

ANN-9

**To whomsoever it may concern**

The Board of Directors of Sundaram I.T. Parks Private Limited having office at GF-09, Plaza M6, Jasola District Centre, New Delhi – 110 025 (comprising of Mr. Rajiv Gupta and Mr. Kintala Prabhakar); WTC Noida Development Company Private Limited having office at GF-09, Plaza M6, Jasola District Centre, New Delhi – 110 025 (represented by Mr. Bhupender Singh Dadwal and Mr. Neel Kamal, Directors) and Spire Techpark Private Limited having office at 5-D, Plaza M6, Jasola District Centre, New Delhi – 110 025 (represented by Mr. Anuj Kumar Garg, Director) requested me to give 'No Encumbrance Certificate' with respect to land measuring 85029.64 Square Meter bearing Plot No. 13A, Tech Zone of Greater Noida, District Gautam Budh Nagar, Uttar Pradesh. This 'No Encumbrance Certificate' is required for submission for registration under Real Estate (Regulation and Development) Act, 2016.

The above named Directors have represented that WTC Nodia Development Company Limited and Spire Techpark Private Limited are constructing buildings and conducting booking of units in favour of buyers in building(s) being constructed on aforesaid land and many bookings have been accepted. Directors further represented that apart from bookings from unit buyers, these companies have not mortgaged the said land and said land is free from all encumbrances as on date.

In order to satisfy myself, I have taken following steps:-

- (i) On 28.07.2017, the above named directors of Sundaram I.T. Parks Private Limited showed me original Lease deed dated 18.04.2007 registered at S. No. 5320 on 05.05.2009 in Book No. 1 Volume No. 4535 in the office of Sub-Registrar, District Gautam Budh Nagar Sadar whereby Sundaram I.T. Parks Private Limited got the leasehold rights in aforesaid land for a period of ninety years commencing from 18.04.2007 from Greater Noida Industrial Development Authority.
- (ii) Corporate Identity Number of WTC Noida Development Company Private Limited is U70109DL2007PTC162288. I visited the website of Ministry of Company Affairs and saw Master Data (which contains details of registered charges) of this company on 28.07.2017 around 3:40 PM. Master Data of this company contains no registered charges.
- (iii) Corporate Identity Number of Spire Techpark Private Limited is U45200DL2008PTC184800 I visited the website of Ministry of Company Affairs and saw Master Data (which contains details of

For Sundaram I.T. Parks Private Limited

  
Director

Spire Techpark Pvt. Ltd.

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Director

Sundaram I.T. Parks Pvt. Ltd.

Director

  
Director





registered charges) of aforesaid company on 28.07.2017 at about 5:55 PM. Master Data of this company does not contain any registered charge.

- (iv) Corporate Identity Number of Sundaram I.T. Parks Private Limited is U72900DL2006PTC154291, I visited the website of Ministry of Company Affairs and saw Master Data (which contains details of registered charges) of aforesaid company on 28.07.2017 at about 6:00 PM. Master Data of this company does not contain any registered charge.

There is no other way to further check encumbrances on aforesaid land. I have not checked the interse relationship between WTC Nodia Development Company (P) Ltd., Spire Techpark Private Limited and Sundaram I.T. Parks Private Limited.

Therefore, bonafidely believing the representations of the above named Directors of all the aforesaid companies and as original Lease deed of land are with lessee Sundaram I.T. Parks Private Limited, I certify that aforesaid land is free from all encumbrances as on date. WTC Nodia Development Company Limited and Spire Techpark Private Limited are constructing buildings on aforesaid land and are conducting bookings and various units in building(s) being constructed on aforesaid land have been booked in favour of various buyers.

  
Rajiv Gupta/Kintala Prabhakar  
Directors  
Sundaram I.T. Parks Private Limited

  
Tarun Singla  
Advocate  
Enrol. No. D-650/2000  
Date: 28.07.2017

  
Bhupender Singh Dadwal/Mr. Neel Kamal  
Directors  
WTC Nodia Development Company (P) Ltd.

  
Anuj Garg  
Director  
Spire Techpark Private Limited

To,

- (i) Sundaram I.T. Parks Private Limited  
(ii) WTC Nodia Development Company (P) Ltd.  
(iii) Spire Techpark Private Limited