



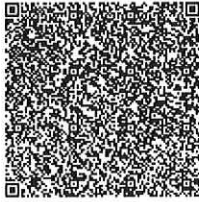
सत्यमेव जयते

INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL8434481893552T
Certificate Issued Date : 12-Jun-2021 12:28 PM
Account Reference : IMPACC (IV)/dl777003/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL77700367210843667527T
Purchased by : WONDROUS BUILD MART PRIVATE LIMITED
Description of Document : Article Undertaking
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : WONDROUS BUILD MART PRIVATE LIMITED
Second Party : Not Applicable
Stamp Duty Paid By : WONDROUS BUILD MART PRIVATE LIMITED
Stamp Duty Amount(Rs.) : 10
(Ten only)



Please write or type below this line



UNDERTAKING

I, Sujeet Tripathi, Director of Wondrous Buildmart Private Ltd ("Promoter") having its registered office at Plot No. 1B, 6th Floor, Ace Studio, Sector 126, Uttar Pradesh and corporate office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi - 110025 which is developing a project "Eldeco Live by the Greens Phase II" (Project)

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 Stamp 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.

situated at SC-02/A9, Sector-150, Noida, Dist. Gautam Budha Nagar, Uttar Pradesh hereby solemnly declare, undertake, state and confirm as under:

- a. That New Okhla Industrial Area Development Authority ("NOIDA") vide its letter dated 10.03.2017 has sanctioned the layout plan of the total land admeasuring 80,857 sq. mtrs ("Total Land") situated at Plot No. SC-02/A9 Sector 150, NOIDA, District Gautambudh Nagar, Uttar Pradesh, which is valid for 5 years i.e. till 09.03.2022.
- b. That the Promoter is developing the Total land in a planned and phasewise manner. In the first phase, the Promoter is developing an portion of land admeasuring 24112 sq mt. forming part of the Total Land named 'Eldeco Live by the Greens Phase-1' which is duly registered with the Uttar Pradesh Real Estate Regulatory Authority [UPRERA] under the provisions of Real Estate (Regulation & Development) Act, 2016 [RERA] read with Uttar Pradesh Real Estate Registration Rules vide registration bearing no. UPRERAPRJ15172 granted on 11.10.2017.
- c. That the Promoter in current phase is developing the Project on a land admeasuring 15572 sq. mt. forming part of the Total Land.
- d. That pursuant to Regulation 24.5.1 (11) of the New Okhla Industrial Development Area Building Regulation, 2010, the layout can further be revalidated for another period of 5 years and accordingly the layout plan of the Project will be revalidated as per said regulations for a period of next 5 years i.e. till 08.03.2027.

Hence considering the same, the Promoter has mentioned the end date of the Project as 31.12.2026.

Verification

The content of my above Undertaking are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this day of 12th June, 2021.

For ~~Wondrous Buildmart Private Limited~~

Sujeet Tripathi
Director/Authorised Signatory



ATTESTED

Notary Public
(INDIA)

12 JUN 2021



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Certificate No. : IN-DL77967475733482T
Certificate Issued Date : 17-May-2021 07:47 AM
Account Reference : IMPACC (IV)/ dl1027503/ DELHI/ DL-DLH
Unique Doc. Reference : SUBIN-DL102750355180604767262T
Purchased by : Wondrous Buildmart Private Limited
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : Wondrous Buildmart Private Limited
Second Party : Not Applicable
Stamp Duty Paid By : Wondrous Buildmart Private Limited
Stamp Duty Amount(Rs.) : 10
(Ten only)



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FORM -RA1

To,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow - 226007

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Sub: Affidavit/Declaration for Bank Accounts for the Project 'Eldeco Live by the Greens Phase II'

I, Mr. Sujeet Tripathi, Director of Wondrous Buildmart Private Ltd, having its registered office at Plot No. 1B, 6th Floor, Ace Studio, Sector 126, Uttar Pradesh and corporate office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, New Delhi - 110025 which is developing a project "**Eldeco Live by the Greens Phase II' (Project)** situated at SC-02/A9, Sector-150, Noida, Dist. Gautam Budha Nagar, Uttar Pradesh hereby solemnly declare, undertake and statethat the following bank accounts have been opened for the project '**Eldeco Live by the Greens Phase II'**.

I also undertake that any secured/unsecured project finance if any availed for the Project will be deposited in the separate account only.

	Collection Account	Separate Account	Transaction Account
Name on Account	Wondrous Buildmart Pvt Ltd Collection Escrow Account For Eldeco Live By The Greens Phase II	Wondrous Buildmart Pvt Ltd Separate Bank Esc Account For Eldeco Live By The Greens Phase II	Wondrous Buildmart P L Rera Tra Escrow Account ELBG Phase II
Account Number	57500000658949	57500000659225	57500000659429
Bank Name	HDFC Bank Ltd	HDFC Bank Ltd	HDFC Bank Ltd
Branch Name	Jasola Vihar New Delhi	Jasola Vihar New Delhi	Jasola Vihar New Delhi
Branch Address	Shop No.30 & 31 DLF Tower-A, Jasola Vihar New Delhi-110025	Shop No.30 & 31 DLF Tower-A, Jasola Vihar New Delhi-110025	Shop No.30 & 31 DLF Tower-A, Jasola Vihar New Delhi-110025
IFSC Code	HDFC0000923	HDFC0000923	HDFC0000923

Deponent

Verification

The Contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Delhi On this 26th date of May 2021

Deponent