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Investment Background	- 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									
	About ARC - 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									
	CFM ARC - 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.									
	CFM ARC Process - 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									
	<table border="1"> <thead> <tr> <th>Project Name</th><th>Developer Name</th><th>Type</th><th>Location</th></tr> </thead> <tbody> <tr> <td>Green City</td><td>T3 Urban Developers Ltd.</td><td>Residential and Commercial</td><td>Vamanpadav, Mangalore</td></tr> </tbody> </table>			Project Name	Developer Name	Type	Location	Green City	T3 Urban Developers Ltd.	Residential and Commercial
Project Name	Developer Name	Type	Location							
Green City	T3 Urban Developers Ltd.	Residential and Commercial	Vamanpadav, Mangalore							

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

	▪ 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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