

RAMESH TIWARI

ADVOCATE

CH.NO. 283 DISTRICT COURT

COMPOUND RAJ NAGAR GHAZIABAD

Email.Id. rameshtiwari.advocate@gmail.com

MO.NO. 9811336773

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Dated: 06-04-2024

To,

The Secretary,

Uttar Pradesh Real state Regulatory Authority'

Naveen Bhawan, Rajya Niyojan Sansthan,

Kalakankar House, Lucknow U.P. – 226007

Subject:- Encumbrance certificate of property, GROUP HOUSING LAND 13/S2 Vasundhara Yojana Ghaziabad, Uttar Pradesh Avas Vikas Parishad situated in Ghaziabad, Tehsil and district Ghaziabad, UP

Sir,

I am a practicing lawyer with 35 years of experience specializing in civil law in the Ghaziabad District Court. As per instructions of my client M/S Metro Suites Homes LLP having its registered office, plot no. C-58/29, MEA Apartments, A-212, sector 62, NOIDA, Gautam Budh Nagar, UP. I have perused the following documents which have been produced by my client before me

1. Hire purchase agreement dated 23-1-2023, executed by Uttar Pradesh Avas and Vikas Parishad in favor of my client M/S Metro Suites Homes LLP
2. Loan agreement dated 7-1-23 issued by CSL Finance Ltd having its registered office, 410-412, 18/12, 4th-floor WEA Arya Samaj Road Karol Bagh New Delhi and Rajasthan Global Securities Pvt Ltd having its registered office 208 and 210 Join Bhawan 18/12 WEA Karol Bagh, New Delhi in favor of my client M/S Metro Suites Homes LLP.
3. Loan agreement dated 15-1-24 issued by CSL Finance Ltd having its registered office, 410-412, 18/12, 4th-floor WEA Arya Samaj Road Karol Bagh New Delhi and Rajasthan Global Securities Pvt Ltd having its registered office 208 and 210 Join Bhawan 18/12 WEA Karol Bagh, New Delhi in favor of my client M/S Metro Suites Homes LLP. Based on the above-mentioned documents and after perusal of the same I have reached on the following conclusion:

(i)- That my client M/S Metro Suites Homes LLP has paid Rs.35,52,76,115.00 (Thirty-five crore fifty-two lakhs seventy-six thousand one hundred and fifteen rupees) to the Avas Vikas Parishad against the total consideration amount Rs.71,05,52,230.00 (Seventy-one crore five lakhs fifty-two thousand two hundred and thirty rupees) of above-mentioned property and rest amount of consideration Rs.35,52,76,115.00 (Thirty-five crore fifty two

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RAMESH TIWARI

(Advocate)

Ch. No.: 283 Regd. No. 1989/1989

District Court Compound Raj Nagar

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lakhs seventy-six thousand one hundred and fifteen rupees) will be paid with 11% of interest in 10 installments of six months. I am of the opinion that the remaining 50% consideration amount of Rs.35,52,76,115.00 (Thirty-five crore fifty-two lakh seventy-six thousand one hundred and fifteen rupees) is charged on above mentioned property.

(ii)- That amount of Rs. 43,00,00,000 (Forty-three crore rupees) term loan against above mentioned property, sanctioned by CSL Finance Ltd and Rajasthan Global Securities Pvt Ltd on dated 7-1-2023 in favor of my client M/S Metro Suites Homes LLP which shall be repaid in 24 monthly installments. I am of the opinion that term loan is also charged on above mentioned property.

(iii)- That amount of Rs. 8,00,00,000 (Eight crore rupees) term loan, sanctioned against the above-mentioned property by CSL Finance Ltd and Rajasthan Global Securities Pvt Ltd on dated 15-1-2024 in favor of my client M/S Metro Suites Homes LLP which shall be repaid in 24 installments. I am of the opinion that this term loan is also charged on above mentioned property.

As per above, encumbrance certificate is submitted without prejudice.

Yours faithfully


RAMESH TIWARI
(Advocate)
Ch. No.: 283 Regd. No. 1989/1989
District Court Compound Raj Nagar
Ghaziabad

Enclosure

1. Hire purchase agreement dated 23-1-2023.
2. Loan agreement dated 7-1-2023.
3. Loan agreement dated 15-1-2024