

Compliance Report for the quarter ended June 30, 2020

Name of Issuer Company : CENTRUM FINANCIAL SERVICES LIMITED

1.	Description of the Debenture – Series /Issue (Secured / Unsecured PCD/FCD/NCD)	Secured, Redeemable, Non-Cumulative, listed, rated, Non-Convertible, Principal Protected Market Linked Debentures (“Debentures”)
2.	Type of Issue (Private / Public / Rights)	Private
3.	Issue Amount and amount raised till date	<p>DTD dated December 06, 2018 – Limit upto Rs. 100 Cr.</p> <p>DTD dated March 07, 2019 – Limit upto Rs. 150 Cr.</p> <p>DTD dated July 29, 2019 - Limit upto Rs. 200 Cr.</p> <p>DTD dated February 18, 2020 - Limit upto Rs. 50 Cr.</p> <p>Total Amount raised - Rs. 472,99,00,000/-</p> <p>Redeemed amount - Rs. 57,19,00,000/-</p> <p>Balance outstanding amount as on June 2020 - Rs. 415,80,00,000/-</p>
4.	Listed/Unlisted (If Listed, the Exchange where listed)	Listed
5.	Date of Listing of NCDs (please provide confirmation and supporting documents from BSE/NSE)	As per annexure A
6.	Date of Relevant Board Meeting for the respective quarter	As per annexure A
7.	Coupon Rate (Revised rate if any)	Debentures are Market Linked. Details are as per Term sheet issued.
8.	Tenor of Issue	As per annexure A
9.	Date of Allotment of Debentures	As per annexure A
10.	Date of Issue of Debenture Certificate (Physical) or Credit to Demat A/c	As per annexure A
11.	Outstanding amount as on June 30, 2020	Rs. 415,80,00,000/-
12.	Previous Interest Payment Date and Amount paid	One time at the time of redemption
13.	Next Interest Payment Date and Amount	One time at the time of redemption
14.	Previous Repayment Date and Amount paid	One time at the time of redemption
15.	Next Repayment Date and Amount	One time at the time of redemption
16.	Whether there has been any delay / default in payment of interest and/or principal amount? If yes the due dates	No

Centrum Financial Services Limited (CIN No. U65910MH1993PLC192085)

Corporate Office : Centrum House, CST Road, Vidyanagari Marg, Kalina, Santacruz (East), Mumbai - 400 098. Tel : + 91 22 4215 9000 Registered Office : 2nd Floor, Bombay Mutual Building, Dr. D. N. Road, Fort, Mumbai - 400 001 Te : +91 22 2266 2434 / Email : info@centrum.co.in | Website : www.centrum.co.in

	thereof & date of payment	
17.	Credit Rating at the time of issue	CARE PP-MLD A- ; Stable – (upto September 30, 2019)
18.	Present Credit Rating and date of change of credit rating. In case of revision, please attach letter from Credit Rating Agency indicating revision in rating	w.e.f October 01, 2019 - CARE PP-MLD A- ; Negative – upto issue size 450 Cr December 31, 2019 -CARE PP-MLD A- ; Negative – for issue size 50 Cr June 10, 2020 -CARE PP-MLD A-; Negative – Issue size 100 Cr Annexure B Credit rating letter (As on June 2020)
19.	a) No. of debenture holders on the date of Allotment b) No. of debenture holders as on 30/06/2020, please provide details of NCD Holders viz. Names, Holding, Mailing Address, Contact Nos. (Benpos)	No. of debenture holders as on date of allotment – As per Annexure A No of debenture holders as on 31.03.2020 – As per annexure C Benpo
20.	Brief details of the security created till date for the Debentures including third party securities	As per annexure D property details
21.	Pending Security if any. Date by such security is / was to be created	No
22.	Whether the Secured Assets are insured? If yes, attach the copies thereof	No
23.	Confirmation/statement that the assets of the Company are sufficient to discharge the claim of the debenture holders as and when they become due. (Applicable for secured as well as unsecured debentures)	As per point 3 of Schedule VI in Annexure D
24.	Whether all taxes, cesses, insurance premia, any other government charges with respect to Secured Assets for the issue have been paid. If No, please give details and reasons for the same	Yes
25.	Whether Debenture Redemption Reserve (DRR) as per SEBI Guidelines and Companies Act has been maintained. If No, please give reasons for the same. Amount of DRR as on date.	No – the said Company is NBFC and issues debentures on Private Placement basis. As per Rule 18 (7) (b) (ii) Companies (Share Capital and Debentures Rules), 2014 NBFC Company which issues debentures on private placement basis do not require to maintain DRR.
26.	Whether any material change has taken place in the nature and the conduct of the business of the Issuer which is detrimental to the interest of debenture holders. If yes, please give details	No
27.	Whether any orders, directions, notice of court/ tribunal / authority affecting or	No

	likely to affect the debenture holders has been passed. If yes, please give details	
28.	Whether any major change in the composition of the Board of directors or shareholders as defined in the Take Over Regulations which amounts to change in control of Issuer Company has occurred. If yes, please give details	No
29.	Security Cover as on June 30, 2020 (Please attach CA Certificate in support) For listed NCDs secured by way of receivables/ book debts Please furnish: 1. Certificate from the Director / Managing Director of the issuer company certifying the value of the book debts / receivables; and 2. Certificate from an independent chartered accountant giving the value of book debts / receivables	As per annexure E
30.	Details of encumbrances created over the Secured Assets charged for the issue	N.A.
31.	Whether Register of Debenture Holders has been maintained with their addresses and whether the transfers and changes in ownership have been recorded. If no, please give reasons	As per section 88 (3) of the Companies act, 2013 - The register and index of beneficial owners maintained by a depository under section 11 of the Depositories Act, 1996 (22 of 1996), shall be deemed to be the corresponding register and index for the purposes of this Act. The Company Debentures are Dematerialized.
32.	In case of Partially / Fully Convertible Debentures, whether the debentures have been converted into equity in accordance with the terms of issue? If no, please give reasons.	N.A.
33.	Whether the provisions of the following laws applicable to debentures have been complied with : a) Companies Act (For all Issuers) b) SEBI Model Listing Agreement (For Listed Issues) c) SEBI Listing Regulations (For Listed Issues) d) ICDR Regulations (For all issuers)	Yes (whichever is applicable)
34.	Whether any dividend has been declared during this quarter	No

35.	Whether all the terms & conditions of the transaction documents are complied with? If no, pls give details and reasons for non-compliance	Yes
36.	Investor grievances received for quarter ended June 2020, resolved during the quarter and grievances unresolved with reasons therefor (Details to be separately provided in annexure as enclosed)	NIL As per Annexure F

ANNEXURES

1	Updated list of names and addresses of debenture holders. <i>(Pls provide a CD in case of large number)</i> – Annexure C - Benpo
2	Number and nature of grievances received, resolved, unresolved and reasons therefor from debenture holders and time frame within which the same were resolved by the Issuer Company. NIL statement to be submitted in case of no grievances. – Annexure F
3	Statutory Auditors / Chartered Accountant Certificate certifying the following: Annexure E <ol style="list-style-type: none"> a. End use of the Debenture Subscription receipts – Statutory Auditor b. Security Cover Ratio* – Chartered Accountant c. Debt Equity Ratio – Chartered Accountant d. Last Interest Payment Date and Amount and Next Interest Payment Date and Amount e. Last Repayment Date and Amount and Next Repayment Date and Amount* i. Total assets charged Rs. A ii. Total debts secured by way of charges created over the assets Rs. B with details thereof iii. Security Cover = A/B <p>Note: In case of third party security, please provide security cover certificate including such security</p>
4	Latest Credit Rating issued by the Rating Agencies – Annexure B
5	Insurance Policy wrt the security charged. In case Insurance Policy has expired, please provide Renewed Insurance Policies – N.A.
6	Duly audited annual accounts of the issuer company – Annexure G
7	Report of the Lead Bank regarding progress of the Project – N.A.

Contact Details :

- a) Name of Authorised Signatory: Archana Goyal
b) Email Address: archana.goyal@centrum.co.in
c) Contact Numbers: 022- 42150000
d) Name & Address of R&T Agent: **NSDL Database Management Limited**
4th Floor, Trade World A Wing, Kamala Mills
Compound, Senapati Bapat Marg, Lower Parel,
Mumbai – 400 013

For Centrum Financial Services Limited


Archana Goyal
Company Secretary



Annexure A_Details of MLD as on June 30, 2020

Sr. No.	MLD Series No.	ISIN No.	Date of Allotment of Debentures/ Date of Fund raising Committee of Board	Date of execution - NSDL	Date of execution - CDSL	Date of Listing	Tenor of Issue	No.of Debenture Holders	Total no. of Allotment (Units)
First Issue (Listed) - Issue size 100 Crores									
1	37	INE244R07801	08/10/2018	15/10/2018	15/10/2018	23/10/2018	760	43	2350
2	38	INE244R07819	23/10/2018	25/10/2018	25/10/2018	12/11/2018	762	9	505
3	39	INE244R07827	02/11/2018	14/11/2018	14/11/2018	20/11/2018	1287	39	1955
4	38A	INE244R07819	23/11/2018	28/11/2018	27/11/2018	03/12/2018	705	5	455
5	40	INE244R07835	05/12/2018	10/12/2018	11/12/2018	18/12/2018	1287	39	1315
6	39 A	INE244R07827	12/12/2018	15/12/2018	14/12/2018	26/12/2018	1280	8	255
7	38B	INE244R07819	19/12/2018	22/12/2018	21/12/2018	31/12/2018	1287	7	476
8	38C	INE244R07819	28/12/2018	02/01/2019	01/01/2019	10/01/2019	696	9	870
Total as on Dec 2018								159	8181
9	38D	INE244R07819	08/01/2019	-	10/01/2019	18/01/2019	685	1	200
10	38E	INE244R07819	15/01/2019	-	17/01/2019	25/01/2019	678	1	138
Second Issue (Listed) - Issue size 150 Crores									
11	41	INE244R07843	25/01/2019	31/01/2019	31/01/2019	11/02/2019	1287	6	1893
12	41A	INE244R07843	31/01/2019	05/02/2019	05/02/2019	25/02/2019	1281	8	2338
13	41B	INE244R07843	06/02/2019	09/02/2019	12/02/2019	25/02/2019	1275	2	535
14	38F	INE244R07819	12/02/2019	15/02/2019	15/02/2019	25/02/2019	650	2	230
15	42	INE244R07850	22/02/2019	27/02/2019	27/02/2019	12/03/2019	481	10	2282
16	41 C	INE244R07843	28/02/2019	01/03/2019	05/03/2019	12/03/2019	1253	4	1470

17	42A	INE244R07850	12/03/2019	-	14/03/2019	27/03/2019	463	2	561
18	41D	INE244R07843	15/03/2019	20/03/2019	19/03/2019	28/03/2019	1238	2	205
19	42B	INE244R07850	19/03/2019	21/03/2019	20/03/2019	01/04/2019	456	4	795
20	41E	INE244R07843	26/03/2019	-	27/03/2019	09/04/2019	1227	3	1117
21	42C	INE244R07850	29/03/2019	03/04/2019	-	09/04/2019	446	1	100
Total as on March 2019								205	20045
22	42D	INE244R07850	05/04/2019	11-04-2019	-	18-04-2019	439	3	395
23	41F	INE244R07843	12/04/2019	-	23-04-2019	30/04/2019	1210	2	546
24	42E	INE244R07850	16/04/2019	-	23-04-2019	30/04/2019	428	3	200
25	43	INE244R07868	24/04/2019	26-04-2019	27-04-2019	09/05/2019	1287	7	1594
26	42F	INE244R07850	26/04/2019	04-05-2019	03-05-2019	10-05-2019	418	3	565
27	41G	INE244R07843	30/04/2019	07-05-2019	-	16-05-2019	1192	1	250
28	41H	INE244R07843	02/05/2019	-	07-05-2019	07-06-2019	1190	1	200
29	42G	INE244R07850	08/05/2019	-	16-05-2019	23-05-2019	406	2	200
								227	
Third Issue (Listed) - Issue size 200 Crores									
30	42H	INE244R07850	17/05/2019	25/05/2019	27/05/2019	11/06/2019	397	3	450
31	41I	INE244R07843	24/05/2019	-	03/06/2019	10/06/2019	1168	3	847
32	42I	INE244R07850	27/05/2019	31/05/2019	30/05/2019	10/06/2019	387	3	171
33	43A	INE244R07868	30/05/2019	-	06/06/2019	13/06/2019	1251	2	568
34	41J	INE244R07843	07/06/2019	-	11/06/2019	19/06/2019	1154	2	600
35	41K	INE244R07843	12/06/2019	-	14/06/2019	27/06/2019	1149	2	255
36	44	INE244R07876	14/06/2019	20/06/2019	19/06/2019	27/06/2019	550	3	270
37	45	INE244R07884	21/06/2019	-	26/06/2019	05/07/2019	860	5	755
38	43B	INE244R07868	26/06/2019	-	01/07/2019	05/07/2019	1224	1	205
39	41L	INE244R07843	27/06/2019	-	01/07/2019	10/07/2019	1134	2	602
Total as on June 2019								253	28718

40	44A	INE244R07876	04-Jul-19	06/07/2019	09/07/2019	15/07/2019	530	3	480
41	41M	INE244R07843	12-Jul-19	-	17/07/2019	23/07/2019	1119	1	200
42	43C	INE244R07868	17-Jul-19	-	19/07/2019	26/07/2019	1203	1	177
43	44B	cancelled							
44	44C	INE244R07876	19-Jul-19	-	24/07/2019	02/08/2019	515	3	650
45	44D	INE244R07876	23-Jul-19	-	25/07/2019	02/08/2019	511	1	500
46	41N	INE244R07843	25-Jul-19	-	29/07/2019	06/08/2019	1106	1	396
47	44E	INE244R07876	29-Jul-19	-	31/07/2019	06/08/2019	505	3	460
48	44F	INE244R07876	30-Jul-19	02/08/2019	02/08/2019	07/08/2019	504	4	252
49	41O	INE244R07843	31-Jul-19	-	02/08/2019	07/08/2019	1100	3	664
50	44G	INE244R07876	01-Aug-19	06/08/2019	-	08/08/2019	502	1	200
51	41P	INE244R07843	02-Aug-19	06/08/2019	06/08/2019	08/08/2019	1098	2	300
52	44H	INE244R07876	08-Aug-19	14/08/2019	13/08/2019	22/08/2019	495	3	464
53	43D	INE244R07868	16-Aug-19	-	20/08/2019	04/09/2019	1173	2	275
54	44I	INE244R07876	20-Aug-19	-	23/08/2019	04/09/2019	483	2	438
55	41Q	INE244R07843	22-Aug-19	-	27/08/2019	04/09/2019	1078	3	657
56	44J	INE244R07876	27-Aug-19	29/08/2019	29/08/2019	05/09/2019	476	4	575
57	41R	INE244R07843	29-Aug-19	04/09/2019	03/09/2019	17/09/2019	1071	2	538
58	44K	INE244R07876	06-Sep-19	12/09/2019	11/09/2019	23/09/2019	466	2	248
59	44L	INE244R07876	09-Sep-19	-	11/09/2019	23/09/2019	463	1	300
60	41S	INE244R07843	12-Sep-19	-	17/09/2019	27/09/2019	1057	3	593
61	44M	INE244R07876	13-Sep-19	-	17/09/2019	27/09/2019	459	1	400
62	44N	INE244R07876	18-Sep-19	-	01/10/2019	07/10/2019	454	2	155
63	44O	INE244R07876	20-Sep-19	-	26/09/2019	10/10/2019	452	1	196
Total as on September 2019								302	37836
64	46	INE244R07892	26-Sep-19	01-Oct-19	03-Oct-19	10/10/2019	1310	2	597
65	44P	INE244R07876	27-Sep-19	02-Oct-19	01-Oct-19	10/10/2019	445	4	180
66	41T	INE244R07843	01-Oct-19	-	04-Oct-19	15/10/2019	1038	2	87
67	41U	INE244R07843	18-Oct-19	-	23-Oct-19	30/10/2019	1021	1	162
68	44Q	INE244R07876	23-Oct-19	26-Oct-19	25-Oct-19	04/11/2019	419	4	930

69	41V	INE244R07843	25-Oct-19	-	31-Oct-19	06/11/2019	1014	1	100
70	46A	INE244R07892	30-Oct-19	-	04-Nov-19	11/11/2019	1276	2	200
71	44R	INE244R07876	31-Oct-19	07-Nov-19	07-Nov-19	18/11/2019	411	4	324
72	47	INE244R07900	08-Nov-19	12-Nov-19	13-Nov-19	22/11/2019	551	4	685
73	48	INE244R07918	15-Nov-19		19-Nov-19	29/11/2019	1286	2	370
74	46B	INE244R07892	20-Nov-19		22-Nov-19	06/12/2019	1255	2	260
75	47A	INE244R07900	22-Nov-19		25-Nov-19	06/12/2019	537	1	330
76	48A	INE244R07918	25-Nov-19		27-Nov-19	06/12/2019	1276	2	269
77	48B	INE244R07918	28-Nov-19		29-Nov-19	10/12/2019	1273	1	400
78	47B	INE244R07900	29-Nov-19	04-Dec-19	03-Dec-19	10/12/2019	530	2	390
79	41W	INE244R07843	20-Dec-19		26-Dec-19	02/01/2020	958	3	312
Forth Issue (Listed) - Issue size 50 Crores									
80	41X	INE244R07843	24-Dec-19		27-Dec-19	07/01/2020	954	1	307
Total as on December 2019								340	43739
81	47C	INE244R07900	23-Jan-20	28-Jan-20	-	02/05/2020	475	1	200
82	47D	INE244R07900	11-Feb-20	14-Feb-20	13-Feb-20	20/2/2020	456	3	200
Total as on March 2020								344	44139
Total Amount raised as on March 2020 = Rs. 4,41,39,00,000									
83	49	INE244R07926	29-Apr-20	05-May-20	05-May-20	08-May-20	500	5	125
84	50	INE244R07934	30-Apr-20	-	07-May-20	14-May-20	1287	1	150
85	51	INE244R07942	08-May-20	13-May-20	12-May-20	20-May-20	1287	5	235
86	52	INE244R07959	18-May-20	21-May-20	21-May-20	01-Jun-20	595	11	685
87	51A	INE244R07942	22-May-20	27-May-20	27-May-20	03-Jun-20	1273	3	150
88	52A	INE244R07959	28-May-20	02-Jun-20	01-Jun-20	10-Jun-20	585	15	680
89	51B	INE244R07942	01-Jun-20	04-Jun-20	03-Jun-20	17-Jun-20	1263	9	280

SCHEDULE - I

PART - A
(Description of the said Premises)

(Sale Deed dated 04.12.2018, bearing document number 2646/2018)

All that piece and parcel of vacant land admeasuring to the extent of 900 sq.ft. out of the larger piece and parcel of Vacant Shop Land at SHOP No.4 of Raja Lakshmi Nagar, (Approval No. DTCP 384/95), comprised in Survey No. 21/2 A of Erayamangalam Village, Sub Registration District of Perambakkam, Registration District of Kanchipuram, Thiruvallur Taluk, Thiruvallur District, and bounded on the:-

North by	:	Plot No.160
South by	:	Remaining part of the shop plot
East by	:	Vacant Plot no. 7 in another layout
West by	:	30 feet Road

Dimensions for the subdivided plot of a extent 900 Sq. ft

East-West on the Northern Side	:	28 feet
East-West on the Southern Side	:	18 feet
North-South on the Eastern Side	:	26 feet
North-South on the Western Side	:	28 feet

PART - B

(Description of Receivables)

The receivables of the Company (both present and future), investments, current assets, book debts, and such other assets of the Company. For this purpose, business receivables shall include investment in subsidiaries as well but shall exclude the receivables of the Company arising from supply chain lending business portfolio being acquired by the Company and, post acquisition, any receivables arising from the supply chain lending business being undertaken by the Company from time to time.

For Centrum Financial Services Limited

Authorized Signatory



SCHEDULE - VI
(Form of Debenture Issue Intimation)
<to be issued on the letter head of Issuer>

Date: [•]

To,
The Debenture Trustee,
[•]

Ref: Debenture Trust Deed dated [•] ("Deed")

Sub: Issuance of Series [•] [*please insert number of Debentures*][*<description of nature of debentures>*] Debentures having a face value of Rs.[•]/- (Rupees [•] Only) each (the "Debentures") aggregating to Rs. [•] (Rupees [•] Only) , in dematerialized form on a private placement basis (the "Present Issue").

Sir/Madam,

1. Our Company proposes to issue and allot the Debentures under the Present Issue, the details whereof are set out in the caption herein above.
2. The Debentures under the Present Issue are being issued and allotted under the captioned Deed and shall at all times be governed by the terms, conditions and provisions of the captioned Deed.
3. The Security mentioned in the captioned Deed shall be the adequate security cover for the Present Issue.
4. The detailed information with respect to the Present Issue is encompassed in the Shelf Disclosure Document dated [•] read with Supplemental Disclosure Document dated [•] which is enclosed herewith.

Kindly acknowledge receipt of this letter and confirm the above understanding by counter-signing below and sending a copy back to us.

Mr.M.Raj Kumar
Name
Designation
For Centrum Financial Services Limited

Acknowledged & Confirmed:

Ms.Raghawan Kirthi
Name
Designation
For Beacon Trusteeship Limited
Date: 29.07.2019

For Centrum Financial Services Limited

Authorized Signatory

Document No. 1933 of 2019 OF BOOK
I Contains 85 Sheet 71 Sheet
Registrar's office

71



Reference: RT/ 172 / PRIVATE / JANUARY/ 2018- 19

09.01.2019

Dear Sir

Sub : Valuation of vacant plot bearing shop site no.4 situated at Rajalakshmi Nagar Layout, Off Mappedu - Melnallathur Road, Erayamangalam Village Mappedu, Thiruvallur District, Pincode - 631 402.

Belonging to M/s. Centrum Financial Services Limited

Fair Market Value of the property is	₹ 2,00,000
Registration Value of the property is	₹ 2,13,300

This report contains photocopies of the following documents

1. Sale deed dated 04.12.2018 registered as document no.2646/2018 at Perambakkam SRO in favour of M/s. Centrum Financial Services Limited
2. Approved Layout Copy



R.THIRUMAL

R. THIRUMAL, B.E.,(Civil), M.I.E.,F.I.V.
REGISTER VALUER - 685/2007-08
APPROVED VALUER - F- 11755,
CHARTERED ENGINEER,
MOBILE No:9360673666.

**REPORT ON VALUATION OF
VACANT PLOT BEARING SHOP SITE NO.4 SITUATED AT RAJA
LAKSHMI NAGAR LAYOUT, OFF MAPPEDU - MELNALLATHUR ROAD
ERAYAMANGALAM VILLAGE, MAPPEDU, THIRUVALLUR
DISTRICT, PINCODE - 631 402.**

1.0 REFERENCE

As requested by **M/s. Centrum Financial Services Limited**, vide E- mail letter dated 08.01.2019 - the vacant plot bearing shop site no.4 situated at Rajalakshmi Nagar Layout, Off Mappedu - Melnallathur Road, Erayamangalam Village, Mappedu, Thiruvallur District, Pincode - 631 402, has been inspected on 08.01.2019 in the presence of Mr. S. Manikandan (Staff of M/s. Zenith Lex & Co), for the purpose of assessing the market value as on 08.01.2019

2.0 GENERAL DETAILS

- | | | | |
|-----|---|---|---|
| 2.1 | Name of the owner
As in the document | : | M/s. Centrum Financial Services Limited
2 nd Floor, Bombay Mutual
Building, Dr. D. N. Road, Fort
Mumbai - 400 001 |
| 2.2 | Brief description of the property | : | Land : 2,162 Sq. ft. |
| 2.3 | Property considered for valuation | : | Land : 2,133 Sq. ft. |
| 2.4 | Postal address of the property | : | Shop No.4, Rajalakshmi Nagar
Off Mappedu- Melnallathur Road,
Erayamangalam Village, Mappedu,
Thiruvallur District,Pincode-631402 |



2.5 Location of the property :

The property is situated on the Northern side of Thandalam - Perambakkam Main Road and Southern side of Mappedu - Melnallathur Road, near Government High School at Erayamangalam Village.

Latitude / Longitude : 13.06066 / 79.88292
Plot No. / Nagar : Shop No. 4 / Rajalakshmi Nagar
Survey No. : 21/2A
Village : Erayamangalam
Taluk : Thiruvallur
District : Thiruvallur
Local Authority : Erayamangalam Village Panchayat
Sub Registration Office : Perambakkam
No.54, Naidu Street,
Perambakkam – 631 207
Phone No.044-27655200
Registration District : Kancheepuram
No. 17, Rajaji Street
Chengalpattu - 603001
Phone No: 044-27423692

2.6 Boundaries of the property as per Sale Deed

North by : Plot No.160
South by : Vacant Land
East by : Vacant Land
West by : 30 feet road



2.7 Boundaries of the property as existing

North by	:	Vacant Plot No.160
South by	:	Vacant Plot No.7
East by	:	Vacant Plot in another layout
West by	:	9 Meter wide Mud road

2.8 Dimensions of the subject site

	:	As per sale deed	As exists
North by	:	28' - 0"	28' - 0"
South by	:	18' - 0"	18' - 0"
East by	:	94' - 0"	92' - 6"
West by	:	94' - 0"	93' - 0"

2.9 Extent of the land as per sale deed : 2,162 Sq. ft.

2.10 Extent of the land as exists : 2,133 Sq. ft.

2.11 Extent of the land considered for valuation: 2,133 Sq. ft.

3.0 CHARACTERISTICS OF THE SITE

3.1 Character of the locality : Residential / Agriculture

3.2 Classification of the subject property : Shop site

3.3 Shape of the land : Trapezium

3.4 Development of surrounding areas : No developments

3.5 Possibility of frequent flooding : Nil.

3.6 Proximity to civic amenities like school, hospitals, bus stop, market etc. : All available within a distance of 3 KM at Mappedu

3.7 Level of land with topographical condition : Level

3.8 Corner Plot or intermittent plot : Intermittent Plot



3.9	Road facilities	:	30 feet wide Mud road
3.10	Means and proximity to surface communication by the locality is served	:	By Road – Within 1 KM from Erayamangalam Bus Stop By Rail – Within 8 KM from Thiruvallur Railway Station
3.11	Water potentiality	:	Good
3.12	Landmark	:	Government High School at Erayamangalam Village

4.0 METHOD OF VALUATION

As per International Valuation Standard (IVSC) committee, the following three method of valuation is generally used.

1. Income approach - For income generating, marketable properties.
2. Market Approach - For all marketable properties whether income fetching or not
3. Cost approach- For non-income fetching Non-marketable properties.

In the above three methods of valuation, cost approach and Income approach are not applicable to this property, hence market approach method is considered to estimate the value of the property.

MARKET APPROACH METHOD OF VALUATION

Market approach to value the property is widely used approach to value any type of asset. It may be consumer goods, shares and stocks, plant and machinery or real estate viz. open land or land with building. All these assets can be valued by this approach provided the asset is marketable.

In case of property valuation under market approach, subject property has to be compared with other available sale instances, having similar attributes and falling in the same locality. Appropriate positive or negative weightages are considered for variations and magnitude of attributes, to arrive at final adjusted value of the subject property. Thus valuation by comparable sale instances is based on



principle of substitution which operates not only in consumer goods market but also operates in Real Estate Market with equal force.

In Market approach, the following basis aspects which are operating in the real estate market, are also considered to arrive the market value of the property.

- i. Principle of substitution
- ii. Concepts of Highest and best use of land.
- iii. Open Market and closed market situation.
- iv. Concept that Market is Supreme
- v. Concept that market is Ruthless
- vi. Demand and supply is primary factor controlling prices in Market
- vii. Supply of money in money Market.
- viii. Cyclical Boom and slump period (Slump period is also called crash period or burst period.)
- ix. Social, economic, legal and technical qualities of land and building.

There are no developments in this area/layout. Even though it is an approved layout, marketability is based on the available infrastructure and developments in the surrounding area.

The prevailing market rate of residential plots in this layout is in the range of ₹ 200 to ₹ 300 per Sq. ft. But, the subject property is a shop site, which cannot be used for residential purpose. As per development rules of Tamil Nadu Town and Country Planning Act 1971, the approved shop site cannot be reclassified into any other use other than approved commercial.

Any developments in this plot can be carried out, after realizing full developments in this layout, which may not be happen in near future.

So, investing in a shop site of an undeveloped layout may not yield any appreciation to the capital.



Due to the above demerits of the shop site, the marketability of the subject property is less.

The value of the land also depends upon location, developments in the surrounding area, trend in the developments/market, width of the abutting road, frontage of the property, extent of the property, proximity to civic amenities, quality of water, transport and infrastructure available, etc. which are noticed in the specific area and a suitable rate per unit area has been adopted for valuation

4.1 VALUE BY ADOPTING GUIDE LINE RATE FIXED BY GOVERNMENT

Guideline rate as obtained from net : ₹ 67/ Sq. ft
Value of land by adopting GLR : ₹ 1,42,911
(2,133 Sq. ft. x ₹ 67/ Sq. ft)

4.2 VALUE BY ADOPTING PREVAILING MARKET RATE

The Prevailing Market rate of vacant house plot in this area is in the range of ₹ 200 to ₹ 300 per Sq. ft.

Unit rate adopted in this valuation : ₹ 100/ Sq. ft.
after considering the characteristics
of the subject shop site plot

Value of land by adopting PMR : ₹ 2,13,300
(2,133 Sq. ft. x ₹100/ Sq. ft.) **Say ₹ 2,00,000**

5.0 APPROVED LAYOUT

The subject layout is bearing approval no.384/95 issued by DTCP is available.

6.0 OPINION

The marketability of the subject property is POOR.



MARKET VALUE is the estimated amount for which an asset (or) liability should exchange on the date of valuation between willing buyer and willing seller in an arm's length transaction after proper marketing where in the parties had each acted Knowledgeably, Prudently and without compulsion.

The Market Value of the vacant plot is ₹ 2,00,000 (Rupees Two Lakh Only)

The Registration Value of the vacant plot is ₹ 1,42,911 (Rupees One Lakh Forty Two Thousand Nine Hundred and Eleven Only)

7.0 CERTIFICATION

It is certified that I have valued the right property as ascertained from copy of the Sale deed dated 04.12.2018 registered as document no.2646/2018 at Perambakkam SRO in favour of M/s. Centrum Financial Services Limited.

REMARKS

Patta for the subject property is not produced for perusal. As per recent announcement by Registration department of Tamil Nadu, Patta is one of the mandatory documents for registration. Client is advised to obtain patta for the subject property from the revenue department.

8.0 DECLARATION

It is hereby declared that

- i) I have no direct or indirect interest in the property valued.
- ii) Further, the information and other details given above are true to the best of my knowledge and belief.
- iii) As the undersigned is not competent to ascertain the genuineness of documents and ownership, this valuer is not responsible for the same
- iv) Value varies with the purpose and date. This report is not to be referred if the purpose is different other than mentioned in 1.0.



R. THIRUMAL

R. THIRUMAL, B.E.,(Civil), M.I.E.,F.I.V.
REGISTER VALUER - 686/2007-08
APPROVED VALUER - F- 11755,
CHARTERED ENGINEER,
MOBILE No:9360673666.



CVSRTA Registered Valuers Association
(RVO Registered with IBBI vide Recognition No. IBBI/RVO/2018/008)
Educational Course for Valuation of Land & Building

Certificate of Participation

This is to certify that

Membership No. LB039

R THIRUMAL

has participated in the 50 hours Education Course as per 1st proviso to Rule 5(1) of Companies (Registered Valuers and Valuation) Rules, 2017, recognized by IBBI for Valuation of Land & Building.

Certificate issued on 06th August, 2018

On behalf of CVSRTA Registered Valuers Association

Sunitkumar Gupta

CEO, CVSRTA Registered Valuers Association



सत्यमेव जयते

भारतीय दिवाला और शोधन अक्षमता बोर्ड
Insolvency and Bankruptcy Board of India

Valuation Examination

(Under Companies (Registered Valuers and Valuation) Rules, 2017)

This is to certify that

Mr. R Thirumal

*has passed the Valuation Examination
in the Asset Class: Land and Building*

on

9th September, 2018

Examination Centre: **Chennai**

Enrolment Number: **2018002160**

Date: **25th September, 2018**

Place: **New Delhi**

(Rameshwar Dhariwal)
Chief General Manager

	
<p align="center">SAMEER MANEK & ASSOCIATES CHARTERED ACCOUNTANTS</p>	
<p align="center">2306, ASHAPURA & OPTIONS DEVIPADA SRA CHS, DEVIPADA, BORIVALI EAST, MUMBAI 400066</p>	

CERTIFICATE

We have been requested by Centrum Financial Services Limited ("the Company"), having its registered office at 2nd Floor, Bombay Mutual Building, Dr. D.N Road, Fort, Mumbai 400001 to certify the non-encumbrances in case of business receivables, loans and advances and investments upto 100% of the value of market linked debentures outstanding as on June 30, 2020 for purpose of onward submission to Debenture Trustee.

The Compliance with the requirements of the provisions is the responsibility of the company's management.

Based on the financial information, explanation & written representation provided to us by the Company, we hereby certify that the as on June 30, 2020, the company had no encumbrances in case of business receivables loans and advances and investments upto 100% of the value of market linked debentures outstanding as on June 30, 2020.

We have certified the above at the request of the management, on the basis of the records, minutes book and forms filed with ROC produced before us and information and explanations given to us. This Certificate is issued solely for the purpose of onward submission to the Debenture Trustee. This certificate may not be useful for any other purpose. Sameer Manek and Associates shall not be liable to the Company, Debenture Trustee or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment.

**For Sameer Manek & Associates
Chartered Accountants
ICAI Firm Registration No.147593W**

 

**Proprietor
M.No. 162646
UDIN : 20162646AAAAKV5010**

**Place : Mumbai
Date: 20th August 2020**



**SAMEER MANEK & ASSOCIATES
CHARTERED ACCOUNTANTS**

2306, ASHAPURA & OPTIONS DEVIPADA SRA CHS, DEVIPADA, BORIVALI EAST, MUMBAI 400066

END USE CERTIFICATE

We have been requested by Centrum Financial Services Limited ("the Company"), having its registered office at 2nd Floor, Bombay Mutual Building, Dr. D.N Road, Fort, Mumbai 400001 to issue end-use certificate for below mentioned issue of Market Linked Debentures (MLD's) by the company for purpose of onward submission to Debenture Trustee for quarterly compliance for quarter ended June 30, 2020.

According to the information and explanation given to us and documents produced before us, we hereby certify that the Company has raised below mentioned amount by the way of issue of secured debentures and each of said MLD's have been utilized towards various financing activities including onward lending and for the business operations and general corporate purposes.

Listed/unlisted MLD's	Series	Issue Size (Amount in Rs)	Amount raised (Amount in Rs)	Redeemed amount (Amount in Rs)
Unlisted	Series 1 to Series 36	50,00,00,000	47,95,00,000	47,95,00,000
Unlisted		1,50,00,00,000	1,49,65,00,000	1,49,65,00,000
Unlisted		20,00,00,000	15,00,00,000	15,00,00,000
Listed	Series 37 to 52C	5,00,00,00,000	4,72,99,00,000	57,19,00,000
TOTAL		7,20,00,00,000	6,85,59,00,000	2,69,79,00,000





**SAMEER MANEK & ASSOCIATES
CHARTERED ACCOUNTANTS**

2306, ASHAPURA & OPTIONS DEVIPADA SRA CHS, DEVIPADA, BORIVALI EAST, MUMBAI 400066

The Compliance with the requirements is the responsibility of the company's management. We have certified the above at the request of the management, on the basis of the records, minutes book and forms filed with ROC produced before us and information and explanations given to us. This Certificate is issued solely for the purpose of onward submission to the Debenture Trustee. This certificate may not be useful for any other purpose. Sameer Manek & Associates shall not be liable to the Company or Debenture Trustee to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment.

**For Sameer Manek & Associates
Chartered Accountants
ICAI Firm Registration No. 147593W**



**Proprietor
M.No. 162646
UDIN : 20162646AAAAKU5179**

**Place : Mumbai
Date: 20th August 2020**

July 22, 2020

To
Debenture Trustee
Mumbai

Dear Sirs,

Sub: Value of Book debts as on June 2020

I, Ranjan Ghosh, Managing Director & CEO of the Company, hereby certify that the value of book debts (loans & advances) as at June 30, 2020 is INR 738 crs.

For **Centrum Financial Services Limited**



Ranjan Ghosh
Managing Director and CEO

To Whomsoever It May Concern

We have examined the books of accounts and relevant records of Centrum Financial Services Limited having its corporate office located at Centrum House, CST Road, Vidyanagari Marg, Kalina, Santacruz(E), Mumbai-400098 and on the basis of such verification and according to information and explanation given to us, we hereby certify that attached Security Covenant Compliance Statement as on Jun, 2020.

For Gupta Rustagi & Co.

Chartered Accountants

FRN: 128701W



Name: Meenakshi Gupta

Designation:-Partner

Membership No:-108097

Certificate No: - 20/2020-21

UDIN:- 20108097AAAAAN9453

Date: -22.07.2020

Place:-Mumbai



Encl: -Security Covenant Compliance Statement as on Jun 2020.

Security Cover for June 2020

Particulars	Supply Chain	MSME	Others	Total
Net Total Assets available for Asset Cover	144.42	100.12	511.32	755.87
Secured Borrowings	20.00	8.74	563.57	592.31
Asset Cover to be maintained on the Borrowings (C)	24.00	10.92	593.82	628.74
Balance Available (A-C)				127.13

Lender wise Security coverage details

					(Amt. in Crs)
Sr. No.	Borrower Name	Sanctioned Amts	Outstanding Amts	Asset Cover	Cover Required
A	Specific Charge Asset Pool allocation				
1	Commercial Paper	20.00	20.00	1.20	24.00
2	State Bank of India	75.00	8.74	1.25	10.92
	Sub Total A	95.00	28.74		34.92
B	Debentures				
1	Market Linked Debentures		422.11	1.00	422.11
	Sub Total B		422.11		422.11
C	Pari- Passu Charge : General Asset Pool				
1	L & T Financial Services Ltd	200.00	88.89	1.20	106.67
2	Yes Bank - Term Loan	100.00	16.67	1.33	22.17
3	AU Small Finance Bank Ltd	25.00	6.25	1.10	6.88
4	Ratnakar Bank Ltd (RBL) - Term Loan	20.00	15.00	1.25	18.75
5	Ratnakar Bank Ltd (RBL) -CC Limit	5.00	4.65	1.25	6.25
6	Union Bank - Non Convertible Debentures	10.00	10.00	1.10	11.00
	Sub Total C	410.00	141.46		171.71





**SAMEER MANEK & ASSOCIATES
CHARTERED ACCOUNTANTS**

2306, ASHAPURA & OPTIONS DEVIPADA SRA CHS, DEVIPADA, BORIVALI EAST, MUMBAI 400066

CERTIFICATE

We have been requested by Centrum Financial Services Limited (“the Company”), having its registered office at 2nd Floor, Bombay Mutual Building, Dr. D.N. Road, Fort, Mumbai 400001 to certify the Net Worth for the company as per below format for year ended June 30, 2020 for purpose of onward submission to Debenture Trustee.

We have verified the required unaudited financial statements and other relevant documents made available to us for verification. On the basis of the verification of the records, we hereby certify the Net worth of Centrum Financial Services Limited for the year ended June 30, 2020 are as follows

Particulars	Unaudited Provisional Figures
	for the year ended June 30,2020 (Rs in Lakhs)
Networth As per Financial	29,665.99
Less : Impairment reserve	(1,028.88)
Less: Corporate Guarantee in Capital Reserve	(63.16)
Less : ESOP	(340.03)
	28,233.92
Less : Intangible Assets	





**SAMEER MANEK & ASSOCIATES
CHARTERED ACCOUNTANTS**

2306, ASHAPURA & OPTIONS DEVIPADA SRA CHS, DEVIPADA, BORIVALI EAST, MUMBAI 400066

Deferred revenue Expenditure	(324.94)
Prepaid Expenses	(88.90)
Intangible Assets	(1,643.08)
Tangible Networth	26,177.01

This certificate is issued on request of the company. This certificate is issued solely for the purpose of onward submission to the Debenture Trustee . This certificate may not be useful for any other purpose. We shall not be liable to the Company, Debenture Trustee or to any other concerned for any claims, liabilities or expenses relating to this assignment, except to the extent of fees relating to this assignment.

For Sameer Manek & Associates

Chartered Accountants

ICAI Firm Registration No. 147593W




Proprietor

M.No. 162646

UDIN : 20162646AAAANA6619

Place : Mumbai

Date: 21st September 2020

July 3, 2020

Ms. Archana Goyal
Centrum Financial Services Limited
Centrum House, CST Road,
Vidyanagari Marg, Kalina,
Santacruz (East),
Mumbai - 400098

Dear Sir,

Subject: Investor Complaints for the quarter ended June 2020

We hereby confirm that there are NIL investor complaints received & pending as of 30.06.2020 against Centrum Financial Services Limited for Debt instruments.

Pending at the beginning of the quarter i.e. April 1, 2020	NIL
Received during the quarter	NIL
Disposed off during the quarter	NIL
Remaining unresolved at the end of the quarter i.e. June 30, 2020	NIL

This is for your information.

Yours faithfully,

For NSDL Database Management Limited

Vijay Gupta
Sr. Vice President

Complaints Status as on: 03/07/2020

Total Complaints Received	0
Total Resolved Complaints	0
Total Pending Complaints	0
Total Complaints Withdrawn	0
ATR/REPLY Sent and Pending With SEBI	0
Review(s) received	Click Here
Direct complaint(s) received from investor	Click Here
New Complaints from SEBI (For Assessment)	--
Clarification Sought By SEBI/Higher Organization	--
Action Taken Report Received	--
Action Taken Report Sent	--
Pending Complaints(Within Our Office)	--
Pending Complaints(With Investor)	--
Pending Complaints(With Subordinate Organisations)	--
Pending Complaints(With Subordinate Organisations - Atr not Received)	--
Reminder/Clarification received from investor/SEBI	--
Clarification sought from subordinate organisation	--