

- b) That the first phase of the Township is being develop on a portion of land admeasuring 65347 sq.mt. (approx 16 acres) by the name of "Eldeco Imperia" (herein "Phase I"), which is duly registered with Uttar Pradesh Real Estate Regulatory Authority ("UPRERA") vide registration bearing no. UPRERAPRJ929056 dated 19/5/2021. The Company in the second phase is developing land admeasuring 114892 sq. meters (approx. 28 acres) forming part and parcel of Township/Total Land ("Project Land") under the name of 'Eldeco Imperia II' ("Project"). UPSIDA vide Permit Number 555 dated 6/9/2023 has granted license/permission to the Company to develop Project.
- c) That in the Project falls a portion of Khasra No 79 admeasuring 0.076 hectare ("Subject Land") out of total land admeasuring 0.1520 hectare (**Total Land**).
- d) That the Total Land is jointly owned by Mr. Ram Naresh and Ms. Sonali Gautam in equal proportion 50:50 and accordingly they were having possession of their respective area in the Total Land. Mr. Ram Naresh contributed his 50% land i.e 0.076 hectare i.e Subject Land for the Project, which can be verified from Sl. No 38 in land details mentioned on approved layout plan of Project, however, Ms. Sonali Gautam didn't contributed here portion of the Total Land for Project.
- e) That Mr. Ram Naresh and Ms. Sonali Gautam in proportion to their ownership 50:50 in the Total Land are having possession of their respective area. The report from Lekhpal and Tehsildar depicting 50% area out of the Total Land in possession of Mr. Ram Naresh is annexed herewith as Annexure-A.
- f) That the Subject land belonging to Mr. Ram Naresh falls inside the constructed boundary wall of the Project and balance 50% falls outside the boundary wall and is in possession of Ms. Sonali Gautam.
- g) That the Subject land belonging to Mr. Ram Naresh falling withing the Project has no plots and villas or services and is part of the Green area in the approved layout plan.
- h) That currently there is no dispute on the Subject Land and the Company relying upon the representation as well as possession status of Mr. Ram Naresh got the Subject Land contributed for the Project. That the Company undertakes to settle/resolved at its own cost and expenses any issue/dispute if arises in future in relation Subject Land being undivided and the Company accordingly undertakes to safeguard interest of allottees of the Project at all times in this regard.

Sworn and verified
Before me

For Eldeco Housing and Industries Ltd

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



महोदय, आपके आदेश के अनुक्रम के अंतर्गत प्रथमा पत्र आवेदक रामनरेश पुत्र रामगोपाल निवासी ग्राम सौरिया, चन्द्रावल लखनऊ द्वारा प्रस्तुत बावत गाटा संख्या ३९ कुल रकबा ०.१५२० हे० में से ०.०७६० हे० भूमि की पैमाइस के सम्बंध में स्थलीय अभिलेखीय जांच की गई बाव जांच जात हुआ कि आवेदित प्रकरण ग्राम जैतीखेड़ा, पर० बिजनौर के अंतर्गत है, स्थित गाटा संख्या ३९ रकबा ०.१५२० हे० में से ०.०७६० हे० रामनरेश पुत्र रामगोपाल के नाम दर्ज अभिलेख है। आवेदक की उपस्थिति में पैमाइस करके सीमांकन निदान लगवा दिये गये हैं, स्थलीय नजरी नक्शा साथ में अलग है।

भारव्या सेवा में सादर प्रेषित ।

SKumar
26/10/2023

लख

महोदय,

लेखपाल उपाय्या प्रेषित ।

P. D. Tiwari
26/10/2023

तहसील सरोजनी नगर, लखनऊ

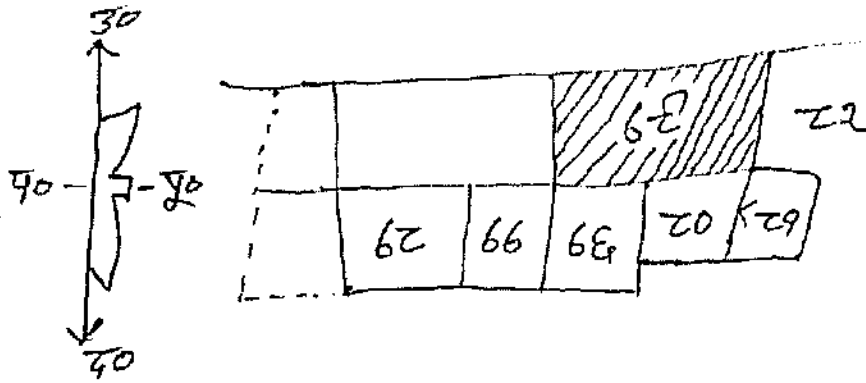
Sec

[Signature]
26/10/23

सरोजनी नगर, लखनऊ

महोदय

ग्राम जौली खेड़ा, परगना बिजनी, तहसील खशेली नगर
खखनडु ग्राम में स्थित गारा खेरुपा- ७९ रकबा ०.०१५२० हे०
में से रकबा ०.०७६० हे० भूमि खेतदार रामनरेश पुल रामगोपाल
को अभिलेखीय भू-मानचित्र के अनुसार भू-आकृति प्रदर्शित
करते हुए आवेदक खेतदार को पैमाइस के बाद दिया गया
भू-भाग निम्नवत् है।



Skomal
26/10/2023 लो

संकेत-



आवेदक खेतदार को दिया गया भू-भाग

चौहद्दी

- पूरुब - गारा खेरुपा - ८२
- पश्चिम - ७९ का शेष भाग सोनाली गौतम
- उत्तर - सीमा ग्राम भाती
- दक्षिण - गारा खेरुपा - ८०, ७६, व ७७

Pradesh (herein "Total Land"). The Total Land is being developed in a planned and phase wise manner as per the Layout Plan approved by Uttar Pradesh State Industrial Development Authority ("UPSIDA") erstwhile known as Lucknow Industrial Development Authority ("LIDA") for developing a residential township (herein "**Township**") which inter - alia includes plotted development, independent built-up Villas, commercial spaces, schools, parks, utilities and common services and facilities.

- b) The first phase of the Township is being develop on a portion of land admeasuring 65347 sq.mt. (approx 16 acres) by the name of "Eldeco Imperia" (herein "Phase I"), which is duly registered with Uttar Pradesh Real Estate Regulatory Authority ("UPRERA") vide registration bearing no. UPRERAPRJ929056 dated 19/5/2021. The Company in the second phase is developing land admeasuring 114892 sq. meters (approx. 28 acres) forming part and parcel of Township/Total Land ("Project Land") under the name of '**Eldeco Imperia II**' ("**Project**"). UPSIDA vide Permit Number 555 dated 6/9/2023 has granted license/permission to the Company to develop Project.
- c) In accordance with the building byelaws the validity of building permit of the Project shall remain valid for 5 years i.e 6/9/2023 to 5/9/2028 and is further extendable for a period of 3 years by the competent authority and as aforesaid in totality the validity of building permit can be extendable upto 8 years i.e up to 4/9/2031 for the Project. Considering the same, while registering the Project, the Company has mentioned end date as 1/9/2030 on the UPRERA portal with an understanding that the total validity for the Project would be (5+3+1) as 1 year extension is provided under section 6 of RERA act, 2017.
- d) The Company has track record of timely completion of their Project and has all the intention to complete the Project within the validity period of 5 years as per the approved building plan which is evident from the fact that we have set the financial and physical targets on UPRERA portal considering the validity period of 5 years. We preferred to mention 1/9/2030 i.e 7 years as Project end date considering the size of the Project, no. of units and to safeguard ourselves from any delay due to force majeure condition/unforeseen circumstances, in case happens in future. In view of the above we request you to kindly consider the Project end date as 1/9/2030 and grant us the Registration Certificate of the Project.

For Eldeco Housing and Industries Ltd

Sworn and verified
Before me

Mr. Anil Tewari
Director

R.C VERMA
Adv. & NOTARY
Lucknow U.P. INDIA
Regd No 31/64/200

12/10/2023