

ENCUMBRANCE CERTIFICATE

WITH RESPECT TO

*Project namely 'Eldeco Live by the Greens Phase III' situated
at SC-02/A9, Sector-150, Noida, Dist. Gautam Buddha Nagar,
Uttar Pradesh*

ISSUED BY

HKJ & ASSOCIATES
Advocates & Consultants
2nd Floor, Manish Chambers, L.S.C.
Mayur Vihar, Phase 2, Delhi - 110091

HIGHLY CONFIDENTIAL & CLIENT PRIVILEGED

9th October, 2021

PRIVATE AND CONFIDENTIAL

To
Wondrous Buildmart Private Limited
Plot No. 1B, 6th Floor, Ace Studio,
Sector 126, Noida

9th October, 2021

Kind Attention: Mr. Sujeet Tripathi, Director

I. INTRODUCTION

Based on the instructions given to us by Wondrous Buildmart Private Limited (“**Client**”), we have issued this certificate (“**Certificate**”) solely on the basis of our review of the documents provided to us in respect of proposed Project namely ‘Eldeco Live by the Greens Phase III’ on a land admeasuring 9870.78 sq. mtr. situated at SC-02/A9, Sector-150, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh [hereinafter referred to as “**Phase III Project**”], listed at Annexure-I of this Certificate (“**Documents**”).

II. ASSUMPTIONS AND QUALIFICATIONS

- (i) Our scope, for the purpose of this Certificate, was limited only to the review of the Documents and did not involve (a) any independent investigation with respect to the information contained in the Documents or inquiry into the veracity or authenticity of any fact(s) therein; and (b) any independent searches with respect to any documents/records in respect of the Property, other than the Documents provided to us.
- (ii) We have relied solely on the Documents and the information and the contents set out therein, and have assumed correctness of such information and contents. Our observations in this Certificate are limited to issues and risks arising from a legal perspective in relation to the title of the respective owners to the Property, as analyzed by us from the Documents.
- (iii) Unless otherwise specified under this Certificate, we have not examined issues pertaining to (a) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the Property; (b) business, taxation, regulatory and financial issues of the present or previous owners of the Property; and (b) local regulations, circulars, notifications, regulations, etc. that the Property may be subject to.
- (iv) The key issues set out in this Certificate are subject to the requisitions raised by us and the same may be updated and modified upon review of the responses that may be provided to our requisitions.
- (v) We have relied solely on the Documents to determination the mortgages created upon and the on-going litigations in respect of the Property; and have not independently verified any litigation, encumbrances arising on the Property. Further, we have not conducted any searches in: (a) any



court, registry or the office of any authority in relation to any pending or threatened litigation, claim or proceeding arising on or in connection with the Property mentioned herein; and/or (b) the office of the Registrar of Companies or any other statutory authority to determine any encumbrances created/existing with respect to the Property. The Certificate has been drafted on the basis of a review of Documents made available to us in respect of the Property.

- (vi) While all reasonable care has been taken to ensure that the facts stated in this Certificate are accurate and based only on the details and the documents provided to us and perused by us, neither H.K.J. & Associates, nor any of its advocate, attorney, associate, consultant, staff, employee, etc., shall in any way be responsible for the contents of this Certificate and we take no responsibility/liability for any reliance thereon by a third party. H.K.J. & Associates, (including its any advocate, attorney, associate, consultant, staff, employee, etc.) will not be liable for any consequential, incidental or punitive loss or expense in any condition or situation whatsoever.

III. CERTIFICATE

Description of the said Property
SC-02/A9, Sector-150, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh
FLOW OF TITLE
<ul style="list-style-type: none">➤ That New Okhla Industrial Area Development Authority (“NOIDA”) vide its letter dated 10.03.2017 has sanctioned the layout plan of the total land admeasuring 80,857 sq. mtr. (“Total Land”) situated at Plot No. SC-02/A9 Sector 150, NOIDA, District Gautam Buddha Nagar, Uttar Pradesh, which is valid for 5 years i.e. till 09.03.2022.➤ That the Promoter is developing the Total land in a planned and phase wise manner. In the first phase, the Promoter is developing a portion of land admeasuring 24112 sq. mtr. forming part of the Total Land named ‘Eldeco Live by the Greens Phase-I’ which is duly registered with the Uttar Pradesh Real Estate Regulatory Authority [UPRERA] under the provisions of Real Estate (Regulation & Development) Act, 2016 [RERA] read with Uttar Pradesh Real Estate Registration Rules vide registration bearing no. UPRERAPRJ15172 granted on 11.10.2017.➤ The Promoter in the second phase is developing a land admeasuring 15572 sq. mtr. forming part of the said Larger Property/Project having total 220 residential units under the name of ‘Eldeco Live by the Greens Phase-II’ (Phase II Project).➤ The Promoter has registered Phase II Project with the Uttar Pradesh Real Estate Regulatory Authority under the provisions of Real Estate (Regulation & Development) Act, 2016 read with Uttar Pradesh Real Estate Registration Rules and the Authority has granted registration on 30.06.2021 vide registration bearing no. UPRERAPRJ121123.



- That the Promoter in current and the third phase is developing the Project on a land admeasuring 9870. 78 sq. mtr. forming part of the Total Land. That the Promoter will develop the remaining land area of the Total Land in future pursuant to the applicable provisions of the RERA.

POSSESSION

As per documents provided and perused by us, possession of said Property appears to be with Wondrous Buildmart Private Limited.

PUBLIC ACTIVITY

As per documents provided and perused it appears that said Property does not relate to any public activity / Trust Land / Govt. Land /Road.

CONFIRM

- a) Is there any mortgage / s or other encumbrances that have been created against the property? If yes, kindly provide all the relevant information.
The Noida Authority, being the owner of the Total Land of the Project has the first charge over the same for recovery of unpaid lease premium and rent. Further, the Total Land of the Project and receivables therefrom has been mortgaged in favour of Tata Capital Housing Finance Limited for the purpose of raising project finance.
- b) Details and copies of agreements entered or Power of Attorney given with respect to the property, if any. **We have been informed no such documents have been executed.**
- c) Whether the Property is subject matter to any dispute before any court of law or tribunal in India? If yes, kindly provide all the relevant information. **We have been informed no such disputes or litigations are subsisting over the Property.**

CONCLUSION

On perusal of documents shared in relation to the said Property, we are of the view that Wondrous Buildmart Private Limited has valid and subsisting title over the said Property on the basis of registered Sub-Lease Deed in its favour.

Trust the above is of assistance to you, if you have any further clarifications, please feel free to revert.

Yours faithfully,
For H.K.J. & Associates

H.K. Jaggi
Advocate



ANNEXURE- I
(List of documents)

1. Sub Lease Deed dated 15.06.2016; and
2. Tata Capital Housing Finance Limited sanction letter