



INDIA NON JUDICIAL



IN-UP82668406466288X

Government of Uttar Pradesh

e-Stamp

Certificate No.

IN-UP82668406466288X

Certificate Issued Date

05-Feb-2025 10:39 AM

Account Reference

NEWIMPACC (SV)/ up14479504/ LUCKNOW SADAR/ UP-LKN

Unique Doc. Reference

SUBIN-UPUP1447950462405988124202X

Purchased by

ELDECO HOUSING AND INDUSTRIES LTD

Description of Document

Article 5 Agreement or Memorandum of an agreement

Property Description

Not Applicable

Consideration Price (Rs.)

:

First Party

ELDECO HOUSING AND INDUSTRIES LTD

Second Party

Not Applicable

Stamp Duty Paid By

ELDECO HOUSING AND INDUSTRIES LTD

Stamp Duty Amount(Rs.)

100
(One Hundred only)

100

2100710071007100



₹100



Please write or type below this line

IN-UP82668406466288X

UNDERTAKING

I, Mr. Shrikant Jajodia, Director, of Eldeco Housing and Industries Limited ("Company") having its registered office at Eldeco Corporate Chamber-1, 2nd Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow- 226010, promoting the proposed residential project "Eldeco Skywalk" ("Project") situated within 'Eldeco City' on IIM Road Lucknow hereby state and confirm as under:

R.C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31/64/2000

19/2/2025

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. in case of any discrepancy please inform the Competent Authority.

- 1- Lucknow Development Authority (hereinafter referred to as "LDA") has granted license/permission under the Integrated Township Policy on land admeasuring approx. 133.07 acres situated at IIM Road, Lucknow, Uttar Pradesh (herein referred to as the 'Total Land') to Eldeco City Ltd ('ECL') (erstwhile known as Eldeco City Pvt Ltd "ECPL") along with its subsidiary companies. National Company Law Tribunal, (NCLT) Allahabad Bench, Allahabad has sanctioned the Scheme of Amalgamation of ECL with the Company in terms of its Order dated 27/03/2018. Pursuant aforesaid order of NCLT all property, title, rights and powers of ECL stands transferred and vested in favor of Company.
- 2- The Total Land has been developed under the name and style of "Eldeco City" (herein "Township") in a planned and wise manner as per the Layout Plan approved by Lucknow Development Authority ("LDA") vide Permit No 27860, dated 16/01/2010 and Permit No 36748 dated 08/08/2014 which inter - alia includes plotted development, independent built-up Villas, commercial spaces, schools, parks, utilities and common services and facilities therein. The completion Certificate of the Township was applied on 08/03/2016 and received on 21/06/2017.
- 3- The Total Land is collectively owned by (i) M/s Eldeco Housing and Industries Ltd having CIN: L45202UP1985PLC099376 (ii) M/s Turbo Realtors Private Limited having CIN: U70109UP2006PTC066090, (iii) M/s Artistry Constructions Private Limited having CIN: U45400UP2007PTC033252, (iii) M/s Erudite Constructions Private Limited having CIN: U45400UP2007PTC033576, (iv) M/s Utsav Constructions Private Limited having CIN: U45400UP2007PTC034029, (v) M/s Dua Constructions Private Limited having CIN: U45400UP2007PTC034022, (vi) M/s Frozen Constructions Private Limited having CIN: U45201UP2006PTC032121 (vii) M/s Placate Constructions Private Limited having CIN: UP45201UP2006PTC032120 all being the wholly owned Subsidiary of the Company.

These various land owners of the Total Land and the Company have entered into a Consortium Agreement(s) for the development of the Township, which are duly registered on 27/10/2006 at the office of the concerned Sub-Registrar, Lucknow vide Book No - 4, Jild No. 232 at pages 13 to 34 having S.No. 427 and 11/05/2010 at the office of the concerned Sub-Registrar, Lucknow vide Book No -4, Jild No. 308 at pages 347 to 368 having S.No. 257.

- 4- The Company is now developing the Project as a Group Housing on the land admeasuring 10099 sq. mtrs. falling under Khasra Nos 153,156,157,158,155,165,171 & 183 ("Project Land") comprising of 4 towers and 195 number of units forming part and parcel of Total Land and duly approved by LDA vide Permit no Group Housing/12818/LDA/BP/24-25/1446/30072024 dated 18/10/2024. The Project Land is owned by (i) Artistry Constructions Pvt Ltd vide Sale Deed no 7039 dated 25/07/2007 registered at the office of

Sworn and Verified
Before me

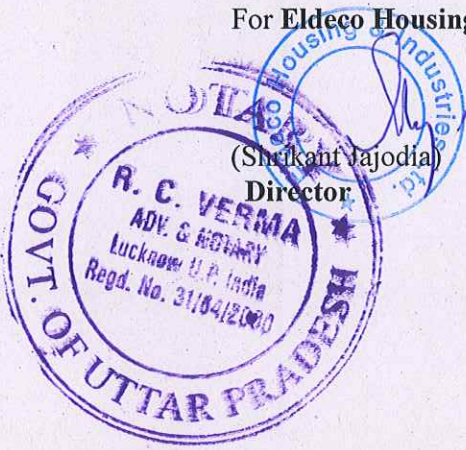
R.C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31/64/2000

19/12/2025



Registrar vide Book No 1, Jild No. 6791 at pages 342 to 7039, (ii) Eldeco Housing and Industries Ltd vide Sale Deed no 7513 dated 14/08/2006 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 5966 at pages 1 to 226, and vide Lease Deed No 01 dated 28/06/2012 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 22 at pages 155 to 350. (iii) Utsav Constructions Private limited vide Sale Deed No 743 dated 23/01/2009 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 8273 at pages 29 to 60 and (iv) Frozen Constructions Pvt Limited vide Sale Deed No 7900 dated 25/08/2006 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 5994 at pages 31 to 72.

For Eldeco Housing and Industries Ltd



Sworn and Verified
Before me

R.C. VERMA
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19/2/2025