



REF: ADV/RII/DE/AHMEDABAD/RBC-281/26-27

Date: 19/05/2026

To,
M/s. Darshil Embro
(Proprietor- Mrs. Neetaben Ashvinbhai Patel)
Shed No 173, First floor, Radheshyam Ind. Estate,
Sardar Patel ring road,
Opp GVM, Odhav, Ahmedabad

Sir/Madam,

Reg : Your request for Machinery Loan of Rs. 56.20 Lacs under hybrid CGTMSE Scheme

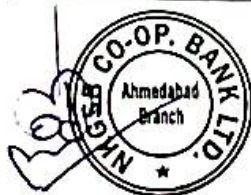
We have for reference your captioned request dated 10/02/2026 and are pleased to inform you that same has been considered favorably by us on 19/05/2026, subject to the following terms and conditions:

Type	Amount (Rs.)	Purpose	Margin	ROI	Repayment/Tenure
Machinery Loan (NKGSB Atmanirbhar Udyojak Scheme)	Rs. 56,20,000/- (Rupees Fifty-Six Lacs Twenty Thousand Only)	Purchase of Machineries	25%	@ PLR -7.25% i.e. 9.50%	60 EMI of Rs.1,18,040/- each

Security :

Description of security	Type of charge/Basis	
Primary security		
1 Set of Model :- Model: SH7HC5BMM/923*400*900*1670 Brand New 7 Horse Embroidery Machine, High speed Computerized Embroidery Machine 9 Needle 23 heads with super high speed cording & super high speed five beads device with Twin sequins with Dahao smart Trimmer with thread holding system and mate-08 Dahao original colour change and double metal cam, Triple liver head and 1.6 Japan koban hook with 400*400 Heavy Body & 4-C support and Dynamics Pantograph and Auto & Mist Oil System with standard Accessories	Hypothecation	
Collateral Security		
FD of Rs. 11.00 Lacs in the name of Mrs. Neetaben Ashvinbhai Patel (Prop. M/s Darshil Embro)	Pledge	
FDR of Rs 20,000/- in name of Mr. Ashvinkumar Maganbhai Patel	Pledge	
FDR of Rs 5,000/- in name of Mr. Nathubhai Himatbhai Vaghasiya	Pledge	
Loan of Rs. 40.45 Lacs cover under CGTMSE Scheme	Particulars	Rs. In Lacs
	T.L. Exposure (A)	56.20
	Fixed Deposit (B)	11.25
	Balance (C=A-B)	44.95
	CGTMSE Cover available under (90% of C)	40.45

Processing Fee	: Minimum Rs 1,000/- or 0.10% whichever is Lower plus applicable GST to be recovered. (Loan sanctioned under "NKGSB Atmanirbhar Udyojak" Scheme)
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.



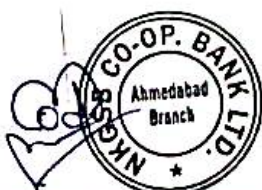


CGTMSE Conditions	<ul style="list-style-type: none">o At present, CGTMSE Fee (AGF) @ 0.54% plus GST as applicable i.e. Rs. 21,843/- + GST. Premium for AGF may vary every year as per guidelines issued by CGTMSE from time to time.o Premium for guarantee cover from CGTMSE shall be paid every year and the same shall be borne by the borrower.o CGTMSE shall have second notional charge on the collateral security provided, if any.
Penal Charges	: Penal charges @ 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.
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 Bank's "Atmanirbhar Udyojak" Scheme.• 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	: 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.
Name Board	: 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.
Documentation	: 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.
Guarantors	: The following person/ entity shall join the transaction as guarantors: <ul style="list-style-type: none">• Mr. Ashvinkumar Maganbhai Patel• Mr. Nathubhai Himatbhai Vaghasiya
Audit & Inspection	: 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.
	: You will have to take prior approval before :-





Materials Changes	<ol style="list-style-type: none">1. Change in constitution2. Making any other borrowing arrangement either institutional or Private.3. Making investment in or giving loans to sister concerns / or for4. Non-operational purposes.5. Taking up new projects or large scale expansion.6. Effecting any merger / acquisition or amalgamation.7. Giving guarantee on behalf of third parties.8. Disposing off whole or substantially the whole of the undertaking.9. Change in the shareholding pattern10. Change in the partners.
Praramounts 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 directives from time to time and in accordance with the policy of its Board.b) To recall the loan in circumstances which are prejudicial to its interest.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.
Direct Payment / Utilization of Limits	<ul style="list-style-type: none">o 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.o 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	: NA
Delayed Payment of Installments & Overdues	: Delay in meeting repayment obligations/commitment will result in increase in rate of interest by 2% on the outstanding amount.
Release of Original Movable/Immovable Property Documents	<ol style="list-style-type: none">1. 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 except in case of Point no 3 mentioned below where legal formalities are required to be done.2. Place of return of original movable / immovable property documents will be the branch where the credit facility is disbursed.3. In the event of demise of sole borrower or joint borrowers, following procedure will be followed <p><u>In the event of demise of any of the Joint Owners of the Property</u></p> <ol style="list-style-type: none">a. If any one of the property owners is demised ,then before handing over the Original title deeds of the property the bank will ask for Succession Certificate/Heir ship Certificate/Letter of Administration /Will in favour of such person who should be entitled to receive the Original Title Deed along with the surviving ownerb. If any one of the documents as mentioned in Para (a) herein above is not available on record then all the legal heirs of the deceased person should attain the branch to receive the original title deeds along with the surviving owner



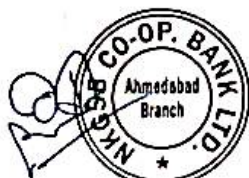


	<p>c. If all the Legal heirs are unable to attend the branch office then the legal heir should be advised to execute Power of attorney in favour of such legal heir who will attain the branch to collect the original title deeds along with the surviving owner.</p> <p>d. The branch will procure KYC compliance along with formal request letter to that effect.</p> <p><u>In the event of demise of Sole Owner of the Property</u></p> <p>a. If owner is demised, then before handing over the Original title deeds of the property the bank will ask for Succession Certificate/Heir ship Certificate/Letter of Administration /Will in favour of such person who should be entitled to receive the Original Title Deed</p> <p>b. If any one of the documents as mentioned in Para (a) herein above is not available on record then all the legal heirs of the deceased person should attain the branch to receive the original title deeds</p> <p>c. If all the Legal heirs are unable to attend the branch office then the legal heir should be advised to execute Power of attorney in favour of such legal heir who will attain the branch to collect the original title deeds</p> <p>d. The branch to procure KYC compliance along with formal request letter to that effect</p> <p>Bank officials will take necessary steps to release original movable / immovable property documents and file charge satisfaction form with relevant registry within stipulated timelines after full repayment/ settlement of loan. Charges pertaining to satisfaction of charge to be borne by the borrower.</p>
Information to CIBIL /CERSAI	: 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.
Specific Conditions	: Terms and Conditions : Pre-Disbursement : 1. As per the NKGSB Atmanirbhar Udyojak scheme, processing fees is Minimum of Rs 1,000/- or 0.10%, whichever is lower plus applicable GST to be collected from the Borrower at the time of issuing sanction letter. 2. Regular membership of borrowers and nominal membership of guarantors. 3. Bank's documentation charges of Rs. 500/- plus GST @ 18% plus actual franking, stamping, registration and advocates charges would be borne by the borrower. 4. All documentation to be executed in consultation with our legal department i.e. Hypothecation, Term Loan agreement etc. 5. Share linkage to be done as per bank policy. 6. Disbursement will be as per as stated above. 7. Any escalation in the project cost to be borne by the firm. 8. Term loan disbursement will be made by way of pay order/NEFT or RTGS directly in favour of vendor as per quotations submitted by the firm only after confirmation of Margin. 9. Direct payment to vendor only after confirmation of margin. 10. Hypothecation of Machineries in favour of bank. 11. 4 Crossed Account Payee cheques in favour of "NKGSB Co-op bank Ltd" duly signed to be submitted. 12. 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.
13. Letter of awareness to be submitted from the owner of premises where proposed machineries to be installed.
 14. Exclusive banking to be done with us. Undertaking with that effect to be taken on record.
 15. Residential visit to be done & documentary evidence of property to be taken on record.
 16. Machinery vendor verification to be done by BM before disbursement & report to be taken on record.
 17. Explore Insurance policy to be cover the loan amount.
 18. Exclusive banking to be done with us otherwise ROI to be increase by 1%.
 19. Account to be monitor closely. Visit to be done at regular interval & report to be kept on the record.
 20. Zonal Head visit to be done before disbursement.
 21. Source of margin money to be verified.
 22. The borrower to undertake to avail credit facility under sole banking Agreement with our bank only. The existing Current Account (if any) with other banks to close within 3 months of sanction of the credit facility under the scheme.
 23. Direct payment to vendor in case of term loan. In case of reimbursement original invoice along with stamped payment receipts to be obtained and payments to be cross verified from bank statements. Cash payments not to be reimbursement.
 24. Loan to be disbursed up to Rs. 56.20 Lacs or 75% of invoices value whichever is lower.
 25. Any escalation in the project cost to be borne by the firm.
 26. Disbursement to be done subject to guarantee approval from "Credit Guarantee Fund Trust".
 27. Credit guarantee fees to be paid every year as and when demanded by CGTMSE.
 28. Letter of awareness for access to factory & installation of proposed machinery to be obtained.
 29. Copy of Bill of Loading & in Transit insurance to be submitted to bank.
 30. Disbursement will done after machinery will reach to India port.
- Post-Disbursement :**
1. Pre-payment charges @4% will be recovered on the entire credit facilities i.e. outstanding balance of cash credit as well as 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. Further, Pre-payment charges @2% will be recovered on the entire credit facilities i.e. outstanding balance of cash credit as well as term loan on the date of closure at the time of takeover by any other bank or financial institution if account closed after 1 year. Pre-payment charges will not be applicable if the credit facility is liquidated from own source. Suitable condition to be stipulated in sanction letters for all borrowers.
 2. Our charge to be registered with CERSAI within the stipulated time.
 3. You will have to pay premium of CGTMSE (AGE) every year.
 4. Any change in constitution to be informed to our Bank.
 5. Adequate off & on site insurance of all assets charged to the Banks.
 6. Rate of interest is subject to change as per our bank's/RBI guidelines and will also depend on the credit rating of borrower.
 7. All other terms & conditions in respect of facilities & securities to be





	followed. 8. Applicant firm has to close the current account with Union Bank of India within 3 Months of disbursement. 9. No request for reduction in ROI will be considered for 2 years from the date of disbursement except in case of change in RBI policy/PLR. 10. Audited financial for FY 2025-26 should be submitted within 15 days after filling.

- 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,

Mr. Rahul Modi
Branch Manager
Emp. Code- 1808

I/We hereby confirm that I/We have read the above terms and conditions as per sanction letter No. ADV/RH/DE/AHMEDABAD/RBC-281/26-27 Date: 19/05/2026 and the same are understood and accepted by me/us.

M/s. Darshil Embro
(Proprietor- Mrs. Neetaben Ashvinbhai Patel)
(Borrower)

Mr. Ashvinkumar Maganbhai Patel
(Guarantor)

Mr. Nathubhai Himatbhai Vaghasiya
(Guarantor)