

## (SUPPLIMENTRY CERTIFICATE OF SEARCH)

Application No. 1571 of 2021

Certificate No. 1571 of 2021

Shri सोमेश छोकर एडवोकेट have applied to me for a certificate giving particulars of Registration act and encombrances, if any in respect that undermentioned property .  
 विगत सेक्टर-01 ग्रेटर नोएडा जिला गौतमबुद्धनगर प्लाट नं० जीएच-16डी क्षेत्रफल 13800.00 वर्गमीटर। आवेदन पत्र के अनुसार मान नं० एलपाइन इन्फ्रा प्रोजेक्टस प्रा०लि० गिवासी ऑफिस नं० 7 आर०बी०आई० कालीनी मार्केट हीजबास नई दिल्ली।

I here by certify that search has been made in Book II and index related there to from the year 14/09/2020 to the year 30/11/2021 of facts and encombrances affection the said Property and that on such the following facts and encumbrances appears:-

Sl. No.	(a) Description of the property is given in the documents.	Date of execution	Nature & value of documents	Name of the parties Executed & claimant	Reference of No. year
	उपलब्ध सूची नं० 2 के अनुसार उपलब्ध आवेदन पत्र के अनुसार	ब बजाहिर तैयार किया	कोई चार नहीं गया	पाया गया है।	

I also certify that have there aforesaid act and encombrances on the acts and effecting the said property have been not found।

Search Prepared by-

(Signature)

Search Examined by-

(Signature)

## NOTE

1. The act and encombrances shown in this certificates are those discovered with reference to the description of property furnished by the applicant. If the same properties been described in registered documents in manner different from the view in which the have applicant has described those transaction evidence by such document all not be included in the certificate.
2. The required search has been as carefully as possible by the office but the department will not in pay person, hold itself responsible for errors in the results of the search embodied in the certificate.
3. This certificate does not include documents if any which have been presented but have not been registered up to date.

Office:- Sub Registrar Dadri Gautam Budh Nagar :  
 Date:- 01.12.2021

Sub Registrar Dadri  
 Gautam Budh Nagar

Attested  
 SOMESH CHHOKAR (ADVOCATE)  
 Regn. No. P-766/2000

उप निबन्धक  
 दादरी



# एडवोकेट एण्ड डीड राईटर वेलफेयर एसोसिएशन (रजि०)

रोहताश नागर

अध्यक्ष

मो०. 9810806738



विपिन कुमार शर्मा

सचिव

मो०. 9311709392

सदर सब रजिस्ट्रार कैम्पस गामा-2, ग्रेटर नोएडा (गौतमबुद्ध नगर)

पत्रांक.....

दिनांक...13/05/2023

राजवीर सिंह

उपाध्यक्ष

9311892900

रजनीश कुमार

सहसचिव

9717134002

अनिल शर्मा

कोषाध्यक्ष

9958385780

## Experience Certificate

To whom it may concern

It is certified that Mr. Somesh Chhokar Advocate has been practicing as an Advocate in Sub Registrar office Sadar Gautam Buddh Nagar since August 2010 to till now. He is regular member of Advocate and Deed writer welfare Association. His enrollment no is P-766/2000 registered with Bar Council of Punjab and Haryana Chandigarh. He is practicing in all types of Revenue and registration matter. He has never remained involved in any malpractice and his character is outstanding

President





**KAUTILYA REAL ESTATE FUND**  
**SEBI REGISTRATION NUMBER: IN/AIF2/18-19/0574**  
**B 7/45, T/F, Safdarjung Enclave Extension, New Delhi – 110029**

**SANCTION LETTER**

**July 27, 2021**

Kautilya Real Estate Fund (“**KREF**”) has agreed to sanction an investment to Alpine Infraprojects Private Limited (“Company”) of debt facility of INR 90 (Ninety) Crores subject to the execution of binding agreements and the security documents (Definitive Agreements) and completion of conditions precedent (including due diligence) each to the satisfaction of KREF.

1.	<b>Issuer of NCDs</b>	Alpine Infraprojects Private Limited
2.	<b>Debenture Trustee</b>	IDBI Trusteeship Services Limited
3.	<b>Project</b>	Group housing project “ <b>AIG Royal or Project</b> ” being developed by Alpine Infraprojects Private Limited on the Project Land
4.	<b>Project Land</b>	Land admeasuring of about 13,800 sq. mts at Plot GH – 16D, Greater Noida, Gautam Buddh Nagar, Uttar Pradesh
5.	<b>Personal Guarantors</b>	i. Rakesh Kumar Aggarwal ii. Rajeev Aggarwal
6.	<b>Corporate Guarantor</b>	Bankey Bihari Infrahomes Private Limited , developing Project Aggarwal Heights in Raj Nagar Extension
7.	<b>Instrument</b>	Non-Convertible Debentures (NCDs)
8.	<b>Facility Amount</b>	Rs 90crs (Rs Ninety Crores). The availability of facility amount is subject to closing adjustment made on the date of funding prior to disbursement
9.	<b>Interest Rate</b>	16.0% (sixteen percent) per annum, accrued on daily basis, compounded and payable quarterly.
10.	<b>Processing Fees</b>	Rs 45,00,000/- (Indian Rupees Forty Five Lakhs) + GST. (“Processing Fee”)
11.	<b>Final Maturity Date</b>	31st December, 2026
12.	<b>Purpose</b>	i. Development and Construction of the Project ii. Upfront Fees iii. DSRA iv. Refinance Existing Lenders v. Land Payments vi. Unsecured Lender Payments
13.	<b>Security Package</b>	i. Hypothecation of receivables from sold and unsold units in Project AIG Royal and Project Aggarwal Heights; ii. Personal Guarantee of Promoters: Rakesh Aggarwal and Rajeev Aggarwal iii. Pledge of atleast 99% shares of the Issuer iv. Mortgage on project land and unsold units in Project AIG Royal and Project Aggarwal Height v. 100% Escrow Control for Project AIG Royal and Project Aggarwal Heights vi. Post Dated Cheques for Principal and Interest payments from Issuer and Promoters vii. Corporate Guarantee of Bankey Bihari Infrahomes Pvt Ltd

**KAUTILYA REAL ESTATE FUND**  
**SEBI REGISTRATION NUMBER: IN/AIF2/18-19/0574**  
**B 7/45, T/F, Safdarjung Enclave Extension, New Delhi – 110029**

**SANCTION LETTER**

**July 27, 2021**

**For Kautilya Real Estate Fund,**

DocuSigned by:  
  
66CCBC09C934464...  
Piyush Chandra  
Authorised Signatory

DocuSigned by:  
  
E49F7DD0DB674AF...  
Gaurav Mahajan  
Authorised Signatory

**Accepted by Alpine Infraprojects Private Limited,**

Rajeev Aggarwal  
Authorised Signatory

Rakesh Kumar Aggarwal  
Authorised Signatory

FORM NO. 29

(RULE 827)

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(Signature)

Search Examined by-

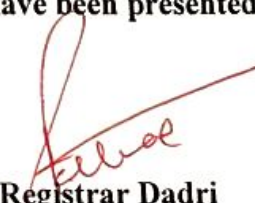
(Signature)

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Date:- 01.12.2021

  
Sub Registrar Dadri  
Gautam Budh Nagar

उप निबन्धक  
दादरी



(नियम 327)  
**कार्यालय उपनिबन्धक गौतमबुद्धनगर, सदर जनपद गौतमबुद्धनगर।**  
**तलाश का प्रमाण पत्र**

प्रमाण पत्र संख्या 3152 वर्ष 2021  
आवेदन संख्या 3154 वर्ष 2021

श्री सोमेश छोकर, एडवोकेट द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और वारों का विवरण का प्रमाण पत्र के लिये आवेदन किये जाने पर प्लॉट नं० जीएच-16डी क्षेत्रफल 13,800 वर्ग मीटर सैक्टर-01 ग्रेटर नोएडा जिला गौतमबुद्धनगर (सम्पत्ति मालिक का नाम आवेदन पत्र के अनुसार) मै० अल्पाइन इन्फ्रा प्रोजेक्टस प्रा० लि०, आफिस सं०-7 आर०बी०आई० कालोनी मार्किट हौजखास नई दिल्ली।

मैं एतद्वारा प्रमाणित करता हूँ कि कार्यालय के कम्प्यूटर में उपलब्ध इण्डैक्स संख्या-2 की वर्ष 2009 से 2020 तक की तलाश की गई और उपरोक्त सम्पत्ति को प्रभावित करने वाला कोई कृत्य या वार नहीं पाया गया।

क्रमांक	सम्पत्ति का ब्योरा	लेखपत्र के नि पादन की तारीख	प्रकार और मूल्यांकन	पक्षकारों के नाम		लेखपत्र का क्रमांक और वर्ष
				निष्पादनकर्ता	दावेदार	
-	-	-	-	-	-	-

**नोट**

1. इस प्रमाण पत्र में वो वार या कृत्य दिखाये जायेंगे जो आवेदक द्वारा दिये गये सम्पत्ति के ब्योरे के आधार पर दूढ़े गये। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णीत किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाणपत्र में दर्ज नहीं किया जायेगा। यह तलाश प्रमाणपत्र कम्प्यूटर में उपलब्ध डाटाबेस के इण्डैक्स के अनुसार तैयार किया गया है।
2. वांछित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिये उत्तरदायी न होगा।
3. इस प्रमाणपत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

**This Certificate only for search not ownership certificate.**

दिनांक : 01 दिसम्बर 2021

प्रमाणपत्र तैयार कर्ता

प्रमाणपत्र का परीक्षा किया

हस्ताक्षर

हस्ताक्षर

रजिस्ट्रीकर्ता अधिकारी  
का हस्ताक्षर

**SUB-REGISTRAR**  
(Greater Noida)  
Gautam Budh Nagar