

CERTIFICATE OF ENCUMBRANCES

SCC BUILDERS PVT. LTD. a company incorporated and registered under Companies Act, 1956. Having its Corporate office at H-69, Sector-63, Noida through its Director Mr. Vipul Giri s/o. Late Sh. Sardar Giri Resident of D-218A, 2nd Floor Vivek Vihar-I, New Delhi-110092, do hereby declared that the project land is free from all encumbrances except the project has has been mortgaged in favour of the Indiabulls Housing Finance Limited for Loan/Facility availed by M/s. SCC BUILDERS PVT. LTD. The details of encumbrances are as follows:

Sl.No.	Details of encumbrances
1.	As per the memorandum of entry recording deposit of title deeds executed on 21st March,2017 and declaration dated 20-March-2017, the promoters has inter alia mortgaged the project property with the name of SCC Builders Pvt. Ltd. on the land admeasuring 17252 sq. mtrs at Khasra No. 1010, 1011 & 1012 at revenue estate of noor nagar, Pargana Loni Tehsil & Dist, Ghaziabad in the state of Uttar Pradesh for 271 Residential Units Only out of 714 Units excluding commercial space comprising of school and shops in the project in favour of Indiabulls Housing Finance Limited as security for the loan amount of Rs. 50.32Crores (Rupees Fifty Crores Thirty Two Lacs only). The List of 271 residential units are mentioned hereinafter. FOR THE PURPOSE OF THE LOAN THE ESCROW ACCOUNT DETAILS ARE MENTIONED BELOW : ACCOUNT NO. : 000366200001190 ACCOUNT HOLDERS NAME : SCC BUILDERS PVT LTD. BANK NAME : YES BANK LTD BRANCH NAME : CHANAKYAPURI NEW DELHI IFSC CODE : YESB0000003

For SCC BUILDERS PVT. LTD.

AUTHORISED SIGNATORY

Place : Noida

Date : 16.05.2018

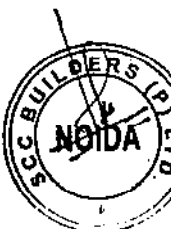
SCC BUILDERS PRIVATE LIMITED

CIN : U45201DL2005PTC139039

Corp . Off. : SCC Biz Plaza, H-69, Sector-63, Noida-201301 | Ph. : 0120-2427701-705 | E-mail : info@sccgroup.in | Website : www.sccgroup.in

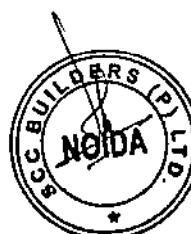
SCC BUILDERS PVT LTD**PROJECT SCC SAPPHIRE****LIST OF INVENTORY MORTGAGED WITH INDIABULLS HOUSING FIANANCE LTD.**

S.NO	TOWER	UNIT NO	UNIT TYPE	AREA
1	A	A-202	3BHK+2T+DRESS 1395	1395
2	A	A-206	3BHK+2T+DRESS 1395	1395
3	A	A-207	3BHK+2T+DRESS 1395	1395
4	A	A-210	3BHK+2T+DRESS 1395	1395
5	A	A-302	3BHK+2T+DRESS 1395	1395
6	A	A-305	3BHK+2T+DRESS 1395	1395
7	A	A-306	3BHK+2T+DRESS 1395	1395
8	A	A-307	3BHK+2T+DRESS 1395	1395
9	A	A-308	3BHK+2T+DRESS 1395	1395
10	A	A-309	3BHK+2T+DRESS 1395	1395
11	A	A-310	3BHK+2T+DRESS 1395	1395
12	A	A-105	3BHK+2T+DRESS 1395	1395
13	A	A-106	3BHK+2T+DRESS 1395	1395
14	A	A-107	3BHK+2T+DRESS 1395	1395
15	A	A-108	3BHK+2T+DRESS 1395	1395
16	A	A-109	3BHK+2T+DRESS 1395	1395
17	A	A-110	3BHK+2T+DRESS 1395	1395
18	A	A-402	3BHK+2T+DRESS 1395	1395
19	A	A-405	3BHK+2T+DRESS 1395	1395
20	A	A-406	3BHK+2T+DRESS 1395	1395
21	A	A-407	3BHK+2T+DRESS 1395	1395
22	A	A-408	3BHK+2T+DRESS 1395	1395
23	A	A-409	3BHK+2T+DRESS 1395	1395
24	A	A-410	3BHK+2T+DRESS 1395	1395
25	A	A-502	3BHK+2T+DRESS 1395	1395
26	A	A-505	3BHK+2T+DRESS 1395	1395
27	A	A-506	3BHK+2T+DRESS 1395	1395
28	A	A-507	3BHK+2T+DRESS 1395	1395
29	A	A-508	3BHK+2T+DRESS 1395	1395
30	A	A-509	3BHK+2T+DRESS 1395	1395
31	A	A-602	3BHK+2T+DRESS 1395	1395
32	A	A-605	3BHK+2T+DRESS 1395	1395
33	A	A-606	3BHK+2T+DRESS 1395	1395
34	A	A-607	3BHK+2T+DRESS 1395	1395
35	A	A-609	3BHK+2T+DRESS 1395	1395
36	A	A-610	3BHK+2T+DRESS 1395	1395
37	A	A-702	3BHK+2T+DRESS 1395	1395
38	A	A-705	3BHK+2T+DRESS 1395	1395
39	A	A-706	3BHK+2T+DRESS 1395	1395
40	A	A-707	3BHK+2T+DRESS 1395	1395
41	A	A-708	3BHK+2T+DRESS 1395	1395
42	A	A-710	3BHK+2T+DRESS 1395	1395
43	A	A-802	3BHK+2T+DRESS 1395	1395
44	A	A-805	3BHK+2T+DRESS 1395	1395
45	A	A-806	3BHK+2T+DRESS 1395	1395
46	A	A-807	3BHK+2T+DRESS 1395	1395
47	A	A-808	3BHK+2T+DRESS 1395	1395



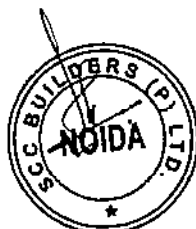
SCC BUILDERS PVT LTD**PROJECT SCC SAPPHIRE****LIST OF INVENTORY MORTGAGED WITH INDIABULLS HOUSING FIANANCE LTD.**

S.NO	TOWER	UNIT NO	UNIT TYPE	AREA
48	A	A-809	3BHK+2T+DRESS 1395	1395
49	A	A-810	3BHK+2T+DRESS 1395	1395
50	A	A-905	3BHK+2T+DRESS 1395	1395
51	A	A-906	3BHK+2T+DRESS 1395	1395
52	A	A-907	3BHK+2T+DRESS 1395	1395
53	A	A-908	3BHK+2T+DRESS 1395	1395
54	A	A-909	3BHK+2T+DRESS 1395	1395
55	A	A-910	3BHK+2T+DRESS 1395	1395
56	A	A-1005	3BHK+2T+DRESS 1395	1395
57	A	A-1006	3BHK+2T+DRESS 1395	1395
58	A	A-1007	3BHK+2T+DRESS 1395	1395
59	A	A-1009	3BHK+2T+DRESS 1395	1395
60	A	A-1010	3BHK+2T+DRESS 1395	1395
61	A	A-1102	3BHK+2T+DRESS 1395	1395
62	A	A-1105	3BHK+2T+DRESS 1395	1395
63	A	A-1106	3BHK+2T+DRESS 1395	1395
64	A	A-1107	3BHK+2T+DRESS 1395	1395
65	A	A-1108	3BHK+2T+DRESS 1395	1395
66	A	A-1109	3BHK+2T+DRESS 1395	1395
67	A	A-1110	3BHK+2T+DRESS 1395	1395
68	A	A-1205	3BHK+2T+DRESS 1395	1395
69	A	A-1206	3BHK+2T+DRESS 1395	1395
70	A	A-1207	3BHK+2T+DRESS 1395	1395
71	A	A-1208	3BHK+2T+DRESS 1395	1395
72	A	A-1209	3BHK+2T+DRESS 1395	1395
73	A	A-1210	3BHK+2T+DRESS 1395	1395
74	A	A-12A05	3BHK+2T+DRESS 1395	1395
75	A	A-12A06	3BHK+2T+DRESS 1395	1395
76	A	A-12A07	3BHK+2T+DRESS 1395	1395
77	A	A-12A08	3BHK+2T+DRESS 1395	1395
78	A	A-12A09	3BHK+2T+DRESS 1395	1395
79	A	A-1402	3BHK+2T+DRESS 1395	1395
80	A	A-1405	3BHK+2T+DRESS 1395	1395
81	A	A-1406	3BHK+2T+DRESS 1395	1395
82	A	A-1410	3BHK+2T+DRESS 1395	1395
83	A	A-1409	3BHK+2T+DRESS 1395	1395
84	A	A-102	3BHK+2T+DRESS 1395	1395
85	A	A-1408	3BHK+2T+DRESS 1395	1395
86	A	A-204	3BHK+3T+Pooja 1515	1515
87	A	A-303	3BHK+3T+Pooja 1515	1515
88	A	A-404	3BHK+3T+Pooja 1515	1515
89	A	A-503	3BHK+3T+Pooja 1515	1515
90	A	A-603	3BHK+3T+Pooja 1515	1515
91	A	A-903	3BHK+3T+Pooja 1515	1515
92	A	A-904	3BHK+3T+Pooja 1515	1515
93	A	A-1003	3BHK+3T+Pooja 1515	1515
94	A	A-1004	3BHK+3T+Pooja 1515	1515



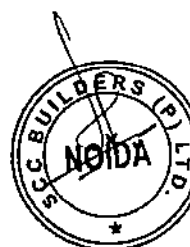
SCC BUILDERS PVT LTD**PROJECT SCC SAPPHIRE****LIST OF INVENTORY MORTGAGED WITH INDIABULLS HOUSING FIANANCE LTD.**

S.NO	TOWER	UNIT NO	UNIT TYPE	AREA
95	A	A-1103	3BHK+3T+Pooja 1515	1515
96	A	A-1104	3BHK+3T+Pooja 1515	1515
97	A	A-1203	3BHK+3T+Pooja 1515	1515
98	A	A-1204	3BHK+3T+Pooja 1515	1515
99	A	A-12A03	3BHK+3T+Pooja 1515	1515
100	A	A-12A04	3BHK+3T+Pooja 1515	1515
101	A	A-1403	3BHK+3T+Pooja 1515	1515
102	A	A-1404	3BHK+3T+Pooja 1515	1515
103	A	A-103	3BHK+3T+Pooja 1515	1515
104	A	A-803	3BHK+3T+Pooja 1515	1515
105	A	A-301	3BHK..+3T+Ser+w.c.+Dress 179	1795
106	A	A-401	3BHK..+3T+Ser+w.c.+Dress 179	1795
107	A	A-411	3BHK..+3T+Ser+w.c.+Dress 179	1795
108	A	A-501	3BHK..+3T+Ser+w.c.+Dress 179	1795
109	A	A-511	3BHK..+3T+Ser+w.c.+Dress 179	1795
110	A	A-701	3BHK..+3T+Ser+w.c.+Dress 179	1795
111	A	A-901	3BHK..+3T+Ser+w.c.+Dress 179	1795
112	A	A-1001	3BHK..+3T+Ser+w.c.+Dress 179	1795
113	A	A-201	3BHK..+3T+Ser+w.c.+Dress 179	1795
114	A	A-211	3BHK..+3T+Ser+w.c.+Dress 179	1795
115	A	A-1201	3BHK..+3T+Ser+w.c.+Dress 179	1795
116	A	A-12A01	3BHK..+3T+Ser+w.c.+Dress 179	1795
117	A	A-1101	3BHK..+3T+Ser+w.c.+Dress 179	1795
118	A	A-1411	3BHK..+3T+Ser+w.c.+Dress 179	1795
119	A	A-801	3BHK..+3T+Ser+w.c.+Dress 179	1795
120	A	A-1401	3BHK..+3T+Ser+w.c.+Dress 179	1795
121	A	A-911	3BHK..+3T+Ser+w.c.+Dress 1795	1795
122	B	B-103	3BHK+2T+Store 1225	1225
123	B	B-104	3BHK+2T+Store 1225	1225
124	B	B-110	3BHK+2T+Store 1225	1225
125	B	B-202	3BHK+2T+Store 1225	1225
126	B	B-301	3BHK+2T+Store 1225	1225
127	B	B-401	3BHK+2T+Store 1225	1225
128	B	B-403	3BHK+2T+Store 1225	1225
129	B	B-501	3BHK+2T+Store 1225	1225
130	B	B-504	3BHK+2T+Store 1225	1225
131	B	B-610	3BHK+2T+Store 1225	1225
132	B	B-704	3BHK+2T+Store 1225	1225
133	B	B-801	3BHK+2T+Store 1225	1225
134	B	B-802	3BHK+2T+Store 1225	1225
135	B	B-803	3BHK+2T+Store 1225	1225
136	B	B-902	3BHK+2T+Store 1225	1225
137	B	B-1203	3BHK+2T+Store 1225	1225
138	B	B-12A01	3BHK+2T+Store 1225	1225
139	B	B-12A02	3BHK+2T+Store 1225	1225
140	B	B-12A03	3BHK+2T+Store 1225	1225
141	B	B-12A04	3BHK+2T+Store 1225	1225



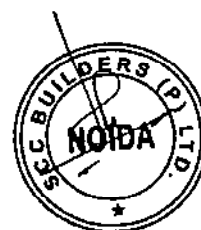
SCC BUILDERS PVT LTD**PROJECT SCC SAPPHIRE****LIST OF INVENTORY MORTGAGED WITH INDIABULLS HOUSING FIANANCE LTD.**

S.NO	TOWER	UNIT NO	UNIT TYPE	AREA
142	B	B-12A08	3BHK+2T+Store 1225	1225
143	B	B-12A09	3BHK+2T+Store 1225	1225
144	B	B-12A10	3BHK+2T+Store 1225	1225
145	B	B-1402	3BHK+2T+Store 1225	1225
146	B	B-1404	3BHK+2T+Store 1225	1225
147	B	B-1407	3BHK+2T+Store 1225	1225
148	B	B-1408	3BHK+2T+Store 1225	1225
149	B	B-1409	3BHK+2T+Store 1225	1225
150	B	B-1103	3BHK+2T+Store 1225	1225
151	B	B-1204	3BHK+2T+Store 1225	1225
152	B	B-1401	3BHK+2T+Store 1225	1225
153	B	B-1410	3BHK+2T+Store 1225	1225
154	B	B-703	3BHK+2T+Store 1225	1225
155	B	B-1403	3BHK+2T+Store 1225	1225
156	B	B-809	3BHK+2T+Store 1225	1225
157	B	B-1207	3BHK+2T+Store 1225	1225
158	B	B-701	3BHK+2T+Store 1225	1225
159	B	B-808	3BHK+2T+Store 1225	1225
160	B	B-604	3BHK+2T+Store 1225	1225
161	B	B-502	3BHK+2T+Store 1225	1225
162	B	B-1007	3BHK+2T+Store 1225	1225
163	B	B-406	3BHK+3T+Pooja 1515	1515
164	B	B-805	3BHK+3T+Pooja 1515	1515
165	B	B-905	3BHK+3T+Pooja 1515	1515
166	B	B-1406	3BHK+3T+Pooja 1515	1515
167	B	B-706	3BHK+3T+Pooja 1515	1515
168	B	B-705	3BHK+3T+Pooja 1515	1515
169	B	B-1405	3BHK+3T+Pooja 1515	1515
170	B	B-105	3BHK+3T+Pooja 1515	1515
171	B	B-1106	3BHK+3T+Pooja 1515	1515
172	B	B-12A05	3BHK+3T+Pooja 1515	1225
173	B	B-505	3BHK+3T+Pooja 1515	1515
174	B	B-303	3BHK+2T+Store 1225	1225
175	B	B-410	3BHK+2T+Store 1225	1225
176	B	B-204	3BHK+2T+Store 1225	1225
177	B	B-906	3BHK+3T+Pooja 1515	1515
178	B	B-901	3BHK+2T+Store 1225	1225
179	B	B-310	3BHK+2T+Store 1225	1225
180	C	C-101	2BHK+2T+Store 885	885
181	C	C-12A04	2BHK+2T+Store 885	885
182	C	C-12A08	2BHK+2T+Store 885	885
183	C	C-1401	2BHK+2T+Store 885	885
184	C	C-1402	2BHK+2T+Store 885	885
185	C	C-1405	2BHK+2T+Store 885	885
186	C	C-1406	2BHK+2T+Store 885	885
187	C	C-1407	2BHK+2T+Store 885	885
188	C	C-1408	2BHK+2T+Store 885	885



SCC BUILDERS PVT LTD**PROJECT SCC SAPPHIRE****LIST OF INVENTORY MORTGAGED WITH INDIABULLS HOUSING FIANANCE LTD.**

S.NO	TOWER	UNIT NO	UNIT TYPE	AREA
189	C	C-1409	2BHK+2T+Store 885	885
190	C	C-1410	2BHK+2T+Store 885	885
191	C	C-1411	2BHK+2T+Store 885	885
192	C	C-12A07	2BHK+2T+Store 885	885
193	C	C-908	2BHK+2T+Store 885	885
194	C	C-107	2BHK+2T+Store 885	885
195	C	C-811	2BHK+2T+Store 885	885
196	C	C-12A05	2BHK+2T+Store 885	885
197	C	C-12A02	2BHK+2T+Store 885	885
198	D	D-208	2BHK+2T 795	795
199	D	D-303	2BHK+2T 795	795
200	D	D-104	2BHK+2T 795	795
201	D	D-107	2BHK+2T 795	795
202	D	D-109	2BHK+2T 795	795
203	D	D-1006	2BHK+2T 795	795
204	D	D-1102	2BHK+2T 795	795
205	D	D-1103	2BHK+2T 795	795
206	D	D-12A04	2BHK+2T 795	795
207	D	D-1403	2BHK+2T 795	795
208	D	D-1404	2BHK+2T 795	795
209	D	D-1406	2BHK+2T 795	795
210	D	D-1407	2BHK+2T 795	795
211	D	D-1408	2BHK+2T 795	795
212	D	D-105	2BHK+2T 795	795
213	D	D-1108	2BHK+2T 795	795
214	D	D-205	2BHK+2T 795	795
215	D	D-12A08	2BHK+2T 795	795
216	D	D-401	2BHK+2T 795	795
217	D	D-1409	2BHK+2T 795	795
218	D	D-402	2BHK+2T 795	795
219	D	D-12A07	2BHK+2T 795	795
220	E	E-206	2BHK+2T+Store 1015	1015
221	E	E-209	2BHK+2T+Store 1015	1015
222	E	E-210	2BHK+2T+Store 1015	1015
223	E	E-306	2BHK+2T+Store 1015	1015
224	E	E-307	2BHK+2T+Store 1015	1015
225	E	E-308	2BHK+2T+Store 1015	1015
226	E	E-309	2BHK+2T+Store 1015	1015
227	E	E-310	2BHK+2T+Store 1015	1015
228	E	E-408	2BHK+2T+Store 1015	1015
229	E	E-106	2BHK+2T+Store 1015	1015
230	E	E-107	2BHK+2T+Store 1015	1015
231	E	E-108	2BHK+2T+Store 1015	1015
232	E	E-109	2BHK+2T+Store 1015	1015
233	E	E-110	2BHK+2T+Store 1015	1015
234	E	E-809	2BHK+2T+Store 1015	1015
235	E	E-1006	2BHK+2T+Store 1015	1015



SCC BUILDERS PVT LTD**PROJECT SCC SAPPHIRE****LIST OF INVENTORY MORTGAGED WITH INDIABULLS HOUSING FIANANCE LTD.**

S.NO	TOWER	UNIT NO	UNIT TYPE	AREA
236	E	E-1010	2BHK+2T+Store 1015	1015
237	E	E-1106	2BHK+2T+Store 1015	1015
238	E	E-1107	2BHK+2T+Store 1015	1015
239	E	E-1108	2BHK+2T+Store 1015	1015
240	E	E-1109	2BHK+2T+Store 1015	1015
241	E	E-1110	2BHK+2T+Store 1015	1015
242	E	E-1202	2BHK+2T+Store 1015	1015
243	E	E-1204	2BHK+2T+Store 1015	1015
244	E	E-1205	2BHK+2T+Store 1015	1015
245	E	E-1210	2BHK+2T+Store 1015	1015
246	E	E-12A02	2BHK+2T+Store 1015	1015
247	E	E-12A03	2BHK+2T+Store 1015	1015
248	E	E-12A05	2BHK+2T+Store 1015	1015
249	E	E-12A06	2BHK+2T+Store 1015	1015
250	E	E-12A07	2BHK+2T+Store 1015	1015
251	E	E-12A08	2BHK+2T+Store 1015	1015
252	E	E-12A09	2BHK+2T+Store 1015	1015
253	E	E-12A10	2BHK+2T+Store 1015	1015
254	E	E-1401	2BHK+2T+Store 1015	1015
255	E	E-1402	2BHK+2T+Store 1015	1015
256	E	E-1403	2BHK+2T+Store 1015	1015
257	E	E-1404	2BHK+2T+Store 1015	1015
258	E	E-1405	2BHK+2T+Store 1015	1015
259	E	E-1207	2BHK+2T+Store 1015	1015
260	E	E-1410	2BHK+2T+Store 1015	1015
261	E	E-1408	2BHK+2T+Store 1015	1015
262	E	E-1409	2BHK+2T+Store 1015	1015
263	E	E 1407	2BHK+2T+Store 1015	1015
264	E	E-205	2BHK+2T+Store 1015	1015
265	E	E-906	2BHK+2T+Store 1015	1015
266	E	F-402	2BHK+2T+Store 1015	1015
267	E	E-709	2BHK+2T+Store 1015	1015
268	E	E-406	2BHK+2T+Store 1015	1015
269	E	E-1206	2BHK+2T+Store 1015	1015
270	E	E-12A04	2BHK+2T+Store 1015	1015
271	E	E-1103	2BHK+2T+Store 1015	1015

