

NEMINATH POONAM REALTY LLP

Disclosure for secured/unsecured finance availed for the project

A. Name of the Promoter Organization: Neminath Poonam Realty LLP

B. Name of the Project: Evara

1. We, the promoters of the project, do hereby solemnly declare, undertake, and state that the following 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 Separate Bank Account”** for project **“Evava”**.

Table I

Sr. No.	Details	
1	Name of the Lender	TATA Capital Housing Finance Limited
2	Address of the lender or lender branch	11 th Floor, Tower A, Peninsula Business Park, Ganpatrao Kadam Marg, Lower Parel, Mumbai – 400 013.
3	Date of borrowing/ Disbursement	07-March-2025
4	Sanctioned Amount	100,00,00,000/-
s	Disbursed Amount	20,00,00,000/-
6	Outstanding Amount	20,00,00,000/-
7	Details Of Mortgage (if any)	As per Annexure A

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

Thanking You,

SIGNED BY THE UNDERSIGNED PARTNER

For NEMINATH POONAM REALTY LLP


PARTNER(S)

Ashwin M. Mehta

Date : 02/05/2025

Place : Mumbai

NEMINATH POONAM REALTY LLP

Annexure 'A'

Security Details:-

- Exclusive charge by way of registered mortgage on entire development rights of the Project (including unsold units and excluding landowners share) being developed on the Property (including rights, title, interest, claims, benefits, demand under the project documents both present and future).
- Exclusive charge by way of hypothecation of Scheduled Receivables from developer's share of the Project being developed on the Property and all insurance proceeds, current assets and movable fixed assets, both present and future.
- Exclusive Charge by way of hypothecation on the Escrow accounts of the Developer's share in Project and the DSRA along with all monies credited/deposited therein (in whatever form the same may be), and all investments in respect thereof (in whatever form the same may be).

The Security as required by the Lender shall be created in favour of lender/security trustee, in a form and manner satisfactory to Lender.

The said units to be constructed on Land bearing Survey No. 5/1, 5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5F, 5/6, 5/7, 5/8, Village – Dongre, Taluka – Vasai, District – Palghar, Virar West Maharashtra, India – 401 303.

For NEMINATH POONAM REALTY LLP


PARTNER(S)



S H N & CO.
CHARTERED ACCOUNTANTS

I-702, POONAM PARK VIEW, OPP. CLUB ONE, NARANGI BYPASS ROAD, GLOBAL CITY, VIRAR (W), MUMBAI - 401 303

Contact: +91 9022936922

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TO WHOMSOEVER IT MAY CONCERN

Sub: End Use Certificate with reference to the sanction letter dated 07-March-2025 in respect of Loan Facility aggregating to INR 100,00,00,000/- (Indian Rupees One Hundred Crores Only) ("the Facility") being granted by Tata Capital Housing Finance Limited ("the Lender/ TCHFL") to M/s Neminath Poonam Realty LLP ("the Borrower") for Proposed Project "Evara" (Avenue P2) situated at Survey No. 5/1, 5/2, 5/3, 5/4, 5/5A, 5/5B, 5/5C, 5/5D, 5/5F, 5/6, 5/7, 5/8, Village – Dongre, Taluka – Vasai, District – Palghar, Virar West Maharashtra, India – 401 303.

As per the relevant records produced before us and as per the information and explanations given to us by M/s Neminath Poonam Realty LLP, a limited liability partnership firm having registered office at 66B, Floor-3Rd, Plot-109, Horniman Circle Chambers, S.A. Brelvi Road, Fort, Mumbai: 400 001; ("the Mortgagor"), We in our capacity as Chartered Accountants of the Mortgagor, hereby inform that utilization of the funds disbursed by the Lender as on 11-Mar-2025 and 24-Mar-2025 as sanctioned above was done as follows;

Break-up of the cost incurred from the disbursement mentioned above:

Sr No.	Particulars	Amount (Rs. In Cr)
1	Payment to Landowners	14,11,80,076
2	Approval/Authority payments	-
3	Construction cost	4,70,19,924
4	DSRA	-
5	Marketing & Admin Cost	-
6	Interest expenses	-
7	Cash & Bank Balance	-
8	Towards Loan Processing Fees	1,18,00,000
Total		20,00,00,000

For S H N & Co.
Chartered Accountants
Firm Reg. No.: 148562W


Harsh Shah (Proprietor)
Membership No. 173904
UDIN No.: 25173904BMLKAE9991



Date: 02/05/2025

Place: Mumbai