



NKGsb Co-operative Bank Ltd. (Multi-State Scheduled Bank)

REF: ADV/ARH/VTASMP/ AHMEDABAD/RBC-1054/25-26

Ahmedabad Branch

Date: 11.09.2025

To,
M/s. Vadnagar Tea And Spicy Masala Private Limited
Shed No 63 Ratnamani Ind. Estate,
Opp. Bahuchar Party Plot, Kathwada-Singarwa Road,
Kathwada, Ahmedabad-382430

Sir/Madam,

Reg : Your request for Machinery Loan of Rs. 18.60 lacs under hybrid CGTMSE Scheme

We have for reference your captioned request and are pleased to inform you that same has been considered favorably by us on 11/09/2025, subject to the following terms and conditions:-

Type	Amount (Rs.)	Purpose	Margin	ROI	Repayment/Tenure
Machinery Loan	Rs. 18,60,000/- (Rupees Eighteen Lakh Sixty Thousand Only)	Purchase of Machineries	25%	@ PLR -6.00% i.e. 10.75%	84 EMIs of Rs. 31,610/-

Security :

Description of security	Type of charge/Basis	
Primary security		
1. SLOW SPEED SINGLE CHAMBER TEA BAG MACHINE WITH THREAD, TEA & OUTER SACHET • Filling Range : 3 GM Tea/Coffee Powder • Packing Speed : 30-60 Pouch / Minutes • Power Load : 3.5 Kw • Air Consumption : 6.0 kg/sg.cm • Dimensions : 900*610*1500mm • All contact parts of food grad stainless steel. • Servo Based Model Low Maintenance Machine.	Hypothecation	
2. VERTICAL AUGER SERVO FILLER MACHINE FOR POWDER & SPICES • Filling Range : Upto 5 Kg (as per req.) • Sealing Type : Central Seal • Max. Film Width : 700 mm • Packing Speed : 30-100 pouch / Minute • Dimension : 1860*1230*2850 mm • Power Load : 5 kw, 3 Phase • Air Connection : 6.0 kg/sg.cm • All contact parts of food grad stainless steel. • Servo / Mechanical / Pneumatic Based Model Low Maintenance Machine.		
Collateral Security		
FDR in the name of M/s. Vadnagar Tea And Spicy Masala Private Limited	3.17	
FDR in the name of Mr. Kathan Das	0.50	
Loa.. of Rs 13.43 lacs cover under CGTMSE Scheme	Particular	Rs. In Lacs
	Exposure (A)	18.60
	Deposits (B)	3.67
	Balance (C=A-B)	14.93
	CGTMSE Cover available under (75% of C)	13.43

Processing Fee	: Processing fee @ - 0.50% on sanctioned limit plus GST
Rate of Interest	: <ul style="list-style-type: none"> • Rate of interest is subject to Board policy prevalent from time to time. • Interest will be applied at monthly rests or such other periodical rests as may be determined by the RBI /Board policy prevalent from time to time. • In case of unforeseen economic contingency, the Bank reserves the right to revise the rate of interest upward as per the Board/ RBI policy.
	: 0.45% P.A. + Risk Premium as per extant guidelines of the Trust. (as per modified AGF structure for loans above Rs 10.00 lacs and upto Rs 50.00 Lakh)





CGTMSE Conditions	<p>Premium for AGF may be vary every year as per guidelines issued by CGTMSE from time to time.</p> <ul style="list-style-type: none">• Premium for guarantee cover from CGTMSE shall be paid every year and the same shall be borne by the borrower.• CGTMSE shall have second notional charge on the collateral security provided, if any.
Penal Interest	<p>Penal interest @ 2% over the agreed rate of interest as above will be charged on the Defaulted loan amount for non compliance of terms of contract/ sanction terms, non renewal of insurance policy, non compliance of documentation requirements and/or breach of any other terms and conditions of sanction/ agreement entered into/ rules governing the loan facility as laid down by the Board from time to time.</p>
Insurance	<ul style="list-style-type: none">• You shall take proper steps to insure all the assets both primary and collateral given in security to us for adequate value covering all risks.• The policy shall bear the Bank Clause and note the Bank's interest in the goods. The original policy shall be kept with the Bank.• 15 days before the expiry of the insurance policy, you shall take steps to renew the same and lodge the copy of the renewed policy with the Bank.• Should you fail to observe the contents of 'c' above, the Bank reserves the right to take the policy on its own without prior information to you to protect its insurable interest in the property charged to it. In such an event the Bank will not be responsible for any double insurance or inadequate insurance in terms of risks covered and value as it will be acting bonafide to protect its interest.• In the case of buildings and plant and machinery, the insurance cover will be for the reinstatement valuation.
Share Linkage	<ul style="list-style-type: none">• You will be required to become the regular member of the Bank by subscribing to the shares of the Bank. Against the facility sanctioned to you, you will be required to acquire share linkage as per Retail bank's policy.• The guarantors will be required to be Nominal Members of the Bank .
Valuation	<ul style="list-style-type: none">• The security/ies offered to us either as primary securities or as collaterals shall be valued from time to time with the gap between two valuations not exceeding 3 years. In case of substantial fall in value additional collateral shall be provided if demanded.• The expenses involved therein shall be borne by you.
Books of Accounts	<p>You shall maintain proper books of accounts for the utilization of the funds sanctioned to you. The Bank reserves the right to verify such books at such intervals as it deems fit. The verification may be done by the Bank's duly appointed representative. You shall provide access to the books of accounts to the Bank's representative without any hindrance whatsoever.</p>
Name Board	<p>In the case of goods / assets hypothecated to the Bank, you shall display at a prominent place in the premises where the goods are stored or on the machinery charged a sign / name board to the effect that the concerned goods / asset has been hypothecated to the Bank.</p>
Documentation	<p>All stamp duty, Advocate's expenses, registration charges and other incidental expenses for completing the documentation of the loan facility shall be borne by you.</p>
Guarantors	<p>The following person/ entity shall join the transaction as guarantors:</p> <ul style="list-style-type: none">• Mr. Kathan Das
Audit & Inspection	<p>At such intervals as per the policy of the Bank then prevailing the Bank may send its representatives for verification of the various assets charged to the Bank. Expenses incurred on such verification shall be borne by you.</p>
Materials Changes	<p>You will have to take prior approval before :-</p> <ol style="list-style-type: none">a. Change in constitutionb. Making any other borrowing arrangement either institutional or Private.c. Making investment in or giving loans to sister concerns / or ford. Non-operational purposes.e. Taking up new projects or large scale expansion.f. Effecting any merger / acquisition or amalgamation.g. Giving guarantee on behalf of third parties.h. Disposing off whole or substantially the whole of the undertaking.i. Change in the shareholding patternj. Change in the partners.
Pramounts Rights	<p>Irrespective of the contents of the sanction or any other document exchanged in this regard, the bank retains the following paramount rights</p> <ol style="list-style-type: none">a) To change the rate of interest or periodicity at which the interest is charged according to the changes in the business environment or according to RBI



	<p>directives from time to time and in accordance with the policy of its Board.</p> <p>b) To recall the loan in circumstances which are prejudicial to its interest.</p> <p>c) That the Borrower(s) further agree(s) as pre-condition of the loans/advances given to me/us by the bank that in case we commit default in repayment of the loan/advances or in the repayment of the interest thereon or any of the agreed installments of the loan on due date/s, the Bank and/or the Reserve Bank of India will have an unqualified right to disclose or publish the name of the company and its directors/guarantors as defaulters in such manner and through such medium as the Banks or Reserve Bank of India in their absolute discretion may think fit.</p>
Direct Payment / Utilization of Limits	<ul style="list-style-type: none"> The loan amount will be released specifically to the vendors of the assets / providers of the services & in case of takeover, loan amount will be released specifically to the bank/financial institution from which the facilities are taken over. The Borrower will have to satisfy the Bank about the end utilization of the Limit / Loan Proceeds, which shall not be used for the purpose other than, for which it has been sanctioned.
Prepayment Charges	<ul style="list-style-type: none"> Pre-payment charges @4% will be recovered on the entire credit facility/ies i.e. outstanding balance of term loan if account closed within 1 year, on the date of closure at the time of takeover by any other bank or financial institution. Pre-payment charges @ 2% will be recovered on the credit facility/ies on the date of closure at the time of takeover by any other bank or financial institution. Pre-payment charges will not be applicable if the credit facility is liquidated from own sources" subject to satisfactory proof of source of owned fund being established.
Delayed Payment of Installments & Overdues	<p>Delay in meeting repayment obligations/commitment will result in increase in rate of interest by 2% on the outstanding amount.</p>
Release of Original Movable/Immovable Property Documents	<ul style="list-style-type: none"> Bank will release all the original movable / immovable property documents & remove charges registered with any registry within a period of 30 days after full repayment/settlement of the loan account. Place of return of original movable/ immovable property documents will be the branch where the credit facility is disbursed.
Information to CIBIL /CERSAI	<p>The borrower/s, hereby agree and give consent for the disclosure of the bank of all or any such information and data relating to Borrower the information or data relating to any credit facility availed of /to be availed, by Borrower default, if any, committed by the borrower in discharge of borrower of such obligation.</p>
Specific Conditions	<p>Terms and Conditions :</p> <p>Pre Disbursement</p> <ul style="list-style-type: none"> Processing fees - 0.50% on sanctioned limit plus GST Regular membership of borrowers and nominal membership of guarantors. Bank's documentation charges of Rs. 500/- plus GST @ 18% plus actual franking, stamping, registration and advocates charges would be borne by the borrower. Stamp duty of the Loan documents and other documentation charge as applicable to be borne by the applicant. All documentation to be executed in consultation with our legal department or empanelled advocate at the cost of Borrower Company. Share linkage to be done as per bank policy. Term loan disbursement will be made by way of pay order/NEFT or RTGS directly in favour of the vendor as per quotations submitted by the firm after confirmation of margin. Hypothecation of Machineries in favour of Bank. You will have to pay premium of CGTMSE (AGF) every year. 4 Crossed Account Payee cheques in favour of "NKGSB Co-op bank Ltd" duly signed to be submitted. Prior contribution of margin to be introduced. Undertaking from the Applicant, not to raise any finance from any other Financial Institutions or Private finance without obtaining our Bank's NOC. Undertaking to be taken on record. Any escalation in the project cost to be borne by the firm. The applicant to route proportionate turnover with our Bank. An undertaking to this effect should be submitted for Bank's record. Letter of awareness to be submitted from the owner of premises where proposed machineries to be installed. Exclusive banking to be done with us. <p>Mr. Kathan Das to be taken as a Guarantor</p>

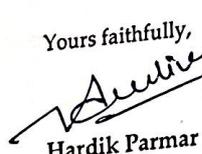


- Post Disbursement
- Pre-payment charges @ 4% will be recovered on the entire credit facilities i.e. outstanding balance of term loans/ CC limit on the date of closure at the time of takeover by any other Bank within one year of sanction or charges will be recovered @ 2% on the entire credit facilities i.e. outstanding balance of term loans/ CC limit on the date of closure at the time of takeover by any other Bank within after one year of sanction. Pre-payment charges will not be applicable if the credit facility is liquidated from own source.
- Original Tax Invoice of the Machinery to be submitted to Bank.
- Annual CGTMSE Guarantee fees to be recovered every year.
- Our charge to be registered with CERSAI within the stipulated time.
- Any change in constitution to be informed to our Bank.
- Adequate off & on site insurance of all assets charged to the Banks.
- Rate of interest is subject to change as per our bank's/RBI guidelines and will also depend on the credit rating of borrower
- Post Disbursement Inspection to be carried out by Branch Officials and report to be kept on record.
- All other terms & conditions in respect of facilities & securities to be followed.

- The loan installment should be paid on or before due date of every month. The date on which the loan is disbursed will be considered as due date.
- You are required to convey your acceptance of sanctioned advance by signing the duplicate of this letter and the annexure appended thereto.
- Even though the above mentioned facility has been granted to you, the Bank reserves the right to discontinue the facility/withhold and stop any disbursement and recall the entire advance without giving any notice in case of non-compliance of the terms and conditions or in case of any development or situations wherein in the opinion of the Bank, its interest will be/is likely to be prejudicially affected by such continuation or disbursement. The above sanction is subject to guidelines/directives issued by R.B.I from time to time.
- Sanction is valid for 3 months.

If the above terms and conditions are acceptable to you, then please return a copy of this letter duly signed as a token of having accepted the same and call on us on any working day for the execution of documents

Yours faithfully,




Hardik Parmar
Branch Manager
Emp. Code- 1792

I/We hereby confirm that I/We have read the above terms and conditions as per sanction letter No. ADV/ARH/VTASMPL/AHMEDABAD/RBC-1054/25-26 Date: 11.09.2025 and the same are understood and accepted by me/us.

M/S. Vadnagar Tea And Spicy Masala Private Limited
(Borrower)

Mrs. Sandhyaben Jyotishchandra Das
(Director - Guarantor)

Ms. Ruchita Govardhandas Shah
(Director - Guarantor)

Mr. Kathan Das
(Guarantor)