



December 20, 2016

To,

AXIS TRUSTEE SERVICES LIMITED

Axis House, Bombay Dyeing Mills Compound,
Pandhurang Budhkar Marg, Worli,
Mumbai City, Maharashtra- 400025

DMI CAPITAL PRIVATE LIMITED

Express Building, 3rd Floor,
9-10, Bahadur Shah Zafar Marg,
New Delhi -110002

Ref: Legal Opinion/Non Encumbrance Report w.r.t. **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated at Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as '**Said Land**').

A. Introduction

We understand that presently DMI Capital Private Limited (hereinafter referred to as "**the Client**") is considering to make investment in the secured, to be listed, redeemable, non-convertible debentures proposed to be issued by Saha Estate Developers Private Limited (hereinafter referred to as "**Issuer**" or the "**Company**") (hereinafter referred to as "**Proposed Transaction**"). The said debentures are proposed to be secured by way of creating equitable mortgage of the Said Land, being owned by M/s. Wish Land Buildzone Private Limited, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70102UP2016PTC077229 (a 100% owned subsidiary company of M/s. Lotus Greens Constructions Private Limited, approved by the Ministry of Corporate Affairs, Government of India, by issuance of a Certificate of Subsidiary Holding Relationship, vide its Letter No. ROC/Misc/Holding Subsidiary/6215 dated March 23, 2016), having its registered office at 7th Floor, Tower-B, Plot No. 8, Sector-127, Noida-201301, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as the "**Owner**"). At the request of DMI, we have conducted a search on the title of the Said Owner over the Said Land.



Mumbai : 406, 4th Floor, BNG House, D.N. Road, Fort, Mumbai - 400 001 India

Hyderabad : 105, 1st Floor, Shangri-La Plaza, Road No.2, Banjara Hills, Hyderabad-500 034 India

Japan : Vent Vert Toyohashi Centre 302, 1-3-1 Maeda Minami-machi,
Toyohashi-shi, Aichi-ken 440-0851, Japan (Rep. Office)

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B. Scope of Work:

The scope of this investigation involved the search of the title of the Owner over the Said Land and existence of registered encumbrances/mortgage, if any.

C. Methodology:

Based upon the aforementioned scope of work, we have perused various documents and caused search at the Sub-Registrar-II, Noida, Uttar Pradesh have been verified for the period of 2005 to 2016 and Certificates of Search have been issued vide Certificate Nos. 377 and 376 each dated 14.12.2016 in respect of the Said Land.

D. Limitation:

The scope of our review is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s).
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at Sub-Registrar Office-II, Noida, Uttar Pradesh.
4. We have conducted search at Sub-Registrar Office-II, Noida, District Gautam Budh Nagar, Uttar Pradesh.
5. This Report is solely for the use of DMI Capital Private Limited. No other person(s) shall, except with our permission, shall rely on this Report or any part thereof.

E. Status of the Owner:

The said Owner i.e. M/s. Wish Land Buildzone Private Limited, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70102UP2016PTC077229 (a 100% owned subsidiary company of M/s. Lotus Greens Constructions Private Limited, approved by the Ministry of Corporate Affairs, Government of India, by issuance of a Certificate of Subsidiary Holding Relationship, vide its Letter No. ROC/Misc/Holding Subsidiary/6215 dated March 23, 2016) [Copy of the said Certificate of Subsidiary Holding Relationship from the Ministry of Corporate Affairs, Government of India has been annexed herewith as "Annexure E"], having its



registered office at 7th Floor, Tower-B, Plot No. 8, Sector-127, Noida-201301, District Gautam Budh Nagar, in the state of Uttar Pradesh, India, is the and absolute owner in respect of the Said Land i.e. **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India.

F. Devolution of Title in favour of:

The Owner herein, i.e. M/s. **Wish Land Buildzone Private Limited**, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70102UP2016PTC077229 (a 100% owned subsidiary company of M/s. Lotus Greens Constructions Private Limited, approved by the Ministry of Corporate Affairs, Government of India, by issuance of a Certificate of Subsidiary Holding Relationship, vide its Letter No. ROC/Misc/Holding Subsidiary/6215 dated March 23, 2016), having its registered office at 7th Floor, Tower-B, Plot No. 8, Sector-127, Noida-201301, District Gautam Budh Nagar, in the state of Uttar Pradesh, India, in respect of the Said Land as mentioned below:

ALL THAT piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India.

- i. The Said Land was acquired by New Okhla Industrial Development Authority, District Gautam Budh Nagar, Uttar Pradesh, India, a body corporate constituted under Section 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) under the Land Acquisition Act, 1894 (hereinafter referred to as 'Authority') has through a sealed two bid tender system awarded a Sports City Plot No. SC-02, admeasuring 12,00,000 square meters, more or less, Sector-150, Noida, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as 'Said Master Land') which had been acquired by the Authority in compliance with the provisions under Land Acquisition Act, 1894, to one M/s. Lotus Greens Constructions Private Limited, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70109DL2013PTC248916, having its registered office at D-107, Panchsheel Enclave, New Delhi-110017, India (being the consortium lender company) [hereinafter referred to as 'Lotus'] vide (i) Allotment Cum Reservation Letter No. Noida/Commercial/2014/1498 dated September 10, 2014 (ii) Allotment of Land vide Letter No. Noida/Commercial/Sports City/2014/1703 dated October 17, 2014 and (iii)



Additional Formal Land Allotment Letter No. Noida/Commercial/Sports City/2015/502 dated March 16, 2015 (hereinafter referred to as '**Said Allotments**').

- ii. Lotus was in possession of Sports City Plot No. SC-02/A (part of Sports City Plot No. SC-02, Sector-150, Noida), measuring 6,47,600 square meters, more or less, Sector-150, District Gautam Budh Nagar, Uttar Pradesh, India (hereinafter referred to as '**Said Larger Land**') out of the Said Master Land. The Authority pursuant to the Said Allotments made in favour of Lotus, executed (1) Deed of Lease dated December 19, 2014, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6486, at Pages 275 to 310, being Deed No. 11297 for the year 2014 and demised in favour of Lotus land measuring 6,40,000 square meters, more or less, out of the Said Larger Land and (2) Deed of Lease dated May 11, 2015, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6710, at Pages 1 to 36, being Deed No. 3176 for the year 2015 and leased/demised in favour of said Lotus the balance land measuring 7,600 square meters, more or less, out of the Said Larger Land, for a period of 90 (ninety) years on 'AS IS WHERE IS BASIS', commencing from December 19, 2014. [*Certified True Copies of the aforesaid of Lease deed bearing no. 11297 dated 19.12.2014 and lease deed bearing no. 3176 dated May 11, 2015, have been annexed herewith as "Annexure A" and "Annexure B", respectively*].
- iii. Lotus as the lessee of the Said Larger Land applied to the Authority for sub-division of the Said Larger Land for the purpose of further allotment of the same. Pursuant to such application from Lotus, the Authority allowed to sub-divide the Said Larger Land vide Approval Letter No. Noida/Commercial/2016/471 dated June 06, 2016 in favour of said Lotus for sub-leasing the Said Larger land by executing sub-lease deeds as per the terms and conditions of the brochure for the development and marketing through its 100% subsidiary companies in respect of inter alia **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as '**Said Land**').
- iv. Pursuant to the aforesaid Lotus by way of a Sub-Lease Deed dated June 15, 2016 registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, being Deed No. 6340 for the year 2016 (hereinafter referred to as '**Sub-Lease Deed**'), leased, demised and transferred in favour of the Owner herein, the entirety of the Said Land, on 'AS IS WHERE IS BASIS' for a



period of 90 (ninety) years, commencing from December 19, 2014, exclusively for the purpose of development of Sports City therein for recreational, commercial and residential group housing, subject to the condition that the activities considered to be any public nuisance/hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution, shall not be allowed. Moreover, all the allowed activities shall be only within the permissible Floor Area Ratio (FAR). [Certified True Copy of the Sub-Lease Deed has been annexed herewith as "Annexure C"].

- v. Further, the office of the Sub-Registrar II, Noida, District Gautam Budh Nagar, Uttar Pradesh has also issued certificates of search and encumbrance free certificates bearing nos. 376 and 377 dated 14.12.2016, stating that there is no encumbrance over the Said Land. Said certificates have been annexed herewith as "Annexure D".
- vi. In the circumstance, the Owner herein, i.e. M/s. Wish Land Buildzone Private Limited has exclusive and absolute leasehold interest holder in respect of the Said Land by virtue of acquiring the same through the Sub-Lease Deed and holds a leasehold and marketable title with regard to the same and is competent to create an equitable mortgage against the Said Land in favour of any bank/financial institution.

G. Documents Perused pertaining to the Said Land

- i. Certified copy of Deed of Lease dated December 19, 2014, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6486, at Pages 275 to 310, being Deed No. 11297 for the year 2014 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- ii. Certified copy of Deed of Lease dated May 11, 2015, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6710, at Pages 1 to 36, being Deed No. 3176 for the year 2015 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- iii. Copy of Approval Letter No. Noida/Commercial/2016/471 dated June 06, 2016 for sub-division and sub-leasing of Said Land from New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.



- iv. Copy of Approval Letter No. Noida/Commercial/2016/566 dated July 08, 2016 for sub-letting the Said Land in favour of the Owner herein issued by New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.
- v. Certified copy of Sub-Lease Deed dated June 15, 2016 registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, being Deed No. 6340 for the year 2016 between M/s. Lotus Greens Constructions Private Limited (Sub-Lessor) and M/s. Wish Land Buildzone Private Limited (Sub-Lessee).
- vi. Copy of the said Certificate of Subsidiary Holding Relationship from the Ministry of Corporate Affairs, Government of India.

H. Litigations and Charges

We have caused search and reviewed the relevant records with respect to the above mentioned immovable property being the Said Land with the Office of Sub-Registrar-II, Noida, Uttar Pradesh for the last 30 years. Upon perusal of the records it has been observed that there are no charges existing as on date over the Said Land.

I. ROC SEARCH

On conducting the on-line search at the website of Registrar of Companies, Ministry of Corporate Affairs, Government of India, it appears that charge for an amount of Rs. 450 Crore is existing against the Owner, against the security of the Said Land and its receivables, for securing the due discharge and repayment of the debenture amount of Rs. 450,00,00,000 (Rupees Four Hundred Fifty Crore) issued by Lotus, on private placement basis, under the terms and conditions of the debenture trust deed dated 03.12.2014, executed *inter-alia* between the Owner, Lotus and the Vistra ITCL (India) Limited. The said mortgage been created by way of equitable mortgage by deposit of title deeds is not reflected in the revenue records. Copy of the memorandum of entry recording the deposit of title deeds by the Owner, has been annexed herewith as '*Annexure F*'.

J. Nature of Land

The nature of land as it appears from the revenue records is non-agricultural, as the same is a sports city plot.



K. Conclusions

On perusal of the documents provided to us and compared with the latest revenue records, it is established that the said Owner i.e. M/s. Wish Land Buildzone Private Limited, is the absolute owner of the leasehold rights in the Said Land i.e. **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India, subject to the charge of Vistra ITCL (India) Limited.

We hereby certify that the Said Owner has a clear and marketable title with respect to the Said Land and is competent to mortgage the same with any Bank/Financial Institution subject to payment of up-to-date leasehold premium together with accrued interest paid to the Authority directly and the charge of Vistra ITCL (India) Limited.

There are no defects or encumbrance/impediments/embargo in the title of the Owner w.r.t. the Said Land.

L. List of documents required to be deposited for creation of equitable mortgage of the Said Land:

- i. Certified true copy of the Deed of Lease dated December 19, 2014, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6486, at Pages 275 to 310, being Deed No. 11297 for the year 2014 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- ii. Certified true copy of the Deed of Lease dated May 11, 2015, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6710, at Pages 1 to 36, being Deed No. 3176 for the year 2015 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- iii. Copy of Approval Letter No. Noida/Commercial/2016/471 dated June 06, 2016 for sub-division and sub-leasing of Said Land from New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.
- iv. Copy of Approval Letter No. Noida/Commercial/2016/566 dated July 08, 2016 for sub-letting the Said Land in favour of the Owner herein issued by New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.



- v. Original Sub-Lease Deed dated June 15, 2016 registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India being Deed No. 6340 for the year 2016 between M/s. Lotus Greens Constructions Private Limited (Sub-Lessor) and M/s. Wish Land Buildzone Private Limited (Sub-Lessee).
- vi. Permission to mortgage the Said Land issued by the Authority.
- vii. Search certificate bearing no. 376 and 377 dated 14.12.2016.

M. Particulars of Documents verified for Investigation:

SL. NO.	PARTICULARS	REMARKS
1.	Whether documents given to the counsel are original or copies of documents?	Photocopy, Certified Copy obtained.
2.	Whether documents given as original title deeds inspire any doubt or suspicion?	No
3.	Whether the particular of registration as given in the title deed shown to the counsel tally with the particulars as stated in the records of the Sub Registrar?	Yes
4.	Whether the property has been mutated in the name of the person offering the mortgage?	No
5.	Whether equitable mortgage can be created at the place whether the branch disbursing the loan is situated?	Yes;
6.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged?	No
7.	Whether there are any restrictions regarding sale of the property to be mortgaged?	Yes, the Said Land being leasehold property, the lease can be only be transferred further but not sold
8.	Whether all approvals, sanctions required for creation of the mortgage have been obtained?	Yes
9.	Whether subject property is free from Acquisition Requisition Scheme etc. pending and nor intended to be acquired by the appropriate Govt. Authority?	NA
10.	Whether the subject property has fallen under Govt. Notification / Instructions to stop registration of deed of transfer?	No



11.	Whether there is impediment, if any, nature of impediment?	No;
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N. Ownerships & Possession verified from:

- i. Nature of Title Documents: Deed of Lease and Sub-Lease Deed.
- ii. Manner of deriving title by the present / current owner: Sub-Lease Deed.
- iii. Mutation Records: Mutation Certificate by New Okhla Industrial Development Authority (if any).

Thanking You,
For **Dhir & Dhir Associates**



FORM NO. CHG-1

[Pursuant to sections 77,78 and 79 and pursuant to Section 384 read with 77,78 and 79 of the Companies Act, 2013 and Rule 3(1) of the Companies (Registration of Charges) Rules 2014]



Application for registration of creation, modification of charge (other than those related to debentures) including particulars of modification of charge by Asset Reconstruction Company in terms of Securitization and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI)

Form language ☒ English ☐ Hindi

Refer the instruction kit for filing the form.

1. (a) *Corporate identity number (CIN) or foreign company registration number (FCRN) of the company

(b) Global location number (GLN) of company

2. (a) Name of the company

(b) Address of the registered office or the principal place of business in India of the company

7th FLOOR
TOWER B, PLOT NO.8, SECTOR-127
NOIDA
Gautam Buddha Nagar
Uttar Pradesh
201301

(c) email id of the company

3. (a) * This form is for registration of

☒ Creation of charge ☐ Modification of charge

4. *Whether the applicant is ☒ The Company ☐ The charge holder

5. Whether the form is being filed

(i) * Beyond 30 days but within 300 days from the date of creation or modification ☒ Yes ☐ No

(ii) If yes, give reasons for the delay and mention the duration of delay

Due to operational delays

7. (a) *Date of the instrument creating or modifying the charge (DD/MM/YYYY)

(b) * Nature, description and brief particulars of the instrument(s) creating or modifying the charge

No document was executed however on September 25, 2017 first charge / mortgage was created by the authorised office of the Company by way of deposit of title deeds of the Project Land with Axis Trustee Services Limited acting in its capacity as the debenture trustee for the benefit of the holders of debentures.

(c) * Whether charge is created or modified outside India ☐ Yes ☒ No

8. Type of charge

* (a) A charge on

- | | |
|--|--|
| <input type="checkbox"/> Uncalled share capital | <input type="checkbox"/> Calls made but not paid |
| <input checked="" type="checkbox"/> Immovable property or any interest therein | <input checked="" type="checkbox"/> Movable property |
| <input type="checkbox"/> Floating charge | <input type="checkbox"/> Motor Vehicle (Hypothecation) |
| <input type="checkbox"/> Any property for securing the issue of secured deposits | <input type="checkbox"/> Goodwill |
| <input type="checkbox"/> Patent | <input type="checkbox"/> Licence under a patent |
| <input type="checkbox"/> Trade mark | <input type="checkbox"/> Copyright |
| <input type="checkbox"/> Book debts | <input type="checkbox"/> Ship or any share in a ship |
| <input type="checkbox"/> Solely of Property situated outside India | <input checked="" type="checkbox"/> Others |

(b) If others, specify

Receivables and development rights of the Project

9. (a) *Whether consortium finance is involved ☐ Yes ☒ No

(b) *Whether joint charge is involved ☐ Yes ☒ No

(c) *Number of charge holder(s)

1

(Note: Please attach a complete list of charge holders, details of their extent to the charge, particulars of property charged, amount secured etc.)

10. Particulars of the charge holder (In case charge is modified in favour of ARC or assignee, enter the particulars of ARC or assignee)

Category

Others

If others, specify

debenture trustee

Get list of chargeholders

Name

Others

In case of others, specify

CIN, if applicable

U74999MH2008PLC182264

Pre-fill

* Name

AXIS TRUSTEE SERVICES LIMITED

Address*

Line I

AXIS HOUSE, BOMBAY DYEING MILLS

Line II

COMPOUND, PANDHURANG BUDHKAR MARG, WORLI

* City

MUMBAI

* State

Maharashtra

*ISO country code

IN

Country

India

* Pin code

400025

*

e-mail id debenturetrustee@axistrustee.com

* Whether charge holder is having a valid Income Tax PAN ☒ Yes ☐ No

Income tax-Permanent Account Number (PAN)

AAHCA3172B

BSR Code / Branch Code

11.(a) *Amount secured by the charge (in Rs.)

1,300,000,000.00

(In case the amount is in foreign currency, rupee equivalent to be stated)

(In case of modification/ rectification of charge, enter the amount secured by the charge after such modification)

(b) Amount secured by the charge in words

Rupees One Hundred Thirty Crore only

(c) In case amount secured by the charge is in foreign currency, mention details

12. Brief particulars of the principal terms and conditions and extent and operation of the charge

(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company

25/09/2017 (DD/MM/YYYY)

(b) Borrower's customer/account number

(c) *Rate of interest

As per the terms of the debenture trust deed dated 09.01.2017 executed inter-alia between the Saha Estate Developers Private Limited and Axis Trustee Services Limited, as amended from time to time

(d) Repayment term (in months)

72 Months

(e) *Terms of Repayment

As per the terms of the debenture trust deed dated 09.01.2017 executed inter-alia between the Saha Estate Developers Private Limited and Axis Trustee Services Limited, as amended from time to time

(f) Nature of facility

(g) Date of Disbursement

(DD/MM/YYYY)

(h) Miscellaneous narrative information

(i) *Margin

Nil

(j) *Extent and operation of the charge

The first charge/ mortgage is created to secured the due repayment, discharge and redemption of the Debentures aggregating to Rs. 130 Crore and other monies in connection therewith by Saha Estate Developers Private Limited under the terms of the debenture trust deed dated 09.01.2017, as amended and supplemented from time to time.

(k) Others

13. In case of acquisition of property, subjected to charge, furnish the details relating to the existing charge on the property so acquired

(a) Date of instrument creating or evidencing the charge (DD/MM/YYYY)

(b) Description of the instrument creating or evidencing the charge

(c) Date of acquisition of the property (DD/MM/YYYY)

(d) Amount of the charge (in Rs.)

(e) Particulars of the property charged

14. * Short particulars of the property or asset(s) charged (including complete address and location of the property)

All right, title and interest of the Company under the sub-divided plot no. SC-02/A8, Sector 150, Noida, District Gautam Budh Nagar, in the state of Uttar Pradesh, admeasuring 50,560 sq. mtrs. together with the specified receivables from the project to be developed thereon.

☒ Plot Unit ☐ Dwelling Interest

Evaluated Price of Asset as on
Security interest Creation date

980,864,000.00

Nature of Property

Leasehold land

PLOT ID Number

Plot No. SC 02/A8

*Survey No. / Gat No. etc.

Plot No. SC 02/A8

Street Number & Name

Sector /Block Number

Locality

Sector 150

Landmark

Village/Town Name

Noida

Taluka

District

Gautam Buddha Nagar

State

Uttar Pradesh-UP

Pin Code

201308

*Latitude

NA

*Longitude

NA

Area of plot (Sq. feet, Sq. meter, Acre,
Gunta, Cents, Hectares)

50560 sq meters

Bounded by	
By North	By South
By East	By West

*Survey number, GAT number, Khesra number, Khweta number, Mouza number, Phase number or any other such similar representation in various states or union territories can be captured in this field.

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation/ Grampanchayat are to be specified and also the area of the immovable property as well as boundaries)

15. Description of the document by which the company acquired the title

Number of title documents deposited by customer

I.	Document type	Lease deed
	Document Number	6340
	Sub-registrar	Sub-Registrar II, Noida
	Taluka	Noida
	District	Gautam Buddha Nagar
	State	Uttar Pradesh-UP
	Country Code	IN
	Pin Code	201301

16. (a) *Whether any of the property or interest therein under reference is not registered in the name of the company

☐ Yes ☒ No

17. * Date of creation/last modification prior to the present modification (DD/MM/YYYY)

Attachments

List of attachments

1. *Instrument(s) of creation or modification of charge;

Attach

4. Optional attachment(s), if any

Attach

DOH.pdf
MOE 26092017.pdf

Remove attachment

Declaration

☒ I am authorized by the Board of Directors of the Company vide resolution no* * dated to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I also declare that all the information given herein above is true, correct and complete and as per the attached charge instrument (s) or documents(s) and nothing material has been suppressed. A copy of the attached charge instrument(s) or document(s) is/are available at the registered office or principal place of business in India of the company.

☒ I further declare that:

- (a) the delay in filing the particulars of creation/modification, was accidental or due to inadvertence or some other sufficient cause and are or is not of a nature to prejudice the position of the charge holder, shareholders or creditors of the company;
- (b) no prejudice would be caused to the charge holder(s) or any other creditors(s) of the company, if the delay is condoned;
- (c) the company has not created or modified any charge(s) whatsoever on the assets of the company, since the creation / modification of the present charge, for which the application for condonation of delay is being filed;
- (d) the company is carrying on the business as on the date of filing this application and no proceedings to wind-up the company have commenced or are pending against the company;
- (e) there is no litigation proceedings pending before any court of law for which condonation of delay is being filed;
- (f) the company has not applied for striking off the name of the company from the register of Registrar of Companies

To be digitally signed by

Director or manager or secretary or CEO or CFO(In case of an Indian company)
or an authorised representative (In case of a foreign company)

AKHIL
AGGAR
WAL
Digitally signed
by AKHIL
AGGARWAL
Date: 2018.06.21
15:54:50 +05'30'

Designation

Director

DIN of the director; PAN of the manager or CEO or CFO or authorised
representative; or membership number of company secretary

06873673

Declaration

- ☒ I/ we confirm that the attached charge instrument(s) or document(s) is/ are true copies of the original which is/are available with the charge holder and/ or assignee and all the information and particulars mentioned above are derived there from are concisely and correctly stated. I/ we am/ are duly authorised to sign this form.
- ☐ I/ we am/are a multilateral/International financial institution who has/have been exempted from payment of income tax in India under the UN Privileges and Immunities Act.

To be digitally signed by

Charge holder

AAHCA3172B

MANOJ
CHAURA
SIA
Digitally signed
by MANOJ
CHAURA
Date: 2018.06.21
15:54:50 +05'30'

PAN of the Charge holder

Certificate by practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

- i. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;
- ii. All the required attachments have been completely and legibly attached to this form.

To be digitally signed by



- ☐ Chartered accountant (in whole-time practice); or
- ☐ Cost accountant (in whole-time practice); or
- ☒ Company secretary (in whole-time practice)

Whether associate or fellow ☒ Associate ☐ Fellow

Membership number

Certificate of Practice number

Note: Attention is also drawn to provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.

Modify

Check Form

Prescrutiny

Submit

This eForm has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company



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)

22



Please write or type below this line.



Authority Affid.

This is a copy of the e-Stamp Certificate issued by the Government of India. It is valid only if it is downloaded from the official website of the Government of India. It is not valid if it is downloaded from any other source. It is not valid if it is downloaded from any other source. It is not valid if it is downloaded from any other source.

0001482518

SHCIL



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 Kumar 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)/upshel01/KANPUR/LP-KNP.

Issuer	Debenture Trustee	TRPL	MRPL	Aniel	Aunirban	Neeta
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बंधककर्ता

Registration No. : 68

Year : 2017

Book No. : 1

0201 एक्सिस ट्रस्टी सर्विसेज लि0 द्वारा उप प्रधानक मनोज चौरसिया

द्वितीय तल रैड फोर्ट कैपिटल फ्लेक्साबल 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 Kumar 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 Kumar 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 Kumar 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 Kumar 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	Debenture Trustee	TRM	MIR	Aniel	Amirban	Neeta
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गवाह

Registration No. :

68

Year :

2017

Book No. :

1

W1 दीपक कुमार

सोमनाथ

आपत्ति कागज के समुदाय के 107

738 चंडीगढ़ गोठ वस्ती दानिशगंदा जालंधर

पतांकुली दंडाधिका



W2 राजेश श्रीवास्तव एडवो

एडवो पीठ श्रीवास्तव

सिविल कोर्ट कानपुर नगर

पथल



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 Kumar 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 Kumar 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 Meh Basti
Danishmanda Jal.

M:- 9999183784

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

M:- 8808822255

Signed and printed in my office

(Signature)

(Sarvesh Chandra Dubey)
Advocate


Issuer	Deedure Trustee	MRPL	MRPL	Aniel	Aunirban	Neeta
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126

आज दिनांक 09/01/2017 को
बही सं. 1 जिल्द सं. 7961
पृष्ठ सं. 33 से 284 पर कर्मांक 68
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


श्रीमती कमलेश पाठक
उप निबन्धक (प्रथम)
कानपुर नगर
0/1/2017





December 20, 2016

To,

AXIS TRUSTEE SERVICES LIMITED

Axis House, Bombay Dyeing Mills Compound,
Pandhurang Budhkar Marg, Worli,
Mumbai City, Maharashtra- 400025

DMI CAPITAL PRIVATE LIMITED

Express Building, 3rd Floor,
9-10, Bahadur Shah Zafar Marg,
New Delhi -110002

Ref: Legal Opinion/Non Encumbrance Report w.r.t. **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated at Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as '**Said Land**').

A. Introduction

We understand that presently DMI Capital Private Limited (hereinafter referred to as "**the Client**") is considering to make investment in the secured, to be listed, redeemable, non-convertible debentures proposed to be issued by Saha Estate Developers Private Limited (hereinafter referred to as "**Issuer**" or the "**Company**") (hereinafter referred to as "**Proposed Transaction**"). The said debentures are proposed to be secured by way of creating equitable mortgage of the Said Land, being owned by M/s. Wish Land Buildzone Private Limited, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70102UP2016PTC077229 (a 100% owned subsidiary company of M/s. Lotus Greens Constructions Private Limited, approved by the Ministry of Corporate Affairs, Government of India, by issuance of a Certificate of Subsidiary Holding Relationship, vide its Letter No. ROC/Misc/Holding Subsidiary/6215 dated March 23, 2016), having its registered office at 7th Floor, Tower-B, Plot No. 8, Sector-127, Noida-201301, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as the "**Owner**"). At the request of DMI, we have conducted a search on the title of the Said Owner over the Said Land.



Mumbai : 406, 4th Floor, BNG House, D.N. Road, Fort, Mumbai - 400 001 India

Hyderabad : 105, 1st Floor, Shangri-La Plaza, Road No.2, Banjara Hills, Hyderabad-500 034 India

Japan : Vent Vert Toyohashi Centre 302, 1-3-1 Maeda Minami-machi,
Toyohashi-shi, Aichi-ken 440-0851, Japan (Rep. Office)

T: +91 22 674 72284 | E: mumbai@dhirassociates.com

T: +91 40 4220 8077 | E: hyderabad@dhirassociates.com

T: +81 (90) 25703528 | E: japan@dhirassociates.com

B. Scope of Work:

The scope of this investigation involved the search of the title of the Owner over the Said Land and existence of registered encumbrances/mortgage, if any.

C. Methodology:

Based upon the aforementioned scope of work, we have perused various documents and caused search at the Sub-Registrar-II, Noida, Uttar Pradesh have been verified for the period of 2005 to 2016 and Certificates of Search have been issued vide Certificate Nos. 377 and 376 each dated 14.12.2016 in respect of the Said Land.

D. Limitation:

The scope of our review is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s).
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at Sub-Registrar Office-II, Noida, Uttar Pradesh.
4. We have conducted search at Sub-Registrar Office-II, Noida, District Gautam Budh Nagar, Uttar Pradesh.
5. This Report is solely for the use of DMI Capital Private Limited. No other person(s) shall, except with our permission, shall rely on this Report or any part thereof.

E. Status of the Owner:

The said Owner i.e. M/s. Wish Land Buildzone Private Limited, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70102UP2016PTC077229 (a 100% owned subsidiary company of M/s. Lotus Greens Constructions Private Limited, approved by the Ministry of Corporate Affairs, Government of India, by issuance of a Certificate of Subsidiary Holding Relationship, vide its Letter No. ROC/Misc/Holding Subsidiary/6215 dated March 23, 2016) [Copy of the said Certificate of Subsidiary Holding Relationship from the Ministry of Corporate Affairs, Government of India has been annexed herewith as "Annexure E"], having its



registered office at 7th Floor, Tower-B, Plot No. 8, Sector-127, Noida-201301, District Gautam Budh Nagar, in the state of Uttar Pradesh, India, is the and absolute owner in respect of the Said Land i.e. **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India.

F. Devolution of Title in favour of:

The Owner herein, i.e. M/s. **Wish Land Buildzone Private Limited**, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70102UP2016PTC077229 (a 100% owned subsidiary company of M/s. Lotus Greens Constructions Private Limited, approved by the Ministry of Corporate Affairs, Government of India, by issuance of a Certificate of Subsidiary Holding Relationship, vide its Letter No. ROC/Misc/Holding Subsidiary/6215 dated March 23, 2016), having its registered office at 7th Floor, Tower-B, Plot No. 8, Sector-127, Noida-201301, District Gautam Budh Nagar, in the state of Uttar Pradesh, India, in respect of the Said Land as mentioned below:

ALL THAT piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India.

- i. The Said Land was acquired by New Okhla Industrial Development Authority, District Gautam Budh Nagar, Uttar Pradesh, India, a body corporate constituted under Section 3 read with Section 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) under the Land Acquisition Act, 1894 (hereinafter referred to as 'Authority') has through a sealed two bid tender system awarded a Sports City Plot No. SC-02, admeasuring 12,00,000 square meters, more or less, Sector-150, Noida, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as 'Said Master Land') which had been acquired by the Authority in compliance with the provisions under Land Acquisition Act, 1894, to one M/s. Lotus Greens Constructions Private Limited, a company incorporated under the Companies Act, 1956, with Corporate Identification Number: U70109DL2013PTC248916, having its registered office at D-107, Panchsheel Enclave, New Delhi-110017, India (being the consortium lender company) [hereinafter referred to as 'Lotus'] vide (i) Allotment Cum Reservation Letter No. Noida/Commercial/2014/1498 dated September 10, 2014 (ii) Allotment of Land vide Letter No. Noida/Commercial/Sports City/2014/1703 dated October 17, 2014 and (iii)



Additional Formal Land Allotment Letter No. Noida/Commercial/Sports City/2015/502 dated March 16, 2015 (hereinafter referred to as '**Said Allotments**').

- ii. Lotus was in possession of Sports City Plot No. SC-02/A (part of Sports City Plot No. SC-02, Sector-150, Noida), measuring 6,47,600 square meters, more or less, Sector-150, District Gautam Budh Nagar, Uttar Pradesh, India (hereinafter referred to as '**Said Larger Land**') out of the Said Master Land. The Authority pursuant to the Said Allotments made in favour of Lotus, executed (1) Deed of Lease dated December 19, 2014, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6486, at Pages 275 to 310, being Deed No. 11297 for the year 2014 and demised in favour of Lotus land measuring 6,40,000 square meters, more or less, out of the Said Larger Land and (2) Deed of Lease dated May 11, 2015, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6710, at Pages 1 to 36, being Deed No. 3176 for the year 2015 and leased/demised in favour of said Lotus the balance land measuring 7,600 square meters, more or less, out of the Said Larger Land, for a period of 90 (ninety) years on 'AS IS WHERE IS BASIS', commencing from December 19, 2014. [*Certified True Copies of the aforesaid of Lease deed bearing no. 11297 dated 19.12.2014 and lease deed bearing no. 3176 dated May 11, 2015, have been annexed herewith as "Annexure A" and "Annexure B", respectively*].
- iii. Lotus as the lessee of the Said Larger Land applied to the Authority for sub-division of the Said Larger Land for the purpose of further allotment of the same. Pursuant to such application from Lotus, the Authority allowed to sub-divide the Said Larger Land vide Approval Letter No. Noida/Commercial/2016/471 dated June 06, 2016 in favour of said Lotus for sub-leasing the Said Larger land by executing sub-lease deeds as per the terms and conditions of the brochure for the development and marketing through its 100% subsidiary companies in respect of inter alia **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India (hereinafter referred to as '**Said Land**').
- iv. Pursuant to the aforesaid Lotus by way of a Sub-Lease Deed dated June 15, 2016 registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, being Deed No. 6340 for the year 2016 (hereinafter referred to as '**Sub-Lease Deed**'), leased, demised and transferred in favour of the Owner herein, the entirety of the Said Land, on 'AS IS WHERE IS BASIS' for a



period of 90 (ninety) years, commencing from December 19, 2014, exclusively for the purpose of development of Sports City therein for recreational, commercial and residential group housing, subject to the condition that the activities considered to be any public nuisance/hazardous shall not be carried out. Any activity, which creates noise pollution or air pollution or water/chemical pollution, shall not be allowed. Moreover, all the allowed activities shall be only within the permissible Floor Area Ratio (FAR). [Certified True Copy of the Sub-Lease Deed has been annexed herewith as "Annexure C"].

- v. Further, the office of the Sub-Registrar II, Noida, District Gautam Budh Nagar, Uttar Pradesh has also issued certificates of search and encumbrance free certificates bearing nos. 376 and 377 dated 14.12.2016, stating that there is no encumbrance over the Said Land. Said certificates have been annexed herewith as "Annexure D".
- vi. In the circumstance, the Owner herein, i.e. M/s. Wish Land Buildzone Private Limited has exclusive and absolute leasehold interest holder in respect of the Said Land by virtue of acquiring the same through the Sub-Lease Deed and holds a leasehold and marketable title with regard to the same and is competent to create an equitable mortgage against the Said Land in favour of any bank/financial institution.

G. Documents Perused pertaining to the Said Land

- i. Certified copy of Deed of Lease dated December 19, 2014, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6486, at Pages 275 to 310, being Deed No. 11297 for the year 2014 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- ii. Certified copy of Deed of Lease dated May 11, 2015, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6710, at Pages 1 to 36, being Deed No. 3176 for the year 2015 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- iii. Copy of Approval Letter No. Noida/Commercial/2016/471 dated June 06, 2016 for sub-division and sub-leasing of Said Land from New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.



- iv. Copy of Approval Letter No. Noida/Commercial/2016/566 dated July 08, 2016 for sub-letting the Said Land in favour of the Owner herein issued by New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.
- v. Certified copy of Sub-Lease Deed dated June 15, 2016 registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, being Deed No. 6340 for the year 2016 between M/s. Lotus Greens Constructions Private Limited (Sub-Lessor) and M/s. Wish Land Buildzone Private Limited (Sub-Lessee).
- vi. Copy of the said Certificate of Subsidiary Holding Relationship from the Ministry of Corporate Affairs, Government of India.

H. Litigations and Charges

We have caused search and reviewed the relevant records with respect to the above mentioned immovable property being the Said Land with the Office of Sub-Registrar-II, Noida, Uttar Pradesh for the last 30 years. Upon perusal of the records it has been observed that there are no charges existing as on date over the Said Land.

I. ROC SEARCH

On conducting the on-line search at the website of Registrar of Companies, Ministry of Corporate Affairs, Government of India, it appears that charge for an amount of Rs. 450 Crore is existing against the Owner, against the security of the Said Land and its receivables, for securing the due discharge and repayment of the debenture amount of Rs. 450,00,00,000 (Rupees Four Hundred Fifty Crore) issued by Lotus, on private placement basis, under the terms and conditions of the debenture trust deed dated 03.12.2014, executed *inter-alia* between the Owner, Lotus and the Vistra ITCL (India) Limited. The said mortgage been created by way of equitable mortgage by deposit of title deeds is not reflected in the revenue records. Copy of the memorandum of entry recording the deposit of title deeds by the Owner, has been annexed herewith as '*Annexure F*'.

J. Nature of Land

The nature of land as it appears from the revenue records is non-agricultural, as the same is a sports city plot.



K. Conclusions

On perusal of the documents provided to us and compared with the latest revenue records, it is established that the said Owner i.e. M/s. Wish Land Buildzone Private Limited, is the absolute owner of the leasehold rights in the Said Land i.e. **ALL THAT** piece and parcel of plot of land numbered as Sports City, Sub-Divided Plot No. SC-02/A8, admeasuring 50,560 square meters, more or less, [equivalent to 5.056 Hectare, more or less], situated in Sector-150, at New Okhla Industrial Development Authority, District Gautam Budh Nagar, in the state of Uttar Pradesh, India, subject to the charge of Vistra ITCL (India) Limited.

We hereby certify that the Said Owner has a clear and marketable title with respect to the Said Land and is competent to mortgage the same with any Bank/Financial Institution subject to payment of up-to-date leasehold premium together with accrued interest paid to the Authority directly and the charge of Vistra ITCL (India) Limited.

There are no defects or encumbrance/impediments/embargo in the title of the Owner w.r.t. the Said Land.

L. List of documents required to be deposited for creation of equitable mortgage of the Said Land:

- i. Certified true copy of the Deed of Lease dated December 19, 2014, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6486, at Pages 275 to 310, being Deed No. 11297 for the year 2014 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- ii. Certified true copy of the Deed of Lease dated May 11, 2015, registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India and recorded in Book No. I, Volume No. 6710, at Pages 1 to 36, being Deed No. 3176 for the year 2015 between New Okhla Industrial Development Authority (Lessor) and M/s. Lotus Greens Constructions Private Limited (Lessee).
- iii. Copy of Approval Letter No. Noida/Commercial/2016/471 dated June 06, 2016 for sub-division and sub-leasing of Said Land from New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.
- iv. Copy of Approval Letter No. Noida/Commercial/2016/566 dated July 08, 2016 for sub-letting the Said Land in favour of the Owner herein issued by New Okhla Industrial Development Authority in favour of M/s. Lotus Greens Constructions Private Limited.



- v. Original Sub-Lease Deed dated June 15, 2016 registered in the Office of the Sub-Registrar-II, Noida, District Gautam Budh Nagar, Uttar Pradesh, India being Deed No. 6340 for the year 2016 between M/s. Lotus Greens Constructions Private Limited (Sub-Lessor) and M/s. Wish Land Buildzone Private Limited (Sub-Lessee).
- vi. Permission to mortgage the Said Land issued by the Authority.
- vii. Search certificate bearing no. 376 and 377 dated 14.12.2016.

M. Particulars of Documents verified for Investigation:

SL. NO.	PARTICULARS	REMARKS
1.	Whether documents given to the counsel are original or copies of documents?	Photocopy, Certified Copy obtained.
2.	Whether documents given as original title deeds inspire any doubt or suspicion?	No
3.	Whether the particular of registration as given in the title deed shown to the counsel tally with the particulars as stated in the records of the Sub Registrar?	Yes
4.	Whether the property has been mutated in the name of the person offering the mortgage?	No
5.	Whether equitable mortgage can be created at the place whether the branch disbursing the loan is situated?	Yes;
6.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged?	No
7.	Whether there are any restrictions regarding sale of the property to be mortgaged?	Yes, the Said Land being leasehold property, the lease can be only be transferred further but not sold
8.	Whether all approvals, sanctions required for creation of the mortgage have been obtained?	Yes
9.	Whether subject property is free from Acquisition Requisition Scheme etc. pending and nor intended to be acquired by the appropriate Govt. Authority?	NA
10.	Whether the subject property has fallen under Govt. Notification / Instructions to stop registration of deed of transfer?	No



11.	Whether there is impediment, if any, nature of impediment?	No;
-----	--	-----

N. Ownerships & Possession verified from:

- i. Nature of Title Documents: Deed of Lease and Sub-Lease Deed.
- ii. Manner of deriving title by the present / current owner: Sub-Lease Deed.
- iii. Mutation Records: Mutation Certificate by New Okhla Industrial Development Authority (if any).

Thanking You,
For **Dhir & Dhir Associates**



FORM NO. CHG-1

[Pursuant to sections 77,78 and 79 and pursuant to Section 384 read with 77,78 and 79 of the Companies Act, 2013 and Rule 3(1) of the Companies (Registration of Charges) Rules 2014]



Application for registration of creation, modification of charge (other than those related to debentures) including particulars of modification of charge by Asset Reconstruction Company in terms of Securitization and Reconstruction of Financial Assets and Enforcement of Securities Interest Act, 2002 (SARFAESI)

Form language ☒ English ☐ Hindi

Refer the instruction kit for filing the form.

1. (a) *Corporate identity number (CIN) or foreign company registration number (FCRN) of the company

(b) Global location number (GLN) of company

2. (a) Name of the company

(b) Address of the registered office or the principal place of business in India of the company

7th FLOOR
TOWER B, PLOT NO.8, SECTOR-127
NOIDA
Gautam Buddha Nagar
Uttar Pradesh
201301

(c) email id of the company

3. (a) * This form is for registration of

☒ Creation of charge ☐ Modification of charge

4. *Whether the applicant is ☒ The Company ☐ The charge holder

5. Whether the form is being filed

(i) * Beyond 30 days but within 300 days from the date of creation or modification ☒ Yes ☐ No

(ii) If yes, give reasons for the delay and mention the duration of delay

Due to operational delays

7. (a) *Date of the instrument creating or modifying the charge (DD/MM/YYYY)

(b) * Nature, description and brief particulars of the instrument(s) creating or modifying the charge

No document was executed however on September 25, 2017 first charge / mortgage was created by the authorised office of the Company by way of deposit of title deeds of the Project Land with Axis Trustee Services Limited acting in its capacity as the debenture trustee for the benefit of the holders of debentures.

(c) * Whether charge is created or modified outside India ☐ Yes ☒ No

8. Type of charge

* (a) A charge on

- | | |
|--|--|
| <input type="checkbox"/> Uncalled share capital | <input type="checkbox"/> Calls made but not paid |
| <input checked="" type="checkbox"/> Immovable property or any interest therein | <input checked="" type="checkbox"/> Movable property |
| <input type="checkbox"/> Floating charge | <input type="checkbox"/> Motor Vehicle (Hypothecation) |
| <input type="checkbox"/> Any property for securing the issue of secured deposits | <input type="checkbox"/> Goodwill |
| <input type="checkbox"/> Patent | <input type="checkbox"/> Licence under a patent |
| <input type="checkbox"/> Trade mark | <input type="checkbox"/> Copyright |
| <input type="checkbox"/> Book debts | <input type="checkbox"/> Ship or any share in a ship |
| <input type="checkbox"/> Solely of Property situated outside India | <input checked="" type="checkbox"/> Others |

(b) If others, specify

Receivables and development rights of the Project

9. (a) *Whether consortium finance is involved ☐ Yes ☒ No

(b) *Whether joint charge is involved ☐ Yes ☒ No

(c) *Number of charge holder(s)

1

(Note: Please attach a complete list of charge holders, details of their extent to the charge, particulars of property charged, amount secured etc.)

10. Particulars of the charge holder (In case charge is modified in favour of ARC or assignee, enter the particulars of ARC or assignee)

Category

Others

If others, specify

debenture trustee

Get list of chargeholders

Name

Others

In case of others, specify

CIN, if applicable

U74999MH2008PLC182264

Pre-fill

* Name

AXIS TRUSTEE SERVICES LIMITED

Address*

Line I AXIS HOUSE, BOMBAY DYEING MILLS

Line II

COMPOUND, PANDHURANG BUDHKAR MARG, WORLI

* City

MUMBAI

* State

Maharashtra

*ISO country code

IN

Country

India

* Pin code

400025

*

e-mail id debenturetrustee@axistrustee.com

* Whether charge holder is having a valid Income Tax PAN ☒ Yes ☐ No

Income tax-Permanent Account Number (PAN)

AAHCA3172B

BSR Code / Branch Code

11.(a) *Amount secured by the charge (in Rs.)

1,300,000,000.00

(In case the amount is in foreign currency, rupee equivalent to be stated)

(In case of modification/ rectification of charge, enter the amount secured by the charge after such modification)

(b) Amount secured by the charge in words

Rupees One Hundred Thirty Crore only

(c) In case amount secured by the charge is in foreign currency, mention details

12. Brief particulars of the principal terms and conditions and extent and operation of the charge

(a) Date of Creating Security Interest by actual/ constructive deposit of title deeds within bank/ housing finance company

25/09/2017 (DD/MM/YYYY)

(b) Borrower's customer/account number

(c) *Rate of interest

As per the terms of the debenture trust deed dated 09.01.2017 executed inter-alia between the Saha Estate Developers Private Limited and Axis Trustee Services Limited, as amended from time to time

(d) Repayment term (in months)

72 Months

(e) *Terms of Repayment

As per the terms of the debenture trust deed dated 09.01.2017 executed inter-alia between the Saha Estate Developers Private Limited and Axis Trustee Services Limited, as amended from time to time

(f) Nature of facility

(g) Date of Disbursement

(DD/MM/YYYY)

(h) Miscellaneous narrative information

(i) *Margin

Nil

(j) *Extent and operation of the charge

The first charge/ mortgage is created to secured the due repayment, discharge and redemption of the Debentures aggregating to Rs. 130 Crore and other monies in connection therewith by Saha Estate Developers Private Limited under the terms of the debenture trust deed dated 09.01.2017, as amended and supplemented from time to time.

(k) Others

13. In case of acquisition of property, subjected to charge, furnish the details relating to the existing charge on the property so acquired

(a) Date of instrument creating or evidencing the charge (DD/MM/YYYY)

(b) Description of the instrument creating or evidencing the charge

(c) Date of acquisition of the property (DD/MM/YYYY)

(d) Amount of the charge (in Rs.)

(e) Particulars of the property charged

14. * Short particulars of the property or asset(s) charged (including complete address and location of the property)

All right, title and interest of the Company under the sub-divided plot no. SC-02/A8, Sector 150, Noida, District Gautam Budh Nagar, in the state of Uttar Pradesh, admeasuring 50,560 sq. mtrs. together with the specified receivables from the project to be developed thereon.

☒ Plot Unit ☐ Dwelling Interest

Evaluated Price of Asset as on
Security interest Creation date

980,864,000.00

Nature of Property

Leasehold land

PLOT ID Number

Plot No. SC 02/A8

*Survey No. / Gat No. etc.

Plot No. SC 02/A8

Street Number & Name

Sector /Block Number

Locality

Sector 150

Landmark

Village/Town Name

Noida

Taluka

District

Gautam Buddha Nagar

State

Uttar Pradesh-UP

Pin Code

201308

*Latitude

NA

*Longitude

NA

Area of plot (Sq. feet, Sq. meter, Acre,
Gunta, Cents, Hectares)

50560 sq meters

Bounded by			
By North	<input type="text"/>	By South	<input type="text"/>
By East	<input type="text"/>	By West	<input type="text"/>

*Survey number, GAT number, Khesra number, Khweta number, Mouza number, Phase number or any other such similar representation in various states or union territories can be captured in this field.

(All the fields should be captured as appearing in the revenue record, flat no, house no, Municipal Office/Municipal Corporation/ Grampanchayat are to be specified and also the area of the immovable property as well as boundaries)

15. Description of the document by which the company acquired the title

Number of title documents deposited by customer

I.	Document type	<input type="text" value="Lease deed"/>
	Document Number	<input type="text" value="6340"/>
	Sub-registrar	<input type="text" value="Sub-Registrar II, Noida"/>
	Taluka	<input type="text" value="Noida"/>
	District	<input type="text" value="Gautam Buddha Nagar"/>
	State	<input type="text" value="Uttar Pradesh-UP"/>
	Country Code	<input type="text" value="IN"/>
	Pin Code	<input type="text" value="201301"/>

16. (a) *Whether any of the property or interest therein under reference is not registered in the name of the company

☐ Yes ☒ No

17. * Date of creation/last modification prior to the present modification (DD/MM/YYYY)

Attachments

List of attachments

1. *Instrument(s) of creation or modification of charge;

Attach

4. Optional attachment(s), if any

Attach

DOH.pdf
MOE 26092017.pdf

Remove attachment

Declaration

☒ I am authorized by the Board of Directors of the Company vide resolution no* * dated to sign this form and declare that all the requirements of Companies Act, 2013 and the rules made thereunder in respect of the subject matter of this form and matters incidental thereto have been complied with. I also declare that all the information given herein above is true, correct and complete and as per the attached charge instrument (s) or documents(s) and nothing material has been suppressed. A copy of the attached charge instrument(s) or document(s) is/are available at the registered office or principal place of business in India of the company.

☒ I further declare that:

- (a) the delay in filing the particulars of creation/modification, was accidental or due to inadvertence or some other sufficient cause and are or is not of a nature to prejudice the position of the charge holder, shareholders or creditors of the company;
- (b) no prejudice would be caused to the charge holder(s) or any other creditors(s) of the company, if the delay is condoned;
- (c) the company has not created or modified any charge(s) whatsoever on the assets of the company, since the creation / modification of the present charge, for which the application for condonation of delay is being filed;
- (d) the company is carrying on the business as on the date of filing this application and no proceedings to wind-up the company have commenced or are pending against the company;
- (e) there is no litigation proceedings pending before any court of law for which condonation of delay is being filed;
- (f) the company has not applied for striking off the name of the company from the register of Registrar of Companies

To be digitally signed by

Director or manager or secretary or CEO or CFO(In case of an Indian company)
or an authorised representative (In case of a foreign company)

AKHIL
AGGAR
WAL
Digitally signed
by AKHIL
AGGARWAL
Date: 2018.06.21
15:54:50 +05'30'

Designation

Director

DIN of the director; PAN of the manager or CEO or CFO or authorised
representative; or membership number of company secretary

06873673

Declaration

- ☒ I/ we confirm that the attached charge instrument(s) or document(s) is/ are true copies of the original which is/are available with the charge holder and/ or assignee and all the information and particulars mentioned above are derived there from are concisely and correctly stated. I/ we am/ are duly authorised to sign this form.
- ☐ I/ we am/are a multilateral/International financial institution who has/have been exempted from payment of income tax in India under the UN Privileges and Immunities Act.

To be digitally signed by

Charge holder

AAHCA3172B

MANOJ
CHAURA
SIA
Digitally signed
by MANOJ
CHAURA
Date: 2018.06.21
15:54:50 +05'30'

PAN of the Charge holder

Certificate by practicing professional

I declare that I have been duly engaged for the purpose of certification of this form. It is hereby certified that I have gone through the provisions of the Companies Act, 2013 and rules thereunder for the subject matter of this form and matters incidental thereto and I have verified the above particulars (including attachment(s)) from the original/certified records maintained by the Company/applicant which is subject matter of this form and found them to be true, correct and complete and no information material to this form has been suppressed. I further certify that:

- i. The said records have been properly prepared, signed by the required officers of the Company and maintained as per the relevant provisions of the Companies Act, 2013 and were found to be in order;
- ii. All the required attachments have been completely and legibly attached to this form.

To be digitally signed by



- ☐ Chartered accountant (in whole-time practice); or
- ☐ Cost accountant (in whole-time practice); or
- ☒ Company secretary (in whole-time practice)

Whether associate or fellow ☒ Associate ☐ Fellow

Membership number

Certificate of Practice number

Note: Attention is also drawn to provisions of Section 447, section 448 and 449 of the Companies Act, 2013 which provide for punishment for fraud, punishment for false statement and punishment for false evidence respectively.

Modify

Check Form

Prescrutiny

Submit

This eForm has been taken on file maintained by the registrar of companies through electronic mode and on the basis of statement of correctness given by the filing company



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)

20



Please write or type below this line.



Authority Affix.

This is a property of the State Government and should be treated as "Government owned asset". Any individual's or firm's name on this certificate and any signature on the certificate should be verified by the Government of Uttar Pradesh.

To ensure the integrity of the system, the user of the certificate should not use the certificate for any other purpose.

0001482518

SHCIL



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 Kumar 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)/upshel01/KANPUR/LP-KNP.

Issuer	Debenture Trustee	TRPL	MRPL	Aniel	Aunirban	Neeta
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बंधककर्ता

Registration No. : 68

Year : 2017

Book No. : 1

0201 एक्सिस ट्रस्टी सर्विसेज लि0 द्वारा उप प्रधानक मनोज चौरसिया

द्वितीय तल रैड फोर्ट कैपिटल फ्लेक्साबल 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 Kumar 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 Kumar 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 Kumar 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 Kumar 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	Debenture Trustee	TRD	MIR	Aniel	Amirban	Neeta
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गवाह

Registration No. :

68

Year :

2017

Book No. :

1

W1 दीपक कुमार

सोमनाथ

आपत्ति कागज के समुदाय के 107

738 चंडीगढ़ गोठ वस्ती दानिशगंदा जालंधर

पतांकुली दंडाधरपुर



W2 राजेश श्रीवास्तव एडवो

एडवो पीठ श्रीवास्तव

सिविल कोर्ट कानपुर नगर

पथल



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 KUMAR 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 Kumar 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 Kumar 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 Meh Basti
Danishmanda Jal.

M:- 9999183784

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

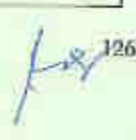
M:- 8808822255

Signed and printed in my office

(Signature)


(Sarvesh Chandra Dubey)
Advocate

Issuer	Deedure Trustee	MRPL	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 कर्मांक 68
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


श्रीमती कमलेश पाठक
उप निबन्धक (प्रथम)
कानपुर नगर
0/1/2017

