

To whomsoever it may concern

The Board of Directors of WTC Noida Development Company Private Limited having office at GF-09, Plaza M6, Jasola District Centre, New Delhi – 110 025 (represented by Mr. Bhupender Singh Dadwal and Mr. Neel Kamal) requested me to give 'No Encumbrance Certificate' with respect of following lands on which WTC Noida Development Company Private Limited is developing commercial building(s):-

(i) land measuring 6708 Square Meter in Non SEZ Area of Gift City forming part of land bearing Survey/Block No. 262/1-P at Village Ratanpur, Taluk & District Gandhinagar, Gujarat and being part of Block 51A, Tapas Uday Marg, Gandhinagar, Gujarat

(ii) land measuring 7083 Square Meter in Non SEZ Area of Gift City forming part of land bearing Survey/Block No. 262/1-P at Village Ratanpur, Taluk & District Gandhinagar, Gujarat and being part of Block 51B, Tapas Uday Marg, Gandhinagar, Gujarat

I have been informed that this 'No Encumbrance Certificate' is required for submission for registration under Real Estate (Regulation and Development) Act, 2016.

The above named Directors have represented that though above named allottees have accepted bookings of units from various buyers in building(s) being built on aforesaid land, allottees have neither mortgaged the said land nor created any other kind of charge of anyone on said land and said land is free from all encumbrances as on date. Above named Directors have also informed that consideration for aforesaid land has to be paid to Gujarat International Finance Tec-City Company Limited in instalments in due course. Gujarat International Finance Tec-City Company Limited has not executed conveyance deed/Lease Deed of aforesaid land in favour of company till date.

In order to satisfy myself, I have taken following steps:-

- (i) On 28.07.2017, the above named directors of company showed me original lease-cum-development agreement dated 23.09.2014 registered as document No. 13023 on 23.09.2014 in the office of Sub-Registrar Gandhinagar, Gujarat, whereby Gujarat International Finance Tec-City Company Limited agreed to grant lease of aforesaid land to aforesaid WTC Noida Development Company Private Limited.



- (ii) On 28.07.2017, the above named directors of company showed me original supplementary agreement-2 dated 23.01.2017 registered as document No. 801 on 23.01.2017 in the office of Sub-Registrar Gandhi Nagar, whereby Gujarat International Finance Tec-City Company Limited and WTC Noida Development Company Private Limited made certain changes in above mentioned lease-cum-development agreement.
- (iii) Corporate Identity Number of WTC Noida Development Company Private Limited is U70109DL2007PTC162288. I visited the website of Ministry of Company Affairs and saw Master Data (which contains details of registered charges) of this company on 28.07.2017 around 3:40 PM. Master Data of this company contains no registered charges.

There is no other way to further check encumbrances on aforesaid land.

Therefore, bonafidely believing the representations of the above named Directors and as original agreement to lease and supplementary agreement are with these companies, I am of opinion that aforesaid WTC Noida Development Company Private Limited has not created encumbrances on its development rights but instalments of consideration are to be paid by WTC Noida Development Company Private Limited to Gujarat International Finance Tec-City Company Limited and WTC Noida Development Company Private Limited has conducted bookings of Units in favour of various persons in building(s) to be constructed on aforesaid land. Conveyance Deed/Lease Deed of aforesaid land is to be executed and registered in favour of WTC Noida Development Company Private Limited in due course.

WTC Noida Development Company Pvt. Ltd.


Bhupender Singh Dadwal/Mr. Neel Kamal
Directors
WTC Noida Development Company (P) Ltd.

Director



Tarun Singla
Advocate
Enrol. No. D-650/2000
Date: 28.07.2017

To,

WTC Noida Development Company (P) Ltd.
GF-09, Plaza M6, Jasola District Centre, New Delhi – 110 025