

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 - 226028
Fax No.	+919839128935 haritshukla@lawyer.com
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 ENCUMERANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT ELDECO AKAAR

SAKAAR AT ELDECO IMPERIA ID NO. 112608

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 30 admeasuring 0.1755 Hectares, Khasra number 33 admeasuring 0.1330 Hectares, Khasra number 34 admeasuring 0.1320 Hectares, Khasra number 35 admeasuring 0.1340 Hectares, Khasra number 36 admeasuring 0.132 Hectares, Khasra number 42 admeasuring 0.060 Hectares, Khasra number 44 admeasuring 0.061 Hectares, Khasra number 149 admeasuring 0.310 Hectares, Khasra number 151 admeasuring 0.419 Hectares, Khasra number 152 Mi admeasuring 0.1700 Hectares, Khasra number 153 admeasuring 0.2160 Hectares and Khasra number 293 Sa admeasuring 0.5060 Hectares total admeasuring 2.4485 Hectares i.e. 1.057 Hectares at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 2.4485 Hectares

Boundaries

Khasra number	East	West	North	South
33, 34, 35 36	Land of Khasra no. 32	Land of Khasra no. 37	Land of Khasra no. 40, 41	Land of Khasra no. 29
30	Chukmarg and then land of Khasra no. 155	Land of Khasra no. 29 and 29/1634	Land of Khasra no. 31	Balance of sold land of Khasra no. 30
42	Land of Khasra no. 151	Land of Khasra no. 41	Land of Khasra no. 43	Land of Khasra no. 32

44	Land of Khasra no. 151	Land of Khasra no. 41	Land of Khasra no. 45	Land of Khasra no. 43
149	Land of Khasra no. 148 and 293	Land of Khasra no. 150	Land of Khasra no. 142 and 143	Land of Khasra no. 152 and 293
151	Land of Khasra no. 150	Land of Khasra no. 42, 43, 44 and 45	Land of Khasra no. 144 and 145	Land of Khasra no. 152
152 Mi	Balance of sold land of Khasra no. 152	Land of Khasra no. 32	Land of Khasra no. 151	Land of Khasra no. 153
153	Land of Khasra no. 293	Land of Khasra no. 32	Land of Khasra no. 152	Land of Khasra no. 155
293 Sa	Balance land of Khasra no. 293	Land of Khasra no. 148 and 149	Land of Khasra no. 142 and 148	Balance land of Khasra no. 293

Documents made available

1. Copy of the sale deed executed by Shrinarain 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. I, Vol. No. 1756 at pages 283-312 at serial no. 9891 on 11-04-2019.

OPINION

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

- a) That one Shrinarain was the recorded Bhumidhar with transferable rights of the said property.

- b) That vide a duly registered sale deed dated 11-04-2019 Shrinarain sold and transferred the said property in favour of Neptune Infracon Pvt. Ltd.
- c) I am given to understand that the name of the purchaser i.e. Neptune Infracon Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

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

05-07-2024



INDIA NON JUDICIAL



IN-UP8371687877214V

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP8371687877214V
 Certificate Issued Date : 09-Aug-2023 04:20 PM
 Account Reference : NEWIMPACC (SV)/ up14479504/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1447950462918412394722V
 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

UNDERTAKING

This is to certify that Eldeco Housing & Industries Limited having its Registered Office at Eldeco Corporate Chamber-1, 2nd 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 Akaar-Sakaar at Eldeco Imperia Sysandi Road, Lucknow, Uttar Pradesh. The land of the above mentioned project is free from all sorts of encumbrances as on date.

Sworn and Verified
Before me

Date : 05/07/2024

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

Statutory Alert:

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

बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश २१६६ सन् १९९५

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती हरिद्र शुक्ल

आत्मज/आत्मजा/पत्नी श्री चन्द्र प्रकाश शुक्ल

जिला लखनऊ आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १६ फरवरी १९९५ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

(मुन्ना चतुर्वेदी)

कार्यवाहक सचिव

बार कौंसिल आफ उत्तर प्रदेश

इस प्रमाण-पत्र के अंतर्गत मुद्रांक शुल्क

रु० रु० २२०/- का मुद्रांक-पत्र एतत्सह संलग्न है।