

2023 12:19 PM 09-Aug-2023 12:19 PM 09-J



Certificate Issued Date

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

IN-UP83121463136502V Certificate No. 09-Aug-2023 12:19 PM

NEWIMPACC (SV)/ up14479504/ LUCKNOW SADAR/ UP-LKN Account Reference

SUBIN-UPUP1447950461728092990369V Unique Doc. Reference ELDECO HOUSING AND INDUSTRIES LTD Purchased by

Article 5 Agreement or Memorandum of an agreement Description of Document

Property Description Not Applicable

Consideration Price (Rs.)

ELDECO HOUSING AND INDUSTRIES LTD First Party

Not Applicable Second Party

ELDECO HOUSING AND INDUSTRIES LTD Stamp Duty Paid By

Stamp Duty Amount(Rs.) (One Hundred only)





ACC CODE

LNo.304/21



DECLARATION

Affidavit cum Declaration of Mr. Anil Tewari, Director of Eldeco Housing and Industries Limited ('Promoter \$\frac{5}{2}\).

I, Mr. Anil Tewari, Director of Eldeco Housing and Industries Ltd, having its corporate office at 2ndfloor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar, Lucknow, Uttar Pradesh-226010, which is developing a project "Eldeco Imperia-II, Sysandi Road, Lucknow (Project) hereby solemnly declare, undertake and

state as under:



Adv. & NOTARY

tatutory Alert:

The authenticity of this Stamp certificate should be verified at "see giglestern, cord" or using a State Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available of the website / Mobile State Mobile invalid.

The onus of checking the legitimacy is on the users of the certificate In case of any discrepancy please inform the Competent Authority

- 1. Neptune Infracon Private Limited, Numerous Constructions Pvt Ltd, Primacy Constructions Private Limited, Swarajya Builders Private Limited, Shivaye Constructions Pvt Ltd. wholly owned subsidiary of Promoter and Mr.Ram Naresh (Individual) have legal title to the land on which the development of the proposed project is to be carried out. Promoter is entitled to develop, market & sell the project.
- 2. That the said land of the proposed Project is free from all encumbrances.
- 3. That the time period within which the Projects has to be completed by the Promoter is 1st September 2031.
- 4. That seventy percent of the amounts realised by Promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to maintained in a scheduled bank to cover the cost of constructions and the land cost and shall be used only that purpose.
- 5. That the amounts from the separate account, to cover the cost of the Project shall be withdrawn in proportion to the percentage of completion of the Project.
- 6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an Rearchitect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the Project.
- That Promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8. That Promoter shall take all the pending approvals on time, from the competent authorities.
- 9. That Promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 10. That Promoter shall not discriminate against any allottee at time of allotment of any apartment, plot or building; as such case may be, on any grounds.

Verification

Sworn and correct as per my knowledge and Before me nothing material has been concealed by me there from.

Verified by me at on this 18th day of Septemebr 2023.

Lucknow U.P. INDIA Read No 31/64/2000