

Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP51580675420367U
Certificate Issued Date	: 25-Jul-2022 03:50 PM
Account Reference	: NEWIMPACC (SV)/ up14176204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1417620495394933471518U
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 Latutude-27 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



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.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.

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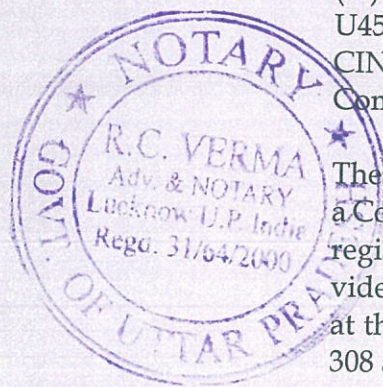
HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIE

RECREATION AND INDUSTRIES LTD. RECOGNISING AND INDUSTRIES LTD. E.

- 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, (vi) M/s Frozen Constructions Private Limited having CIN: U45201UP2006PTC032121 (vii) M/s Placate Constructions Private Limited having CIN: UP45201UP2006PTC032120 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 are duly registered on 27/10/2006 at the office of the concerned Sub-Registrar, Lucknow vide Book No - 4, Jild No. 232 at pages 13 to 34 having S.No. 427 and 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.

- 4- The Company is now developing the Project as a Group Housing on the land admeasuring 14282 sq. mtrs. falling under Khasra Nos 239, 313Sa, 314, 315, 316, 317, 319, 329Ka(M), 330 and 331 ("Project Land") comprising of 5 towers and 281 number of units forming part and parcel of Total Land and duly approved by LDA vide Permit no Group Housing/04164/LDA/BP/21-22/2562/01022022 dated 15/11/2022. The Project Land is owned by (i) Erudite Constructions Pvt Ltd vide Sale Deed no 3296 dated 03/04/2008 registered at the office of the Sub-



Sworn and Verified
Before me

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

23/11/2023



Registrar vide Book No 1, Jild No. 7389 at pages 323 to 382, (ii) Utsav Constructions Private Limited vide Sale Deed no 515 dated 19/01/2009 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 8257 at pages 1 to 44, (iii) Artistry Constructions Private limited vide Sale Deed No 7082 dated 26/7/2007 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 6794 at pages 351 to 400 (iv) Frozen Constructions Pvt Limited vide Sale Deed No 8726 dated 19/09/2006 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 6049 at pages 213 to 300 and (v) Eldeco Housing and Industries Ltd (erstwhile in name of Eldeco City Pvt Ltd) vide Certificate No 02 dated 11/7/2014 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 22 at pages 361 to 398 and vide Lease Deed No 01 dated 28/06/2012 registered at the office of the Sub-Registrar vide Book No 1, Jild No. 22 at pages 155 to 350.

For Eldeco Housing and Industries Ltd



(S. K. Jaggi)
Chief Operating Officer



Sworn and verified
Before me

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

23/11/2013