



PRADEEP INDIA NON JUDICIAL

13913
ADVOCATE
Government of Uttar Pradesh
14, TEHSIL COMPOUND GHAZIABAD (U.P.)
(M) 9718239239, 9810345131 Stamp

IN-UP02382849376846V

YATISH Sr. RMA
Designation EXECUTIVE
Signature
Stock Holding Corporation of India Ltd.
18/3 Model Town East, Ghazial

Certificate No. : IN-UP02382849376846V
Certificate Issued Date : 15-Dec-2023 03:23 PM
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUPSHCIL0197410903609920V
Purchased by : RAJ LIFESPACE LLP
Description of Document : Article 23 Conveyance
Property Description : COMMERCIAL PLOT NO.3 PINWOOD ENCLAVE SECTOR-2 WAVE CITY GHAZIABAD U.P.
Consideration Price (Rs.) :
First Party : UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Second Party : RAJ LIFESPACE LLP
Stamp Duty Paid By : RAJ LIFESPACE LLP
Stamp Duty Amount(Rs.) : 1,35,43,100
(One Crore Thirty Five Lakh Forty Three Thousand One Hundred only)



Please write or type below this line

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For RAJ LIFESPACE LLP

Designated Partner

IRID 0014634334

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shreestamp.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.

SCHEDULE OF PROPERTY

1. Nature of Property	:	Commercial Plot
2. Details of Property	:	Commercial Plot No- 3 Pinewood Enclave, Sector -2, Wave City, Tehsil & Distt. Ghaziabad (U.P)
3. Construction/ Building exists on Plot	:	No
4. Measurement of Property Area	:	2696 Square Meters
5. Status of Road	:	45 Meter Wide Road
6. Total Consideration Value		
/Market Value	:	Rs.19,34,65,200/-
7. Total Circle Rate	:	Rs. 57,600/- Per Square Meter
8. Park Facing	:	No
9. Three Side Open/Corner	:	Yes
10. Total Value as per Circle Rate	:	Rs. 15,52,89,600/-
11. Stamp Duty Paid	:	Rs. 1,35,43,100/-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP


Designated Partner

आवेदन सं०: 202300739100824

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 13913

वर्ष: 2023

प्रतिफल- 155289600 स्टाम्प शुल्क- 13543100 बाजारी मूल्य - 193466000 पंजीकरण शुल्क - 1934660 प्रतिलिपिकरण शुल्क - 120 योग: 1934780

श्री मैसर्स राज लाईफस्पेस एल एल पी द्वारा
ललित चौधरी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री जगदीश चौधरी
व्यवसाय: अन्य
निवासी: गाजियाबाद




ललित चौधरी अधिकृत पदाधिकारी/
प्रतिनिधि

श्री, मैसर्स राज लाईफस्पेस एल एल पी द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 27/12/2023 एवं 02:51:58
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शितलेश दोहरे प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
27/12/2023

गौरव कुमार
निबंधक लिपिक
27/12/2023

प्रिंट करें



Stamp Duty is paid as per the Notification vide Order No-SV.K.N.-5-2756/11-2008-500(1165)/2007, Lucknow, dated 30.06.2008 by the Uttar Pradesh Government Institution Finance, Tax & Registration Anubhag-5.

DESCRIPTION OF PROPERTY

Commercial Plot No. 3, admeasuring 2696 square meters falling in the developed Pinewood Enclave, Sector-2, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

East - 18 Meter Wide Road

West - 09 Meter Wide Road

North - PSP Plot

South - 45 Meter Wide Road

or Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP


Designated Partner

बही सं०: 1

रजिस्ट्रेशन सं०: 13913

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री मैसर्स उप्पल चढढा हाई-टैक डवलपर्स प्रा०लि० के द्वारा पुनीत भारद्वाज, पुत्र श्री राजेश भारद्वाज

निवासी: मेजनाईन फ्लोर एम-4 साउथ एक्स० पार्ट-2 नई दिल्ली

व्यवसाय: अन्य

क्रेता: 1

Pam



श्री मैसर्स राज लाईफस्पेस एल एल पी के द्वारा ललित चौधरी, पुत्र श्री जगदीश चौधरी

निवासी: गाजियाबाद

व्यवसाय: अन्य

क्रेता: 2

lalki



श्री मैसर्स राज लाईफस्पेस एल एल पी के द्वारा प्रवीण चावला, पुत्र श्री नन्द लाल चावला

निवासी: आर-2/220 राज नगर गाजियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

lasya



श्री भूपेन्द्र सिंह, पुत्र श्री पान सिंह

निवासी: ई-42/1 गली नं० 6 रामा विहार मौहम्मदपुर मजरी कराला दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2

BS



श्री कुश मोहन गुप्ता, पुत्र श्री प्रदीप गुप्ता

निवासी: के एम-161 कवि नगर गाजियाबाद

व्यवसाय: अन्य

BS



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

8

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं। टिप्पणी:

शितलेश दोहरे प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
27/12/2023

गौरव कुमार,
निबंधक लिपिक गाजियाबाद
27/12/2023

प्रिंट करें

CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 27th day of Dec, 2023, at Ghaziabad, Uttar Pradesh

BY

M/s Uppal Chadha Hi-Tech Developers Private Limited, a company incorporated under provisions of the Companies Act, 1956, having its Registered Office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049, represented by its authorized signatory Mr. Puneet Bhardwaj s/o Rajesh Bhardwaj, appointed as Authorized Signatory by the Director(s) by virtue of a duly executed Company Board Resolution dated 29/11/2023, (hereinafter referred to as the "Seller/Vendor" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors in interest, affiliates, nominees, administrators, executors, legal/authorized representatives, attorney(ies) and permitted assigns).

PAN- AAACU7200M,

Ph. No. 0120-4180500

TO AND IN FAVOUR OF

M/s Raj Lifespace LLP, a limited liability Partnership formed under the Limited Liabilities Partnership Act 2008 having its registered office at First Floor, Office No - 8A and 9A, Raj Complex, Hari Niwas Market, Near Bhatia More, Ghaziabad, Uttar Pradesh represented through its Authorised Signatory Mr. Lalit Chaudhary and Mr. Praveen Chawla appointed by virtue of a duly executed Board Resolution dated 24/05/2023

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

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Authorised Signatory

For RAJ LIFESPACE LLP

Lalit VS
Designated Partner 4

PAN-ABHFR1281J

Phone No. _____

(hereinafter referred to as the "PURCHASER(S)/VENDEE(S)" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors, executors, legal heirs, nominees, legal representatives and attorney(es), administrators and permitted assigns).

WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view the mandates of the National and State Housing Policies announced a Hi-Tech Township Policy as issued and notified by Government Order No. 3189/Eight-1-07-34-Vividh/03, dated 16th August, 2007, and subsequently revised by Government Order No. 3872/Eight-1-07-34-Vividh/03, dated 17th September, 2007 and Government Order No. 4916/Eight-1-07-34-Vividh/03, dated 27th August, 2008, which were issued in continuation of Hi-Tech Township Policy-2003 announced by Government of Uttar Pradesh vide Government Order No. 6087(1)/9-Aa-1-2003-34-Vividh/03, dated 22nd November 2003, to be known as the ("Hi-Tech Township Policy") to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited the proposals for development of Hi-Tech Township in the State of Uttar Pradesh.



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP


Designated Partner

AND WHEREAS the High Power Committee was duly constituted by the Government of Uttar Pradesh for selection of developers and that the committee thereby selected the Consortium M/S UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED (hereinafter referred to as the "Seller/Vendor") for the development of the Hi-Tech Township at the location on National Highway 24 near the town Ghaziabad in the State of Uttar Pradesh (the "Hi-Tech Township").

AND WHEREAS in terms of the Hi-Tech Policy, a Memorandum of Understanding/Amended/Revised Memorandum of Understanding was signed between Ghaziabad Development Authority (the "Competent Authority") and the Vendor from time to time for the development of Hi-Tech Township.



M/S Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory



For RAJ LIFESPACE LLP

 
Designated Partner

AND WHEREAS for the purpose of the Development of Hi-Tech Township, the Vendor has acquired the requisite land through direct purchase apart from having been transferred part of the land by the Competent Authority under the Hi-Tech Policy. Accordingly, the DPR/Revised DPR for the entire Wave City project submitted by the Vendor has been approved by the Competent Authority, comprising of 4500 acres (approximately) of land ("Project Land") vide its Memo No. 758/Master Plan Section/2011, dated 22.07.2011 subsequently revised vide its Memo No 272/Master Plan/2013 dated 03.10.2013. Further, the Detailed Layout Plan has been approved by the Competent Authority vide Memo No.354/Master Plan/794/Zone-5/2012-13, dated 28.02.13 subsequently revised vide Memo No. 534/M.P./2013-14 dated 02.11.2013 and in pursuance to which a Development Agreement has been signed between the Competent Authority, and the Vendor, in terms of the Hi-Tech Township Policy of Uttar Pradesh Government.

AND WHEREAS the Vendor has developed the said Project/Hi-Tech Township under the name and style of "WAVE CITY" on the Project Land and allotted the plots of different sizes to the prospective Purchaser(s).

AND WHEREAS the Vendee(s) after inspecting, checking and verifying all the ownership records, title documents, approvals/licenses, sanctions, plans pertaining to Project Land and after having completely satisfied himself/herself/themselves with the same had booked a Commercial Plot No. 3, admeasuring 2696 Square Meters (Approx. 3224.42 Square Yards) falling in Pinewood Enclave, Sector-2, Wave City, Ghaziabad, Uttar Pradesh. (Hereinafter referred to as "Said Plot").

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For RAJ LIFESPACE LLP

Designated Partner



AND WHEREAS subsequently the Said Plot was allotted by the Vendor to the Vendee(s) and thereafter the Parties had also entered into a Commercial Plot Allottee(s) Arrangement/Agreement to sale dated 31.07.2023 (hereinafter referred to as the "Arrangement") whereby the said Vendor had upon the request of the Vendee(s) agreed to sell the said Plot bearing No. 3, admeasuring 2696 Square Meters, in Pinewood Enclave, Sector -2, Wave City, and Ghaziabad hereinbefore described to the Vendee(s) for consideration amounting to Rs. 19,34,65,200/- as per the terms & conditions stipulated in the Application Form and the Commercial Plot Allottee(s) Arrangement.

AND WHEREAS, the Vendee(s) have paid the amount of Rs. 19,34,65,200/- inclusive of the TDS deposited for the amount of Rs. 19,34,652/- by serial challan number 05056 dated 27.10.2023 with BSR code 0240020 towards the purchase of the Said Plot. The Vendor does hereby accept and acknowledge the receipt of the said amount and in consideration thereof this Conveyance Deed with respect to Said Plot is executed in favour of the Vendee(s).

AND WHEREAS the Vendor is well and sufficiently entitled to sell the Said Plot and no one besides the Vendor has any interest, right, title or claim of any kind in the Said Plot and the Said Plot is free from all encumbrances and the Vendor holds unimpeachable and marketable title and power to convey, transfer, alienate and sell the Said Plot. Accordingly, this Conveyance Deed is executed by the Vendor to transfer and convey absolute title in respect of the Said Plot in favour of the Vendee(s).

for Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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For RAJ LIFESPACE LLP


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AND WHEREAS Vendee(s) being fully satisfied with the clear and marketable title held by the Vendor made full payment of the sale consideration of the Plot subject matter of this Deed to the Vendor. The Vendee(s) has/have also satisfied himself/herself/itself/themselves about the calculation of demarcated area of the Plot. Accordingly, Vendee(s) has/have paid entire sale consideration in respect thereof.

AND WHEREAS the expression 'vendee(s)' shall mean and denote a single Vendee or more than one Vendee as hereinbefore mentioned. The use of singular expressions shall also include plural expressions wherever the context of this Deed 'so demands.'

NOW, THEREFORE, THIS DEED OF ABSOLUTE CONVEYANCE WITNESSETH AS UNDER:

1. That in pursuance of the agreed terms and conditions contained in the Application for Allotment and the Commercial Plot Allottee(s) Arrangement dated 31.07.2023, the receipt whereof the Vendor hereby admits and acknowledges, the Vendor do hereby absolutely sell, assure, convey, grant, transfer, assign, grant by way of absolute conveyance completely and absolutely all its rights, title and interests in the Said Commercial Plot No. 3, admeasuring 2696 Square Meters (Approx. 3224.42 Square Yards) falling in Pinewood Enclave, Sector -2, Wave City, Ghaziabad, Uttar Pradesh along with right to use all ways, paths, passages, privileges and easements appurtenant thereto unto the Vendee(s) to possess and to enjoy the Said Plot and all it's right, title and interest, TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances, charges, trust, liens, lis pendens, claims and demands whatsoever. The Said Plot is shown with Black colour in the sketch Map/Plan attached herewith and marked as **Annexure - A**.

or Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For RAJ LIFESPACE LLP


Designated Partner

2. That the Vendor is full-fledged and lawful owner of the Said Plot and is fully competent and entitled to execute and get registered this Conveyance Deed in favour of the Vendee(s) and to confer a clear and marketable title in respect thereof in favour of the Vendee(s). The title of the Vendor is free from all types of encumbrances, charges, liens, acquisition proceedings, charges, taxes, restraint orders, recovery attachment etc. and no litigation whatsoever is pending, in respect of the Said Plot before any Court or Authority.
3. That the Vendee(s) agree(s) that terms and conditions contained in the MOU entered between the Vendor and the Government of Uttar Pradesh and the other terms and conditions of the Hi-Tech Township Scheme will be applicable on the Said Plot allotted to the Vendee(s).
4. That the Vendor on this day has delivered actual, physical and vacant possession of the Said Plot to the Vendee(s), absolutely and forever and the same is acknowledged by the Vendee(s). The Vendor has completed all development works in this Said Plot to fulfill their responsibility as per the approved Map. Prior to taking possession of the Said Plot, the Vendee(s) has checked and inspected all the development works carried out by the Vendor. Once the Vendee(s) takes possession of the Plot, no complaint of any kind whatsoever shall be entertained by the Vendor with respect to said plot. That the Vendor has further assured the Vendee(s) that it shall be lawful for the Vendee(s) for all times to enter into, to occupy and enjoy ownership & possession of the Said Plot without any letting, hindrance, interruption, disturbances, claims or demands from the Vendor or any person claiming under or through the Vendor but subject to terms, conditions, stipulations and restrictions contained in this Deed

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP.

 
Designated Partner 10

as well as the Commercial Plot Allottee(s) Arrangement executed with the Vendor and described hereinbefore.

5. That the Vendee(s) from the date of possession of this plot shall be liable to pay the property tax, water tax and sewerage tax and such other taxes or any other future tax or any other fees, cess or taxes of all and any kind by whatever name called, levy of proportionate development charges as and when levied by the Local Authority/Body under the prevailing law and rules of the land.
6. That, the Vendee(s) shall be bound to start construction on the 'Said Plot' allotted to the Vendee(s), after getting the plans sanctioned from the Competent Authority at its own cost and expenses and abide by the terms set forth within the Guidelines for Construction. Vendee(s) shall commence construction upon the said plot as per GDA guidelines and complete the construction as per the timelines submitted before the Hon'ble Real Estate Regulatory Authority, failing which the Vendee(s) shall be liable to pay such penalty and or may suffer any other consequences as may be decided by the competent authority from time to time. Also, it is mutually agreed between Vendor and the Vendee(s) that the Vendee(s) shall use the 'Said Plot' for Commercial purpose only and shall not carry out any prohibited activities. The Vendee(s) hereby specifically agrees with the Vendor that the conveyance of the 'Said Plot' in favor of the Vendee(s) shall be subject to strict compliance of all the conditions mentioned in the Hi-Tech Policy, Development Agreements, bye-laws of the GDA or any other Competent Authority and Building Bye Laws, Rules, notifications, enactments of the competent authority and guidelines that may be framed by the Government / GDA or any other Competent Local Authority for occupation and use of the 'Said

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

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For RAJ LIFESPACE LLP

Designated Partner

Plot'. If the delay is caused by the Vendee(s) and thus leading to imposition of penalty by GDA or any such delay interferes/hinders with the procurement of Occupation/Completion Certificate of the said township or any part thereof or leads to violation of any of the condition of Hi-Tech Policy, notifications, govt. orders, bye-laws, Development Agreements executed by the Vendor with Govt. of U.P. or any other competent authority, then the competent authority shall have the right to take any action as per applicable law and/or may also impose penalty in this regard.

7. That "Commercial Plot" shall always be used for commercial purposes only, any change or deviation in the specified use, which is not in consonance with the theme and / or terms and conditions of the said Project or is detrimental to the public interest or such land use change has not been approved by the Development Authority/Local Authority shall not be permitted
8. That the Vendee(s) hereinafter shall become the lawful owner and in possession of the Said Plot by virtue of the present Conveyance Deed and shall have the absolute and complete rights to hold, use, enjoy and transfer the Said Plot, in any manner without any hindrance, claims or demands whatsoever from the Vendor or from any other person claiming under or through it.
9. That the Vendor doth hereby covenants with the Vendee(s) that all dues, demands, taxes, charges, duties, liabilities, has been cleared upto the present date of execution of this Deed and Vendee(s) undertakes that hereinafter and in future the Vendee(s) shall be liable and responsible to clear any and all dues, demands, taxes, charges, duties, liabilities in respect of the Said Plot or any part thereof.

or Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP


Designated Partner

10. That the Vendee(s) gives its consent to enter into a separate Maintenance Agreement with the Vendor or its nominated Maintenance Agency as and when demanded by the Vendor and maintenance charges shall be decided on the sole discretion of the Vendor or its nominated Agency and the Vendee(s) agrees to abide by all the terms and conditions as laid down in the said Maintenance Agreement. The decision of the Vendor or the Maintenance Agency in respect of cost of maintenance will be final and binding on the Vendee(s). The Vendee(s) undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The Vendee(s) hereby assures the Vendor that the Vendee(s) shall not withhold, refuse or delay the payment of maintenance bills raised by the Maintenance Agency for any reason whatsoever.
11. That the Vendee(s) further agrees that he/she/it/they shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot' (except for the purposes of a direct exit to nearest public street, nearest road only). It is further agreed that such common areas, facilities shall remain indivisible and the Vendee(s) or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said common area(s) and facilities or any part thereof
12. The Vendee(s) further acknowledges that the Vendor shall be carrying out extensive development/construction activities for many years in future in the entire area falling within/outside the Hi-Tech Township in which the 'Said Plot' is located and the Vendee(s) agrees not to raise any objections or make any

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claims or default in any payments as demanded by the Vendor on account of inconvenience, if any, which may be suffered by the Vendee(s) due to such development/ construction activities.

13. It is further agreed by the Vendee(s) that the Vendor shall have the absolute authority to deal in any manner with all lands (except the Said Plot), facilities and amenities as mentioned above including but not limited to creation of further rights in favor of any other party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to government, semi government, any other authority, body, any person, institution, trust or any other local body which the Vendor may deem fit.
14. That the Vendee(s) shall abide by all laws, byelaws, rules and regulations, notifications of Competent Authority, Statutory Authorities and the Laws of the land as applicable to the Said Plot and shall also be responsible for all deviations, violations or breach or any of the conditions of prevailing law, byelaws, rules and regulations. The Vendee also undertakes to remain bound by all the terms and conditions stipulated in the Allotted(s) Arrangement, Maintenance Agreement executed by the Vendee(s) with the Vendor at any time before execution of this Conveyance Deed.
15. The Vendee(s) shall not do or suffer anything to be done in or around the Said Plot which may tend to cause damage to the adjacent plots or in any manner interfere with the use thereof or of spaces, passages, amenities and areas available for common use by all the residents. The Vendee(s) hereby indemnifies

Dr Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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For RAJ LIFESPACE LLP


Designated Partner

the Vendor against any penal action, damages or loss due to misuse for which the Vendee(s) shall be solely responsible.

16. The cost of stamp duty, registration charges and other incidental charges and expenses is borne by the Vendee(s). Any deficiency in stamp duty as may be determined by the Sub-Registrar/concerned Authority along with consequent penalties /deficiencies as may be levied in respect of the Said Plot being conveyed by this Deed shall also be borne by the Vendee(s) exclusively.
17. That the Vendee(s) has/have executed this Deed with full knowledge and subject to all the laws, notifications and rules applicable in the area from time to time.
18. That the Vendee(s) shall raise construction on the Said Plot strictly in accordance with bye-laws and as per the plan approved by the GDA and/or other competent authority. Vendee(s) shall strictly follow the construction control/guidelines approved by the Competent Authority. In the event of any violation of the Building Plan or bye-laws of Government of Uttar Pradesh by the Vendee(s), the Vendee(s) shall have no claim or right to seek any compensation for such acts or omissions from the Vendor and shall be liable to pay/ make good the cost/penalty incurred by the Vendor.
19. That in case any provision of this Conveyance Deed is determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far same is inconsistent with statute and the remaining provisions of this Deed shall remain valid, enforceable and binding on the Parties.

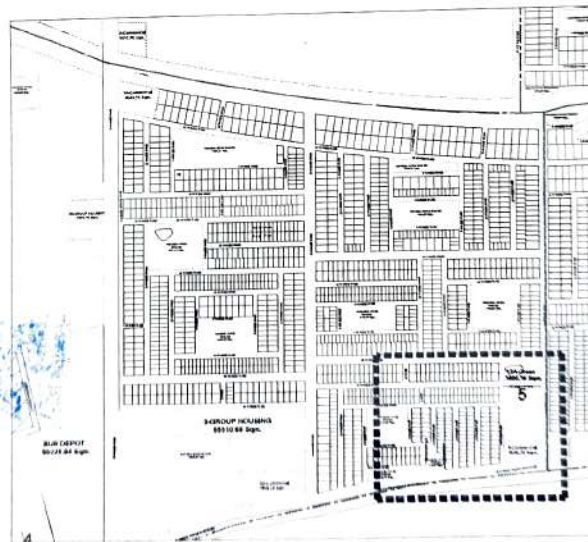
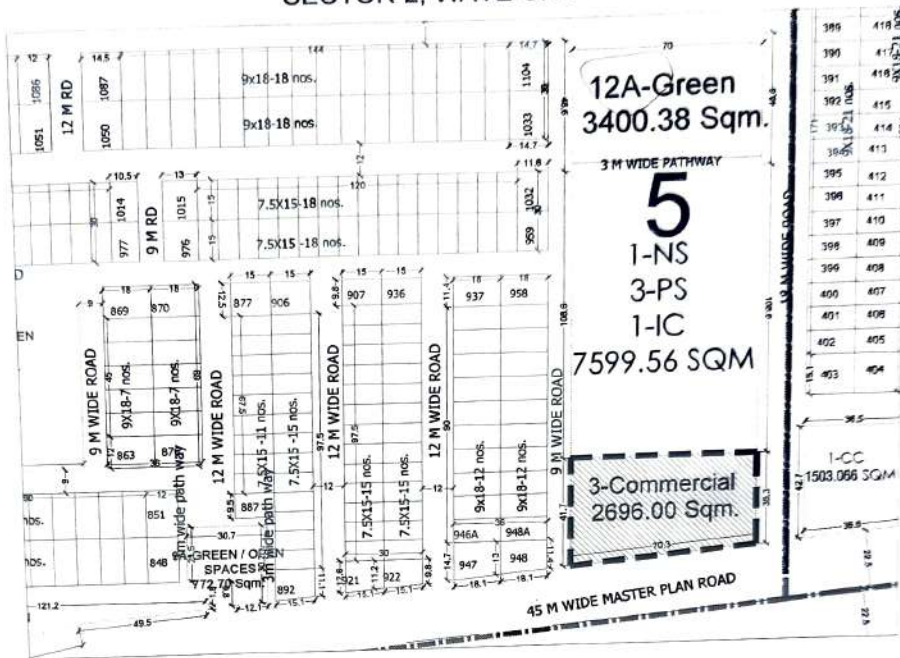
Dr Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP



Designated Partner

LOCATION PLAN SECTOR-2, WAVE CITY



KEY PLAN

* INDICATIVE PLAN AS PER SECTION 1.6 OF AGREEMENT TO SALE.

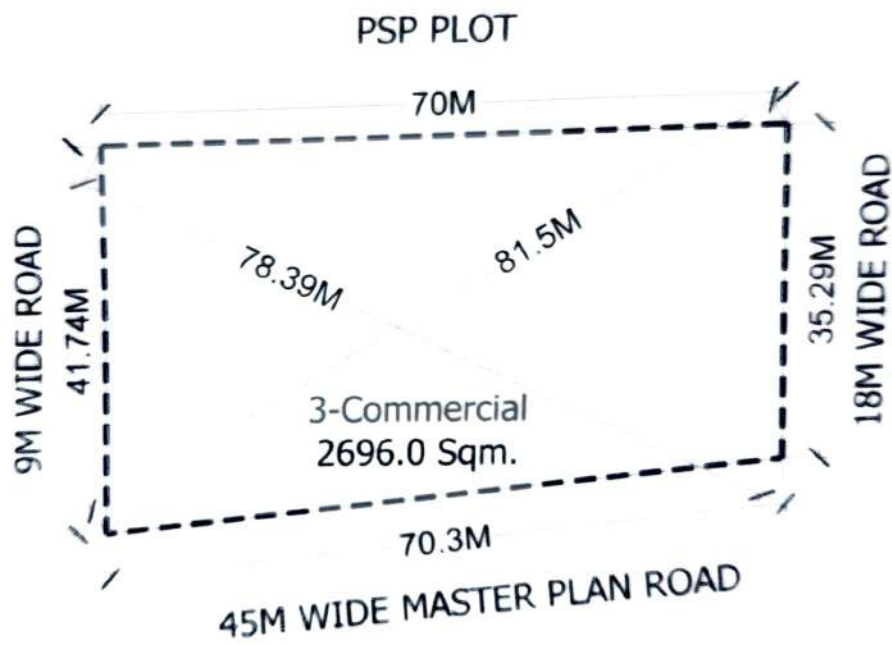
<div>WAVE</div> <div>City</div>	TITLE : SECTOR-2	DRAWN BY:	SCALE : N.T.S	DATE : 26.06.2023	NORTH 
	PLOT REF. NO: PLOT NO. 3 - COMMERCIAL	CHECKED BY:	APPROVED BY:		

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

For RAJ LIFESPACE LLP

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Designated Partner

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Authorised Signatory

PLOT LAYOUT PLAN
SECTOR-2, WAVE CITY

PLOT AREA: 2696.0 SQM SUBJECT TO THE CLAUSE 17 OF THE AGREEMENT TO SALE.

DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

WAVE
CityTITLE
SECTOR 2
PLOT REF NO
PLOT NO: 3 - COMMERCIAL

DRAWN BY

SCALE

DATE

N.T.S

16.06.2023

CHECKED BY

APPROVED BY

For RAJ LIFESPACE LLP

Designated Partner

or Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

WAVE

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S UPPAL-CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED HELD ON WEDNESDAY, 29TH DAY OF NOVEMBER, 2023 AT THE CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA, UTTAR PRADESH-201301.

AUTHORISATION FOR EXECUTION AND REGISTRATION OF DOCUMENTS RELATING TO THE PLOT(S) / FLAT(S) / APARTMENT(S) / FLOOR(S)/ COMMERCIAL SHOPS AT COMPANY'S PROJECT 'WAVE CITY'

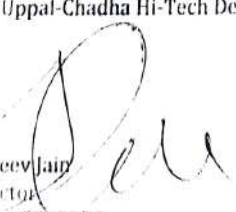
"RESOLVED THAT the Board of Directors do hereby authorise, severally, Mr. Nand Kishore S/o Sh. Jai Kishan R/o RC 920, Kala Enclave, Khora Enclave, Khora Colony, Khora, Khora Gaon, Ghaziabad, Uttar Pradesh-201309, Mr. Dheeraj Kumar S/o Sh. Ashok Kumar R/o Flat No.- G-902, Amrapali Princely Estate, Sector-76, Noida, Gautam Buddha Nagar, U.P. - 201301 and Mr. Puneet Bhardwaj S/o Rajesh Bhardwaj R/o H-114, Sector-23, Sanjay Nagar, Ghaziabad, UP-201002 to sign, execute, present etc., for and on behalf of the Company, Sale/Conveyance deeds including any change, rectification, alteration or modification therein in favour of applicant(s)/allottee(s)/buyer(s) of Plots/Floors/Apartments/Flats/ Commercial Shops in the Company's Project "Wave City" at NH-24, Ghaziabad, UP, and to appear or represent the Company before the concerned Registrar/Sub-Registrar or any other authority empowered in this regard, as and when required, to cause the registration of the said Sale/Conveyance Deed(s) and to admit the execution thereof, and to collect the registered copies thereof from the said authority's office, and also to take any other step or steps, and to do all such other acts, deeds, matters or things which may be required and necessary for the aforesaid purposes.

RESOLVED FURTHER THAT Mr. Nand Kishore, Mr. Dheeraj Kumar and Mr. Puneet Bhardwaj the aforesaid authorized representatives, be and are hereby severally authorised to sign and execute possession letter(s)/certificate(s) in favor of aforesaid allottee(s) of Plots/Floors/Apartments/Flats in the Company's aforesaid Project, and/or to do all such other act(s), deed(s) or thing(s) which may be required and necessary in this regard.

RESOLVED FURTHER THAT this resolution will be valid for a period of 1 (One) month from the date 01st December, 2023 to 31st December, 2023 and the authorization given herein this resolution will cease on expiry of said 1 (One) month.

RESOLVED FURTHER THAT Managing Director/Director/Company Secretary of the Company be and is hereby authorized to sign and forward a copy of the above resolution to anyone concerned."

For Uppal-Chadha Hi-Tech Developers Private Limited


Sanjeev Jain
Director

DIN: 07768878

Address:- Flat No-401, 4th Floor,

Surya Kanishk Tower, Vaishali,

Sector-4 Ghaziabad, Uttar Pradesh 201010

Uppal-Chadha
Hi-Tech Developers
Private Limited

Site Office
Sales Pavilion
Sardar Kulwant Singh
Chadha Marg
NH-24, Wave City
Ghaziabad-201015
(U.P.) INDIA

T+91-0120-4188950
T+91-0120-4188952

Corporate Office
C-1, Sector-3
Noida-201301 (U.P.)
INDIA

T+91-0120-4180500
F+91-0120-4180541

Registered Office
First Floor M-4
South Extension Part-II
New Delhi South Delhi
DL-110049 INDIA

T+91 011 43282040/41

RAJ LIFESPACE LLP

Regd. Office:- First Floor, Office No. 8A & 9A, Raj Complex, Hari Niwas Market, Near Bhatia More, G.T.Road, Ghaziabad-201001, (U.P.)

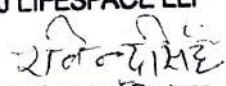
Copy of Resolution passed in the meeting on Date 24.05.2023 Partners of M/s RAJLIFESPACE LLP at the registered office of the firm.

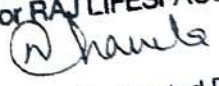
RESOLVED that the banking account of the Firm opened with the Punjab & Sind Bank, S D College, Ghaziabad Branch is hereby authorized to honour cheques, bills of exchange, and promissory notes drawn, accepted or made on behalf of the firm by Sh. Praveen Chawla and Sh. Lalit Chaudhary partners for the time being of the firm and to act on any instructions so given relating to the account, whether the same be overdrawn or not, or relating to the transactions of the Firm.

FURTHER RESOLVED that KYC of all the Firm is also to be filed with the same bank in order to make the account operative.

FURTHER RESOLVED that a certified copy of the minutes be forwarded to the Bank for their record.

Certified True Copy

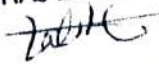
For RAJ LIFESPACE LLP

Designated Partner

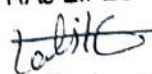
For RAJ LIFESPACE LLP

Designated Partner

Specimen Signatures of authorised Partners:

For RAJ LIFESPACE LLP

Designated Partner

For RAJ LIFESPACE LLP

Designated Partner

For RAJ LIFESPACE LLP

Designated Partner

For RAJ LIFESPACE LLP

Designated Partner



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABHFR1281J

नाम / Name

RAJ LIFESPACE LLP

निगमन/गठन की तारीख

Date of Incorporation / Formation

23/05/2023



Signature Not
Verified

Digital signed by
Income Tax Deptt.
Date: 2023 05 24 07:09:58 IST


- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वसूली, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B. का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सलग पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card ABHFR1281J</p> <p>नाम / Name RAJ LIFESPACE LLP</p> <p>निगमन/गठन की तारीख Date of Incorporation / Formation 23/05/2023</p>	<p>भारत सरकार GOVT. OF INDIA</p>	<p>इस कार्ड के खोने/पाने पर तुरंत सूचित करें, संपर्क: आयकर पैन सेवा इकाई, प्रोत्साहित ईगव् गोव् टेक्नोलॉजिज लिमिटेड (पूर्व में एनडीएम ई-गवर्नान्स इंफ्रास्ट्रक्चर लिमिटेड) प्रीति भवन, एम्बर पौर, महाराष्ट्र रोड, बल्लार, पुणे - 411004</p> <p>If this card is lost / someone's lost card is found, please inform / return to: Income Tax PAN Services Unit, Promote eGov Technologies Limited (formerly NSIM e-Governance Infrastructure Limited) 4th Floor, Sapphire Chambers, Dance Road Bazaar, Pune - 411045 Tel: 91-20-2721 8080, e-mail: thinfa@promoteechnology.com</p>
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Electronically Issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)


For RAJ LIFESPACE LLP
Designated Partner



भारत सरकार
 Government of India
 प्रमुख कार्यालय
 प्रधान कार्यालय
 नया दिल्ली 110001
 भारत




7646 8461 9216

आधार - आम आदमी का अधिकार


भारतीय पहचान प्राधिकरण
 Unique Identification Authority of India
 Address
 S/O N.L. Chawla, House Number
 R-7/220, Raj Nagar
 Ghaziabad, Ghaziabad, Uttar
 Pradesh, 201001



7646 8461 9216





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1211/40015/00071

To,
Bhupendra Singh
S/O Pan Singh
E- 42/1
GALI NO. 6
RAMA VIHAR
Mohamniad Pur Majri
Karala North West Delhi
Delhi 110081

Ref: 127 / 30C / 252231 / 253385 / P



UE256052255IN



आपका आधार क्रमांक / Your Aadhaar No. :

4346 6698 7067

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



भूपेंद्र सिंह
Bhupendra Singh
जन्म वर्ष / Year of Birth : 1986
पुरुष / Male



4346 6698 7067

आधार — आम आदमी का अधिकार

Handwritten signature

20. That the Vendee(s) agrees and confirms that all obligations arising by virtue of this Deed in respect of Said Plot being the subject matter of this Deed shall be equally applicable and enforceable against any or all occupiers, tenants, licensees and/or subsequent purchasers/vendee(s) of the Said Plot. The Vendee(s) undertakes to make all efforts to ensure that its successors-in-interest continues to perform various obligations liable to be performed in terms of this Deed and the Plot Allottee (s) Arrangement executed with the Vendor. The Vendee(s) also confirm that they have clearly understood each and every clause/covenant of the Conveyance Deed and its/their legal implications thereon and have also clearly understood his / her / their obligations and liabilities and the Vendor's obligations and limitations as set forth in the Conveyance Deed. The Vendee(s) further undertake not to do anything or shall not use the Said Plot being the subject matter of this Deed in a manner which may cause any nuisance, annoyance or obstruction or hindrance to the other owners/occupants in the said Township or is immoral or illegal. Also, the Vendee(s) shall not keep any hazardous, explosive, inflammable chemicals/material etc., which violates the bye-laws applicable to the Said Plot.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For RAJ LIFESPACE LLP

 
Designated Partner

IN WITNES
place, day, r
witnesses:



[Handwritten signature]



IN WITNESSES WHEREOF, these Parties have executed this Conveyance Deed on the place, day, month and year first above written in the presence of the following witnesses:

SIGNED, EXECUTED & DELIVERED

Vendee(s)

For RAJ LIFESPACE LLP


Designated Partner

(M/s Raj Lifespace LLP

represented through its Authorised Signatory Mr. Lalit Chaudhary and Mr. Praveen Chawla)

Vendor

Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Authorised Signatory

Authorized Signatory

For and On Behalf of

M/s Uppal Chadha Hi-Tech Developers
Pvt. Ltd.

WITNESSES:


1. Bhupendra Singh
S/o Sh. Pan Singh
E 42/1, Colli Mo 6.
Rama Vihar Delhi

2. Kush Mohan Gupta
S/o Pradeep Gupta
Ro Km 161 Kavi Nagar G 73


PRADEEP GUPTA
ADVOCATE
14, TEHSIL COMPOUND, GHAZIABAD (U.P.)
(M) 9718239239, 9810345181

आवेदन सं०: 202300739100824

बही संख्या 1 जिल्द संख्या 10645 के पृष्ठ 171 से 220 तक क्रमांक 13913 पर
दिनांक 27/12/2023 को रजिस्ट्रीकृत किया गया।

FOR RAL LIFESPACER

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शितलेश दोहरे प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
27/12/2023

प्रिंट करें

