

**GAURAV SETH
ADVOCATE
CHAMBER NO. D-319,
KKD COURT COMPLEX
SHAHIDARA, DELHI-110032
MOB NO. 9717355900
ENRL. NO. D-865/2000**

Dated 31-7-2018

**CERTIFICATE IN REGARD TO THE
ENCUMBRANCES (IF ANY) TO THE TITLE OF
THE LAND AND THE GROUP HOUSING PROJECT
THEREUPON IN COMPLIANCE TO THE U.P.
RERA.**

This certificate is being issued for the purposes of disclosing the encumbrances, if any, found over the Group Housing project named as SIKKA KARMIC GREENS, launched by promoter M/s G.S.PROMOTERS PVT. LTD. (hereinafter referred as promoter/lessee) situated at property bearing no. GH-01/C, Sector-78, Noida, Dist. Gautam Budh Nagar, U.P. (hereinafter referred as 'Plot').

**DETAILS OF THE IMMOVABLE PROPERTY
CONCERNING THE GROUP HOUSING PROJECT
OF THE PROMOTER/LESSEE**

The immoveable property in respect of which this certificate is being issued is part of plot no. Gh-01, Sector 78, Noida, Dist. Gautam Budh Nagar, U.P. This plot belongs to the New Okhla Industrial Development Authority. The New Okhla Industrial Development Authority leased out a subdivided part of the aforesaid plot in favour of Promoter/lessee. The plot leased out to promoter/lessee is plot no. GH-01/C, Sector-78, Noida, Dist. Gautam Budh Nagar, U.P. and the same is admeasuring 20000 square meter.

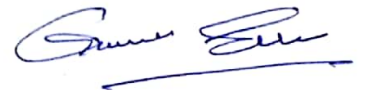


**NAME & ADDRESS OF THE LESSEE AND
DETAILS OF THE LEASE: -**

New Okhla Industrial Development Authority on receiving the 10% of the total land cost entered/executed lease deed dated 17th day of June, 2010, duly registered with the office of Sub Registrar-I, Noida, Gautam Budh Nagar, U.P., leasing out the 'plot' to 'promoter/lessee'. **The copy of the said lease is annexed herewith** and the registration of the said lease deed has been duly verified from the office of Sub Registrar-I, Noida, Gautam Budh Nagar, U.P., wherein the said lease deed was got registered. The lease is still in continuation and after verification from New Okhla Industrial Development Authority, it has come across that the lease has not been cancelled/revoked till date. The lease in favour of 'promoter / lessee' permits them to raise construction under the Group Hosing Scheme.

Promoter / Lessee is a special purpose company having registered office at C-60, Preet Vihar, Vikas Marg, Delhi-92. The special purpose company has been incorporated on the request of consortium comprising of companies specified in lease deed and not been repeated herein for sake of brevity. The said special purpose company is duly registered with R.O.C Delhi.

In terms of the lease the Promoter/Lessee has paid to the lessor an amount of Rs.466410463/- (Forty Six Crores Sixty Four Lac Ten Thousand Four Hundred Sixty Three Only) till date and an amount of Rs.303775616/- (Thirty Crore Thirty Seven Lac Seventy Five Thousand Six Hundred Sixteen Only) is outstanding (which includes the amount of interest till date), which is payable by the 'Promoter/Lessee' to the Lessor i.e. New Okhla Industrial Development Authority. In accordance to the terms of the lease and



the amendment letter dated 21.03.2017, for the rescheduling of the payments have to be made by the 'Promoter/Lessee' to the Lessor till 14-03-2020.

DETAILS PERTAINING TO THE MORTGAGE / LIEN / PLEDGE / LOAN / CREDIT FACILITY AVAILED FOR THE DEVELOPMENT OF THE RESIDENTIAL PROJECT BY THE LESSEE.

'NIL'

The title in favour of the Promoter/Lessee in respect of the 'plot' is encumbrance free as the lease has neither been revoked nor cancelled and the lease in favour of the Promoter/Lessee is in continuation till date. The terms of the lease manifest the manner and type of construction which the promoter/lessee is entitled to raise and the lease also manifest the schedule of payments to be made by the lessee/promoter. **The continuation of the lease manifest that there is no encumbrance to the lease hold title of the Promoter/Lessee.**

Annexures: -

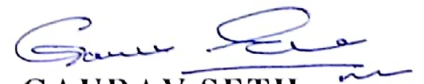
- (I) True copy of lease deed dated 17-06-2010.
- (II) Certificate of incorporation of Promoter / Lessee with ROC
- (III) Letter dated 21-03-2017 Issued by Noida for rescheduling the payments in furtherance of lease.


DRAFTED BY:-

Gaurav Seth
ADVOCATE

Enr No. D-865/2000

**Chamber No. D-319, K.K.D. Courts Complex,
Shahdara, Delhi- 32 Mobile No. 9717355900**


GAURAV SETH
ADVOCATE

Note: - This certificate has been drafted / scribed by the undersigned as per the documents provided and declarations made by the promoter. All possible necessary precautions were taken while drafting/scribing the present certificate.