

ENCUMBRANCE CERTIFICATE

WITH RESPECT TO

*Project namely 'Eldeco Trinity' situated at Plot No. GH-02,
Gomti Greens, Lucknow, Uttar Pradesh*

ISSUED BY

HKJ & ASSOCIATES
Advocates & Consultants
2nd Floor, Manish Chambers, L.S.C.
Mayur Vihar, Phase 2, Delhi - 110091

HIGHLY CONFIDENTIAL & CLIENT PRIVILEGED

7th December, 2023

PRIVATE AND CONFIDENTIAL

To
Eldeco Inception Buildtech Private Limited
Corporate Chamber-1, 2nd Floor,
Vibhuti Khand (Opp. Mandi Parishad),
Gomti Nagar, Lucknow-226010

7th December, 2023

Kind Attention: Mr. Ankur Bhargava, Director

I. INTRODUCTION

Based on the instructions given to us by Eldeco Inception Buildtech Private Limited (“**Client**”), we have issued this certificate (“**Certificate**”) solely on the basis of our review of the documents provided to us in respect of proposed Project namely ‘Eldeco Trinity’ on a land admeasuring 12541 sq. mtr. situated at Plot No. GH-02, Emaar Gomti Greens, Lucknow, Uttar Pradesh [hereinafter referred to as “**Project**”], *vide* Sale deed dated 5/7/2023 registered as documents no. 23544 at the office of the concerned Sub-Registrar Lucknow.

II. ASSUMPTIONS AND QUALIFICATIONS

- (i) Our scope, for the purpose of this Certificate, was limited only to the review of the Documents and did not involve (a) any independent investigation with respect to the information contained in the Documents or inquiry into the veracity or authenticity of any fact(s) therein; and (b) any independent searches with respect to any documents/records in respect of the Property, other than the Documents provided to us.
- (ii) We have relied solely on the Documents and the information, and the contents set out therein, and have assumed correctness of such information and contents. Our observations in this Certificate are limited to issues and risks arising from a legal perspective in relation to the title of the respective owners to the Property, as analyzed by us from the Documents.
- (iii) Unless otherwise specified under this Certificate, we have not examined issues pertaining to (a) approvals from statutory/ regulatory authorities for construction, development and/ or occupation of the Property; (b) business, taxation, regulatory and financial issues of the present or previous owners of the Property; and (b) local regulations, circulars, notifications, regulations, etc. that the Property may be subject to.
- (iv) The key issues set out in this Certificate are subject to the requisitions raised by us and the same may be updated and modified upon review of the responses that may be provided to our requisitions.
- (v) We have relied solely on the Documents to determination the mortgages created upon and the on-



going litigations in respect of the Property; and have not independently verified any litigation, encumbrances arising on the Property. Further, we have not conducted any searches in: (a) any court, registry or the office of any authority in relation to any pending or threatened litigation, claim or proceeding arising on or in connection with the Property mentioned herein; and/or (b) the office of the Registrar of Companies or any other statutory authority to determine any encumbrances created/existing with respect to the Property. The Certificate has been drafted on the basis of a review of Documents made available to us in respect of the Property.

- (vi) While all reasonable care has been taken to ensure that the facts stated in this Certificate are accurate and based only on the details and the documents provided to us and perused by us, neither H.K.J. & Associates, nor any of its advocate, attorney, associate, consultant, staff, employee, etc., shall in any way be responsible for the contents of this Certificate and we take no responsibility/liability for any reliance thereon by a third party. H.K.J. & Associates, (including its any advocate, attorney, associate, consultant, staff, employee, etc.) will not be liable for any consequential, incidental, or punitive loss or expense in any condition or situation whatsoever.

III. CERTIFICATE

Description of the Said Property
Plot No. GH-02, Gomti Greens, Lucknow, Uttar Pradesh.
FLOW OF TITLE
<ul style="list-style-type: none"> • Eldeco Inception Buildtech Private Limited is the absolute and lawful owner of group housing Plot No. GH-2, GGN admeasuring 12591.43 square meters (herein "Said Plot") falling within the Integrated Township of Emaar MGF, named "GOMTI GREENS", (herein "Township"), situated at Village - Sarsawan, Pargana-Lucknow, Tehsil - Sarojini Nagar & District - Lucknow, Uttar Pradesh). • The Township comprises of residential plots, group housing, commercial area, semipublic facility etc. The Township is being developed by Emaar India Limited (formerly known as Emaar MGF land Limited) and its associate/subsidiary companies under Integrated Township policy of UP Government on land parcels admeasuring 226.37 acres situated at sarsawa, Ardauna Mau and Ahma mau, Pargana- Lucknow, Tehsil Sarojini Nagar district Luknow and also known as Gomti Nagar Extension, sector 7, Amar Shaheed path. • Eldeco Inception Buildtech private Limited is now developing a group housing complex under the name of "Eldeco Trinity" ("Project") on the Said Plot. The Project is comprising of 3 blocks having 184 number of apartments which are duly approved by Lucknow Development Authority (LDA) vide Permit no Group Housing/09285/LDA/BP/22-23/4139/31082023 dated 21/09/2023.
POSSESSION
As per documents provided and perused by us, possession of Said Property appears to be with Eldeco Inception Buildtech Private Limited.



PUBLIC ACTIVITY

As per documents provided and perused it appears that Said Property does not relate to any public activity/ Trust Land/ Govt. Land/ Road.

CONFIRM

- a) Is there any mortgage/s or other encumbrances that have been created against the property? If yes, kindly provide all the relevant information.
We have been informed that Eldeco Inception Buildtech Pvt Ltd has mortgaged the land of the Project along with its receivables in favor of Piramal Enterprises Ltd for the purpose of raising finance.
- b) Whether the Property is subject matter to any dispute before any court of law or tribunal in India? If yes, kindly provide all the relevant information. **We have been informed that no dispute or litigation pertaining to Said Plot is pending before any court of law or Tribunal.**

CONCLUSION

On perusal of documents shared in relation to the Said Property, we are of the view that Eldeco Inception Buildtech Private Limited has valid and subsisting title over the Said Property on the basis of Sale deed, however charge has been created over the Property in favour of Piramal Enterprises Ltd for the purpose of raising finance.

Trust the above is of assistance to you, if you have any further clarifications, please feel free to revert.

Yours faithfully,
For H.K.J. & Associates



H.K. Jaggi
Advocate



INDIA NON JUDICIAL



Government of Uttar Pradesh

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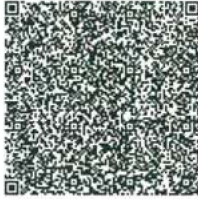
e-Stamp



Certificate No. : IN-UP66265518647625V
 Certificate Issued Date : 07-Nov-2023 11:51 AM
 Account Reference : NEWIMPACC (SV)/ up14172204/ LUCKNOW SADAR/ UP-LKN
 Unique Doc. Reference : SUBIN-UPUP1417220428209943909630V
 Purchased by : ELDECO INCEPTION BUILDTECH PVT LTD
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : ELDECO INCEPTION BUILDTECH PVT LTD
 Second Party : Not Applicable
 Stamp Duty Paid By : ELDECO INCEPTION BUILDTECH PVT LTD
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

100

₹100 ₹100 ₹100 ₹100



₹100



Please write or type below this line

IN-UP66265518647625V

UNDERTAKING

‘Eldeco Inception Buildtech Pvt Ltd’ (erstwhile know as Inception Buildtech Pvt Ltd) having its Registered Office 2nd floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, promoter of project namely ‘Eldeco Trinity’ located at Plot No/Survey No-GH-2 –GGN, Emaar MGF “Gomti Greens” Integrated Township, Sultanpur Road, Lucknow, Uttar Pradesh has mortgaged the land of the Project along with its receivables in favor of Piramal Enterprises Ltd for the purpose of raising finance.

Director
08.11.2023



Sworn and verified
Before me

R.C VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd No 31/64/2000
8/11/2023

Statutory Alert:

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

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