

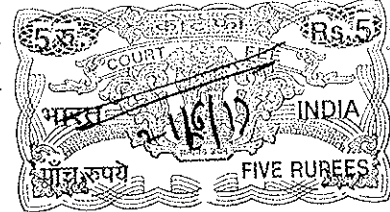
SHINE BUILDCON PVT. LTD.

178

Regd. Office: H-334, Ground Floor, New Rajinder Nagar, New Delhi-

CIN: U45201DL2004PTC131675, Tele No.: 011-28744111/12

Email Id: shinebuildcon@rediffmail.com



To,
The Tehsildar/ Naib Tehsildar,
Badshahpur, Gurugram
Haryana,

Dated: 21.06.2017

Sub: Request for ownership & Non-Encumbrance certificate in respect of 23 Kanal 3 Marla or 2.8937 Acres of village Badshahpur, Sub-Tehsil Badshahpur, District-Gurugram, Haryana

Respected Sir,

We, Shine Buildcon Pvt. Ltd., a company having its registered office situated at H-334, Ground Floor, New Rajinder Nagar, New Delhi-110060 are owner and in possession of land situated in village Badshahpur, Sub-Tehsil Badshahpur, District-Gurugram as per following details:

Khewat no. 222 Rect. No 89, Killa No. 14 (8-0), 15 Min (2-9), 16 Min (2-9), 17 (7-16), 25 Min (2-9) total area 23 Kanal 3 Marla or 2.8937 Acres in the revenue estate Badshahpur vide Jamabandi for the year 2005-2006 vide mutation no. 8447.

In view of above, kindly provide us certificate of ownership & Non- encumbrance certificate and a certificate that there is no litigation on the above mentioned land.

Thanking You,

Yours Faithfully,

For Shine Buildcon Pvt. Ltd.

Authorized Signatory.

हल्का पटवारी नियमानुसार
कार्यवाही/रिपोर्ट करें।

उप तहसीलदार, बादशाहपुर (गुरुग्राम)

21/6/17

cont/2

श्रीमान जी,

मुताबिक राजस्व रिमांड की जाती है कि अराजी जिला नं.

89
14-15-16-17-25 कीता 5 खण्डों 39-12 मीटा बादशाहपुर उप तह.
80 80 80 7-16 7-16

बादशाहपुर जिला मुख्यालय गुरुग्राम में बसे हुए नं. 8447 व कर नं.

111 मन्डूर मुद्दा से मेसर्स शार्डिन 1 विलडकोन प्रा. लि. एस 518 गैर

कलारा 1 नई दिल्ली मालिक व काबिल है जिसमें एपल नं. 277 से
9/12/16 से

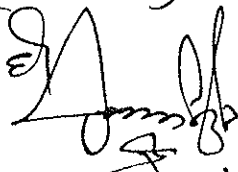
कीला नं. 89
15 फिन - 16 फिन - 25 फिन कीता 3 खण्डों 16-9 का अगस्त है
5-11 5-11 5-7

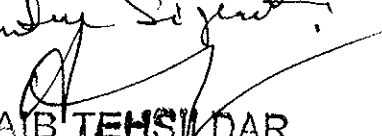
पुका है व राजस्व रिमांड अनुसार उपरोक्त कीला नम्बरान पर कोई

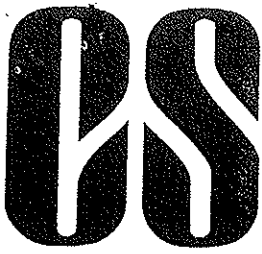
आड देन नहीं व जमाबंदी के खाना कर्मिपत में किसी प्रकार के

कोई कल का इन्हाज दर्ज नहीं है। उपरोक्त खण्डों राजस्व रिमांड

अनुसार गार मुम्त है। रिपोर्ट सेवा में आगामी कार्यवाही हेतु

प्रार्थित है

23/6/17

Gandey Singh

NAIB TEHSILDAR
Badshahpur (Gurugram)



RABI SATAPATHY & ASSOCIATES

COMPANY SECRETARIES

B1/1781, 2nd Flor, Vasant Kunj, New Delhi-110070

Mob.: 9811027139, 9911527139 Off.: 011-41811780

E-mail: niceithub@gmail.com, rsacacs@gmail.com

Website : www.rabisatapathy.com

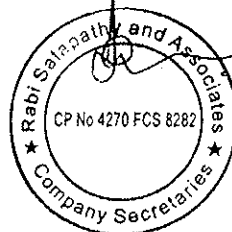
SEARCH REPORT

We have conducted the inspection of documents of **SHINE BUILDCON PRIVATE LIMITED** (hereinafter referred as "the Company") available on website of Ministry of Corporate Affairs on **26.06.2017** vide **SRN: U15191125** and on the basis of information and documents provided by the management of the Company. On the basis of said inspection and examination, we hereby report as under:

1. Company Identification No.: U45201DL2004PTC131675
2. Date of Incorporation 29.12.2004
3. Registered Office H-334, Ground Floor, New Rajinder Nagar, New Delhi-110060
4. Authorised Capital Rs. 1,00,000/- (Rupees One Lakh Only)
5. Paid-up Share capital Rs. 1,00,000/- (Rupees One Lakh Only)
6. Details of Directors of the Company as on 26.06.2017:

S. No.	Name	Designation	Address	Date of Appointment
1	Mr. Sunil Kumar Gupta	Director	WZ-59, Naraina Village, Naraina Vihar, New Delhi-110028	06.02.2014
2	Mr. Sanjay Mehrotra	Director	B-235, Naraina Industrial Area, Phase-I, New Delhi-110028	02.06.2012

7. On the basis of previous year Annual Return filed by the Company with Ministry of Corporate Affairs and information provided by the management, duly executed Share Transfer Deeds, Register of Member and Register of Share Transfer the details of shareholding of the Company, and is as under:



S. No	Name of Shareholder(s)	Number of Shares held	Amount paid up (Rs.)	% of total
1.	Mr. Praveen Kumar Arora	3400	34,000	34.00
2.	Mr. Som Arora	3300	33,000	33.00
3.	Mrs. Reena Arora	3300	33,000	33.00
	Total	10000	100,000	100

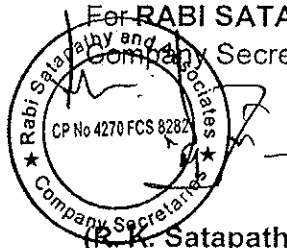
We hereby report the status of the charges so far registered with the Registrar of Companies, NCT of Delhi & Haryana and as per the search of the necessary records at the registrar's office, the following details could be extracted from the charges as registered in the name of the Company as enclosed in **Annexure – 'A'** to this report.

We hope you will find the report worthwhile for your purpose, in case you need any further clarification, we shall be pleased to provide it same.

Thanking you,

For **RABI SATAPATHY & ASSOCAITES**

Company Secretaries



(R. K. Satapathy)

Membership No. 8282

Date: 27.06.2017

Place: New Delhi

ANNEXURE –‘A’

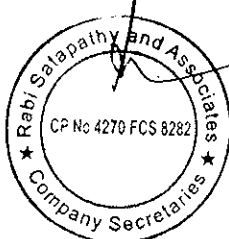
Particulars of Charges Created by the Company (Source Form CHG-1)

KOTAK MAHINDRA BANK LIMITED

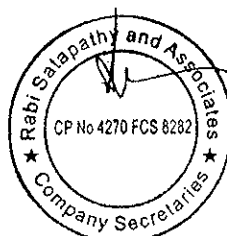
Branch: 1st Floor, Asset Area 9,
IBIS Commercial Block,
Hospitality Dist, Delhi Aerocity,
New Delhi-110037

1. The Charge created on **24.10.2016** and registered as on **25.11.2016** and having charge ID No. **100059179**.

i)	Amount Secured	:	Rs. 350,000,000/- (Thirty Five Crore only)
ii)	Instrument Creating Charge	:	Deed of Hypothecation
iii)	Security and description of property	:	First and exclusive hypothecation charge on all existing and future current assets and movable fixed assets of the Borrower for securing the total credit facilities of Rs. 3500 Lacs.
iv)	Principal Terms and Conditions		<p>Facility: Term Loan-1 (TL-1)</p> <p>Limit: Rs. 20,00,00,000/- (Rupees Twenty Crores Only)</p> <p>Availability and date: Validity of disbursement is till 31st March 2017.</p> <p>Purpose: For reimbursement of unsecured loans from promoters (taken for project construction)</p> <p>Tenor: Maximum 36 months including moratorium of 12 months</p> <p>Applicable MCLR: Any one from K-MCLR (6M, 1Y, 2Y, 3Y) as may be applicable at the time of disbursement of the facility.</p> <p>O/N= Overnight, M= Month, Y= Year</p> <p>Rate of Interest: Applicable MCLR +<Spread></p>



		<p>Applicable MCLR prevailing on the first disbursement under each Facility (whether partial or full) plus spread shall be the Rate of Interest for that Facility until next Reset Date. The spread over the Applicable MCLR, if any, will be as agreed between Borrower and the Bank from time to time.</p> <p style="text-align: center;">OR</p> <p>Rates applicable shall be as agreed between the borrower and the Bank at the time of disbursement.</p> <p>Margin: Nil</p> <p>Disbursement Method:</p> <ul style="list-style-type: none"> • Disbursement shall be made directly in favour of the unsecured lenders of the borrower as advised by the Borrower in the request letter. • No disbursement shall be made to the current account of the Borrower maintained with the Bank. • Borrower to provide a CA certified statement certifying the unsecured loans (party wise) outstanding as on date. <p>Repayment Method:</p> <ul style="list-style-type: none"> • Principal portion of Loan shall be repaid by way of 8 Quarterly Installments starting from 15th month following the month of first disbursement of Term Loan. • EMIs shall exclude amount of monthly interest. • EMIs shall be recovered by ways of debit to current account of the Borrower with the Bank. <p>Pre-payment Conditions: Pre-payment of the liabilities of the borrower, prior to completion of tenor of the facility, shall attract a penal charge as per bank's policy.</p> <p>Facility : Term Loan 2 (TL-2)</p> <p>Limit: Rs. 15,00,00,000/- (Rupees Fifteen Crores only)</p> <p>The combined exposure of facilities #1.2, #1.2.1 and #1.2.2 not to exceed Rs. 15,00,00,000/- at any point of time subject to specific individual limits.</p>
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Availability and Date: First disbursement to be made by 31st December 2016. Last drawdown allowed till 31st march 2019.

Purpose: For project construction of Grandwalk 70 at Village Badshahpur, sector 70, Gurgaon.

Tenor: Maximum till 31st March 2020 including moratorium till 31st March 2019. End to end tenor of Facility #1.2 and #1.2.1 not to exceed beyond 31st March 2020

Applicable MCLR: Any one from K- MCLR (6M, 1Y, 2Y, 3Y) as may be applicable at the time of disbursement of the facility.

O/N = Overnight

M= Month

Y= Year

Rate of Interest: Applicable MCLR+ < Spread>

Applicable MCLR prevailing on the first disbursement under each Facility (whether partial or full) plus spread shall be the Rate of Interest for that Facility until next Reset Date. The Spread over the Applicable MCLR, if any will be as agreed between Borrower and the Bank from time to time.

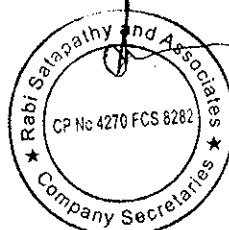
OR

Rates applicable shall be as agreed between the Borrower and the Bank at the time of disbursement.

Margin: 83.50%

Disbursement Method: The Borrower shall submit a CA authenticated statement showing the following:

- a) Names of Vendors
- b) Machinery being purchased from each vendor
- c) Cost of Machinery
- d) Payment already made to each vendor
- e) Source of Payment already made to each



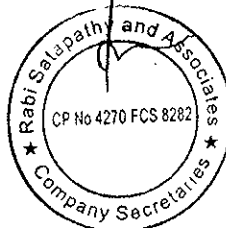
vendor (the money should have come either by way of equity contribution or internal accruals

- f) Balance payment shall be made to each vendor
- g) Copies of POs placed on the vendors
- Disbursement of the term loan based on the CA certificate. At any point of disbursement, it shall be ensured that the Borrower has contributed its margin share of 83.50% of the capex incurred as on the date.
- Disbursement directly to the vendors account or to the Borrower as per instructions from Borrower.
- In case a margin by way of Fixed deposits under lien has been built up towards the Buyers Credit/ Letter of Credit which are a submit to the term Loan, the Term Loan would be disbursed only to the extent of the balance portion after the Fixed deposits are liquidated for payment of the Buyers Credit/Letter of Credit.

Repayment Method:

- Loan shall be repaid by way of 4 equal Quarterly Installments starting from June'2019
- EMIs shall exclude amount of monthly interest.
- EMIs shall be recovered by ways of debit to current account of the Borrower with the Bank.
- Moratorium period till 31st March 2019 under Term Loan facility

Pre-Payment of the Liabilities of the Borrower, prior to completion of tenor of the facility, shall attract a penal charge as per bank's policy.



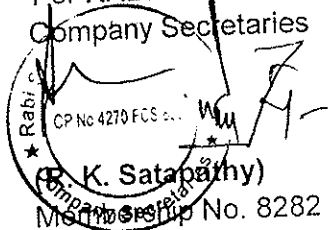
2. The modification filed on 09.11.2016 and registered as on 09.11.2016 and having charge ID No. 100059179.

Particulars of Charges Modified by the Company (Source Form CHG-1)

KOTAK MAHINDRA BANK LIMITED
BRANCH: 1st Floor, Asset Area 9,
IBIS Commercial Block,
Hospitality Dist, Delhi Aerocity,
New Delhi-110037

Charge ID: 100059179 Reg. Date: 09.11.2016	
Date and Description of Instrument modifying charge	First and exclusive hypothecation charge on all existing and future current assets and movable fixed assets of the Borrower and First and Exclusive Mortgage charge on Immoveable Properties being land and building situated at Land admeasuring 23 Kanal 3 Marla 2.893 acres comprised in Rectangle No.89 Killa no. 14(8-0), 15(2-9), 16(2-9), 17(7-16) and 25(2-9) in Village Badshahpur, Sector-7, Gurgaon, Haryana for securing the total credit facilities of Rs. 3500 Lacs.
Particulars of modification	The overall Term Loan facilities of Rs. 3500 Lacs has been additionally secured by First and Exclusive Mortgage charge on Immoveable Properties being land and building situated at Land admeasuring 23 Kanal 3 Marla 2.893 acres comprised in Rectangle No.89 Killa no. 14(8-0), 15(2-9), 16(2-9), 17(7-16) and 25(2-9) in Village Badshahpur, Sector-7, Gurgaon, Haryana

For **RABI SATAPATHY & ASSOCAITES**
Company Secretaries



Date: 27.06.2017

Place: New Delhi