

Adv. Ashish Mahajan

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NON-ENCUMBERANCE CERTIFICATE

This is to certify that M/s TDI Infratech Limited, having its registered office at 10, shaheed Bhagat Singh Marg, Near Gole Market, Connaught place, New Delhi (previously known as "Taneja Developers and Infrastructure Limited", #9, Kasturba Gandhi Marg, New Delhi) is legal and absolute owner of land measuring 64 Kanal 3 Marla, comprised in Khewat/Khatouni no. 109/112, Khasra no. 11//6/1 (3-0), 6/2 (2-11) kitta 2 area 5 kanal 11 Marle, its 80/111 share admeasuring 4 Kanal 0 Marle, and Khewat/ Khatouni no. 109/112, Khasra no. 12//1 (8-0) kitta 1 area 8 kanal 0 marle, its 54/160 share admeasuring 2 kanal 14 marle, and Khewat/ Khatouni no. 109/112, Khasra number 12//2/1/1 (5-8) kitta 1 area 5 Kanal 8 Marle, its 29/108 share admeasuring 1 kanal 9 marle, and Khewat/khatouni no. 77/80, khara no. 12//8 (8-0) kitte 1 area 8 Kanal 0 Marle, its 17/160 share, admeasuring 0 kanal 17 Marle, and Khewat/khatouni no. 77/80, khasra number 12//9/1(1-4) kitta 1 area 1 kanal 4 Marle its 15/24 share, admeasuring 0 kanal 15 Marle, and Khewat/khatouni no. 109/112, khasra no. 12//9/2 (6-16) kitta 1 area 6 Kanal 16 Marle, its 128/136 share admeasuring 6 kanal 8 Marle, and Khewat/khatouni no. 109/112, khasra no. 12//10 (7-14) kitte 1 area 7 Kanal 14 Marle, owned in Saalam, and Khewat/khatouni no.77/80, khasra number 12//11(3-16), kitte 1 area 3 kanal 16 Marle, owned in Saalam, and khasra number 12//12(7-7) kitta 1 area 7 kanal 7 marle, owned in Saalam share, and Khasra number 12//13 (8-0) kitta 1 area 8 kanal 0 Marle, its 130/160 share admeasuring 6 Kanal 10 Marle, and Khasra no.12//14/1(0-8), kitta 1 area 0 kanal 8 marle, its ¼ share admeasuring 0 Kanal 2 Marle, and Khewat/khatouni no. 109/112, khasra no. 12//14/2 (7-12), kitta 1 area 7 kanal 12 marle, its 4 /152 share admeasuring 0 kanal 4 marle, and khasra no.12//16/1 (4-0), its 24/80 share admeasuring 1 kanal 4 marle, and khasra no. 12//17/2/1(3-16) kitta 1 area 3 kanal 16 marle, its 42/76 share, admeasuring 2 kanal 2 Malre, and Khewat/khatouni no. 77/80, khasra no. 12//17/2/2 (0-4) kitta 1 area 0 kanal 4 Marle, owned in Saalam share, and khasra no. 12//18/1 (4-0), kitta 1 area 4 kanal 0 Marle, owned in saalam, and khasra no.12//19/2 (4-2) kitta 1 area 4 Kanal 2 Marle, owned in saalam, and khasra no.12//20(5-9) kitta 1 area 5 kanal 9 marle, owned in Saalam, and Khewat/khatouni no. 121/125 khasra no.12//26(0-6) kitta 1 area measuring 0 Kanal 6 Marle, owned in Saalam share, and Khewat/khatouni no. 109/112, khasra no.12//27(0-12) kitte 1 area 0 kanal 12 Marle, owned in saalam share, and khasra no. 12//28(4-8) kitte 1 area 0 kanal 12 Marle, owned in saalam share, in this way total land measuring 64 Kanal 3 Marle, situated at Village Baliyali, Tehsil Mohali, District S.A.S. Nagar, as per the jamabandi for the year 2012-13. Out of said land,



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the land measuring 6 Kanal 14 Marle 2 sarsai is mortgaged by the Company with Small Industrial Development Bank of India (SIDBI) as per Rapat no. 336 dated 07.07.2016 and further, the land measuring 26 Kanal 9 Marle 6 Sarsai is mortgaged by the Company with Indian Bank, G-41, Connaught Circle, Main Branch, New Delhi vide Rapat no. 267 dated 05.05.2016 incorporated in fard jamabandi mentioned above. Rest of the land is free from every kind of encumbrances, charges, lien, mortgages, attachment, disabilities, acquisition, injunction etc. and there is no litigation pending in respect of said land.

During the inspection, entire record of past 30 years pertaining to above khasra numbers, including fard jamabandis and mutations sanctioned till date, was checked and this certificate was issued after observing all due diligence while inspecting the record made available in the office of Halqa Patwari of Village Baliyali, Tehsil Mohali, District SAS Nagar.

In view of above, M/s TDI Infratech Limited (Formerly known as "Taneja Developers and infrastructure Limited") is well sufficient entitled and legal owner of above land measuring 64 Kanal 3 Marle, subject to part of land being under mortgaged, as per the revenue records.

Dated: 07/10/2018


Adv. Ashish Mahajan

Enrl.no.HIM/247/2007