

Date : 27.06.2022

To Whomsoever It May Concern

I, do hereby state that I have checked the land and other records of M/s. Agarwal Associates (Promoters) Limited having its Regd. Office at 10, New Rajdhani Enclave, Vikas Marg, Delhi – 110092 (Company). This certificate is pertaining to the Project "The Resort" being developed by the Company, M/s. Agarwal Associates (Promoters) Limited situated at Plot No. GH-01, Sector-6, Aditya World City, Off NH-24, Shahpur Bamheta, Ghaziabad, Uttar Pradesh-201002. The encumbrance pertaining to the Project "The Resort" is as per Annexure attached.

I am having more than 10 years of experience as an advocate in dealing with land related and other matters.



ARUN KUMAR ROY

(Advocate)

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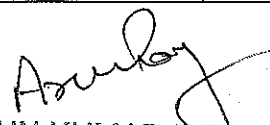
Enrolment No.-D/1125/2004
Chamber No.-318, Western Wing,
Tis Hazari Courts, Delhi-110054
Mob. No.-9910805919

Enclosed: Details of Encumbrance

Annexure

Detail of Encumbrances on the Project, "The Resort" wherein development is proposed including any rights, title, interest or name of any party in or over such land along with details :

S. No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Name of Charge Holder
1.	Project : "The Resort" Company : Agarwal Associates (Promoters) Limited	Project Land :14,785.76 Sq. Mtr. Land situated at Plot No. GH-1, Sector-6, Aditya World City, Village Shahpur Bamheta, Off NH-24, Ghaziabad, Uttar Pradesh- 201002 Term Loan Amount Sanctioned : Rs. 25 Crore	1. 1 st exclusive equitable mortgage charge on free hold land approx. 14,785.76 sq. meters, where Project, "The Resort" will be constructed situated at Plot No. GH-1, Sector-6, Aditya World City, Village Shahpur Bamheta, Off NH-24, Ghaziabad, Uttar Pradesh-201002 as a prime security. 2. First Charge/ Assignment of all Project contracts, documents, insurance policies relating to the proposed project, rights, titles, permits/approvals, clearances and interests of the Company related to the proposed Project;	Punjab & Sind Bank, Corporate Banking Branch, P-18/90, Connaught Circus, New Delhi- 110001


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			3. A first charge on the Project's book debts, operating cash flows, receivables, commissions, revenues of whatsoever nature and wherever arising, present and future, intangibles, goodwill, uncalled capital, present and future. 4. First Charge on Stock Value of the Project/ project Inventory.	
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Arun Roy
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