



उत्तर प्रदेश UTTAR PRADESH

BY 185428

BY 185428

This stamp paper forms an integral part of
the MOE dated 18/4/2017



क्रम संख्या 112 दिनांक 10/11/16

स्टाम्प छाया दरवाजे का प्रयोग्यन 00000
स्टाम्प देता का नाम व भूत स्वर

स्टाम्प की बनारसि 00000

प्रीति अग्रवाल स्टाम्प विक्रेता, ला० नं०-407
पिलाय स्थान-73, नीति दम्प०-1, एन्डिशन्स गांधीयाद

Alphen Corp Development Pvt
Through Yes Bank Ltd
New Delhi
"R&B"

854881 78

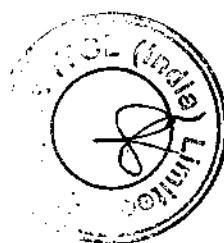


उत्तर प्रदेश UTTAR PRADESH

BY 185429

BY 185429

This stamp paper forms an integral part
of the stamp paper of NOE dated 18/4/2017



Alpha Corp Development Pvt
Limited

through Yes Bank Ltd
New Delhi



ग्राम सं. 113 दिनां 10/11/16
स्ट्र. नं. करने का प्रयोगन
स्टोर क्रेता का नाम पर पूरा नाम

रुपय की रूपांक 800
द्वितीय अग्रवाल रमेश दिक्रेता, तेल नं. 407
फ्लॉर स्थान-73, नीति खण्ड-1, इन्दिरापुरम नायिकापुरम

094291 76

MEMORANDUM OF ENTRY RECORDING CREATION OF MORTGAGE BY WAY OF ACTUAL DEPOSIT OF TITLE DEEDS

Re: In the matter of the mortgage by actual delivery and deposit of title deeds by **Alpha Corp Development Private Limited** in favour of Vistra ITCL (India) Limited.

WHEREAS:

1. On the 18th day of April, 2017, Mr. Ashish Sarin, son of Sh. Prem Singh Sarin, aged about 50 years, Indian Inhabitant, residing at 2/8B, GurgaonOne Apartments, Sector 22, Molahera, Gurgaon – 122002 authorized signatory of **Alpha Corp Development Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Upper Basement, Alpha Mall, MBM Farm, GT Road, Sultan Wind Sub Urban, Amritsar – 143001 (hereinafter referred to as “**the Mortgagor**”), attended the office of **Vistra ITCL (India) Limited (ITCL)**, a company incorporated under the Companies Act, 1956, and having its Registered Office at The IL&FS Financial Centre, Plot C-22, G Block, Bandra Kurla Complex Bandra East, Mumbai 400 051 and another office at A-268, 1st Floor, Bhishm Pitamah Marg, Defence Colony, New Delhi 110024 (“**Security Trustee**” or “**ITCL**”), and met Mr. Supratik Dasgupta, an authorised officer of the Security Trustee.
2. Mr. Ashish Sarin, acting for and on behalf of the Mortgagor, on the same day stated that, the Mortgagor has agreed to provide security in favour of Security Trustee for the due repayment of the **term loan and bank guarantee facilities for an aggregate sum of Rs 140,00,00,000 (Rupees One Hundred and Forty Crores Only)** together with all interest, default interest, commission and all other monies payable in relation thereto (hereinafter collectively referred to as “**the Facility**”) availed by **Alpha Corp**



Development Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at Upper Basement, Alpha Mall, MBM Farm, GT Road, Sultan Wind Sub Urban, Amritsar - 143001 (hereinafter referred to as "**the Borrower**") from **Yes Bank Limited**, a company incorporated in India under the Companies Act 1956 and having its registered office at Nehru Centre, 9th Floor, Discovery of India, Dr. A.B. Road, Worli, Mumbai -- 400018 and an office among other places at 48 Nyaya Marg, Chanakya Puri, New Delhi 110021 ("**Lender**") vide the term loan agreement dated 18th November, 2016.

by way of mortgage through actual delivery of the title deeds of the immovable properties of the Mortgagor as more specifically detailed in the **Schedule I** hereto, together with all buildings and structures thereon (hereinafter referred to as the "**Mortgaged Properties**").

3. At the request of the Borrower and the Lender, **Vistra ITCL (India) Ltd** had agreed to act as the Security Trustee for the Facility according to the terms and covenants laid out in the Security Trustee Agreement dated February 2, 2017 (hereinafter referred to as "**the Security Trustee Agreement**") executed among the Borrower, Security Trustee and the Lender.
4. The aforesaid mortgage and charge on the Mortgaged Properties is being created herein on a exclusive mortgage basis by way of delivery and deposit of the documents of title deeds, evidences, deeds and writings specified in the **Schedule II** hereunder written (hereinafter collectively referred to as the "**said title deeds**") representing the rights, interest and title of the Mortgagor to the Mortgaged Properties.

THEREFORE:

- (i) On 18th April, 2017, Mr. Ashish Sarin, authorized signatory of the Mortgagor attended the office of the Security Trustee at A-268, 1st Floor, Bhishm Pitamah Marg, Defence Colony, New Delhi 110024 and deposited the said title deeds of the Mortgaged Properties by way of actual delivery with Mr. Supratik Dasgupta, authorized person of the Security Trustee, with intent to create security by way of a exclusive first charge by way of mortgage by delivery and deposit of title deeds in favour of Security Trustee for the due repayment of the Facility.
- (ii) While making the delivery and deposit of the said title deeds the said Mr. Ashish Sarin declared that the Mortgagor has a clear and marketable title to the Mortgage Properties and the Mortgaged Properties are free from all encumbrances (other than home loans from banks/HFC/FI's), charges, liens or demands whatsoever and that no other person had any right title or interest to the same and no proceedings for recovery of taxes are pending against the Mortgagor under the Income-Tax Act, 1961 (including as contemplated under Section 281 of the Income Tax Act, 1961) or any other law in force for the time being.



(iii) While making the said deposit of title deeds the said Mr. Ashish Sarin declared that he had full power and authority to make the said deposit of title deeds on behalf of the Mortgagor by resolution passed by the Board of Directors of the Mortgagor and he furnished a certified true copy of the said resolution and further stated that the said resolution had not been rescinded or modified or superseded at any time and the same was in full force and effect.

(iv) The delivery and deposit of the said title deeds was accepted by Mr. Supratik Dasgupta of the Security Trustee in the presence of Mr. C. Suresh.

Dated this 18th day of April, 2017

Signed by



For Vistra ITCL (India) Limited

Authorised Signatory

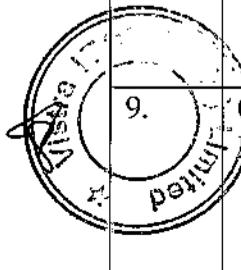
Authorized Signatory
Vistra ITCL (India) Limited.

Schedule I
(Description of properties)

Property:

Land Ad-Measuring **7.8715** Hectare Approx. Situated in the Reveune Estate of Village Roshanpur Dorli, And Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh with detailed description as below:

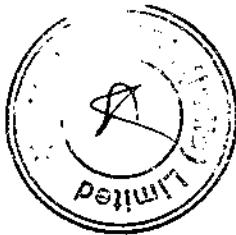
Sr. No.	Extent/ Area	Survey No.	Situated in (please give door/ plot No., Name of Street, Village & District)	Boundaries
1.	0.1638 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the sale deed provided
2.	0.4227 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Jagan Pal South: Field of Mr. Kirat Pal Singh East: Not readable in the sale deed provided West: Field of Mr. Mohan Singh
3.	0.2020 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Aman Pal South: Not readable in the sale deed provided East: Field of Mr. Kirat Pal Singh West: Field of Mr. Sandeep Kumar
4.	0.0760 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Tiku Singh South: Not readable in the sale deed provided East: Field of Mr. Kirat Pal Singh West: Field of Mr. Mohan Singh
5.	0.3073 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	North: Not readable in the sale deed provided South: Field of Mr. Kirat Pal Singh East: Not readable in the sale deed provided West: Field of Mr. Manish Kumar
6.	0.3382 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the sale deed provided
7.	0.4227 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Tiku Singh South: Field of Mr. Parvesh East: Field of Mr. Kirat Pal Singh West: Field of Mr. Mohan Singh
8.	0.4928 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Not readable in the sale deed provided South: Field of Mr. Parvesh East: Field of Mr. Kirat Pal Singh West: Field of Mr. Mohan Singh
9.	0.0210 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Gajraj South: Field of Mr. Navin East: Field of Mr. Gajraj Singh West: Field of Mr. Kirat Pal Singh



10.	0.1024 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Gajraj South: Field of Mr. Navin East: Field of Mr. Nilesh Gupta West: Field of Mr. Kirat Pal Singh
11.	0.0592 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Gajraj South: Field of Mr. Mukesh Kumar East: Field of Mr. Nilesh West: Field of Mr. Mukesh Kumar Singh
12.	0.0082 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the sale deed provided
13.	0.0420 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Tiku Singh South: Field of Mr. Parmesh Singh East: Field of Mr. Kirat Pal Singh West: Field of Mr. Mohan Singh
14.	0.4227 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Tiku Singh South: Not readable in the sale deed provided East: Field of Mr. Kirat Pal Singh West: Not readable in the sale deed provided
15.	0.1770 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Jamana Singh South: Field of Mr. Mani Kumar East: Not readable in the Sale Deed Provided West: Not readable in the Sale Deed Provided
16.	0.1645 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Jagat Pal Singh South: Not readable in the sale deed provided East: Not readable in the sale deed provided West: Not readable in the sale deed provided
17.	0.4914 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
18.	0.1647 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
19.	0.4749 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
20.	2.3413 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
21.	0.2500 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	North: Field of Mr. Jagan Pal South: Not readable in the sale deed provided East: Not readable in the sale deed provided West: Field of Mr. Mohan Singh
22/	0.7133 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided

23.	0.0630 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	North: Land owned by Epitome South: Land owned by Epitome East: Land owned by Epitome West: Land owned by Epitome
24.	0.0846 Hectares	NA	Village Roshanpur Dorli, District Sardhana, District Meerut, Uttar Pradesh	North: Land Vendee South: Land Vendee East: Not readable in the sale deed provided West: Land Vendee
25.	0.1858 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
26.	0.011 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
27.	0.04 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided
28.	0.036 Hectares	NA	Village Jatauli, District Sardhana, District Meerut, Uttar Pradesh	Not readable in the document provided

together with all buildings, erections and constructions of every description which are standing erected or attached or shall at any time hereafter during the continuance of the security hereby constituted be erected and standing or attached to the aforesaid lands and premises or any part thereof and all rights to use common areas and facilities and incidentals attached thereto, and all liberties, privileges, easements and appurtenances whatsoever to the aforesaid premises or to any part thereof whether presently in existence or in the future belonging to or in anywise appertaining or usually held, occupied, enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever of the Mortgagors unto and upon the same.



Schedule II

List of the Title Deeds/Documents

Title Deeds/Documents

1. Copy of the Sale Deed executed by Sh. Roshan Lal s/o Gokul in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 10846, dated 24.10.2007, registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.1638 hectares** which is comprised of 1/6th share of Khata no. 287 (Khasra no. 212 admeasuring 0.0890 hectare and Khasra no. 213 admeasuring 0.0380 hectare) and of 1/4th share of Khata no. 288 (Khasra no. 213M admeasuring 0.0380 hectare and Khasra no. 214 admeasuring 0.0890 hectare, Khasra no. 215 admeasuring 0.0890 hectare, Khasra no. 216 admeasuring 0.1170 hectare, Khasra no. 217/1 admeasuring 0.0800 hectare, Khasra no. 218/1 admeasuring 0.0980 hectare Khasra no. 219 admeasuring 0.0470 hectare, Khasra no. 333/1 admeasuring 0.0130 hectare), situated at Village Dorli , Tehsil Sardhana, District Meerut, Uttar Pradesh.
2. Copy of the Sale Deed executed by Sh. Kiratpal Dhillon , Sh. Chatarpal Singh , Sh. Sunil Kumar Pathak, in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7447, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.4227 hectare** which is comprised of 1/4th share of Khata no. 193 (Khasra no. 1674 min admeasuring 0.1800 hectare, Khasra no. 1730 min admeasuring 0.1830 hectare, Khasra no. 1731 admeasuring 0.4300 hectare, Khasra no. 1732 admeasuring 0.2020 hectare, Khasra no. 1733 admeasuring 0.2280 hectare, Khasra no. 1734 admeasuring 0.1900 hectare and Khasra no. 1743 admeasuring 0.2780 hectare), situated at Village Jatauli, Tehsil Sardhana, District Meerut, Uttar Pradesh.
3. Copy of the Sale Deed executed by Sh. Brij Pal Singh, Naveen Kumar, Sh. Sarvesh Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7452, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.2020 hectare** of Khata no. 287 (Khasra no.1676 admeasuring 0.2020 hectare), situated at Village Jatauli, Tehsil Sardhana, District Meerut, Uttar Pradesh.
4. Copy of the Sale Deed executed by Sh. Kirpal Singh, Sh. Sanjeev Kumar, Sh. Sandeep Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7451, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.0760 hectare** comprised in Khata no. 193 (Khasra no. 1673 admeasuring 0.0760 hectare), situated at Village Jatauli, Tehsil Sardhana, District Meerut, Uttar Pradesh.
5. Copy of the Sale Deed executed by Sh. Kirat Pal Singh Dhillon , Sh. Chatarpal Singh, Sh. Rajnath Pathak, Sh. Naveen Kumar, Smt. Rajni Gupta, Sh. Sanjeev Kumar Gupta in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7453, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.3073 hectare** comprised of 1/6th Share of Khata no. 253 (Khasra no. 165/2 admeasuring 0.1000 hectare, Khasra no. 193/2M admeasuring 0.0540 hectare, Khasra no. 194/1M admeasuring 0.1010 hectare, Khasra no. 195/1 admeasuring 0.0600 hectare, Khasra no. 196/1 admeasuring 0.0420 hectare, Khasra no. 198M admeasuring 0.0630 hectare and Khasra no. 199/1 admeasuring 0.1590 hectare, Khasra no. 200 admeasuring 0.1010 hectare, Khasra no.202 admeasuring 0.0510 hectare, Khasra no.203 admeasuring 0.1010 hectare, Khasra no. 204 admeasuring 0.0630 hectare, Khasra no. 205 admeasuring 0.1770 hectare, Khasra no. 206 admeasuring 0.1140 hectare, Khasra no. 207 admeasuring 0.1390 hectare, Khasra no. 208 admeasuring 0.1140 hectare, Khasra no. 209 admeasuring 0.1140 hectare, Khasra no. 210 admeasuring 0.1140 hectare, Khasra no. 211 admeasuring 0.1770 hectare), situated at Village Dorli, Tehsil Sardhana District Meerut, Uttar Pradesh.



6. Copy of the Sale Deed executed by Sh. Babu Ram Chauhan , Sh. Ajender Singh, Sh. Ratan Chand Dadu , Sh. Rakesh Kumar Aggarwal in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 4328 dated 23.04.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.3382 hectare** comprised on 1/5th share of Khata no. 193 (Khasra no. 1674M admeasuring 0.1800 hectare, Khasra no. 1730 M admeasuring 0.1830 hectare, Khasra no. 1731 admeasuring 0.4300 hectare, Khasra no. 1732 admeasuring 0.2020 hectare, Khasra no. 1733 admeasuring 0.2280 hectare, Khasra no. 1734 admeasuring 0.1900 hectare and Khasra no. 1743 admeasuring 0.2780 hectare), situated at Village, Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

7. Copy of the Sale Deed executed by Sh. Sarvesh Kumar, Sh. Balesh Kumar, Sh. Brijesh Kumar, Smt. Saroj Devi, Smt. Rajni Gupta, Sh. Tushar Agarwal in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7455, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.4227 hectare** comprised of 1/4th share of Khata no. 193 (Khasra no. 1674M admeasuring 0.1800 hectare, Khasra no. 1730 M admeasuring 0.1830 hectare, Khasra no. 1731 admeasuring 0.4300 hectare, Khasra no. 1732 admeasuring 0.2020 hectare, Khasra no. 1733 admeasuring 0.2280 hectare, Khasra no. 1734 admeasuring 0.1900 hectare and Khasra no. 1743 admeasuring 0.2780 hectare), situated at Village, Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

8. Copy of the Sale Deed executed by Sh. Kirat Pal Singh Dhillo, Sh. Chatarpal Singh, Sh. Sunil Pathak, Smt. Geeta, Sh. Rajnath Pathak, Sh. Anil Pathak, Sh. Jagdish Prasad , Sh. Balesh Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7456, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.4928 hectare** comprised of 6/7th share of Khata no. 280 (Khasra no. 1720 admeasuring 0.0540 hectare, Khasra no. 1729M admeasuring 0.2230 hectare, Khasra no. 1730 admeasuring 0.2980 hectare), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

9. Copy of the Sale Deed executed by Sh. Ramesh Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 4326, dated 23.04.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.0210 hectare** comprised of 1/3rd share of Khata no. 193 (Khasra no. 1675/1 admeasuring 0.0630 hectares), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

10. Copy of the Sale Deed executed by Sh. Babu Ram Chauhan and Sh. Suraj Bhaan in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 4327, dated 23.04.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.1024 hectare** comprised of 1/18th Share of Khata no. 253 (Khasra no. 165/2 admeasuring 0.1000 hectare, Khasra no. 193/2M admeasuring 0.0540 hectare, Khasra no. 194/1M admeasuring 0.1010 hectare, Khasra no. 195/1 admeasuring 0.0600 hectare, Khasra no. 196/1 admeasuring 0.0420 hectare, Khasra no. 198M admeasuring 0.0630 hectare and Khasra no. 199/1 admeasuring 0.1590 hectare, Khasra no. 200 admeasuring 0.1010 hectare, Khasra no. 202 admeasuring 0.0510 hectare, Khasra no. 203 admeasuring 0.1010 hectare, Khasra no. 204 admeasuring 0.0630 hectare, Khasra no. 205 admeasuring 0.1770 hectare, Khasra no. 206 admeasuring 0.1140 hectare, Khasra no. 207 admeasuring 0.1390 hectare, Khasra no. 208 admeasuring 0.1140 hectare, Khasra no. 209 admeasuring 0.1140 hectare, Khasra no. 210 admeasuring 0.1140 hectare, Khasra no. 211 admeasuring 0.1770 hectare), situated at Village Dorli, Tehsil Sardhana District Meerut, Uttar Pradesh.

11. Copy of the Sale Deed executed by Sh. Ratan Chand Dadu and Sh. Rakesh Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 4330, dated 24.04.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.0592 hectare** comprised of 1/10th share of Khata no. 193 (Khasra no. 1736 admeasuring 0.1520 hectare, Khasra no. 1741 admeasuring 0.0760 hectare, Khasra no. 1742/1M admeasuring 0.0220 hectare, Khasra no. 1744 admeasuring 0.1140 hectare, Khasra no. 1745 admeasuring 0.2280 hectare), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.



12. Copy of the Sale Deed executed by Sh. Rakesh Kumar Aggarwal in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 4329, dated 24.04.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.0082 hectare** comprised of 1/9th share of Khata no. 308 (Khasra no. 1742/2 admeasuring 0.0740 hectares), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

13. Copy of the Sale Deed executed by Sh. Kirpal Singh and Sh. Sandeep Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7445, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.0420 hectare** comprised of 2/3rd share of Khata no. 96 (Khasra no. 1675/1 admeasuring 0.0630 hectares), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

14. Copy of the Sale Deed executed by Sh. Veer Pal Singh, Smt. Geeta, Sh. Shyamu in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 7446, dated 27.07.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.4227 hectare** comprised of 1/4th share of Khata no. 193 (Khasra no. 1674M admeasuring 0.1800 hectare, Khasra no. 1730M admeasuring 0.1830 hectare, Khasra no. 1731 admeasuring 0.4300 hectare, Khasra no. 1732 admeasuring 0.2020 hectare, Khasra no. 1733 admeasuring 0.2280 hectare, Khasra no. 1734 admeasuring 0.1900 hectare and Khasra no. 1743 admeasuring 0.2780 hectare), situated at Village, Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

15. Copy of Sale Deed executed by Sh. Kailash s/o Dataram in favour of Smt. Sashi Sirohi w/o Late Col. Omkar Singh Sirohi vide sale deed being Registration no. 13040 dated 17.01.2007, registered at the office of Sub-registrar, Sardhana with respect to land with respect to land admeasuring **0.1770 hectare** comprised in as Khata no. 220 (Khasra no. 1678 admeasuring 0.1010 hectare, Khasra no. 1677/1873 admeasuring 0.0510 hectare, Khasra no. 1686 admeasuring 0.0250 hectare), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh. Followed by Copy of the Sale Deed executed by Smt. Shashi Sirohi in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 13040, dated 22.12.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.1770 hectare** comprised in as Khata no. 220 (Khasra no. 1678 admeasuring 0.1010 hectare, Khasra no. 1677/1873 admeasuring 0.0510 hectare, Khasra no. 1686 admeasuring 0.0250 hectare), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

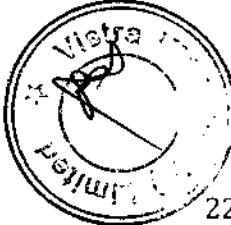
16. Copy of the Sale Deed executed by Sh. Anil Kumar in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 13095 dated 24.12.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.1645 hectare** comprised of 1/2 share of Khata no. 93 (Khasra no. 1677M admeasuring 0.3290 hectares), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

17. Copy of the Agreement to Sell executed by Smt. Mamkaur in favour of Sh. Yogendra Singh dated 28.10.2005 bearing Registration No. 11477. Followed by Copy of the Agreement to Sell executed by Smt. Mamkaur in favour of Sh. Yogendra Singh dated 27.04.2007 bearing Registration No. 2541. Followed by Copy of the Agreement to Sell executed by Smt. Mamkaur in favour of Sh. Yogendra Singh dated 24.10.2007 bearing Registration No. 10848. Followed by Copy of the Deed of Cancellation of the aforementioned Agreement to Sell executed by Sh. Yogendra Singh in favour of Smt. Mamkaur dated 22.12.2007 bearing Registration No. 13056. Copy of the Sale Deed executed by Smt. Mamkaur in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 13055, dated 22.12.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.4914 hectare** comprised in as 3/10th share of Khata no. 92 (Khasra no. 1664/2 admeasuring 0.0510 hectare, Khasra no. 1667 admeasuring 0.0630 hectare, Khasra no. 1669M admeasuring 0.2020 hectare, Khasra no. 1678M admeasuring 0.2150 hectare, Khasra no. 1679M admeasuring 0.2020 hectare, Khasra no. 1680 admeasuring 0.2280 hectare, Khasra no. 1681 admeasuring 0.1770 hectare, Khasra no. 1682 admeasuring 0.1770 hectare, Khasra no. 1695/1 admeasuring 0.0130 hectare, Khasra no. 1719M admeasuring 0.0890 hectare and Khasra no. 1720/2



admeasuring 0.2210 hectare), situated at Village, Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

18. Copy of the Sale Deed executed by M/s Delta Colonizers Ltd. in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 1589, dated 13.02.2008, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.1647 hectare** comprised in as Khata no. 56 (Khasra no. 1671/2 admeasuring 0.1520 hectare and Khasra no. 1672 admeasuring 0.1390 hectares), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.
19. Copy of the Sale Deed executed by Sh. M/s A. R. Paradise Pvt. Ltd. in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 1592, dated 13.02.2008, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.4749 hectare** comprised in as of Khata no. 220 (Khasra no. 1678 M admeasuring 0.2150 hectare, Khasra no. 1679 M admeasuring 0.2020 hectare, Khasra no. 1680 admeasuring 0.2280 hectare, Khasra no. 1720/2 admeasuring 0.2210 hectare) 11/20th Share, 1/4th Share of Khata no. 93 (Khasra no. 1677M admeasuring 0.3290 hectare) 1/2 Share of Khata 90 (Khasra no. 1677M admeasuring 0.0890 hectare), situated at Village, Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.
20. Copy of the Sale Deed executed by M/s Core Builders Pvt. Ltd. and others in favour of M/s Epitome Techno Park Pvt. Ltd vide Sale Deed bearing Registration no. 11867, dated 20.11.2007, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **2.3413 hectare** comprised in 1/2 share of Khasra no. 165/3 admeasuring 0.0090 hectare, 196/1M admeasuring 0.0880 hectare, 197/1M admeasuring 0.1100, hectare, 198/2 admeasuring 0.2660 hectare, ½ Share of Khasra's no. 213M admeasuring 0.0380 hectare, 214 admeasuring 0.080 hectare, 215 admeasuring 0.0890 hectare, 216 admeasuring 0.1170 hectare, 217/1 admeasuring 0.0800 hectare, 218/1 admeasuring 0.0980 hectare, 1/6th share of Khasra's no. 212 admeasuring 0.0890 hectare, 213Min admeasuring 0.0380 hectare, 1/4th Share of Khasra's no. 213Min admeasuring 0.0380 hectare, 214 admeasuring 0.0890 hectare, 215 admeasuring 0.0890 hectare, 216 admeasuring 0.01170 hectare, 217/1 admeasuring 0.0800 hectare, 218/1 admeasuring 0.0980 hectare, 219/1 admeasuring 0.0470 hectare, 333/1 admeasuring 0.0130 hectare, 7/9th Share of Khasra's no. 165/2 admeasuring 0.01000 hectare, 193/2M admeasuring 0.0540 hectare, 194/1M admeasuring 0.1010 hectare, 195/1 admeasuring 0.0600 hectare, 196/1 admeasuring 0.0420 hectare, 198M admeasuring 0.0630 hectare, 199/1 admeasuring 0.01590 hectare 200 admeasuring 0.01010 hectare, 202 admeasuring 0.0510 hectare, 203 admeasuring 0.01010 hectare, 204 admeasuring 0.0630 hectare 205 admeasuring 0.1770 hectare, 206 admeasuring 0.1140 hectare, 207 admeasuring 0.1390 hectare, 208 admeasuring 0.1140 hectare, 209 admeasuring 0.1140 hectare, 210 admeasuring 0.1140 hectare, 211 admeasuring 0.1770 hectare, 257/2 admeasuring 0.0190 hectare, situated at Village Dorli, Tehsil Sardhana District Meerut, Uttar Pradesh.
21. Copy of the Sale Deed executed by M/s Prefect Construction Pvt. Ltd. in favour of M/s Epitome Real Tech Pvt. Ltd. vide Sale Deed bearing Registration no. 8740 dated 21.08.2008, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.2500 hectare** comprised in as ½ Share of Khasra's no. 219/1 admeasuring 0.0470 hectare 333/1 admeasuring 0.0130 hectare, 183 admeasuring 0.1080 hectare, 186/1 admeasuring 0.1260 hectare, 185/1 admeasuring 0.0890 hectare, 187 admeasuring 0.0510 hectare 188 admeasuring 0.0260 hectare 189 admeasuring 0.0310 hectare, ¼ Share of Khasra's no. 190 admeasuring 0.0820 hectare, 191/1 admeasuring 0.0820 hectare, 192/2 admeasuring 0.0820 hectare, 193/1 admeasuring 0.0540 hectare, 194/2 admeasuring 0.1010 hectare, 219/1M admeasuring 0.0480 hectare, situated at village Dorli, Tehsil Sardhana District Meerut.
22. Copy of the Sale Deed executed by M/s Prefect Construction Pvt. Ltd in favour of M/s Epitome Real Tech Pvt. Ltd. vide Sale Deed bearing Registration no. 8736 dated 21.08.2008, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.7133 hectare** comprised of as 9/10 share of Khata no. 193 (Khasra no. 1736 admeasuring 0.1520 hectare, Khasra no. 1741 admeasuring 0.0760 hectare, Khasra no. 1742/1 admeasuring 0.0220 hectare 1/7 share of Khasra no. 1720M admeasuring 0.0540 hectare, Khasra no. 1729M admeasuring 0.2230 hectare, Khasra no. 1730M admeasuring 0.2980 hectare 1/20 Share of Khasra no.



1674M admeasuring 0.1800 hectare, Khasra no. 1730M admeasuring 0.1830 hectare, Khasra no. 1731 admeasuring 0.4300 hectare, Khasra no. 1732 admeasuring 0.2020 hectare, Khasra no. 1733 admeasuring 0.2280 hectare, Khasra no. 1734 admeasuring 0.1900 hectare and Khasra no. 1743 admeasuring 0.2780 hectare, Khasra no. 1744 admeasuring 0.1140 hectare, 9/10 Share of Khasra no. 1745 admeasuring 0.2280 hectare 8/9 share of Khasra no. 1742/2 admeasuring 0.0740 hectare) and 23/50 Share of Khasra's no. 1735M admeasuring 0.107923/50 hectare, situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.

23. Copy of the Sale Deed executed by Smt. Savitri Devi, Sh. Tarun and Sh. Tapan Chauhan in favour of M/s Epitome Real Tech Pvt. Ltd. vide Sale Deed bearing Registration no. 2966, dated 29.02.2012, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.0630 hectare** comprised in Khata no. 510 (Khasra no. 201 admeasuring 0.0630 hectare) situated at Village Dorli, Tehsil Sardhana District Meerut, Uttar Pradesh.
24. Copy of the Sale Deed executed by Sh. Ishwar Singh, Sh. Tejpal, Sh. Rajpal, Sh. Uday Pal and Sh. Vedpal in favour of M/s Epitome Real Tech Pvt. Ltd. vide Sale Deed bearing Registration no. 3159, dated 03.03.2012, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.0846 hectare** comprised of 2/3rd share of Khata no. 343 (Khasra no. 212 admeasuring 0.0890 hectare, Khasra no. 213M admeasuring 0.0380 hectare), situated at Village Dorli, Tehsil Sardhana District Meerut, Uttar Pradesh.
25. Copy of the Sale Deed executed by Sh. Love Kesh Anand and Sh. Sanjeev Goyal in favour of M/s Epitome Real Tech Pvt. Ltd. vide Sale Deed bearing Registration no. 3850, dated 17.03.2012, registered at the office of Sub-registrar, Sardhana with respect to land admeasuring **0.1858 hectare** comprised of as Khata no. 132 (Khasra no. 1677M admeasuring 0.3290 hectare, Khata no. 134 Khasra no. 1677M admeasuring 0.0890 hectare, Khata no. 133 Khasra no. 1678M admeasuring 0.2150 hectare and Khata no. 88 Khasra no. 1674M admeasuring 0.0380 hectare), situated at Village Jatauli, Tehsil Sardhana District Meerut, Uttar Pradesh.
26. Copy of the Sale Deed executed by Sh. Gajender Singh, Sh. Mahender Singh, Sh. Amarpal Singh, Sh. Dharampal, Smt. Suraj Kaur, Smt. Bhagwati, Sh. Bhupender, Sh. Balender Kumar, Sh. Shailender in favour of M/s Epitome Real Tech Pvt. Ltd vide Sale Deed bearing Registration no. 14749, dated 28.09.2012 registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.011 hectare** comprised of 1/3rd share of Khasra no. 1674 M admeasuring 0.034 hectare, situated at Village Jatauli Tehsil Sardhana District Meerut, Uttar Pradesh.
27. Copy of the Sale Deed executed by Sh. Anil Kumar in favour of M/s Epitome Real Tech Pvt. Ltd vide Sale Deed bearing Registration no. 11634, dated 17.07.2013 registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.04 hectare** comprised of 1/3rd share of Khasra no. 1675/2 admeasuring 0.076 hectare, situated at Village Jatauli Tehsil Sardhana District Meerut, Uttar Pradesh.
28. Copy of the Sale Deed executed by Sh. Anil Kumar in favour of M/s Epitome Real Tech Pvt. Ltd vide Sale Deed bearing Registration no. 11635, dated 17.07.2013 registered at the office of Sub-registrar, Sardhana with respect to the land admeasuring **0.036 hectare** comprised of 1/3rd share of Khasra no. 1675/2 admeasuring 0.076 hectare, situated at Village Jatauli Tehsil Sardhana District Meerut, Uttar Pradesh.
29. Copy of the Notification of the Gazette of India bearing no. 1374 dated 15 November 2006 and Notification No. 241 dated 18 February 2008 and Notification No. 1221 dated 16 June 2010.
30. Copy of the approved Layout Plan dated 6.09.2012.
31. Copy of the Change of Land Use order dated 23.07.2012 and 19.11.2008 in case no. 4 and 5.



32. Copy of the Change of Land Use order dated 15.10.2012 of case no. 69 of 2012 and 18.02.2008 in case no. 17 of 2008.
33. Copy of the Fire NOC bearing no. N-65/CFO (Residential)/2012 dated 13.08.2012.
34. Copy of the letter no. 423/K/Property/ Deepak Vidhyarthi/N NM/12 dated 14.08.2012.
35. Copy of the NOC letter bearing no. 1048/7-D.L.R.C-2011-2012 dated 14.08.2012 and letter bearing no. 1049/7-D.L.R.C-2011-2012 dated 14.08.2012 and letter bearing no. 1050/7-D.L.R.C-2011-2012 dated 14.08.2012.
36. Copy of the NOC for Pollution bearing letter no. 677/NOC-29/12, letter no. 678/NOC-30/12 dated 14.08.2012 and letter no. 686/NOC-23/12 dated 16.08.2012 issued by Uttar Pradesh Pollution Control Board, Meerut to M/s Epitome Real Tech Pvt. Ltd.
37. Copy of the Letter bearing no. 1256/12 Map no. (Zone-B)/12 dated 24.09.2012 issued by Meerut Development Authority.
38. Copy of the Sanction Plan bearing no. 1507/12/Map No. (Zone B)/2012 dated 03-11.2012 issued by Meerut Development Authority.
39. Copy of the NOC for Environment Clearance bearing letter no. 160 / Parya / SEAC / 1442 /AD (Sub)/2012 dated 24.04.2013 issued State Level Environment Impact Assessment Authority, Uttar Pradesh to M/s Epitome Real Tech Pvt. Ltd.
40. Copy of the NOC from National Highways Authority of India vide letter bearing no. NHAI/ PIU- MRT/11041/2010/D-9414 dated 15.07.2013 to M/s Epitome Real Tech Pvt. Ltd.
41. Memorandum & Article of Association, Board Resolution authorizing its officer to execute mortgage and other loan documents in favor of bank.
42. Self attested copy of electricity bills.
43. Copy of site plan, map of premises, municipal tax (if applicable).

