

Dated – 01.09.2021.

To,

The Secretary,

Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, PIN - 226007

SP 2013070103 <201307>
GSTIN No: 09AAAGH0481F1ZM
EU513964894IN
Counter No:1,DP-Code:001
To:THE SECRETARY, U.P. REAL ESTATE
LUCKNOW, PIN:226007
From:IV COUNTY, NOIDA
Wt:80grams, 02/09/2021, 10:19
Amt:47.00
CBST @9% 3.5, SCST @9% 3.50



Sub.: - Regarding updating of non-encumbrance details on the Portal of UP RERA for Cleo County Project situated at GH – 05, Sector – 121, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN – 201301.

Sir,

With reference to the above, it is hereby stated that, the Promoter Company had availed a Loan facility, the details of which are given hereunder: -

Details of Encumbrances on Cleo County Project		
S.No.	Particulars	Remarks
1	Registered Project names as per UP RERA Portal	Cleo County Phase – Ist / Cleo County Phase – IIInd / Cleo County Phase – IIIrd.
2	Registered Project numbers as per UP RERA Portal	UPRERAPRJ5931 / UPRERAPRJ2369 / UPRERAPRJ2437
3	Address	Plot No –GH - 05, Sector - 121, NOIDA, Gautam Buddha Nagar, Uttar Pradesh, PIN - 201301
4	Loan Amount	Rs. 430 Crores (i.e. Rupees Four Hundred And Thirty Crores) for completion of Cleo County Project (Including Three Phases).
5	Security Trustee	Axis Trustee Services Ltd., Ground Floor, Axis House, Bombay Dyeing Mills Compound, Pandurang Budhkar Marg, Worli, Mumbai, Maharashtra, PIN - 400025
6	Lender	Kotak Mahindra Prime Ltd., 27BKC, C27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai, Maharashtra, PIN -400051
		Aditya Birla Finance Ltd., 2nd Floor, Uco Bank Building, 5 Parliament Street, New Delhi, PIN - 110001
		TATA Capital Finance Services Ltd., 7th Floor, Videocon Tower, E1 Block, Jhandewalan Extension, New Delhi, PIN - 110055
7	Borrower	IV County Pvt. Ltd., A – 39, Sector – 63, NOIDA, Uttar Pradesh, PIN - 201301

IV County Pvt. Ltd.

Auth. Sign.

Page 1 of 2
I.V. COUNTY PVT. LTD.

Corp. Office
A-39, Sector-63, Noida - 201301 | Tel.: +91-120-4237000

Regd. Office
Cleo County, GH-5, Sec-121, Noida, Gautam Buddha Nagar, U.P, 201301

info@abacorp.in | www.abacorp.in | CIN - U70102UP2012PTC093533

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Now, the above detailed loan amount has been cleared by the said Promoter Company hence the Promoter Company and project is free from all encumbrances.

We are hereby attaching "No Dues Certificates" obtained from the above detailed lenders / financial institutions and a screenshot from the records of the Ministry of Corporate Affairs (MCA21) whereby the said Promoter Company is shown as "Free from all encumbrances".

The same is uploaded for information and your record please.

Thank you.

For IV County Pvt. Ltd.

IV County Pvt. Ltd.

(Sandip Kumar Pandit) **Sign.**

Authorised Signatory

Mobile No. – 9899270803

E-Mail id - director@abacorp.in

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Index Of Charges

Company / LLP Name

IV COUNTY PRIVATE LIMITED

Company CIN/FCRN/LLPIN/LLPIN *

U70102UP2012PTC093533

Enter Characters shown below :



Submit

Clear All

Company CIN/FCRN/LLPIN/LLPIN U70102UP2012PTC093533


Company / LLP Name IV COUNTY PRIVATE LIMITED

Charges Registered								
SNo	SRN	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction	Amount	Address
1	R65521544	100133172	AXIS TRUSTEE SERVICES LIMITED	11/10/2017	08/06/2018	29/09/2020	4300000000.0	AXIS HOUSE, BOMBAY DYEING MILLS COMPOUND, PANDHURANG BUDHKAR MARG, WORLIMUMBAIMa400025IN
2	G50853571	10470406	Bank of India (Lead Bank) as Security Trustee	11/12/2013	11/02/2016	29/07/2017	3000000000.0	New Large Corporate Branch10th Floor, Chanderlok Building, 36,JanpathNew DelhiDL110001IN


Showing 1 to 2 of 2 entries

« < 1 > »

To view the charges registered on Cersai Website for this company click here [CERSAI](#)

Track SRN/Transaction Status 

Address for sending physical
copy of G.A.R. 33

Public Search of Trademark 

Notices Under Section 248(2)

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MyGov.in 

Website Policies

Institute of Cost
Accountants of
India 

ICAI (CA) 

RTI Online 

Invest India 

Principal Account
Office

IEPFA Portal 

IRDA 

SEBI 

In.Registry 

NVS Portal 

RBI 

NSE 

BSE 

PM India 

ICSI (CS) 

Public Grievance Portal 

Participate in the Fight
Against Corruption 

RTI

MCA APPLICATIONS



This site is owned by Ministry of Corporate Affairs.

The site is best viewed in Microsoft Edge 89.0 , Firefox 83.0 or Chrome 89.0

ATSL/DEL/20-21/927

September 29 2020

To,

IV COUNTY PRIVATE LIMITED
Cleo County, GH-5, Sector-121
NOIDA, Gautam Budh Nagar-201301

[hereinafter referred as "Company"]

Subject: Satisfaction of Charge ID – 100133172 and Release of all Securities related to Project "Cleo County as Per Schedule -I

Ref:- IV COUNTY PRIVATE LIMITED ("Company") : Security Trustee for facility amounting to INR 430 crore sanctioned by various Lender in terms of Facility Agreement dated May 24, 2016 as amended from time to time read with Deed of Assignment dated March 20, 2018.

Dear Sir,

We write in the capacity of Security Trustee for captioned facility in terms of Security Trustee Agreement dated March 15 2018. Such facility were secured by way of the charge over the Movable assets of the Company in terms of Deed of Hypothecation dated March 15 2018 and charge over Immovable property with respect to **Project "Cleo County" located at GH-5, Sector 121, NOIDA, Gautam Budh Nagar - 201301 created by way of Registered Indenture of Mortgage dated June 08 2018 as described in Schedule -I**

In this connection a charge was registered (modified from time to time) with Ministry of Corporate Affairs (MCA) / Registrar of Companies vide charge ID **100133172** for securing the Captioned Facility sanctioned to the Company by the Various Lenders as per **Schedule -II ("Lenders")**.

Now we are in receipt of Company request vide letter dated September 25, 2020 and No Objection and No dues Certificates from the following Lenders enclosed herewith, with respect to Satisfaction of above charge ID and release of the original Tittle Deeds for captioned facility:-

1. Kotak Mahindra Bank vide letter dated September 14 2020
2. Tata Capital Financial Services Ltd vide email dated September 17 2020
3. Aditya Birla Finance Ltd vide email dated September 21 2020

On the Basis of aforesaid No dues and No objection certificate received from the Lenders, we in our capacity as Security Trustee hereby provide No Objection for satisfaction of charge ID **100133172** **and** release of Tittle Deeds deposited in terms of **Indenture of Mortgage dated June 08 2018**

We request you to take the same on record and file the necessary satisfaction forms with MCA /ROC within the statutory timeline.

Thanking you
For Axis Trustee Services Limited
Subhash Kumar Jha
Digitally signed by
Subhash Kumar Jha
Date: 2020.10.01
16:55:30 +05'30'
Authorised Signatory

Enclosure :- As abpve

Cc:- Lenders as per Schedule II



Schedule -I

(DESCRIPTION OF THE MORTGAGOR'S IMMOVABLE PROPERTY)

"1] All the piece and parcel of Non-agricultural, unreserved, unencumbered leasehold land admeasuring approx. 24.64 Acres (approx.) or thereabouts being **Plot No. GH-05**, situated at Sector 121, Noida-201301, Uttar Pradesh, India, which are more particularly demarcated and highlighted in the map and plan annexed as ANNEXURE – 3 to the **Indenture of Mortgage dated June 08 2018** and Bounded by:-

East 30 mtrs wide road

West 30 mtrs wide green belt

North 30 mtrs wide road

South 72 mtrs wide green belt

2] Sub-lease rights granted in favour of IV County Private Limited by New Okhla Industrial Development Authority (NOIDA) by virtue of sub-lease deed dated 31.01.2014. (3072 on 03.11.2015) and all the rights arising out of the above mentioned land.

3] All those piece and parcel of unsold or not agreed to sale 1842 Units comprised in 3134623 Sq ft. saleable area (with proportionate car parking spaces) and all the unsold or not agreed to sale structures/villas/buildings/constructions in the project "**Cleo County**" constructed / to be constructed over the abovementioned land, as listed in ANNEXURE- 4 to the Indenture of Mortgage dated June 08 2018 and all the Receivables from such units and constructions.

4] All the receivables from 1171 units comprised in 2193508 Sq. ft. saleable area already agreed to be sold (with proportionate car parking spaces) in the project "**Cleo County**" constructed / to be constructed over the abovementioned land, as listed in ANNEXURE – 5 to the Indenture of Mortgage dated June 08 2018 (any unit which is already agreed to sale or sold as per Annexure - 5 herewith, is getting cancelled for sale OR name of any purchaser is getting altered shall be considered as cancelled and both these type of units shall in such situation be considered as unsold or not agreed to sale under security and mortgaged herein).

ALONG WITH all the right, title, interest thereon including all the structures existing and future constructions to be made thereon **ALONG WITH** all the rights of owner, development rights (by virtue of development agreement/s, power of attorney and other deeds, documents and instruments), benefits, claims, FSI/FAR, TDR and compensation available and to be available in future along with benefits of all approvals obtained from civic authorities and construction related authorities **ALONGWITH** all other liquid assets including stock in trade and the movables, raw materials being used in the construction on and out of the above mentioned lands and structures along with all the benefits, receivables present or in future, all the trees, hedges, ditches, wells, common ways, access, drains, water sources, liberties, privileges, easements, authorities, approvals, permissions, advantages and appurtenances whatsoever arising out of the abovementioned properties."

Schedule -II

Name of the Lenders
Tata Capital Financial Services Ltd 7 th Floor, Videocon Tower, E1 Block, Jhandewalan Extension, New Delhi – 110 055. Kind Attn.: Mr. Hormazd Charna
Kotak Mahindra Bank 3 rd Floor, 12 BKC, Plot no C-12, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400051. Kind Attn.: Ms. Namrata Pai
Aditya Birla Finance Ltd 2 nd Flr, UCO Bank Building, 5 Parliament Street, New Delhi 110 001. Kind Attn: Regional Sales Manager



Kotak Mahindra Prime

14th September 2020

COPS/CRE/NDC/2020-21/430

To,
IV County Private Limited
A-39, Sector 63,
Noida, Uttar Pradesh

Dear Sir/Madam,

Sub. : No Due for below mentioned Facility.

We confirm that all the amounts due under the financial facility of Rs. 340,00,00,000/- (Rupees Three Hundred and Forty Crores Only) (which is the amount of the facility remaining in our books out of the total facility of Rs 430,00,00,000/- after down sell) under Sanction letter ref no. CRE/KMPL/0052/2017- 18 dated 06th July 2017 and addendum Sanction Letter no CRE/KMPL/048/2018-19 dated 26th March 2019 & Add-CRE/KMPL/036/2019-20 dated 17th February 2020, granted to M/s. IV County Private Limited ("Borrower") vide account no. CRF3316 has been repaid in full and no amount is due towards the said facility.

For Kotak Mahindra Prime Ltd.

✓ Authorized Signatory

Kotak Mahindra Prime Limited

CIN U67200MH1996PLC097730

Kotak Infinity, 6th Floor,

Building No. 21, Infinity Park,

Off Western Express Highway,

General A K Vaidya Marg,

Malad (E), Mumbai - 400 097, India.

service.carfinance@kotak.com

www.kotak.com

Registered Office :

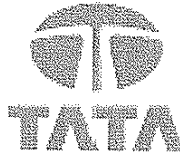
27, BKC, C 27, G Block,

Bandra Kurla Complex,

Bandra (E), Mumbai - 400 051, India

Page 1 of 4

Customer Service Call Centre No. +91 22 6773 6000 / 1800-209-5732



TCFSL/NDC/2020-21/048/TL

August 26, 2020

To,
IV COUNTY PRIVATE LIMITED
CLEO COUNTY GH 5, SECTOR 121,
NOIDA, GAUTAM BUDH NAGAR,
UTTAR PRADESH – 201301

NO DUES CERTIFICATE

With respect to Sanction Letter no. CF\TL\Def\1557308 Dated 26th February 2018 for Rs.40,00,00,000/-

We had disbursed the following as under

Disbursal Date	Loan Account no.	Amount (Rs.)
28-03-2018	20220444	40,00,00,000
	Total	40,00,00,000

We confirm that we have received full payment along with interest against above loan account and account stands closed.

Please note current outstanding of TDS has been arrived on "F" status shown against each certificate by Income Tax Office. In case the credit in TCFSL's name with respect to the said TDS amount is reversed by the Income Tax department for any reason whatsoever and/OR in case the status changes from "F", additional interest would be charged on the TDS amount from due date till date of receipt of TDS certificate/Amount at **14.30%** per annum and your account will be debited accordingly with duly intimation. You shall be liable to refund to TCFSL the TDS amount along with interest as aforesaid. This No Dues Certificate is conditional and subject to the aforesaid requirements in respect of TDS being complied with to our satisfaction failing which this No Dues Certificate shall be treated as null and void and you shall be continues to be liable to us in the same manner as if this No Dues Certificate had not been issued. You shall also indemnify and hold us indemnified against all costs, charges, expenses and claims which we may be put to on account of your failure to comply with the above.

Assuring you our best services at all times.

Yours faithfully,

For Tata Capital Financial Services Limited

DHARMESH

MANUBHAI SHAH

Authorized Signatory

CC: ABA Builder Ltd

Digitally signed by DHARMESH
MANUBHAI SHAH
Date: 2020.08.26 18:09:49 +05'30'

TATA CAPITAL FINANCIAL SERVICES LIMITED

Corporate Identity Number: U67100MH2010PLC276201

IT Park Techno Campus, A Wing, Fourth Floor, C/6 Pashan Road No 2, Thane West 400 607, India

Tel: 91 22 0162 8262, Web: www.tatacapfsl.com

Registered Office: 11th Floor, Tower A, Panjurli Business Park, Ghatge Road, Lower Panel, Mumbai 400 012



**ADITYA BIRLA
CAPITAL**

PROTECTING INVESTING FINANCING ADVISING

No Dues Certificate

Date – 21st September, 2020

Ref. code - ND_PS-09-2020-023067

To,
IV County Private Limited
A 39 SECTOR 63,
NOIDA,
NOIDA, Uttar Pradesh,
Pincode - 201301.

Subject: No Dues Outstanding towards Loan Account

ABFLND_CF0000023067.

Dear Sir/Madam,

Greetings from Aditya Birla Finance Limited (ABFL)

We hereby certify that we, Aditya Birla Finance Limited (ABFL), have duly received full payment due to us against the ABFLND_CF0000023067 held in name of IV County Private Limited and there are no further dues payable to ABFL under the said LAN and the below subject premises.

ABFL has no further claim or right whatsoever under the said Agreement with respect to the aforementioned loan hereinafter from the date of this letter.

We wish to inform you that we have handed over all the original property document to you and no other documents whatsoever in nature are lying with us.

Property Address:

Plot No. Gh 05, Sector 121, Noida Uttar, NOIDA, Uttar Pradesh 201301.

Yours Sincerely,
Aditya Birla Finance Limited

Authorized Signatory

I/We, hereby acknowledge the receipt of No Dues Certificate.

Customer's Signature