

**HARIT SHUKLA  
ADVOCATE**

**54-55, Shyam Vihar  
Behind TATA Motors  
Near Lavanya Hospital  
Dhawa, Deva Road  
Lucknow –19  
+919839128935  
[haritshukla@lawyer.com](mailto:haritshukla@lawyer.com)**

Name of the Owner	Neptune Infracon Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 <a href="mailto:haritshukla@lawyer.com">haritshukla@lawyer.com</a>
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Mohit Bhatia Eldeco Housing and Industries Ltd.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – ELDECO IMPERIA  
COMMERCIAL, LUCKNOW**

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door Patta/ Khata. No	Pieces or parcels of land as Khasra number/s 36 admeasuring 0.1320 Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
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	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1320 Hectares

#### Boundaries

Khasra number	East	West	North	South
36	NA	NA	NA	NA

#### **Documents made available**

- A. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1428-1433 for land as Khasra number/s 36 admeasuring 0.1320 Hectares, at village Jaiti Khera, Tehsil Sarojininagar and District Lucknow wherein the name of Neptune Infracon Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights.

#### **OPINION**

On the basis of the aforesaid documents made available the ownership of Neptune Infracon Pvt. Ltd. is established as under

- a) That Neptune Infracon Pvt. Ltd. is recorded as the Bhumidhar with transferable rights of the said property.
- b) That earlier vide a duly registered sale deed as document no. 9891 dated 11-04-2019 Neptune Infracon Pvt. Ltd. had purchased the said property from its erst while owner.
- c) That on the basis of the aforesaid sale deed the name of Neptune Infracon Pvt. Ltd. has been mutated in the revenue records. i.e. the Khetauni.

## **CONCLUSION**

Neptune Infracon Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Advocate (Registration number and year 2167 of 1995)

21-01-2026

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Name of the Owner	Shivaye Constructions Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital Dhawa, Deva Road
Email ID	Lucknow - 226019
Fax No.	+919839128935 <a href="mailto:haritshukla@lawyer.com">haritshukla@lawyer.com</a>
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Mohit Bhatia Eldeco Housing and Industries Ltd.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – ELDECO IMPERIA  
COMMERCIAL, LUCKNOW**

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door Patta/ Khata. No	Pieces or parcels of land as Khasra number/s 37 Ba admeasuring 0.3600 Hectares at village Jaitikheda, Pargana Bijnore, Tehsil
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	Sarojninagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.3600 Hectares

#### Boundaries

Khasra number	East	West	North	South
37 BA	NA	NA	NA	NA

#### **Documents made available**

- A. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1428-1433 for land as Khasra number/s 37 BA admeasuring 0.3600 Hectares, at village Jaiti Khera, Tehsil Sarojninagar and District Lucknow wherein the name of Shivaye Constructions Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights.

#### **OPINION**

On the basis of the aforesaid documents made available the ownership of Shivaye Constructions Pvt. Ltd. is established as under

- a) That Shivaye Constructions Pvt. Ltd. is recorded as the Bhumidhar with transferable rights of the said property.
- b) That earlier vide a duly registered sale deed as document no. 1426 dated 22-01-2018 Shivaye Constructions Pvt. Ltd. had purchased the said property from its erst while owner.

- c) That on the basis of the aforesaid sale deed the name of Shivaye Constructions Pvt. Ltd. has been mutated in the revenue records. i.e. the Khetauni.

### **CONCLUSION**

Shivaye Constructions Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Advocate (Registration number and year 2167 of 1995)

21-01-2026

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Name of the Advocate	Harit Shukla
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Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Mohit Bhatia Eldeco Housing and Industries Ltd.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – ELDECO IMPERIA  
COMMERCIAL, LUCKNOW**

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plot etc.

Survey /Door Patta/ Khata. No	Pieces or parcels of land as Khasra number/s 37 Sa admeasuring 0.4430 Hectares at village Jaitikheda, Pargana Bijnore, Tehsil
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	Sarojiniagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.4430 Hectares

#### Boundaries

Khasra number	East	West	North	South
37 SA	NA	NA	NA	NA

#### **Documents made available**

- A. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1428-1433 for land as Khasra number/s 37 SA admeasuring 0.4430 Hectares, at village Jaiti Khera, Tehsil Sarojiniagar and District Lucknow wherein the name of Shivaye Constructions Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights.

#### **OPINION**

On the basis of the aforesaid documents made available the ownership of Shivaye Constructions Pvt. Ltd. is established as under

- a) That Shivaye Constructions Pvt. Ltd. is recorded as the Bhumidhar with transferable rights of the said property.
- b) That earlier vide a duly registered sale deed as document no. 1426 dated 22-01-2018 Shivaye Constructions Pvt. Ltd. had purchased the said property from its erst while owner.

- c) That on the basis of the aforesaid sale deed the name of Shivaye Constructions Pvt. Ltd. has been mutated in the revenue records. i.e. the Khetauni.

### **CONCLUSION**

Shivaye Constructions Pvt. Ltd. is the current owner in possession of the said property and the said property is free from all sorts of encumbrances, liens and charges of any nature whatsoever.

Place: Lucknow

Signature of the Advocate

Harit Shukla

Advocate (Registration number and year 2167 of 1995)

21-01-2026



# बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१  
की धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश २१६७ सन् १९९५

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती हरित शुक्ल

आत्मज/आत्मजा/पत्नी श्री चन्द्र प्रकाश शुक्ल

जिला लखनऊ आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १६ फरवरी १९९५ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंतर्गत मुद्रांक शुल्क

रिजु नं० २२-/- का मुद्रांक-पत्र एतावत् संलग्न है।

( मुन्ना चतुर्वेदी )

कार्यवाहक सचिव

बार कौंसिल आफ उत्तर प्रदेश