

ENCUMBRANCE REPORT

To,

Homekraft Infra Private Limited
711/92, Deepali, Nehru Place,
New Delhi-110019.

Subject - Encumbrance Report to identify any mortgage or charge in relation to Plot No. SC-02/J&K, admeasuring 72,000 Square Meters (approximately 17.7915 Acres) situated in Sector-150 (part of Sports City Plot no- SC-02), NOIDA, Uttar Pradesh ("**Subject Plot**").

Sir,

We have been given the following background of the Subject Plot –

- (i) The Subject Plot i.e. land bearing plot no. SC-02/J & K was leased in favour of Lotus Greens Constructions Private Limited ("**LGCP**") by NOIDA under the Lease Deed dated 20th November, 2015, which is registered at Bahi Sankhya 1, Jild Sankhya 6993, on Page 63 to 96, as Document No. 7360 on 20th November, 2015 with the office of Sub-Registrar-II, NOIDA ("**Lease Deed**").
- (ii) Thereafter, the Subject Plot was subleased by LGCP in favour of Fest Homes Developers Private Limited ("**FHDPL**") vide Sub-Lease Deed dated 15th June, 2016, which is registered at Bahi Sankhya 1, Jild Sankhya 7882, on Page 301 to 350, as Document No. 6344 on 17th June, 2016 with the office of Sub-Registrar-II, NOIDA ("**Sub-Lease Deed**").
- (iii) FHDPL granted development rights on the Subject Plot to Homekraft Infra Private Limited ("**Homekraft**") by and under a Development Agreement dated 22nd December 2018, which is registered at Bahi Sankhya 1, Jild Sankhya 10054, on Page 1 to 114, as Document No. 9246 on 22nd December, 2018 with the office of Sub-Registrar-II, NOIDA ("**Development Agreement**").

Our observations –

- (a) We have carried out an inspection of the public records maintained at the office of the Sub-Registrar-II, NOIDA for the period from 20th November, 2015 (the date on which Lease Deed was registered in favour of LGCP for the Subject Plot by NOIDA) till 31st January, 2019 through search clerks. No document or instrument under which LGCP or FHDPL or Homekraft may have created a mortgage or a charge on the Subject Plot has emerged.
- (b) We have inspected the public records available with the Registrar of Companies ("**RoC**") for LGCP, FHDPL and Homekraft at the official portal of the Ministry of Corporate Affairs. A charge was created on the Subject Plot in favour of PNB Housing Finance Limited on 9th March, 2017. A letter dated 26th December 2018 has been issued by PNB Housing Finance Limited for release of the said mortgage / charge on the Subject Plot, which has been filed as Form CHG-4 on 26th December 2018. A copy of the said Letter has been annexed herewith. No documents or instrument under which LGCP, FHDPL or Homekraft may have created any subsequent mortgage or a charge on the Subject Plot has emerged.
- (c) We have also sought specific disclosures from Homekraft, and Homekraft has represented that no encumbrance/charge has been created on the Subject Plot. However, they have also represented that Homekraft & FHDPL are in final stages of creation of a mortgage over the Subject Plot in favour of Piramal Trusteeship Services Private Limited for availing loan of INR 250,00,00,000 (Rupees Two Hundred and Fifty Crores Only) for the Project.

- (d) Under the Development Agreement, FHDPL has represented to Homekraft that no encumbrance/charge has been created on the Subject Plot by FHDPL.
- (e) As per the Lease Deed and the Sub-Lease Deed, it is provided that NOIDA shall have the first charge on the Subject Plot towards payment of all dues of NOIDA.

Based on the above exercises, the following is the conclusion:

1. NOIDA has the first charge on the Subject Plot towards payment of all dues of NOIDA.
2. No other mortgage/charge has emerged over the Subject Plot.
3. As per the specific disclosures of Homekraft, Homekraft has represented that Homekraft and FHDPL are in the process of creating mortgage/charge over Subject Plot for the purposes of the Project.

Inspection slip is attached herewith as **Annexure- A**. Letter uploaded on RoC for release of previous mortgage is attached herewith as **Annexure-B**.

Date: 31st January, 2019


Sachit Mathur
L&L Partners
New Delhi

Registration Number: D/1341/2005 with Bar Council of Delhi.

Disclaimers –

1. Observations in this Report are based on best of our knowledge and legal research deployed / engaged.
2. Observations in this Report are made based on assumptions that the records made available by the relevant authorities during inspection are complete, adequate and correct.
3. Our over-all and aggregate liability for the purposes of this Report is restricted to the professional fee received by us for the matter.

ANNEXURE- A

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय क्रम संख्या 2019147002590
गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 31/01/2019

प्रस्तुतकर्ता या प्रार्थी का नाम नरेश कुमार शर्मा

लेख का प्रकार: मुआयना 2015 वर्ष से 2019 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

50

शुल्क वसूल करने का दिनांक

31/01/2019

दिनांक जब लेख प्रतिलिपि या तलाश

31/01/2019

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB-REGISTRAR
NOIDA (G.B. Nagar)

ANNEXURE-B

← → 🔍 Not secure | www.mca.gov.in/mcafoportal/viewIndexOfCharges.do

- About Master Data
- View Company / LLP Master Data
- View Index of Charges
- View Signatory Details
- View Director Master Data
- View Director / Designated Partner Details
- Advanced Search

Enter Characters shown below :

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Submit
Clear All

Company CIN/FCRN/LLPIN/FLPIN: U70109UP2016PTC082738

Company / LLP Name: FEST HOMES DEVELOPERS PRIVATE LIMITED

Charges Registered

SNo	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	H42070763	100083714	PNB HOUSING FINANCE LIMITED	09/03/2017		26/12/2018	2250000000.0	9TH FLOOR ANTRIKSH BHAWAN 22 K.G MARG NEW DELHI DE 110001 IN

Showing 1 to 1 of 1 entries

To view the charges registered on Cersai Website for this company click here CERSAI

[Print](#)

LLP Services

LLP Services For Business User

e-Filing

Company Services

Complaints

Document Related Services

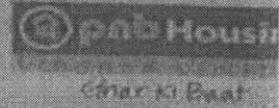
Fee and Payment Services

Investor Services

Track SRN/Transaction Status

Address for sending physical copy of G.A.R. 33





December 26, 2018

M/s Fast Homes Developers Private Limited,
Lotus Business Park
7th floor, Town B
Plot no. 8, Sector-127
Noida

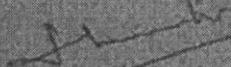
Dear Sir,

Further to our letter dated 03.12.2018, we hereby confirmed that we have received INR 60 crore today. We are releasing original title documents of Property No. SC-02 J&K Sector 150, Noida land admeasuring 72,000 square meter owned by M/s Fast Homes, Developers Pvt. Ltd. along with original share certificates.

Please note that this letter is being issued in respect of the security of property as mentioned in this letter only and PNB Housing shall continue to hold charge on other securities.

There are no dues against the abovementioned property.

For PNB Housing Finance Limited


Authorized Signatory



C.C. - M/s. Villa Stone Proppuild Private Limited
M/s. Arena Superstructures Private Limited
D - 107, Panchsheel Enclave,
New Delhi - 110017.

दस्तावेज वापस लेने के लिए कृपया हमें सूचित करें।
Regd. Office: 9th Floor, Amriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi - 110 001
Phone: 011-23736457, Email: loans@pnbhousing.com, Website: www.pnbhousing.com
CIN: L65922DL1988PLCO33058