



M.G. INFRAESTATES PVT. LTD.

REAL ESTATE DEVELOPERS, BUILDERS AND CONTRACTORS

Regd. Office: 20/201-A, DWARIKA DHISH ROAD, KANPUR - 208001
TEL: (+91-512) 2310111, 2385048, 2298872 • FAX: (+91-512) 2310278



14 April 2014

To,
The Branch Manager,
Bank of Baroda,
Gumti No.5,
KANPUR

Sub:- Submission of Original Documents in Term Loan of Rs.30.00 Crore for our project "Gulmohar Greens" at Singhpur Kanpur.

Dear Sir,

In reference to the above subject matter regarding submission of original documents in Term Loan of Rs.30.00 Crore for our project "Gulmohar Greens" at Singhpur Kanpur. The bank has approved our term loan of Rs.30.00 Crore for the above project. In compliance of the conditions of the term loan and as per the advice of the legal advisor of the bank, the bank has taken following documents from us for mortgaging them in the above sanctioned term loan. We have submitted the following documents with the bank for creation of mortgage which please acknowledge and accept their taking over.

- a. Original sale deed dated 17.02.2012 executed by Mr. Dilip Kapur in favour of M/s M.G. Infraestates Pvt. Ltd. Pvt. Sr. No.1413 Reg. on 20.03.2012.
- b. Original agreement to sell dated 15.10.2010 executed by Mr. Dilip Kapur in favour of M/s M.G. Infraestates Pvt. Ltd. Pvt. Sr. No.4636.
- c. Original sale deed 30.03.1991 executed by Mr. Vijay Mehrotra in favour of Mr. Dilip Kapur Sr.No. 13200.
- d. Original sale deed dt.30.03.1991 executed by Mrs. Neena Mehrotra in favour of Mr. Dalip Kapur Sr.No.13202.
- e. Original sale deed dated 02.11.1988 executed by Mrs. Marget Rose Agarwal in favour of Mr. Vijay Mehrotra Sr. No.26477/26478 Reg. on 05.11.1988.
- f. Certified copy sale deed dt.02.11.1988 executed by Mrs. Marget Rose Agarwal in favour of Mr. Vijay Mehrotra Sr. No.26477/26478 Reg. on 05.11.1988.
- g. Original sale deed dated 27.02.1989 executed by Ashok Kumar, Munnalal in favour of Mr. Vijay Mehrotra Sr. No.35344/35345 Reg. on 31.03.1989.
- h. Certified copy sale deed dt.03.02.1984 executed by Ram Dayal Dixit in favour of Mrs. Marget Rose Agarwal Sr. No.2380/2381 Reg. on 02.03.1984.
- i. Certified copy of sale deed dated 02.06.1977 executed by Mr. Parmeshwar Dyal in favour of Mr. Amit Banerjee Sr.No.3775/3776 Reg. on 23.06.1976.
- j. Original sale dated 23.06.1988 executed by Mr. Amit Banerjee in favour of Mrs. Neena Mehrotra Sr.No.15668 Reg. on 18.02.1989.
- k. Certified copy of sale deed dt.16.03.1989 executed by Mr. Munni Lal, Hazari Lal in favour of Chandawali Sr.No.37209/37210 Reg. on 31.03.1989.



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- ✓ 1. Original sale deed 25.05.1989 executed by Mrs. Chandawali in favour of Vijay Mehrotra Sr.No.42648/5349 Reg. on 18.02.1989.
- ✓ m. Certified copy of Khatauni of Khata No.408 fasali year 1401-1406, village Singhpur Kachhar, District Kanpur Nagar.
- n. Certified copy of Khatauni of Khata No.139 fasali year 1412-1417, village Singhpur Kachhar, District Kanpur Nagar issued by registrar Kanungo on 16.02.2012. →
- o. Certified copies of Intkhab Khasara fasli year 1401-1409, Village Singhpur Kachhar, District Kanpur Nagar issued by revenue officer. →
- ✓ p. Certified copy of Khatauni Fasli Year 1418-1423.
- ✓ q. Photocopy of mutation order dt.15.06.2012 passed by Tehsildar Kanpur in case no.714/11-12 in favour of M/s M.G. Infraestates Pvt. Ltd.
- ✓ r. Photocopy of application / case no.747 of 2013 U/s 143 U.P. Z.A. & L.R. Act application / case no. 747 of 2013 U/s 143 U.P. Z.A. & L.R. Act.
- ✓ s. Certified copy of order which will be passed by S.D.M Kanpur (Sardar) in favour of M/s M.G. Infraestate in application / case no. 747 of 2013 U/s 143 U.P. Z.A. & L.R. Act.
- ✓ t. Affidavit of Mr. Dwarika Nath Mehrotra dt.26.11.2013 regarding destroy of chain deeds.
- ✓ u. Board of Resolution passed by Directors of M/s M.G. Infraestates Pvt. Ltd. dt.31.03.2014. for availing and securing credit facility.
- ✓ v. Special resolution passed at extra ordinary general meeting of the company dt.31.03.2014.
- ✓ w. Certificate of chartered accountant Mr.Pankaj Khanna regarding borrowings by the company.
- ✓ x. Photocopy of permit & sanctioned plan issued by K.D.A. in favour of M/s M.G. Infraestates Pvt. Ltd.
- ✓ y. Affidavit an undertaking annex with this report.

The above documents have been submitted to you on 31.03.2014. Kindly acknowledge the receipt of above referred document for our record.

Thanking You,

Yours faithfully,
for M.G. Infraestates Pvt. Ltd.


(Director)

Received documents as above
for creation of equitable mortgage
on the property to secure credit
facility of Rs. 30.00 crore to the
Company.

For Bank of Baroda


Sr. Manager (Credit)
Cumil No. 5, Br. Kanpur

16/04/14