

2. The Total Land is approved by Uttar Pradesh State Industrial Development Authority (“**UPSIDA**”) erstwhile known as Lucknow Industrial Development Authority (“**LIDA**”) for developing a residential township on the Total Land (herein “**Township**”).
3. The Township is being developed in the planned and phased manner and consisting of plotted development, independent built-up villas, commercial spaces, EWS/LIG, schools, parks, club, utilities, common services and facilities etc. therein. The first phase of the Township is being developed on a portion of land admeasuring 65347 sq.mt. (approx. 16 acres) by the name of “**Eldeco Imperia**” (herein “**Phase I**”), which is duly registered with Uttar Pradesh Real Estate Regulatory Authority (“**UPRERA**”) vide registration bearing no. UPRERAPRJ929056 dated 19/5/2021. The second phase of the Township is being developed on land admeasuring 114892 sq. meters (approx. 28 acres) under the name of ‘**Eldeco Imperia II**’ (herein “**Phase II**”) which inter alia will include plots, villas, independent floors, commercial spaces, etc and is duly registered with UPRERA vide registration bearing no. UPRERAPRJ396763 dated 12/12/2023.
4. The Total Land on which the Township is being developed is collectively owned by (i) M/s Neptune Constructions Pvt Ltd. having CIN: U70102UP2012PTC048700, (ii) M/s Shivaye Constructions Pvt Ltd having CIN: U70102UP2012PTC048704 (iii) Numerous Construction Private Limited having CIN: U70102UP2012PTC048707 (iv) Primacy Constructions Private Limited having CIN: U45400UP2008PTC035092 (v) Swarajya Constructions Pvt Ltd having CIN: U70102UP2011PTC048144 and Mr. Ram Narain ([“**Land owners of Township**”]). We would further like to clarify that Land owners of Township are all wholly owned subsidiaries (except individuals) of the Company.

5. The Promoter is now developing the Project within the Township on the land admeasuring 1964 sq mtrs forming part and parcel of the Total Land (“**Project Land**”), duly approved by UPSIDA vide Permit no 1083/1051/UPSIDA/Pari.Ka./2025-26 dated: 24/12/2025.

6. The Project Land is only owned by i) M/s Neptune Constructions Pvt Ltd. having CIN: U70102UP2012PTC048700, (ii) M/s Shivaye Constructions Pvt Ltd having CIN: U70102UP2012PTC048704. As such, only these two companies have been added as co-Promoters.

Kindly note that for the ease of business and better clarity and understanding, a Consortium Agreement dated 24/07/2018 was entered between the Land owners of Township, Company and Other Land Owners regarding the development of the Township as well as future phases (as explained above). The said Consortium Agreement was registered on 26/7/2018 vide Book No 4, Jild No. 2 at pages 21 to 38 at S.No 29.

For **Eldeco Housing and Industries Ltd**

Ruchi Sachdeva
Vice President (CC/RA)



SIGNATURE ATTESTED

R. C. VERMA
Adv. & NOTARY
Collectorate Court
Lucknow U.P. INDIA
Regd. No. 31/64/2000

28/12/26

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE BOARD MEETING HELD ON TUESDAY, THE 12TH DAY OF NOVEMBER, 2024 AT 03.00 P.M. AT 201-212, SPLENDOR FORUM, 2ND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI-110025

AUTHORISATION FOR REGISTRATION WITH REAL ESTATE REGULATORY AUTHORITY UNDER REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

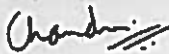
“RESOLVED THAT in supersession to all the resolutions passed earlier in this regards, the consent of the Board of Directors of the Company, be and is hereby accorded for registration of the Company's various projects situated at Uttar Pradesh with the concerned Real Estate Regulatory Authority in accordance with the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder including any modification/amendment thereto in the state of Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Shrikant Jajodia, Director of the Company, Mr. Surendra Kumar Jaggi, Chief Operating Officer, Mr. Ijharul Haq Siddiqui, Sr. VP (B.D./PR), Ms. Ruchi Sachdeva, VP (Customer Care & Regulatory Affairs), Mr. Siddharth Sinha, AVP (Sales & BD.), Mr. Ghanshyam Mishra, Addl. GM (Mktg & C.C), Mr. Anmol Kumar, Advisor (Planning) and Ms. Chandni Vij, Company Secretary of the Company, be and are hereby, jointly/severally, authorized on behalf of the Company to sign and execute all the relevant documents, applications, affidavits, undertakings, deeds, papers etc. or to perform any other action in respect with registration with Real Estate Regulatory Authority under Real Estate (Regulation and Development) Act, 2016, in this regard.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard.”

For Eldeco Housing and Industries Limited

For Eldeco Housing & Industries Limited



Company Secretary

Chandni Vij

Company Secretary

Mem. No. - A46897

Eldeco Housing & Industries Ltd.