PROMO

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<table>
<tr><td>Investment Background</td><td colspan="4">▪ Investment in Asset Reconstruction Company, CFM ARC for Project T3 Green City in Mangalore
▪ T3 Green City has Borrowed Rs. 5 cr from SBI Mangalore and has turned NPA
▪ Affordable Housing and Net-worth Positive project that falls in the list of projects the government has chosen to help restart
▪ CFM ARC and Modi Properties are willing to support and invest in the project</td></tr>
<tr><td>About ARC</td><td colspan="4">▪ An Asset Reconstruction Company is a specialized financial institution that buys the NPAs or bad assets from banks and financial institutions
▪ This helps banks to concentrate in normal banking activities
▪ ARCs have the mandate to buy assets at as low as 50% of original value of asset
▪ ARCs can offer safe as well as high Return on Investment to Investor</td></tr>
<tr><td>CFM ARC</td><td colspan="4">▪ CFM Asset Reconstruction Pvt. Ltd. (CFM ARC) is a Company sponsored by Chartered Finance Management Limited (CFML)
▪ Successfully secured a license from the Reserve Bank of India (RBI) on 3 August 2016
▪ First Gujarat-based ARC in India, head quartered in Ahmedabad with Corporate office in Mumbai and pan India operations
▪ Eminent Board Members and Management come with extensive banking experience and stressed asset recovery/resolution specialization.</td></tr>
<tr><td>CFM ARC Process</td><td colspan="4">▪ Adhere to internal risk control mechanism in its process of acquisition and resolution
▪ Resolution strategy in line with the extant guidelines for ARCs
▪ Fully compliant and in accordance with the extant RBI guidelines</td></tr>
<tr><td rowspan="2">Project Details</td><td>Project Name</td><td>Developer Name</td><td>Type</td><td>Location</td></tr>
<tr><td>Green City</td><td>T3 Urban Developers Ltd.</td><td>Residential and Commercial</td><td>Vamanpadav, Mangalore</td></tr>
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Elevation	
Promoter Profile	▪ Graduate in Business Administration and Post Graduate in Business Management ▪ Over 20 years of experience ▪ Marketed 10 million Sq ft in India ▪ Ex- CEO, Evershine Builders, Mumbai ▪ CEO-Agarwal Developers, India ▪ Featured in Outlook Business in Feature "The big story – SMALL-TOWN STARS" ▪ Genius at devising effective strategies for difficult situations
Developer Profile	▪ Promoted by V P Lobo former CEO of Evershine builders ▪ Incorporated in 2008. Business commenced in 2009 ▪ 20 years industry experience in various states ▪ Exclusive focus on tier 3 cities ▪ Professionally managed ▪ Sound principles of management ▪ Unique business strategy
Investor Profile	▪ Modi Properties Pvt. Ltd. is amongst the leading builders in Hyderabad ▪ In the field of Real Estate Development since 1968. ▪ Specialise in providing high quality, yet affordable homes. ▪ Primarily catering to the MIG (gated communities) & LIG (2BHK apartments) segments in Telangana, India. ▪ Designed to provide a great life style product to its customers. ▪ Important design parameters and amenities provided ▪ Designed to control the environment around the living space ▪ Trusted name for over 40 years and helped complete over 3,500 homes. ▪ Fair and transparent policies of Modi Properties ▪ 40+ years experience

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	▪ 40+ lakhs sft construction completed. ▪ 3,500+ homes completed. ▪ 25+ lakh sft under construction. ▪ 1,000+ homes under construction. ▪ 5 lakh sft of commercial space completed. ▪ 6 lakhs sft of commercial space under construction.
Use of Funds	▪ Toward Purchase of Loan from SBI
Project Timelines	▪ 36 months
Investment Value	▪ 3 cr In tranches of 50 lacs
Deal Structure	**Debt** **Moratorium**: 12 Months **Time line for funding** : 26 Months (including Moratorium) **Expected Return on Investment : 20%+**

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