

SCHEDULE I**Product : LAPL****APSID : 1401648**

S. No.	Items	Information to be Inserted
1.	Date of the Agreement	30-SEP-2026
2.	Loan	Upto Rs.36950000 /-(Rupees Three Crore Sixty-Nine Lakh Fifty Thousand Only).
3.	Tenure of the Loan ("Tenure")	180 (One Hundred Eighty) months from the Date of Disbursement of the Loan or any part thereof, whichever is earlier, under this Agreement, unless otherwise specified by the Lender as per the terms of the Loan Documents.
4.	Purpose	BT OF HOME EQUITY/LAP LOAN
5.	Interest Rate(s) ("Interest Rate(s)")	Subject to the other provisions of the Agreement: the Interest Rate(s) per annum shall be at par with the prevailing Retail Commercial Lending Rate (per annum) (" Benchmark Rate ") as declared by the Lender(s) (or any successor(s) thereof) from time to time less -4.25 basis points (i.e. the spread(s)). It is clarified that the current Benchmark Rate is 14.6% per annum and therefore, the current applicable Interest Rate is 10.35% per annum.
6.	Processing Fees and other fees/charges	As mentioned in the Sanction Letter dated 30-SEP-26 and Key Facts statement dated 30-SEP-26
7.	Borrower(s)	Name:HUMA ENTERPRISES Constitution:PROPRIETORSHIP FIRM Age (if applicable): Father's name(if applicable): Address/Registered Office Address: A/604, A WING, TRADE SQUARE BUILDING, MEHERA IND A K ROAD, SAKINAKA, OPP TELE EXCHANGE AND ORKEY IND, KURLA WEST MUMBAI Corporate Identity Number (if applicable): Permanent Account Number:BAKPS1764C
8.	Co-Borrower(s)	Name:SEAHJAD AHMED BASARATALI SIDDIQUI Constitution:INDIVIDUAL Age (if applicable):48 Father's name(if applicable):BASARATALI Address/Registered Office Address:104, 1ST FLOOR, MENEEZAS BUILDING, LBS MARG, NEAR SHEETAL CINEMA, KURLA WEST MUMBAI Corporate Identity Number (if applicable): Permanent Account Number:BAKPS1764C
		Name:SAHER BANO SEAHJAD SIDDIQUI Constitution:INDIVIDUAL Age (if applicable):42 Father's name(if applicable):MAZIBULLAH Address/Registered Office Address: 104, 1ST FLOOR, MENEEZAS BUILDING, L B S MARG, NEAR SHEETAL CINEMA, KURLA WEST MUMBAI Corporate Identity Number (if applicable): Permanent Account Number:DYXPS6155J
9.	Guarantor(s)	Name: Constitution: Age (if applicable): Father's name(if applicable): Address/Registered Office Address: Corporate Identity Number (if applicable): Permanent Account Number:

10.	Hypothecator	Name:SEAHJAD AHMED BASARATALI SIDDIQUI Constitution:INDIVIDUAL Age (if applicable):48 Father's name(if applicable):BASARATALI Address/Registered Office Address: 104, 1ST FLOOR, MENEEZAS BUILDING, LBS MARG, NEAR SHEETAL CINEMA, KURLA WEST MUMBAI Corporate Identity Number (if applicable): Permanent Account Number:BAKPS1764C
11.	Security	As mentioned in the Loan Documents including this Agreement and such other Security and additional Security as the Lender may require from time to time in terms of the provisions of the Loan Documents.
12.	Prepayment/Foreclosure Charges	Not Applicable
13.	Payment Dishonor Charges payable by the Borrower(s)	Rs.750/-- per instance of dishonor plus applicable taxes
14.	Penal Charges	• In case of payment defaults - 24% (twenty four percent) per annum on the gross defaulted amounts. • In case of other defaults/Event of Default - 2% (two percent) per annum on the outstanding amount of loan.
15.	Notices	In the case of the Borrower(s) and/or the Obligor(s): Address :A/604, A WING, TRADE SQUARE BUILDING, MEHERA IND A K ROAD, SAKINAKA, OPP TELE EXCHANGE AND ORKEY IND, KURLA WEST MUMBAI Phone :9820033524 Fax : Email address:humaenterprises05@gmail.com Attention of :HUMA ENTERPRISES
16.	Place of Execution :	Mumbai

17.	Additional Condition(s)	I. The Borrower(s) and the Obligor(s) acknowledge that the Lender has entered into co-lending arrangement with various banks/financial institutions pursuant to the Reserve Bank of India (Co-Lending Arrangements) Directions, 2025, dated August 6, 2025, as may be amended from time to time (?RBI Guidelines?). The Borrower(s) and the Obligor(s) agrees and consents that pursuant to the co-lending arrangement, the co-lending partner (?Co-Lending Partner?) can exercise their option to participate in the Loan and become a co-lender along with the Lender to the extent of the funding ratio as mutually agreed upon between the Lender and the Co-Lending Partner, as more particularly mentioned in the Key Facts Statement hereunder, without any requirement of an approval or intimation from/to the Borrower(s) and/or the Obligor(s). The preliminary details of co-lending arrangement have been more particularly specified in Annexure II hereunder. II. The Borrower(s) and the Obligor(s) understand and confirm that such part of the Loan will be transferred to the Co-Lending Partner (?Co-Lending Partner Participation?) absolutely and forever, to the end and intent that the Co-Lending Partner shall be deemed to be the full and absolute owner of the Co-Lending Partner Participation and as such legally and beneficially entitled to all such portion of the Loan, free from all encumbrances. The Borrower(s) and the Obligor(s) further agree and confirm that upon transfer to the Lender to the Co-Lending Partner of the Co-Lending Partner Contribution, the terms of the Loan shall be deemed to be novated or assigned in such a manner that Co-Lending Partner shall become a co-lender of the Loan and shall be deemed to have executed this document as a co-lender along with the Lender. III. The Borrower(s) shall also be liable to pay to the Lender any other fee/charges, as applicable under the Loan Documents and/or as specified by the Lender. For details of various charges/ fees can be accessed on Lender website:https://www.sammaancapital.com/home-loan-fees-and-charges. IV. The Borrower(s) hereby undertake(s) to forthwith assign in favour of the Lender all the insurance policies including but not limited to existing life insurance policies, (to the satisfaction of the Lender), if the Lender so requests from time to time or as and when required by the Lender for any reason(s) whatsoever, to secure all the obligations of the Borrower(s) under the Loan Documents/Loan facility(s) and shall promptly hand over to the Lender all documentary evidence in relation to such insurance and/or assignment of the insurance in favour of the Lender. The Borrower(s) shall punctually pay all premia necessary to maintain and/or renew such insurance during the Tenure of the Loan and endorse/ assign the same in favour of the Lender.
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NOTE - The registered office of the Lender has been changed, hence, the name clause of the Agreement and the address for notice/ communication to the Lender on the registered office stands modified as: **A - 34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi-110024**

SCHEDULE II

Subject to the provisions of the Loan Documents, the Payment/Repayment Schedule has been more particularly mentioned and enclosed herewith in Annexure I:

SCHEDULE III
SAID PROPERTIES

All that pieces or parcels of land/properties as under together with all the present and/or future structures, buildings, furniture, fixtures, fittings, standing and/or plant and machinery installed/ to be installed and/or constructed/to be constructed thereon and all the present and/or future rights, title and/or interests of SEAHJAD AHMED BASARATALI SIDDIQUI therein

OFFICE NO. 604, 6TH FLOOR,, A WING, TRADE SQUARE,, SAKI NAKA, ANDHERI KURLA ROAD, CTS NO. 662/2 OF VILLAGE MOHILI, ANDHERI EAST, MUMBAI-400072,MAHARASHTRA

IN WITNESS WHEREOF, the Parties have affixed their signatures hereunto to this Agreement on the date mentioned in Schedule I of this Agreement.

Signed and delivered by the BORROWER(S):

(Name: _____)

Signed and delivered by the LENDER:

For _____

Authorized Signatory

Name:

ANNEXURE I

Subject to the provisions of the Loan Documents, the Borrower(s) shall repay/pay the Loan(s), as per the Payment/Repayment Schedule mentioned herein below or in accordance with such Payment/ Repayment Schedule, as may be specified/ communicated by the Lender from time to time.

Sl. No.	Due Date(s)	Outstanding Principal (Rs.)	Interest payable (Rs.)	Principal payable (Rs.)	Total Amount payable (Rs.)
1	10-NOV-26	36950000	318693.75	86322.25	405016
2	10-DEC-26	36863677.75	317949.22	87066.78	405016
3	10-JAN-27	36776610.97	317198.27	87817.73	405016
4	10-FEB-27	36688793.24	316440.84	88575.16	405016
5	10-MAR-27	36600218.08	315676.88	89339.12	405016
6	10-APR-27	36510878.96	314906.33	90109.67	405016
7	10-MAY-27	36420769.29	314129.14	90886.86	405016
8	10-JUN-27	36329882.43	313345.24	91670.76	405016
9	10-JUL-27	36238211.67	312554.58	92461.42	405016
10	10-AUG-27	36145750.25	311757.1	93258.9	405016
11	10-SEP-27	36052491.35	310952.74	94063.26	405016
12	10-OCT-27	35958428.09	310141.44	94874.56	405016
13	10-NOV-27	35863553.53	309323.15	95692.85	405016
14	10-DEC-27	35767860.68	308497.8	96518.2	405016
15	10-JAN-28	35671342.48	307665.33	97350.67	405016
16	10-FEB-28	35573991.81	306825.68	98190.32	405016
17	10-MAR-28	35475801.49	305978.79	99037.21	405016
18	10-APR-28	35376764.28	305124.59	99891.41	405016
19	10-MAY-28	35276872.87	304263.03	100752.97	405016
20	10-JUN-28	35176119.9	303394.03	101621.97	405016
21	10-JUL-28	35074497.93	302517.54	102498.46	405016
22	10-AUG-28	34971999.47	301633.5	103382.5	405016
23	10-SEP-28	34868616.97	300741.82	104274.18	405016
24	10-OCT-28	34764342.79	299842.46	105173.54	405016
25	10-NOV-28	34659169.25	298935.33	106080.67	405016
26	10-DEC-28	34553088.58	298020.39	106995.61	405016
27	10-JAN-29	34446092.97	297097.55	107918.45	405016
28	10-FEB-29	34338174.52	296166.76	108849.24	405016
29	10-MAR-29	34229325.28	295227.93	109788.07	405016
30	10-APR-29	34119537.21	294281.01	110734.99	405016
31	10-MAY-29	34008802.22	293325.92	111690.08	405016
32	10-JUN-29	33897112.14	292362.59	112653.41	405016
33	10-JUL-29	33784458.73	291390.96	113625.04	405016
34	10-AUG-29	33670833.69	290410.94	114605.06	405016
35	10-SEP-29	33556228.63	289422.47	115593.53	405016
36	10-OCT-29	33440635.1	288425.48	116590.52	405016

37	10-NOV-29	33324044.58	287419.88	117596.12	405016
38	10-DEC-29	33206448.46	286405.62	118610.38	405016
39	10-JAN-30	33087838.08	285382.6	119633.4	405016
40	10-FEB-30	32968204.68	284350.77	120665.23	405016
41	10-MAR-30	32847539.45	283310.03	121705.97	405016
42	10-APR-30	32725833.48	282260.31	122755.69	405016
43	10-MAY-30	32603077.79	281201.55	123814.45	405016
44	10-JUN-30	32479263.34	280133.65	124882.35	405016
45	10-JUL-30	32354380.99	279056.54	125959.46	405016
46	10-AUG-30	32228421.53	277970.14	127045.86	405016
47	10-SEP-30	32101375.67	276874.37	128141.63	405016
48	10-OCT-30	31973234.04	275769.14	129246.86	405016
49	10-NOV-30	31843987.18	274654.39	130361.61	405016
50	10-DEC-30	31713625.57	273530.02	131485.98	405016
51	10-JAN-31	31582139.59	272395.95	132620.05	405016
52	10-FEB-31	31449519.54	271252.11	133763.89	405016
53	10-MAR-31	31315755.65	270098.39	134917.61	405016
54	10-APR-31	31180838.04	268934.73	136081.27	405016
55	10-MAY-31	31044756.77	267761.03	137254.97	405016
56	10-JUN-31	30907501.8	266577.2	138438.8	405016
57	10-JUL-31	30769063	265383.17	139632.83	405016
58	10-AUG-31	30629430.17	264178.84	140837.16	405016
59	10-SEP-31	30488593.01	262964.11	142051.89	405016
60	10-OCT-31	30346541.12	261738.92	143277.08	405016
61	10-NOV-31	30203264.04	260503.15	144512.85	405016
62	10-DEC-31	30058751.19	259256.73	145759.27	405016
63	10-JAN-32	29912991.92	257999.56	147016.44	405016
64	10-FEB-32	29765975.48	256731.54	148284.46	405016
65	10-MAR-32	29617691.02	255452.59	149563.41	405016
66	10-APR-32	29468127.61	254162.6	150853.4	405016
67	10-MAY-32	29317274.21	252861.49	152154.51	405016
68	10-JUN-32	29165119.7	251549.16	153466.84	405016
69	10-JUL-32	29011652.86	250225.51	154790.49	405016
70	10-AUG-32	28856862.37	248890.44	156125.56	405016
71	10-SEP-32	28700736.81	247543.85	157472.15	405016
72	10-OCT-32	28543264.66	246185.66	158830.34	405016
73	10-NOV-32	28384434.32	244815.75	160200.25	405016
74	10-DEC-32	28224234.07	243434.02	161581.98	405016
75	10-JAN-33	28062652.09	242040.37	162975.63	405016
76	10-FEB-33	27899676.46	240634.71	164381.29	405016
77	10-MAR-33	27735295.17	239216.92	165799.08	405016
78	10-APR-33	27569496.09	237786.9	167229.1	405016

79	10-MAY-33	27402266.99	236344.55	168671.45	405016
80	10-JUN-33	27233595.54	234889.76	170126.24	405016
81	10-JUL-33	27063469.3	233422.42	171593.58	405016
82	10-AUG-33	26891875.72	231942.43	173073.57	405016
83	10-SEP-33	26718802.15	230449.67	174566.33	405016
84	10-OCT-33	26544235.82	228944.03	176071.97	405016
85	10-NOV-33	26368163.85	227425.41	177590.59	405016
86	10-DEC-33	26190573.26	225893.69	179122.31	405016
87	10-JAN-34	26011450.95	224348.76	180667.24	405016
88	10-FEB-34	25830783.71	222790.51	182225.49	405016
89	10-MAR-34	25648558.22	221218.81	183797.19	405016
90	10-APR-34	25464761.03	219633.56	185382.44	405016
91	10-MAY-34	25279378.59	218034.64	186981.36	405016
92	10-JUN-34	25092397.23	216421.93	188594.07	405016
93	10-JUL-34	24903803.16	214795.3	190220.7	405016
94	10-AUG-34	24713582.46	213154.65	191861.35	405016
95	10-SEP-34	24521721.11	211499.84	193516.16	405016
96	10-OCT-34	24328204.95	209830.77	195185.23	405016
97	10-NOV-34	24133019.72	208147.3	196868.7	405016
98	10-DEC-34	23936151.02	206449.3	198566.7	405016
99	10-JAN-35	23737584.32	204736.66	200279.34	405016
100	10-FEB-35	23537304.98	203009.26	202006.74	405016
101	10-MAR-35	23335298.24	201266.95	203749.05	405016
102	10-APR-35	23131549.19	199509.61	205506.39	405016
103	10-MAY-35	22926042.8	197737.12	207278.88	405016
104	10-JUN-35	22718763.92	195949.34	209066.66	405016
105	10-JUL-35	22509697.26	194146.14	210869.86	405016
106	10-AUG-35	22298827.4	192327.39	212688.61	405016
107	10-SEP-35	22086138.79	190492.95	214523.05	405016
108	10-OCT-35	21871615.74	188642.69	216373.31	405016
109	10-NOV-35	21655242.43	186776.47	218239.53	405016
110	10-DEC-35	21437002.9	184894.15	220121.85	405016
111	10-JAN-36	21216881.05	182995.6	222020.4	405016
112	10-FEB-36	20994860.65	181080.67	223935.33	405016
113	10-MAR-36	20770925.32	179149.23	225866.77	405016
114	10-APR-36	20545058.55	177201.13	227814.87	405016
115	10-MAY-36	20317243.68	175236.23	229779.77	405016
116	10-JUN-36	20087463.91	173254.38	231761.62	405016
117	10-JUL-36	19855702.29	171255.43	233760.57	405016
118	10-AUG-36	19621941.72	169239.25	235776.75	405016
119	10-SEP-36	19386164.97	167205.67	237810.33	405016
120	10-OCT-36	19148354.64	165154.56	239861.44	405016

121	10-NOV-36	18908493.2	163085.75	241930.25	405016
122	10-DEC-36	18666562.95	160999.11	244016.89	405016
123	10-JAN-37	18422546.06	158894.46	246121.54	405016
124	10-FEB-37	18176424.52	156771.66	248244.34	405016
125	10-MAR-37	17928180.18	154630.55	250385.45	405016
126	10-APR-37	17677794.73	152470.98	252545.02	405016
127	10-MAY-37	17425249.71	150292.78	254723.22	405016
128	10-JUN-37	17170526.49	148095.79	256920.21	405016
129	10-JUL-37	16913606.28	145879.85	259136.15	405016
130	10-AUG-37	16654470.13	143644.8	261371.2	405016
131	10-SEP-37	16393098.93	141390.48	263625.52	405016
132	10-OCT-37	16129473.41	139116.71	265899.29	405016
133	10-NOV-37	15863574.12	136823.33	268192.67	405016
134	10-DEC-37	15595381.45	134510.17	270505.83	405016
135	10-JAN-38	15324875.62	132177.05	272838.95	405016
136	10-FEB-38	15052036.67	129823.82	275192.18	405016
137	10-MAR-38	14776844.49	127450.28	277565.72	405016
138	10-APR-38	14499278.77	125056.28	279959.72	405016
139	10-MAY-38	14219319.05	122641.63	282374.37	405016
140	10-JUN-38	13936944.68	120206.15	284809.85	405016
141	10-JUL-38	13652134.83	117749.66	287266.34	405016
142	10-AUG-38	13364868.49	115271.99	289744.01	405016
143	10-SEP-38	13075124.48	112772.95	292243.05	405016
144	10-OCT-38	12782881.43	110252.35	294763.65	405016
145	10-NOV-38	12488117.78	107710.02	297305.98	405016
146	10-DEC-38	12190811.8	105145.75	299870.25	405016
147	10-JAN-39	11890941.55	102559.37	302456.63	405016
148	10-FEB-39	11588484.92	99950.68	305065.32	405016
149	10-MAR-39	11283419.6	97319.49	307696.51	405016
150	10-APR-39	10975723.09	94665.61	310350.39	405016
151	10-MAY-39	10665372.7	91988.84	313027.16	405016
152	10-JUN-39	10352345.54	89288.98	315727.02	405016
153	10-JUL-39	10036618.52	86565.83	318450.17	405016
154	10-AUG-39	9718168.35	83819.2	321196.8	405016
155	10-SEP-39	9396971.55	81048.88	323967.12	405016
156	10-OCT-39	9073004.43	78254.66	326761.34	405016
157	10-NOV-39	8746243.09	75436.35	329579.65	405016
158	10-DEC-39	8416663.44	72593.72	332422.28	405016
159	10-JAN-40	8084241.16	69726.58	335289.42	405016
160	10-FEB-40	7748951.74	66834.71	338181.29	405016
161	10-MAR-40	7410770.45	63917.9	341098.1	405016
162	10-APR-40	7069672.35	60975.92	344040.08	405016

163	10-MAY-40	6725632.27	58008.58	347007.42	405016
164	10-JUN-40	6378624.85	55015.64	350000.36	405016
165	10-JUL-40	6028624.49	51996.89	353019.11	405016
166	10-AUG-40	5675605.38	48952.1	356063.9	405016
167	10-SEP-40	5319541.48	45881.05	359134.95	405016
168	10-OCT-40	4960406.53	42783.51	362232.49	405016
169	10-NOV-40	4598174.04	39659.25	365356.75	405016
170	10-DEC-40	4232817.29	36508.05	368507.95	405016
171	10-JAN-41	3864309.34	33329.67	371686.33	405016
172	10-FEB-41	3492623.01	30123.87	374892.13	405016
173	10-MAR-41	3117730.88	26890.43	378125.57	405016
174	10-APR-41	2739605.31	23629.1	381386.9	405016
175	10-MAY-41	2358218.41	20339.63	384676.37	405016
176	10-JUN-41	1973542.04	17021.8	387994.2	405016
177	10-JUL-41	1585547.84	13675.35	391340.65	405016
178	10-AUG-41	1194207.19	10300.04	394715.96	405016
179	10-SEP-41	799491.23	6895.61	398120.39	405016
180	10-OCT-41	401370.84	3461.82	401370.84	404832.66

The basis for classification of the Loan/loan account(s) into SMA categories and NPA shall be as follows:

Loans other than revolving facilities		Loans in the nature of revolving facilities like cash/ credit/ overdraft	
SMA Sub – Categories	Basis for classification – Principal or interest payment or any other amount wholly or partly overdue	SMA Sub – Categories	Basis for classification – Outstanding balance remains continuously in excess of the sanctioned limit or drawing power, whichever is lower, for a period of:
SMA-0	Upto 30 days		
SMA-1	More than 30 days and upto 60 days	SMA-1	More than 30 days and upto 60 Days
SMA-2	More than 60 days and upto 90 days	SMA-2	More than 60 days and upto 90 Days

The above is further clarified vide the following example:

If due date of a loan account is April 1, 2024, and the Borrower`s Dues (or any part thereof) are not received before the Lender runs the day-end process for this date, the date of overdue shall be April 1, 2024. If it continues to remain overdue, then this loan account(s) of the Borrower(s)/ Loan shall get tagged as SMA-1 upon running day-end process on May 1, 2024 i.e. upon completion of 30 days of being continuously overdue. Accordingly, the date of SMA-1 classification for that account shall be May 1, 2024.

Similarly, if the loan account(s) of the Borrower(s)/ Loan continues to remain overdue, it shall get tagged as SMA-2 upon running day-end process on May 31, 2024 and if continues to remain overdue further, it shall get classified as NPA upon running day-end process on June 30, 2024.

ANNEXURE II
Details of the Co-Lending Arrangement

The Borrower(s) on behalf of itself and all the other Obligor(s) hereby understands, agrees and consents to the terms of Co-Lending Arrangement specified hereunder -

1. Co-Lending Partner Contribution

- a. The Borrower(s) on behalf of itself and all the other Obligor(s) hereby agrees and understands that as per the co-lending arrangement, if the Loan availed/to be availed by the Borrower(s) meets the selection criteria of the relevant Co-Lending Partner, and if it is accepted by the Co-Lending Partner, the Co-Lending Partner shall make available such portion of the Loan as per the Co-Lending Partner Contribution and part of the Loan [to the extent of 90% (or upto such limit, as may be permitted under the Reserve Bank of India guidelines) of the total principal outstanding of Loan] shall be transferred to the Co-Lending Partner (as more particularly mentioned in Key Facts Statement in Annexure III hereunder) under co-lending arrangement.
- b. Upon transfer of the Loan to the Co-Lending Partner, all the right, title and interest of the Lender in the Loan (to the extent of 90% (or upto such limit, as permitted under guidelines) of the total principal outstanding of Loan), shall stand transferred to co-lending partner and the co-lending partner will be treated as a lender to the extent of loan transferred
- c. Further, the terms of the Loan shall be deemed to be transferred in such a manner that the Co-Lending Partner shall become a co-lender of the Loan and shall be deemed to have executed the Loan Documents (to which the Lender is a party) as a co-lender along with the Lender and all the references under the Loan Documents to the lender of the Loan shall be deemed to mean and include both the Lender and such Co-Lending Partner

2. Roles, responsibilities and covenants of the Lender and Co-Lending Partner

- a. The final rate of interest charged to the Borrower shall be the blended interest rate, which is derived from the interest rates charged by both Lenders, as per each Lender's internal lending policies, risk profile of the Borrower(s) and other factors, as more particularly specified in the Loan Agreement.
- b. The Lender shall continue to be single point of interface for the Borrower(s), irrespective of a portion of the Loan being novated by/ assigned to/ transferred to the co-lending partner under Co-Lending Arrangement.
- c. The Lender shall be responsible for redressal of all/any grievances of the Borrower(s), collection of the Receivables and Payment Instalment(s) on the Due Date(s), enforcement of Security and receive all enforcement proceeds, maintain loan account details etc., for itself and on behalf of co-lending partner. The details pertaining to grievance redressal mechanism has been specified in clause no. 23 of the Loan Agreement.
- d. The Lender will act as co-lending partner's agent for holding the Security Interest created by the Borrower(s)/ Guarantor(s) or any other security provider and keep all documents in relation to the Loan and the Security created in terms hereof, in safe custody.
- e. The co-lending partner shall have the right over the Security to the extent of 90% under the terms of the co-lending agreement and Lender will hold the Security in trust, and for the benefit of itself and co-lending partner. Notwithstanding anything to the contrary, the co-lending partner will have all the rights of recovery and enforcement of the Security, pursuant to the provisions of the Loan Documents.
- f. The co-lending partner shall have the right to conduct additional CIC verification of the Obligor(s) and such other checks/verifications/ inspections etc., as it may deem necessary. The co-lending partner shall also be entitled to report their respective share of the loan to Reserve Bank of India, credit information company (e.g. CIBIL and/or other similar entities), credit rating agencies, statutory/regulatory
- g. The Lender will make available to the co-lending partner, any information including KYC documents received by it, on a request by the co-lending partner pertaining to the Loan and/or the operation or financial conditions or business of the Borrower(s).
- h. The Lender and co-lending partner shall apply a borrower level asset classification, as per each Lender's exposure to the Borrower under this co-lending arrangement.

3. Borrower's declarations

- a. The Borrower(s) understands and is aware that in case the Loan is under the co-lending arrangement, the account in which the amounts towards repayment are to be charged/ deposited, may change and the escrow account together with the Co-Lending Partner may be the designated account for depositing the amounts towards repayment. The Borrower(s) hereby authorizes the Lender to issue necessary instructions and change the details of the recipient account in the Borrower(s) standing instructions like e-NACH, NACH or any other electronic mode of payment.
- b. The Borrower(s) has/have read (and/ or has been read to and explained), verified, understood and irrevocably agreed to the terms and conditions of the Loan Documents and other related documents (if any), including but not limited to the procedure and guidelines applicable to the co-lending arrangements.
- c. The Borrower(s) agrees that the co-lending arrangements entered/to be entered between the Lender and the Co-Lending Partner shall be irrevocable and binding on the Borrower(s) and the Borrower(s) shall not raise any objection, for the reason whatsoever, to the terms of the Loan Documents and the co-lending arrangement.
- d. The Borrower(s) and the Obligor(s) further understand and agree that for facilitating the co-lending arrangement as above, the Know Your Customer (?KYC?) and other details are required to be shared with the Co-Lending Partner. By signing the Loan Documents, the Borrower(s) and the Obligor(s) hereby provide their consent to the Lender for sharing necessary information with the Co-Lending Partner being a participant to this co-lending arrangement. Further, the Borrower(s) and the Obligor(s) hereby consent to the Lender and the Co-Lending Partner to disclose any information or data related to the Loan and KYC

information to the Credit Information Bureau (India) Limited and / or any other agency authorized by the RBI, Central KYC Registry or any other competent authority. The Borrower(s) and the Obligor(s) understand, agree and confirm that they are aware that such agencies may use or share such information as they deem fit and proper.

**The details of co-lending partners and co-lending policy can be accessed on the Lender website at link i.e.
<https://www.sammaancapital.com/english-pdfs/co-lending-policy-ihfl-v2.pdf>
<https://www.sammaancapital.com/english-pdfs/list-of-co-lending-partnerships-ibhfl-v2.pdf> respectively.**

DECLARATION AND ACKNOWLEDGEMENT
Schedule I

1. Mortgagor(s) -

S.No	Name of the Mortgagor(s)	Permanent Account Number
1	SEAHJAD AHMED BASARATALI SIDDIQUI	BAKPS1764C

2. Borrower(s)(including Co-Borrower(s)/ co-applicant(s), if any) -

S.No	Name of the Borrower(s)	Permanent Account Number
1	HUMA ENTERPRISES	BAKPS1764C
2	SEAHJAD AHMED BASARATALI SIDDIQUI	BAKPS1764C
3	SAHER BANO SEAHJAD SIDDIQUI	DYXPS6155J

3. Loan Agreement(s) Date - 30-SEP-2026

4. Loan(s)- Upto Rs. 36950000 /- (Three Crore Sixty-Nine Lakh Fifty Thousand Only)

5. Place of deposit of the Title Deeds : Mumbai

6. Date of deposit (by way of actual/constructive delivery*) of the Title Deeds by the Mortgagor(s) with the Lender :

7. Date of execution of this Declaration and Acknowledgement :

8. Place of execution of this Declaration and Acknowledgement : Mumbai

9. Notice/communication to the Mortgagor(s) :

Address : A/604, A WING, TRADE SQUARE BUILDING, MEHERA IND A K ROAD, SAKINAKA, OPP TELE EXCHANGE AND ORKEY IND, KURLA WEST MUMBAI

Email Address : humaenterprises05@gmail.com **Telephone :** 9820033524

Attention of : HUMA ENTERPRISES

NOTE - The registered office of the Lender has been changed, hence, the name clause of the Lender and the address for notice/communication to the Lender on the registered office stands modified as: **A - 34, 2nd & 3rd Floor, Lajpat Nagar-II, New Delhi-110024**

Schedule I-A

Description of the property : OFFICE NO. 604, 6TH FLOOR,, A WING, TRADE SQUARE,, SAKI NAKA, ANDHERI KURLA ROAD, CTS NO. 662/2 OF VILLAGE MOHILI, ANDHERI EAST, MUMBAI-400072, MAHARASHTRA

Schedule II

Title Deeds

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ANNEXURE III					
Key Facts Statements("KFS")					Annex A
Part 1 (Interest rate and fee/charges)					
1	Loan Proposal/account No.	1401648		Type of Loan	Loan against Property
2	Sanctioned Loan amount (in Rupees)	36950000			
3	Disbursal schedule		The Lender may disburse the Loan (or any part thereof)only upon the fulfillment by the Obligor(s) of all the conditions precedent as may be specified by the Lender. The Loan (subject to deductions, if any) may be disbursed in full or in such tranches as mentioned in the request for disbursal of the Loan by the Borrower(s) or as deemed fit by the Lender.		
4	Loan term (year/months/days)		180 Months		
5	Installment details				
Type of installments		Number of EPIs **	EPI (₹)	Commencement of repayment, post sanction	
Monthly		180 Months	405016	10-Nov-2026	
6	Interest rate (%) and type (fixed or floating or hybrid)		10.35% AIR (Floating Rate)		
7	Additional Information in case of floating rate of interest				
Reference Benchmark	Benchmark rate (%) (B)	Spread (%) (S)	Final rate (%) R = (B) + (S)	Reset periodicity(Months)	Impact of change in the reference benchmark (for 25 bps change in `R`, change in:) revised R: 10.6
				B and/or S	EPI (₹) No. of EPIs
Retail Commercial Lending RateRCLR	Current - RCLR%	-4.25%	10.35%	Monthly	Scenario 1: Impact on EPI amount with no change in Number of EPIs
					410739 180 Months
					Scenario 2: Impact on Number of EPIs with no change in EPI amount
					405016 186 Months
** EPI - Equated Periodic Installments					
8	Fee/ Charges				
		Payable to the Lender (A)		Payable to a third party through Lender (B)	
		One-time/ Recurring	Amount (in (₹))	One-time/ Recurring	Amount (in (₹))
(i)	Processing fees	One-time	545013		
(ii)	Insurance charges			One-time	950000
(iii)	Legal & Valuation fee	One-time	Rs.5900 (inclusive of GST)		
(iv)	Database Admin Fee	One-time	Rs.650 (inclusive of GST)		
(iv)	Transaction Handling Fee	One-time	Rs.2360 (inclusive of GST)		
9	Annual Percentage Rate (APR) (%)			11.1	
10	Details of Contingent Charges (in (₹) or %, as applicable)				

(i)	Penal charges, if any, in case of delayed payment	24% (twenty four percent) per annum on the outstanding of EMI/ Pre-EMI
(ii)	Penal charges for breach of other term and condition of loan agreement (other than default in payment)	2% (two percent) per annum on the outstanding amount of loan
(iii)	Foreclosure charges, if applicable	Not Applicable
(iv)	Charges for switching of loans from floating to fixed rate and vice versa	Conversion/ Switch Fee is payable on the principal outstanding at the time of switch and will be charged at the discretion of the Lender. For the revision of interest rate within Floating Rate option (i.e. floating to floating rate), the fees payable shall be 25% or onwards of the difference of the two coupon rates i.e. between the existing and proposed revised rate. In case of switch from Floating rate to Fixed Rate or vice versa, the fee payable shall be 50% or onwards of the difference of the two rates i.e. between the existing and proposed rate. For more details/ information, please refer switch policy uploaded on our website i.e. https://www.sammaancapital.com/
(v)	Any other charges (please specify)	The Borrower(s) shall also be liable to pay to the Lender any other fee/charges, as applicable under the Loan Documents and/or as specified by the Lender. The details of various charges/ fees has been more particularly mentioned and enclosed herewith in Annexure D hereunder.
Part 2 (Other qualitative information)		
1	Clause of Loan agreement engagement of recovery agents	The Lender reserves the right to engage recovery agents, at its sole and absolute discretion, as per the Lender's Collection Policy and regulatory guidelines.
2	Clause of Loan agreement grievance redressal mechanism	In the event of any complaint/ grievance, the Borrower(s) and/or Co-Borrower(s) may visit their nearest Lender's branch office and register their query/complaint via a grievance form (available on the Lender's website or contact the Lender on its toll free number at 1800-572-7777 or write to customercare at homeloans@sammaancapital.com . If the grievance/ complaint has not been resolved within 30 days, the Borrower(s) and/or Co-Borrower(s) may directly write to Reserve Bank of India ("RBI") and/or upload their complaint at CMS (Complaint Management System) in online mode facility being available at the web site of RBI on link: https://cms.rbi.org.in OR in offline mode by post/ physical letter to the office of Centralized Receipt and Processing Centre (CRPC), Reserve Bank of India, Central Vista, Sector 17, Chandigarh 160017
3	Phone number and email id grievance redressal officer	Ph:0124-6048088 Email:Grievance@sammaancapital.com
4	Whether the loan is, or in future maybe, subject to transfer to other Lender or securitization (Yes/ No)	The Lender shall be entitled to sell, securitize, transfer, encumber and/or assign any/all of its rights and obligations (including the Borrower's Dues/Loan or any part thereof with or without any Security) under the Loan Documents to any person(s)/entity and on such terms and conditions as the Lender, in its sole and absolute discretion deems fit.
5	In case of lending under collaborative lending arrangements (e.g., co-lending/ outsourcing):	
Name of the originating Lender, along with its funding proportion		Name of the partner Lender along with its proportion of funding
		Blended rate of interest
6	In case of digital loans, following specific disclosures may be furnished:	
(i)	Cooling off/look-up period, in terms of Lender's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan	Not Applicable
(ii)	Details of LSP acting as recovery agent and authorized to approach the borrower	Not Applicable

The Borrower(s) agrees and confirms as follows:	
(a)	That the Borrower(s) accepts the Sammaan Capital Limited Key Facts Statement along with Annexures and its calculation method, Other Charges and all other amounts payable as per the KFS are reasonable and the Borrower(s) has understood the meaning of each KFS points and its financial implications, amounts payable and liabilities and obligations created herein.
(b)	This KFS shall, as may be considered appropriate/relevant by Sammaan Capital Limited be read as an integral part of, and be enforceable along with, the Loan Agreement and any documentation accompanying the Loan agreement.
(c)	The Borrower(s) has read and understood the Sammaan Capital Limited Key Facts Statement and agrees to be bound by the KFS. Hereof. In the event the Borrower (s) is illiterate and/or cannot read English language, the terms of this KFS have been read over, translated and explained in detail in the vernacular language to the Applicant (s).
Date: 30-SEP-26	
For Sammaan Capital Limited	
Authorized Signatory	
Acknowledgment and acceptance by the Borrower(s)	

Illustration for computation of APR for Retail and MSME loans

Sr. No	Parameter	Details
1	Sanctioned Loan amount (in Rupees) (SI no. 2 of the KFS template - Part 1)	36950000
2	Loan Term (in years/ months/ days) (SI No.4 of the KFS template - Part 1)	180 Months
a)	No. of instalments for payment of principal, in case of non- equated periodic loans	Not Applicable
b)	Type of EPI Amount of each EPI (in Rupees) and nos. of EPIs (e.g., no. of EMIs in case of monthly instalments) (SI No. 5 of the KFS template - Part 1)	Monthly Rs. 405016 180
c)	No. of instalments for payment of capitalised interest, if any	-
d)	Commencement of repayments, post sanction (SI No. 5 of the KFS template - Part 1)	30 Days
3	Interest rate type (fixed or floating or hybrid) (SI No. 6 of the KFS template - Part 1)	Floating
4	Rate of Interest (SI No. 6 of the KFS template - Part 1)	10.35
5	Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date (in Rupees)	35952696.66
6	Fee/ Charges payable (in Rupees)	1503923
A	Payable to the RE (SI No.8A of the KFS template-Part 1)	553923
B	Payable to third-party routed through RE (SI No.8B of the KFS template - Part 1)	950000
7	Net disbursed amount (1-6) (in Rupees)	35446077
8	Total amount to be paid by the borrower (sum of 1 and 5) (in Rupees)	72902696.66
9	Annual Percentage rate- Effective annualized interest rate (in percentage)10 (SI No.9 of the KFS template-Part 1)	11.1
10	Schedule of disbursement as per terms and conditions	The Lender may disburse the Loan (or any part thereof) only upon the fulfillment by the Obligor(s) of all the conditions precedent as may be specified by the Lender. The Loan (subject to deductions, if any) may be disbursed in full or in such tranches as mentioned in the request for disbursal of the Loan by the Borrower(s) or as deemed fit by the Lender.
11	Due date of payment of instalment and interest **	30 Days

** Due date for payment of EMI may vary in case of principal moratorium

Fee and other charges	Annexure D
PARTICULARS	Rates / Amount
Pre-disbursement :-	
Processing Fees	Loan Against Property (LAP) - 1.25% onwards of loan amount
Database Admin Fee (Including Taxes)	INR 650/- (plus applicable taxes and other bona fide levies, if any)
Transaction handling charges in balance transfer/ resale loans	INR 2000/-
Technical /Valuation and Legal opinion charges, SRO search charges, ROC search charges, non-encumbrance certificate from SRO charges	Loan Against Property INR 5000/
Stamping charges of loan agreement	As per actual, subject to state laws - to be borne by the borrower
Stamping charges of other legal documents like indemnity bond, legal undertakings, legal affidavits, personal guarantee bond, power of attorney for NRI home loans etc.	As per actual, subject to state laws - to be borne by the borrower
Post Disbursement :-	
Registration charges for borrowers NACH/ ECS mandate (loan repayment)	NIL
Cheque / NACH / ECS dishonor charges and/or Cheque/NACH returned/ Non-payment of EMI	Loan Against Property - INR 750/-
Penal Charges	In case of payment defaults - 24% (twenty four percent) per annum on outstanding of EMI/ Pre-EMI In case of other defaults/Event of Default - 2% (two percent) per annum on the outstanding amount of loan.
Charges for physical Statement of Account/ Amortization Schedule	INR 200/-
Income tax certificate in home loans	NIL
Complaint handling charges	NIL
Property Swap Charges (Swapping is at discretion of the Lender)	INR 10000/-
Charges for Reissuance of pay order/ disbursement cheque revalidation	INR 500/-
Foreclosure statement Charges	INR 500/- (Nil, if requested once in quarter)
List of Documents	INR 1000/- (Nil, if requested within initial 6 months of 1st disbursement)
Retrieval charges for copies of loan/ property document in the Lender`s custody	INR 750/-
Charges for certified true copies of title deeds from SRO, if applicable	As per actual
Original property documents retrieval for specific activity like production at SRO or development authority (on borrower request)	INR 5,000/- (plus applicable taxes and other bona fide levies, if any)
Repayment Mode/ Account Swap Charges	INR 500/-
Charges for non-collection of property documents beyond 30 days from the date of full repayment / settlement of the Loan	INR 500/- per month or part thereof
NeSL IU Service Charges	As per actuals charged by NeSL
ROI Switch Fee	Loan Against Property- 50% onwards of the difference between the existing and revised rate

All the applicable fees & charges along with the associated taxes and other bona fide levies (if any), which in case payable, are to be paid by the borrower, in addition to the applicable fees/ charges.

Charges specified hereinabove are applicable per each instance

* All fees and charges are payable as per rates published on the Lender`s website, from time to time