



INDIA NON JUDICIAL

Government of Uttar Pradesh

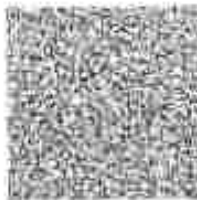


IN-UP83122624303796V

e-Stamp



Certificate No. : IN-UP83122624303796V  
 Certificate Issued Date : 09-Aug-2023 12:20 PM  
 Account Reference : NEWIMPACC (SV) up14479504/ LUCKNOW SADAR/ UP-LKN  
 Unique Doc. Reference : SUBIN-UP/UP1447950461730116986808V  
 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 verify its validity before this date

**UNDERTAKING**

This is to certify that Eldeco Housing & Industries Limited having its Registered Office at Eldeco Corporate Chamber-1, 2<sup>nd</sup> Floor, Vibhuti Khand (Opp. Mandi Parishad), Gomti Nagar, Lucknow – 226010, has not availed any type of loan either secured or unsecured against the land of the Project namely "Eldeco Imperia-II, Sysandi Road, Lucknow, Uttar Pradesh. The land of the above mentioned project is free from all sorts of encumbrances as on date.

Dated : 18/09/2023

Sworn and Verified  
Before me

R.C. VERMA  
 AGT. & NOTARY  
 Lucknow, U.P. INDIA  
 Regd. No. 11/64/2000

Disclaimer:

1. The authenticity of the Stamp Certificate issued is not to be used for any legal purpose. It is only for the purpose of the Government of India.
2. The issue of Stamp Certificate is not to be used for any legal purpose.
3. The issue of Stamp Certificate is not to be used for any legal purpose.

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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 94 admeasuring 0.111
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.111 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 94 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininar 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. Pvt. Ltd. is established as under

- a) That Neptune Infracon Pvt. Ltd. Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 29-08-2022 Neptune Infracon Pvt. Ltd. had purchased the said property from Harpeet Kaur.

#### CONCLUSION

Neptune Infracon Pvt. Ltd. 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)

21-09-2023

Name of the Owner	Primacy 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  
PHASE - II , 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 101 and 102 each admeasuring 0.063 and 0.1895 Hectares respectively at village
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	Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1958 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 101 ad 102 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 03-02-2023 Primacy Constructions Pvt. Ltd. had purchased the said property from Banshi Lal.

#### CONCLUSION

Primacy 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)

21-09-2023



Name of the Owner	Primacy 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  
PHASE - II, 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 122 admeasuring 1.459 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 1.459 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 122 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 30-04-2022 Primacy Constructions Pvt. Ltd. had purchased the said property from Chandrika Prasad, Chandra Prakash, Harish Chandra and Dulichandra.

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 123 admeasuring 0.279
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.279 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 123 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 06-09-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Ravi Mallik.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 124 admeasuring 0.501
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar



	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.501 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 124 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 21-10-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Kailash.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 125 admeasuring 0.5440
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.5440 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 125 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 28-10-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Mahesh Kumar, Sarvesh Kumar, Umesh Kumar, Budhrani, Chhoteylal, Ramlakhan and Ramkhelawan.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 126 admeasuring 0.508
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	



	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.508 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 126 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 28-10-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Ganga Ram.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 129 admeasuring 0.253
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.253 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 129 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 31-08-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Manmeet Singh.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 129 admeasuring 0.2045
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	



	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.2045 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 129 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 25-11-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Prem Kumar, ram Sumer and Ram Kumar.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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 129 admeasuring 0.155 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 0.155 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 129 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 31-08-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Trilochan Singh.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 129 admeasuring 0.236
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	



	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.236 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 129 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 26-11-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Becchu.

#### CONCLUSION

Numerous 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)

21-09-2023

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  
PHASE - II, 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 138 admeasuring 0.525 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 0.525 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 138 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar 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 the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 06-01-2022 Shivaye Constructions Pvt. Ltd. had purchased the said property from Umesh Kumar and Akhilesh.

#### 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)

21-09-2023

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  
PHASE - II, 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 139 admeasuring 0.584 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 0.584 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 139 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar 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 the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 06-01-2022 Shivaye Constructions Pvt. Ltd. had purchased the said property from Sachin and Kamlesh Kumari.

#### 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)

21-09-2023



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  
PHASE - II, 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 139 admeasuring 0.584 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 0.584 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 139 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar 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 the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 12-07-2022 Shivaye Constructions Pvt. Ltd. had purchased the said property from Archana.

#### 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 140 admeasuring 0.501
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.501 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 140 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 11-05-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Ganga Prasad.

#### CONCLUSION

Numerous 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)

21-09-2023

Name of the Owner	Numerous 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 140 admeasuring 0.253
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.253 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 140 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 04-06-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Shanker.

#### CONCLUSION



Numerous 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)

21-09-2023

Name of the Owner	Swarajya Builders 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 86 Sa each 0.0570
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.0570 Hectares

#### Boundaries

Khasra number	East	West	North	South
86 Sa	Land of Khasra no. 85	Land of Khasra no. 88	Land of Khasra no. 82	Land of Khasra no. 91

#### Documents made available

1. Copy of the sale deed executed by Soumya Residency in favour of Swarajya Builders Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 10381 at pages 343-364 at serial no. 6758 on 27-02-2023.

#### OPINION

On the basis of the aforesaid documents made available the ownership of Swarajya Builders Pvt. Ltd. is established as under:

- a) That Swarajya Builders Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 27-02-2023 Swarajya Builders Pvt. Ltd. had purchased the said property from Soumya Residency.

### CONCLUSION

Swarajya Builders 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)

20-09-2023

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  
PHASE - II , 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 94 Min and 94 Min each admeasuring 0.253 and 0.126 Hectares respectively at village
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	Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.3790 Hectares

#### Boundaries

Khasra number	East	West	North	South
Common boundaries	Balance land of Khasra no. 94 Min	Land of Khasra no. 71, nali	Land of Khasra no. 93	Land of Khasra no. 95 and 96

#### Documents made available

1. Copy of the sale deed executed by Neha Chowdhary acting through her lawful Attorney Vipin Chowdhary in favour of Neptune Infracon Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 9123 at pages 353-370 at serial no. 28878 on 04-08-2022.

#### 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 the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 04-08-2022 Neptune Infracon Pvt. Ltd. had purchased the said property from Neha Chowdhary acting through her lawful Attorney Vipin Chowdhary.

### 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)

20-09-2023

Name of the Owner	Ram Naresh
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  
PHASE - II , 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 106 Sa and 107 Sa each admeasuring 0.0250 Hectares respectively at village Jaitikheda.
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	Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.0500 Hectares

#### **Boundaries**

Khasra number	East	West	North	South
Common boundaries	Land of Khasra no. 110	Land of Khasra no. 105 and 101	Land of Khasra no. 110	Land of Khasra no. 108 and 98

#### **Documents made available**

1. Copy of the sale deed executed by Eeshwari Devi in favour of Ramnaresh in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 10016 at pages 069-084 at serial no. 48161 on 24-12-2022.

#### **OPINION**

On the basis of the aforesaid documents made available the ownership of Ramnaresh is established as under

- a) That Ram Naresh is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 24-12-2022 Ramnaresh had purchased the said property from Eeshwari.

#### **CONCLUSION**

Ramnaresh 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)

20-09-2023

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  
PHASE - II , 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 119 and 293 Sa each admeasuring 0.1260 and 0.0573 Hectares respectively at village
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	Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1833 Hectares

#### Boundaries

Khasra number	East	West	North	South
Khasra no. 293 Sa	Link road	Balance land of Khasra no. 119 (purchaser)	Balance land of Khasra no. 293 and 119	Balance land of Khasra no. 293 (Verma ji)
Khasra no. 119	Balance land of Khasra no. 293	Land of Khasra no. 122	Balance land of Khasra no. 119	Balance land of Khasra no. 293 (Verma ji)

#### Documents made available

1. Copy of the sale deed executed by Yogesh Kumar Dixit, Durgesh Kumar Dixit, Dinesh Chandra Dixit and Mukesh Kumar Dixit in favour of Shivaye Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 8770 at pages 389-408 at serial no. 21458 on 16-06-2022.

#### 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 the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 12-01-2022 Shivaye Constructions Pvt. Ltd had purchased the said property from Yogesh Kumar Dixit, Durgesh Kumar Dixit, Dinesh Chandra Dixit and Mukesh Kumar Dixit.

### 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)

20-09-2023

Name of the Owner	Numerous 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  
PHASE - II , 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 293 Sa admeasuring 0.1686 Hectares respectively at village Jaitikheda, Pargana Bijnore,
------------------------------------	---

	Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1686 Hectares

#### Boundaries

Khasra number	East	West	North	South
Khasra no. 293 Sa	Balance land of Khasra no. 293	Balance land of Khasra no. 293 (purchaser)	Balance land of Khasra no. 293 (purchaser)	Balance land of Khasra no. 293 (Rampal)

#### Documents made available

1. Copy of the sale deed executed by Rajesh Kumar, Banshilal, Praveen Kumar, Deepak, Indrajeet and Shivdevi in favour of Numerous Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 7621 at pages 285-306 at serial no.1022 on 12-01-2022.

#### OPINION

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

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.

- b) That earlier vide a duly registered sale deed dated 12-01-2022 Numerous Constructions Pvt. Ltd had purchased the said property from Rajesh Kumar, Banshilal, Praveen Kumar, Deepak, Indrajeet and Shivdevi

**CONCLUSION**

Numerous 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)

20-09-2023



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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 293 Sa each 0.0310
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.0310 Hectares

#### Boundaries

Khasra number	East	West	North	South
86 Sa	Land of Khasra no. 85	Land of Khasra no. 88	Land of Khasra no. 82	Land of Khasra no. 91

#### Documents made available

1. Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1428-1433 for land as Khasra number/s 293 Sa at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Primacy 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 Neptune Infracon Pvt. Ltd. is established as under:

- a) That Neptune Infracon Pvt. Ltd is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 30-01-2021 Neptune Infracon Pvt. Ltd. had purchased the said property from Babulal

#### 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)

20-09-2023

Name of the Owner	Numerous 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  
PHASE - II , 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	Pieces or parcels of land as Khasra number/s 293 Sa each 0.1376
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1376 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	NA	NA	NA	NA

#### Documents made available

Khetauni as available on the website upbhulekh.gov.in for the Fasli years 1428-1433 for land as Khasra number/s 293 Sa at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 14-03-2022 Numerous Constructions Pvt. Ltd. had purchased the said property from Babulal.

#### CONCLUSION

Numerous 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)

20-09-2023

Name of the Owner	Numerous 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  
PHASE - II , 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 293 Sa admeasuring 0.5060 Hectares at village Jaitikheda, Pargana Bijnore, Tehsil
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	Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.5060 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 293 Sa at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 12-11-2021 Numerous Constructions Pvt. Ltd. had purchased the said property from Man,

#### CONCLUSION



Numerous 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)

20-09-2023

Name of the Owner	Numerous 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  
PHASE - II , 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	Pieces or parcels of land as Khasra number/s 293 Sa each 0.1686
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1686 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 293 Sa at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Numerous 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 Numerous Constructions Pvt. Ltd. is established as under

- a) That Numerous Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 14-03-2022 Numerous Constructions Pvt. Ltd. had purchased the said property from Rampal.

#### CONCLUSION

Numerous 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)

20-09-2023

Name of the Owner	Primacy 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  
PHASE - II , 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 67 and 77 each admeasuring 0.093 and 0.013 Hectares respectively at village
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	Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.106 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 67 and 77 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under:

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 27-02-2023 Primacy Constructions Pvt. Ltd. had purchased the said property from Rameshwar

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Primacy 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  
PHASE - II, 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 69 admeasuring 0.1785 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 0.1785 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 69 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 10-02-2023 Primacy Constructions Pvt. Ltd. had purchased the said property from Nanhi Devi.

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Primacy 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  
PHASE - II , 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 78 and 88 each admeasuring 0.051 and 0.025 Hectares respectively at village
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	Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.076 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 78 and 88 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 06-02-2023 Primacy Constructions Pvt. Ltd. had purchased the said property from Shree Ram.

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Primacy 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  
PHASE - II, 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 82 admeasuring 0.0426 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 0.0426 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 82 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 03-02-2023 Primacy Constructions Pvt. Ltd. had purchased the said property from Ram Das.

#### CONCLUSION

Primacy 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)

21-09-2023



Name of the Owner	Primacy 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
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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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 85, 75, 76, 80, 89, 72, 73,
Patta/ Khata	84, 92, 90, 91 and 86 of different Khata numbers each admeasuring
No	0.063, 0.025, 0.048, 0.038, 0.031, 0.063, 0.101, 0.063, 0.258, 0.139,

	0.089 and 0.034 Hectares respectively at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.9520 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 85, 75, 76, 80, 89, 72, 73, 84, 92, 90, 91 and 86 of different Khata numbers at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under:

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 30-08-2022 Primacy Constructions Pvt. Ltd. had purchased the said property from Shiv Kumari.

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Primacy 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
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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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 93 admeasuring 0.632
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.632 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 93 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojnagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 03-09-2022 Primacy Constructions Pvt. Ltd. had purchased the said property from Gurmeet Kaur and Daljeet Singh.

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Primacy 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 93 admeasuring 0.416
Patta/ Khata No	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.416 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 93 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojnagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 31-08-2022 Primacy Constructions Pvt. Ltd. had purchased the said property from Paramjeet Singh.

#### CONCLUSION

Primacy 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)

21-09-2023

Name of the Owner	Primacy 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  
PHASE - II, 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	Pieces or parcels of land as Khasra number/s 93 admeasuring 0.3790
Patta/ Khata	Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
No	

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.379 Hectares

#### Boundaries

Khasra number	East	West	North	South
NA	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 93 at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojnagar and District Lucknow wherein the name of Primacy 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 Primacy Constructions Pvt. Ltd. is established as under

- a) That Primacy Constructions Pvt. Ltd. is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 29-10-2022 Primacy Constructions Pvt. Ltd. had purchased the said property from Sandeep, Kuldeep and Rina Kumari.

#### CONCLUSION

Primacy 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)

21-09-2023

**HARIT SHUKLA  
ADVOCATE**

**54-55, Shyam Vihar  
Behind TATA Motors  
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+919839128935  
[haritshukla@lawyer.com](mailto:haritshukla@lawyer.com)**

Name of the Owner	Ram Naresh and Sonali Gautam
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  
PHASE - II , 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 79 admeasuring 0.1520 Hectares at village Jaitikheda, Pargana Bijnore, Tehsil Sarojininagar
-------------------------------------	---

	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1520 Hectares

#### Boundaries

Khasra number	East	West	North	South
79	Khet of Sushma	Land of Khasra no. 82	Boundary of village Mati	Land of Khasra no. 78, 77, 76 and 88

#### **Documents made available**

1. Copy of the sale deed executed by Saraswati in favour of Ram Naresh and Sonali Gautam. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 9213 at pages 379-394 at serial no. 30865 on 22-08-2022.

#### **OPINION**

On the basis of the aforesaid documents made available the ownership of Ram Naresh and Sonali Gautam. is established as under

- a) That Ram Naresh and Sonali Gautam is the owner in possession of the said property.
- b) That earlier vide a duly registered sale deed dated 22-08-2022 Ram Naresh and Sonali Gautam had purchased the said property from Saraswati.

## **CONCLUSION**

Ram Naresh and Sonali Gautam are 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)

21-09-2023