



INDIA NON JUDICIAL



IN-UP83721665388526V

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP83721665388526V  
Certificate Issued Date : 09-Aug-2023 04:23 PM  
Account Reference : NEWIMPACC (SV)/ up14479504/ LUCKNOW SADAR/UP-LKN  
Unique Doc. Reference : SUBIN-UPUP1447950462927997453523V  
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 write or type below this line

**DECLARATION**

Affidavit cum Declaration of Mr. Anil Tewari, Director of Eldeco Housing and Industries Limited ('Promoter')

I, Mr. Anil Tewari, Director of Eldeco Housing and Industries Ltd, having its corporate office at 2<sup>nd</sup> floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, which is developing a project "Eldeco Akaar-Sakaar at Eldeco Imperia, Sysandi Road, Lucknow ( Project ) hereby solemnly declare, undertake and state as under:

Sworn and Verified  
Before me

R.C. VERMA  
Adv. & Notary  
Lucknow U.P. INDIA  
Regd No 31/64/2020

27/7/2024

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.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.

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1. Neptune Infracon Private Limited, wholly owned subsidiary of Promoter has legal title to the land on which the development of the proposed project is to be carried out. Promoter is entitled to develop market & sell the project.
2. That the said land of the proposed Project is free from all encumbrances.
3. That the time period within which the Projects has to be completed by the Promoter is 24<sup>th</sup> September 2028.
4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of constructions and the land cost and shall be used only that purpose.
5. That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
7. That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That Promoter shall take all the pending approvals on time, from the competent authorities.
9. That Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
10. That Promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building; as such case may be, on any grounds.

### Verification

The contents of above Affidavit cum Declaration are true and correct as per my knowledge and nothing material has been concealed by me there from.

Sworn and Verified  
Before me

Verified by me at on this 5<sup>th</sup> day of July 2024.

R.C. VERMA  
Adv. & NOTARY  
Lucknow U.P. INDIA  
Regd No 31/64/2000

