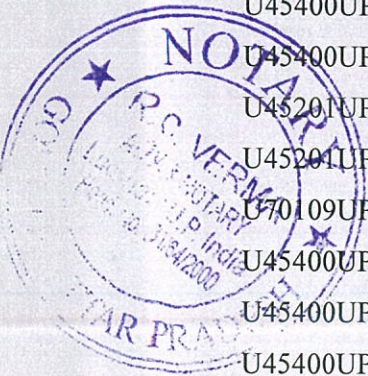


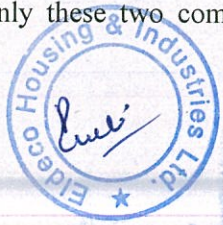
- A. Lucknow Development Authority (herein "LDA") has granted license/permission under Integrated Township Policy on a land admeasuring approx. 133.07 acres situated at IIM Road, Lucknow, Uttar Pradesh (herein referred to as the 'Total Land') to Eldeco City Limited for the purpose of construction and development of residential township thereon.
- B. The Total Land is earmarked for the purpose of developing of a plotted residential colony and is being developed in a planned and phase wise manner under the name and style of "Eldeco City" (herein "Township"), 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 areas, group housing complex, Club named 'Capital City Club', schools, parks, utilities etc and common services and facilities therein.
- C. The National Company Law Tribunal, Allahabad Bench vide its order dated 27/03/2018 sanctioned the scheme of amalgamation of Eldeco City Limited (wholly-owned subsidiary of Promoter) with Promoter, pursuant to which all property, right and powers of Eldeco City Limited stand transferred and vested in favor of Promoter.
- D. The Total Land on which the Township is being developed is collectively leased in favor/owned by Company and (i) M/s Artistry Constructions Pvt Ltd. having CIN: U45400UP2007PTC033252, (ii) M/s Erudite Constructions Pvt Ltd having CIN: U45400UP2007PTC033576 (iii) Frozen Construction Private Limited having CIN: U45201UP2006PTC032121 (iv) Placate Constructions Private Limited having CIN: U45201UP2006PTC032120 (v) Turbo Realtors Pvt Ltd having CIN: U70109UP2006PTC066090 (vi) Utsav Constructions Pvt Ltd having CIN: U45400UP2007PTC034029 (vii) Dua Constructions Pvt Ltd having CIN: U45400UP2007PTC034022 (viii) Conviction Constructions Pvt Ltd having CIN: U45400UP2008PTC035100 (ix) Heather Buildcon Pvt Ltd having CIN: U70102UP2012PTC048199 having ["Land owners of Township"]. We would further like to clarify that Land owners of Township are all wholly owned subsidiaries of the Company.
- E. The Promoter is now developing a Commercial plotted development under the name of "Eldeco City Courtyard ("Project") within the Township on the land admeasuring 6806.477 sq mtrs forming part and parcel of Total Land ("Project Land"), comprising of 21 number of Commercial plots SCO which are duly approved by LDA vide Permit no Commercial Building/18075/LDA/LD/25-26/3630/19012026, dated 19/1/2026.
- F. The Project Land is Owned/leased in favor of Company i) M/s Turbo Realtors Pvt Ltd. having CIN: U70109UP2006PTC066090, (ii) M/s Frozen Constructions Pvt Ltd having CIN: U45201UP2006PTC032121. As such, only these two companies have been added as Co-Promoters.



Sworn and Verified
Before me

R.C. VERMA
NOTARY
Lucknow, U.P., INDIA
Regd. No. 31/64/2006

13-05



- G. That for the ease of business and better clarity and understanding, a Consortium Agreement dated 27/10/2006 and 11/05/2010 were 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 Agreements were registered on 27/10/2006 vide Book No 4, Jild No. 232 at pages 13 to 34 at S.No 427 and on 11/05/2010 vide Book No 4, Jild No. 308 at pages 347 to 368 at S.No 257 respectively.
- H. That the Lucknow Development Authority by way of Lease Deed has leased the Gram Samaj land which is free from all encumbrances in favor of Eldeco housing and Industries Ltd. (erstwhile know as Eldeco City Pvt Ltd.) and as per the provision in para 07 of the lease deed the lease period shall be for a period of 30 years and it shall be renewed after 30 years and thereafter for another 30 years, thus the total lease period shall be of 90 years. Eldeco Housing and Industries Ltd. Shall and undertake to renew the period of the lease after every 30 years period as per the provision laid down in para 07 of the lease deed dated 28.06.12 and/or in future if any freehold scheme is introduced by the Lucknow Development Authority the promoter would like to change the type of the property from leasehold to freehold property under the introduced scheme and the said changes will be informed to the allottees.
- I. That the promoter will disclose the entire details including the lease period of the project "Eldeco City Courtyard" to all its customers/allottees in brochures, advertisement, application form, allotment letter, agreement to sale and conveyance deed etc.

For Eldeco Housing and Industries Ltd

Ruchi Sachdeva
Authorized Signatory

Sworn and Verified
Before me

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

13-03-26

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

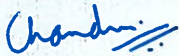
“RESOLVED THAT in supersession to all the resolutions passed earlier in this regards, the consent of the Board of Directors of the Company, be and is hereby accorded for registration of the Company’s various projects situated at Uttar Pradesh with the concerned Real Estate Regulatory Authority in accordance 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.