



INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP83117672003350Y

e-Stamp



Certificate No.	: IN-UP83117672003350Y
Certificate Issued Date	: 31-Jan-2026 04:30 PM
Account Reference	: NEWIMPACC (SV)/ up14176204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1417620462219647747701Y
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)



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IN-UP83117672003350Y

DECLARATION

Affidavit cum Declaration of Ms.Ruchi Sachdeva Authorized representative/signatory of Eldeco Housing and Industries Limited ('Promoter '). Of the Project vide its/his their authorization dated 12th Nov,2024.

Ms.Ruchi Sachdeva Authorized representative/signatory of Eldeco Housing and Industries Ltd, having its registered office at Shop No S-16, Second Floor, Eldeco Station 1, Site no -1, sector 12, Faridabad-121007, Haryana and corporate office at 2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, (opposite to Mandi Parishad), Gomti Nagar, Lucknow-226010, which is developing a project "Eldeco City Courtyard" at Commercial Plot S.C.O at Plot No-1,Integrated Housing Scheme Eldeco City, Hardoi Bye Pass,Sitapur Road,Lucknow-226021 (Project) hereby solemnly declare, undertake and state as under:



Before me Verified

R. C. VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd. No. 31/64/2000
31-01-2026



Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

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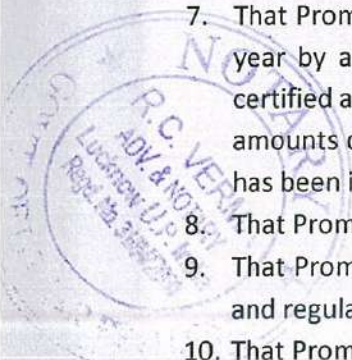
1. The Promoter and its subsidiaries (Co-Promoters) have legal title to the land falling under Khasra No 305,312,241,315 and 240 on which the development of the proposed project is to be carried out. The Project Land also comprises of land admeasuring 580 sq.mtrs, falling under Khasra No. 312, which has been leased to Eldeco Housing and Industries Ltd (erstwhile Eldeco City Limited) by Lucknow Development Authority (LDA) vide lease deed dated 28.06.2012 for an initial period of 30 years commencing from 28.06.2012, which is extendable after every 30 years with a maximum term of 90 years. The Promoter will as per the terms of the aforesaid lease deed get the renewal of lease from time to time.
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 18-Jan-2031
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.

Sworn and Verified
Before me

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.

Verified by me at on this 02nd day of April-2026.



R. C. VERMA
ADV. & NOTARY
Lucknow, U.P., INDIA
Regd. No. 31/64/1000

ELDECO

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT THE BOARD MEETING HELD ON TUESDAY, THE 12TH DAY OF NOVEMBER, 2024 AT 03.00 P.M. AT 201-212, SPLENDOR FORUM, 2ND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI-110025

AUTHORISATION FOR REGISTRATION WITH REAL ESTATE REGULATORY AUTHORITY UNDER REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016

"RESOLVED THAT in supersession to all the resolutions passed earlier in this regards, the consent of the Board of Directors of the Company, be and is hereby accorded for registration of the Company's various projects situated at Uttar Pradesh with the concerned Real Estate Regulatory Authority in accordance with the provision of Real Estate (Regulation and Development) Act, 2016 and rules made thereunder including any modification/amendment thereto in the state of Uttar Pradesh.

RESOLVED FURTHER THAT Mr. Shrikant Jajodia, Director of the Company, Mr. Surendra Kumar Jaggi, Chief Operating Officer, Mr. Ijharul Haq Siddiqui, Sr. VP (B.D./PR), Ms. Ruchi Sachdeva, VP (Customer Care & Regulatory Affairs), Mr. Siddharth Sinha, AVP (Sales & BD.), Mr. Ghanshyam Mishra, Addl. GM (Mktg & C.C), Mr. Anmol Kumar, Advisor (Planning) and Ms. Chandni Vij, Company Secretary of the Company, be and are hereby, jointly/severally, authorized on behalf of the Company to sign and execute all the relevant documents, applications, affidavits, undertakings, deeds, papers etc. or to perform any other action in respect with registration with Real Estate Regulatory Authority under Real Estate (Regulation and Development) Act, 2016, in this regard.

RESOLVED FURTHER THAT the resolution shall continue to be valid until the Board makes an amendment in this regard."

For Eldeco Housing and Industries Limited

For Eldeco Housing & Industries Limited



Company Secretary

Chandni Vij
Company Secretary
Mem. No. - A46897

Eldeco Housing & Industries Ltd.