fee: 1.00% at the time of 1 st disbursement processing fees to be collected on Term Loan Rs 25.00Cr equals to Rs 25 Lacs +taxes																																																																																																																																																																																																																																															
Prepayment/ Foreclosure Charges	In accordance with the Loan Agreement																																																																																																																																																																																																																																															
Disbursement schedule	<table><tr><th>Period</th><th>Constructi on Cost</th><th>Constructi on Stage</th><th>Flats to be sold</th><th>Inflow from Resi Units</th><th>Commerci al Units to be sold</th><th>Inflow from Commercial Units</th><th>Promoter Contributi on</th><th>Amt to be received from sold Units</th><th>Amount ot be disbursed</th></tr><tr><td>01-06-2024 Till Date</td><td>2.54</td><td>6.00%</td><td>17</td><td>0</td><td>0</td><td>0</td><td>3.46</td><td>0.08</td><td>0</td></tr><tr><td>Sep-24</td><td>2.72</td><td>7.00%</td><td>5</td><td>0.36</td><td>1</td><td>0.05</td><td></td><td>0.06</td><td>5</td></tr><tr><td>Dec-24</td><td>2.52</td><td>6.10%</td><td>5</td><td>0.61</td><td>1</td><td>0.08</td><td>0.25</td><td>0.3</td><td>1.9</td></tr><tr><td>Mar-25</td><td>3.4</td><td>8.30%</td><td>5</td><td>0.85</td><td>1</td><td>0.11</td><td>0.25</td><td>0.36</td><td>2.6</td></tr><tr><td>Jun-25</td><td>3.63</td><td>8.50%</td><td>5</td><td>1.09</td><td>1</td><td>0.15</td><td>0.25</td><td>0.55</td><td>2.5</td></tr><tr><td>Sep-25</td><td>3.26</td><td>7.90%</td><td>5</td><td>1.17</td><td>1</td><td>0.16</td><td>0.25</td><td>0.55</td><td>2.6</td></tr><tr><td>Dec-25</td><td>3.37</td><td>8.20%</td><td>5</td><td>1.65</td><td>1</td><td>0.22</td><td>0</td><td>0.55</td><td>2.5</td></tr><tr><td>Mar-26</td><td>3.43</td><td>8.40%</td><td>5</td><td>1.77</td><td>1</td><td>0.24</td><td>0</td><td>0.55</td><td>2.4</td></tr><tr><td>Jun-26</td><td>3.43</td><td>8.40%</td><td>5</td><td>1.99</td><td>1</td><td>0.27</td><td>0</td><td>0.24</td><td>2.6</td></tr><tr><td>Sep-26</td><td>3.43</td><td>8.40%</td><td>5</td><td>3.28</td><td>1</td><td>0.44</td><td>0</td><td>0.24</td><td>2</td></tr><tr><td>Dec-26</td><td>3.05</td><td>8.40%</td><td>8</td><td>4.13</td><td>1</td><td>0.44</td><td>0</td><td>0.24</td><td>0.9</td></tr><tr><td>Mar-27</td><td>1.71</td><td>4.20%</td><td>8</td><td>4.27</td><td>1</td><td>0.43</td><td>0</td><td>0.24</td><td>0</td></tr><tr><td>Jun-27</td><td>1.31</td><td>3.20%</td><td>8</td><td>3.93</td><td>1</td><td>0.37</td><td>0</td><td>0.36</td><td>0</td></tr><tr><td>Sep-27</td><td>1</td><td>2.80%</td><td>9</td><td>4.83</td><td>1</td><td>0.42</td><td>0</td><td>0.36</td><td>0</td></tr><tr><td>Dec-27</td><td>0.4</td><td>1.00%</td><td>9</td><td>5.42</td><td>2</td><td>0.73</td><td>0</td><td>0.36</td><td>0</td></tr><tr><td>Mar-28</td><td>1.27</td><td>3.30%</td><td>9</td><td>5.51</td><td>2</td><td>0.76</td><td>0</td><td>0.36</td><td>0</td></tr><tr><td>Jun-28</td><td>0</td><td>0.00%</td><td>9</td><td>5.73</td><td>2</td><td>0.79</td><td>0</td><td>0.36</td><td>0</td></tr><tr><td>Sep-28</td><td>0</td><td>0.00%</td><td>9</td><td>6.02</td><td>2</td><td>0.83</td><td>0</td><td>0.36</td><td>0</td></tr><tr><td>Dec-28</td><td>0</td><td>0.00%</td><td>10</td><td>5.95</td><td>2</td><td>0.83</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Mar-29</td><td>0</td><td>0.00%</td><td>10</td><td>5.61</td><td>2</td><td>0.76</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Jun-29</td><td>0</td><td>0.00%</td><td>7</td><td>4.3</td><td>2</td><td>0.77</td><td>0</td><td>0</td><td>0</td></tr><tr><td>Total</td><td>46.46</td><td>100.00%</td><td>158</td><td>68.49</td><td>27</td><td>8.87</td><td>4.46</td><td>6.16</td><td>25</td></tr></table>										Period	Constructi on Cost	Constructi on Stage	Flats to be sold	Inflow from Resi Units	Commerci al Units to be sold	Inflow from Commercial Units	Promoter Contributi on	Amt to be received from sold Units	Amount ot be disbursed	01-06-2024 Till Date	2.54	6.00%	17	0	0	0	3.46	0.08	0	Sep-24	2.72	7.00%	5	0.36	1	0.05		0.06	5	Dec-24	2.52	6.10%	5	0.61	1	0.08	0.25	0.3	1.9	Mar-25	3.4	8.30%	5	0.85	1	0.11	0.25	0.36	2.6	Jun-25	3.63	8.50%	5	1.09	1	0.15	0.25	0.55	2.5	Sep-25	3.26	7.90%	5	1.17	1	0.16	0.25	0.55	2.6	Dec-25	3.37	8.20%	5	1.65	1	0.22	0	0.55	2.5	Mar-26	3.43	8.40%	5	1.77	1	0.24	0	0.55	2.4	Jun-26	3.43	8.40%	5	1.99	1	0.27	0	0.24	2.6	Sep-26	3.43	8.40%	5	3.28	1	0.44	0	0.24	2	Dec-26	3.05	8.40%	8	4.13	1	0.44	0	0.24	0.9	Mar-27	1.71	4.20%	8	4.27	1	0.43	0	0.24	0	Jun-27	1.31	3.20%	8	3.93	1	0.37	0	0.36	0	Sep-27	1	2.80%	9	4.83	1	0.42	0	0.36	0	Dec-27	0.4	1.00%	9	5.42	2	0.73	0	0.36	0	Mar-28	1.27	3.30%	9	5.51	2	0.76	0	0.36	0	Jun-28	0	0.00%	9	5.73	2	0.79	0	0.36	0	Sep-28	0	0.00%	9	6.02	2	0.83	0	0.36	0	Dec-28	0	0.00%	10	5.95	2	0.83	0	0	0	Mar-29	0	0.00%	10	5.61	2	0.76	0	0	0	Jun-29	0	0.00%	7	4.3	2	0.77	0	0	0	Total	46.46	100.00%	158	68.49	27	8.87	4.46	6.16	25
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Sales & Collections milestones	The Borrower to achieve sales collections & construction milestones as mentioned above in disbursement Schedule & in the Loan agreement.														
Escrow Mechanism	1. The Borrower to open Escrow Account in accordance with RERA Act, 2016 with the bank("Escrow Bank") mutually agreed with Lender and enter into an escrow agreement with the Escrow Bank in the form and manner acceptable to the Lender and the Escrow Bank; 2. The Borrower shall ensure that the Project receivables are deposited into the Escrow Account; 3. The Lender shall have full authority to monitor this account in such manner as it may deem necessary; 4. The Escrow Account shall be maintained by the Borrower during the entire tenure of the Facility and shall not be closed without prior written approval of the Lender; 5. All cost, charges and expenses in connection with the Escrow Account shall be borne by the Borrower.														
Sweep Ratio	Following sweep mechanism for Term Loan is being proposed from collection of sales: <table><tr><th>Conditions (whichever is earlier)</th><th>Sweep %</th><th>Construction Stage</th></tr><tr><td>Up to Rs. 5.00 Cr collection</td><td>15.00%</td><td>36.42%</td></tr><tr><td>Incremental Rs. 9.00 Cr collection , i.e. Total 14.00 Cr</td><td>20.00%</td><td>69.81%</td></tr><tr><td>Incremental Rs. 10.00 Cr Collection ,i.e. Total 24.00 Cr</td><td>35.00%</td><td>85.88%</td></tr></table> ** As per collection and stage of construction post Rs 24.00 Crs 50.00% sweep will be maintained.			Conditions (whichever is earlier)	Sweep %	Construction Stage	Up to Rs. 5.00 Cr collection	15.00%	36.42%	Incremental Rs. 9.00 Cr collection , i.e. Total 14.00 Cr	20.00%	69.81%	Incremental Rs. 10.00 Cr Collection ,i.e. Total 24.00 Cr	35.00%	85.88%
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Incremental Rs. 10.00 Cr Collection ,i.e. Total 24.00 Cr	35.00%	85.88%													
Minimum Selling Price (MSP)	The Company shall ensure that the sale price of each Unit as given below: For Residential Unit@ 5034/= per sq.ft. on Saleable Area For Commercial Unit @9996/= per sq.ft. on Saleable Area														
Event of Default	Event of default shall be usual for financing of this nature and as appropriate for this transaction. All the terms mentioned in Loan agreement under "Event of Default" would be treated as "Event of Default".														
Consequences of Event of Default	The Lender shall be eligible to all or any of remedies on the occurrence of Event of Default as mentioned under Loan Agreement.														
Conditions precedent to First Disbursement	The Borrower and other Obligors shall satisfy the following conditions before availing first disbursement/tranche: 1. Accepted copy of Sanction Letter; 2. Duly executed Facility/Loan agreements; 3. Satisfactory legal vetting of title documents by MOHFL; 4. All checks related to Individual Bureau check, Corporate Bureau check, FCU/RCU, FI, CERSAI and ROC to be done pre-disbursement and should be positive; 5. Two Valuation Reports as per the norms to be obtained; 6. Projected Cash flow duly certified by the Borrower; 7. Declaration of Ultimate Beneficial Owner (UBO) as per regulatory requirement; 8. Mortgage on security and hypothecation of receivables in favour of MOHFL;														



	9. 15 (Fifteen) dated Cheques repayment of interest, 4 (four) dated cheques repayment of principal and 2 (Two) blank undated cheques issued in favour of the Lender towards repayment of the Loan 10. All partners to be on the loan 11. DSRA of 3 Months projected EMI 12. Developer will indemnify that he will convert the balance 10,170 Sq. Mtrs of land to Non Agriculture as & when required by the Lender. 13. Developer will indemnify that he will amicably settle any objection arising from the tenants who were occupying the land prior to the conveyance of the land in monetary terms without impeding the charge of the land, receivables & pace of construction at the project site. 14. Public Notice to be given with 7 days cooling period. 15. APF from 2 Banks / HFCs to be documented before first tranche release 16. Project site and sales / marketing office to prominently display that the project is funded by MOHFL and Home Loans are available for unit buyers with contact number of MOHFL Sales personnel. 17. Developer to provide First right of rejection on retail residential units home loan to be given to MOHFL 18. All points mentioned in Annexure 1 to the Sanction Letter; and 19. All other points mentioned in the Loan Agreement.
Conditions subsequent to Disbursement	1. Escrow account to be opened and activated for the Project with the Lender's designated Bank within 30 days of first disbursement; 2. Customer to deposit all sales proceeds in the designated escrow account; 3. Borrower/Developer to disclose in Pamphlets/Brochures/ advertisements/agreements information regarding mortgage of property to MOHFL within 45 days from the date of first disbursement or before disbursement of second tranche whichever is earlier; 4. Borrower/Developer to disclose in Pamphlets/Brochures/ advertisements / agreements that they would provide NOC from MOHFL for sale of units /property within 45 days from the date of first disbursement or before disbursement of second tranche whichever is earlier; 5. Appropriate board/hoarding of MOHFL to be displayed on the project site financed by MOHFL within 45 days from the date of first disbursement or before disbursement of second tranche whichever is earlier; 6. All points mentioned in Annexure 2 to the Sanction Letter; and 7. Promoter contribution has to be infused as per the agreed sanction condition. 8. During the tenure of loan promoter contribution including unsecured loan to be remain intact. 9. All other conditions as per the loan agreement.
Shortfall undertaking	In the event, the value of Security provided by the Borrower falls below the Security Cover in the sole opinion of the Lender due to any reason whatsoever, whether or not the assets comprising the Security have deteriorated in condition, the Borrower shall either prepay the proportionate Facility amount immediately to the extent of such shortfall or create such additional security as may be required by the Lender and execute such further documents/agreements as may be required for this purpose in accordance with Loan Agreement.



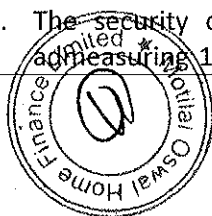
	In case, there is any delay in receipt of advance money from customers or there is any increase in cost of project/contingencies, the Borrower shall meet the requirement from its own resources, to ensure completion of the project/repayment of MOHFL obligations.
RERA compliances	The Sanction is subject to following Real Estate Regulatory Authority (RERA) Compliances: 1. The Project to be compliant with RERA guidelines, if the project comes under RERA Act; 2. The Borrower and the Project at the time of execution of this sanction letter, have been in compliance and shall continue to comply with the provisions of RERA Act. The Borrower shall execute all such documents, get all such approvals and make all such representations as may be required by MOHFL from time to time in order to ensure that the Project and Borrower are in compliance with all the provision of RERA Act; 3. The Borrower shall forthwith disclose the details of the loan provided by MOHFL on the website of the RERA; 4. The Borrower shall forthwith intimate MOHFL about any claims, notices, intimations etc. as may be received from any of the allottees, RERA or any other person in relation to the project; 5. The Borrower shall obtain the written consent of MOHFL prior to proposing any change in the sanctioned/proposed plan of the Project, which may change the projected cash flows of the Project as disclosed to RERA and MOHFL; 6. Without prejudice to the other rights of MOHFL and/or the provisions of this Sanction Letter and/or the other documents in relation to the Loan, the Borrower shall provide forthwith a copy of certificates, information, documents and updates as may be provided/required to be provided to RERA under the RERA Act and/or the rules and regulations there under; 7. The Borrower shall ensure that the stage wise time schedule of the Project as disclosed to RERA and the allottees at the time of allotment are adhered to; 8. The Borrower shall do all such acts as may be required to ensure that the completion/occupancy certificate (as defined under the RERA Act) for the project is obtained on or before the date of completion as disclosed the allottees and RERA; 9. The Borrower shall not make any false/incorrect representations/disclosures to RERA or any of the allottees or MOHFL; 10. In the event any interest or penalty is required to be paid by the Borrower to any person pursuant to the provisions of RERA Act, the Borrower shall pay such interest and/or penalty from its own sources (without creating any encumbrance over the project or any part thereof); 11. Without prejudice to the other rights of MOHFL and/or the terms and conditions of the documents in relation to the amount sanctioned hereunder, in the event the non-registration by RERA, the same shall be treated as an Event of Default.
Reporting Covenants	1. Among other documents to be specified in the Financing documents, the Borrower must supply to the Lender, as soon as they are available. Following information to be provided by the Borrower on quarterly/monthly basis: i. Status of Approvals in the Projects, if applicable ii. Escrow Account statement iii. Project MIS / Sale details – Unit booked/ Sale consideration / Buyer name / Amounts collected etc. iv. Construction Cost incurred – to be certified by Chartered Accountant, if applicable. 2. Details of any litigation, arbitration or administrative proceedings against any of the Obligors which are current, threatened or pending and which have or might, if adversely determined, have a material adverse effect; 3. Notice of any change in the authorized signatories of the Borrower accompanied by requisite authority letter authorizing the signatories and attaching the specimen signatures of any new authorized signatory;



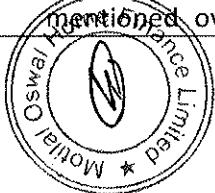
	4. Such further information regarding the financial condition, business and operations of the obligors as the Lender may reasonably request; 5. MOHFL may, if required by law, statutory regulation, court order, subpoena or other similar legal process, disclose to banks/government and statutory authorities information in connection with the Facility, Borrower etc.
Financial Covenants	1. MOHFL may assign, transfer, sell or grant participation of its rights, obligations, interest or benefits to any other person in accordance with terms of Loan Agreement; 2. MOHFL has right to accelerate repayments in case of non-compliance to above covenants; 3. MOHFL reserves an unconditional right to cancel the undrawn/unused/unavailed portion of the Loan/facility sanctioned at any time during the currency of the Loan/facility, without any notice to the Borrower, for any reason whatsoever. Please note that any changes in the Income Tax, & GST laws shall attract suitable revision in the installments. All other terms and conditions will be as per the Facility Agreement(s) to be executed with MOHFL; 4. Save and except as mentioned under the Loan agreement all costs and expenses (including valuation, legal due diligence, financial due diligence, any other cost related to inspection, review etc.) shall be borne by the Borrower irrespective of whether the Facility document is signed or not plus applicable taxes for this transaction and other inspections including ROC & CERSAI search & creation along with Credit Bureau checks; 5. All legal and incidental expenses, duties and taxes (including without limitation stamp duties, transfer charges, service tax, withholding tax etc.) relating to the Facility shall be borne by the Borrower; 6. All payments by the MOHFL under the Loan Agreement and/or other appropriate documents shall be made free and clear of all present and future taxes, levies, imposts, charges, deductions and withholdings of whatsoever nature except Income Tax; 7. Interest payments under this facility would be paid by the Borrower without any deductions other than statutory withholding taxes if any. Any levies or taxes on the principal repayments would be grossed up such that the Lender would receive the same amount as if no such deduction had been applied; 8. Furnish information about business, assets and financial condition at our reasonable request from time to time; 9. Ensure that payment obligations under the facilities will at all-time rank first with present indebtedness and rank senior to all future indebtedness; 10. Not to create or allow to exist any encumbrance or security over assets specifically charged to MOHFL, without any prior written consent; 11. Not to undertake or permit any reorganization, amalgamation, reconstruction, takeover or any other schemes of compromise or arrangement, nor amend any provision of your major constructive documents in such a manner that will adversely affect our rights under the facility; 12. Not to induct a Director in Company who has been identified as a willful defaulter and that in case, if such a person found to be in the partnership, Borrower would take effective steps for removal of the person from the Company; 13. 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 MOHFL 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 in connection with said loan facility; 14. Any other condition as may be stipulated by MOHFL.
Additional covenant	1. For sale of any unit / area in the Project, the Borrower shall obtain a prior No Objection Certificate (NOC) from the Lender. Application of NOC should clearly mention the



	buyer's name, particular unit being sold, sale value in the agreement and any other information which Lender shall request. 2. Submission of monthly statement along with the sales MIS, amount collected, balance receivable, project expenditure incurred, balance project cost and unsold inventory for the Project by 10th of the subsequent month; 3. All the permissions, licenses and approvals necessary for development / construction of the Project shall be obtained and the same should continue to be valid and subsisting during the currency of the Facility; 4. The Facility to be used for the purpose it is sanctioned and not to be diverted for any other purpose other than construction of the project; 5. The Facility amount would not be utilized for the following purposes: • Any purpose prohibited by RBI/FEMA/SEBI; • Any other speculative business 6. The Borrower shall not undertake the following without prior approval from the Lender: i. Change the shareholding/management; ii. Make any acquisitions or enter into any mergers without the consent of the Lenders; iii. Change the company's material accounting methods or policies or change the company's statutory auditors; iv. Initiate bankruptcy or liquidation proceedings; v. Grant any guarantees or indemnities outside the ordinary course of business; 7. The Borrower shall forward to the Lender audited accounts within 180 days of financial year end; 8. No further debt to be availed by the Borrower against the Project without MOHFL's written permission; 9. NOC from other Financial Institutions and/or Banks from where the Borrower might have taken loans for any other Project(s) if such an approval is stipulated in the agreement / arrangement with them; 10. Unsecured loan from Promoters / Directors / Friends or relatives of Directors/ Any other party invested in the Projects shall be subordinate to Motilal Oswal Home Finance Limited Facility and will not be repaid until Motilal Oswal Home Finance Limited Facility is completely repaid with no interest / principal dues outstanding, save and except as mentioned in the loan agreement. 11. The Borrower shall ensure that maximum number of customers who intend to avail home loan are referred to MOHFL 12. Every booking in the project "Yash Midtown" to be given to MOHFL, first right of rejection to be taken.
Additional Collaterals	Both primary and additional collateral security comprising of S No 99/2, 98/4, 96/4, 98/8 & 99/1/B admeasuring in aggregate 20,860 Sq. Mtrs is being mortgaged with MOHFL. Further it is a matter of fact that the Project Yash Midtown is being constructed on Survey No. 99/2 and Survey No. 98/4 admeasuring about 10690 square meters. Further the Borrower has represented to us that in case they desire to sale/ develop / enter into JDA / or make any other use of the Collateral Security comprising of S No 96/4, 98/8 & 99/1/B, MOHFL shall provide an unconditional "No Objection Certificate" within 30 days of receiving a written request from the Borrowers. Upon considering the request, MOHFL hereby confirms that they shall within 30 days of the receipt of the request from the Borrower, issue the NOC in regards to the aforesaid proposal, subject to the following: - 1. The security cover with respect to the land parcels bearing S No 99/2 & 98/4 admeasuring 10,690 Sq. Mtrs., more particularly described in the sanctioned letter, is



	maintained accordingly at any given point of time and it will remain mortgaged to MOHFL till the closure of the MOHFL loan. 2. All the receivables (Sold and Unsold) for the subject project "Yash Midtown" comprising of S. No. 99/2 & 98/4 admeasuring 10,690 Sq. Mtrs. will remain hypothecated / charged to MOHFL till the closure of the loan. 3. Original security documents pertaining to S No 99/2, 98/4, 96/4, 98/8 & 99/1/B of land admeasuring 20,860 Sq. Mtrs will remain in custody of MOHFL till the closure of the loan. 4. Borrower to keep MOHFL its officers, directors and employees indemnified at all times from and against, all actions, proceedings, claims, losses, damages, costs and expenses which may be brought against MOHFL or suffered or incurred by MOHFL and which shall have arisen either directly or indirectly out of or in connection with our accepting request of NOC for release of charge on additional collateral. 5. This condition shall be treated as addendum to the Loan Agreement and shall not be considered as waiver of the any of the terms and conditions including any kind of fee and charges. Further, in the event of failure to abide by the terms and conditions of this arrangement and/or default in any payment within the stipulated dates, this NOC shall be treated as null and void and MOHFL reserves its rights to initiate/reinitiate/continue with legal action as available in accordance with the terms and condition of the said Loan Agreement and facility documents with respect to entire Security.
Assignability	The Lender shall have the right to assign, transfer, sell, pledge or hypothecate the Facility, receivables, the security, rights, benefits and any other interest created in its favor under the Facility Agreement or hereunder in accordance with the Loan Agreement
Customer Grievance Mechanism	• In case of any complaints, kindly contact our branch official to make entry in "Query Management Module" available at the branches. • If complaint is unresolved at branch level, you may directly lodge your complaint by; Calling our Customer Service Helpline on 22-47189999 between; Monday to Friday – 9:00 am to 7:00 pm & Saturday 10:00 am to 4:00pm; or Email us at: hfquery@motilaloswal.com; or Write to us at the below mentioned address Motilal Oswal Home Finance Limited (Customer Service Cell) Motilal Oswal Tower, Rahimtullah Sayani Road, Opposite Parel S.T. Depot, Prabhadevi, Mumbai-400025 • In case the complaint is unresolved within the given time frame or if you are not satisfied with the solution provided by MOHFL, the customer can approach to Grievance Redressal Officer. The name and contact of the Grievance Redressal Officer is as follows: Ms. Aalia Shaikh (Contact: +91-22- 50362730) Email Id: hfgr@motilaloswal.com • If the complaint/dispute is unresolved, complaint can be lodged to National Consumer Helpline at https://consumerhelpline.gov.in/ or If the complaint/dispute is unresolved within a period of 6 weeks, the customer may appeal to National Housing Bank at their GRIDS Portal at below mentioned link: https://grids.nhbonline.org.in/(S(0cixd2l420ampmiuolt4fxz2))/default.aspx or by post at the address; To, Deputy General Manager, National Housing Bank, Complaint Redressal Cell, Department of Regulation and Supervision, National Housing Bank, 4th Floor, Core-5A, India Habitat Centre, Lodhi Road, New Delhi - 110 003
General Terms & Conditions	1. The Loan agreement and other transaction documents may/will contain terms and in addition to or in modification of those set out in this Letter. 2. Notwithstanding anything stated elsewhere in this Letter or otherwise, the Facility mentioned overleaf will be available solely at MOHFL's discretion and subject to



	compliance of all formalities and documentation as may be specified/required by MOHFL. 3. MOHFL is entitled to add to, delete or modify all or any of the terms and conditions for the facility and/or the Standard Terms applicable to the Facilities. 4. The Borrower/s shall immediately intimate MOHFL in the event of any change in the repayment capacity of the Borrower/s. Without limitation, this shall include a loss/change in job/profession etc. as also any change in any information stated in Borrower's application for the Facilities. 5. Part Payment/Foreclosure of loan should be in accordance with Loan Agreement; 6. In case if any amount is prepaid by the Borrower/s, the same shall be adjusted first towards the incidental charges, additional interest, PEMI, instalment outstanding, Instalment of current month and balance towards the principal amount of such facility. MOHFL, at its sole discretion, may permit swap of the PDC's for re-scheduling of EQI only if such minimum amount, as may be decided by MOHFL from time to time is paid. 7. MOHFL will charge fees for sanctioned limits which is non-refundable in nature as per terms of Loan Agreement. 8. Pre-EMI is the interest payable on the amount disbursed as per applicable rate of interest as mentioned in Loan Agreement. 9. Any additional security required by MOHFL in its sole discretion, maybe asked for by it on, before or subsequent to the disbursement of the loan, and all requisite documentation for such security would need to be provided by Borrower(s) as and when asked for by MOHFL for scrutiny. 10. The Borrower shall maintain adequate books and records which should correctly reflect their financial position and operations and it should submit to the Lenders at regular intervals such statements as may be prescribed by the Lenders in terms of the RBI / Lender's instructions issued from time to time; 11. The Borrower will comply for adherence of National Building Code (NBC) specifications formulated by Bureau of Indian Standards; 12. The Borrower to adopt National Disaster Management Authority (NDMA) guideline to ensure safety of building especially against natural disaster; 13. The Borrower will comply for adherence to the Ministry of Environment and Forest notification on "Fly Ash" and such other notifications issued from time to time during the tenure of the loan; 14. This is the only sanction letter issued by MOHFL in respect of the abovementioned proposed loan facility. MOHFL shall not be liable, responsible or bound by any other letter/communication issued by any person in relation to the proposed loan facility.
Governing Law	The Facility will be governed by, and construed in accordance with Indian laws.
Validity	This sanction is valid for a period of 30 days from the date of issuance.



***Cash Flow Statement**

S.NO.	PARTICULARS	Total	Jun-24 Till Date	Sep-24 Q-1	Dec-24 Q-2	Mar-25 Q-3	Jun-25 Q-4	Sep-25 Q-1	Dec-25 Q-2	Mar-26 Q-3	Jun-26 Q-4	Sep-26 Q-1	Dec-26 Q-2	Mar-27 Q-3	Jun-27 Q-4	Sep-27 Q-1	Dec-27 Q-2	Mar-28 Q-3	Jun-28 Q-4	Sep-28 Q-1	Dec-28 Q-2	Mar-29 Q-3	Jun-29 Q-4	
I	INFLOW																							
1	From Sold Units -	6.16	0.08	0.06	0.30	0.36	0.55	0.55	0.55	0.55	0.24	0.24	0.24	0.24	0.36	0.36	0.36	0.36	0.36	0.36	0.00	0.00	0.00	6.16
2	From To be Sold Shop	8.87	0.00	0.05	0.08	0.11	0.15	0.16	0.22	0.24	0.27	0.44	0.44	0.43	0.37	0.42	0.73	0.76	0.79	0.83	0.83	0.76	0.77	8.87
3	From - To be sold units - Resi Units	68.49	-	0.36	0.61	0.85	1.09	1.17	1.65	1.77	1.99	3.28	4.13	4.27	3.93	4.83	5.42	5.51	5.73	6.02	5.95	5.61	4.30	68.49
4	From Mhada Units	2.35	-														-	2.35	-	-	-	-	-	2.35
5	Unsecured Loan	0.52	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.52
6	Own Contribution	4.46	3.46		0.25	0.25	0.25	0.25									-	-	-	-	-	-	-	4.46
	Total Receipts	90.85	4.06	0.47	1.24	1.58	2.04	2.12	2.42	2.56	2.50	3.97	4.82	4.95	4.67	5.62	6.51	6.64	9.24	7.22	6.78	6.37	5.07	90.85
II	OUTFLOW																							
1	Land Cost	0.04	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.04
2	Approval Cost	1.29	1.19	-	-	-	-	-	-	-	-	-	-	-	-	-	0.10	-	-	-	-	-	-	1.29
3	TDR Cost	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	Cost of construction - TL	40.46	2.54	2.84	2.40	3.24	3.42	3.21	3.32	3.38	3.38	3.38	3.41	1.71	1.31	1.11	0.40	1.33						40.46
5	Development cost	2.00		2.00																				2.00
6	Selling & Overheads	5.59	0.07	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	5.59
7	Admin & Overheads	0.85	0.10	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.85
8	Architect Fees	1.36	0.12	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	1.36
9	Bank interest / Processing fee	7.90		0.09	0.21	0.28	0.37	0.44	0.50	0.56	0.63	0.68	0.69	0.66	0.59	0.52	0.45	0.38	0.31	0.24	0.17	0.10	0.03	7.90
10	Repayment of Term Loan	25.00		0.06	0.15	0.20	0.27	0.37	0.48	0.51	0.50	1.39	1.69	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	25.00
	Total Payments	84.49	4.06	5.37	3.21	4.10	4.44	4.40	4.68	4.83	4.89	5.82	6.15	4.68	4.21	3.95	3.16	4.12	2.62	2.55	2.49	2.42	2.35	84.49
	Opening Cash Balance		-	-	0.11	0.14	0.22	0.32	0.29	0.04	0.27	0.38	0.28	0.84	1.11	1.57	3.24	6.59	9.11	15.73	20.39	24.69	28.63	
	Deficit/Surplus	6.36	-	(4.89)	(1.86)	(2.38)	(2.18)	(1.96)	(1.96)	(2.23)	(2.12)	(1.47)	(1.06)	1.11	1.57	3.24	6.59	9.11	15.73	20.39	24.69	28.63	31.36	6.36
	Bank/PL contribution - TL1	25.00	-	5.00	2.00	2.60	2.50	2.25	2.00	2.50	2.50	1.75	1.90				-	-	-	-	-	-	-	25.00
	Bank/PL contribution - TL2		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Closing Cash Balance	31.36	-	0.11	0.14	0.22	0.32	0.29	0.04	0.27	0.38	0.28	0.84	1.11	1.57	3.24	6.59	9.11	15.73	20.39	24.69	28.63	31.36	145.29

MOHFL shall be entitled to revoke the sanction of the Facility, inter alia, in any of the following circumstances:

- there is any material change in the purpose(s) for which the Facility has been sanctioned;



- ii. there are material changes in the Borrower's financial performance;
- iii. in the sole judgment of MOHFL, any material fact has been concealed and/or become subsequently known;
- iv. any statement made by or on your behalf in your application or otherwise, is incorrect, incomplete or misleading;
- v. duly signed Loan Agreement along with other documents required for disbursal by you are not received by MOHFL within the specified validity period;
- vi. there is a default or a breach of the terms and conditions of this letter or any other loan/facility offered by MOHFL to you/any of you;
- vii. The legal/technical/valuation report on the property is not satisfactory to MOHFL;
- viii. The Borrower fails to comply with any of the provisions of RERA Act or fails to comply with any request of MOHFL either with respect to any act to be done or not done under RERA or otherwise;

Any other reason which can have a detrimental impact on the Project, its timely completion and/or bookings.

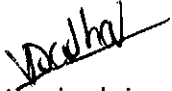
The Borrower and MOHFL hereby agree that:

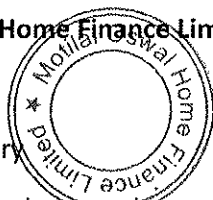
1. The Terms and Conditions contained in this Sanction Letter shall form part of the Loan agreement executed/to be executed between the Borrower and MOHFL to record the terms and conditions of this loan/facility ("Loan Agreement") and are deemed to be incorporated into the Loan Agreement by reference.
2. The Borrower agrees that it shall, on or about the date hereof, execute such further documents in order to create and perfect the security described hereinabove. Failure to do so, will be an Event of Default under the Facility Agreement.
3. In the event of any inconsistency, express or implied, between the terms and conditions contained in the Loan Agreement and this Sanction Letter, the terms contained in the Loan Agreement shall prevail to the extent of such inconsistency.

As a token of acceptance of this Sanction, you are requested to return a copy of this Letter duly signed by the authorized signatory.

Yours truly,

For **Motilal Oswal Home Finance Limited**,


Authorized signatory



We acknowledge and accept the contents of this sanction letter and we are agreeable to all the terms & conditions laid herein.

Accepted by

For **M/s Yash Realty**

Authorized Signatorie

Annexure 1 – Conditions Precedent

PART A

INITIAL TRANCHE CONDITIONS PRECEDENT

Corporate/ Secretarial Compliances

1. The Borrower and/or the other Obligor shall furnish the following documents to the Lender:
 - (i) Certified copy of the Constitutional Documents of the Borrower and relevant Obligor;
 - (ii) Specimen signatures of each of the authorised signatories (wherever applicable) of the Borrower and the relevant Obligor;
 - (iii) Self-attested photographs of each of the authorised signatories Borrower and relevant Obligor; and
 - (iv) A satisfactory Know your customer ("KYC"), RBI statutory check and Transunion CIBIL Limited ("CIBIL") check in respect of the Borrower and the other Obligor.
2. Certified true copies of the resolutions signed by all partners of the Borrower, authorizing the Borrower to avail the Loan and execute the Finance Documents and approving the terms of the transactions contemplated by the Finance Documents, for creation of the Security, and authorizing a specified Person or Persons, on its behalf, to sign and/or dispatch all documents and notices to be signed and/or dispatched by it under or in connection with the Finance Documents etc., in a form and manner satisfactory to the Lender.
3. The Obligor shall have provided a duly executed and registered original copy of this Loan Agreement, Deed of Hypothecation, Personal Guarantee, and Demand Promissory Note along-with letter of continuity in the form and manner satisfactory to the Lender.
4. The Obligor having provided the Lender with Cheques and such other undated cheques, signed by the authorized signatory of the Borrower as may be requested by the Lender, in a form and manner satisfactory to the Lender.
5. Copies of the net-worth certificate of the Personal Guarantors as on or after March 31, 2024 to be provided to the Lender. A certificate shall also be submitted by the Personal Guarantors, stating that there has been no diminution in the value of their net-worth from their net-worth certificate date till the Execution Date.
6. The Borrower shall have submitted certificate in the form and manner set forth as per Loan agreement.
7. The Borrower shall have submitted to Lender, all required documents for the purpose of satisfying its respective know your customer requirements.
8. The Borrower and Partners should have provided a certificate of the assessing officer under Section 281 of Income Tax Act, 1961 or provided a certificate from the chartered accountant



certifying the non -applicability, in a form and manner required by the Lender.

9. A certificate of the Borrower and the other Obligor certifying that:

- (i) no Material Adverse Effect has occurred;
- (ii) representations and warranties set out in this Agreement are true and correct in all material respects;
- (iii) no Event of Default has occurred or is continuing or would result from proposed advancing of Loan; and
- (iv) Minimum Security Cover provided/ proposed to be provided by the Borrower/Obligor is in line with the provisions of the Applicable Law.



PART B
SUBSEQUENT TRANCHE CONDITIONS PRECEDENT

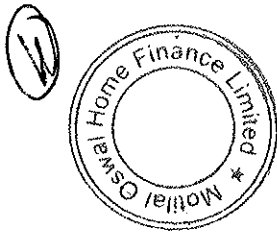
1. A certificate of the Borrower and the other Obligors certifying that:
 - (i) no Material Adverse Effect has occurred;
 - (ii) representations and warranties set out in this Agreement are true and correct in all material respects;
 - (iii) no Event of Default has occurred or is continuing or would result from proposed advancing of Loan; and
 - (iv) Minimum Security Cover provided/ proposed to be provided by the Borrower/Obligors is in line with the provisions of the Applicable Law.
2. Completion of all the conditions subsequent as mentioned in **Loan agreement** (unless the time period provided for completion of such condition subsequent expires after the relevant Disbursement Date).



Annexure 2

(CONDITIONS SUBSEQUENT)

1. The Borrower shall provide to the Lender an end use certificate signed by the chartered accountant of the Borrower within 30 (thirty) days from each Disbursement Date, stating the manner in which the proceeds of the Loan were used and that such use was in accordance with the Purpose and has not been utilised for any other purpose.
2. Within 30 (Thirty) days from the first Disbursement Date, the Borrower shall have execute the Escrow agreement and Bank to grant the Lender with online viewing access to all the Escrow Accounts.
3. Within 30 (Thirty) days from the first disbursement date, the borrower shall have executed and registered original copy of this Mortgage deed.
4. The Borrower shall within 30 (Thirty) days of initial Disbursement Date, obtain suitable insurance policies in respect of the Project in accordance with the directions issued by the Lender and designate the Lender as the loss payee and provide satisfactory evidence thereof to the Lender.

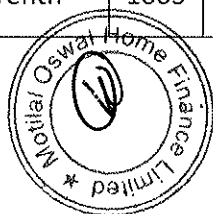


List of unsold units (Residential)/(Commercial) in the project – “Yash Midtown”

SR NO	BUILDING NO / WING NAME	FLOOR NO	UNIT NO	CARPET AREA	SALEABLE BUILT UP AREA	TYPE OF UNIT (COMM / RESI)	DEVELOPER / LANDOWNER / TENANT	SOLD / UNSOLD / MORTGAGED
1	1	Ground	1	225.08	450.15	Shop	Developer	Unsold
2	1	Ground	2	251.12	502.25	Shop	Developer	Unsold
3	1	Ground	3	236.92	473.83	Shop	Developer	Unsold
4	1	Ground	4	225.08	450.15	Shop	Developer	Unsold
5	1	Ground	5	218.83	437.66	Shop	Developer	Unsold
6	1	Ground	6	134.98	269.96	Shop	Developer	Unsold
7	1	Ground	7	218.83	437.66	Shop	Developer	Unsold
8	1	Ground	8	224.64	449.29	Shop	Developer	Unsold
9	1	Ground	9	237.45	474.91	Shop	Developer	Unsold
10	1	Ground	10	236.92	473.83	Shop	Developer	Unsold
11	1	Ground	11	194.07	388.15	Shop	Developer	Unsold
12	1	Ground	12	208.28	416.57	Shop	Developer	Unsold
13	1	First	101	754.99	1,132.48	2BHK	Developer	Unsold
14	1	First	102	611.29	916.93	1BHK	Developer	Unsold
15	1	First	103	583.09	874.63	1BHK	Developer	Unsold
16	1	First	105	909.24	1,363.85	2BHK	Developer	Unsold
17	1	First	106	784.16	1,176.24	2BHK	Developer	Unsold
18	1	Second	201	754.99	1,132.48	2BHK	Developer	Unsold
19	1	Second	203	556.61	834.91	1BHK	Developer	Unsold
20	1	Second	204	556.61	834.91	1BHK	Developer	Unsold
21	1	Second	205	783.62	1,175.43	2BHK	Developer	Unsold
22	1	Second	206	784.27	1,176.40	2BHK	Developer	Unsold
23	1	Third	301	754.99	1,132.48	2BHK	Developer	Unsold
24	1	Third	303	556.61	834.91	1BHK	Developer	Unsold
25	1	Third	304	556.61	834.91	1BHK	Developer	Unsold
26	1	Third	305	783.62	1,175.43	2BHK	Developer	Unsold



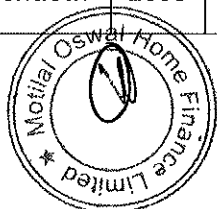
27	1	Third	306	784.27	1,176.40	2BHK	Developer	Unsold
28	1	Fourth	401	754.99	1,132.48	2BHK	Developer	Unsold
29	1	Fourth	402	556.61	834.91	1BHK	Developer	Unsold
30	1	Fourth	404	556.61	834.91	1BHK	Developer	Unsold
31	1	Fourth	405	783.62	1,175.43	2BHK	Developer	Unsold
32	1	Fifth	501	754.99	1,132.48	2BHK	Developer	Unsold
33	1	Fifth	503	556.61	834.91	1BHK	Developer	Unsold
34	1	Fifth	504	556.61	834.91	1BHK	Developer	Unsold
35	1	Fifth	505	783.62	1,175.43	2BHK	Developer	Unsold
36	1	Fifth	506	784.27	1,176.40	2BHK	Developer	Unsold
37	1	Sixth	601	754.99	1,132.48	2BHK	Developer	Unsold
38	1	Sixth	602	556.61	834.91	1BHK	Developer	Unsold
39	1	Sixth	605	783.62	1,175.43	2BHK	Developer	Unsold
40	1	Sixth	606	784.27	1,176.40	2BHK	Developer	Unsold
41	1	Seventh	701	754.99	1,132.48	2BHK	Developer	Unsold
42	1	Seventh	702	556.61	834.91	1BHK	Developer	Unsold
43	1	Seventh	703	556.61	834.91	1BHK	Developer	Unsold
44	1	Seventh	704	556.61	834.91	1BHK	Developer	Unsold
45	1	Seventh	706	784.27	1,176.40	2BHK	Developer	Unsold
46	1	Eighth	801	754.99	1,132.48	2BHK	Developer	Unsold
47	1	Eighth	805	783.62	1,175.43	2BHK	Developer	Unsold
48	1	Eighth	806	784.27	1,176.40	2BHK	Developer	Unsold
49	1	Ninth	901	754.99	1,132.48	2BHK	Developer	Unsold
50	1	Ninth	902	556.61	834.91	1BHK	Developer	Unsold
51	1	Ninth	903	556.61	834.91	1BHK	Developer	Unsold
52	1	Ninth	904	556.61	834.91	1BHK	Developer	Unsold
53	1	Ninth	905	783.62	1,175.43	2BHK	Developer	Unsold
54	1	Tenth	1001	754.99	1,132.48	2BHK	Developer	Unsold
55	1	Tenth	1002	556.61	834.91	1BHK	Developer	Unsold
56	1	Tenth	1003	556.61	834.91	1BHK	Developer	Unsold



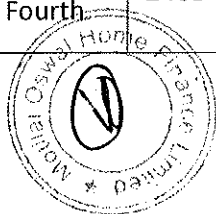
57	1	Tenth	1004	556.61	834.91	1BHK	Developer	Unsold
58	1	Tenth	1005	783.62	1,175.43	2BHK	Developer	Unsold
59	1	Tenth	1006	784.27	1,176.40	2BHK	Developer	Unsold
60	1	Eleventh	1101	754.99	1,132.48	2BHK	Developer	Unsold
61	1	Eleventh	1102	556.61	834.91	1BHK	Developer	Unsold
62	1	Eleventh	1103	556.61	834.91	1BHK	Developer	Unsold
63	1	Eleventh	1104	556.61	834.91	1BHK	Developer	Unsold
64	1	Eleventh	1105	783.62	1,175.43	2BHK	Developer	Unsold
65	1	Eleventh	1106	784.27	1,176.40	2BHK	Developer	Unsold
66	1	Twelfth	1201	754.99	1,132.48	2BHK	Developer	Unsold
67	1	Twelfth	1202	556.61	834.91	1BHK	Developer	Unsold
68	1	Twelfth	1203	556.61	834.91	1BHK	Developer	Unsold
69	1	Twelfth	1205	783.62	1,175.43	2BHK	Developer	Unsold
70	1	Twelfth	1206	784.27	1,176.40	2BHK	Developer	Unsold
71	1	Thirteenth	1301	754.99	1,132.48	2BHK	Developer	Unsold
72	1	Thirteenth	1303	698.69	1,048.04	1BHK	Developer	Unsold
73	1	Thirteenth	1304	556.61	834.91	1BHK	Developer	Unsold
74	1	Thirteenth	1305	783.62	1,175.43	2BHK	Developer	Unsold
75	1	Thirteenth	1306	784.27	1,176.40	2BHK	Developer	Unsold
76	1	Fourteenth	1401	754.99	1,132.48	2BHK	Developer	Unsold
77	1	Fourteenth	1403	556.61	834.91	1BHK	Developer	Unsold
78	1	Fourteenth	1404	556.61	834.91	1BHK	Developer	Unsold
79	1	Fourteenth	1405	783.62	1,175.43	2BHK	Developer	Unsold
80	1	Fourteenth	1406	784.27	1,176.40	2BHK	Developer	Unsold
81	1	Fifteenth	1501	754.99	1,132.48	2BHK	Developer	Unsold
82	1	Fifteenth	1502	556.61	834.91	1BHK	Developer	Unsold
83	1	Fifteenth	1503	556.61	834.91	1BHK	Developer	Unsold



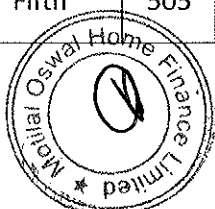
84	1	Fifteenth	1504	556.61	834.91	1BHK	Developer	Unsold
85	1	Fifteenth	1505	783.62	1,175.43	2BHK	Developer	Unsold
86	1	sixteenth	1601	754.99	1,132.48	2BHK	Developer	Unsold
87	1	sixteenth	1602	556.61	834.91	1BHK	Developer	Unsold
88	1	sixteenth	1604	556.61	834.91	1BHK	Developer	Unsold
89	1	sixteenth	1605	783.62	1,175.43	2BHK	Developer	Unsold
90	1	sixteenth	1606	784.27	1,176.40	2BHK	Developer	Unsold
91	1	seventeenth	1701	754.99	1,132.48	2BHK	Developer	Unsold
92	1	seventeenth	1702	556.61	834.91	1BHK	Developer	Unsold
93	1	seventeenth	1703	556.61	834.91	1BHK	Developer	Unsold
94	1	seventeenth	1705	783.62	1,175.43	2BHK	Developer	Unsold
95	1	seventeenth	1706	784.27	1,176.40	2BHK	Developer	Unsold
96	1	eighteenth	1801	754.99	1,132.48	2BHK	Developer	Unsold
97	1	eighteenth	1803	698.69	1,048.04	1BHK	Developer	Unsold
98	1	eighteenth	1804	556.61	834.91	1BHK	Developer	Unsold
99	1	eighteenth	1805	783.62	1,175.43	2BHK	Developer	Unsold
100	1	eighteenth	1806	784.27	1,176.40	2BHK	Developer	Unsold
101	1	nineteenth	1901	754.99	1,132.48	2BHK	Developer	Unsold
102	1	nineteenth	1902	556.61	834.91	1BHK	Developer	Unsold
103	1	nineteenth	1903	556.61	834.91	1BHK	Developer	Unsold
104	1	nineteenth	1904	556.61	834.91	1BHK	Developer	Unsold
105	1	nineteenth	1905	783.62	1,175.43	2BHK	Developer	Unsold
106	1	twentieth	2001	754.99	1,132.48	2BHK	Developer	Unsold
107	1	twentieth	2002	556.61	834.91	1BHK	Developer	Unsold
108	1	twentieth	2003	556.61	834.91	1BHK	Developer	Unsold
109	1	twentieth	2004	556.61	834.91	1BHK	Developer	Unsold
110	1	twentieth	2005	783.62	1,175.43	2BHK	Developer	Unsold



111	1	twentieth	2006	784.27	1,176.40	2BHK	Developer	Unsold
112	1	Twenty First	2102	556.61	834.91	1BHK	Developer	Unsold
113	1	Twenty First	2104	556.61	834.91	1BHK	Developer	Unsold
114	1	Twenty First	2105	783.62	1,175.43	2BHK	Developer	Unsold
115	1	Twenty First	2106	784.27	1,176.40	2BHK	Developer	Unsold
116	1	Twenty Second	2201	754.99	1,132.48	2BHK	Developer	Unsold
117	1	Twenty Second	2202	556.61	834.91	1BHK	Developer	Unsold
118	1	Twenty Second	2203	556.61	834.91	1BHK	Developer	Unsold
119	1	Twenty Second	2204	556.61	834.91	1BHK	Developer	Unsold
120	1	Twenty Second	2205	783.62	1,175.43	2BHK	Developer	Unsold
121	1	Twenty Second	2206	784.27	1,176.40	2BHK	Developer	Unsold
122	1	Twenty Third	2301	754.99	1,132.48	2BHK	Developer	Unsold
123	1	Twenty Third	2303	698.69	1,048.04	1BHK	Developer	Unsold
124	1	Twenty Third	2305	783.62	1,175.43	2BHK	Developer	Unsold
125	1	Twenty Fourth	2401	754.99	1,132.48	2BHK	Developer	Unsold
126	1	Twenty Fourth	2402	556.61	834.91	1BHK	Developer	Unsold
127	1	Twenty Fourth	2403	556.61	834.91	1BHK	Developer	Unsold
128	1	Twenty Fourth	2404	556.61	834.91	1BHK	Developer	Unsold
129	1	Twenty Fourth	2405	783.62	1,175.43	2BHK	Developer	Unsold



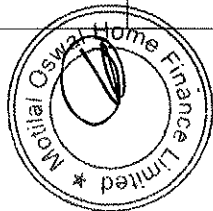
130	1	Twenty Fifth	2501	754.99	1,132.48	2BHK	Developer	Unsold
131	1	Twenty Fifth	2502	556.61	834.91	1BHK	Developer	Unsold
132	1	Twenty Fifth	2503	556.61	834.91	1BHK	Developer	Unsold
133	1	Twenty Fifth	2505	783.62	1,175.43	2BHK	Developer	Unsold
134	4	Ground	1	107.10	214.20	Shop	Developer	Unsold
135	4	Ground	2	89.88	179.76	Shop	Developer	Unsold
136	4	Ground	3	182.34	364.68	Shop	Developer	Unsold
137	4	Ground	4	174.38	348.75	Shop	Developer	Unsold
138	4	Ground	4	129.06	258.12	Shop	Developer	Unsold
139	4	Ground	6	107.10	214.20	Shop	Developer	Unsold
140	4	Ground	7	107.10	214.20	Shop	Developer	Unsold
141	4	Ground	8	104.09	208.18	Shop	Developer	Unsold
142	4	Ground	9	133.90	267.81	Shop	Developer	Unsold
143	4	Ground	10	133.90	267.81	Shop	Developer	Unsold
144	4	Ground	11	104.09	208.18	Shop	Developer	Unsold
145	4	Ground	12	107.10	214.20	Shop	Developer	Unsold
146	4	Ground	13	133.90	267.81	Shop	Developer	Unsold
147	4	Ground	14	107.75	215.50	Shop	Developer	Unsold
148	4	Ground	15	102.80	205.59	Shop	Developer	Unsold
149	4	Fourth	403	395.90	593.85	1BHK	Developer	Unsold
150	4	Fourth	405	395.90	593.85	1BHK	Developer	Unsold
151	4	Fourth	406	395.90	593.85	1BHK	Developer	Unsold
152	4	Fourth	408	358.66	537.98	1RK	Developer	Unsold
153	4	Fourth	409	329.38	494.07	1RK	Developer	Unsold
154	4	Fifth	501	395.90	593.85	1BHK	Developer	Unsold
155	4	Fifth	502	395.90	593.85	1BHK	Developer	Unsold
156	4	Fifth	504	395.90	593.85	1BHK	Developer	Unsold
157	4	Fifth	505	395.90	593.85	1BHK	Developer	Unsold



158	4	Fifth	506	395.90	593.85	1BHK	Developer	Unsold
159	4	Fifth	508	302.58	453.86	1RK	Developer	Unsold
160	4	Fifth	509	293.32	439.98	1RK	Developer	Unsold
161	4	Sixth	602	395.90	593.85	1BHK	Developer	Unsold
162	4	Sixth	603	395.90	593.85	1BHK	Developer	Unsold
163	4	Sixth	605	395.90	593.85	1BHK	Developer	Unsold
164	4	Sixth	606	395.90	593.85	1BHK	Developer	Unsold
165	4	Sixth	608	302.58	453.86	1RK	Developer	Unsold
166	4	Seventh	701	395.90	593.85	1BHK	Developer	Unsold
167	4	Seventh	703	395.90	593.85	1BHK	Developer	Unsold
168	4	Seventh	709	293.32	439.98	1RK	Developer	Unsold

List of sold units (Residential)/(Commercial) in the project – “Yash Midtown”

SR NO	BUILDING NO / WING NAME	FLOOR NO	UNIT NO	CARPET AREA	SALEABLE BUILT UP AREA	TYPE OF UNIT (COMM / RESI)	DEVELOPER / LANDOWNER / TENANT	SOLD / UNSOLD / MORTGAGED
1	1	Second	202	556.61	834.91	1BHK	Developer	SOLD
2	1	Fourth	403	556.61	834.91	1BHK	Developer	SOLD
3	1	Fifth	502	556.61	834.91	1BHK	Developer	SOLD
4	1	Sixth	604	556.61	834.91	1BHK	Developer	SOLD
5	1	Eighth	803	698.69	1,048.04	2BHK	Developer	SOLD
6	4	Fourth	404	395.90	593.85	1BHK	Developer	SOLD
7	4	Fourth	407	395.90	593.85	1BHK	Developer	SOLD
8	4	Fifth	503	395.90	593.85	1BHK	Developer	SOLD
9	4	Fifth	507	395.90	593.85	1BHK	Developer	SOLD
10	4	Sixth	601	395.90	593.85	1BHK	Developer	SOLD
11	4	Sixth	604	395.90	593.85	1BHK	Developer	SOLD
12	4	Sixth	607	395.90	593.85	1BHK	Developer	SOLD
13	4	Sixth	609	293.32	439.98	1RK	Developer	SOLD
14	4	Seventh	702	395.90	593.85	1BHK	Developer	SOLD
15	4	Seventh	705	395.90	593.85	1BHK	Developer	SOLD
16	4	Seventh	706	395.90	593.85	1BHK	Developer	SOLD



17	4	Seventh	707	395.90	593.85	1BHK	Developer	SOLD
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