



Sanction Letter

BERAKHAH COMFORT AND CLEAN TECHNOLOGIES
6379 Dell Park
V R C E, Maharashtra 440010

Dear **Berakhah Comfort And Clean Technologies,**

This letter is made in reference to your loan application number **PNF-TESUC-000-JUL24-00298** dated . Based on the information you provided in your loan application, we are pleased to inform you of the approval of your loan ("**Loan**") by **Vivriti Capital Limited** and **Epimoney Private Limited** on the following terms and conditions:

	Place: Mumbai	Date: July 26th, 2024
Loan Account Number	000128345	
Borrower (s)	BERAKHAH COMFORT AND CLEAN TECHNOLOGIES , a Proprietorship firm with proprietor as authorized representative being Berakhah Comfort And Clean Technologies with PAN number CALPN1489C having its office address at 6379 Dell Park , V R C E, Maharashtra 440010.	
Co-Borrower (s)	---	
Guarantor (s)	---	
	Lender 1 - Epimoney Private Limited , a company incorporated under the Companies Act, 2013 with its registered office located at No.119, 2nd Floor, Greenways Towers, St. Mary’s Road, Abhiramapuram, Chennai - 600 018 and its corporate office located at 7th Floor, South Annexe, Tower 2, One World Centre, 841, Senapati Bapat Marg, Elphinstone,	

Lenders details	<p>Saidham Nagar, Lower Parel, Mumbai - 400013 and licensed as a non-deposit taking non – systematically important non-banking financial company registered under the Reserve Bank of India.</p> <p>Lender 2 - VIVRITI CAPITAL LIMITED, a company incorporated under the Companies Act, 2013 and a non-deposit taking non – systematically important non-banking financial company having its registered office at Prestige Zackria Metropolitan, No- 200/1-8, 2nd Floor, Block 1, Anna Salai, Chennai-600002 (references to Lender 2 so far as the context admits be deemed to mean and include its divisions, subsidiaries, affiliates and their successors and assigns).</p>
Purpose	Working Capital for business purposes
Facility	INR 3,00,000/- loan up to Sanctioned Amount
Product	Term Loan
Sanctioned Amount	INR 3,00,000/- Three Lakh Rupees Only/- By below lenders Amount sanctioned by Lender 1: INR 30,000/- Amount sanctioned by Lender 2: INR 2,70,000/-
Original Line (By Lender 1)	NA
Total Outstanding/ Amount to be Set Off for top Up	NA *Total Dues is only an indicative total dues to Lender 1 and this may actually differ because of various reasons, including the interest on the principal outstanding till actual date of disbursement which will impact the 'net Disbursement Amount'.



Disbursement Amount	<p>INR 2,77,280/-</p> <p>Amount to be disbursed (after deducting charges and total outstanding amount).**</p> <p>The disbursement amount as indicated above has been determined after deduction of Pre-Installment Interest, applicable GST and applicable charges (refer 'Charge Schedule' as below)</p> <p>** For the purpose of this Top-Up facility Customer acknowledges and authorises the settlement and closure of the original loan bearing Loan ID NA ("Original Facility Line"), pursuant to which the Lenders shall settle the total outstanding amounts (currently outstanding under the Original Line against Lender 1) from the Facility Amount, and the total Disbursed Amount will depend upon the aforementioned settlement.</p>
Availability Period	30 days from the date of date of the Most Important Terms and Conditions / Agreement
Tenure of Facility	24 Months
Interest Rate	2% per month Reducing Rate
Interest Type	Fixed
Effective Annualized Rate of Interest (% p.a.) (reducing basis)	24%
Indicative Final Repayment Date**	<p>The date on which all amounts due to the Lenders from the Borrower shall be paid/repaid, being:</p> <p>a. If the disbursement is undertaken on or prior to August 1st, 2024 then August 1st, 2026;</p> <p>b. If the disbursement is undertaken on or prior to September 1st, 2024 then September 1st, 2026.</p>





Fresh/Renewal / Top-up	Fresh
Repayment Schedule	Repayment by 24 Months installments of INR 15,861/- , on 1st day of every month until Final Repayment Date, NACH debit instructions / any other mode of payment
Number of Installments	Repayment by 24 Months
Security details, if applicable	<p>Installment cheques for equal installments of INR 15,861/- , one full value cheque of not exceeding value equal to Loan amount of INR 3,00,000/- and NACH mandate form</p> <p>If required by the Lenders, the Borrower shall execute and deliver to the Lenders, the demand promissory note and letter of continuity in a form and manner acceptable to the Lenders and the Lenders shall be entitled to enforce the same, at its discretion, in case of occurrence of any Event of Default by the Borrower. The Borrower shall also forthwith execute and deliver to the Lenders from time to time (as may be requested by the Lenders) such documents (in a format acceptable to the Lenders) to ensure that the demand promissory note remains valid and subsisting until the full and final discharge of all obligations of the Borrower hereunder if applicable.</p>
Indicative Installment Start date**	<p>a. If the disbursement is undertaken on or prior to August 1st, 2024 then September 1st, 2024 ;</p> <p>b. If the disbursement is undertaken on or prior to September 1st, 2024 then October 1st, 2024 .</p>
	<p>INR 0/-</p> <p>Pre-EMI interest shall be payable from the date of disbursement up to the date of commencement of EMI.</p> <p>For the purpose of illustration, please see the below examples:</p>

Pre- Installment Interest	<p>(i) If the loan is disbursed on 20th of October, and the EMI due date is 1st of the month and the First installment date is 1st December. Pre-installment interest in this case would be computed from 20th October till 31st of October and will fall due on 1st November. However, the Pre EMI will be collected on 1st of December, along with the first EMI.</p> <p>(ii) If the loan is disbursed on 2nd of October, and the due date is 16th of the month and the First installment date is 16th November. Pre-installment interest in this case would be computed from 2nd October till 15th of October and will fall due on 16th October. However, the Pre EMI will be collected on 16th November, along with the first EMI.</p>
<u>Charge Schedule</u>	
Processing Fees	3.54% on the Sanctioned Amount of INR 3,00,000/- (Including Applicable Taxes)
Stamp Duty Fees	0.100% of Sanctioned Amount being INR 3,00,000/-
Documentation Charges	INR 11,800/- (Including Applicable Taxes)
Health Insurance Premium ***	INR 0/- (Including Applicable Taxes)
Life Insurance Premium ***	INR 0/- (Including Applicable Taxes)
Credit Health Report Charges ****	NA



Health and Wellness Package Charges *****	NA
PI Bounce Charges (INR / Per bounce)	INR 750/- (plus applicable taxes)
Penal Charges (%)	48% per annum (p.a.) of overdue amount calculated for the period of default
Prepayment charges	5% of the Principal Loan Outstanding Amount
Late Payment Collection Charges	INR 1,000/- (Plus applicable taxes)
<u>Payment Mechanism</u>	Repayment by 24 Months installments of INR 15,861/-, on 1st day of every month until Final Repayment Date, NACH debit instructions / any other mode of payment as specified by the Lenders.
<u>Documents to be Provided under the facility availed</u>	1. Partnership Authority Letter, if applicable 2. Personal Guarantee, if applicable 3. Letter of Authorization, if applicable 4. Payment Instruments (PI) 5. Board resolution, if applicable
General Terms and Conditions	NA
Additional Terms and Conditions	NA
	If to the Borrower: Name: BERAKHAH COMFORT AND CLEAN TECHNOLOGIES Address: 6379 Dell Park , V R C E,



Address for Notices	<p>Maharashtra 440010 E-mail / contact no.: testawzviq@gmail.com / 7576538664 ATTN: Berakhah Comfort And Clean Technologies</p> <p>If to the Lender I: Epimoney Private Limited, 7th Floor, South Annexe, Tower 2, One World Centre, 841, Senapati Bapat Marg, Elphinstone, Saidham Nagar, Lower Parel, Mumbai - 400013 ATTN: Mr. Manish Lunia</p> <p>If to Lender 2 Address: VIVRITI CAPITAL LIMITED Prestige Zackria Metropolitan, No- 200/1-8, 2nd Floor, Block 1, Anna Salai, Chennai-600002 Attention: Ajitkumar Menon</p>
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The circular DBR.No.BP.BC.45/21.04.048/2018-19 dated June 7, 2019 on ‘Prudential Framework for Resolution of Stressed Assets’ requires the lenders to recognize incipient stress in borrower accounts, immediately on default, by classifying them as special mention accounts (SMA).

Illustration with respect to SMA/NPA Classification:

- (i). If the Repayment Date with respect to the Facility falls on March 31st, and the relevant outstanding amounts payable on such date is not received in full on such Repayment Date, before the Lender runs the day-end process with respect to classification of their borrower accounts for the Repayment Date, the date of overdue shall be March 31st.**
- (ii). In the event the Facility continues to remain overdue, then the loan account shall be tagged as SMA-1 upon running the day-end process on the 30th day from March 31st i.e. upon completion of 30 days of the Facility being continuously overdue. Accordingly, the date of SMA-1 classification for that account shall be 30th April.**
- (iii). Similarly, if the Facility continues to remain overdue after it being classified as SMA-1, it shall be tagged as SMA-2 upon running the**



- day-end process on the 60th day from March 31st i.e. on 30th May.**
- (iv). In the event of the Facility continuing to remain overdue further, it shall become classified as NPA upon running the day-end process on the 90th day from March 31st i.e. on 29th June.**

****Notwithstanding anything specified above, the Borrower agrees and acknowledges that, the aforementioned dates are indicative in nature and are subject to the respective disbursement dates indicated above. Further, the Borrower expressly agrees and acknowledges that the actual repayment dates will be as specified in the repayment schedule to be finalised and shared with the Borrower by the Lenders upon completion of the loan application process**

This sanction letter (the "**Sanction Letter**") captures the most important terms of the aforesaid Loan, and is not intended to be and does not constitute a legally binding obligation. All other terms and conditions of the Loan shall be as specified in the application form read with the Most Important terms and Conditions and the General Terms and Conditions along with /loan agreement and other loan documents to be executed amongst the Borrower and the Lenders ("**Loan/ Facility Documents**").

The Borrower acknowledges that the terms specified in this Sanction Letter pertains to the loan amounts being disbursed by VCL and by EPL.

No legally binding obligations will be created, implied or inferred until the relevant Loan/ Facility Documents are executed and delivered and completion of Know Your Customer (KYC) and other regulatory checks with respect to the Borrower to the satisfaction of VCL and EPL. VCL and EPL shall have the right to require the Borrower to provide such additional details and/ or documents as required by them at the time of actual disbursement of the Loan.

Any changes in terms and conditions and stated above would require a fresh sanction letter and may require a fresh application form and other documents to be furnished by the Borrower. Further, it may be noted that this Sanction Letter is being issued based on the information, documents and details submitted by the Borrower at the time of submission of the loan application form, and in case of any delinquency or discrepancy found at any time with respect to such information, documents and/ or details, VCL and EPL shall have a right to revoke this Sanction Letter. Further, VCL and EPL, at their sole discretion, shall be entitled to revoke this sanction upon occurrence of any of the following events:.

- There is any material change in the purpose for which the Loan has been



sanctioned.

- In the sole judgment of VCL and EPL, any material facts have been concealed and / or become subsequently known.
- Any statement, declaration, undertaking or disclosure made by, or on behalf of, the Borrower in the application/ Facility Documents or /otherwise is incorrect, inaccurate, incomplete or misleading.
- There is a default or a breach of the terms and conditions of this Sanction Letter and the Application Form.
- If there is any bankruptcy or insolvency proceeding filed or admitted against the Borrower.
- Relevant Loan Documents are not executed by the Borrower in a form and manner satisfactory to the Lenders.
- Security and/or guarantee (if applicable) is not created or perfected in favour of the Lenders to their satisfaction within the timelines prescribed.

*** I/We have read and agreed to TnC and to enroll for the Insurance Products being provided by the Health Insurer/Life Insurer as opted. For more information on Health Insurer/Life Insurer as opted click on [\(Know more\)](#) (applicable wherever insurance has been opted for). I/ We acknowledge that all the conditions of the Health Insurer/Life Insurer as opted shall have to be met by me/us for the Insurance to be granted to me/us and the Health Insurer/Life Insurer as opted shall be at liberty to deny Insurance to me/us for any reason whatsoever.

**** I/We confirm I/We have opted for a Credit Health Report (CHR) at our discretion. I/We understand that this report is generated by a Third Party Service Provider and the CHR is only an indication of My/Our overall financial health. I/We further acknowledge that the Lender/(s) is/ are not responsible for the delivery or performance or inaccuracies of/in the CHR.

***** I/We confirm that I/We have opted for the Health and Wellness Package (H&W) at my/our discretion. I/we understand that this service is provided by a third party and further acknowledge that the Lender/s shall not be responsible for the delivery or performance or performance or inaccuracies under the H&W. For more details about the product, please refer the following [\(refer link\)](#)

Grievance redressal

The details of the Designated Grievance Redressal Officer and the procedure for redressal of grievances for VCL have been placed on the website https://www.vivriticapital.com/Greivance_Redressal_Mechanism.pdf. The details





of the Designated Grievance Redressal Officer of VCL is as follows (or as updated from time to time on the website as aforesaid):

- (i) Name of the Grievance Redressal Officer/ Principal Officer: Ajitkumar Menon
- (ii) Address: Prestige Zackria Metropolitan, No- 200/1-8, 2nd Floor, Block 1, Anna Salai, Chennai-600002.
- (iii) Contact Details (Telephone/Email): 044- 40074801/
grievanceredressal@vivriticapital.com.

The details of the Designated Grievance Redressal Officer and the procedure for redressal of grievances for Epimoney Private Limited have been placed on the website <http://www.epimoney.com/regulatory.php> The details of the Designated Grievance Redressal Officer of Epimoney Private Limited is as follows (or as updated from time to time on the website as aforesaid):

- (i) Name of the Grievance Redressal Officer: Manish Lunia, Director
- (ii) Address: 7th Floor, South Annexe, Tower 2, One World Centre, 841, Senapati Bapat Marg, Elphinstone, Saidham Nagar, Lower Parel, Mumbai-400013
- (iii) Contact Details (Telephone/Email): nodal.grievance@epimoney.com

This Sanction Letter and all transactions arising hereunder shall be governed by Indian Laws and subject to the jurisdiction courts of Chennai or Mumbai as mutually agreed by Lenders.

The Borrower expressly recognizes and accepts that VCL and EPL are co-lenders with respect to the Loan, as indicated in this Sanction Letter and EPL on behalf of co-lenders shall also be entitled at its discretion to engage/ avail of, at the risk and cost of the Borrower(s), services of any person/third party service provider/agent/agency, for anything required to be done for/ in relation to/ pursuant to the Loan, including disbursement, collections, recovery of dues, enforcement of security, getting or verifying any information of the Borrower(s)/ assets, and any necessary or incidental lawful acts/ deeds/ matters and things connected thereto, as the lenders may deem fit. For the purposes as aforesaid, VCL and EPL shall be entitled to disclose to such persons/third parties all necessary and relevant information pertaining to the Borrower(s), the Loan and such other details and the Borrower(s) hereby expressly consents to such disclosure.

The Sanction Letter and its content are intended for the exclusive use of the

VIVRITI CAPITAL PRIVATE LIMITED

CIN - U65929TN2017PTC117196
GST - 33AAFCV9757PIZE (Chennai)
GST - 33AAFCV9757PIZ7 (Mumbai)

www.vivriticapital.com

REGD. OFFICE:

2nd Floor, Prestige Zackria Metropolitan
No. 200/1-8, Anna Salai, Nandanam
Chennai - 600002
Contact : +91-044-40074801
grievanceredressal@vivriticapital.com

MUMBAI OFFICE:

Vibgyor Towers, Unit 303 & 305, Plot No. C-62
Block G, Bandra Kurla Complex
Mumbai - 400051
Contact : +91-22-6826 6800





Borrower and shall not be disclosed by the Borrower to any person other than the Borrower's legal advisors for the purposes of the proposed transaction unless the prior written consent of the Lenders is obtained.

Regards,

Loan Administrator

On behalf of, **Vivriti Capital Limited**

Prestige Zackria Metropolitan, No- 200/1-8,
2nd Floor, Block 1, Anna Salai,
Chennai-600002

Loan Administrator

On behalf of, **Epimoney Private Limited**

7th Floor, South Annexe,
Tower 2, One World Centre,
841, Senapati Bapat Marg,
Elphinstone, Saidham Nagar,
Lower Parel, Mumbai - 400013

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Contact : +91-044-40074801
grievanceredressal@vivriticapital.com

MUMBAI OFFICE:

Vibgyor Towers, Unit 303 & 305, Plot No. C-62
Block G, Bandra Kurla Complex
Mumbai - 400051
Contact : +91-22-6826 6800





The Lenders hereby offer to grant to the Borrower the Facility(s) and the Borrower(s) do hereby acknowledge that that the Borrower(s) have read and clearly understood the contents of this Sanction Letter and do hereby accept this Sanction Letter out of free will.

By clicking on the “I Accept the Offer” button (as included in the email with which this sanction letter has been issued)/ ascribing wet signature, the Borrower accepts the terms of this Sanction Letter unconditionally and acknowledges that by accepting this document by clicking on “I Accept the Offer” / ascribing wet signature button the document will not be invalidated for want of wet signatures.

Agreed, Acknowledged and Accepted by,

For BERAHAH COMFORT AND CLEAN TECHNOLOGIES

Berakhah Comfort And Clean Technologies, Authorised Signatory

Signed by the Authorised Official of Lender 1

Name: Pranaali Sawant

Date: 2024-07-26 7:45:37

**Signed by the Authorised Official of Lender 1
for and on behalf of Lender 2**

Name: Pranaali Sawant

Date: 2024-07-26 7:45:37

VIVRITI CAPITAL PRIVATE LIMITED

CIN - U65929TN2017PTC117196
GST - 33AAFCV9757PIZE (Chennai)
GST - 33AAFCV9757PIZ7 (Mumbai)

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Chennai - 600002
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Block G, Bandra Kurla Complex
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Contact : +91-22-6826 6800

