

**HARIT SHUKLA
ADVOCATE**

**54-55, Shyam Vihar
Behind TATA Motors
Near Lavanya Hospital
Dhawa, Deva Road
Lucknow – 28
+919839128935
haritshukla@lawyer.com**

Name of the Owner	Eldeco Housing and Industries 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 - 226028
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 HANGING GARDEN

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	Unit No. Group Housing – 02, Udyan -2, Sector-IV,
Patta/ Khata. No	Raksha Khand, Shardanagar Scheme, rai Bareilly Road, Lucknow
	Land admeasuring 9,363.49 sq. mts.

Boundaries as defined in the sale deed

East	West	North	South
Row House	30 mts. wide road	Row house	12 mts. wide road

Documents made available

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

That said sale deed is duly registered with the concerned Sub Registrar of Assurances, Lucknow and is recorded in the office of the same in Book No. 1, Vol. No. 13115 page nos. 091-116 at serial no. 17592 on 05-07-2024.

OPINION

On the basis of the aforesaid documents made available the ownership of Eldeco Housing and Industries Ltd. is established as under

- a) That vide a duly registered sale deed as document no. 17592 dated 05-07-2024 executed by the office of the L.D.A. the said property was sold and transferred in favour of Eldeco Housing and Industries Ltd.

CONCLUSION

Eldeco Housing and Industries 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 (Bar Council Registration number 2167/95)

22-02-2025

HARIT

SHUKLA

Digitally signed
by HARIT
SHUKLA
Date: 2025.02.22
09:31:36 +05'30'



Government of Uttar Pradesh



e-Stamp

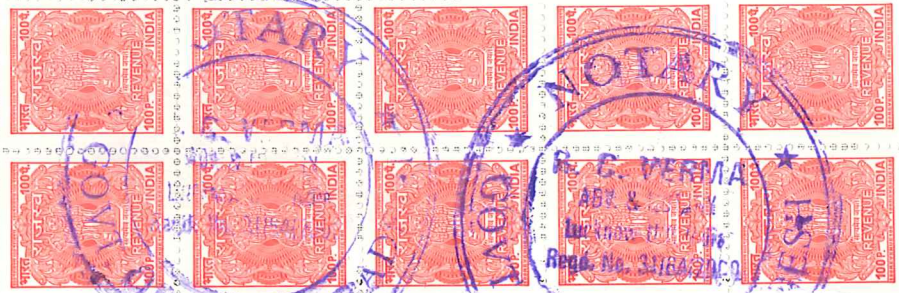
Certificate No. : IN-UP82755273597031X
Certificate Issued Date : 05-Feb-2025 11:08 AM
Account Reference : NEWIMPACC (SV)/up14479504/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference : SUBIN-UPUP1447950462591893794407X
Purchased by : ELDECO HOUSING AND INDUSTRIES LTD
Description of Document : Article 5 Agreement 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)



₹100710071007100



₹100

**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 Hanging Gardens” situated at Plot No-02,Udyan-II,Sector IV Raksha Khand Raibareilly Road, Lucknow (Project)**. The land of the above mentioned project is free from all sorts of encumbrances as on date.

For Eldeco Housing and Industries Ltd
 (Shrikant Jajodia)
 Director

Notary
 Lucknow, U.P. India
 Dated : 27/02/2025

27/2/25

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 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.

बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त

क्रमांक उत्तर प्रदेश २१६६ सन् १९९५

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती हरिद्र शुक्ल

आत्मज/आत्मजा/पत्नी श्री चन्द्र प्रकाश शुक्ल

जिला लखनऊ आज की तिथि से उत्तर प्रदेश बार कौंसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १६ फरवरी १९९५ को बार कौंसिल द्वारा मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

(मुन्ना चतुर्वेदी)

कार्यवाहक सचिव

बार कौंसिल आफ उत्तर प्रदेश

इस प्रमाण-पत्र के अंतर्गत मुद्रांक शुल्क

रु० रु० २२-/- का मुद्रांक-पत्र एतत्सह संलग्न है।