

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. 64511.01 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 12th day of December 2024 in the presence of following witnesses.

Possession handed over By:

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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(Authorized Representative)

Narayan Jha
Authorised Signatory

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 12th day of December 2024 in the presence of following witnesses.

Possession Taken By:

For ThemeCounty Private Limited

Delhi NCR

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

WITNESSES:

A. Jha

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

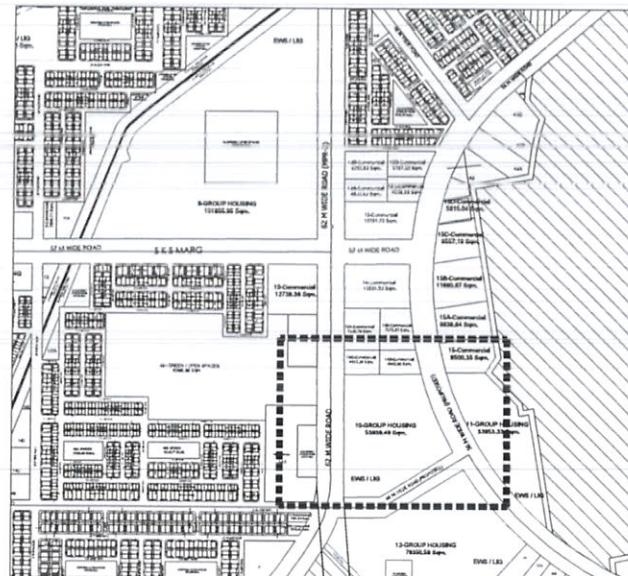
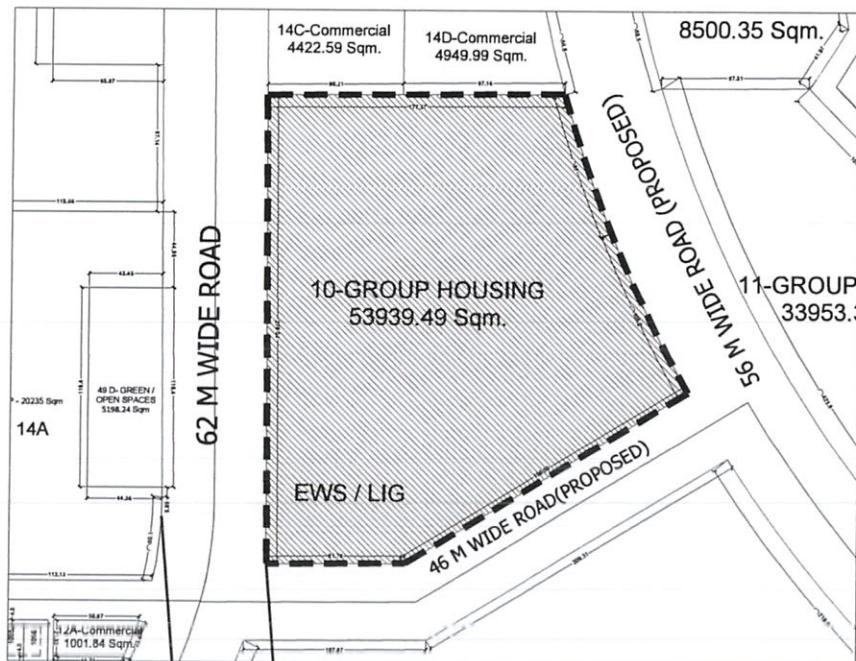
2.

Chetanya Sharma
8/0 8n. Banwari Lal Sharma
R/o H. V. 88, Gali No. 10, Arring
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



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

WAVE City	TITLE : SECTOR-8	DRAWN BY:	SCALE : N.T.S	DATE : 03.12.2024	NORTH
	PLOT REF. NO: PLOT NO. 10-GROUP HOUSING	CHECKED BY:	APPROVED BY:		

For Themecounty Private Limited

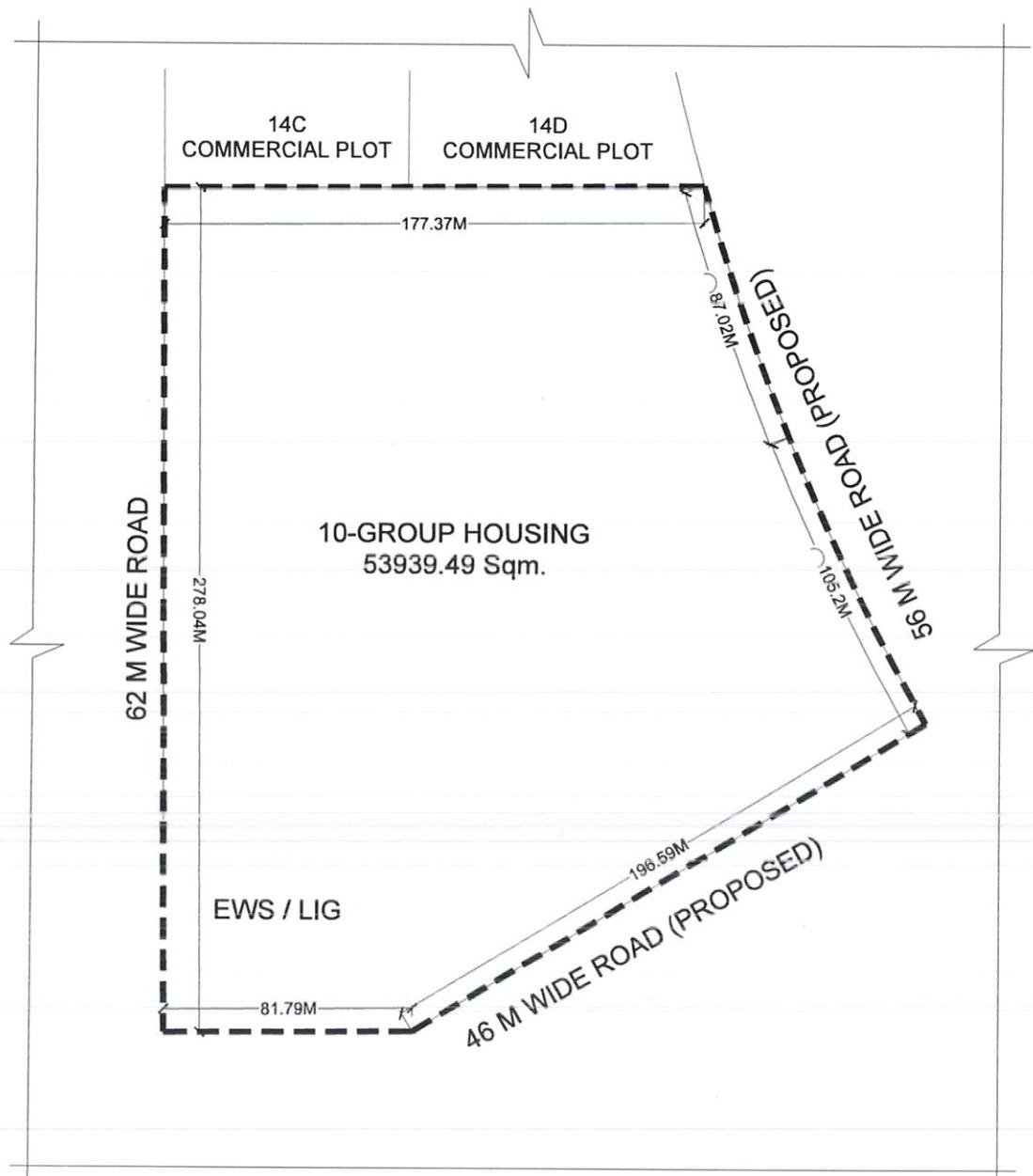
Authorised Signatory

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 / DEMARCTION.

WAVE City	TITLE : SECTOR-8	DRAWN BY:	SCALE : N.T.S	DATE : 03.12.2024
	PLOT REF. NO: PLOT NO. 10-GROUP HOUSING	CHECKED BY:	APPROVED BY:	

For Themecounty Private Limited

Rehim Khan
Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Wajid
Authorised Signatory