

# **NON-ENCUMBRANCE CERTIFICATE**

**WITH RESPECT TO**

**Project namely 'Eldeco Whispers of Wonder' situated at  
GH-1C/1, Sector-22D, Yamuna Expressway Industrial  
Development Authority, Dist. Gautam Budh Nagar, 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**

**21<sup>st</sup> July, 2025**

**PRIVATE AND CONFIDENTIAL**

To  
Eldeco Sohna Projects Limited  
201-212, Splendor Forum, IInd Floor,  
Jasola District Centre, New Delhi-110025

21<sup>st</sup> July, 2025

**Kind Attention: Mr. Anand Kumar Sri, Director**

**I. INTRODUCTION**

Based on the instructions given to us by Eldeco Sohna Projects 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 Whispers of Wonder’ on a land admeasuring 20235 sq. mtr. (5.0001 acres) situated at GH-01C/1, Sector-22D, Yamuna Expressway Industrial Development Authority, Dist. Gautam Budh Nagar, Uttar Pradesh [hereinafter referred to as “**Project**”], listed at Annexure-I of this Certificate (“**Documents**”).

**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 Land, 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 owner to the Land, 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 Land; (b) business, taxation, regulatory and financial issues of the present or previous owners of the Land; and (b) local regulations, circulars, notifications, regulations, etc. that the Land 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 Land; and have not independently verified any litigation, encumbrances arising on the Land. 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 Land 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 Land. The Certificate has been drafted on the basis of a review of Documents made available to us in respect of the Land.

- (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 o 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

<b>Description of the said Land</b>
GH-01C/1, Sector-22D, Uttar Pradesh
<b>FLOW OF TITLE</b>
<ul style="list-style-type: none"> <li>➤ That Yamuna Expressway Industrial Development Authority (“YEIDA”) under Scheme Code: YEA-GH-09/2024 for builder plots had invited Bid from various Builders for development of Group Housing on land admeasuring 20,235 sqm (“Project”) at Plot no. GH-01C/1, Sector-22D, Uttar Pradesh (“Bid”).</li> <li>➤ That Eldeco Sohna Projects Limited (“Promoter”) has filed the aforesaid Bid and was the successful bidder, Accordingly, YEIDA has issued the Allotment Letter having reference no. YEA/GH09/4151/2025 dated 27.02.2025, copy of same has been attached as “Annexure-1”.</li> <li>➤ That the Promoter on 27.06.2025 has entered into the Lease deed for the Project with YEIDA, which is duly registered on 28.06.2025 at the office of concerned Sub-Registrar, Greater Noida vide book no. -1, Registration No. 21565, copy of same has been attached as Annexure-2</li> <li>➤ That the Promoter is proposing to develop the said Land under the name and style of “Eldeco Whispers of Wonder” is a planned in wise manner as per the building plan approved by YEIDA vide वाई०ई०ए०/नियोजन/815/2025 dated 18.07.2025 which inter-alia includes Group Housing, commercial space, parks, utilities and common services and facilities therein, which is valid for 5 years i.e. till 17.07.2030.</li> </ul>
<b>POSSESSION</b>
As per documents provided and perused by us, possession of Land is with Eldeco Sohna Projects Limited.
<b>PUBLIC ACTIVITY</b>
As per documents provided and perused it appears that said Land 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 Land? If yes, kindly provide all the relevant information.

**We have been informed that the Promoter has not created mortgage/ hypothecation on the Project Land and/or receivables thereon.**

- b) Details and copies of agreements entered or Power of Attorney given with respect to the Land, if any.

**Not Applicable.**

- c) Whether the Land 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 there is no such dispute on the Land.**

**CONCLUSION**

On perusal of documents shared in relation to the said Land, we are of the view that Eldeco Sohna Projects Limited has valid and subsisting title over the said Land on the basis of Lease deed, in its favour.

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**

**ANNEXURE -III**  
**DETAILS OF LEASE DEED OF LAND**

Lease Deed dated 27.06.2025 for Land admeasuring 20,235 sqm at Builder Plot no. GH-01C/1, Sector-22D, Yamuna Expressway Industrial Development Authority, Dist. Gautam Budh Nagar, Uttar Pradesh

Book no. -1, Registration No. 21565



# BAR COUNCIL OF DELHI

(Statutory Body Under Advocates Act, 1961)

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Website : delhibarcouncil.com, E-mail : barcouncilofdelhi@rediffmail.com



S.No... 1348/H/4-HC ... Valid Upto... 31/12/2022


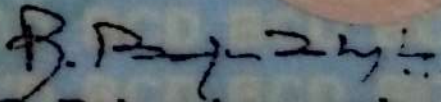
**HARENDER KUMAR JAGGI**

**ADVOCATE**

Enrolment No... D/184-D/1977

Date of Enrolment  
08/09/1977

  
**Maninder Singh**  
Chairman

  
  
**R. Balasubramanian**  
Member, Special Committee

Blood Group : **AB+**

Heart Patient : **No** (Yes/No)

Diabetic : **No** (Yes/No)


Date of Birth : **05/03/1954**

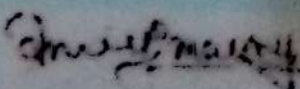
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Holder's Signature



Checked by