

H.K.J. & ASSOCIATES

ADVOCATE ★ CONSULTANTS

2nd Floor, Manish Chambers, L.S.C.
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Ph.: +91-11-43053619, 22772666
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ENCUMBRANCE CERTIFICATE

WITH RESPECT TO

Project namely 'Eldeco Live by the Greens Phase II' situated
at SC-02/A9, Sector-150, Noida, Dist. Gautam Buddha Nagar,
Uttar Pradesh

ISSUED BY

HKJ & ASSOCIATES
Advocates & Consultants
2nd Floor, Manish Chambers, L.S.C.
Mayur Vihar, Phase 2, Delhi - 110091

HIGHLY CONFIDENTIAL & CLIENT PRIVILEGED

31st May, 2021

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PRIVATE AND CONFIDENTIAL

To
Wondrous Buildmart Private Limited
Plot No. 1B, 6th Floor, Ace Studio,
Sector 126, Noida

May 31, 2021

Kind Attention: Mr. Sujeet Tripathi, Director

I. INTRODUCTION

Based on the instructions given to us by Wondrous Buildmart Private Limited ("**Client**"), we have issued this certificate ("**Certificate**") solely on the basis of our review of the documents provided to us ("**Documents**") in respect of Project namely 'Eldeco Live by the Greens Phase II' situated at SC-02/A9, Sector-150, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh [hereinafter referred to as "**said Property**"].

II. ASSUMPTIONS AND QUALIFICATIONS

- (i) Our scope, for the purpose of this Certificate, was limited only to the review of the Documents and did not involve (a) any independent investigation with respect to the information contained in the Documents or inquiry into the veracity or authenticity of any fact(s) therein; and (b) any independent searches with respect to any documents/records in respect of the Property, other than the Documents provided to us.
- (ii) We have relied solely on the Documents and the information and the contents set out therein, and have assumed correctness of such information and contents. Our observations in this Certificate are limited to issues and risks arising from a legal perspective in relation to the title of the respective owners to the Property, as analyzed by us from the Documents.
- (iii) Unless otherwise specified under this Certificate, we have not examined issues pertaining to (a) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the Property; (b) business, taxation, regulatory and financial issues of the present or previous owners of the Property; and (b) local regulations, circulars, notifications, regulations, etc. that the Property may be subject to.
- (iv) The key issues set out in this Certificate are subject to the requisitions raised by us and the same may be updated and modified upon review of the responses that may be provided to our requisitions.

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- (v) We have relied solely on the Documents to determination the mortgages created upon and the on-going litigations in respect of the Property; and have not independently verified any litigation, encumbrances arising on the Property. Further, we have not conducted any searches in: (a) any court, registry or the office of any authority in relation to any pending or threatened litigation, claim or proceeding arising on or in connection with the Property mentioned herein; and/or (b) the office of the Registrar of Companies or any other statutory authority to determine any encumbrances created/existing with respect to the Property. The Certificate has been drafted on the basis of a review of Documents made available to us in respect of the Property.
- (vi) While all reasonable care has been taken to ensure that the facts stated in this Certificate are accurate and based only on the details and the documents provided to us and information given in respect thereto, neither H.K.J. & Associates, nor any of its advocate, attorney, associate, consultant, staff, employee, etc., shall in any way be responsible for the contents of this Certificate and we take no responsibility/liability for any reliance thereon by a third party. H.K.J. & Associates, (including its any advocate, attorney, associate, consultant, staff, employee, etc.) will not be liable for any consequential, incidental or punitive loss or expense in any condition or situation whatsoever.

III. CERTIFICATE

DESCRIPTION OF THE SAID PROPERTY
SC-02/A9, Sector-150, Noida, Dist. Gautam Buddha Nagar, Uttar Pradesh
FLOW OF TITLE
➤ We infer from the Sub Lease Deed dated 15.06.2016 executed by Lotus Greens Constructions Private Limited ("said Lessee") in favour of Wondrous Buildmart Private Limited ("said Sub-Lessee"), duly registered as <u>Document no. 6339 in Book no. I, Volume No. 7882, on pages 51 to 100, in the office of Sub-Registrar Noida on 17.06.2016</u> , that the said Lessee transferred and conveyed reversionary interest in the said Property absolutely and forever in favour of Purchaser on the terms and conditions enumerated in the Sub-Lease Deed.
POSSESSION
As per documents provided, possession of said Property appears to be with Wondrous Buildmart Private Limited.
PUBLIC ACTIVITY
As per documents provided it appears that said Property does not relate to any public activity / Trust Land / Govt. Land / Road.

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CONFIRM

- a) Is there any mortgage / s or other encumbrances that have been created against the property? If yes, kindly provide all the relevant information.
The Noida Authority, being the owner of the Total Land of the Project has the first charge over the same for recovery of unpaid lease premium and rent. Further, the Total Land of the Project and receivables therefrom has been mortgaged in favour of Vistra ITCL (India) Ltd. for the purpose of raising project finance.
- b) Details and copies of agreements entered or Power of Attorney given with respect to the property, if any. **We have been informed no such documents have been executed.**
- c) Whether the Property is subject matter to any dispute before any court of law or tribunal in India? If yes, kindly provide all the relevant information. **We have been informed no such disputes or litigations are subsisting over the Property.**


CONCLUSION

On perusal of documents shared in relation to the said Property, we are of the view that Wondrous Buildmart Private Limited has valid and subsisting title over the said Property on the basis of registered Sub-Lease Deed in its favour.

Trust the above is of assistance to you, if you have any further clarifications, please feel free to revert.

Yours faithfully,

For H.K.J. & Associates


H.K. Jaggi
Advocate