



INDIA NON JUDICIAL



IN-UP82756912229265X

Government of Uttar Pradesh

e-Stamp

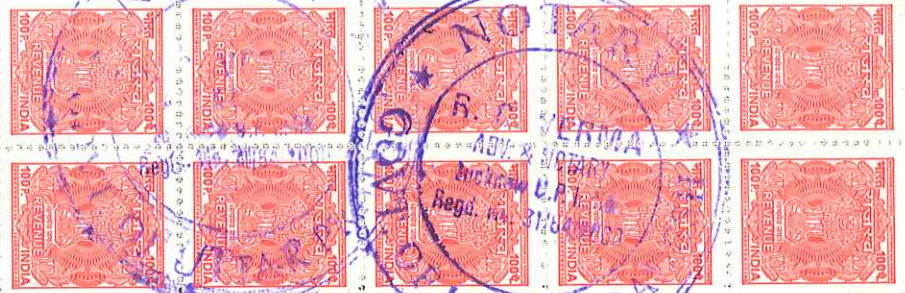
Certificate No. : IN-UP82756912229265X
 Certificate Issued Date : 05-Feb-2025 11:09 AM
 Account Reference : NEWIMPACC (SV)/ up14479504/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1447950462595204211310X
 Purchased by : ELDECO HOUSING AND INDUSTRIES LTD
 Description of Document : Article 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)

₹100

₹100 ₹100 ₹100 ₹100



₹100

**DECLARATION**

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

I, Mr. Shrikant Jajodia, Director of Eldeco Housing and Industries Ltd, having its corporate office at 2nd floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, which is developing a project "Eldeco Skywalk" situated within "Eldeco City", IIM Road, Lucknow

(Project) hereby solemnly declare, undertake and state as under:



R.C. VERMA
 Adv. & Notary
 Lucknow U.P. India
 Regd. No. 31/64/2000

1/3/25

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.

ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD ELDECO HOUSING AND INDUSTRIES LTD

1. The Promoter and its subsidiaries (Co-Promoters) have legal title to the land falling under Khasra No 153, 156, 157, 158, 171 and 183 on which the development of the proposed project is to be carried out. The Project Land also comprises of land admeasuring 440 sq.mtrs, falling under Khasra No. 155 and 165, 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 16-October-2029
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

Sworn and Verified
Before me

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 7th day of Mar-2025.

R.C. VERMA
Adv. & Notary
Lucknow U.P. India
Regd. No. 31/64/2009

7/3/25

