

Date: 11-05-2021

To Whomsoever It May Concern

I, do hereby state that I have checked the land and other records of Shubhhomes Realcon Private Limited having its Regd. Office at 11, New Rajdhani Enclave, Vikas Marg, Delhi – 110092. There is no encumbrance upon the land of the company except as mentioned in the Annexure attached herewith. This certificate is pertaining to the Project "Urban Royale" being developed by the company, Shubhhomes Realcon Private Limited at Urban Royale situated at Urban Homes, Shahpur Bamhetta, Ghaziabad, Uttar Pradesh.

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



ARUN KUMAR ROY

ARUN KUMAR ROY
(Advocate)

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

Enclosed: Annexure

Annexure

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

Sl. No.	Project Name and Name of the Company	Description of the Property	Nature of Security Interest	Name of Charge Holder
1.	Urban Homes Project by Utility Estates Pvt. Ltd. and Shubhhomes Realcon Pvt. Ltd.	Land admeasuring 815 Sq. Mtr. in Khasra No. 2402 and land admeasuring 1,680 Sq. Mtr. in Khasra No. 2388, thus total land in aggregate admeasuring 2,495 Sq. Mtr. in Khasra No. 2402 and 2388 situated at Village Shahpur Bamhetta, Paragana Dasna, Tehsil & District Ghaziabad, UP	Registered Security Bond vide Sl. No. 7582 in Bahi No. 1, Zild No. 17774 from Page No. 179 to 206 on 31.12.2020 in the Office of Sub-Registrar-Sadar First, Ghaziabad for providing Land admeasuring 815 Sq. Mtr. in Khasra No. 2402 and land admeasuring 1,680 Sq. Mtr. in Khasra No. 2388 situated at Shahpur Bamhetta, Paragana Dasna, Tehsil & District Ghaziabad, UP for respectively ensuring development of remaining Internal Development Work and development of EWS/LIG Flats in the Project, Urban Homes.	Registered Security Bond Executed in favor of Vice Chairman, Ghaziabad Development Authority
2.	Urban Homes Project by Utility Estates Pvt. Ltd. and	Land admeasuring 39,543 Sq. Mtr. situated at Gram Shahpur Bamhetta,	Creation of First Equitable Mortgage on immovable property being land admeasuring	Creation of Charge on 31.01.2018 in favor of Housing Development

Arun Roy
11/05/2021

ARUN KUMAR ROY
(Advocate)
Enrolment No.-D/1125/2004
Chamber No.-318, Western Wing,
Tis Hazari Courts, Delhi-110054
Mob. No.-9910805919

	Shubhhomes Realcon Pvt. Ltd.	NH-24, Ghaziabad, UP	39,543 Sq. Mtr. in the name & style of 'Urban Homes' located at Gram Shahpur Bamhetta, NH- 24, Ghaziabad, UP and construction thereon both present and future & all entitlement emanating therefrom by execution of Master Facility Agreement, Assignment & Administration Agreement & Declaration of Director all dated 31/01/2018. Amount secured by the charge is Rs. 25 Crore.	Finance Corporation Limited
--	------------------------------------	-------------------------	---	--------------------------------

Arun Roy
11/05/2021

ARUN KUMAR ROY
(Advocate)
Enrolment No.-D/1125/2004
Chamber No.-318, Western Wing,
Tis Hazari Courts, Delhi-110054
Mob. No.-9910805919