



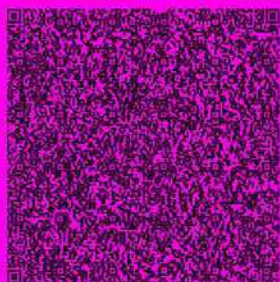
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP02781754490335P
Certificate Issued Date : 09-Jan-2017 01:48 PM
Account Reference : SHCIL (FI)/ upshcil01/ KANPUR/ UP-KNP
Unique Doc. Reference : SUBIN-UPUPSHCIL01033111785864320
Purchased by : SAHA ESTATE DEVELOPERS PRIVATE LIMITED AND OTHERS
Description of Document : Article 40 Mortgage Deed
Property Description : MORTGAGE DEED
Consideration Price (Rs.) :
First Party : SAHA ESTATE DEVELOPERS PRIVATE LIMITED AND OTHERS
Second Party : AXIS TRUSTEE SERVICES LTD
Stamp Duty Paid By : SAHA ESTATE DEVELOPERS PRIVATE LIMITED AND OTHERS
Stamp Duty Amount(Rs.) : 5,00,000
(Five Lakh only)

W



Please write or type below this line



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Cautionary Alert:

- The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

SHIL



MORTGAGE CUM DEBENTURE TRUST DEED

THIS MORTGAGE CUM DEBENTURE TRUST DEED (THIS "DEED") MADE AND EXECUTED AT KANPUR THIS 09TH DAY OF JANUARY, 2017

BY AND BETWEEN:

1. **SAHA ESTATE DEVELOPERS PRIVATE LIMITED**, a company incorporated under the provisions of Companies Act, 2013, with corporate identification number U70102DL2014PTC264466 and having its registered and corporate office at N-101/B, Munshi Lal Building, Connaught Circus, New Delhi 110001 through its Director Mr. Aniel Kuumar Saha, duly authorized by the Board of Directors, vide resolution dated 30th Nov., 2016, (hereinafter referred to as the "Issuer"/ "Company"/ "Developer", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**; Pan No.AAUCS3287J

AND

2. **THE PERSONS SETOUT IN PART A OF ANNEXURE I OF THIS DEED** (hereinafter referred to as the "Additional Obligors", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include their heirs, successors, executors, administrators and permitted assigns) of the **SECOND PART**;

AND

3. **AXIS TRUSTEE SERVICES LIMITED**, a company incorporated under the Companies Act, 1956 having its registered office at Axis House, Bombay Dyeing Mills Compound, Pandhurang Budhkar Marg, Worli, Mumbai City, Maharashtra- 400025 and having desk office at 2nd Floor, Red Fort Capital, Parsvnath Tower, Bhai Veer Singh Marg, Gole Market, New Delhi-110001, through its Deputy Manager, Mr. Manoj Chaurasia, acting in its capacity as debenture trustee for the benefit of the Debenture Holders (hereinafter referred to as the "Debenture Trustee", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, assigns, trustee or trustees for the time being) of the **THIRD PART**; Pan No.: AAHCA3172B

In this Deed the "Issuer", "Additional Obligors" and "Debenture Trustee" are hereinafter referred to individually as a "Party" and collectively as the "Parties".

WHEREAS:

- A. The details of the authorised, issued, subscribed and paid-up share capital of the Issuer as on the date of this Deed is as under:

Share Capital	Aggregate Value at face value (Rs.)
Authorised Share Capital 50,000 shares of Rs. 10 each	5,00,000
Issued, Subscribed and Paid up Capital 10,000 shares of Rs. 10 each	1,00,000

In view of the notifications issued by the State Govt. of U.P. bearing No. KNI-5-3139/11-2001-500(121) 2000 TC Lucknow dated 25.05.2001 and subsequent renewals thereof, the maximum stamp duty of Rs.5,00,000 (Rupees Five Lakh) is being paid. Presently, the company does not possess any debentures.

Note: The Stamp duty payable i.e. Rs.5,00,000/- (Five Lakh only) over this Mortgage cum Debenture Trust Deed has been deposited through e-Stamp Certificate No.IN-UP02781754490335P issued dated 09-Jan.,-2017 at 01.48 PM issued from SHCIL(FI)/upshcil01/KANPUR/UP-KNP.

Issuer	Debenture Trustee	TRPL	MRPL	Aniel	Aunirban	Neeta
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बंधककर्ता

Registration No. : 68

Year : 2,017

Book No. : 1

0201 एक्सिस ट्रस्टी सर्विसेज लि0 द्वारा उप प्रबन्धक मनोज चौरसिया

द्वितीय तल रेड फोर्ट कैपिटल पर्वनाथ टावर भयबीर सिंह मार्ग नई



IN WITNESS WHEREOF the Parties have caused this Deed to be executed and acknowledged by their respective authorized officials or representatives hereunto duly authorized, as hereinafter appearing on the day, month and year first hereinabove written.

THE COMMON SEAL OF THE WITHINNAMED, SAHA ESTATE DEVELOPERS PRIVATE LIMITED has pursuant to its Resolution passed in that behalf on November 30, 2016 hereunto been affixed in the presence of Mr. Aniel Kuumar Saha, its Director, who has signed his presents in token thereof.

SIGNED AND DELIVERED FOR AND ON BEHALF OF, SAHA ESTATE DEVELOPERS PRIVATE LIMITED by the hand of Mr. Aniel Kuumar Saha, its Director, duly authorized vide board resolution dated November 30, 2016.

SAHA ESTATE DEVELOPERS PRIVATE LIMITED
DIRECTOR/ AUTH. SIGNATORY

SIGNED AND DELIVERED BY THE WITHIN NAMED DEBENTURE TRUSTEE, AXIS TRUSTEE SERVICES LIMITED by the hand of Mr. Manoj Chaurasia its authorized official.

For Axis Trustee Services Limited,

Manoj Chaurasia
Authorized Signatory

THE COMMON SEAL OF THE WITHINNAMED, TGB REALCON PRIVATE LIMITED has pursuant to its Resolution passed in that behalf on November 30, 2016 hereunto been affixed in the presence of Mr. Aniel Kuumar Saha, its Director, who has signed his presents in token thereof.

SIGNED AND DELIVERED FOR AND ON BEHALF OF, TGB REALCON PRIVATE LIMITED by the hand of Mr. Aniel Kuumar Saha, its Director, its Authorized Signatory duly authorized vide board resolution dated November 30, 2016.

TGB REALCON PRIVATE LIMITED
DIRECTOR/ AUTH. SIGNATORY

THE COMMON SEAL OF THE WITHINNAMED, MELANGE REALCON PRIVATE LIMITED has pursuant to its Resolution passed in that behalf on November 30, 2016 hereunto been affixed in the presence of Ms. Neeta Saha, its Director, who has signed his presents in token thereof.

Issuer	Debtore Trustee	TRPL	MRPL	Aniel	Aunirban	Neeta
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गवाह

Registration No : 68

Year : 2017

Book No. : 1

W1 दीपक कुमार

सोमनाथ

736 चंडीगढ़ मो0 बस्ती दानिशमंदा जालन्धर



W2 राजेश श्रीवास्तव एड0

एस0 पी0 श्रीवास्तव

सिविल कोर्ट कानपुर नगर

वकालत



SIGNED AND DELIVERED FOR AND ON BEHALF OF THE WITHINNAMED, MELANGE REALCON PRIVATE LIMITED by the hand of Ms. Neeta Saha, its Director, duly authorized vide board resolution dated November 30, 2016.

MELANGE REALCON PRIVATE LIMITED

DIRECTOR/ AUTH. SIGNATORY

SIGNED AND DELIVERED BY MR. ANIEL KUUMAR SAHA, s/o Shri Amulya Kumar Saha, aged about 57 years, r/o G-22, Sector-27, Noida-201301, Uttar Pradesh, India, holder of PAN number AMYPS1829D.

SIGNED AND DELIVERED BY MR. AUNIRBAN SAHA, s/o Shri Aniel Kuumar Saha, aged 30 years, R/o G-22, Sector-27, G.B. Nagar, Noida-201301, holder of PAN number BDQPS5164P.

SIGNED AND DELIVERED BY MS. NEETA SAHA, w/o Shri Aniel Kuumar Saha, aged about 53 years, R/o G-22, Sector-27, Noida-201301, holder of PAN number AIGPS3023H.

Photograph of witness



Photograph of Witness No.2



Deepak Kumar
Son of Shri Som Nath
R/o 736, Chandigarh Moh Basti
Danishmanda Jal.

M: 9999123784

Rajesh Srivastava, Advocate
Son of Shri S.P. Srivastava
Civil Court Compound,
Kanpur Nagar.

M: 8808822255

Signed and printed in my office

(Sarvesh Chandra Dubey)
Advocate

Issuer	Debtenture Trustee	TRPL	MRPL	Aniel	Aunirban	Neeta
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आज दिनांक 09/01/2017 को
बही सं. 1 जिल्द सं. 7961
पृष्ठ सं. 33 से 284 पर कमांक 68
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Rathall
श्रीमती कमलेश पाठक
उप निबन्धक (प्रथम)
कानपुर नगर
9/1/2017

