



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 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

1



Luthra & Luthra
Law Offices
NEW DELHI

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

Amaresh Singh
Partner
Luthra & Luthra
Law Office

Registration Number: D/689/1993 with Bar
Council of Delhi

Sachit Mathur
Partner
Luthra & Luthra
Law Offices

Registration Number: D/1341/2005 with Bar
Council of Delhi

Subject: Encumbrances on the Project Kalpataru Vista ("the Project") (Registration No. UPRERARJ14980) for Securing Financial Facilities

TO WHOMSOEVER IT MAY CONCERN

This is in furtherance to the Encumbrance Report dated January 16, 2018, submitted at the time of application for RERA Registration by Kalpataru Urbanscape LLP, the Promoter of the aforementioned project is registered with UP RERA under Section 4(2) of the Real Estate (Regulation and Development) Act, 2016 and Rules made thereunder, as applicable in the state of Maharashtra ("the Act"), we hereby disclose and submit as under:

The Promoter has availed additional financial credit facility (top-up) from the existing lender i.e. Aditya Birla Finance Limited and a further charge has been created extended on the Project.

In pursuance to Section 11(4)(h) of the Act, the Promoter hereby further states that aforesaid charge created on the Project shall not affect the rights and interest of the allottee(s) who has taken or agreed to take apartment(s) in the aforementioned Project.

For Kalpataru Urbanscape LLP



Authorised Signatory
Date: 27-Aug-2021

KALPATARU URBANSCAPE LLP

Registered with Limited Liability (LLPIN: AAI-5472)

101, Kalpataru Synergy, Opp. Grand Hyatt, Santacruz (E), Mumbai 400 055. India.

Tel + 91 22 3064 5000 ▪ Fax : + 91 22 3064 3131 ▪ www.kalpatoru.com

(Formerly, known as Kalpataru Urbanscape Private Limited, CIN No. : U45200MH2008PTC178795; converted into LLP with effect from 13.02.2017)