

LALMAN YADAV

Advocate

DELHI HIGH COURT

Office Address : Chamber No. 542D, Saket Court Complex, Saket, New Delhi - 110017

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Dated : 08.01.2024

To,

M/s Ansal IT City & Parks Limited

Regd. Office 201, Nirmal Towers, Barakhamba Road,

New Delhi 110001.

Subject : 1. Encumbrance Certificate

2. Land search Report

of the Project : Migsun Central Market, Situated at Plot

No. C 1, TZ-06, Tech Zone Area, Greater Noida, U.P.

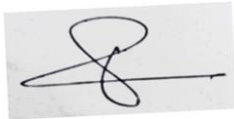
Respected Sir,

1. I have perused the allotment & lease deed (dated 10.02.2006) documents and the other information and material provided by the promoter and their representative, along with data available on the Ministry of Corporate Affairs (MCA) website, all the documents presented to me have been thoroughly examined and it is hereby stated

- a) that the entire land ad measuring 1,52,290.97 square meter has obtained a loan from Indusind Bank, located at Barakhanba Road, Connaught Place, Delhi -110001, for the total amount of Rs 200,00,00,000/- (Rupees two hundred crore).
- b) The mentioned project is a part of this land. Apart from this, there is no other encumbrance as indicated by the documents provided.

2. Further, it is stated that since the land has been allotted by the Greater Noida Industrial Development Authority vide lease deed dated 10.02.2006. The lease deed itself says “ *WHEREAS the plot hereinafter descried forms part of the land acquired and developed by the Lessor for the purpose of setting up an Urban and Industrial township*” therefore, there is no need to conduct a search for the land documents.
3. The authority hereby leases land after acquiring the same and then allotting the same after completion of the due processes.

Yours sincerely,

A handwritten signature in black ink, consisting of a stylized 'L' and 'Y' intertwined, with a horizontal line extending to the right.

Lalman Yadav, Advocate
Enrollment No. D/1124/2010