

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Main Administrative Building
Sector-6, NOIDA.

No. NOIDA/GHP/GH-02 -120/2017/.....¹⁴⁵⁹
Dated: 02/5/2017

M/s RG Residency Pvt. Ltd.
1601, RG Trade Towers,
Plot No.B-7 Netaji Subhash Place
Pitampura, DELHI-110034.

Subject: No Objection Certificate for mortgaging the Group Housing Plot No.GH-02 Sector-120, Noida.

Sir,

With reference to your letter dated 28.04.2017 on the above subject and in continuation to this office letter No.Noida/GHP/GH-02-120/2010/450 dated 19.05.2010 & Noida/GHP/GH-02-120/2010/9436 dated 13.07.2010, this is to inform you that NOIDA shall have no objection for the mortgaging the land for construction of flats on Group Housing Plot No. GH-02, Sector-120, Noida in favour of M/s ECL Finance Ltd., Edelwiss House, Offi Cst Road, Kalina, Mumbai-400098. This permission is being granted subject to the condition that in the mortgage deed, following clauses will be included:-

1. That the M/s ECL Finance Ltd. in whose favour mortgage permission is required should be recognized by the Reserve Bank of India/National Housing Bank/SEBI.
2. The mortgage permission shall be effective on confirmation of making up-to-date payment of premium & annual lease rent of group housing plot and NOIDA shall have the first charge towards the pending payment in respect of plot /lease rent/taxes or any other charges as informed or levied by the Authority on the plot and that M/s ECL Finance Ltd. shall have the second charge on the land thus being financed.
3. In the event of sale or foreclosure of the mortgaged/charged property the Noida shall be entitled to claim and recover such percentage, as decided by the Noida, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Noida, in respect of the market value of the said land shall be final and binding on all the parties concerned.
4. The Noida's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall



(जे. एन. शर्मा)
कार्यालय अधीक्षक
नौरडा

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apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

5. All arrears due to the Noida would be recoverable as arrears of land revenue.

Note:- The permission is generated only for borrowing project loan from the Bank/ Govt. Financial Institution. This letter will not be utilized for any other purposes.

Thanking you,

↓ Yours faithfully,



OFFICE SUPDT. (GHP)

(जे. एन. शर्मा)
कार्यालय अधीक्षक

COPY TO:

1. M/s ECL Finance Ltd., Edelwiss House, Offi Cst Road, Kalina, Mumbai-400098.

OFFICE SUPDT. (GHP)