

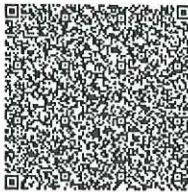
Government of National Capital Territory of Delhi

₹10

e-Stamp

Certificate No.	: IN-DL29163467075848W
Certificate Issued Date	: 17-Jan-2024 05:46 PM
Account Reference	: IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL DL102750320894442234466W
Purchased by	: ELDECO REAL ESTATE LIMITED
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: ELDECO REAL ESTATE LIMITED
Second Party	: Not Applicable
Stamp Duty Paid By	: ELDECO REAL ESTATE LIMITED
Stamp Duty Amount(Rs.)	: 10 (Ten only)

सत्यमेव जयते



012

Please write or type below this line

IN-DL291

AFFIDAVIT CUM UNDERTAKING



Quesing

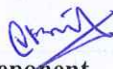
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

I, Vimal Kumar Behl, Director of Eldeco Real Estate Limited ("**Promoter**") having its Registered Office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi – 110025, is developing the proposed residential project 'Eldeco La Vida Bella' on land admeasuring 14998 sqm , (herein "**Project Land**") situated at GH-02C, Sector-12, Greater Noida, Uttar Pradesh, do hereby state and confirm as under:-

1. That Greater Noida Industrial Development Authority ("**GNIDA**") under Scheme for builder plots at Greater Noida (Scheme Code: 2022) had invited Bid from various Builders for development of Group Housing on land admeasuring 14998 sqm at Plot no. GH-02C, Greater Noida ("**Bid**")
2. That pursuant to clause 1.2.5 of the Bid document, the Bidder is allowed to form consortium for filing the Bid and once the Bidder is selected, the Bidder shall form a Special Purpose Company ("**SPC**") and subsequently SPC will carry out all the responsibility of the Bidder/Allottee. A copy of the Bid Document is enclosed as **Annexure – 1**.
3. That Savana Builders Company Limited (referred as "Savana" being the '**Lead Member**') and Eldeco Infrastructure & Properties Limited (referred as "EIPL" being the '**other member**') (jointly referred as "**Consortium Members**"),
4. That Savana is the wholly owned subsidiary of EIPL and in accordance both the Consortium Members have entered into a consortium agreement in line with GNIDA's standard practice for the aforementioned purpose and submitted a bid for the Project Land. A copy of the Consortium Agreement enclosed as **Annexure-2**
4. That the Consortium Members were the successful bidder of Project Land and pursuant thereof GNIDA issued the Allotment Cum Intimation, referenced as GN/BUILDERS/BRs-01/2022/2023/86, dated 17.02.2023, to the Consortium Members.
5. That the Consortium Members in terms of Bid formed a SPC named "Eldeco Real Estate Limited" for fulfilling all obligations as the Allottee/Lessee of Project Land. Consequently, on 19.06.2023, GNIDA granted permission for the lease deed execution in favor of Eldeco Real Estate Limited, a copy of same has been attached as **Annexure-3**.
6. That on 26.06.2023 GNIDA executed the Lease Deed for the Project Land in favour of "Eldeco Real Estate Limited", duly registered on 27.06.2023, at the office of the concerned Sub-Registrar, Greater Noida. The registration details are documented in book no. -1, Jild No. 23947, spanning pages 223-330, with S.No. 24763. A copy of the Lease Deed enclosed as **Annexure-4**.
7. That Eldeco Real Estate Limited (SPC/Promoter) is undertaking the development of group housing project on the Project Land, under the name "**Eldeco La Vida Bella**," accordingly being the Lessee it submitted the building plan with GNIDA. As the Consortium Members were the successful bidder, GNIDA issued the building plan approval letter in favour of Consortium Members referenced as PLG/BP:SM-22-Aug-2023:19040, dated 17.01.2024 and release the building plan in the name of Eldeco Real Estate Ltd. The building plan encompasses various amenities such as group housing, commercial spaces, parks, utilities, and common services, with a validity extending for five years, until 16.01.2029.




Deponent

Verification

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

Verified by me on this day of 2nd February, 2024


Deponent



~~ATTESTED~~

Notary Public
(INDIA)

02 FEB 2024

ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण
प्लॉट नं० 01, सैक्टर नॉलेज पार्क-4,
ग्रेटर नोएडा

पत्रांक : ग्रेनो/बिल्डर्स/2024/784
दिनांक : 07 फरवरी, 2024

सेवामें,

सचिव,
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,
एच-169, चितवन एस्टेट, सैक्टर गामा-11,
ग्रेटर नोएडा

महोदय,

कृपया अपने ई-मेल पत्र संख्या 2301241/यू०पी०-रेरा/का०आ०/2021-22 दिनांक 23.01.2024 का संदर्भ ग्रहण करने का कष्ट करें, जिसके अंतर्गत आवेदन आईडी संख्या ID965918 के अंतर्गत Eldeco La Vida Bella के पंजीयन के सम्बन्ध में परियोजना की पुष्टि किये जाने का अनुरोध किया है।

उपरोक्त सम्बन्ध में अवगत कराना है कि बिल्डर्स भूखण्डों की योजना बीआरएस-01/2022 के अंतर्गत बिल्डर्स भूखण्ड संख्या जीएच-02सी, सैक्टर 12, क्षेत्रफल 14998 वर्गमीटर का आवंटन दिनांक 17.02.2023 को Consortium of Savana Builders Company Ltd. & M/s Eldeco Infrastructure & Properties Ltd. के पक्ष में हुआ है। इसके उपरान्त कंसोरशियम के अनुरोध पत्र दिनांक 05.06.2023 के क्रम में सक्षम स्तर से अनुमोदन उपरान्त उक्त भूखण्ड की लीजडीड कंसोरशियम मैम्बर द्वारा गठित एस.पी.सी. कम्पनी M/s Eldeco Real Estate Ltd. (SPC of M/s Savana Builders Company Ltd. & M/s Eldeco Infrastructure & Properties Ltd.) के पक्ष में दिनांक 26.06.2023 को निष्पादित हुई है। इसके अतिरिक्त प्राधिकरण के नियोजन विभाग के संलग्न पत्र संख्या PLG/BP SM-22-Aug-2023 dated 17.01.2024 के अनुसार उक्त भूखण्ड M/s Eldeco Real Estate Ltd. (SPC of M/s Savana Builders Company Ltd. & M/s Eldeco Infrastructure & Properties Ltd.) के पक्ष में नक्शा स्वीकृत हुआ है।

भवदीया

संलग्नक : उपरोक्तानुसार

प्रबन्धक (बिल्डर्स)

प्रतिलिपि:-

1. M/s Eldeco Real Estate Ltd., 201-202, IInd floor, Splendor. Jasola Distt. Centre, New Delhi - 110025

प्रबन्धक (बिल्डर्स)

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण

भूखण्ड संख्या-01 सैक्टर-नॉलेजपार्क-4, ग्रेटर नौएडा सिटी
जिला - गौतमबुद्धनगर, उत्तर प्रदेश

पत्रांक: नियो0/2024/.....1099
दिनांक: 28/02/2024

सेवा में,

M/s Eldeco Real Estate Ltd
201-212, Inf Floor, Splendour Fourm
Jasola Distt. Centre, Jasola
New Delhi-110025

महोदय,

कृपया अपने पत्र दिनांक 08.02.2024 का संदर्भ ग्रहण करना चाहें जिसमें आपके द्वारा भूखण्ड संख्या-जी.एच.-2सी, सेक्टर-12, ग्रेटर नौएडा पर नियोजन विभाग द्वारा दिनांक 17.01.2024 को संस्था को सेंक्शन पत्र के साथ मानचित्र स्वीकृत किया गया था जिसमें संस्था का नाम M/s Savana Builders Company Ltd & M/s Eldeco Inf के नाम का उल्लेख किया गया है। संस्था द्वारा लीज डीड दिनांक 26.06.2023 को M/s Eldeco Real Estate Ltd (SPC of M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd) के नाम से निष्पादित कराई गयी है।

उपरोक्त के क्रम में अवगत कराना है कि सेंक्शन पत्र में M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd के नाम से जारी हो गया है जबकि दस्तावेजों में M/s Eldeco Real Estate Ltd (SPC of M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd) के नाम से दर्शाया गया है।

उपरोक्त के क्रम में सेंक्शन पत्र को M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd को M/s Eldeco Real Estate Ltd (SPC of M/s Savana Builders Company Ltd & M/s Eldeco Infrastructure & Properties Ltd) के नाम से पढा जाये।

कृपया अवगत होना चाहें।

Devi
28/2/2024
महाप्रबन्धक (नियोजन)