



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP88489449106650T
Certificate Issued Date : 19-Jun-2021 05:41 PM
Account Reference : NEWIMPACC (SV)/ up14172204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1417220464920300634561T
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)



-----Please write or type below this line-----

UNDERTAKING

I, Surendra Kumar Jaggi, Chief Operating Officer 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 Twin Towers at Eldeco City" ("Project") situated within 'Eldeco City' on IIM Road Lucknow hereby state and confirm as under:

Sworn and Verified
Before me



R.C. VERMA
Adv. & NOTARY
Lucknow, U.P. INDIA
Reg. No. 107/2000

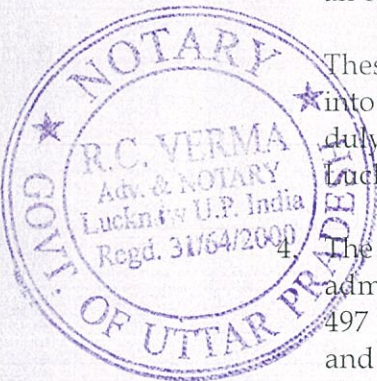
Statutory Alert:

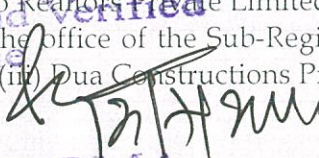
1. The authenticity of this Stamp Certificate should be verified at www.shoicstamp.com using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate & Stamp is liable on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users 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 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 is duly registered on 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.

The Company is now developing the Project as a Group Housing on the land admeasuring 6534sq.mtrs. falling under Khasra Nos 490, 492, 493,494, 495, 496, 497 and 498Mi ("Project Land") comprising of 98 number of units forming part and parcel of Total Land and duly approved by LDA vide Permit no Group Housing/02161/LDA/BP/20-21/0636/16042021 dated 23/06/2021. The Project Land is owned by (i) Erudite Constructions Pvt ltd vide Sale Deed no 930/08 dated 13.02.2008 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 1989 at pages 133 to 166 and Sale deed No 4209/07 dated 10.08.2007 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 1758 at pages 89 to 128, (ii) Turbo Realtors Private Limited vide Sale Deed no 2075 dated 13.04.2007 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 1640 at pages 391 to 428, (iii) Dua Constructions Private limited vide Sale Deed



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

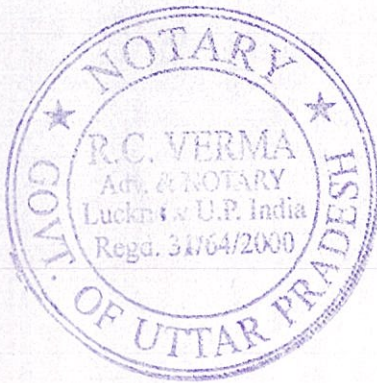
No 9122 dated 23/09/2011 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 4078 at pages 243 to 290 and (iv) Eldeco Housing and Industries Ltd (erstwhile in name of Eldeco City Pvt Ltd) vide Sale Deed No 02 dated 11/07/2014 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 22 at pages 361 to 398.

For Eldeco Housing and Industries Ltd



(S. K. Jaggi)
Chief Operating Officer

Sworn and Verified
Before me



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