

Compliance Report for the quarter ended March 31, 2015

Name of Issuer Company :

UTI Investment Advisory Services Ltd.
INW No. :1.09.....
Date :25/06/15.....

SN	Particulars	Remarks
1	Description of the Debenture Series / Issue (Secured / Unsecured PCD / FCD / NCD)	Secured Optionally Convertible Debentures of face value of Rs. 100/- each
2	Type of Issue (Private / Public / Rights)	Private Placement
3	Issue amount	Rs. 57 Cr
4	Listed / Unlisted (If listed, the Exchange where listed)	Unlisted
5	Coupon Rate (if revised please specify)	10% per annum payable as per the terms of the Shareholders Agreement
6	Tenor of Issue	As per original and amended SHA
7	Date of Allotment of Debentures	Sept 6, 2014 and Nov 13, 2014
8	Date of Issue of Debenture Certificate (Physical) or credit to Demat A/c	Sept 6, 2014 and Nov 13, 2014
9	Utilisation of fund raised in the debenture issue and progress of the project, if any. CA Certificate on utilisation of funds	Attached
10	Whether the debenture issued are not utilised for financing, replenishing funds or acquiring shareholding in other group companies	Yes
11	Confirmation on outstanding amount as on March 31, 2015	Rs. 57 Cr
12	Last interest payment date and amount	As per original and amended SHA
13	Next interest payment date and amount	As per original and amended SHA
14	Last repayment date and amount	As per original and amended SHA
15	Next repayment date and amount	As per original and amended SHA
16	Whether there has been any default in payment of interest and/or principal amount? If yes the due dates thereof	No
17	Instrument rated by	Brickwork Ratings India Private Limited
18	Credit rating at the time of issue	BBB-
19	Present credit rating and date of change of credit rating. In case of revision, the reasons thereof and attach letter from credit rating agency indicating revision in rating.	As above
20	a) No. of debenture holders on the date of allotment	02
21	b) No. of debenture holders as on beginning of this quarter	02
22	Details of security created for the debentures	Bearing Municipal No.17 (Old Nos.17, 18 and 18A) situated in Second Cross, H.Siddaiah Road, Municipal Ward No.48 of Sudhamanagar, Bangalore and measuring 13690 Sq. Ft., and Property being Vacant Site bearing Municipal No.14/1, situated at Seventh Cross, Lalbagh Fort Road, Municipal Ward No.48 of Sudhamanagar, Bangalore and measuring 3810 Sq. Ft., and in all measuring 17,500 Sq.Ft
23	Whether any security is pending to be created for the debentures	No
24	Whether the secured Assets are insured? If yes, attach the latest copies thereof	Yes, Attached
25	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



26	Whether Debenture Redemption Reserve (DRR) as per SEBI regulations and Companies Act has been maintained (if applicable). If No, please give reasons for the same. Certificate from Auditors regarding creation / non-creation of DRR	Subject to availability of profits, the Company would comply with this requirement for the year ending March 31, 2015.
27	Whether any material change has taken place in the nature and the conduct of the business of the Issuer since the date of issue which is detrimental to the interest of debenture holders. If yes, please give details	No
28	Whether any orders, directions, notice of court / tribunal/authority affecting or likely to affect the secured assets has been passed. If yes, please give details	No
29	Whether any major change in the composition of the Board of Directors or shareholders as defined in the Takeover Regulations which amounts to change in control of Issuer Company has occurred. If yes, please give details	No
30	Security cover as on March 31, 2015	1.06 Times
31	Whether any encumbrances have been created over the Secured Assets during this quarter. If yes, give the details	No
32	In case of Secured Debentures, 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.	Yes
33	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	No
34	Whether the provisions of the following laws applicable to Debentures have been complied with:	
	a) Companies Act (for all the Issuers)	Yes
	b) SEBI Model Listing Agreement (for listed issues)	NA
	c) SEBI Listing Regulations (for all issues)	NA
	d) ICDR Regulations (for all issuers)	NA
35	In case of listed issues, whether any dividend has been declared during this quarter.	NA

Annexure

1	Updated list of names and addresses of Debenture Holders. (In case of large list, kindly provide a CD in lieu	attached
2	Number and nature of grievances received 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.	Nil

	Contact Details:	
a)	Name of Authorised Signatory	S.Baaskaran
b)	E-mail Address	baaskaran.s@mantri.in
c)	Contact Number	F +91 80 4132 5000
d)	Name and Address of R & T Agent	NA

I, Mr. S.Baaskaran, Director of Mantri Gardenview Homes Private Limited, do hereby certify that the above information and details are true and correct.

Date : May 15, 2015
Place : Bangalore

S.Baaskaran
Director





Certificate

This is to certify that M/s **Mantri Gardenview Homes Private Limited.**, having its registered office at Mantri House, #41, Vittal Mallya Road, Bangalore - 560001 has issued 57,00,000 Secured Optionally Convertible Debentures of face value of Rs. 100/- each aggregating to Rs. 57 Crores.

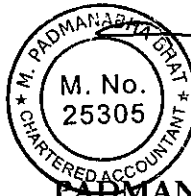
Further, I certify that company has utilized the above said amount as mentioned below as on March 31, 2015

Particulars	Amount (Cr)
Repayment of NCDs	30.00
Payment of Interest towards NCDs	4.49
Purchase of land	15.86
Purchase of TDRs	6.65
Grand Total	57.00

This certificate issued at the request of the Company to submit the same to UTI Advisory Services Limited

Place: Bangalore

Date: May 15, 2015



PADMANABHA BHAT
CHARTERED ACCOUNTANT

Date : 06 Sep 2013

Policy Number : CCX/11307657/41/09/B54127

Client ID : 04787620



SMS NP
04787620 TO
5667700

M/s MANTRI GARDENVIEW HOMES PVT LTD
41 MANTRI HOUSE VITTAL
MALYA ROAD
BANGALORE-560001
KARNATAKA

M/s MANTRI GARDENVIEW HOMES PVT LTD,

We thank you for choosing Bharti AXA General Insurance as the preferred choice for your Insurance needs. We value your patronage.

Your Contractors All Risk Insurance policy No (CCX/11307657/41/09/B54127) is enclosed. The terms, conditions, guidelines and other relevant details of your Insurance coverage are available in the enclosed policy document.

Bharti AXA General Insurance combines the reputation of Bharti, India leading Business Conglomerate and the financial expertise of AXA, one of the largest insurers worldwide with operations in 56 countries, into an entity that seeks to redefine standards in the area of General Insurance.

Bharti AXA GI has over 116 points of presence across India and is today amongst the fastest growing Insurance Companies in the country, with a premium Income of more than Rs. 300 Crores in the current financial year.

We are the 1st Insurance Company to come with the dual ISO 9001:2008 and ISO 27001:2005 certification so that we could offer our customers best in class service standards.

Our bouquet of 56 products covers all your Insurance needs whether it be Health, Motor, Personal Accident, Home Insurance, or any other insurance pertaining to your business activities. Our service network extends to cashless facilities in 3700 hospitals and 1800 garages across India where you can avail of preferential service.

We take pride in going the extra mile in our service and look forward to a lasting relationship.

Should you require any assistance / clarification on your policy or any information pertaining to our other products, please contact us at the numbers below:

Toll free Number: 1 800 103 2292

Advisor Name: Aon Global Insurance Brokers Pvt Ltd

Contact : @GL_CONTACT_NO.

Warm regards,

G. Rajagopal

Head-Operations and Claims



BHARTI AXA GENERAL INSURANCE COMPANY LTD

Pride Quadra,
No-30, 3rd Floor,
Bellary Road, Hebbal,
Bangalore- 560024
Tel:91-80 43476000 Fax:080-43476010
Email: customer.service@bharti-axagi.co.in

Contractors All Risk Insurance**POLICY SCHEDULE****ENDORSEMENT****Original****POLICY INFORMATION**

Policy No. : CCX/I1307657/41/09/B54127

Source : 41000028

Insured : MANTRI GARDENVIEW HOMES PVT LTD
Address : 41 MANTRI HOUSE VITTAL
MALYA ROAD
BANGALORE-560001
KARNATAKA

Period of Insurance : From Hours on 01/06/2013 To Midnight on 30/09/2016
including Months/s Testing Period

Maintenance Period : 12 Months

PREMIUM

Annual Premium : INR 1,917,104.00

Gross Premium : INR 0.00

Total Premium : INR 0.00

RISK DETAILS

Risk Number : 1

Job Site :

No 69 Lalbagh Fort Road, Bangalore-560001

Business/Occupation : Residential and commercial buildings, Office buildings,
Schools, Universities, Hotels, Motels, Restaurants
Hospitals, Airport buildings of RCC Framed structure above
25 storeys and upto 30 storeys

Contract Title : Total 4 towers, 2 basements of which 2 Towers consist of
Ground Floor + 24 upper floors & 2 Towers Consist of
Ground Floor + 22 Upper Floors. - Residential

MATERIAL DAMAGE

Item	Description of Coverage	Sum Insured
01	Project cost	2,639,667,225.00
02	THIRD PARTY LIABILIT	50,000,000.00
03	PRINCIPAL'S SURROUND	50,000,000.00
04	DEBRIS REMOVAL	10,000,000.00

Total Sum Insured : 2,749,667,225.00

Subject to Memoranda, Clauses, Warranties and Endorsement attached hereto

**CONTRACT****BHARTI AXA GENERAL INSURANCE COMPANY LTD**

1st Floor, Ferns Icon, Survey No 25, Doddanahundi Village R.R.Puram Hobli Bangalore - 37 Tel:91-80 43476000 Fax:080-43476010 Email: customer.service@bharti-axagi.co.in

Situation page 1

Policy No. : CCX/I1307657/41/09/B54127

I025 - OWNERS SURROUNDING PROPERTY

It is hereby declared and agreed that the insured having paid the extra premium the policy extends to cover loss of or damage to property located on or adjacent to the Project Site and belonging to or held in care, custody or control of the Principal(s) or the contractor(s) shall only be covered if occurring directly due to the erection, construction or testing of the items insured under Section I and happening during the period of cover. This cover does not apply to Constuction/ Erection Machinery, Plant and Equipment, Temporary Buildings and Temporary site installations.
Limit of indemnity shall be _____% of the policy Sum Insured.

I028 - WAIVER OF SUBROGATION

It is hereby agreed and understood that otherwise subject to the terms exclusions provisions and conditions contained in the Policy or endorsed thereon, the Insurers shall waive all their rights of the subrogation or action which they may have or acquire against the assured and any person, firm or corporation having an association or or affiliation at the time of loss with the assured through ownership or management subject to having been insured under this Policy.

I015 - LIMITED MAINTENANCE COVER

In consideration of the payment of an additional premium by the insured (which is included in the Total Premium set forth in the schedule), it is hereby declared and agreed that the indemnity provided by this policy is extended to include maintenance cover for the period of * months to be reckoned from the date of completion of Testing, provided the policy period has been extended till completion of Testing. However, during the Maintenance Period this Insurance shall cover solely loss of or damage to the contract works caused by the insured contractor(s) in the course of the operations carried out for the purpose of complying with the obligations under the maintenance provisions of the contract.

I018 - 72 HOURS CLAUSE

It is agreed that any loss of or damage to the Insured Property arising during any one period of seventy two (72) consecutive hours, caused by storm, tempest, flood or earthquake shall be deemed as a single event and therefore to constitute one occurrence with regard to the Excesses provided for herein. For the purpose of the foregoing the commencement of any such seventy two (72) hours period shall be decided at the discretion of the Insured it being understood and agreed, however, that there shall be no overlapping in any two or more such seventy two (72) hours periods in the event of damage occurring over a more extended period of time.

I024 - LOSS MINIMIZATION EXPENSES

If upon the happening of any peril hereby insured resulting in actual damage to the Insured Property the Insured shall take all steps to minimize further loss or damage arising from that occurrence or accident, expenses necessarily and reasonable incurred by or on behalf of the Insured in an attempt to prevent or minimize such further loss or damage will be Indemnified up to a limit specified in the Schedule.

I019 - PROFESSIONAL FEES CAUSE



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Contractors All Risk Insurance
POLICY SCHEDULE
ENDORSEMENT
Original

Policy No. : CCX/IL307657/41/09/B54127

The Indemnity provided by this Policy extended to include Architects, Surveyors and Consulting Engineers or other Professional Fees necessarily incurred in the reinstatement of the Insured Property consequent upon loss or damage but not for preparing any claim, it being understood that the amount payable for such fees shall not exceed those authorised under the scale of the appropriate Professional Body.

The liability of the insurers under this endorsement shall in no case exceed 10% of the loss amount per any one occurrence.

I042 - EARTHQUAKE

EARTHQUAKE COVERED

ments, cuttings and benchings, ditches, canals or road works are construction in sections not exceeding in total the length stated below, irrespective of the state of completion of the insured works, and the indemnification for any one loss event shall be limited to the cost of repair of such sections-

Maximum length of section:

1000 meters x 3 sections for flood prone areas and hilly regions

1000 meters x 5 sections for other areas

150 meters x 3 sections for internal and access roads of hydel power projects

I022 - 50:50 CLAUSE

In respect of the subject matter Insured hereunder consigned from outside India:

The insured hereby undertakes to inspect each item of the subject matter Insured upon arrival at the contract site for possible damage sustained during transit.

In the case of packed items which are to be left in their packaging until a later date the packaging is to be visually inspected for signs of possible damage and where such damage is visible the items are to be unpacked and inspected and any damage discovered reported to the Marine Insurers.

Where the all packaging of an item shows no visible signs of damage to such item having been sustained during transit any subsequent damage discovered upon unpacking will be dealt with by the Marine Insurers or the EAR Insurers according to whether it can be clearly established that such damage was caused before or after arrival at the contract site.

Where it is not possible to clearly establish whether the damage to an item was caused before or after arrival at the contract site it is hereby agreed that the cost of such damage shall be shared equally between the Marine Insurers and the EAR Insurers provided such a clause is included in the Marine Policy also.

Co-insurance Details:

Co-Insurer/Reference No.

BHARTI AXA GENERAL INSURANCE COMPANY LTD

National Insurance CO LTD

Proportion

55.00 %

45.00 % (41001069)



CONTRACT

BHARTI AXA GENERAL INSURANCE COMPANY LTD

1st Floor, Ferns Icon, Survey No. 28, Doddanahundi Village K.R. Puram Hobli Bangalore - 37 Toll Free No: 1 800 403 2292
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Continuation page 3

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Contractors All Risk Insurance
POLICY SCHEDULE
ENDORSEMENT
Original

Policy No. : CCX/I1307657/41/09/B54127

MEMORANDA, CLAUSES, WARRANTIES & ENDORSEMENTS

Co insurance details	Share%
1.Bharti Axa general insurance	55%
2.National insurance company	45%

Co-insurance sum insured details

Project cost

Total sum insured	Our share sum insured
2,639,667,225	1451816973.75

Add on cover

Extended Maintenance Cover - 12 months

Total sum insured	Our share sum insured
2,639,667,225	1451816973.75

Waiver of subrogation

Total sum insured	Our share sum insured
2,639,667,225	1451816973.75

Design Defect as per DE - 3

Valuable Documents - 25 lakhs

Temperory structures - 10.00 lakhs

Excess

Normal: 5% of the claim amount subject to a minimum of Rs- 2
50,000

AOG/Major perils/collapse : 10% of the claim amount subject
to a minimum of Rs:1,000,000

Design Defect Claims 5 times of AOG Excess

Free Add On Covers

- 1.Additional Custom Duty:100,000,000
- 2.Expediating clause - Air/express freight 30% claim Amount
- 3.50/50 clause
- 4.72 hours clause
- 5.Loss Minimisation Expenses Upto Rs 25 lakhs
- 6.Professional fees Upto Rs 25 lakhs
- 7Automatic Reinstatement Clause - 10% of SI
- 8.Waiver of Contribution clause
- 9.Amendment in fire fighting endorsement

Clauses / Warranty

- 1.Warrantedn no known or reported loss under the policy
from the date if start of project to date of inception of



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Contractors All Risk Insurance
POLICY SCHEDULE
ENDORSEMENT
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Policy No. : CCX/I1307657/41/09/B54127

policy (If project has commenced prior to inception of policy)

- 2.Risk start date will be date of cheque or date of approval or project start date, whichever falls later
- 3.Losses to the existing structure are not payable
- 4.Warranted that 24 hours watch and ward security available throughout the project period
- 5.Special conditions concerning safety measures with respect to precipitation, flood and inundation
- 6.Excluding coverage for Glasses
- 7.Third Party Liability including Cross Liability
- 8.Owners Surrounding Property with Flexa covers

Installment Schedule

1-Jun-13	247,626
1-Sep-13	151,771
1-Dec-13	151,771
1-Mar-14	151,771
1-Jun-14	151,771
1-Sep-14	151,771
1-Dec-14	151,771
1-Mar-15	151,771
1-Jun-15	151,771
1-Sep-15	151,771
1-Dec-15	151,771
1-Mar-16	151,771

Endorsement no:01 (22/08/2013) EB1341CCX105674

Notwithstanding anything to the contrary, it is hereby declared and agreed that following corrections has been incorporated under the policy

1. The Co Insurance share of 45% has been corrected to "National insurance company" and not as mentioned in the policy
2. Cover for Valuable documents of Rs. 25.00 lacs stands covered under the policy
3. Cover for Temporary structures of Rs. 10.00 lacs stands covered under the policy
4. TP liability coverage has to be read as Third Party Liability including Cross Liability
5. Owners Surrounding property has to be read as Owners Surrounding Property with Flexa covers

All other conditions/clauses remain unaltered

This endorsement is effective from 01/06/2013

Endorsement no:02 (30/08/2013) EB1341CCX107229

Notwithstanding anything to the contrary, it is hereby



CONTRACT

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Contractors All Risk Insurance
POLICY SCHEDULE
ENDORSEMENT
Original

Policy No. : CCX/11307657/41/09/B54127

declared and agreed that at the request of the Insured, the
Name of Insured should be read as Mantri Gardenview Homes
Pvt Ltd w.e.f 12/7/2013 and not as mentioned in the policy:
All other conditions/clauses remain unaltered

This endorsement is effective from 12/07/2013



BHARTI AXA GENERAL INSURANCE COMPANY LTD

Authorized Signature

IMPORTANT :

This Schedule should be read in conjunction with the Terms and Conditions of the Policy.

Issued by - **INB2955** on **30/08/2013**

(R)

CONTRACT

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List of debentures holders of Mantri Gardenview Homes Private limited

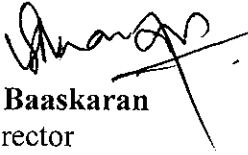
Sl. No.	Name of the debenture holder	Address of the debenture holder	Number of debentures	Face value of debentures
1	Sushil Pandurang Mantri	# 41, Vittal Mallya Road, Bangalore	17,00,000	100
2	ASK Trusteeship Services Private Limited	Band Box House, 1st Floor, 254-D, Dr. Annie Besant Road, Worli, Mumbai 400 025	40,00,000	100



Mantri Gardenview Homes Private Limited

Number of Investor grievances received for quarter ended March 31, 2015	NIL
Nature of grievances received	Not applicable
Number of Investor grievances pending for quarter ended March 31, 2015	NIL
Whether any grievance is pending for more than 30 days? If yes, then please provide details and reasons thereof	Not applicable

for Mantri Gardenview Homes Private Limited,



S. Baaskaran
Director

