

NON ENCUMBRANCE CERTIFICATE

Re: All that piece and parcel of "Hiland Bonochhaya Phase - I", land admeasuring 42127.78 square meters or thereabouts bearing J.L. Number - 131, Khatian No. 563 and 564 and R.S. Dag Nos, 344(P), 346(F), 347(F), 347/1089(F), 350(F), 361(P), 362(F), 363(P), 364(F), 367(P), 371(F), 523(F), 524(F), 525(F), 526(P), 527(P), 527/1109(P), 527/1110(F), 527/1111(P), 527/1112(P), 527/1113(P), 527/1115(F) and 527/1063(P) of Mouza - Kamarpara, lying and situated at Mouza - Kamarpara, P.O: Daranda, P.S: Illambazar, Dist.- Birbhum, Pin:- 731236 ("the said land")

We do hereby confirm that the said land and development rights in respect of said land is clear, marketable and free from encumbrances; save and except mortgage created by the Hiland Projects Limited vide indenture of Mortgage dated 16th July, 2018 ("IM Deed") executed between Mr. Subhas Sarkar, Mrs. Ratna Sarkar, Hiland Projects Limited and Housing Development Finance Corporation Limited.

A. Details of Mortgage / Charge

| Sl. No | Source | Amount (in Rs) | Security Details |
|--------|---|---|--|
| 1 | Housing Development Finance Corporation Limited | 2,00,000,000/- (Rupees Twenty Crores only) | <ol style="list-style-type: none"> Mortgage of Property Financed including land with construction thereon both present and future An exclusive charge on the scheduled receivables pertaining to Developer's share under the documents entered into with the customers of the funded project by the Borrower / Developer and all insurance proceeds, both present and future <p><u>Scheduled Receivables</u> Receivables/Cash Flows/ Revenues including booking amount arising out of or in connection with or relating to the project, pertaining to Developer's share</p> <ol style="list-style-type: none"> Personal Guarantee of Mr. Nandu K Belani <p>Any other security of similar/higher value acceptable to HDFC</p> |

Place: Kolkata

Dated: 22nd August, 2018

For Hiland Projects Limited


Susanta Mondal
Authorised Signatory

Hiland Projects Limited

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