



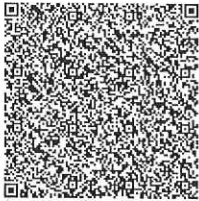
सत्यमेव जयते

## INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL16289026285795T  
Certificate Issued Date : 28-Aug-2021 10:53 AM  
Account Reference : IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL102750329339512983944T  
Purchased by : Wondrous Buildmart Private Limited  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : Wondrous Buildmart Private Limited  
Second Party : Not Applicable  
Stamp Duty Paid By : Wondrous Buildmart Private Limited  
Stamp Duty Amount(Rs.) : 10  
(Ten 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, 2<sup>nd</sup> Floor, Splendor Forum, Jasola District Centre, New Delhi - 110025 which is developing a project "Eldeco Live by the Greens Phase III' (Project)

#### 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.

situated at SC-02/A9, Sector-150, Noida, Dist. Gautam Budha Nagar, Uttar Pradesh hereby solemnly declare, undertake, state and confirm as under:

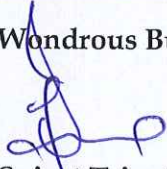
- 1) New Okhla Industrial Area Development Authority ("**NOIDA**") invited tender bids for allotment of sport city plot no.SC-02 Sector 150, Noida admeasuring approx. 12,00,000 sq. mtrs (equivalent to 296 acres) ("**Sports City Plot**"). The tender was awarded under allotment-cum-reservation letter no. 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 19<sup>th</sup> 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 19<sup>th</sup> December 2014 and Lease Deed dated 8<sup>th</sup> 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 11<sup>th</sup> May 2015.
- 3) LGCPL obtained permission from NOIDA under Letter No. NOIDA/Commercial/2016/471 dated 6<sup>th</sup> 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 15<sup>th</sup> 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 2<sup>nd</sup> November, 2021.

Wondrous Buildmart Private Ltd

  
Sujeet Tripathi  
Director

