


DECLARATION

Declaration of Baljeet Singh s/o Mr. Amarjit Singh, authorised signatory for Jubilee Infra Planner LLP,
SCO 22, First Floor, Sector 79, S.A.S.Nagar, Punjab.

I Baljeet Singh, authorised signatory for Jubilee Infra Planner LLP in respect of project "Jubilee Golfvista" at GH-10, Sector 91(JLPL), S.A.S.Nagar, do hereby solemnly declare that except the term loan, as on date, outstanding amount of which is Rs.6,70,71,168/- (Rupees six crores seventy lacs seventy one thousand one hundred and sixty eight only) [being the disbursed loan amount of Rs.38,90,36,571/- (Rupees thirty eight crores ninety lacs thirty six thousand five hundred and seventy one only) by the Andhra Bank to Acme Builders Pvt Ltd against the sanctioned amount of Rs.50 Crores out of which Rs.32,19,65,403/- (Rupees thirty two crores nineteen lacs sixty five thousand four hundred and three only) has been paid off], no other encumbrance(s) has been created on the said land.

For Jubilee Infra Planner LLP



Baljeet Singh
(Authorised Signatory)

Letter Of Sanction- M/s Acme Builders Pvt Ltd- Sanction of Fresh Term loan of Rs 50.00 Crores for construction of 343 Residential Flat-Under Project Acme Eden Court.



(A Govt. of India Undertaking)

From, Asst. General Manager, Andhra Bank,SCO-202-203-204, Sector-17C, Chandigarh	To, M/s Acme Builders Pvt Ltd. SCO 2449-50,First Floor Sec 22 C,Chandigarh
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LETTER OF SANCTION

Letter No.	: 0095/52/390/2015-16	Letter Date	: 12.11.2015
Sanctioning Authority	: Head Office	Date of Sanction	: 28.10.2015
Credit Rating	: "B" under CRRM As per ABS 31.03.2015	Due Date	: As per Repayment Schedule
Category	: MSME - Small (Service) - Non Priority Sector		

We are pleased to convey the sanction of the following credit facilities by our competent authority against the terms and conditions stipulated there under:-

Facility	:	Term Loan (CRE) (Fresh)				
Limit	:	50.00 crore (Rupees Fifty crore only)				
Purpose	:	To part finance the construction cost of the residential project "ACME EDEN COURT" in Mohali with total project cost of Rs 218.99 crore.				
Security	:	As mentioned below				
Margin	:	As detailed below: (In crore)				
		Item	Total cost	Margin (%)	Margin amount	TL Eligibility
		Land cost	44.48	100.00%	44.48	0.00
		Building Construction	126.13	60.00%	76.13	50.00
		Preliminary & Preoperative expenses	22.82	100.00%	22.82	0.00
		Interest during construction	19.24	100.00%	19.24	0.00
		Contingencies	6.31	100.00%	6.31	0.00
		Total	218.99		168.99	50.00
Means of finance	:	(In crore)				
		Sources	Amount	Share in total project cost		
		Promoter's Contribution	25.00	11.42%		
		STL(CRE)	50.00	22.83%		
		Advances from customers	143.99	65.75%		
		Total	218.99	100.00%		
Rate of Interest	:	Applicable ROI at Base Rate+4.25%+TP p.a. = 14.25% p.a. at present				
Repayment	:	To be repaid in 8 quarterly instalments with 15 months gestation from the date of first disbursement.				
		Interest and other charges are to be serviced as and when debited.				
		Borrower should obtain NOC from Bank for sale of each flat. Borrower to submit the proportionate sale proceeds at 700/- per sq.ft. or instalment amount due whichever is higher and to be credited to loan account while issuing NOC for sale of flats				

For ACME BUILDERS (P) LTD.

DIRECTOR





My Loans

Account Nickname: -NIL-

Account Number: -NIL-

Account Type: All

Account Currency: INR

Loan Accounts List

Account Number	Account Type	Status	Balance
Account Nickname			
009530100011030	Loan	Open	Disbursed: INR 38,90,36,571.00
ACME BUILDERS PRIVATE LIMITED			Amount Due: INR -6,70,71,167.70



ਪੰਜਾਬ ਪੁੰਜਾਬ PUNJAB

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Harsh Kohli s/o Mr. Mohinder Partap Kohli, Director, M/s Acme Builders Private Limited, SCO 2449-50, First Floor, Sector 22C, Chandigarh.

I Harsh Kohli, Director, Acme Builders Private Limited do hereby solemnly declare that the complete site no. GH-10 at sector 91(JLPL), S.A.S.Nagar, Punjab is not free from encumbrances.

The term loan amounting to Rs.50,00,00,000/- (Rupees fifty crores only) was sanctioned from Andhra Bank vide letter no 0095/52/ 390/2015-16 dated 12/11/2015 to M/s Acme Builders Pvt Ltd. Subsequently, only the loan amount of Rs.38,90,36,571/- (Rupees thirty eight crores ninety lacs thirty six thousand five hundred and seventy one only) was disbursed from the bank.

The loan amounting to Rs.32,19,65,403/- (Rupees thirty two crores nineteen lacs sixty five thousand four hundred and three only) has been paid off and amount of Rs.6,70,71,168/- (Rupees six crores seventy lacs seventy one thousand one hundred and sixty eight only) is yet to be paid off by M/s Acme Builders Private Limited.

I solemnly declare and undertake that Acme Builders Private Limited will clear this outstanding loan within the due period and that there is no any other encumbrance of the said site.

Deponent

Verification:

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at S.A.S.Nagar on 02nd day of January of 2021.

Deponent

Attested as Identified

VIDYA SAGAR
Notary, S.A.S. Nagar (Ph.)

04 JAN 2021

3 DEC 2020

ਸੁਰਜੀਤ ਸਿੰਘ
ਅਕਾਊਂਟੈਂਟ ਜਨਰਲ
ਐਚ.ਐਚ.ਐਸ. ਟਿਕੀਸ-10

ਦਿ. 306
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ਸੁਖਦੇਵ ਸਿੰਘ ਪਾਠੀਏ LLP
ਦਿ. 306 - 71, ਏ 9
Mohali