

**POSSESSION CERTIFICATE**

**Dated: 12.12.2024**

We, M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. a company incorporated under the Companies Act 1956, having its registered office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049, through its authorized representative Mr. Narayan Jee Jha, authorized vide Board Resolution dated 28.02.2023, do hereby have handed over peaceful, vacant physical possession of the Group Housing Plot No. GH-10, admeasuring 53939 square meters (Approx. 64511.04 Sq. Yards), which falls in Sector-8, Cherrywood Enclave, Wave City, Tehsil - Dadri, Distt Gautam Buddha Nagar (U.P) as per the attached demarcation Plan in pursuance to duly executed and registered Sale deed dated 12.12.2024.

**THEMECOUNTY PRIVATE LIMITED**, a company incorporated and registered under the provisions of the Companies Act, 1956, (presently existing under Companies Act, 2013) and having its registered office at 8th Floor Plot No. 15, Sector 135, Noida, Uttar Pradesh, India - 201305, represented by its authorized signatory, **Mr. Ashwin Kumar Gupta**, duly authorized vide board resolution dated 21.10.2024, on this 12<sup>th</sup> day of December 2024 in the presence of following witnesses.

Uppal Chadha  
Hi-Tech Developers  
Private Limited

**Possession handed over By:**

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

Site Office  
Sales Pavilion  
Sardar Kulwant Singh  
Chaudhary Maya  
NH-24, Wave City  
Ghaziabad-201015  
(IIP) INDIA

(Authorized Representative)

Authorised Signatory

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

**THEMECOUNTY PRIVATE LIMITED**, a company incorporated and registered under the provisions of the Companies Act, 1956, (presently existing under Companies Act, 2013) and having its registered office at 8th Floor Plot No. 15, Sector 135, Noida, Uttar Pradesh, India - 201305, represented by its authorized signatory, **Mr. Ashwin Kumar Gupta**, duly authorized vide board resolution dated 21.10.2024, do hereby acknowledge and take the peaceful, vacant physical possession of the Group Housing Plot No. GH-10, admeasuring 53939 square meters (Approx. 64511.04 Sq. Yards), which falls in Sector - 8, Cherrywood Enclave, Wave City, Tehsil Dadri, Distt Gautam Buddha Nagar (U.P) in perfect condition and order as per the attached demarcation plan on 12<sup>th</sup> day of December 2024 in the presence of following witnesses.

**Possession Taken By:**

For ThemeCounty Private Limited

(THEMECOUNTY PRIVATE LIMITED It's Authorized Signatory Mr. Ashwin Kumar Gupta,)

**WITNESSES:**

1. Aray Kumar Jha S/o  
Late Gopi Kant Jha  
Plot No. 15, Sector-135  
Noida, G.B. Nagar

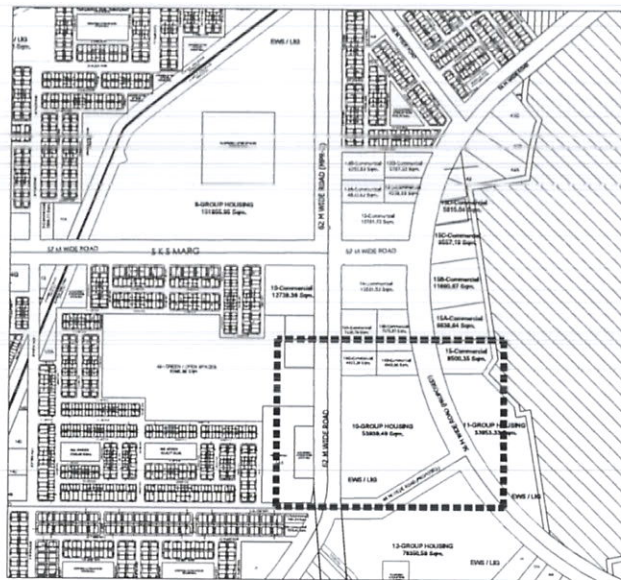
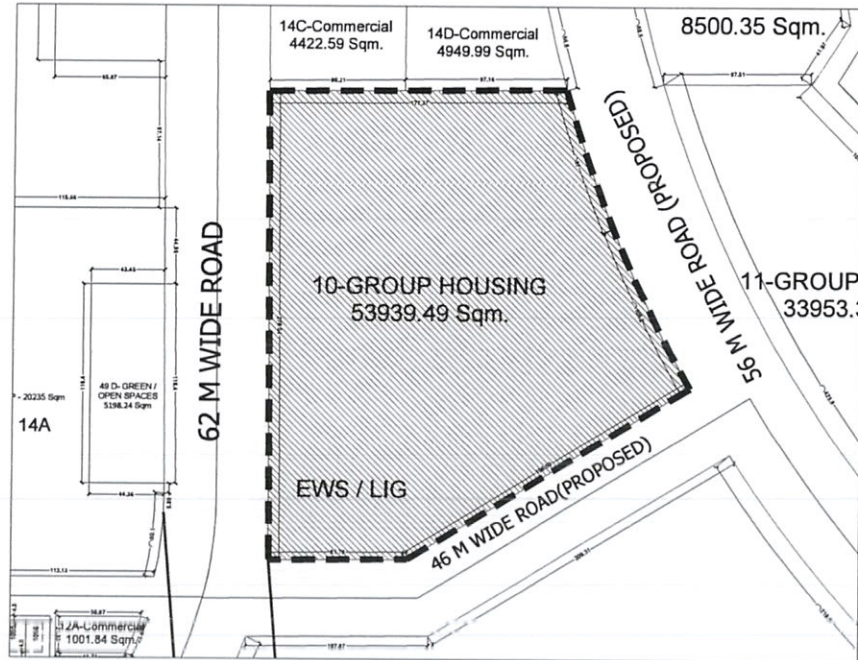
2.

Chetanya Sharma  
8/0 Sh. Banwari Lal Sharma  
R/o M. V-88, Gali No. 10, Arvind  
Nagar Ghonda Delhi-110053

Enclosures: Demarcation Plan of the Group Housing Plot No. GH-10,

## Annexure - A

LOCATION PLAN  
GH-10, SECTOR-8, CHERRY WOOD ENCLAVE, WAVE CITY



KEY PLAN

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

**WAVE**  
City

TITLE :  
SECTOR-8

DRAWN BY:

SCALE :

DATE :

NORTH

PLOT REF. NO:

CHECKED BY:

APPROVED BY:

PLOT NO. 10-GROUP HOUSING



For Themecounty Private Limited

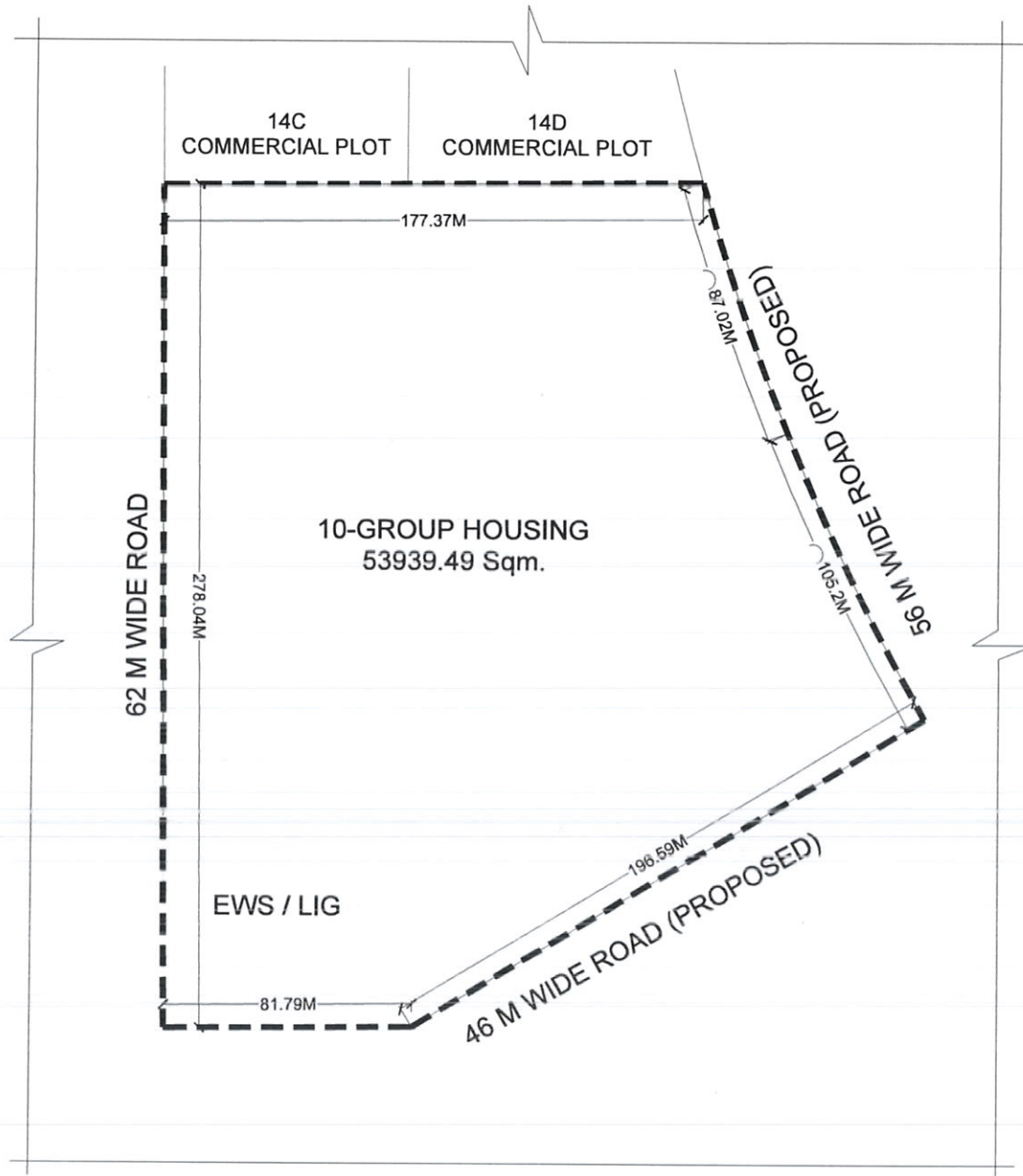
Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory



## Annexure - A

PLOT LAYOUT PLAN  
GH-10, SECTOR-8, CHERRY WOOD ENCLAVE, WAVE CITY

- PLOT AREA = 53939.49 SQM. SUBJECT TO THE CLAUSE 1.7 OF THE AGREEMENT TO SALE.
- DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

**WAVE**  
City

TITLE :

SECTOR-8

PLOT REF. NO:

PLOT NO. 10-GROUP HOUSING

DRAWN BY:

SCALE :

N.T.S

DATE :

03.12.2024

CHECKED BY:

APPROVED BY:

For Themecounty Private Limited

  
Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory