



I, Mohan Singh Rawat, Director of Eldeco Infrabuild Limited (“Promoter”) having its registered office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi – 110025, which is developing the proposed project ‘Eldeco City Mart’ (Project) situated at Village Piparia (Ghanghora) Nainital Road, Bareilly, Uttar Pradesh, hereby solemnly confirm as under:

- A. Inadvertently we have mentioned the no. of projects launched in past 5 years as 3 instead of **2 registered projects namely: Eldeco City Phase -I and Eldeco City Phase –II**, the same has been corrected, further we have uploaded the desired Promoter details of M/s Banyan Infracon Private Limited.
- B. We have elaborated the details relating to Development works for the proposed Project.
- C. As intimated earlier, that the Promoter has inadvertently opened the **Collection Account, Separate Account and Transaction Account** with the name of ‘Eldeco City Arcade’ instead of ‘**Eldeco City Mart**’ with HDFC Bank.

The aforesaid change of name in Collection Account and Separate Account is still in process with HDFC Bank and as advised, the Promoter has also initiated the process of opening of Transaction Account at Project District.

#### 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 6<sup>th</sup> December, 2021.



**Mohan Singh Rawat**  
Director



**ATTESTED**

Notary Public  
(INDIA)

06 DEC 2021



I, Mohan Singh Rawat, Director of Eldeco Infrabuild Limited (“Promoter”) having its registered office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi – 110025, which is developing the proposed project ‘Eldeco City Mart’ (“Proposed Project”), hereby solemnly confirm as under:

- A. Land admeasuring 640.16 Sq. mtr. (0.158 acres) for the development of the Proposed Project, is falling under Khasra No. 512, situated at Village Piparia (Ghanghora), Nainital Road, Bareilly, Uttar Pradesh (“Proposed Project Land”).
- B. Proposed Project Land is forming part and parcel of a township namely, Eldeco City, being developed over a land admeasuring 40.83 acres situated at Village Piparia (Ghanghora), Nainital Road, Bareilly, Uttar Pradesh.
- C. The relevant Sale Deed(s) uploaded in respect of the aforesaid khasra no. 512 of the Proposed Project are:

- (i) Sale Deed dated 11.01.2011, bearing No. 700; and  
(ii) Sale Deed dated 11.01.2011, bearing No. 699

Details whereof are given hereunder:

SI No.	Purchased from	Name of Owner	Khasra No.	Area (in acres)	Reg No.	Date of Registry
1	Atul Goyal	Glaze Real Tech Pvt Ltd	476, 477, 513, 512 min	3.59385	700	21-01-2011
2	Atul Kumar	Banyan Infracon Pvt Ltd	506, 509, 512 min	11.72756	699	21-01-2011

The above mentioned owners i.e Glaze Real Tech Pvt Ltd and Banyan Infracon Pvt Ltd are parties to the uploaded consortium agreement in respect of the township.

- D. We hereby submit highlighted portion in sizra, super imposed with the master plan along with the latest khatauni extract, for the Proposed Project.

#### 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 6<sup>th</sup> December, 2021.



**Mohan Singh Rawat**  
Director



**ATTESTED**  
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(INDIA)  
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## SPECIFICATIONS

**Project: Eldeco City Mart, Bareilly**

**Dt.:19 Nov 2021**

<b>Internal (Shops)</b>	
Internal Ceiling Finish	Oil Bound Distemper (OBD).
Internal Wall Finish	Oil Bound Distemper (OBD).
Shop Flooring	Vitrified/ Ceramic Tiles.
Shop Front	Toughened Glass with lock.
<b>Services</b>	
Internal Electrical	Modular Switches with ISI mark wiring in shop & Circulation Area.
Water ,sewage and Drainage	One water point & drain point shall be provided in the shop.
<b>External &amp; Common Areas</b>	
External Wall Finish	Texture Paint/ Emulsions
Common Corridors/Lobby/ Staircase Flooring	Tiles/ Stones
Corridor / Lobby/ Staircase Ceiling	Oil Bound Distemper (OBD).
Corridors/ Lobby/Staircase Walls-	Oil Bound Distemper (OBD)/ Texture Paint
Services	Common main line of Storm water, sewerage, water supply and electricity shall be provided as per approvals from Authority.
<b>Miscellaneous</b>	
Structure	RCC frame structure with brick partition walls

Notes:

1. There may be utility/services pipes running inside the shops along/inside the ceiling/wall/floors.
2. Please read the terms of allotment including details of extra charges for utility connections, up gradations etc

CC: Marketing  
Project

## Project's Specifications

**Project: Eldeco City Mart, Bareilly**

**Dt.:19 Nov 2021**

Roads:	W.B.M. on base and Bitumen carpet on top coat
Street Light poles:	MS Pole with LED lights
External Sewerage Pipe:	DWC/ Stoneware/ RCC (NP-2)
External Drainage Pipe:	RCC (NP-2)



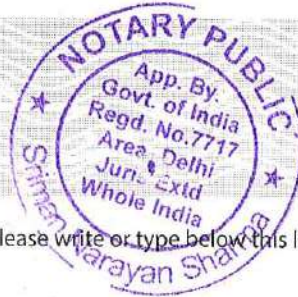
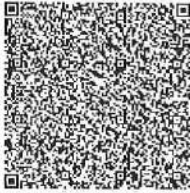
सत्यमेव जयते

# INDIA NON JUDICIAL

## Government of National Capital Territory of Delhi

### e-Stamp

Certificate No. : IN-DL16285428893599T  
Certificate Issued Date : 28-Aug-2021 10:44 AM  
Account Reference : IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH  
Unique Doc. Reference : SUBIN-DL102750329252584618951T  
Purchased by : Eldeco Infrabuild Ltd  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) : 0  
(Zero)  
First Party : Eldeco Infrabuild Ltd  
Second Party : Not Applicable  
Stamp Duty Paid By : Eldeco Infrabuild Ltd  
Stamp Duty Amount(Rs.) : 10  
(Ten only)



Please write or type below this line.

Affidavit

**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.

I, Mohan Singh Rawat, Director of Eldeco Infrabuild Limited ("Promoter") having its registered office and corporate office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi – 110025, which is developing proposed project 'Eldeco City Mart' (Project) situated at Village Piparia (Ghanghora) Nainital Road, Bareilly, Uttar Pradesh, hereby solemnly state and confirm as under:

That the Promoter has not booked/ market/ advertised or sold/ allotted /transferred any units of the Project till date.

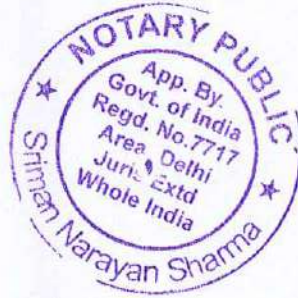
**Verification**

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 19th November, 2021.



**Mohan Singh Rawat**  
**Director**



**ATTESTED**  
Notary Public  
(INDIA)  
19 NOV 2021



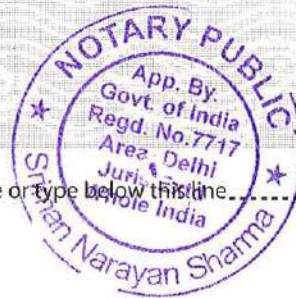
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Certificate Issued Date	: 28-Aug-2021 10:44 AM
Account Reference	: IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference	: SUBIN-DL102750329252251100532T
Purchased by	: Eldeco Infrabuild Ltd
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	: 0 (Zero)
First Party	: Eldeco Infrabuild Ltd
Second Party	: Not Applicable
Stamp Duty Paid By	: Eldeco Infrabuild Ltd
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line

## Affidavit

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I, Mohan Singh Rawat, Director of Eldeco Infrabuild Limited ("Promoter") having its registered office and corporate office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi – 110025, which is developing the proposed project 'Eldeco City Mart' (Project) on a land admeasuring 640.16 sq mt. falling on Kharsa Number 512 (Said Khasra) situated at Village Piparia (Ghanghora), Nainital Road, Bareilly, Uttar Pradesh, hereby solemnly confirm as under:

- A. That the Promoter along with other land owners is seized and possessed of 40.83 acres of land situated at Nainital Road, Bareilly, Uttar Pradesh (herein "Total Land"). The Promoter is developing the Total Land as a residential township under the name of "Eldeco City".
- B. The Said Khasra is a part of Total Land. The Promoter is developing the Total Land in a planned and phase wise manner and accordingly has registered the following projects on Total Land, inclusive of Said Khasra:
- In the first phase, the Promoter is developing a land admeasuring 56503.12 sq.mt. (13.96 acres) forming part of the Total Land named 'Eldeco City Phase-I' which is duly registered with the Uttar Pradesh Real Estate Regulatory Authority [UPRERA] under the provisions of Real Estate (Regulation & Development) Act, 2016 [RERA] read with Uttar Pradesh Real Estate Registration Rules vide registration bearing no. UPRERAPRJ712792 dated 06.08.2020.
  - The Promoter in the second phase is developing a land admeasuring 81826.24 sq. meters (20.219 acres) forming part of the Total Land named 'Eldeco City Phase-II' which is duly registered with the Uttar Pradesh Real Estate Regulatory Authority [UPRERA] under the provisions of Real Estate (Regulation & Development) Act, 2016 [RERA] read with Uttar Pradesh Real Estate Registration Rules vide registration bearing no. UPRERAPRJ412910 dated 15.10.2020.
- C. The Promoter in currently seeking registration of the proposed commercial Project on the Said Khasra.
- D. That the Promoter will develop the remaining land area of the Total Land in future pursuant to the applicable provisions of the RERA.

In light of the above, this is to confirm that following two projects are registered in RERA which are forming part of Said Khasra are:

- a. 'Eldeco City Phase-I' having registration no. UPRERAPRJ712792.
- b. 'Eldeco City Phase-II' having registration no. UPRERAPRJ412910.

  
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 19th November, 2021



**ATTESTED**  
Notary Public  
(INDIA)

19 NOV 2021

  
Deponent