

Branch Office: KHARADI
Applicant: VG TRADE TOWN REALTY LLP
VIRENDRA NANDKUMAR MUTHA
NANDKUMAR AMOLAKCHAND MUTHA

Date: 09-Sep-2026
Ref No.: NHL/KRDI/0826/5209593

Guarantor: N/A
Address: OFFICE NO 101, MONTERAL BUSINESS CENTER TOWER II, PALLOD FARMS,, BANER PUNE, ., Pune, MAHARASHTRA, 411045, Pune, India
Email: propplex@gmail.com
Version No.: 7
Contact No. 9822299554

Dear Sir/Madam,

With reference to your loan application dated 31-08-2026, we are pleased to inform you that we have in principle sanctioned your loan, on the broad terms and conditions as under/overleaf with special conditions, if any.

1. Purpose of Loan	Non Housing Loan, Business Purpose
2. Loan Amount	INR 78000000 (INR Seven Crore Eighty Lakh Only)
Insurance Premium	INR 300000 (INR Three Lakh Only)
Total Loan Amount	INR 78300000 (INR Seven Crore Eighty Three Lakh Only)
3. Repayment Term	180 Months
4. Rate of Interest Scheme	Floating
5. PNBRRR *	13.15% per annum
6. Applicable Rate of Interest *	13.15% -3.25% = 9.90% per annum as on the date of execution of the loan agreement
7. Equated Monthly Instalment ("EMI") *	INR 836633 (INR Eight Lakh Thirty Six Thousand Six Hundred and Thirty Three Only)
8. Processing fees receivable:	INR 690307.08 (INR Six Lakh Ninety Thousand Three Hundred Seven Rupees And Eight Paise Only)
9. Sanction letter validity	45 days, from the date of this letter
10. Security	Office on. 3RD FLOOR, PLOT B, VJ INDIWORKS - BANER CENTRAL, Survey No. 205/11/206/1/2/3/A1 and 205/11/206/1/2/3/A2, VJ INDIWORKS - BANER CENTRAL, Baner Link ROAD, Baner, Baner, Pune, Baner Link Road, Pune, MAHARASHTRA, India, 411045
11. Pre-payment Charges	As mentioned in MITC duly updated on the website
12. Overdue Charges	24% per annum

*Subject to change from time to time at the sole discretion of PNBHFL

SPECIAL CONDITIONS:

1. Subject to clearance of Processing Fees.
2. NOC of Prachay Capital with loan amount – Rs. 1600 lacs will be taken on record.
3. Repayment should be taken from Current Account
4. Sanction and disbursement is Subject to Legal & Technical clearance of the property
5. LEI should be taken on record
6. Board resolution / Partnership Authority Letter from the LLP for availing of the loan from PNBHFL
7. LTV to be restricted to 60% of lower MV
8. Form CHG 1 to be filed within 30 days of disbursement and filled form to be documented.
9. Registered Mortgage to be done.
10. End use letter & PSL Declaration should be taken.
11. CA Certified Shareholding statement to be documented
12. OCR clearance (if applicable) to be taken before disbursement.
13. Acknowledged Key Facts Statement to be taken.
14. Property being offered as collateral needs to be insured for the tenure of the loan

This Sanction Letter is subject to unconditional, absolute and irrevocable acceptance by the Borrower of the GTC*, and also available on PNBHFL's website (www.pnbhfl.com).

*Subject to change from time to time at the discretion of PNBHFL.

Customer Service Manager: Ramdas Rajendra Mule

Landline No: 1800 120 8800

Relationship Manager:

Branch Address: PNB Housing Finance Ltd, B Wing, Third Floor, Ganlaxmi Complex, Hadapsar-Kharadi Bypass Road,
at village Kharadi, Tal Haveli, Pune – 411014

We look forward to hearing from you and assure you best of our service always.

Thanking you,

Yours faithfully

For PNB Housing Finance Limited

Accepted all terms and conditions

(Authorised Signatory)

Borrower(s)(Name / Signature)

VG TRADE TOWN REALTY LLP

VIRENDRA NANDKUMAR MUTHA

NANDKUMAR AMOLAKCHAND MUTHA

OTHER TERMS & CONDITIONS

1. **Loan Sanction:** The Borrower has read and acknowledged the terms and conditions of this Sanction Letter and the General Terms and Conditions ("GTC") and also available on PNBHFL's website (www.pnbhousing.com) and form integral part of this Sanction Letter. By countersigning this Sanction Letter, the Borrower(s) unconditionally, absolutely and irrevocably accepts all the terms and conditions contained herein and in the GTC. Further in the event PNBHFL decides to disburse the Loan, the Borrower(s) and the Security Provider(s) shall be under an obligation to execute (as a pre-condition or as may be otherwise required by PNBHFL) all such documents required for the purpose of availing the Loan and for the creation of security in favour of PNBHFL ("Loan Documents") to the complete satisfaction of PNBHFL. This Sanction Letter intends to summarize certain basic terms of the Loan and the Loan Documents and does not reflect an agreement PNBHFL and the Borrower in relation to the Loan. The Loan Documents shall contain additional terms and conditions which have not been set out in this Sanction Letter and the Loan Documents shall be read together with the terms and conditions specified in this Sanction Letter.
2. **PNBHFL reserves the right** to recall or accelerate the payment or performance of the Loan, at any time, in accordance with the terms of GTC and the Loan Documents.
3. **Login/ Processing Fee:** This Sanction Letter is subject to realization of cheque/demand draft/ pay order towards the login fees and/or processing fees paid/deposited by the Borrower(s) upon the acceptance of this Sanction Letter. The processing fee and/or the login fee is non-refundable in any event particularly in the event the Loan and the disbursement thereof are cancelled.

4. **Interest:** The rate of interest ("Interest") applicable to the loan shall be Fixed Rate/ Floating Rate/ Fixed to Floating Rate:

1. **Fixed Rate:** In the event the Borrower(s) have opted for a fixed rate of Interest, the Interest rate shall remain fixed throughout the tenure of the Loan. The applicable Fixed Rate shall be the prevailing interest rate on the date of disbursements. In the event the loan is disbursed in tranches / multiple disbursements, the applicable Fixed Rate shall be calculated by taking the weighted average of the various applicable interest rates prevailing on the respective disbursements.
2. **Floating Rate:** In the event the Borrower(s) have opted for the Floating Rate of interest, the Borrower(s) shall be liable to pay the interest at the Floating Rate +/- the margin (in terms of %). The Floating rate of interest shall be based on PNBRRR as decided by PNBHFL from time to time. "PNBRRR" shall mean the applicable reference rate of interest as on the reset date and reset time frequency as decided by PNBHFL from time to time based on prevailing market conditions and guidelines of any statutory authority and/ or as per internal policy of PNBHFL. Any change in PNBRRR shall be notified by PNBHFL through its website or account statements or its branches or any such medium as PNBHFL may consider appropriate.
3. **Fixed to Floating Rate:** In the event the Borrower(s) have opted for Fixed to Floating rate of interest, the Borrower(s) shall be liable to pay the Fixed Rate of interest for an initial period in the manner indicated under Clause (a) above and after the said initial period at the Floating Rate in the manner as indicated under Clause (b) above.

At the sole discretion of PNBHFL, the Borrower(s) shall have an option to convert from Fixed Rate of Interest to a Floating Rate of Interest or vice versa, post payment of applicable switch charges on the principal outstanding and service tax as applicable at the time of exercising this option.

5. **PNBHFL shall have the right**, at its sole discretion, to reset/revise the Interest, at any time, on account of changes in the prevalent market practice, money market changes, reserve requirements, provisioning norms, changes in the PNBRRR/Margin or the extant guideline/policy of PNBHFL or changes in the NHB/ RBI norms or any other applicable law. Applicable Interest rate as on the reset date and reset time frequency shall be as decided by PNBHFL from time to time. For the purpose of calculation of the rate of Interest, various factors are taken into consideration such as cost of funds, risk premium, margin, etc. Any change in Interest shall be notified by PNBHFL through its website or email or SMS or account statements or its branches or any such medium as PNBHFL may consider appropriate.

Notwithstanding anything to the contrary stated hereinabove, the rate of Interest is subject to revision in terms of the Loan Documents to be executed by the Borrower(s) read with GTC and the policies of PNBHFL. To the extent possible the EMI of the loan shall remain same and the effect of the change in the rate of interest will be applied to the balance tenor of the Loan. If, however, the tenor exceeds a reasonable limit, the EMI payable by the Borrower(s) under the Loan Documents may be increased by PNBHFL.

6. **Pricing & Risk Premium:** PNBHFL adopts interest rate/pricing methodology based on various risks associated with the type of Loan, cost of funds, tenor of the loan, type and value of Security, Loan amount etc. PNBHFL periodically reviews the rate of interest and product features offered by it with those offered by its competitors. For Borrower(s), an additional risk premium may be included in the pricing based on the credit risk associated with the Borrower(s) which is a function of the Borrower's credit history, credit information, internal rating along with other factors like the Borrower's source of income, professional experience etc. Accordingly, the applicable

rate of Interest may be different for different categories of borrowers and may differ from one Loan to other Loan. The Borrower(s) acknowledges and unconditionally consents to the same and shall not raise any objection of nature whatsoever.

7. **Disbursement:** The Loan, or any part thereof, subject to the sole discretion of PNBHFL, may be disbursed in either in one or more installments as decided by PNBHFL. Provided however, no disbursement shall be made unless proof of payment of Borrower(s)' own contribution, towards the total cost of the property provided as Security is submitted.
8. **Repayment:** The Loan shall be repayable through the Equated Monthly Instalments ("EMIs") payable on monthly basis on the due date mentioned in Disbursement Letter. The EMIs shall be calculated on the amount actually disbursed which shall be subject to the revision at the discretion of PNBHFL. Exact EMIs will be calculated at the time of final disbursement which shall provide for bifurcation of principal instalment and amount of interest. Pre-EMI Interest ("PMI") would be required to be paid, on monthly basis on the due date mentioned in the Disbursement Letter. It shall be charged from the date of the first disbursement to the date of commencement of EMI in respect of the Loan. In case of delayed payment, overdue interest for the delayed period will be charged at rates as determined by PNBHFL from time to time.

PNBHFL shall have the right and sole discretion to revise the EMIs or to revise repayment period or both consequent upon change/revision in Interest rate and accordingly fresh Post Dated Cheques ("PDCs") shall be deposited and/or irrevocable NACH mandate shall be given by the Borrower(s) suo motu for revised EMIs.

Without limiting to the generality of the aforesaid, the Borrower(s) shall provide such number of PDC's as mandated by PNBHFL from time to time for the amounts specified by PNBHFL towards repayment of the Loan.

9. **Prepayment and Prepayment Charges:** Prepayment charge(s) shall be levied by PNBHFL, in accordance with the guidelines/circulars of Reserve Bank of India ("RBI")/ National Housing Bank ("NHB")/other regulatory authority(ies), as updated on website of PNBHFL, from time to time, for information to public at large.
10. **Security:** The Borrower(s) hereby acknowledges and agrees that the Borrower(s) and/or the security provider(s) and/or Guarantor(s) shall create security and/or furnish guarantee in favour of PNBHFL. The Loan shall be secured by first and exclusive charge on the property (the details whereof are set out herein) in favour of PNBHFL, which shall have a clear, marketable and unencumbered title. The Borrower(s) and/or the Mortgagor(s) shall produce such original/copy of title deeds, documents, reports as may be required by PNBHFL. The Borrower(s) shall bear all the charges payable for the creation of said Security and shall take all the steps required for the perfection thereof. The plan for the construction of the property offered as Security shall be approved by the competent authority and the same shall not be violated by the Borrower(s) and/or the mortgagor or any other person at any point of time during the currency of the Loan.
11. The amount/ quantum of the loan has been arrived at by PNBHFL, inter-alia on the assumption and the estimate provided by the Borrower(s) in the application form in respect of the cost of the dwelling unit to be purchased or constructed by the Borrower(s). In the event the cost actually incurred is less than the estimate provided, PNBHFL reserves the right to suitably reduce the Loan amount. In the case of cost escalation, the escalation shall be entirely borne by the Borrower(s). The building and sanction plan in relation to the property offered as security shall be approved by the competent authority.
12. **Insurance:** It shall be the sole responsibility of the Borrower(s) and the mortgagor(s) to ensure that the property offered as Security is duly and properly insured against fire and other hazards for an amount specified by PNBHFL, during the period of this loan and with PNBHFL as beneficiary. The evidence thereof shall be given to PNBHFL every year and/or whenever asked for by PNBHFL. Please note that this Sanction Letter is not a contract of insurance. The terms and conditions including claims and coverage will be governed by the issuer of such insurance policy. Please note that the role of PNBHFL under the insurance policy would be that of a facilitator and the decision to cover and settle any future claim under the policy would solely rest with the insurance company. Insurance is the subject matter of solicitation.
13. **NRI / PIO:** If the Borrower(s) is/are a NRI or PIO, he shall comply with all the provision of the Foreign Exchange and Management Act, 1999 ("FEMA") and the various applicable regulations and amendments made there under. Such Borrower(s) shall exclusively utilize the disbursed amount provided under the Loan to acquire a residential accommodation in India and the Loan shall be repaid out of the Borrower's NRE/NRO account in India or by remittances made from such channels as may be prescribed by FEMA from time to time. In case the Borrower(s) is/are a NRI, he shall make delivery of the evidence that he holds an Indian passport.

14. **Miscellaneous:**

1. The Borrower(s), Guarantor(s) and any other Security Provider(s) shall inform PNBHFL in writing about any change in address for communication/loss of job, business, and profession (as the case may be) immediately upon happening of such an event.

2. The Borrower(s) is prohibited from using the loan amount or any part thereof for any purpose other than for which it has been sanctioned or any other purpose which has been prohibited under law.
3. This Sanction Letter shall stand revoked/cancelled forthwith and shall be rendered absolutely null and void if :
 1. there is any change in the purpose for which this Loan is sanctioned;
 2. any fact concerning Borrower(s)' income or ability to repay or any other relevant fact is suppressed, concealed or not made known to PNBHFL;
 3. any statement made or documents submitted along with the loan application is found to be incorrect or false;
 4. unconditional and absolute acceptance of the Sanction Letter has not been received by PNBHFL within 90 (ninety) days from the date of this Sanction Letter;
 5. PNBHFL may decide in its sole discretion to revoke/ cancel/ recall this Sanction Letter;
 6. in case PNBHFL discovers that the Borrower(s) have unduly influenced the decision of its staff in an inappropriate manner;
 7. If there is any winding up or insolvency proceeding against the Borrower(s) and/or any Security Provider(s).
4. In case the Borrower(s) is a Company within the meaning of the Companies Act, 2013 as amended from time to time (referred to as "Act"), it shall comply with the provisions of the Act including but not limited to Section 179 and 180 of the Act and should not be in contravention of Section 185 and 186 of the Act. Further, in case a Public Company is providing a corporate guarantee or security for the loan availed by the Borrower(s), such Public Company shall provide such security/ guarantee in compliance with the provisions of Section 186 of the Act as amended from time to time in terms of the law for time being in force.
5. The Borrower(s) and the Security Provider(s) agree and authorize PNBHFL to disclose, from time to time, any information and data relating to the Borrower(s) and the Security Provider(s) (including personal sensitive data or information and any information that requires a consent under the Information Technology Act, 2008 and/or any other statute) and/or the Loan and/or other loan facilities availed by the Borrower(s), to any Person including any government authority, credit bureau, credit information company, RBI, NHB.
6. The sanction of the loan is subject to the compliance of the terms and conditions contained herein to the complete satisfaction of PNBHFL, legal and technical appraisal of property offered as security, execution of necessary loan and security documents and further, subject to the rules and internal policies of PNBHFL in this regard.
7. Notwithstanding the issuance of this Sanction Letter and the acceptance thereof, PNBHFL in its sole discretion may decide to not disburse the loan, repudiate and rescind this Sanction Letter. This Sanction Letter shall form an integral part of the Loan Documents. In the event of a conflict between the terms and conditions contained herein and in the Disbursement Letter, the terms and conditions of the Disbursement Letter shall prevail.
8. The Borrower(s) shall be liable to pay and bear all the charges including the stamp duties, legislation fees, ROC fees, technical, valuation charges, inspection charges or other taxes/levies including but not limited to the applicable goods and service tax on the processing fee, in respect of the Loan and/or in respect of the documents evidencing/concerning the Loan and/or any charges that may be imposed, shall be borne and paid by Borrower(s) without claiming any set-off, counter claim, damages, etc.
9. Notwithstanding anything to the contrary, the Borrower(s) acknowledges and provides its upfront consents for PNBHFLs to avail refinance from NHB/financial institutions with respect to the Loan and the Borrower(s) shall not have any objection and shall do all such deeds/acts/documents as may be required in relation thereto including with respect to creation/providing the security/guarantee/undertaking (as may be required).
10. This Sanction Letter shall be governed by and construed in accordance with the laws of India and in respect of all matters arising herein the competent Courts of Delhi alone shall have exclusive jurisdiction. This shall not however limit the rights of PNBHFL to take proceedings in any other court of competent jurisdiction.
11. Upon full repayment/settlement and closure of the loan, original documents will be returned within 30 working days. These are to be collected from your service branch (mentioned on page 01).

**This General Terms and Conditions ("GTC") is registered with the office of Sub-Registrar VII at New Delhi/Delhi, on 24th June, 2022 having Registration Number 392 in Book No. 4, Vol. No. 1733 on Page Number 63 to 106 and is in furtherance to the GTC which is registered at the office of Sub-Registrar VII at New Delhi/Delhi, on August 03, 2021 having Registration Number 294 in Book no 4, Vol. No. 1708 on Page Number 114 to 157 and also at the office of Sub-Registrar V A, Haus Khaz at New Delhi/ Delhi, on May 03, 2019 having Registration Number 867 in Book No. 4, Vol. No. 463 on Page Number 98 to 151 and also at the office of Sub-Registrar VII at Delhi/New Delhi, on December 09, 2016 having Registration Number 979 in Book no 4, Vol. No. 1614 on Page Number 57 to 103 and also at the office of Sub-Registrar at Karnal, Haryana on December 04, 2014 as Document Number 9326 under Book I, Vol. No. 534 at Page Number 82.*

Read, Understood, Agreed and Accepted by the Borrower(s):

____ Borrower(s) Name: VG TRADE TOWN REALTY LLP

____ Borrower(s) Name: VIRENDRA NANDKUMAR MUTHA

____ Borrower(s) Name: NANDKUMAR AMOLAKCHAND
MUTHA

***Version:** PNB / May 2025*