



सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL35641531965821S
Certificate Issued Date : 12-Mar-2020 03:21 PM
Account Reference : IMPACC (IV)/ dl777003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77700379984169737910S
Purchased by : ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Description of Document : Article Others
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Second Party : ECL FINANCE LIMITED
Stamp Duty Paid By : ELDECO INFRASTRUCTURE AND PROPERTIES LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line.

UNDERTAKING

I, Sujeet Tripathi, Director of Wondrous Buildmart Private Ltd ("Promoter") having its registered office at Plot No. 1B, 6th Floor, Ace Studio, Sector 126, Uttar Pradesh and corporate office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi - 110025 which is developing a project "Eldeco Live by the Greens Phase II' (Project) situated at SC-02/A9, Sector-150, Noida, Dist. Gautam Budha Nagar, Uttar Pradesh hereby solemnly declare, undertake, state and confirm as under:

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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) New Okhla Industrial Area Development Authority ("NOIDA") invited tender bids for allotment of sport city plot no.SC-02 Sector 150, Noida admeasuring approx. 12,00,000 sq. mtrs (equivalent to 296 acres) ("Sports City Plot"). The tender was awarded under allotment-cum-reservation letter no. NOIDA/Commercial/2014/1498 dated 10 September, 2014 to Lotus Greens Constructions Pvt Ltd. ("LGCPL"). In furtherance to the above said allotment letter an area admeasuring 160 acres out of the Sports City Plot was sub-divided, being plot no.SC-02A Sector 150, Noida (hereinafter referred to as the 'Allotted Plot').
- 2) NOIDA demised the Allotted Plot for developing a Sports City Project on lease for a period of 90 years commencing from 19th December 2014 in favour of LGCPL as lessee thereof, by and under Lease Deed dated 19 December 2014 duly registered in the Office of the Sub-Registrar II, vide Book No.1, Document No.6486, Page No. 275 to 310 at Serial No.11297 dated 19th December 2014 and Lease Deed dated 8th May 2015 duly registered in the Office of the Sub-Registrar II, vide Book No.1, Document No.6710, Page No. 1 to 36 at Serial No.3176 on 11th May 2015.
- 3) LGCPL obtained permission from NOIDA under Letter No. NOIDA/Commercial/2016/471 dated 6th June 2016, for sub-lease in favour of the Promoter, an area of approx. 80,857 sq. mtrs being part of the said Sports City Plot/Allotted Plot, bearing new Plot No. SC-02/A9 Sector 150, NOIDA, District Gautambudh Nagar, Uttar Pradesh (hereinafter referred to as the 'said Land').
- 4) Pursuant to the aforesaid permission, LGCPL sub-leased the said Land by and under a Sub-Lease dated 15th June, 2016 duly registered on 17 June, 2016 in the office of Sub-Registrar II, Noida, vide Document No.6339, Book No.1, Volume No. 7882, Pages from 51 to 100 to the Promoter.

Verification

The content of my above Undertaking are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of 23rd June, 2021.

Wondrous Buildmart Private Ltd


Sujeet Tripathi
Director



ATTESTED

Notary Public
(INDIA)

23 JUN 2021