



ENCUMBRANCE REPORT

To,

Kalpataru Urbanspace LLP

101, Kalpatru Synergy,

Opp. Grand Hyatt,

Santa Cruz (East), Mumbai

Subject - Encumbrance Report in relation to Plot No. B-24C admeasuring 10,920 square meters (approximately 2.70 acres) situated in Sector 128 (part of Jaypee Green Wish Town), Noida, Gautam Budh Nagar, Uttar Pradesh ("**Subject Lands**")

Sirs,

This Report is with the intent to identify any encumbrance adverse to the rights of Kalpataru Urbanspace LLP acquired on the Subject Lands from Jaypee Infratech Limited under the Assignment Deed dated July 31, 2017 executed by Jaypee Infratech Limited; Jaiprakash Associates Limited and Kalpataru Urbanscape LLP and registered as documents number 5307 on July 31, 2017. The following exercise has been carried out for the purposes of this Report.

- (a) Inspection of the public records maintained at the office of the jurisdictional Sub-Registrar from the period of January, 2003 till 14th December, 2017 carried out by paralegals of the Firm.
- (b) Inspection of the records of the Registrar of Companies for Jaypee Infratech Limited and Kalpataru Urbanscape LLP at the official portal of the Ministry of Corporate Affairs.

Based on the above exercise, we have not come across any registered document creating any encumbrance on the Subject Lands or any record of a charge on the Subject Lands at the Registrar of Companies, other than mortgage on the Subject Lands in favour of Aditya Birla Finance Limited and Aditya Birla Housing Finance Limited vide a Mortgage Deed executed by Jaypee Infratech Limited and Kalpataru Urbanscape LLP in favour of Aditya Birla Finance

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Limited and Aditya Birla Housing Finance Limited and registered as Document No. 5308 with the Jurisdictional Sub-Registrar dated 31st July, 2017

In light of the above, we conclude that the mortgage of Aditya Birla Finance Limited and Aditya Birla Housing Finance Limited is the only encumbrance on the Subject Lands.

Inspection Slip is attached herewith as Annexure-A

Date: January 16, 2018

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भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम

क्रम संख्या 2017146003360

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 14/12/2017

प्रस्तुतकर्ता या प्रार्थी का नाम सक्षम राजवंशी एड

लेख का प्रकार: मुआयना 2003 वर्ष से 2017 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुह्तार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

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शुल्क वसूल करने का दिनांक

14/12/2017

दिनांक जब लेख प्रतिलिपि या तलाश

14/12/2017

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

SUB REGISTRAR - I
NOIDA (G.B. N. GARD)