

Date:- 10.08.2021

ENCUMBRANCE REPORT

To,

Homekraft Infra Private Limited,
711/92, Deepali, Nehru Place,
New Delhi- 110091

Subject: Encumbrance Report to identify any mortgage or charge in relation to Plot No. SC-02/J&K, admeasuring 37,673 Square Meters (approximately 9.30 Acres) situated in Sector-150 (part of Sports City Plot no-SC-02), NOIDA, Uttar Pradesh ("Subject Plot").

I have been given the following background of the Subject Plot —

- I. The Subject Plot i.e. land bearing plot no. SC-02/J & K was leased in favour of Lotus Greens Constructions Private Limited ("LGCPL") by NOIDA under the Lease Deed dated 20th November, 2015, which is registered at Bahi Sankhya 1, Jild Sankhya 6993, on Page 63 to 96, as Document No. 7360 on 20th November, 2015 with the office of Sub-Registrar-II, NOIDA ("Lease Deed").
- II. Thereafter, the Subject Plot was subleased by LGCPL in favour of Fest Homes Developers Private Limited ("FHDPL") vide Sub-Lease Deed dated 15th June, 2016, which is registered at Bahi Sankhya 1, Jild Sankhya 7882, on Page 301 to 350, as Document No. 6344 on 17th June, 2016 with the office of Sub-Registrar-II, NOIDA ("Sub-Lease Deed")
- III. FHDPL granted development rights on the Subject Plot to Homekraft Infra Private Limited ("Homekraft") by and under a Development Agreement dated 22nd December 2018, which is registered at Bahi Sankhya 1, Jild Sankhya 10054, on Page 1 to 114, as Document No. 9246 on 22nd December, 2018 with the office of Sub-Registrar-II, NOIDA ("Development Agreement").

My observations —

- I have carried out an inspection of the public records maintained at the office of the Sub Registrar-II, NOIDA for the period from 20th November 2015 (the date on which Lease Deed was registered in favour of LGCPL for the Subject Plot by NOIDA) till 31st July, 2021 through search clerks. No document or instrument under which LGCPL or FHDPL or Homekraft may have created a mortgage or a charge on the Subject Plot has emerged.
- I have inspected the public records available with the Registrar of Companies ("RoC") for LGCPL, FHDPL and Homekraft at the official portal of the Ministry of Corporate Affairs.
 1. A charge was created on the Subject Plot in favour of PNB Housing Finance Limited on 9th March 2017. A letter dated 26th December 2018 has been issued by PNB Housing Finance Limited for release of the said mortgage / charge on the Subject Plot, which has been filed as Form CHG-4 on 26th December 2018. A copy of the said Letter has been annexed herewith.
 2. A charge was created on the Subject Plot in favour of Piramal Trusteeship Services Private Limited ("Piramal") on 24th December 2018. A letter dated 9th August 2021 has been issued by Piramal Trusteeship Services Private Limited for release of the said mortgage / charge on the Subject Plot, which shall be filed as Form CHG-4 .

Further the Company has represented that a charge will be created in favour of Vistra ITCL (India) Ltd. for upto Rs. 2,30,00,00,000 (Rupees Two Hundred Thirty Crores Only) once the charge created in favour of Piramal is satisfied, for issue of 275,000 secured, non-convertible, redeemable debentures of Rs. 10,000/- each.

- Under the Development Agreement, FHDPL has represented to Homekraft that no encumbrance/charge has been created on the Subject Plot by FHDPL, apart from the ones mentioned above.
- As per the Lease Deed and the Sub-Lease Deed, it is provided that NOIDA shall have the first charge on the Subject Plot towards payment of all dues of NOIDA.

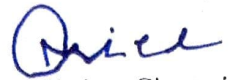


Based on the above exercises, the following is the conclusion:

- NOIDA has the first charge on the Subject Plot towards payment of all dues of NOIDA.
- No other mortgage/charge has emerged over the Subject Plot.
- As per the specific disclosures of Homekraft and FHDPL is in the process of creating mortgage/charge over Subject Plot for the purposes of the Project.

Letter uploaded on ROC for release of previous mortgage is attached herewith as Annexure-A.

Yours Faithfully



Niladree Chatterjee

Encumbrance Details as per Registrar of Companies

- Charge on the said property is proposed to be created in favor of Vistra ITCL (India) Limited, debentures trustee of HDFC Capital Affordable Real Estate Fund 2 for 275000 debentures of Rs. 10,000/- each.

View Signatory Details

View Director Master Data

View Director / Designated Partner Details

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Company CIN/FCRN/LLPIN / LLPIN

U70109UP2019PTC0082738

Company / LLP Name

FEST HOMES DEVELOPERS PRIVATE LIMITED

LLP Services

LLP Services For Business User

e-Filing

Company Services

Complaints

Charges Registered

Sl. No.	Charge No.	Charge Id	Charge Holder Name	Date of Creation	Date of Modification	Date of Satisfaction
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1	H-59014373	100260170	PIRAMAL TRUSTEESHIP SERVICES PRIVATE LIMITED	01.05.2019		
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Yours Faithfully

Drice

Niladree Chatterjee