

**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	SwargConstructions 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 EAST END

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 41admeasuring
Patta/ Khata.No	0.155Hectaresat village NoornagarBhadarsa, Pargana Bijnore, Tehsil



	Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.155 Hectares

Boundaries

Khasra number	East	West	North	South
41	Land of Khasra no. 51 and 52	Nala Khasra no. 40	Boundary of village Bijnore	Land of Khasra no. 42

Documents made available

1. Copy of the sale deed executed by Rinku, Beena, Ritu and Sheela (minor) through her mother and natural guardian Shrimati and Shrimati in favour of SwargConstructions 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. 20564 at pages 357-416 at serial no. 6026 on 30-03-2016.

OPINION

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

- a) That Rinku, Beena, Ritu, Sheela (minor) and Shrimati were the recorded Bhumidhars with transferable rights of the said property.



- b) That vide a duly registered sale deed dated 30-03-2018 Rinku, Beena, Ritu and Sheela (minor) through her mother and natural guardian Shrimati sold and transferred the said property in favour of SwargConstructions Pvt. Ltd.
- c) I am given to understand that the name of the purchaser i.e. SwargConstructions Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

CONCLUSION

SwargConstructions 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

27-05-2021



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Name of the Owner	SamarpitConstructions 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 EAST END

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 42admeasuring 0.1620
Patta/ Khata.No	Hectaresat village NoomagarBhadarsa, Pargana Bijnore, Tehsil



	Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1620 Hectares

Boundaries

Khasra number	East	West	North	South
42	Land of Khasra no. 52	Land of Khasra no. 38	Land of Khasra no. 41	Land of Khasra no. 43

Documents made available

1. Copy of the sale deed executed by Vinod Kumar for self and as natural guardian and real brother of Sohani and Ram Praveshin favour of Samarpit Construction 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. 15529 at pages 091-114 at serial no. 6311 on 11-04-2013.

OPINION

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

- a) That Vinod Kumar, Sohani and Ram Pravesh were the recorded Bhumidhars with transferable rights of the said property.



- b) That vide a duly registered sale deed dated 11-04-2013 Vinod Kumar for self and as natural guardian and real brother of Sohani and Ram Pravesh sold and transferred the said property in favour of SamarpitConstruction Pvt. Ltd.

CONCLUSION

SamarpitConstructionPvt. 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

27-05-2021



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Name of the Advocate	Harit Shukla
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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 EAST END

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 43admeasuring 0.3620
Patta/ Khata.No	Hectaresat village NoomagarBhadarsa, Pargana Bijnore, Tehsil



	Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.3620 Hectares

Boundaries

Khasra number	East	West	North	South
43	Land of Khasra no. 50	Chuk road and then land of Khasra no. 38	Land of Khasra no. 42 and 50	Land of Khasra no. 44

Documents made available

1. Copy of the sale deed executed by Brijlal and Chandrapalin favour of Samarjit Construction 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. 15838 at pages 021-044 at serial no. 11103 on 17-06-2013.

OPINION

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

- a) That Brijlal and Chandrapal were the recorded Bhumidhars with transferable rights of the said property.



b) That vide a duly registered sale deed dated 17.05.2012 Shriji and Chandrapalsah and transferred the said property in favour of Samarjit Construction Pvt. Ltd.

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

CONCLUSION

Samarjit Construction 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

27-05-2021



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Name of the Advocate	Harit Shukla
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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 FOR PROJECT - ELDECO EAST END

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 51admeasuring
Patta/ Khata.No	0.099Hectaresat village NoornagarBhadarsa, Pargana Bijnore, Tehsil



	Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.099Hectares

Boundaries

Khasra number	East	West	North	South
51	End of boundary of village NoomagarBhadarsa	Land of Khasra no. 41	End of boundary of village NoomagarBhadarsa	Land of Khasra no. 52

Documents made available

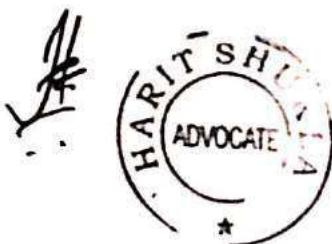
1. Copy of the sale deed executed by Shiv Shanker Lal in favour of SwargConstructions Pvt. Ltd. in respect to the said property

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. 15782at pages391-410at serial no. 10260 on 05-06-2013.

OPINION

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

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



b) That vide a duly registered sale deed dated 05-08-2013 Shriv Shanker Lalakid and transferred the said property in favour of SwargConstructions Pvt. Ltd.

CONCLUSION

SwargConstructions 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.

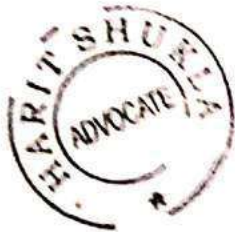
Place: Lucknow

Signature of the Advocate

Harit Shukla

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27-05-2021



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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 FOR PROJECT - ELDECO EAST END

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 51admeasuring 0.1980
Patta/ Khata.No	Hectaresat village NoomagarBhadarsa, Pargana Bijnore, Tehsil



	Sarojininagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1980 Hectares

Boundaries

Khasra number	East	West	North	South
51	End of boundary of village NoomagarBhadarsa	Land of Khasra no. 41	End of boundary of village NoomagarBhadarsa	Balance Land of Khasra no. 52

Documents made available

1. Copy of the sale deed executed by Jai Singh and Bhoop Singh in favour of SwargConstructions 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. 15562 at pages 213-254 at serial no. 6819 on 18-04-2013.

OPINION

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

- a) That Jai Singh and Bhoop Singh were the recorded Bhumidhars with transferable rights of the said property.



- b) That vide a duly registered sale deed dated 18-04-2013 Jai Singh and Bhoop Singh sold and transferred the said property in favour of SwargConstructions Pvt. Ltd.

CONCLUSION

SwargConstructions 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

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27-05-2021



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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 ENCUMBRANCE REPORT IN COMPLIANCE TO RERA FOR PROJECT - ELDECO EAST END

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 52admeasuring
Patta/ Khata.No	0.0807Hectaresat village NoomagarBhadarsa, Pargana Bijnore, Tehsil



	Saryjinagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.0807 Hectares

Boundaries

Khasra number	East	West	North	South
52	Boundary of village NoomagarBhadarsa	Land of Khasra no. 41, 42 and 43	Land of Khasra no. 52	Part of land of Khasra no. 53

Documents made available

1. Copy of the sale deed executed by Ajay Kumar, Akash Kumar and Asha Devi in favour of SwargConstructions 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. 21829at pages055-074at serial no. 22236 on 14-12-2016.

OPINION

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

- a) That Ajay Kumar, Akash Kumar and Asha Devi were the recorded Bhumidhars with transferable rights of the said property.



b) That vide a duly registered sale deed dated 14-12-2016 Ajay Kumar, Akash Kumar and Asha Devisold and transferred the said property in favour of SwargConstructions Pvt. Ltd.

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

CONCLUSION

SwargConstructions 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

27-05-2021



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Name of the Owner	SwargConstructions Pvt. Ltd.
Name of the Advocate	Harit Shukla
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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 EAST END

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 52admeasuring 0.1613
Patta/ Khata.No	Hectaresat village NoomagarBhadarsa, Pargana Bijnore, Tehsil



	Sarojinagar and District Lucknow (referred to as the said Property in the present report)
Measurement / Extent of property	Land total admeasuring 0.1615 hectares

Boundaries

Khasra number	East	West	North	South
52	Boundary of village NurmaganShadarsa	Land of Khasra no. 41, 42 and 43	Land of Khasra no. 52	Part of land of Khasra no. 52

Documents made available

1. Copy of the sale deed executed by Ram Narayan and Ram Gopal in favour of SwargConstructions 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. 20836 at pages 297-342 at serial no. 9220 on 17-05-2016.

OPINION

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

- a) That Ram Narayan and Ram Gopal were the recorded Bhumidhars with transferable rights of the said property.



- b) That vide a duly registered sale deed dated 17-05-2016 Ram Narayan and Ram Gopal sold and transferred the said property in favour of SwargConstructions Pvt. Ltd.
- c) I am given to understand that the name of the purchaser i.e. SwargConstructions Pvt. Ltd. has been mutated against the said property in the concerned revenue records.

CONCLUSION

SwargConstructions 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

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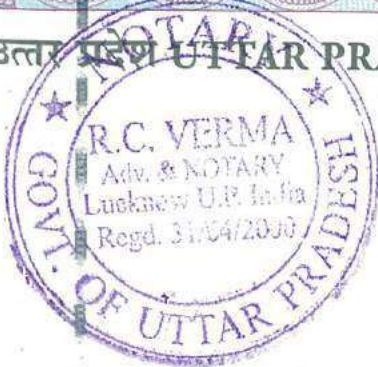
27-05-2021





उत्तर प्रदेश NOTAR UTAR PRADESH

FT 813040



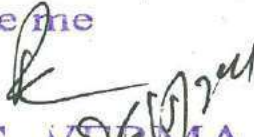
UNDERTAKING

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 East End at Shaurya ,Bijnore Road, Lucknow (Project). The land of the above mentioned project is free from all sorts of encumbrances as on date.

Dated : 26/05/2021



Sworn and Verified
Before me


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