

**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
Near Lavanya Hospital
Dhawa, Deva Road
Lucknow -19
+919839128935
haritshukla@lawyer.com**

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 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 LETTER BEARING NO.

0504215/UPRERA/PARI/PANJI./2019-2020 PROJECT - ELDECO IMPERIA ID NO. 1D238095

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plots etc.

Survey /Door	Pieces or parcels of land as <i>Khasra No.</i>
Patta/ Khata.No	



	number 150 admeasuring 0.1540 Hectares and Khasra number 293/2 admeasuring 0.5060 total admeasuring 0.6600 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 0.6600 Hectares

Boundaries

Khasra number	East	West	North	South
150	Khasra no. 149	Khasra no. 151	Khasra no. 143	Khasra no. 152
293/2	Khasra no. 293	Khasra no. 148, 149	Khasra no. 148, 149 and 142	Khasra no. 293

Documents made available

1. Copy of the sale deed executed by Ausanin 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. 1626 at pages 051-068 at serial no. 7900 on 19-03-2019.

OPINION

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

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



- b) That vide a duly registered sale deed dated 19-03-2019 Ausansold 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.

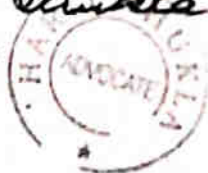
Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla

09-04-2021



**HARIT SHUKLA
ADVOCATE**

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Name of the Owner	Neptune Infracore Pvt. Ltd.
Name of the Advocate	Harit Shukla
Address	54-55, Shyam Vihar
Tel. No. (Office, Mobile, Residence)	Behind Tata Motors, Near Lavanya Hospital
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	+919839128935
	haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Mohit Bhatla Eldeco Housing and Industries Ltd.

**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA LETTER BEARING NO.
0604215/UPRERA/PARI/PANJI/2019-2020 PROJECT - ELDECO IMPERIA ID NO. 1D235095**

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 32 admeasuring 0.1940
Patta/ Khata.No	Hectares, Khasra number 43 admeasuring 0.0600 Hectares, Khasra



	number 151 admeasuring 0.2095 Hectares, Khasra number 152 admeasuring 0.3400 Hectares and Khasra number 155 admeasuring 0.253 Hectares total admeasuring 1.0565 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 1.0565 Hectares i.e. 1.057 Hectares

Boundaries

Khasra number	East	West	North	South
32	Khasra no. 152 and 154	Khasra no. 133	Khasra no. 42	Khasra no. 31
43	Khasra no. 154 and 151	Khasra no. 41	Khasra no. 44	Khasra no. 42
151	Khasra no. 150	Khasra no. 42, 43, 44 and 45	Khasra no. 147, 144, 145 and 143	Khasra no. 150
152	Khasra no. 143	Khasra no. 32 and 42	Khasra no. 149 to 151	Khasra no. 153
155	Khasra no. 143	Khasra no. 30, 31 and 154	Khasra no. 153	Khasra no. 165

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. 1999 at pages 173-200 at serial no. 13311 on 17-05-2019.

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 17-05-2019 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

Harit Shukla

09-04-2021



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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
Email ID	Dhawa, Deva Road
Fax No.	Lucknow - 226019
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	haritshukla@lawyer.com
Name of the person who handed over the papers to the advocate for issuing the non encumbrance report	Mr. Mohit Chandra Eldeco Housing and Industries Ltd.

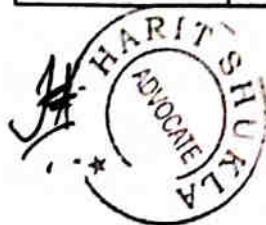
NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA LETTER BEARING NO.

0604215/UPRERA/PARI/PANJI/2019-2020 PROJECT - ELDECO IMPERIA ID NO. 10238/55

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 30 admeasuring 0.1755
Patta/ Khata.No	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 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	Land of Khasra	Land of Khasra	Land of Khasra



	no. 148 and 293	no. 150 1813	no. 142 and 143	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

Harit Shukla

09-04-2021



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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 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 ENCUMBRANCE REPORT IN COMPLIANCE TO RERA LETTER BEARING NO.
0604215/UPRERA/PARI/PANJL/2019-2020 PROJECT - ELDECO IMPERIA ID NO. 1D238095**

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 37 Ba admeasuring
Patta/ Khata.No	0.3600 Hectares and Khasra number 37 Sa admeasuring 0.4430



	Hectares total admeasuring 0.8030 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 0.8030 Hectares

Boundaries

Khasra number	East	West	North	South
37 Ba and 37 Sa	Khasra no. 36	Sisendi Road	Chukroad and thereafter land of Khasra no. 39 and 40	Land of Khasra no. 29

Documents made available

1. Copy of the sale deed executed by Gurbinder Singh, Shri Ananda Infraestate Pvt. Ltd. and Vinay Ranjan Srivastava 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. I, Vol. No. 23373 at pages 181-218 at serial no. 1426 on 22-01-2018.

OPINION

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



a) That Gurbinder Singh, Shri Ananda Infraestate Pvt. Ltd. and Vinay Ranjan Srivastava were the recorded Bhumidhars with transferable rights of the said property.

b) That vide a duly registered sale deed dated 22-01-2018 Shrinarain sold and transferred the said property in favour of Shivaye Constructions Pvt. Ltd.

c) I am given to understand, that the name of the purchaser i.e. Shivaye Constructions Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

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

Harit Shukla

09-04-2021



Name of the Owner	Shivaye Construction 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
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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 LETTER BEARING NO.
0604215/UPRERA/PARI/PANJI/2019-2020 PROJECT - ELDECO IMPERIA ID NO. 1D238095**

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 31 admeasuring 0.3240
Patta/ Khata.No	Hectares at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojini Nagar



	and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.3240 Hectares

Boundaries

Khasra number	East	West	North	South
31	Land of Khasra no. 155	Land of Khasra no. 29 and 29/1634	Land of Khasra no. 32 and 33	Land of Khasra no. 30

Documents made available

1. Copy of the sale deed executed by Amit Shukla, Mahadev Prasad Gupta and Sunil Goswami 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. I, Vol. No. 95 at pages 387-418 at serial no. 1367 on 25-07-2018.

OPINION

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

- a) That Amit Shukla, Mahadev Prasad Gupta and Sunil Goswami were the recorded Bhumidhars with transferable rights of the said property.



b) That vide a duly registered sale deed dated 25-07-2018 Amit Shukla, Mahadev Prasad Gupta and Sunil Goswami sold and transferred the said property in favour of Shivaye Constructions Pvt. Ltd.

c) I am given to understand that the name of the purchaser i.e. Shivaye Constructions Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

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

Harit Shukla

09-04-2021



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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 LETTER BEARING NO.

0604215/UPRERA/PARI/PANJI./2019-2020 PROJECT - ELDECO IMPERIA ID NO. 1D238095

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 142 Ml admeasuring
Patta/ Khata.No	0.3800 Hectares and Khasra number 142 Sa admeasuring



	0.9200 Hectare total admeasuring 1.3000 Hectare at village Jaiti Kheda, Pargana Bijnore, Tehsil Sarojninagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 1.300 Hectare

Boundaries

Khasra number	East	West	North	South
142 MI and 142 SA	Khasra no. 126 and 293	Land of Khasra no. 149	Land of Khasra no. 140	Land of Khasra no. 148, 149 and 293

Documents made available

1. Copy of the sale deed executed by Sanjay Maurya, Ajit Singh, Manish Kumar Gupta and Harish Kumar Gupta 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. I, Vol. No. 95 at pages 353-386 at serial no. 1366 on 25-07-2018.

OPINION

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

- a) That Sanjay Maurya, Ajit Singh, Manish Kumar Gupta and Harish Kumar Gupta were the recorded Bhumidhars with transferable rights of the said property.



- b) That vide a duly registered sale deed dated 22-01-2018 Shrinarain sold and transferred the said property in favour of Shivaye Constructions Pvt. Ltd.
- c) I am given to understand that the name of the purchaser i.e. Shivaye Constructions Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

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

Harit Shukla

09-04-2021



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Name of the Owner	Neptune Infracon Pvt. Ltd.
Name of the Advocate	Harit Shukla
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0604215/UPRERA/PARI/PANJI/2019-2020 PROJECT - ELDECO IMPERIA ID NO. 1D238095**

3. Full / correct description of the property:

Full description of property to be certified as non-encumbered containing details such as total area of plotetc.

Survey /Door	Pieces or parcels of land as Khasra number 155 admeasuring 0.2860
Patta/ Khata No	Hectaresat 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 0.2860 Hectares

Boundaries

Khasra number	East	West	North	South
155	Khasra no. 293	Khasra no. 30, 31	Portion of Khasra no. 155 - Purchaser Neptune Infracon Pvt. Ltd.	Balance of Khasra no. 155

Documents made available

1. Copy of the sale deed executed by Babulal 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. 3195 at pages 285-302 at serial no. 30452 on 15-11-2019.

OPINION

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

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



b) That vide a duly registered ~~sale~~ deed dated 15-11-2019 Babulalsold 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

Harit Shukla

09-04-2021





उत्तर प्रदेश UTTAR PRADESH

FT 813161



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 Imperia” Sysandi Road, Lucknow, Uttar Pradesh. The land of the above mentioned project is free from all sorts of encumbrances as on date.

Dated : 26/03/2021



[Handwritten signature]

SIGNATURE ATTESTED

[Handwritten signature]
26/3/2021
R.C. VERMA
Adv. & NOTARY
Collectorate Court
Lucknow U.P. INDIA
Regd. No 31/64/2000