

**KALPA-TARU®****Disclosure for secured/unsecured finance availed for the project**

A. Name of the Promoter Organization: Agile Real Estate Dev Pvt. Ltd.

B. Name of the Project: **Primera (RERA No. P51700055574)**

C. I, Rakesh Bajaj, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake, and state that followings are the details of Secured/unsecured finance availed for the Project by mortgaging land or Building/flat or both and serve the loan interest from 'RERA Designated Transaction Bank Account for project Primera'.

Sr. no.	Particulars	Details
1	Name of the Lender	ICICI Bank Limited
2	Address of the lender or lender branch	ICICI Bank Towers, South Tower, 7th Floor, Bandra – Kurla Complex, Bandra (East), Mumbai – 400 051
3	Date of first Disbursement	30-Dec-25
4	Sanctioned Amount	INR 600 Crores
5	Disbursed Amount	INR 410 Crores
6	Outstanding Amount (As on 31-Dec-25)	INR 410 Crores
7	Details of Mortgage (If any)	All the piece & parcel of land located at survey no. 19/1/B, 19/2, 19/3, 19/4, 19/5, 19/6/3, 19/7, 19/9, 19/10, 19/11, 19/12, 19/13/A, 19/13/B, 9/14, 19/15, 19/16A, 9/16B, 19/17, 19/18, 19/19, 19/20/B, 19/21, 19/22(pt), 19/24, 19/25B, 19/26, 19/27/B, 19/28, 19/34/C, 19/35, 19/36, 19/39/B, 19/41/B, 19/46, 20/1, 20/2, 20/3, 80/2/C, 81, 82, 83/4/2B, 83/7/B, 85/4 admeasuring approximately 68,700 sq. mtrs., including all the structures thereon both present & future, along with all the development potential arising thereon (including additional development potential in the form of TDR, premium FSI, etc.), both present and future. All the piece and parcel of land bearing Final Plot No. 25 (Part) and Final Plot No. 31 (Part) with the authority to utilize the BUA/TDR/DR/ to the extent of 30,348.75 sq. mtrs., on the said plots, at Pokhran Road No. 1, (Mangal Pandey Road), Village Panch Pakhadi, Thane (West) of Town Planning Scheme, Thane No. 1, in the Registration District and Sub District Thane of 1975, including all the structures thereon both present & future.

D. Declaration of CA certifying that loan amount is used for this project only is also enclosed.

For Agile Real Estate Dev Private Limited

Authorized Signatory
Date – 07-Jan-26



AGILE REAL ESTATE DEV PRIVATE LIMITED

CIN : U70100MH2007PTC173950

(Name Changed w.e.f. 08/06/2022, Incorporated with the name Appropriate Agro Farms Private Limited, and Name changed to Appropriate Realty Developers Private Limited w.e.f. 31/12/2021)

Regd. Off.: 101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.

Tel +91 22 3064 5000 • Email : kalpataru.cs@kalpataru.com