

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	Dua 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 FOR PROJECT – ELDECO TWIN
TOWER – ELDECO CITY, IIM ROAD, LUCKNOW**

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 498 Miadmeasuring
Patta/ Khata No	0 1920 Hectaresat village Mubarakpur, Pargana Mahona, Tehsil



	Bakhshi Ka Talab and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1920 Hectares

Boundaries

Khasra number	East	West	North	South
498 Mi	Nala and land of Khasra no. 497	Land of Khasra no. 470 and 471	Land of Khasra no. 497, 494 and 496	Land of Khasra no. 499 and 500

Documents made available

1. Copy of the sale deed executed by Ramesh Kumar, Rajendra Kumar, Suresh Kumar, Sushil Kumar and Hari Ram in favour of Dua Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances, Bakhshi Ka Talab, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 4078 at pages 243 to 290 at serial no. 9122 on 23-09-2011.

2. Copy of the Khetauni for the Fasli years 1427-1432 for land as Khasra no. 498 Miat village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow wherein the name of Dua Constructions Pvt. Ltd has been recorded as the Bhumidhar with transferable rights.

OPINION

On the basis of the aforesaid documents made available the ownership of Dua

 ADVOCATE

Constructions Pvt. Ltd. is established as under

- a) That Ramesh Kumar, Rajendra Kumar, Suresh Kumar, Sushil Kumar and Hari Ram were recorded as the Bhumidhar with transferable rights of the said property in the revenue records.
- b) That vide a duly registered sale deed dated 23-09-2011 Ramesh Kumar, Rajendra Kumar, Suresh Kumar, Sushil Kumar and Hari Ram sold and transferred the said property in favour of Dua Constructions Pvt. Ltd.
- c) That the name of the purchaser i.e. Dua Constructions Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

CONCLUSION

Dua 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

08-07-2021



**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
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Name of the Owner	Eldeco City 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 FOR PROJECT – ELDECO TWIN

TOWER – ELDECO CITY, IIM ROAD, LUCKNOW

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 498 Miadmeasuring
Patta/ Khata.No	0.4110 Hectaresat village Mubarakpur, Pargana Mahona, Tehsil



	Bakhshi Ka Talab and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.4110 Hectares

Boundaries

Khasra number	East	West	North	South
498 Mi	Land of Khasra no. 497 and balance portion of 498	Land of Khasra no. 470 and 471	Land of Khasra no. 494 and 497	Land of Khasra no. 499 and 500

Documents made available

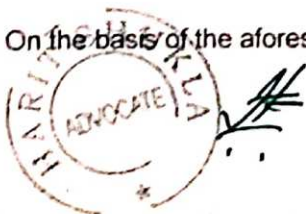
1. Copy of the sale deed executed by the office of the Lucknow Development Authority, Lucknow in favour of Eldeco City Pvt. Ltd. in respect to the said property.

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. 22 at pages 361-398 at serial no. 02 on 11-07-2014.

2. Copy of the Khetauni for the Fasli years 1427-1432 for land as Khasra no. 498 Miat village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow wherein the name of Lucknow Development Authority, Lucknow has been recorded as the Bhumidhar with transferable rights

OPINION

On the basis of the aforesaid documents made available the ownership of Eldeco City Pvt. Ltd.



is established as under

- a) That Lucknow Development Authority, Lucknow acquired land under the provisions of the Land Acquisition Act for the purpose of development of integral township and accordingly was recorded as the Bhumidhar with transferable rights of the said property in the revenue records.
- b) That vide a duly registered sale deed dated 11-07-2014 Lucknow Development Authority, Lucknow sold and transferred the said property in favour of Eldeco City Pvt. Ltd.

CONCLUSION

Eldeco City 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

08-07-2021



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Name of the Owner	Erudite 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
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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 TWIN
TOWER – ELDECO CITY, IIM ROAD, LUCKNOW**

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 490 admeasuring
Patta/ Khata.No	0.2350 Hectares at village Mubarakpur, Pargana Mahona, Tehsil



	Bakhshi Ka Talab and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.2350 Hectares

Boundaries

Khasra number	East	West	North	South
490	Land of Khasra no. 487	Land of Khasra no. 491, 492 and 493	Land of Khasra no. 489	Land of Khasra no. 494 and 495

Documents made available

1. Copy of the sale deed executed by Bablu in favour of Erudite Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances Bakhshi Ka Talab, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 1959 at pages 133-166 at serial no. 830 on 13-02-2008.

2. Copy of the Khetauni for the Fasli years 1427-1432 for land as Khasra no. 490 at village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow wherein the name of Erudite Constructions Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights

OPINION

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



1. property
- a) That one Bablu was the recorded Bhumidhar with transferable rights of the said property.
 - b) That vide a duly registered sale deed dated 13-02-2008 Bablu sold and transferred the said property in favour of Erudite Constructions Pvt. Ltd.
 - c) That the name of the purchaser i.e. Erudite Construction Pvt. Ltd. has been mutated against the said property in the concerned revenue records

CONCLUSION

Erudite 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

08-07-2021



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**NON ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT – ELDECO TWIN
TOWER – ELDECO CITY, IIM ROAD, LUCKNOW**

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 494 admeasuring 0.3290
Patta/ Khata.No	Hectares, 495 admeasuring 0.2660 Hectares and 497 admeasuring



	0.0510 Hectares total admeasuring 0.6460 Hectares at village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.6460 Hectares

Boundaries

Khasra number	East	West	North	South
494	Land of Khasra no. 495 and 497	Land of Khasra no. 471	Land of Khasra no. 493	Land of Khasra no. 498
495	Land of Khasra no. 496	Land of Khasra no. 494	Land of Khasra no. 490 and 487	Land of Khasra no. 497 and 496
497	Land of Khasra no. 496	Land of Khasra no. 494 and 498	Land of Khasra no. 495	Land of Khasra no. 498

Documents made available

1. Copy of the sale deed executed by Javed Beg in favour of Erudite Constructions Pvt. Ltd. in respect to the said property.

The said deed is duly registered with the concerned Sub-Registrar of Assurances BakshiKa Talab, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 1758 at pages 089-128 at serial no. 4209 on 10-08-2008.



2. Copy of the Khetauni for the Fasli years 1427-1432 for land as Khasra no. 494, 495 and 497 at village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow wherein the name of Erudite Constructions Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights

OPINION

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

- a) That one Javed Beg was the recorded Bhumidhar with transferable rights of the said property.
- b) That vide a duly registered sale deed dated 10-08-2008 Javed Beg sold and transferred the said property in favour of Erudite Constructions Pvt. Ltd.
- c) That the name of the purchaser i.e. Erudite Construction Pvt. Ltd. has been mutated against the said property in the concerned revenue records

CONCLUSION

Erudite 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

08-07-2021



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ADVOCATE**

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Name of the Owner	Turbo Realtors 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
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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 FOR PROJECT – ELDECO TWIN
TOWER – ELDECO CITY, IIM ROAD, LUCKNOW**

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 491 admeasuring 0.1310
Patta/ Khata.No	Hectares, 492 admeasuring 0.0490 Hectares and 493 admeasuring



	0.0400 Hectares total admeasuring 0.2200 Hectares out of which 2/3 rd share i.e. 0.1466 Hectares has been transferred at village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1466 Hectares

Boundaries

Khasra number	East	West	North	South
491	1/3 rd part of land of Khasra no. 491 and 497	Chuk Road and then land of Khasra no. 477	Land of Khasra no. 478 and 489	Land of Khasra no. 492
492	1/3 rd part of land of Khasra no. 492	Chuk Road and then land of Khasra no. 477	Land of Khasra no. 491	Land of Khasra no. 492
493	1/3 rd part of land of Khasra no. 493	Chuk Road and then land of Khasra no. 477	Land of Khasra no. 492	Land of Khasra no. 494

Documents made available

1. Copy of the sale deed executed by Ram Naresh and Deshraj in favour of Turboc Realtors Pvt. Ltd. in respect to the said property.



The said deed is duly registered with the concerned Sub-Registrar of Assurances BakshiKa Talab, Lucknow and is recorded in the office of the same in Book No. I, Vol. No. 1690 at pages 391-428 at serial no. 2075 on 13-04-2007.

2. Copy of the Khetauni for the Fasli years 1427-1432 for land as Khasra no. 491, 492 and 493 at village Mubarakpur, Pargana Mahona, Tehsil Bakhshi Ka Talab and District Lucknow wherein the name of Turbo Realtors Pvt. Ltd. has been recorded as the Bhumidhar with transferable rights

OPINION

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

- a) That one Ram Naresh and Deshraj were the recorded Bhumidhar with transferable rights of the said property.
- b) That vide a duly registered sale deed dated 13-04-2007 Ram Naresh and Deshraj sold and transferred the said property in favour of Turbo Realtors Pvt. Ltd.
- c) That the name of the purchaser i.e. Turbo Realtors Pvt. Ltd. has been mutated against the said property in the concerned revenue records

CONCLUSION

Turbo Realtors 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.

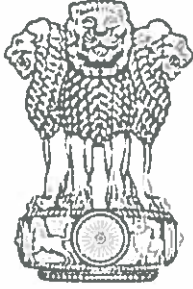
Place: Lucknow

Signature of the Advocate

Harit Shukla

Harit Shukla





सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP88489341347054T
Certificate Issued Date	: 19-Jun-2021 05:40 PM
Account Reference	: NEWIMPACC (SV)/ up14172204/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1417220464919560634460T
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 Twin Towers at Eldeco City, IIM Road, Lucknow (Project). The land of the above mentioned project is free from all sorts of encumbrances as on date.

Dated :12/07/2021

For and on behalf of
Before me
R.C. VERMA
Adv. & Notary
Lucknow, U.P. INDIA
Regu. No. 11/64/2000



Statutory Affidavit

1. The e-stamp is valid only when it is generated using the e-Stamp Mobile App or the e-Stamp website. Mobile App renders it invalid.
2. The e-stamp is valid only when it is generated using the e-Stamp Mobile App or the e-Stamp website. Mobile App renders it invalid.
3. In case of any discrepancy, please refer to the Computer Authority.