

V. M. KUNDALIYA & ASSOCIATES COMPANY SECRETARIES

B/102, Sunderbaug Society, Opp. Jain Derasar, Mathuradas Road, Kandivali (W), Mumbai - 400 067
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SEARCH REPORT

To,
M/s. REAL GEM BUILDTECH PRIVATE LIMITED
DB House,
Gen. A.K. Vaidya Marg,
Goregaon (East)
Mumbai MH 400063 IN

Preamble:

An online inspection of documents of "MIG REAL GEM BUILDTECH PRIVATE LIMITED" was carried on 20th July, 2017. This report is based on the information about *documents related to DB Crown, Prabhadevi project only that are filed* and available for public inspection on Ministry of Corporate Affairs Website www.mca.gov.in and *outstanding (unpaid) as on 20th July, 2017.*

REPORT

Name of Company	: REAL GEM BUILDTECH PRIVATE LIMITED
Corporate Identity Number	: U45202MH2009PTC193816
Date of Incorporation	: 03/07/2009
Search Report	: Annexure - I attached to this report <i>related to DB Crown, Prabhadevi project only and Outstanding as on Date.</i>

For V. M. Kundaliya & Associates
Company Secretaries



V. M. Kundaliya

Place: Mumbai
Date: 25th July, 2017

Vicky M. Kundaliya
(Proprietor)
FCS No. 7716
C.P. No. 10989

SEARCH REPORT

(Particulars of Charges registered with Registrar of Companies and Outstanding as on Date related to DB Crown, Prabhadevi project only)

REAL GEM BUILDTECH PRIVATE LIMITED

[CIN – U45202MH2009PTC193816]

Based on Online Inspection on 20th July, 2017

Sr. #	Date & Description of Instrument Creating Charge	Date of Registration of Charge & Charge ID	Amount of Charge (Rs. In Crores)	Particulars Charge Holder	Short particulars of property charged	Date of Registration of Modification of charge	Date & Description of Instrument of modification	Brief Particulars & Nature of Modifications	Satisfaction any, with Registration details
1.	18/01/2016 & Registered Indenture of Mortgage dated 18.01.2016 in favour of ICICI Bank Ltd.	28/01/2016 & 10615515	Rs. 300,000,000/-	ICICI BANK LIMITED LANDMARK RACE COURSE CIRCLE ALKAPURI, BARODA, Gujarat-GJ. 390015.	First charge over the premises admeas. 22,653 sq. ft. of built up area of Flats in the building under construction known as Tower A bearing Flat No.1403, 1404, 1601, 1603 and 1604 and Tower B bearing Flat No. 1501,1603, 1701, 1704 &1901 in the Project "DB Crown" on land bearing Final No. Plot No.1043 of TPS IV, Mahim Division bearing C.S. No. 1123 admeas. 24,809.76 sq. mtrs. situate at Gokhale Road (South), Dadar, Mumbai.	-----	-----	-----	-----
2.	18/12/2015 & Collateral Indenture of Mortgage dated 18.12.2015 infavour of ICICI Bank Ltd.	22/12/2015 & 10608354	Rs. 850,000,000/-	ICICI BANK LIMITED LANDMARK RACE COURSE CIRCLE ALKAPURI, BARODA, Gujarat-GJ. 390015.	First charge on property being all the premises admeas. 22653 sq. ft. of built up area of Flats in the building under construction known as Tower A & B bearing Flat No. 1403, 1404, 1601,1603 &1604 and Tower B bearing Flat No. 1501,1603, 1701, 1704 &1901 in the Project "DB Crown" on land bearing Final No. Plot No.1043 of TPS IV, Mahim Division bearing C.S. No. 1123 admeas. 24,809.76 sq. mtrs. situate at Gokhale Road (South), Dadar, Mumbai.	-----	-----	-----	-----
3.	12/09/2014 & Registered Indenture of Mortgage dated 12.09.2014 in favour of ICICI Bank Ltd.	10/10/2014 & 10523731	Rs. 3,954,600,000/-	ICICI BANK LIMITED LANDMARK RACE COURSE CIRCLE ALKAPURI, BARODA, Gujarat-GJ. 390015.	First charge on property being all the premises admeas. 35450 sq. ft. of built up area of Flats in the building under construction known as Tower A bearing Flat No.1401, 1402, 1403, 1404, 1601,1602 &1604 and Tower B bearing Flat No. 1501,1502 &1701 in the Project "DB Crown" on land bearing Final No. Plot No.1043 of TPS IV, Mahim Division bearing C.S. No. 1123 admeas. 24,809.76 sq. mtrs. Situate at Gokhale Road (South), Dadar, Mumbai. All That Premises admeasuring 35450 sq. ft. of built up area of flat Nos. as describe in the table given in Indenture of Mortgage in the building under Construction known as Tower	-----	-----	-----	-----



REAL GEM BUILDTECH PRIVATE LIMITED

					A & B in the Project :DB Crown" on land bearing Final Plot No.1043 of TPS IV, Mahim Division bearing C S No. 1123 admeasuring 24,809.76 sq. mts. Situate at Gokhale Road (South), Dadar, Mumbai – 400025. First charge over ICICI Bank Account No. 054405006176 of Company. A Bank Account No. 054405006176 in the name of the Mortgagor and maintained with ICICI Bank, Andheri, MIDC Branch into which sale proceeds of the premises mentioned in clause 3 of the Second Schedule shall be deposited.				
4.	22/03/2013 & Unilateral Indenture of Mortgage dated 22.03.2013	26/03/2013 & 10413268	Rs. 3,000,000,000/-	HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED RAMON HOUSE 169BACKBAY RECLAMATION H T PAREKH MARG MUMBAI: 400020	Company's properties being unsold flats in DB Crown project at Ghokhale Road (South), Dadar, Mumbai - 400025 and charge on secured receivables, escrow account. Designated Account, Insurance Contracts / Proceeds etc., as defined under; (A) (1)The said mortgaged premises of Mortgagor No.1: All the right, title, interest, claims, benefits and entitlements whatsoever in the unsold flats/ units/ saleable are as being given in Table of Annexure of Indenture of Mortgage being constructed (including car parking area, future FSI and other entitlements in connection therewith) and coming to the share of the Borrower Mortgager No.1 under the said Agreements (including without limitation, any other deed, documents, agreement or instrument in relation thereto) and in the project called "D B Crown" (construction both present and future). (II) The said Mortgage property of Mortgager No.2: the undivided share in the underlying said Property owned by Mortgagor No.2 proportionate to the unsold flats/ units/ saleable Area coming to the Share of the borrower/ mortgagor 1, in the freehold and leasehold land admeasuring 24,809.76 sq.mtrs situated at Gokhale Road(south), Dadar, Mumbai-400025 and bearing Final Plot No. 1043 of TPS IV, Mahim Division bearing C.S. no. 1123 and bounded as under North: Partly by F.P. No. 1036, partly by F P No. 1039 & partly by F.p. No. 1053	18/09/2015 & Rs. 4,500,000,000	10/09/2015 & Unilateral Indenture of Mortgage cum Modification of Unilateral Indenture of Mortgage executed on September 10, 2015	The Original Loan stand increased by an Additional Loan of Rs. 150,00,00,000/- (Rupees One Hundred and Fifty Crores only) from Rs. 300,00,00,000/- (Rupees Three Hundred Crores only) to Rs. 450,00,00,000/- (Rupees Four Hundred and Fifty Crores only) against extension of mortgage/charge over properties of the company more particularly described in the Unilateral Indenture of Mortgage cum Modification executed on 10.09.2015.	
						13/01/2016 & Rs. 4,500,000,000	13/10/2015 & Amendatory Master Facility Agreement to Master Facility Agreement with Special Conditions dated 13.10.2015 executed by the Company in favour of HDFC Ltd.	The terms of the repayment schedule and description of the secured property/premises and other conditions shall stand extended/modified/amended in respect of the original construction loan of Rs. 300 Cr vide Amendatory Master Facility Agreement dated 13-10-2015.	



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				East: Partly by Sayani Road and Partly by F.P. 1019 West: partly by F.P No. 1050 F.P. No. 1051 and 1053 South- West: by old Prabhadevi Road and F.P No. 1046 and 1047 South and South East: By Gokhale Road(South). And the entire said property is demarcated and delineated in the Plan. (III) All the right, title, interest, claims, entitlements and share of the Borrower/ Mortgagor-1 in the secured receivables (i.e. both present and future receivables arising from flats. Saleable area (i.e. including future receivables from sold flats/units) coming to the share of the Borrower/ Mortgagor-1), due and payable by the premises / apartments / flat / unit purchasers / lessees / licensees including but not limited to the rights to recover payment or other claims of the Borrower / Mortgagors-1 under the said flat / unit purchaser / lease / license / contracts, the right to substitute or to be substituted for the Borrower/ Mortgagor-1 thereunder, all the right, title, interest, benefits, claims and demands whatsoever of the Borrower/Mortgagor-1 under the flat/unit purchaser/lease/license contracts/ and Insurance Contracts/ insurance Proceeds relating to the said property coming to share of the Borrower/ Mortgagor-2 and all the right, title, interest, claims, benefits and entitlements whatsoever of the Borrower/Mortgagor-1 under the said agreements (including without limitation, any other deed, document, agreement or Instrument in relation thereto. (IV) All the right, title, interest, entitlements, claims and demands of the Borrower/ Mortgagors-1 in the Designated Account/ Escrow Account established with HDFC Bank, any other bank accounts of the Borrower/ Mortgagors-1 wherever maintained and operated in respect of the project being "D B				
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V. M. Kundaliya & Associates, Company Secretaries

REAL GEM BUILDTECH PRIVATE LIMITED

					Crown" and pertaining to the aid Premises of Mortgagor NO-1 and the said Mortgaged Property of Mortgaged No-2 (save and except the Common Escrow Account No. 052110110010602 between Mortgagor no-1 and Mortgagor No.2 established in Oriental Bank of Commerce), and all amounts received to the credit of such account and all securities, instruments, investments and other property deposited in, credited thereto or required to be deposited therein and credited thereto pertaining to the said Premises of Mortgagor No.1 and the said Mortgaged Property of Mortgagor No.2				
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Place: Mumbai

Date: 25th July, 2017

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Company Secretaries

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