Date: 02-07-2026

To,
Dishu Dishu
Lets Work,vkg Corporate6th Floor
jb Nagar Maharashtra Mumabi 400059,
&
Abhishek
6th Floor, Vkg Corporate Centre, 601, Andheri - Kurla Rd
Maharashtra 400001,

Subject: Sanction letter/approval for Loan

Dear Mr. Dishu Dishu,
We, Blacksoil Capital Private Limited (Lender) are pleased to inform you that you are eligible for a loan facility from us as per the following terms

Key Facts Statement (Borrower)

Part 1: Interest Rate and Fees/Charges

1	Loan proposal/account No.	APH32320278403	Type of Loan	Secured Solar and Rooftop Solutions
2	Sanctioned Loan amount (in Rupees)	₹ 2,75,310.00 /- (Rupees Two Lakh Seventy Five Thousand Three Hundred and Ten only)		

3 Disbursal Schedule

(i) Disbursement in stages or 100% upfront.	Tranche 1: 80 % Tranche 2: 20 % Tranche 3: %
(ii) If in stages, mention the clause of loan agreement having relevant details.	

4	Loan term (year/months/days)	9 months (from the date of disbursement)

5 Installment details

Type of installments	Number of EPIs	EPI (₹)	Commencement of repayment, post sanction
Monthly	9	31,978	5th of every month

6	(a)Interest rate (%) and type (fixed or floating or hybrid)	45.54 % / (Fixed)
	(b)Interest rate(%) and type	6.05 % / (Fixed)

7 Additional Information in case of Floating rate of interest

Reference Benchmark	Benchmark rate (%) (B)	Spread (%) (S)	Final rate (%) R = (B) + (S)	Reset periodicity (Months)		Impact of change in the reference benchmark (for 25 bps change in 'R', change in)	
				B	S	EPI (₹)	No. of EPIs
NA	NA	NA	NA	NA	NA	NA	NA

8 Fee/Charges

		Payable to the RE (A)		Payable to a third party through RE (B)	
		One-time/Recurring	Amount (in ₹) or Percentage (%)	One-time/Recurring	Amount (in ₹) or Percentage (%)
(i)	Processing fee (including GST)	One time	15,160	NA	NA
(ii)	Insurance charges (Premium Including GST)	NA	NA	NA	NA
(iii)	Valuation fees	NA	NA	NA	NA
(iv)	Any Other (please specify)	NA	NA	NA	NA
	a) Add on service charges (including GST)	NA	NA	NA	NA
	b) Legal document charges	NA	NA	One-time	359

9	Annual Percentage Rate (APR)	30.05 % reducing

10 Details of Contingent Charges (in ₹ or %, as applicable)

(i) Penal charges, if any, in case of delayed payment	24% p.a of the outstanding dues
(ii) Other penal charges, if any	Zero
(iii) Foreclosure charges, if applicable	Zero
(iv) Charges for switching of loans from floating to fixed rate and vice versa	Nil
(v) Any other charges	
(a) Late Payments /Cheque /ECS /NACH dishonoured charges	INR 590 per late payment OR dishonor of cheque/ECS/NACH per presentation. Two successive cheque bounces/ auto debit failure will lead to loan recall notice being issued
(b) Cheques & Cash Collection	We are collecting 2 undated cheques if required. One of Loan Amount & one of EMI Amount. Unused cheques will be shredded at our end after successful repayment of the loan. Any cash collection would include additional Rs 400 per pick up.
(c) Merchant Refunds & Loan Cancellations	In case of a return of a purchase to a merchant, a cancellation charge of 1.4% per month on outstanding principal would be payable.

11	KYC complied with RBI guidelines	
12	(a) Other term & condition as mentioned in Loan agreement. (b) Insurance: If the borrower has opted for insurance and not paid it upfront then the loan amount as mentioned in KFS will include applicable Insurance Premium and Service/Processing Fees as per agreed terms.	
13	Place and Date of Execution	Maharashtra and 02 July 2026
14	Security	Exclusive First charge by way of hypothecation of Equipment/System listed in Appendix – A and all receivables arising out of the hypothecated Equipment/System.
15	Important conditions	**(A) Subsidy Prepayment:** In the event the Borrower becomes eligible for and receives any subsidy, incentive, or financial assistance from the Central Government, State Government, or any other statutory or regulatory authority in relation to the solar project financed under this Agreement ("Subsidy"), the Borrower may utilize such Subsidy towards part prepayment of the Loan.Such part prepayment may be effected immediately upon receipt of the Subsidy or at any time thereafter, in accordance with the prepayment terms and conditions stipulated under this Agreement. Provided that where the Borrower applies the Subsidy amount towards part prepayment within seven (7) days from the date of receipt of the Subsidy, no prepayment charges shall be levied. Any part prepayment made after the said period shall be subject to applicable prepayment charges, as per the terms of this Agreement. Any amount so prepaid shall be appropriated towards reduction of the outstanding principal of the Loan, and shall result in a corresponding reduction in interest liability and/or Loan tenure, as determined by the Lender in accordance with its prevailing policies **(B) Pre-Part / Foreclosure:**

		1. The Borrower shall be eligible to make a Pre-Part Payment or Foreclosure under this Agreement only after payment of at least one (1) EMI. 2. In the event the Borrower makes any Pre-Part Payment or Foreclosure before payment of the first EMI, the interest component of the first EMI shall first be deducted from the Pre-Part/Foreclosure amount, and only the remaining balance, if any, shall be adjusted towards the outstanding principal. 3. The minimum amount of any Pre-Part Payment shall not be less than the equivalent of two (2) EMIs. 4. Following any Pre-Part Payment, the Borrower shall be required to pay at least one (1) subsequent EMI before becoming eligible to make any further Pre-Part Payments. 5. All Pre-Part Payments and Foreclosures shall be subject to applicable charges, fees, or notice requirements as may be prescribed by the Lender from time to time.

Part 2: Other Qualitative Information

1	Clause of Loan agreement relating to engagement of recovery agents	https://creditfair.in/collection_mechanism.pdf
2	Clause of Loan agreement which details grievance redressal mechanism	https://blacksoil-nbfc-docs.s3.ap-south-1.amazonaws.com/Policies/Grievance+Redressal+Mechanism+%26+Ombudsman+Policy_2025_V3_Dec%2725_Clean+2.pdf
3	Phone number and email ID of the nodal grievance redressal officer	Name: Harshita Jain Telephone: +022 6915 2200 E-mail ID.: grievanceredressal@blacksoil.co.in
4	Whether the loan is subject to transfer to other REs or securitization (Yes/No)	Yes

5 In case of lending under collaborative lending arrangements (e.g., co-lending/ outsourcing), following additional details may be furnished:

Name of the originating RE, along with its funding proportion	Name of the partner RE along with its proportion of funding	Blended rate of interest
NA	NA	NA

6 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	4 days
(ii) Details of LSP acting as recovery agent and authorized to approach the borrower	https://creditfair.in/list-of-lsp

7	Details of Merchant (Seller)	Name: [Pickup and Hide] (Suyog tech) Address: Chandigarh Account Holder Name: Pratik Bendal Name Of Bank: YES Bank Branch: Powai Account Number: 026291800001191 IFSC Code: YESB0000262
8	Declaration	I/We declare that all the particulars and information and details given are true, correct, complete and up to date in all respects and that I/We have not withheld any information whatsoever. I/We have understood the terms and conditions of the loan product of Blacksoil Capital Pvt. Ltd. and I/We agree to abide by them. I/We understand and authorize Blacksoil Capital Pvt. Ltd. to extract reports, exchange, share, part with all information relating to my loan details and repayment history information to/from other Banks/Financial institutions/ Credit Bureaus/Agencies as may be required and shall not hold Blacksoil Capital Pvt. Ltd. liable for use of this information. I/We understand and acknowledge that Blacksoil Capital Pvt. Ltd. shall have the absolute discretion without assigning any reason (unless required by applicable law) to reject my/our application and that Blacksoil Capital Pvt. Ltd shall not be responsible/liable in any manner whatsoever to me/us for such rejection or any delay in notifying me/us of such rejection. I/We understand and acknowledge that Blacksoil Capital Pvt. Ltd. shall not be liable for any costs, losses, damages or expenses, or other consequences, caused by such rejection of our application. I/We shall submit, sign and execute all such loan agreements and other documents as may be prescribed and required by Blacksoil Capital Pvt. Ltd. at any point of time and the applicable stamp duty shall be payable by me/us. I/We hereby authorize Blacksoil Capital Pvt Ltd to undertake the necessary Central Know Your Customer (CKYC) procedures and disclosures required for the purpose of verifying and maintaining my/our identity information as per regulatory guidelines. I/We hereby grant permission to Blacksoil Capital Pvt Ltd to conduct a CIBIL verification for the purpose of assessing my/our creditworthiness and eligibility for the

		financial transaction requested, in accordance with regulatory and legal requirements.
9	Customer Repayment modes directly to lender:	• Auto debit through registered NACH • Through Payment Gateway • Through online transaction (Write an email to payments@creditfair.in and we shall give you the link for repayment)
10	Purpose of Loan	For Buying/Installation of Solar Rooftop Panel.
11	Date & Place	02 July 2026 & Maharashtra/Delhi
12	Security	Exclusive first charge by way of hypothecation of Equipment/System listed in Appendix - A and all receivables arising out of the hypothecated Equipment/System

Computation of APR

Sr No	Parameter	Details
1	Sanctioned Loan Amount	₹ 2,75,310.00
2	Loan term (in months)	9 months
(a)	Number of installments for payment of principal, in case of non-equated periodic loans (months)	NA
(b)	Type of EPI / Amount of each EPI (in Rupees) / Nos. of EPIs	Monthly / 31,978 / 9
(c)	Number of installments for payment of capitalised interest, if any	NA
(d)	Commencement of repayments, post sanction	5th of every month
3	Interest rate type	Fixed
4	Rate of Interest	45.54 %
5	Total Interest Amount to be charged during the entire tenor of the loan as per the rate prevailing on sanction date	₹ 12,492
6	Fee/Charges payable (Collected upfront)	₹ 15519
(a)	Payable to the RE	₹ 15160
(b)	Payable to third-party routed through RE	₹ 359
7	Net Disbursed Amount	₹ 275310 /-
8	Total amount to be paid by the borrower	₹ 287,802 /-
9	Annual Percentage Rate - Effective annualized interest rate	30.05 %
10	Schedule of disbursement as per terms and conditions	Please refer to loan agreement for Disbursal schedule and other terms and conditions.
11	Due date of payment of Installment and interest	5th of every month (Also refer Repayment schedule in the welcome letter)

Exclusive of GST(*)

INDICATIVE REPAYMENT SCHEDULE UNDER EQUATED PERIODIC INSTALMENT

(Final/revised repayment schedule will be shared with welcome letter)

Installment No.	Outstanding Principal (in Rupees)	Principal (in Rupees)	Interest (in Rupees)	Installment (in Rupees)
1	₹245,801.01	₹29,508.99	₹2,469.01	₹31,978.00
2	₹216,027.38	₹29,773.63	₹2,204.37	₹31,978.00
3	₹185,986.74	₹30,040.64	₹1,937.36	₹31,978.00
4	₹155,676.69	₹30,310.05	₹1,667.95	₹31,978.00
5	₹125,094.82	₹30,581.87	₹1,396.13	₹31,978.00
6	₹94,238.68	₹30,856.14	₹1,121.86	₹31,978.00
7	₹63,105.83	₹31,132.86	₹845.14	₹31,978.00
8	₹31,693.77	₹31,412.06	₹565.94	₹31,978.00
9	₹0.00	₹31,693.77	₹284.23	₹31,978.00
Total		₹275,310.00	₹12,492.00	₹317,802.00

Each of the Borrowers hereby confirms that the contents of this Agreement/terms and conditions were read out and explained to them and they have understood the same.
IN WITNESS WHEREOF, the Parties hereto have executed these presents at the place and on the day, month, and year mentioned hereinabove.

This sanction letter will only be a letter of offer and shall stand revoked and cancelled, if there are any material changes in the proposal for which the Loan is sanctioned or; If any event occurs which, in our sole opinion is prejudicial to our interest or is likely to affect the financial condition of the Borrowers or his / her/ their ability to perform any obligations under the loan or; any statement made in the loan application or representation made is found to be incorrect or untrue or material fact has concealed or; upon completion of the validity period of 3 days of this offer unless extended by us in writing.

Subsidy Prepayment

In cases where the Borrower receives a government subsidy for the solar project, the Borrower shall be obligated to prepay an amount equivalent to the subsidy to the Lender immediately upon receipt or within seven (7) days from the date of receipt, whichever is earlier. Such prepayment shall be applied towards the outstanding principal, and the Borrower shall be eligible for a corresponding interest benefit on the prepaid amount, in accordance with the applicable terms and conditions of the loan agreement as per the 3(3.4) of Subsidy Prepayment Clause. A penalty of 2% per month will be applied on the subsidy amount if the subsidy payment is not made within 7 days from the date of receipt of the same.

Best Regards,
Backsoil

blacksoil
CAPITAL PRIVATE LIMITED

BlackSoil Capital Private Limited
Non Banking Finance Company . CIN No. U67120MH1995PTC084946
Tower A, 502, Peninsula Corporate Park, Senapati Bapat Marg, Lower Parel (W), Mumbai – 400 013, Maharashtra