

**GAURAV SETH
ADVOCATE
CHAMBER NO. D-319,
KKD COURT COMPLEX
SHAHDARA, DELHI-110032
MOB NO. 9717355900
ENRL. NO. D-865/2000**

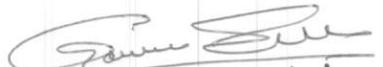
Dated 31-7-2018

**CERTIFICATE IN REGARD TO THE
ENCUMBRANCES (IF ANY) TO THE TITLE OF
THE LAND AND THE COMMERCIAL COMPLEX
PROJECT THEREUPON IN COMPLIANCE TO
THE U.P. RERA.**

This certificate is being issued for the purposes of disclosing the encumbrances, if any, found over the Commercial Complex project named as THE DOWNTOWN, launched by promoter M/s GRANITE HILL PROPERTIES PVT. LTD. (hereinafter referred as promoter/lessee) situated at property bearing no. C-1/B, Sector-98, Noida, Dist. Gautam Budh Nagar, U.P.(hereinafter referred as 'Plot')

**DETAILS OF THE IMMOVABLE PROPERTY
CONCERNING THE COMMERCIAL COMPLEX
PROJECT OF THE PROMOTER/LESSEE**

The immovable property in respect of which this certificate is being issued is part of plot no. C-1, Sector 98, Noida, Dist. Gautam Budh Nagar, U.P. This plot belongs to the New Okhla Industrial Development Authority. The New Okhla Industrial Development Authority leased out a subdivided part of the aforesaid plot in favour of Promoter/lessee. The plot leased out to promoter/lessee is plot no. C-1/B, Sector-98, Noida,


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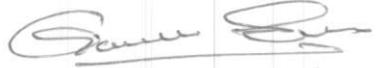
Dist. Gautam Budh Nagar, U.P. and the same is admeasuring 11068.45 square meter.

NAME & ADDRESS OF THE LESSEE AND DETAILS OF THE LEASE: -

New Okhla Industrial Development Authority on receiving the 10% of the total land cost entered/executed lease deed dated 8th day of July, 2011, duly registered with the office of Sub Registrar-I, Noida, Gautam Budh Nagar, U.P., leasing out the 'plot' to 'promoter/lessee'. **The copy of the said lease is annexed herewith** and the registration of the said lease deed has been duly verified from the office of Sub Registrar-I, Noida, Gautam Budh Nagar, U.P., wherein the said lease deed was got registered. The lease is still in continuation and after verification from New Okhla Industrial Development Authority, it has come across that the lease has not been cancelled/revoked till date. The lease in favour of 'promoter/lessee' permits them to raise construction under the Commercial Complex Scheme.

Promoter / Lessee is a special purpose company having registered office at C-60, Preet Vihar, Vikas Marg, Delhi-92. The special purpose company has been incorporated on the request of consortium comprising of companies specified in lease deed and not been repeated herein for sake of brevity. The said special purpose company is duly registered with R.O.C Delhi.

In terms of the lease the Promoter/Lessee has paid to the lessor an amount of Rs.22,26,28100/- (Twenty Two Crores Twenty Six Lac Twenty Eight Thousand One Hundred Only) till date and an amount of Rs.2082472736/- (Two Hundred Eight Crore Twenty Four Lac Seventy Two Thousand Seven Hundred Thirty Six Only) is outstanding (which includes the amount of interest till date), which is payable by the


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'Promoter/Lessee' to the Lessor i.e. New Okhla Industrial Development Authority. In accordance to the terms to the lease the payments have to be made by the Promoter/Lessee to the Lessor till 21-12-2020.

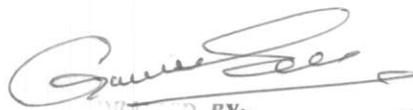
DETAILS PERTAINING TO THE MORTGAGE / LIEN / PLEDGE / LOAN / CREDIT FACILITY AVAILED FOR THE DEVELOPMENT OF THE COMMERCIAL PROJECT BY THE LESSEE.

'NIL'

The title in favour of the Promoter/Lessee in respect of the 'plot' is encumbrance free as the lease has neither been revoked nor cancelled and the lease in favour of the Promoter/Lessee is in continuation till date. The terms of the lease manifest the manner and type of construction which the promoter/lessee is entitled to raise and the lease also manifest the schedule of payments to be made by the lessee/promoter. **The continuation of the lease manifest that there is no encumbrance to the lease hold title of the Promoter/Lessee.**

Annexures: -

- (I) True copy of lease deed dated 08-7-2011.
- (II) Certificate of incorporation of Promoter / Lessee with ROC



Gaurav Seth
ADVOCATE

Enr No. D-865/2000

Chamber No. D-319, K.K.D. Courts Complex
Shahdara, Delhi- 32 Mobile No. 9717355900


GAURAV SETH 31/7/2018
ADVOCATE

Note: - This certificate has been drafted / scribed by the undersigned as per the documents provided and declarations made by the promoter. All possible necessary precautions were taken while drafting/scribing the present certificate.