



**NON ENCUMBRANCE CERTIFICATE**

I Nityanand Singh, an advocate having experience of more than 10 years, hereby certify that the **Mahagun (India) Private Limited (Promoter)** developing a project on Land admeasuring 64375.17 sq. meter in Khasra No. 182, 183, 187, 243, 244, 245, 246, 247, 248, 313, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 400, 401, 445, 446, 447, 448 situated at Betwa Vihar, Village Buddha Paragna, Jhansi, Uttar Pradesh for which I am providing the encumbrance report as follows:-

"This is to certify that as per the details available on MCA Website and Books, Records & explanation furnished by the management of the company, charge / lien standing for an amount of Rs. 960,95,12,374/- (Rupees Nine Hundred and Sixty Crores Ninety-Five lakhs Twelve Thousand Three Hundred Seventy-Four Only) in the name of company. However, the charge/lien created on the land of the project admeasuring area of 64375.17 sq. metres located in Betwa Vihar Colony, Jhansi, Uttar Pradesh, is Rs. 303,30,00,000/- (Rupees Three Hundred and Three Crores and Thirty Lakhs Only).

**For Naks & Partners**  
(Advocate & Solicitors)



Nityanand Singh  
(Advocate)

Enrollment No. D/1931/2003

Date: 23/01/2023

Place: New Delhi

**Gurugram:**

485-B, A Block  
Ansal's Palam Vihar  
Gurugram, 122017  
+91-124-407 1507

**Mumbai:**

C-28, Plot No. 804, Charkop Sailochan  
Complainant-OP Housing Society  
Road No. RSC-2, Sector-8, Charkop  
Kandivali (West), Mumbai-400 067

**Bangalore:**

534, 10 Main, First Floor  
2<sup>nd</sup> Block, Rajajinagar  
Bangalore-560 010  
Karnataka