

1. The authenticity of this Stamp certificate should be verified at www.shoolestamp.com/ or using e-Stamp Mobile App of Stock Holding Corporation of India Limited. 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.

- 1- The Company along with other land owners is seized and possessed of 180239 Sqmtr (44 acre) of land situated at Sysandi Road, Lucknow, Uttar Pradesh (herein "Total Land"). The Total Land is being developed in a planned and phase wise manner as per the Layout Plan approved by Uttar Pradesh State Industrial Development Authority ("UPSIDA") erstwhile known as Lucknow Industrial Development Authority ("LIDA") for developing a residential township (herein "**Township**") which inter - alia includes plotted development, independent built-up Villas, commercial spaces, schools, parks, utilities and common services and facilities.
- 2- The first phase of the Township is being develop on a portion of land admeasuring 65347 sq.mt. (approx 16 acres) by the name of "Eldeco Imperia" (herein "Phase I"), which is duly registered with Uttar Pradesh Real Estate Regulatory Authority ("UPRERA") vide registration bearing no. UPRERAPRJ929056 dated 19/5/2021.
- 3- The Company in the second phase is developing land admeasuring 114892 sq. meters (approx. 28 acres) forming part and parcel of Township/Total Land ("Project Land") under the name of '**Eldeco Imperia II**' ("**Project**"). UPSIDA vide Permit Number 555 dated 6/9/2023 has granted license/permission to the Company to develop Project.
- 4- The Project Land on which the Project is being launched is collectively owned by (i) M/s Neptune Constructions Pvt Ltd. having CIN: U70102UP2012PTC048700, (ii) M/s Shivaye Constructions Pvt Ltd having CIN: U70102UP2012PTC048704 M/s Numerous Construction Private Limited having CIN: U70102UP2012PTC048707, M/s Primacy Construction Private Limited having CIN: U45400UP2008PTC035092, M/s Swarajya Construction Private Limited having CIN U70102UP2011PTC048144 and Mr. Ram Naresh (Pan No DDRPN2066J, Adhaar no 587542841545) ["Land owners of Project"].
- 5- We would further like to clarify that apart from the Land owners of Project, Mr. Sri Narayan S/o Mr. Hiralal and Mr. Awsan S/o Mr. Shivnath (Other Land owners) had entered the Consortium Agreement dated 24/07/2018 regarding the development of the Township. The said Consortium Agreement was registered on 26/7/2018 vide Book No 4, Jild No. 2 at pages 21 to 38 at S.No 29. It is pertinent to mention that Other Land owners have transferred their Land to M/s Neptune Infracon Private Limited vide sale deeds (i) dated 19/3/2019 vide Book No 1, Jild No. 1626 at pages 51 to 68 at S.No 7900, (ii) dated 17/5/2019 vide Book No 1, Jild No. 1999 at pages 173 to 200 at S.No 13311 and (iii) dated 11/4/2019 vide Book No 1, Jild No. 1756 at pages 283 to 312 at S.No 9891, hence no longer have any stake in the Project/Township.

For Eldeco Housing and Industries Ltd

Ruchi Sachdeva

Sr. General Manager (Mktg/CC)

Sworn and Verified
Before me

R.C. VERMA
Adv. & Notary
Lucknow
Regd. No 31/64/200

