

FUNDING - REAL ESTATE PROJECTS

(PROJECT LOAN REQUIRED: 100% OF THE PROJECT COST)

SCHEME I

Promoters provide - 100% value of funding assistance as Bank Guarantee

Period/Maturity - One Year One Month, extendable for XXX years (the entire funding period)

Disbursement - 100% value of Bank Guarantee will be disbursed towards funding assistance over a period of 6 months spread over equally, first disbursement on or before 30 banking days of receiving the Bank Guarantee in our Bank.

Repayment - 5/10/15 years as required by Borrower and payment at the end of Funding period in One bullet payment.

Interest - 2% per annum

No mortgage on the Land and property.

SCHEME II

Promoters shall provide - 33% value of funding assistance as Bank Guarantee towards margin money, as per Annexure IA.

33% equivalent CASH FUNDS will be deposited by the Borrower in their Own Bank to arrange the Bank Guarantee

Pledge the deposit receipt to their own bank

Borrower earns 5 to 5.5% Interest on deposit

Borrower's Bank provides Bank Guarantee towards Margin Money for 33% value. Bank Guarantee shall be for 1 year 1 month extendable for further 2 years period. The Bank Guarantee will be put on the Screen and blocked. The safe keeping deposit receipt will be issued in the name of CANFIM, but original Bank Guarantee will be released under the joint signatures of the Borrower and CANFIM.

FINANCE - 100% project cost is extended. Disbursement according to project implementation schedule. 1st instalment upon 30 banking days of receiving the Bank Guarantee in our Bank.

Period of loan: 15 years (maximum)

Interest: 7% or 6.75% (LIBOR +1.5%)

Interest shall be applicable during construction.

Moratorium: 2+1 = 3 years, to commence repayment of loan At maturity of 3 years, the Bank Guarantee will be returned automatically to the Issuer (without referring to the Beneficiary).

Retainer & Success fee: 3% of the project cost.

Security : (i) Mortgage of Land & Property in favour of CANFIM, (ii) Revenue/proceeds from the property will be assigned to our Designated Bank and the Bank will be the Fund Managers, (iii) Post dated cheques will be issued by the Borrower for the repayment of loan and payt. Of interest. Also post dated cheques will be issued by CEO of the Co.