

Date: 24-07-2025

Customer/ Entity Name: Makarand Bhausahab Shirsat

Address: S/O Bhausahab Shirsat, Flat No.701 Devyani Galaxy Dawadi naka, Dombivli East, Nr.Shubharambh Hall, Kalyan, Tilaknagar, Thane, Maharashtra, 421201 Tilaknagar Thane Thane 421201 Maharashtra

Name of Co-borrowers(s): Makarand Bhausahab Shirsat

Reg: Your request for credit facility

Dear Sir/Madam,

We thank you for applying for unsecured loan with Fintree Finance Private Limited ("FFPL"/ Lender). We require your acknowledgment for having received this Sanction Letter and confirm that the terms and conditions as communicated herein for the facility are acceptable to you. You hereby acknowledging this Sanction Letter, accord your consent for availing this loan facility.

We are pleased to inform you that, based on your loan application and details provided by you, loan facility has been sanctioned to you in principle basis as per the terms and conditions mentioned below:

Details of the Applicant, Educational Institute and the Student

Sr. No.	Parameter	Details
(i)	Name of the Main Applicant: Makarand Bhausahab Shirsat Address: S/O Bhausahab Shirsat, Flat No.701 Devyani Galaxy Dawadi naka, Dombivli East, Nr.Shubharambh Hall, Kalyan, Tilaknagar, Thane, Maharashtra, 421201 Tilaknagar Thane Thane 421201 Maharashtra Email: Makarandshirsat2830@gmail.com	
(ii)	Name of the educational institute: Orchids The International School Address: NA Email: NA	
(iii)	Name of the Student: Rudra Shirsat	

Address: S/O Bhausahab Sirsat, Flat No.701 Devyani Galaxy Dawadi naka, Dombivli East, Nr.Shubharambh Hall, Kalyan, Tilaknagar, Thane, Maharashtra, 421201 Tilaknagar Thane Thane 421201 Maharashtra
Email: Makarandshirsat2830@gmail.com

KFS Part 1

1	Loan Product/account No.	1229495	Type of Loan	Education Loan
2	Sanctioned Loan amount (in Rs.)		A. Fee amount payable = 92000.0 B. Discount Provided By Educational Institution to Enable EMI payment option = 0 C. Net Sanction Amount = 92000	
3	Disbursal schedule (i) Disbursement in stages or 100% upfront. (ii) If it is stage wise, mention the clause of loan agreement having relevant details		Complete Applied Fee Upfront	
4	Loan Term (year/months/days)		10 months including 2 downpayment	
5	Installment details			
Type of Installments		Number of EMIs	Amount of EMI (₹)	Commencement of repayment, post sanction
Equated Monthly Installments		10 including 2 downpayment	9430	5th of every month (The actual Instalment/EMI date will depend on the disbursement date and may change accordingly, and will be shared post disbursement)- Please refer to loan agreement clause 5 - Emi Commencement Date.
6	Interest rate (%) and type (fixed or floating or hybrid)		8.319 (fixed)	
7	Fee/ Charge			

		Payable to Lender (A)		Payable to a third party through Lender (B)	
		One-time/ Recurring		One-time / Recurring	Amount (in ₹) or Percentage (%) as applicable

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			Amount (in ₹) or Percentage(%) as applicable		
(i)	Processing Fees	NA	NA	NA	NA
(ii)	Insurance Charges	NA	NA	NA	NA
(iii)	Valuation fees	NA	NA	NA	NA
(iii)	Mandate Processing Charges	NA	NA	One-Time	299.0 + 18% GST
(v)	Any other (please specify)	NA	NA	NA	NA
8	Annual Percentage Rate (APR) (%) [*]		9.42		
9	Details of Contingent Charges (in ₹ or %, as applicable)				
(i)	Penal charges, if any, in case of delayed payment				24% p.a. of the overdue amount (+ GST)
(ii)	Foreclosure charges				2.5% of the outstanding loan amount (+ GST)
(iii)	Bounce Charges (for each instance of default in repayment of instalment)				Rs.590/-

Part 2

1	Clause of Loan agreement relating to engagement of recovery agents	13
2	Clause of Loan agreement which details grievance redressal mechanism	14
3	In case of digital loans, following specific disclosures may be furnished:	

(i) Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan	3 (three) days
(ii) Details of LSP acting as recovery agent and authorized to approach the borrower	13

Repayment Schedule

Instalment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Instalment (in Rupees)	Closing Principal (in Rupees)
1	92000	18400	460	18860	73600
2	73600	9200	230	9430	64400
3	64400	9200	230	9430	55200
4	55200	9200	230	9430	46000
5	46000	9200	230	9430	36800
6	36800	9200	230	9430	27600
7	27600	9200	230	9430	18400
8	18400	9200	230	9430	9200
9	9200	9200	230	9430	0

**** Note:** The dates are indicative and may change depending upon the actual date of disbursement.

Schedule of charges will also form part of the Loan agreement to be executed between Lender and the Borrower(s)/Co-Borrower(s)/Guarantor(s).

Please note that the facility will be subject to the following terms and conditions:

1. Loan tenure and/or EMI amount mentioned herein are subject to change from time to time as per terms of the loan documents.
2. In case of any delay in repayment the borrower will pay the due amount along with overdue interest.
3. Any material fact concerning the borrower's / guarantor's income / ability to repay / any other relevant aspect should be disclosed and not suppressed or concealed in your proposal for the credit facility.
4. All statutory taxes, duties, and levies under the applicable laws, as may be amended from time to time, shall be additionally payable by you.

Other terms and conditions:

1. All payments shall be made in favour of Escrow Account at any mode at the discretion of the Lender against a receipt acknowledging the payment.
2. Additional charges including service charges, etc., may be levied by the Lender as may be applicable to the Borrower as specified in this Sanction Letter, Stamp duties and other documentation expenses shall be borne by the Borrower.
3. Extension beyond the sanctioned tenure shall be considered at the discretion of the Lender only on upon prior written request from the borrower.
4. The continuance of the Facility is subject to cancellation and / or repayment to the Lender on demand without assigning any reason for the same.
5. The Lender is entitled to add, delete or modify all or any of the terms and conditions for the facility and/or the Standard Terms applicable to the Facility.
6. The borrower/s shall immediately intimate the Lender in the event of any change in the repayment capacity of the borrower/s any change in the information submitted earlier.
7. Please note that this is the only sanction letter issued by the Lenders in respect of the abovementioned proposed loan facility. The Lender shall not be liable, responsible or bound by any other letter / communication issued by any person in relation to the proposed loan facility.
8. I/We hereby agree to give my/our express consent to FFPL to disclose all the information and data furnished by me/us to receive information from Central KYC Registry/third parties including but not limited to vendors, outsourcing agencies, business correspondents for analysing, processing, report generation, storing, record keeping or to various credit information companies/ credit bureaus e.g. Credit Information Bureaus (India) Limited (CIBIL), or to information utilities under the Insolvency Bankruptcy Code 2016 through physical or SMS or email or any other mode.

We would like to inform you that the issuance of this sanction letter shall not guarantee the loan disbursement which will be done at the sole discretion of the Lender. It shall neither constitute an offer nor a contract.

As a token of acceptance of this sanction, you are requested to return a copy of this letter duly signed and accepted by you and other co-borrower(s). The sanction will remain valid for a period of 30 days from the date of issue thereof.

I/ We understand and accept the above term and conditions for availing the Facility. Name -
Makarand Bhausahab Shirsat

Signature:

2409:40c0:1029:3209:3885:b6e2:6908:26ea

Your Sincerely,
For Fintree Finance Private Limited

For Makarand Bhausahab Shirsat

192.168.0.1 Lalit Shah
24-07-2025-13:48:56

2409:40c0:1029:3209:3885:b6e2:6908:26ea
Makarand Bhausahab Shirsat
24-07-2025-13:48:56

Authorised Signatory
Makarand Bhausahab Shirsat
24-07-2025-13:48:56

Authorised Signatory

Place: Mumbai

Date: 24-07-2025

LOAN AGREEMENT

This Loan Agreement ('**Agreement**') is made at the place and on the date as mentioned in the Loan Term Sheet hereto between

FINTREE FINANCE PVT. LTD. Company incorporated under the provisions of the Companies Act, 2013, having its registered office at 4th Floor, Engineering Centre, 9 Mathew Road, Opera House, Charni Road (East), Mumbai 400 004 (hereinafter referred to as '**LENDER**', which expression shall, unless repugnant to the context, include its successors and assigns) of the One Part;

And

The person(s) as detailed in the KFS hereto is in need of credit facility for paying educational fees to the educational institute (each such person is referred to as the '**Borrower**', which term shall, unless repugnant to the context, as detailed in the Loan Term Sheet hereto include his/her heirs, legal representatives, executors, administrators and permitted assigns of the Other Part

The Lender and Borrower are hereinafter collectively referred to as ‘Parties’ and individually as ‘Party’.
WHEREAS:

At the request of the Borrower, the Lender, which is a Reserve Bank of India registered NBFC (Non-Banking Financial Company) has agreed to sanction/grant an education loan/EMI payment facility to the Borrower on the terms and conditions mutually agreed and contained herein in one lump sum or in such installments as the Lender may deem fit in its discretion. The Borrower confirms that he/she has submitted an application for Loan online on the website of GrayQuest Education Finance Private Limited, acting as a service provider to the Lender. The Borrower confirms that he/she has received, read and understood the terms and conditions covered in the Schedules to this Agreement and all fees, charges, deductions, etc. applicable to the Loan have been explained to me.

NOW IT IS AGREED AS FOLLOWS:

1. DEFINITIONS & INTERPRETATIONS

1.1 In this Agreement, the following terms shall have the meaning ascribed to them below:

- a. **“Agreement”** shall mean this agreement and any amendment/s, addition/s made thereto from time to time by the Parties hereto and shall include any writing related thereto.
- b. **“Applicable Law”** shall mean any law, by-law, statute, constitution, regulation, notification, circular, ordinance, requirement, treaty, court order, decree, judgement, direction, guideline, announcement, policy or other binding action or requirement of an Authority.
- c. **“Borrower/ Borrowers”** means the person named as such in the schedule attached hereto and includes Co-Borrower/ Co-Borrowers.
- d. **“Default Charges”** means the amount set out in the Loan Term Sheet payable by the Borrower to the Lender as a penalty where the Repayment Instrument(s) issued by the Borrower is not honoured;
- e. **“Default Interest”** means an additional interest payable by the Borrower to the Lender as a penalty in case of delay in payment of EMI as set out in the Second Schedule;
- f. **“Educational Institute”** refers to any institute that imparts education or training, such as school, college, university, online education course, Vocational Training classes, coaching classes or competitive exam preparation course as is acceptable to the Lender and where the Borrower or his/her relative (as mentioned in Loan Term Sheet) has secured his/ her admission;
- g. **“EMIs”** shall mean the amount payable every month by the Borrower to the Lender comprising of the principal amount of the Loan and/or interest;
- h. **“Loan”** means the aggregate principal amount as specified in the Second Schedule that may be granted by the Lender to the Borrower(s), notwithstanding that the amount of the Loan drawn down may be less than the amount applied for or granted by the Lender.

- i. **“Mode of Application”** shall mean the mode of availing of Loan by the Borrower by submitting an online application through the Lender’s service provider, GrayQuest Education Finance Private Limited on their website portal www.grayquest.com.
- j. **“Outstanding Amount”** means outstanding part of the Loan, Default Interest, charges, expenses and all other sums whatsoever payable by the Borrower to the Lender hereunder and any other amounts incidental to the recovery of such amounts;
- k. **“Second Schedule”** means Loan Term Sheet which contains the sanctioned terms and conditions of the Loan, in addition to the other terms and conditions covered in the Agreement.
- l. **“Service Provider”** shall mean Grayquest Education Finance Private Limited.

1.2 Interpretation

In this Agreement, unless the context otherwise requires:

- a. Any expression not defined in this agreement but defined in the General Clauses Act, 1897 shall have the meaning thereof.
- b. Reference to the masculine gender includes feminine gender and reference to singular includes plural and vice versa.
- c. The pronouns “he”, “she”, “it” and their cognate variations are used as interchangeable and should be interpreted in accordance with context.
- d. References to the word “include” or including” shall be construed without limitation.
- e. Reference to any party to this Agreement or any other agreement or deed or other instrument shall include in case of individual his/ her heirs, executors, administrator and permitted assign, in case of company its successors or permitted assigns and in case of partnership firm the partner(s) from time to time of the firm, the survivor(s) of them and the heirs, executors, administrators, legal representative and successor of the partners.
- f. Headings to clauses are for convenience only and shall not form part of the operative provisions of the Loan Agreement and shall not be taken into consideration in its interpretation or construction.
- g. In all cases where consent is required to be given by any Party, it shall be construed to mean consent in writing
- h. All references to “debit and credit card” shall include all transactions undertaken by the Borrower through the EDC terminal and all such other modes of payment between the customer and the Borrower as may be agreed to be brought within the purview of the Loan Agreement between the Lender and the Borrower.

2. LOAN

2.1 The Borrower agrees to borrow from the Lender and the Lender agrees to grant to the Borrower the Loan on the terms and conditions and the purpose for paying the fees to the educational institution.

2.2 The disbursement of the Loan will be at the sole discretion of the Lender and the sanctioning of the Loan does not confer any right on the part of the Borrower to demand any payment from the Lender. The Lender reserves the right to withhold / cancel up to the entire Loan without assigning any reason whatsoever. The decision of the Lender shall be final and will be binding on the Borrower. The Borrower hereby grants approval and no objection to the Lender to disburse the Loan directly to the Educational Institute on its behalf.

3. REPRESENTATION, WARRANTIES AND COVENANTS

The Borrower hereby represents, warrants, covenants to the Lender as follows:

3.1 That the Borrower is an adult and competent in law to enter into this Agreement and is not subject to any insolvency or bankruptcy proceedings.

3.2 This Agreement constitutes legal, valid, and binding obligations on the Borrower, enforceable in its entirety and there are no claims against the Borrower.

3.3 The Borrower shall comply with the terms of this Agreement including making timely payment of the EMI and ensure that the Repayment Instrument(s) are honored on presentation. It is the duty of the Borrower to ensure that his/her bank account has been debited towards the EMI and in case of his/her account not being so debited, the Borrower shall be obliged to inform the Lender in this regard within 2 days from the due date of such EMI.

3.4 That the information given in the Borrower's Mode of Application and any prior or subsequent information given to the Lender is accurate.

3.5 That the Borrower undertakes to promptly notify the Lender of any change in the Borrower's particulars as mentioned hereto or of any circumstance(s) affecting the correctness of any of the particulars set forth hereto or in the Mode of Application immediately on the happening or occurrence of any such circumstance(s). In case of such event, the Lender may in its absolute discretion suspend operation / stop further withdrawal till fresh approval is obtained by the Borrower from the Lender for continuing the Loan and demand repayment of the Outstanding Amount.

3.6 That the obligation of the Borrower to repay the Outstanding Amount is independent of the arrangement between the Borrower or the student/ward and the Educational Institute. The Borrower agrees that the Lender shall not be responsible or liable for any services /

course to be provided by the Educational Institute to the Borrower or his immediate relative and whether or not such services / course were satisfactory to the beneficiary, the obligation to pay the Outstanding Amount shall continue to subsist on the Borrower in accordance with this Agreement.

3.7 That once the loan is disbursed, the Borrower is liable to repay entire Outstanding Amount irrespective of his (or the student's intending to enroll) usage or non-usage of the Educational Institute's services. If the Borrower or his child/relative decides to not pursue the course after disbursement of Loan, he/still will still be liable to pay/repay entire Outstanding Amount. The Borrower agrees that failure to complete the educational course or dropping out of the course before it's completion for any reason whatsoever will not absolve the Borrower's liability to fully repay the entire Outstanding amount to the Lender.

3.8 That the Borrower undertakes to comply with any additional requirements and furnishing any additional documents or information required by the Lender anytime during the term of this Agreement, within the timelines mandated by the Lender. These include additional documents such as, but not limited to:

- i. Bank Statements
- ii. Salary Slips/Income Tax Returns
- iii. Self-Attested copies of ID Proof (PAN Card) & Address Proof (Aadhar Card/Driving License/Voter ID/Passport) of the Borrower.
- iv. Additional know your customer / anti-money laundering related documents and undertakings.

3.9 The Lender may, at its sole discretion, not disburse the Loan on account of non- fulfillment of such conditions or non submission of such documents or information within the timelines mandated by the Lender.

3.10 That in the event the Borrower is entitled to receive any amount of money from the Educational Institute either by way of a refund (including but not limited to the student dropping out of the course midway), reimbursement or any in other manner during the pendency of any Outstanding Amount, such amount shall be payable by the Borrower/ Educational Institute to the Lender towards satisfaction of an equivalent portion of the Outstanding Amount.

3.11 The Borrower further agrees that the Lender shall have the full right and authority to assess the Borrower's financial capability by relying on third party customer bureau reports at the time of execution of this Agreement, submission of the Mode of Application, at any time during the tenure of the loan and for a period of 3 year from the last date of any actions taken either by the Lender, its service providers or the Borrower in relation to the Loan.

4. PAYMENT, EMIS AND INTEREST

The Borrower acknowledges and agrees to the following terms:

4.1 The due date for the payment of EMI shall be as indicated in the Second Schedule hereto and it is understood that time shall be the essence of the contract especially with respect to the repayment of Loan amount to the Lender.

4.2 The Borrower shall be liable to pay interest on the Loan from the date as specified in the KFS, Schedule I. The service charges, processing fee and/or any other charges or fee set out in the Schedule I may be adjusted against the Loan to the Educational Institute, payable in accordance with the Schedule I.

4.3 In the event of the Borrower committing a default in the payment of any sum payable hereunder or the Borrower committing any breach or default of this Agreement, the Borrower shall, in respect of the Outstanding Amount and in respect of any other amount in default, pay the Penal charges in addition to the normal interest at the rate as specified in the Second Schedule hereto with daily rests, from the date of default till the date of realization by the Lender. The payment of Default Interest shall not prejudice the rights of the Lender in respect of the breach or default.

4.4 The Borrower has issued postdated cheque/NACH Mandate/ Standing Instruction ("**Repayment Instrument(s)**") in favor of the Lender covering all the amounts due to the Lender under this Agreement and each such Repayment Instrument(s) carries the date on which the EMI is due. The Borrower hereby unconditionally and irrevocably, covenants that the Repayment Instrument(s) given by the Borrower shall remain valid as from the respective date(s) of such instrument and that the Borrower will not at any time close his/her account, issue any notice instructing the Lender not to present any Repayment Instrument(s) for encashment, instruct his/her bank to stop payment on any Repayment Instrument(s) or cancel his/her mandate. In case the Borrower does not comply with the aforesaid, the Lender shall still be entitled to present the Repayment Instrument(s) and/or carry out any instruction given to the Lender for payment, and in the event of dishonor of such Repayment Instrument(s) and or non-carrying out of the instruction given to the Lender, the same shall be treated as an Event of Default under this Agreement.

4.5 Any dispute or difference of any nature whatsoever shall not entitle the Borrower to withhold or delay payment of any EMIs or other sum and the Lender shall be entitled to present the Repayment Instrument(s) to the bank of the Borrower on the respective due dates.

4.6 All sums payable by the Borrower to the Lender shall be paid without any deductions whatsoever.

4.7 The credentials or affiliations of the Educational Institute shall not affect the repayment of the Outstanding Amount.

4.8 The rate of interest and the approach for gradations of risk and rationale for charging different rate of interest to different categories of borrowers is disclosed in the Interest Rate policy of the Lender available on its website.

4.9 The Borrower acknowledges that the time frame for approval of the Loan and disbursement has been understood by the Borrower.

5. EMI COMMENCEMENT DATE

5.1 If the loan is disbursed on or before 20th day of the month, the repayment of Loan will start from the Due Date of the first successive month, in which the Loan was disbursed. For example: Disbursement happened in between 1st of May 2025 to 20th of May 2025, the EMI will be due in the month of June 2025.

5.2 In case the Loan is disbursed after the 20th day of the month, the repayment of the Loan will start from the Due Date of the second successive month, in which the Loan was disbursed. For example: Disbursement in between 21st of May 2025 to 31st of May 2025, the EMI will be due in the month of July 2025.

6. DISBURSEMENT IN STAGES

6.1 Each tranche disbursement is subject to Lender's discretion, compliance with conditions precedent, and provided that no event of default has occurred and is continuing. The Lender is entitled to maintain different loan account for each tranche for administrative purposes as it may deem fit. The terms and conditions shall govern all such loan accounts for Lender to enable enforcement of rights and exercise remedies in terms hereof.

7. EVENTS OF DEFAULT AND CONSEQUENCES

7.1 The Borrower shall be deemed to have committed an act of default if the Borrower commits breach of any of the terms of this Agreement and on the happening of any one or more of the following events, (each an "Event of Default" and collectively 'Events of Default'):

- a. If it is found that the Borrower commits a default of any of the terms and conditions in respect of any other loan or facility provided by the Lender and/or any member of the group of which the Lender is a part of and/or a default by the Borrower of any of the terms and conditions of loan sanctioned by any other lender.
- b. There exists any circumstance in which the opinion of the Lender prejudicially affects or may affect the Lender's interest or the Borrower's ability to repay the Loan.
- c. The Repayment Instruments are not honored or if the borrower puts a stop payment on any cheques/NACH mandate given by him to the lender at time of loan signing.
- d. If the Borrower is declared insolvent or bankrupt or if a liquidator is appointed in respect of any property or estate of the Borrower or if the Borrower makes any application for insolvency or if an application for insolvency is made against the Borrower.
- e. Demise of the Borrower or the student or if the Borrower compounds with his/her creditors or permits any attachment or sequestrations or other process against any of his/her assets or properties.
- f. The Borrower fails to furnish any information or documents required by the Lender.
- g. If any proceedings are pending or threatened against the Borrower or the student (if any) for any non-compliance with Applicable Law or any rules, regulations or code of conduct, etc. of the Educational Institute or if the student is removed from the Educational Institute for cause or the admission of the student is withdrawn with or without cause.

7.2 The Lender shall have the following remedies without prejudice to the other rights and remedies under this Agreement, in law or in equity, on the occurrence of an Event of Default (all of which may be exercised by the Lender in the manner it deems fit):

- a. The Lender shall be entitled to recover the Bank charges of the Repayment Instrument(s), Default Interest and any other penal charges from the Borrower as mentioned in the Second Schedule.
- b. The Lender by a notice in writing to the Borrower, may declare the principal of and all interest accrued on the Loan under or in terms of this Agreement, as well as other charges and dues due for immediate payment and upon such declaration the same shall become due and payable.
- c. Upon delay or default in payment of EMI by the Borrower, the Lender shall have the right to report the instance(s) of such delays and/ or defaults to CIBIL/EQUIFAX/ EXPERIAN/CRIF HIGHMARK (Credit Information Companies) or any other authority and/ or agency as deemed fit by the Lender which may negatively impact his/her credit profile affecting their ability to borrow from Banks/NBFCs in the future.

8. INDEMNITY

The Borrower hereby indemnifies and agrees to defend, hold harmless, indemnify and keep indemnified the Lender, its group entities, its service providers and their respective directors, officers and employee ("Indemnified Persons"), from time to time and at all times hereafter from and against any and all claims, duties, damages, costs, losses, expenses, suits, proceedings, actions, liabilities:

- a. That may have to be suffered by any Indemnified Person by reason of any act or omission of the Borrower or the student or default on the part of the Borrower under this Agreement (including legal/attorney fee).
- b. Whatsoever arising in connection with or relating to any Communications (defined below) provided/received by the Lender by Electronic Media.

9. TERM AND TERMINATION

This Agreement shall become effective from the Effective Date and shall continue until the repayment of all amounts under the Loan/ Advance or until earlier termination of this Agreement on account of any default or breach by the Borrower. Upon any default or breach, the lender shall immediately be entitled to declare that the Loan/ Advance is cancelled, and to demand repayment forthwith on of the Loan/ Advance together with all interest and other amounts due under this Agreement. The termination of this Agreement in any manner shall not affect the rights or liabilities of either Party accrued up to the date of termination or arising on account of default by the Borrower.

10. OTHER TERMS

10.1 Authorizations and Delegation: The Borrower hereby authorizes the Lender to delegate all its rights to its officials or employee or officials of its group entities or any third party relating to administration of

this Agreement like to verify any fact or information furnished by, concerning and pertaining to the Borrower and/or to collect the Borrower's Outstanding Amount and may furnish to such person/s such documents, information, facts and figures as the Lender deems fit and to perform and execute all lawful acts, deeds, matters and things connected therewith and incidental thereto. The Borrower authorizes employees & associates/group entities of the Lender and any of its service providers representing the Lender to communicate with the Borrower, his immediate family members, the Educational Institute, employer's/employees of the Borrower for the purpose of information verification during credit appraisal as well as any other purposes while the loan is outstanding. The Borrower hereby also authorizes the Lender to submit details, information and data related to the Borrower, student, family members, etc. including related to the loan to regulatory or statutory authorities or the information bureaus or credit bureaus, national utilities, other agencies, etc. from time to time.

1. No variation of this Agreement shall be binding on any Party unless, and to the extent that such variation is recorded in a written document executed by such Party.
2. The Borrower shall have no right to terminate this Agreement save and except by payment, in full, of all moneys payable under this Agreement to the Lender.
3. The Borrower understands that each of his/her obligations under this Agreement is independent and severable from the rest. If any obligation is found not enforceable by a court of law, for any reason, the Borrower shall continue to remain bound by the other obligations stipulated herein.
4. The Borrower agrees and acknowledges that the Lender may use data that identifies the Borrower and/or furnished by the Borrower to the Lender for statistical analysis, to update the Lender's records, to assess lending and insurance risks, credit appraisal process, to identify, prevent, detect or tackle fraud, money laundering and other crime and for market research. The Borrower also hereby authorizes and consents the Lender to share or use data that identifies the Borrower and/or furnished by the Borrower to the Lender for any marketing purposes for the products or services developed or distributed by the Lender or any of its group entities.

10.2 Assignment of Rights: Borrower agrees and confirms that the Borrower shall not in any manner be entitled to assign his/her rights and obligations under this Agreement. Notwithstanding anything to the contrary contained in this Agreement, the Lender shall have the right to (in full or in part) assign its rights or obligations under this Agreement to any group company or affiliates. The Borrower undertakes that he/she shall not do or cause to be done anything which will impede the rights of such assignee in their recovery of any dues, including the rights over the product, if any.

10.3 Disclosure: The Borrower hereby agrees and authorizes the Lender to disclose, from time to time, any information relating to the Borrower and/or the Loan to: (a) third parties engaged by the Lender for purposes such as marketing of services and products; (b) the credit information bureaus and any other agency authorized in this behalf by the RBI or any other regulatory authority, which may use, process, disclose and furnish the said information disclosure by the Lender in any manner as deemed fit by them; (c) To any of the Lender service providers, insurers or insurance brokers or professional advisers; (d) Any entity as required by law or any Authority.

10.4 Entire Agreement: This Agreement contains the entire agreement between the Parties with respect to the subject matter of this Agreement and supersedes all prior arrangements, agreements or understandings with respect to such matters. A copy of the agreement along with a copy of each enclosures thereto shall be available for download by the Borrower on his GrayQuest login portal. Providing an access to the scanned copy of the loan agreement along with a copy of each enclosures through download mode is a valid delivery thereof to the Borrower and the Borrower agrees and accepts it as a valid and proper delivery thereof.

10.5 Communications: Any notice and other communication provided for in this Agreement shall be in writing and shall be first transmitted by electronic transmission and then confirmed by internationally ecognized courier service or registered mail, in the manner as elected by the Party giving such notice to the following addresses. All notices shall be deemed to have been validly given on (a) the day immediately after the date of transmission with confirmed answer back, if transmitted by electronic transmission, or (b) the day of receipt, if transmitted by courier or registered airmail. Any Party may, from time to time, change its address or representative for receipt of notices provided for in this Agreement by giving to the other Parties prior written notice.

10.6 Waiver: Any delay in exercising or omission to exercise any right, power or remedy accruing to the Lender under this Agreement shall not impair any such right, power or remedy and shall not be construed to be waiver thereof or any acquiescence in any default, nor shall the action or inaction of the Lender in respect of any default or any acquiescence by it in any default affect or impair any right, power or remedy of the Lender in respect of any other default.

11. GOVERNING LAW, ARBITRATION AND JURISDICTION

11.1 The Agreement shall be governed by and construed in accordance with the laws of India.

11.2 All claims, disputes, differences or questions of any nature arising between the Parties in relation to this Agreement, whether during or after the termination of this Agreement, shall be referred to the sole arbitrator appointed by the Lender. The Parties hereto mutually agree and confirm that the arbitration proceedings shall be conducted in English and in accordance with the Arbitration and Conciliation Act, 1996 as amended from time to time and the proceedings shall be held at Mumbai or at any other place at the discretion of the Lender. The costs of such arbitration shall be borne by the losing Party or otherwise as determined in the arbitration award. The courts in Mumbai shall have exclusive jurisdiction.

11.3 Notwithstanding anything stated in this Agreement, the Lender is authorized to take all actions under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (“SARFAESI Act”), and/or under debt recovery tribunals and/or under National Company Law Tribunal or at any other forum permitted by the Indian judiciary system from time to time.

12. COOLING PERIOD

The Lender provides a cooling period to the Borrower in which the Borrower can terminate this agreement. The Borrower shall return the disbursed amount along with the prescribed annual interest rate mentioned in the schedule I within the 3 (three) working days.

13. APPOINTMENT

The Lender has appointed Service Provider as an agent, where the Service Provider will source potential customers to the Lender, after approving the same the Lender will provide financial credit facility to the Borrower. The Lending Service Provider is also appointed as recovery and collection agent who shall assist in recovery of the loan in terms of collection and any other services mutually decided by the Parties.

14. GRIEVANCE REDRESSAL MECHANISM

The Lender hereby provides a grievance redressal mechanism to handle, address & resolve the borrower's complaints. Following are the details of the nodal grievance officer nominated by the Lender who shall be responsible for resolving the complaints of the borrower:

Name: Ms. Sweta Parekh

Address: 4th Floor, Engineering Centre, 9 Mathew Road, Opera House, Charni Road (East), Mumbai 400004. Maharashtra.

Contact: 18002678111

SCHEDULE I

KEY FACT STATEMENT/FACT SHEET

Name of the Regulated Entity: **Fintree Finance Private Limited**

Date: 24-07-2025

Sr.No.	Parameter	Details (given for Illustrative computation purposes only)
Details of the Applicant, Educational Institute and the Student		
(i)	Name of the Main Applicant: Makarand Bhausahab Shirsat Address: S/O Bhausahab Shirsat, Flat No.701 Devyani Galaxy Dawadi naka, Dombivli East, Nr.Shubharambh Hall, Kalyan, Tilaknagar, Thane, Maharashtra, 421201 Tilaknagar Thane Thane 421201 Maharashtra Email: Makarandshirsat2830@gmail.com	

(ii)	Name of the educational institute: Orchids The International School Address: NA Email: NA
(iii)	Name of the Student: Rudra Shirsat Address: S/O Bhausahab Sirsat, Flat No.701 Devyani Galaxy Dawadi naka, Dombivli East, Nr.Shubharambh Hall, Kalyan, Tilaknagar, Thane, Maharashtra, 421201 Tilaknagar Thane Thane 421201 Maharashtra Email: Makarandshirsat2830@gmail.com

KFS Part 1

1	Loan Product/account No.	1229495	Type of Loan	Education Loan
2	Sanctioned Loan amount (in Rs.)	A. Fee amount payable = 92000.0 B. Discount Provided By Educational Institution to Enable EMI payment option = 0 C. Net Sanction Amount = 92000		
3	Disbursal schedule (i) Disbursement in stages or 100% upfront. (ii) If it is stage wise, mention the clause of loan agreement having relevant details	Complete Applied Fee Upfront		

4	Loan Term (year/months/days)	10 months including 2 downpayment		
5	Installment details			
Type of Installments	Number of EMIs	Amount of EMI (₹)	Commencement of repayment, post sanction	
Equated Monthly Installments	10 including 2 downpayment	9430	5th of every month (The actual Instalment/EMI date will depend on the disbursement date and may change accordingly, and will be shared post disbursement)- Please refer to loan agreement clause 5 - Emi Commencement Date.	

6	Interest rate (%) and type (fixed or floating or hybrid)			8.319 (fixed)	
7	Fee/ Charge				
		Payable to Lender (A)		Payable to a third party through Lender (B)	
		One-time/ Recurring	Amount (in ₹) or Percentage(%) as applicable	One-time / Recurring	Amount (in ₹) or Percentage (%) as applicable
(i)	Processing Fees	NA	NA	NA	NA
(ii)	Insurance Charges	NA	NA	NA	NA
(iii)	Mandate Processing Charges	NA	NA	One-Time	299.0 + 18% GST
(iv)	Valuation fees	NA	NA	NA	NA
(v)	Any other (please specify)	NA	NA	NA	NA
8	Annual Percentage Rate (APR) (%) [*]		9.42		
9	Details of Contingent Charges (in ₹ or %, as applicable)				
(i)	Penal charges, if any, in case of delayed payment				24% p.a. of the overdue amount (+ GST)
(ii)	Foreclosure charges				2.5% of the outstanding loan amount (+ GST)
(iii)	Bounce Charges (for each instance of default in repayment of instalment)				Rs.590/-

Part 2

1	Clause of Loan agreement relating to engagement of recovery agents	13
2	Clause of Loan agreement which details grievance redressal mechanism	14
3	In case of digital loans, following specific disclosures may be furnished:	
(i) Cooling off/look-up period, in terms of RE's board approved policy, during which borrower shall not be charged any penalty on prepayment of loan		3 (three) days
(ii) Details of LSP acting as recovery agent and authorized to approach the borrower		13

Repayment Schedule

Instalment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Instalment (in Rupees)	Closing Principal (in Rupees)
1	92000	18400	460	18860	73600
2	73600	9200	230	9430	64400
3	64400	9200	230	9430	55200
4	55200	9200	230	9430	46000
5	46000	9200	230	9430	36800
6	36800	9200	230	9430	27600
7	27600	9200	230	9430	18400
8	18400	9200	230	9430	9200
9	9200	9200	230	9430	0

IN WITNESS WHEREOF the Parties have executed this Agreement on the day and the year as mentioned in the Schedule I

2409:40c0:1029:3209:3885:b6e2:6908:26ea

Makarand Bhausahab Shirsat

24-07-2025-13:48:56

SIGNED AND DELIVERED by the within named Borrower

192.168.0.1 Lalit Shah 24-07-2025-13:48:56

SIGNED SEALED AND DELIVERED by the Lender through its authorized signatory

KYC CONSENT LETTER

To,

Date: 24-07-2025

Fintree Finance Private Limited 4th Floor,
Engineering Centre 9, Mathew Road Opera House,
Charni Road, Mumbai 400004

Dear Sir,

Sub: Consent for Submission of Copy of Aadhaar Card

I hereby voluntarily submit the copy of my Aadhaar Card and other KYCs to FINTREE FINANCE PRIVATE LIMITED (FFPL) as my identity and address proof. I am also aware and informed that besides Aadhaar any other documents also may be furnished as identity and address proof as per the options permitted by FFPL. I provide my explicitly consent to FFPL to verify the copy of Aadhaar Card for granting the facility applied by me.

FFPL has explained to us that the identity and address available in the Aadhaar card may be shared by FFPL for the purposes of such credit and field verification as may be deemed necessary by FFPL in the course of their due diligence.

Thanking you,

Name: Makarand Bhausaheb Shirsat

Place: Mumbai

Date: 24-07-2025

DEMAND PROMISSORY NOTE

To,
The Manager,
FINTREE FINANCE PRIVATE LIMITED

4th Floor, Engineering Centre 9,
Matthew Road Opera House,
Charni Road, Mumbai 400004

On demand I, unconditionally promise to pay Fintree Finance Private Limited for value received, the sum of Rs. 92000.0 (Ninety-two thousand rupees, zero paise) together with interest, costs, expenses, and charges thereon which may from time to time be varied in accordance with the policy decision of Fintree Finance Private Limited, payable for the value received.

To be signed by the Borrower(s)

2409:40c0:1029:3209:3885:b6e2:6908:26ea
Makarand Bhausahab Shirsat
24-07-2025-13:48:56

Name: Makarand Bhausahab Shirsat

Place: Mumbai

Date: 24-07-2025

CONSENT AND SELF DECLARATION

Date: 24-07-2025

1. I/ We hereby declare that all the particulars, information and details provided by me/us are true, correct, complete and up-to-date in all respect and that I/we have not withheld any information whatsoever.
2. I/ We hereby confirm that no insolvency proceedings or suits for recovery of outstanding dues or monies whatsoever for attachment of my/our assets or properties and/or any criminal proceedings have been initiated and/or are pending against me/us and that I/we have never been adjudicated insolvent by any court or any other authority nor has any receiver, administrator, administrative receiver, trustee or similar officer been appointed for my assets.
3. I/We hereby authorise Fintree Finance Private Limited (FFPL) or its associates/subsidiaries/ affiliates to obtain, verify, exchange, share or part with all the information or otherwise, regarding my/our office/ residence and/or contact me/us or my/our family/ employer/Banker/ Credit Bureau/ RBI or any third parties as deemed necessary and/or do any such acts till such period as they deem necessary and/or disclose to Reserve bank of India, Credit Information Companies, Banks/NBFCs, or any other authority and institution, including but not limited to current balance, payment history, default, if any, etc.

4. I/We hereby authorise FFPL's employees/agents to access my/our premises during normal office hours for carrying out any verification/investigation and post disbursement scrutiny.
5. I/We hereby authorise FFPL to approach my/our existing bankers or any other prospective lenders for any relevant information for consideration of loan and thereafter.
6. I/We hereby provide my/our consent to receive information/services etc for marketing purpose through telephone/mobile/SMS/Email.
7. I/We hereby authorise FFPL to market/sell/promote/endorse any other product or service beneficial to me/us.
8. I/We hereby authorise Fintree Finance Private Limited to purge the documents submitted by me/us, if the case is not disbursed/approved for whatever reason within 3 months of application.
9. I/We hereby authorise UIDAI to release my/our identity and address through biometric authentication.
10. I/We hereby provide my/our consent to avail information on products and services of other Companies and authorise to cross sell other company's product and services.