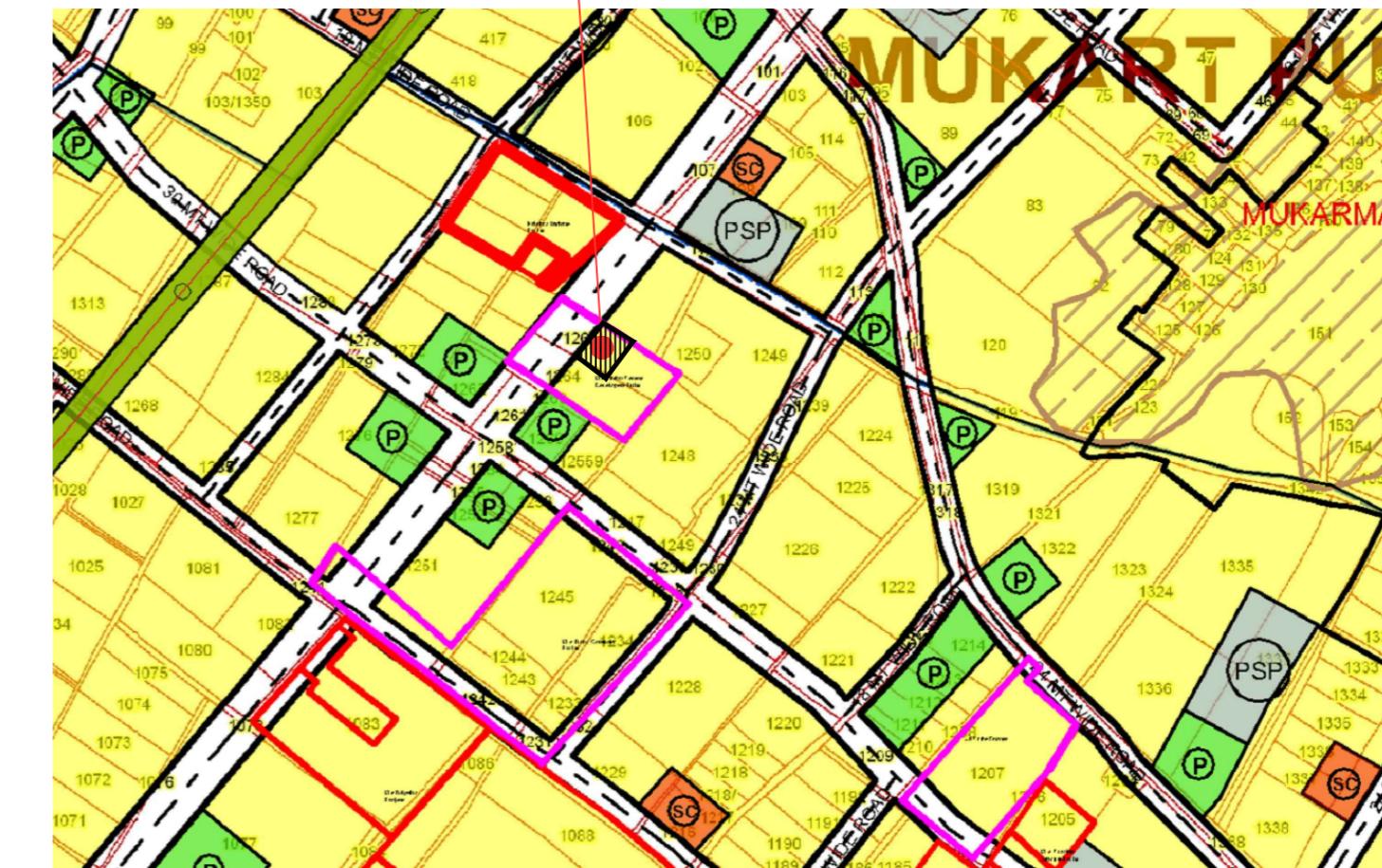
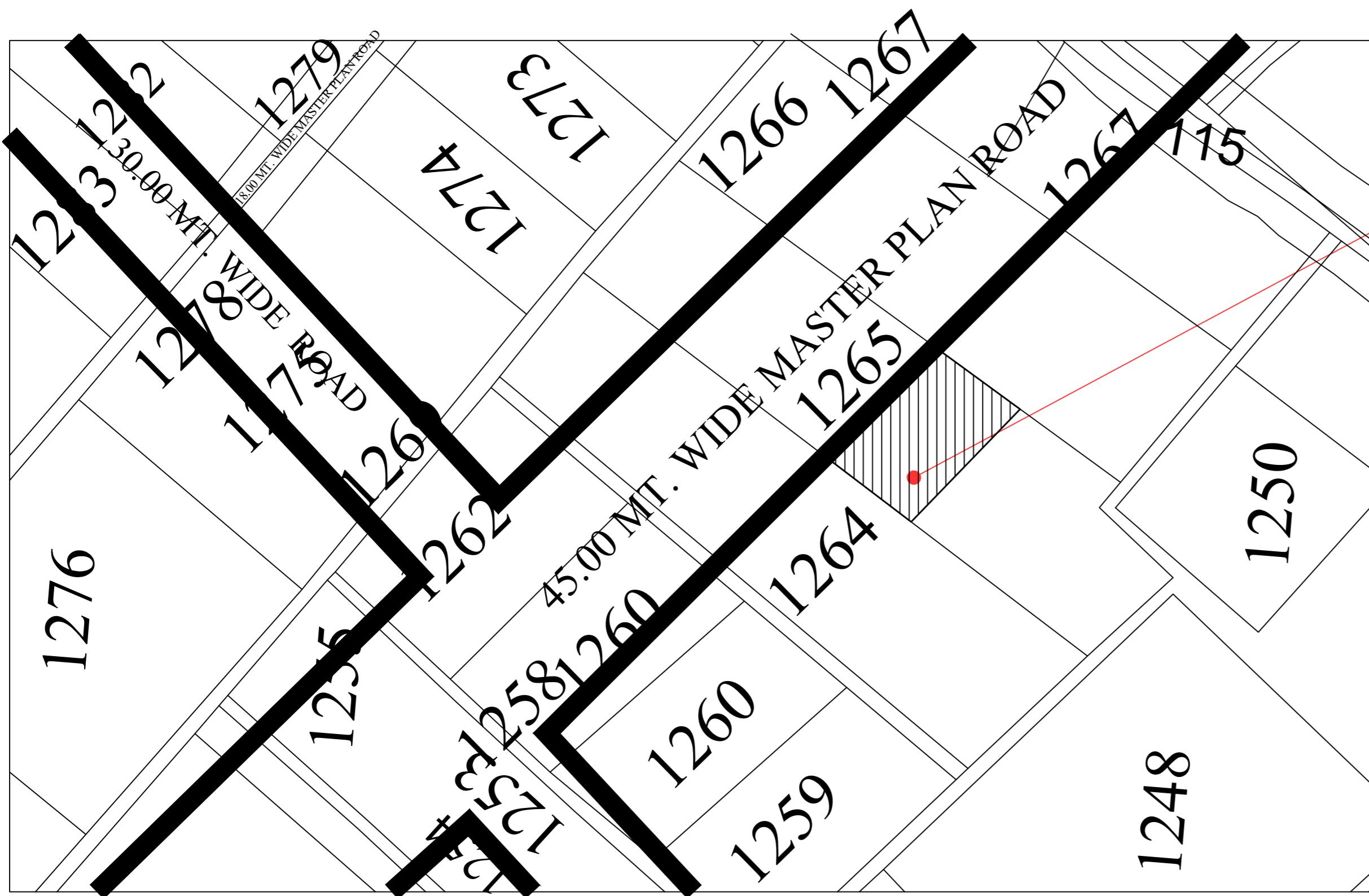




GOOGLE SITE DIMARCATI



ZONAL PLAN SITE DEMARCTION



SAJRA SUPERIMPOSE

THIS DRAWING IS THE PROPERTY OF GIANP.MATHUR & ASSO.(P) LTD AND SHALL NOT BE USED, COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION	AR.SUNNY KUMAR ADDRESS: H-169 SEC 63 NOIDA(U.P) MOB.NO. 9971998445
DEALT	Shweta
CHKD	Sunny
SCALE	DRG.NO.



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.

: IN-UP36820631232617T

Certificate Issued Date

: 18-Nov-2021 11:21 AM

Account Reference

: NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB

Unique Doc. Reference

: SUBIN-UPUP1407060463256923038005T

Purchased by

: MESSERS BARTONS DEVELOPER PRIVATE LIMITED

Description of Document

: Article 5 Agreement or Memorandum of an agreement

Property Description

: LAND IN KHASRA NO.1265 VILLAGE NOOR NAGAR GHAZIABAD

Consideration Price (Rs.)

: MESSERS GRACE REALTECH DEVELOPERS PRIVATE LIMITED

First Party

: MESSERS BARTONS DEVELOPER PRIVATE LIMITED

Second Party

: MESSERS BARTONS DEVELOPER PRIVATE LIMITED

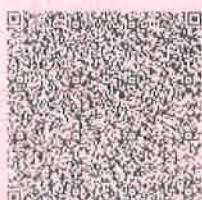
Stamp Duty Paid By

: MESSERS BARTONS DEVELOPER PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 1,000

(One Thousand only)



Please write or type below this line.....

For Grace Realtech Developers Pvt. Ltd.

Shriaj Ahuja
Director

For Bartons Developer Pvt. Ltd.

Hitesh
Director

QT 0003700757

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.udituktan.com or www.udituktan.com/mobileapp or by calling 1800-102-100000.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App / eGantri App is invalid.
3. The onus of checking the legitimacy is on the user of the certificate.
4. In case of any discrepancy, please inform the Competent Authority.



CONSORTIUM AGREEMENT

This **CONSORTIUM AGREEMENT**(in short “**Agreement**”) is entered into
18th **Day of November, 2021**

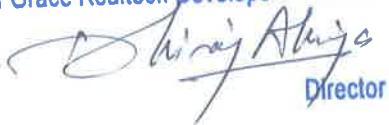
AMONGST

1. **M/s Grace Realtech Developers Private Limited** a Company registered under the Companies Act, 1956/2013 regd. Office at DD-186/A, Avantika, Ghaziabad (Pan No.**AAJCG2747E**) through its Director **Mr.Dhiraj Ahuja** S/o Late Sh. Ramesh Ahuja R/o III-C-8/A, Nehru Nagar, Ghaziabad (Aadhar No.**655048187060**), (herein “**Lead member**”), which expression shall unless it be repugnant to the context or meaning thereof, include its successors, liquidators and assigns of the One Part.

AND

2. **M/s Bartons Developers Private Limited** a Company registered under the Companies Act 1956/2013 having its registered Office at Nyay Khand-III/123-124, Indirapuram, Ghaziabad (Pan No.**AAKCB1360K**) or a firm or a person through Authorized Signatory **Mr. Harsh Tyagi** S/o Sh.Mukesh Tyagi R/o Chaudhary Chauk Vajhilpur Hapur (UP), (Aadhar No.**402197441784**),hereinafter referred to as “**Consortium Member**” which expression shall unless it be repugnant to the context or meaning thereof, include its successors, liquidators and assigns of the Other Part

For Grace Realtech Developers Pvt. Ltd.



Dhiraj Ahuja
Director

For Bartons Developer Pvt. Ltd.



Harsh Tyagi
Director

अनुबंध विलेख/घोषणा पत्र

बही सं: 4

रजिस्ट्रेशन सं: 4639

वर्ष: 2021

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बांजारी मूल्य - 0 पंजीकरण शुल्क - 500 प्रतिलिपिकरण शुल्क - 100 योग : 600

श्री मैसर्स ग्रेस रियलटेक ड्वलपर्स प्राविले० द्वारा
धीरज आहूजा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री रमेश आहूजा
व्यवसाय: अन्य
निवासी: गर्ड-सी-४/ए नैहरख नगर गांधीगांव

Dhing Ahuja



श्री, मैसर्स ग्रेस रियलटेक ड्वलपर्स प्राविले० द्वारा
ने यह तेखपत्र इस कार्यालय में दिनांक 18/11/2021 एवं 12:13:12 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी *मंजूर अहमद प्रभारी*

मंजूर अहमद प्रभारी
उप निबंधक: सदर द्वितीय
गांधीगांव
18/11/2021

निबंधक लिपिक

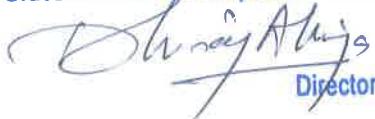


(The Lead Member and the Consortium Members are hereinafter jointly referred as "**Parties**" and individually as "**Party**")

WHEREAS

- A. The Lead Member & Consortium Member are owner and in possession of land falling in Khasra Nos 1265 (herein "**Said Land**") at Village Noor Nagar, Pargana Loni Tehsil & Distt. Ghaziabad.
- B. The Consortium Member M/s Grace Realtech Developers Private Limited have purchased the part of land bearing Khasra No.1265 at Village Noor Nagar, pargana Loni Tehsil & Distt. Ghaziabad through sale deed from M/s Krishna Estates Developers Pvt. Ltd., through its Director Sh.Saurabh Kumar S/o Sh.Satish Tyagi R/o D-5, Sector-9, Vijay Nagar, Ghaziabad executed on 15-11-2021 entered in Book No.I, Jild 18588 on pages 185/212 in Sr.No.13735 on 15-11-2021 in the office of Sub-Registrar-II, Ghaziabad.
- C. The Lead Member M/s Bartons Developers Private Limited have purchased the part of land bearing Khasra No.1265 at Village Noor Nagar, pargana Loni Tehsil & Distt. Ghaziabad through sale deed from M/s Krishna Estates Developers Pvt. Ltd., through its Director Sh.Saurabh Kumar S/o Sh.Satish Tyagi R/o D-5, Sector-9, Vijay Nagar, Ghaziabad executed on 15-11-2021 entered in Book No.I, Jild 18588 on pages 159/184 in Sr.No.13734 on 15-11-2021 in the office of Sub-Registrar-II, Ghaziabad.

For Grace Realtech Developers Pvt. Ltd.


Shriyansh
Director

For Bartons Developers Pvt. Ltd.


Harsh
Director



बही स०: 4

रजिस्ट्रेशन स०: 4639

वर्ष: 2021

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: ।

श्री मैसर्स ग्रेस इयलपर्स प्रांतिं के द्वारा धीरज आहूजा , पुत्र श्री रमेश आहूजा

निवासी: थर्ड-सी-८/ए नेहरू नगर गाजियाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: ।



श्री मैसर्स बार्टन्स डवलपर्स प्रांतिं के द्वारा हर्ष त्यागी , पुत्र श्री मुकेश त्यागी

निवासी: चौधरी चौक विश्वलपुर हापुड

व्यवसाय: अन्य

Hars



ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता: ।

श्री अमित त्यागी , पुत्र श्री हरी राज त्यागी

निवासी: ५८६ सदीक नगर सिहानी गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

Amrit Tyagi



श्री कृष्ण कुमार , पुत्र श्री बलबीर सिंह

निवासी: डी डी-१८६ अवतिका गाजियाबाद

व्यवसाय: अन्य

Krishan Kumar



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

रजिस्ट्रीकरण अधिकारी के उस्ताकर
मजूर अहमद पापारी
उप निबंधक: सदर द्वितीय
गाजियाबाद

निबंधक लिपिक

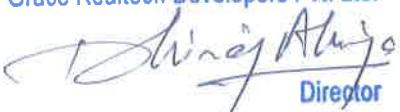


D. The Lead Member & Consortium Memberintend to develop a commercial project on the Said Land (herein '**Project**') in accordance with the provisions of policy framed by the concern authorities (as amended from time to time) in this regard.

E. The Parties have agreed to join hands in the form of Consortium to provide the financial, technical, managerial and other services for the Project on the following terms and conditions: -

Now, Therefore, this Agreement witnesses as follows:-

In consideration of the mutual covenants of the Parties, the Parties the sufficiency whereof is hereby acknowledges and other good valuable consideration, the Parties have agreed as follows:

For Grace Realtech Developers Pvt. Ltd.

 Director

For Bartons Developer Pvt. Ltd.

 Director



1. LEAD MEMBER:

1.1 The Consortium Member have mutually decided to appoint **M/s Grace Realtech Developers Private Limited**, as a Private Developer and as a **Lead Member**.

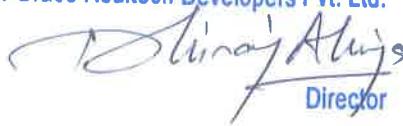
2. AIM AND SCOPE OF CONSORTIUM AGREEMENT:

2.1 The purpose of this Agreement is to specify the responsibilities of the Parties towards the execution of the Project securing of clearances/approvals, execution and completion of development works/construction works, maintenance of services and management and disposal of properties and to set out further rights and obligation of the Parties supplementing but not conflicting with those present in this Agreement.

2.2 The Lead Member shall be absolutely authorized by the Consortium Member to make representation and declarations on its behalf before concern authorities for carrying out development and completion of the Project.

2.3 The Lead Member shall be responsible to obtain from government authorities/department all permissions, no-objections and sanctions of layout plans, revised layout plans required for development and completion of the Project as well as building plans/ revised building plans for construction.

For Grace Realtech Developers Pvt. Ltd.



Dinaj Alujs
Director

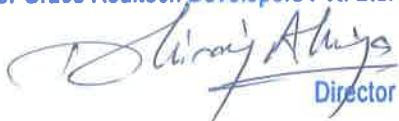
For Bartons Developer Pvt. Ltd.



H.S.B
Director

- 2.4 The Lead Member shall deal with all government authorities for obtaining requisite permissions, approvals, sanctions etc. for commencement, and completion of the Project.
- 2.5 The Lead Member shall be responsible to make payment for all fee, charges, costs and expenses incurred in connection with the development, marketing and construction of the Project.
- 2.6 The Lead Member shall be authorized to allot/transfer/sell the sanctioned/developed properties of the Project along with Consortium Member

For Grace Realtech Developers Pvt. Ltd.



Shiraj Atmaja
Director

For Bartons Developer Pvt. Ltd.



H. D. B.
Director

2.7 The Parties shall use reasonable efforts to perform and fulfill, promptly, actively and on time, all of its obligations under this Agreement.

3. PROJECT MANAGEMENT STRUCTURE:

3.1 The Lead Member shall act as a Private Developer. It is clarified that no land is being transferred by this Consortium Agreement.

4. FUNDING AND BASIS OF SHARING THE EXPENDITURE AND REMUNERATION:

4.1 All cost/expenses/fee/charges relating to the Project shall be borne by the Lead Member.

4.2 In lieu of the land contributed by the Consortium Member, the Consortium Member shall be entitled sale proceeds of 48% of the saleable area of the Project and the sale proceeds of renaming area shall belong to Lead Member as well other charges from the prospective buyer/s of the Project.

4.3 The Parties hereby agree that except entitlement of sale proceeds of 48% of the saleable area, the Consortium Member shall not have any entitlement of any nature, whatsoever in the Said Land and/or Project and the Lead Member shall be solely entitled to all rights and benefits accruing with respect to the Said Land and/ or the Project.

For Grace Realtech Developers Pvt. Ltd.


Dilraj Ahuja
Director

For Bartons Developer Pvt. Ltd.

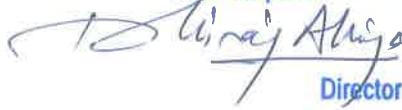

Harsh
Director

5. GENERAL TERMS AND CONDITIONS:

5.1 MISC

- a) The Lead Member shall be entitled to decide the method and/or manner of carrying out development/construction and completion of the Project or matters incidental thereto.
- b) The Consortium Member shall sign all documents as may be required by the Lead Member time to time without any objection thereby authorizing Lead Member to (i) develop/construct and complete the Project, (ii) allot/transfer/sell the sanctioned properties of the Project and (ii) handover the Project to the association of allottee/s of the Project and/or concerned authorities, as the case may be.
- c) The Consortium Member hereby agrees and undertakes to indemnify and hold harmless the Lead Member and its directors officers, and employees from and against and pay and make good the monetary value of, any and all losses incurred or suffered by Lead Member directly arising out of, relating to or resulting from:

For Grace Realtech Developers Pvt. Ltd.



Shiraj Alvi
Director

For Bartons Developer Pvt. Ltd.



Mohesh
Director

- i. breach of any representations and warranties contained in the Agreement; or
- ii. a breach of any provision of this Agreement
- d) Any provision of this Agreement, which is invalid or unenforceable, shall be ineffective to the extent of such invalidity or unenforceability, without affecting in any way the remaining provisions thereof.
- e) The Parties hereby understand and agree that each Party shall be individually liable to meet out their obligations pertaining to the tax/s as may be attracted on the present understanding.

5.2 **GOVERNING LAW:** This Agreement shall in respect be construed in accordance with the Laws of India, as amended from time to time and in the event of conflict between the provisions of this Agreement and the said laws the later shall prevail.

5.3 **FORCE MAJEUR:** None of the Parties shall be held in default in the performance of the obligation under this Agreement, in such circumstances of force majeure, that is to say, circumstances shall include, but without any limitation to war, civil commotion, riots, Act of God, reason beyond control, Government action. In the event of force majeure, the Parties of the Agreement undertake to consult each other.

For Grace Realtech Developers Pvt. Ltd.



Director

For Bartons Developer Pvt. Ltd.



Director

5.4 **SETTLEMENT OF DISPUTES:** All Parties agree to settle amicably all disputes arising out of or concerning this Agreement. In the event of the Parties failing to amicably resolve any dispute in the foregoing manner, the matter shall be referred to the arbitrator to be decided mutually, whose decision shall be binding.

5.5 **WAIVER:** The waiver of any Party of any breach of any terms of this Agreement shall not prevent the subsequent enforcement of that term, and shall not be deemed to be waiver of the subsequent breach.

5.6 **TOTALITY:** This Agreement embodies the entire understanding of the members and there are no promises, terms, conditions or obligations, oral or written, expressed or implied other than those contained herein, and variation, modification or alteration of any of the provisions of this Agreement shall be binding on either party unless reduced to writing and signed by them or their duly authorized representatives as amendment of this Agreement. This Agreement also supersedes all previous communications and other agreement between the Parties for the Project. The Agreement shall be valid and enforceable till the completion of the Project.

For Grace Realtech Developers Pvt. Ltd.


Shreyas
Director

For Bartons Developer Pvt. Ltd.


Harsh
Director

5.7 **CONFIDENTIALITY:** All members shall be under obligation not to disclose any information of terms of this Agreement to any third party. All documents and information exchanged between the Parties for the purpose of Project shall be treated as strictly confidential by the other members and shall not be share by any other outside agency except the concern Development Authority & Government of Uttar Pradesh.

5.8 **NOTICES :** Any notice required pursuant to this Consortium Agreement shall be give in writing and shall be delivered by hand under acknowledgment or send by facsimile to the party at the address appearing in the beginning of the Agreement.

5.9 **MODIFICATION AMENDMENT:** The terms and conditions of this Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties.

5.10 **DURATION OF CONSORTIUM AGREEMENT:** This Agreement is irrevocable in nature, however same shall stand concluded upon completion of the Project and handing over of the same to the to the association of allottee/s of the Project and/or concerned authorities, as the case may be.

For Grace Realtech Developers Pvt. Ltd.



Shriyank Arunjo
Director

For Bartons Developer Pvt. Ltd.



Hitesh
Director



5.11 LIABILITY:

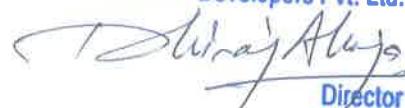
The Parties hereby understand and agree that each Party shall be individually liable for any default with regard to the deliverables of its/his/her part under the terms and conditions of this Agreement.

IN WITNESS WHEREOF the Lead Member and Consortium Members have executed this **Agreement** on this 18th day of November **of 2021** at Ghaziabad.

WITNESSES:

1.

For Grace Realtech Developers Pvt. Ltd.



Amit Tyagi
Director

Amit Tyagi S/o Sh.Hari Raj Tyagi

586, Saddiq Nagar, Sihani, Ghaziabad

For Bartons Developer Pvt. Ltd.



Hari Raj Tyagi
Director

2

Krishn Kumar S/o Late Sh.Balbeer Singh

DD-186A, Avantika, Ghaziabad



Drafted by : Pradeep Gupta Advocate Ch.No.14, Tehsil Compound, Ghaziabad

PRADEEP GUPTA
ADVOCATE

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



आवेदन सं: 202100739133943

बही संख्या 4 जिल्द संख्या 1144 के पृष्ठ 211 से 248 तक क्रमांक 4639 पर दिनांक 18/11/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी
उप निबंधक - सदर द्वितीय
गाजियाबाद
18/11/2021





Dheeraj Ahuja

पारंपरीय विशिष्ट फृहतों प्राधिकरण
UNIQUE FESTIVAL AUTHORITY OF INDIA



पर्वा:

आरम्भ: रमेश आहुजा,
तीसरा-सी-8/ए, नेहरू नगर,
नेहरू स्टेडियम के पास,
गाजियाबाद, गाजियाबाद,
उत्तर प्रदेश - 201001

Address:

S/O: Ramesh Ahuja, 3rd c-8/a,
nehru nagar, near nehru
stadium, Ghaziabad,
Ghaziabad,
Uttar Pradesh - 201001

6550 4818 7060

MERA AADHAAR, MERI PEHACHAN





GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS
Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that GRACE REALTECH DEVELOPERS PRIVATE LIMITED is incorporated on this Twentieth day of September Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U70200UP2021PTC152460.

The Permanent Account Number (PAN) of the company is AAJCG2747E

The Tax Deduction and Collection Account Number (TAN) of the company is MRTG10989G

Given under my hand at Manesar this Twenty third day of September Two thousand twenty-one.

GOVERNMENT OF
CORPORATE AFFAIRS

Digital Signature Certificate
Mrs. Amarpreet Kaur

For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

GRACE REALTECH DEVELOPERS PRIVATE LIMITED
DD-186-A, AVANTIKA, GHAZIABAD, Ghaziabad, Uttar Pradesh, India.
201002

* as issued by the Income Tax Department



GRACE REALTECH DEVELOPERS PRIVATE LIMITED

Regd. Off.: DD-186-A, AVANTIKA GHAZIABAD-201002

CIN : U70200UP2021PTC152460

Email id- KRISHANCH3@GMAIL.COM

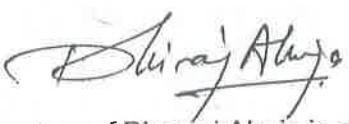
THE EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON
08/11/2021 AT THE REGISTERED OFFICE OF THE COMPANY AT 11.00 AM

RESOLUTION FOR PURCHASE OF PROPERTY

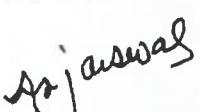
"RESOLVED THAT the consent of the board of directors of the company be and is hereby accorded to purchase of Property situated at Khasra No-1265, Village Noor Nagar , Raj Nagar Extension , Area 995 Sq. Mtrs .Distt. Ghaziabad, U.P, registry in favour of **M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED**, Regd. office situated at DD-186-A Avantika Ghaziabad on such terms and conditions as may be consider appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. Dheeraj Ahuja, Director of the Company be and is hereby authorised to negotiate and finalise the terms and conditions and to sign and execute purchase deed with Sub Registrar office at Ghaziabad and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

FOR GRACE REALTECH DEVELOPERS PRIVATE LIMITED



(Signature of Dheeraj Ahuja is attached)



(ANJU JAISWAL)
Director
Din: 09024585



(KRISHAN KUMAR)
Director
Din: 09326137



BARTONS DEVELOPER PRIVATE LIMITED

123-124, NYAY KHAND-3, INDRAPURAM, GHAZIABAD – 201012

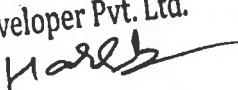
Date: 05-11-2021

THE EXTRACT OF THE MINUTES IF THE MEETING OF THE BOARD OF DIRECTORS HELD ON 05-11-2021
AT THE REGISTERED OFFICE OF THE COMPANY AT 11:00 AM

RESOLUTION FOR PURCHASE OF LAND / MOA/ ATS

"RESOLVED THAT the consent of the board of directors of the company be and is hereby accorded to purchase land/MOA/ATS/ Consortium Agreement of land situated at Khasra No.-1265, Village Noor Nagar, Raj Nagar Extension, Area 918.72 Sq. Meter Distt. Ghaziabad, U.P., registry in favour of M/S BARTONS DEVELOPER PRIVATE LIMITED. Regd. office situated at 123-124, Nyay Khand-3, Indrapuram, Ghaziabad on such terms and conditions as may be consider appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. HARSH TYAGI Director of the Company be and is hereby authorised to negotiate and finalise the terms and conditions and to sign and execute land deed with Sub Registrar Office at Ghaziabad and all other documents and papers which deemed to be necessary related to purchase of the land/MOA/ATS/ Consortium Agreement and to give effect to the above resolution.

For Bartons Developer Pvt. Ltd.

Harsh
Director

Signature of HARSH TYAGI is attached

FOR BARTONS DEVELOPER PRIVATE LIMITED


Satendra Singh
Mr. SATENDRA SINGH
Director
Din: 08882751


Harsh
Mr. HARSH TYAGI
Director
Din: AZBPT0558L


Mohit

भारत सरकार

Government of India

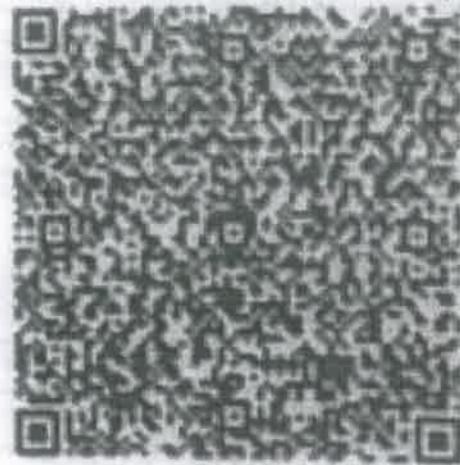
हर्ष त्यागी

Harsh Tyagi

जन्म तिथि / DOB : 11/09/1987

पुरुष / Male

7882



4021 9744 1784

आम आदमी का आधिकार

आधार



Unique Identification Authority of India

पता:

S/O: मुकेश त्यागी, चौधरी चौक,
वज़ीलपुर, हापुर, हापुर, हापुर,
उत्तर प्रदेश, 245101

Address:

S/O: Mukesh Tyagi, Choudhary
Chowk, Wajhilpur, Hapur, Hapur,
Hapur, Uttar Pradesh, 245101

4021 9744 1784



www

www.uidai.gov.in

1917
1800 300 1947



**GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS**

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that BARTONS DEVELOPER PRIVATE LIMITED is incorporated on this Thirteenth day of September Two thousand twenty-one under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares. BARTONS DEVELOPER PRIVATE LIMITED Thirteenth September ^{limited by shares}

The Corporate Identity Number of the company is U45200UP2013PT01522187

The Permanent Account Number (PAN) of the company is AAKCB1360K *

The Tax Deduction and Collection Account Number (TAN) of the company is MRTB05792D *

Given under my hand at Manesar this Thirteenth day of September Two thousand twenty-one .

Thirteenth
September
Manesar

Two thousand
September

Two thousand

Digital Signature Certificate
SHIVARAJ C RANJERI
ASST. REGISTRAR OF COMPANIES
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

BARTONS DEVELOPER PRIVATE LIMITED
Nyay KH-III/123124, Indirapuram, Ghaziabad, Ghaziabad, Uttar Pradesh,
India, 201014



* as issued by the Income Tax Department

BARTO	Nyay
NS	KH-
DEVEL	III/1231
OPER	24,
PRIVA	Indirapuram



भारत सरकार



विद्युतीय विशिष्ट यात्राना प्राप्तिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1047/10005/85331

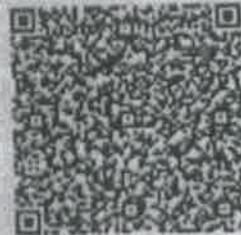
To,
अमित त्यागी
Amit Tyagi
S/O Hari Raj Tyagi
586
SADDIK NAGAR SIHANI
Ghaziabad
Ghaziabad Ghaziabad
Uttar Pradesh 201001

23/03/2012

Ref: 180 / 14D / 107158 / 108177 / P



UE304748997IN



आपका आधार क्रमांक / Your Aadhaar No. :

8432 5080 1652

आधार — आम आदमी का अधिकार



भारत सरकार

GOVERNMENT OF INDIA



अमित त्यागी

Amit Tyagi

जन्म वर्ष / Year of Birth : 1981

पुरुष / Male



8432 5080 1652

आधार — आम आदमी का अधिकार

Am Tyagi

भारत सरकार

GOVERNMENT OF INDIA

क्रिशन कुमार

Krishan Kumar

जन्म तिथि / DOB: 01/09/1974

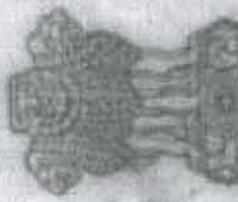
पुरुष / MALE

Mobile No.: 9910214007

421115462968

मेरा आयार, मेरी पहचान

Krishan Kumar



लालगढ़ गांव



प्रात्तीक विशेष पहचान प्राप्तिकरण
GENE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Balbir Singh, D. D-186/ A,
Avantika, Ghaziabad,
Ghaziabad, Uttar Pradesh -
201002

पता:

S/O बलबीर सिंह, डी डी-186/ ए, अवन्तिका,
गाजियाबाद, गाजियाबाद,

उत्तर प्रदेश - 201002

पता:

S/O बलबीर सिंह, डी डी-186/ ए, अवन्तिका,
गाजियाबाद, गाजियाबाद,

उत्तर प्रदेश - 201002



help@uidai.gov.in

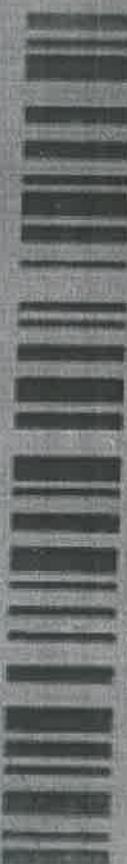


www.uidai.gov.in

P.O. Box No. 100
Bengali

P.O. Box No. 100
Bengali

1947



1947

1947



INDIA NON JUDICIAL

PRADEEP GUPTA

Government of Uttar Pradesh
14 Tehsil Chauraha, Lucknow-226001

14 lensil Compound Ghaziabad (U.P.)

M.- 9810345181, 9718239e-Stamp

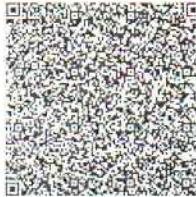
9205853289, 9999953289

IN-UP04

IN-UP04083191567049X

Look

Certificate No.	: IN-UP04083191567049X	RECEIPT NO. 32 TEHSIL GHAZIABAD
Certificate Issued Date	: 23-Apr-2025 11:32 AM	
Account Reference	: NEWIMPACC (SV) / up14010604/ GHAZIABAD SADAR/ UP-GZB	
Unique Doc. Reference	: SUBIN-UPUP1401060405406645273543X	
Purchased by	: MESSERS GRACE REALTECH DEVELOPERS PRIVATE LIMITED	
Description of Document	: Article 34A Instrument Correcting a purely Clerical Error	
Property Description	: Not Applicable	
Consideration Price (Rs.)	:	
First Party	: MESSERS GRACE REALTECH DEVELOPERS PRIVATE LIMITED	
Second Party	: MESSERS BARTONS DEVELOPERS PRIVATE LIMITED	
Stamp Duty Paid By	: MESSERS GRACE REALTECH DEVELOPERS PRIVATE LIMITED	
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)	



Please write or type below this line

LOCKED BY

S.R.O. IIInd
Ghaziabad

For Grace Realtech Developers Pvt. Ltd

Dhiraj Ahuja
Director

For Bartons Developer Pvt. Ltd.

Hobby

Director/Auth. Signatory

Statutory Alert:

1. The authenticity of the Stamp certificate should be verified at www.slicestamps.com or using e-Stamp Mobile App of State HRDMS. 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.

स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश

पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500739034716 जनपद: गाजियाबाद तहसील: गाजियाबाद उप निबंधक: सदर द्वितीय

संपत्ति का विवरण	: मोहल्ला/गाँव : नूरनगर बाड़/परगना : लोनी संपत्ति का विवरण : सम्पत्ति, सम्बन्धित खसरा न० 1265, ग्राम नूरनगर, परगना लोनी तहसील व जिला गाजियाबाद, 0.0, पूर्व-, पश्चिम-, उत्तर-, दक्षिण-
अभिलेख प्रकार	: शुद्धिपत्र
प्रथम पक्ष	: मैसर्स प्रेस प्रियलटेक डबलपर्स प्राइवेट लिमिटेड, नहीं है, पैन न०-, मोबाइल संख्या- 9000000000, निवासी- अवन्तिका गाजियाबाद।
द्वितीय पक्ष	: मैसर्स बार्टन्स डबलपर्स प्राइवेट लिमिटेड, नहीं है, पैन न०-, मोबाइल संख्या-, निवासी- इन्दिरापुरम, गाजियाबाद।
निष्पादन तिथि	: 23-04-2025
निबंधन शुल्क	: 100 (नगद)
स्टाम्प भूल्य	: ₹ 100 ई-स्टाम्प सं0 IN-UP04083191567049X
बास्तविक बाजारी भूल्य	: ₹ 0.00
प्रतिफल	: ₹ 0

मैं/हम एतद्वारा यह घोषणा करते हैं कि इस ऑनलाइन आवेदन में समस्त प्रविष्टियां संबंधित लेखपत्र में निहित तथ्यों के अनुरूप हैं।

मैं आधार धारक, इसके द्वारा स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश को मेरे आधार नंबर को ई.के.वाई.सी. एवं पहचान के सत्यापन के लिए अपने अंगूठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमेट्रिक आदि का उपयोग करने की सहमति देता हूं। स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश ने मुझे सूचित किया है कि मेरा आधार नंबर और साथ ही बायोमेट्रिक को संग्रहित/ साझा नहीं किया जाएगा और संपत्ति पंजीकरण प्रक्रिया में मदद करने के लिए केवल मेरी पहचान सत्यापन के लिए प्रयोग किया जाएगा।

हस्ताक्षर

(प्रथम पक्ष)

निबंधन लिपिक

सदर द्वितीय, जनपद गाजियाबाद

हस्ताक्षर

(द्वितीय पक्ष)

रजिस्ट्रीकरण अधिकारी

सदर द्वितीय, जनपद गाजियाबाद

Correction Deed

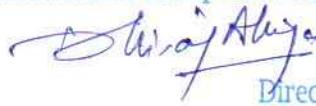
This Indenture is made and executed at Ghaziabad on this 23rd day of April, 2025.

BETWEEN

M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED,(PAN NO.-AAJCG2747E) a company registered under the companies act 1956/2013 Regd. Office at DD-186/A, Avantika, Ghaziabad through its Director Mr. DHEERAJ AHUJA (Aadhar No.XXXXXXXX7060) S/o Late. Sh. Ramesh Ahuja R/o III-C-8/A, Nehru Nagar, Ghaziabad, U.P. (Lead Member) "FIRST PARTY" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the First Part;

AND

For Grace Realtech Developers Pvt. Ltd.


Dheeraj Ahuja
Director

For Bartons Developer Pvt. Ltd.


Ramesh Ahuja
Director/Auth. Signatory



आवेदन सं.: 202500739034716

शुद्धिपत्र

बही सं.: 1

रजिस्ट्रेशन सं.: 4657

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 80 योग : 180

श्री मैसर्स ग्रेस रियलटेक ड्यूलपर्स प्राईवेट लिमिटेड द्वारा

धीरज आहुजा अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री स्व० श्री रमेश आहुजा,

व्यवसाय : अन्य

निवासी: थड़-सी-8/ए, नेहरू नगर, गाजियाबाद

श्री. मैसर्स ग्रेस रियलटेक ड्यूलपर्स प्राईवेट लिमिटेड द्वारा

धीरज आहुजा अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 23/04/2025 एवं

01:06:19 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजय सिंह प्रभारी
उप निबंधक : सदर द्वितीय

गाजियाबाद
23/04/2025

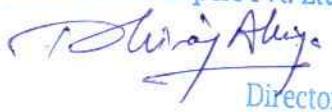
रशिम श्रीवास्तव .
निबंधक लिपिक
23/04/2025



M/S BARTONS DEVELOPERS PRIVATE LIMITED, (PAN NO.-AAKCB1360K) a company registered under the companies act 1956/2013 Regd. Office at Nyay Khand-III/123-124, Indrapuram, Ghaziabad through its Authorised Signatory Mr. HARSH TYAGI (Aadhar No. XXXXXXXXX1784) S/o Sh. Mukesh Tyagi R/o Chaudhary Chauk, Vajhilpur, Hapur, U.P. (Consortium Member) SECOND PARTY" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the Second Part.

Whereas the first Party have executed a Consortium Agreement in respect of Land Bearing Khasra No.1265, Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, U.P. executed on 18-11-2021 entered in the office of Sub-Registrar-II, Ghaziabad, entered in Book No.IV, Jild 1144 on pages 211/248 in Sr.No.4639 on 18-11-2021.

For Grace Realtech Developers Pvt. Ltd.


Director

For Bartons Developer Pvt. Ltd.


Director/Auth. Signatory





आवेदन सं.: 202500739034716

बही सं.: 1

रजिस्ट्रेशन सं.: 4657

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि र प्रलेखानुसार उक्त

प्रथम पक्ष: 1

श्री मैसर्स ग्रेस रियलटेक ड्यूलपर्स प्राईवेट लिमिटेड के द्वारा धीरज आहुजा, पुत्र श्री स्व० श्री रमेश आहुजा

निवासी: थर्ड-सी-८/ए, नेहरू नगर, गाजियाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री मैसर्स वार्टन्स ड्यूलपर्स प्राईवेट लिमिटेड के द्वारा हर्ष त्यागी, पुत्र श्री मुकेश त्यागी

निवासी: चौधरी चौक, वाजहिलपुर, हापुड, उत्तर प्रदेश

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कृष्ण कुमार, पुत्र श्री बलबीर सिंह

निवासी: डी०डी०-१८६/ए, अवन्तिका गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री नरेश कुमार, पुत्र श्री कालीचरन

निवासी: १५३, शाहपुर बम्हेटा, गाजियाबाद

व्यवसाय: अन्य



ने की। प्रत्यक्षत भद्र साहित्यों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विजय सिंह प्रभारी

उप निवंधक: सदर द्वितीय

गाजियाबाद

23/04/2025

रिम श्रीवास्तव
निवंधक लिपिक गाजियाबाद
23/04/2025

And whereas in the above Consortium Agreement on Page No.3 due to typographical error in **Point No. B First party M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED** is referred a Consortium Member & in Point No.C Second Party M/S BARTONS DEVELOPERS PRIVATE LIMITED is referred a Lead Member but Actually the First Party M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED is the Lead Member & Second Party M/S BARTONS DEVELOPERS PRIVATE LIMITED is the Consortium Member; which is also correctly mentioned on Page No.2 in Point No. 1 & 2.

For Grace Realtech Developers, Pvt. Ltd.

R. K. Singh Almora
Director

Director

For Bartons Developer Pvt. Ltd.

Haller

Director/Auth. Signatory



श्री रामानन्द

Herein Now; from now and in future First Party M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED is and will be always referred as the Lead Member & Second Party M/S BARTONS DEVELOPERS PRIVATE LIMITED is and will be always referred as the Consortium Member.

For Grace Realtech Developers Pvt. Ltd.



Director

For Bartons Developer Pvt. Ltd.



Director/Auth. Signatory



गवाह
Karthik Kumar

गवाह
Karthik Kumar

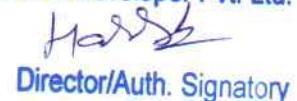


IN WITNESS WHEREOF, the parties have signed and executed this Deed on the day, month and year above written in the presence of: -

For Grace Realtech Developers Pvt. Ltd.


Director

For Bartons Developer Pvt. Ltd.


Director/Auth. Signatory

WITNESSES:

1. 

Mr. Krishan Kumar S/o Sh. Balbir Singh
R/o DD-186/A, Avantika, Ghaziabad.

2. 

Mr. Naresh Kumar S/o Sh. Kalicharan
153, Shahpur Bamheta, Ghaziabad.



Dated-23-04-2025

Drafted by: **PRADEEP GUPTA, ADVOCATE**

OFFICE : Chamber no. 14, Tehsil Compound, Gandhi Nagar behind Navrang Cinema, GT Road GZB.

CONTACT : 9810345181, 9999953289, 9205853289

PRADEEP GUPTA
Advocate
14 Tehsil Compound Ghaziabad (U.P.)
M.- 9810345181, 9718239239
9205853289, 9999953289

आवेदन सं: 202500739034716

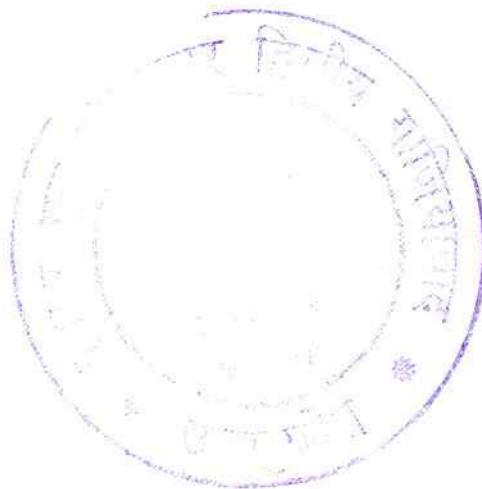
For Status Details Visit: www.ajayprakash.com

बही संख्या । जिल्द संख्या 22553 के पृष्ठ 139 से 162 तक क्रमांक 4657 पर
दिनांक 23/04/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



विजय सिंह प्रभारी
उप निबंधक : सदर द्वितीय
गाजियाबाद
23/04/2025



PRADEEP GUPTA
Aptech
M- 9810345181, 9718336330
989853589, 9999993330

BARTONS DEVELOPER PRIVATE LIMITED

123-124, NYAY KHAND-3, INDRAPURAM, GHAZIABAD-201012

Date: 23-04-2025

THE EXTRACT OF THE MINUTES IF THE MEETING OF THE BOARD OF DIRECTORS HELD ON 23-04-2025 AT THE REGISTERED OFFICE OF THE COMPANY AT 11:00 AM

RESOLUTION FOR CORRECTION DEED OF LAND/MOA/ATS "RESOLVED THAT the consent of the board of directors of the company be and is hereby accorded to Correction Deed land/MOA/ATS/Consortium Agreement of land situated at Khasra No.-1265, Village Noor Nagar, Raj Nagar Extension, Area 918.72 Sq. Meter Distt. Ghaziabad, U.P., registry in favour of M/S BARTONS DEVELOPER PRIVATE LIMITED. Regd. office situated at 123-124, Nyay Khand-3, Indrapuram, Ghaziabad on such terms and conditions as may be consider appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. HARSH TYAGI Director of the Company be and is hereby authorized to negotiate and finalize the terms and conditions and to sign and execute land deed with Sub Registrar Office at Ghaziabad and all other documents and papers which deemed to be necessary related to purchase of the land/MOA/ATS/Consortium Agreement and to give effect to the above resolution.

For Bartons Developer Pvt. Ltd.

For Bartons Developer Pvt. Ltd.

Satendra Singh
Director/Auth. Signatory

Hars
Director/Auth. Signatory

GRACE REALTECH DEVELOPERS PRIVATE LIMITED

Regd. Off.: DD-186-A, AVANTIKA GHAZIABAD-201002

THE EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON 23/04/2025 AT THE REGISTERED OFFICE OF THE COMPANY AT 11.00 AM

RESOLUTION FOR PURCHASE OF PROPERTY -RESOLVED THAT the consent of the board of directors of the company be and is hereby accorded to Correction Deed of Property situated at Khasra No-1265, Village Noor Nagar, Raj Nagar Extension, Area 995 Sq. Mtrs., Distt. Ghaziabad. U.P, registry in favour of M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED, Regd. office situated at DD-186-A Avantika Ghaziabad on such terms and conditions as may be consider appropriate and in the best interest of the Company.

RESOLVED FURTHER THAT Mr. Dheeraj Ahuja. Director of the Company be and is hereby authorized to negotiate and finalize the terms and conditions and to sign and execute purchase deed with Sub Registrar office at Ghaziabad and all other documents and papers which deemed to be necessary related to purchase of the property and to give effect to the above resolution.

For Grace Realtech Developers Pvt. Ltd.

Krishan Kumar
Director

For Grace Realtech Developers Pvt. Ltd.

Dheeraj Ahuja
Director

For Grace Realtech Developers Pvt. Ltd.

Anjana
Director

For Grace Realtech Developers Pvt. Ltd.

Hari
Director



NOTE ON LAND DETAILS OF THE PROMOTERS FOR RERA REGISTRATION PROJECT LAND AT KHASRA NO. 1265(M), VILLAGE NOORNAGAR, GHAZIABAD, UTTAR PRADESH

This is to place on record the land ownership and site conditions related to the proposed real estate project being jointly developed by **Grace Realtech Developer Private Limited** and **Bartons Developer Private Limited**.

1. Purchase of Land: The promoters have acquired land through two separate registered sale deeds executed in their favour. The land has been purchased in the following proportions:

- **Grace Realtech Developer Private Limited** has purchased a land parcel admeasuring **995.28 square meters**.
- **Bartons Developer Private Limited** has purchased a land parcel admeasuring **918.72 square meters**.

Accordingly, the total area of land acquired by both promoters together is **1914.00 square meters**, as per the respective sale deeds.

2. Site Condition and Measured Plot Area: Upon physical inspection and as per approved maps it has been found that the actual available land on the site is **1848.38 square meters**. The minor variation in area is attributed to site-level conditions, topographical adjustments, boundary alignments, and practical usability of the plot.

3. Area Considered for Development: In light of the actual on-ground situation, and for the purpose of obtaining registration under the **Uttar Pradesh Real Estate Regulatory Authority (UPRERA)**, the land area being considered for development and registration is **1848.00 square meters**. This figure is based on actual site measurements and is being adopted consistently in the project layout plan, sanction applications, and all relevant documentation.

Though the cumulative sale deed area of the project land is 1914.00 square meters, the net developable land area, as per current site condition, stands at 1848.00 square meters. The same shall be treated as the official project area for the purpose of RERA registration and further approvals. This note is being submitted as part of the supporting documentation for the application for registration of the real estate project under UPRERA.

DD-186-AVANTIKA GHAZIABAD UTTAR PRADESH 201002
CIN: U70200UP2021PTC152460

**INDIA NON JUDICIAL**

IN-UP51195484101480X

Government of Uttar Pradesh**PRADEEP GUPTA**

Advocate e-Stamp

BG18

Lok

सर्वमन जपते

14 Tehsil Compound Ghaziabad (U.P.)
M.- 9810345181, 9718229239
9205853289, 9999953289

IN-UP51195484101480X

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

ANUJ KUMAR GARG**LICENCE NO. 32****TEHSIL GHAZIABAD**

₹100

₹100 ₹100 ₹100 ₹100

DOCUMENT SCAN

22 Jul 2025 01:44 PM

NEWIMPACC (SV)/ up14010604/ GHAZIABAD SADAR/ UP-GZB

SUBIN-UPUP1401060400008073230101X

MESSERS BARTONS DEVELOPERS PRIVATE LIMITED

Article 34A Instrument Correcting a purely Clerical Error

Not Applicable

MESSERS GRACE REALTECH DEVELOPERS PRIVATE LIMITED

MESSERS BARTONS DEVELOPERS PRIVATE LIMITED

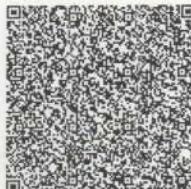
MESSERS BARTONS DEVELOPERS PRIVATE LIMITED

100

(One Hundred only)

सत्यमेव जयते

LOCKED BY

S.R.O. Hind
Ghaziabad

IN-UP51195484101480X

Please write or type below this line

For Grace Realtech Developers Pvt. Ltd.

Director

For Bartons Developer Pvt. Ltd.

Director/Auth. Signatory

₹100

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.shcilestamp.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.
- The onus of checking the legitimacy is on the users of the certificate
- In case of any discrepancy please inform the Competent Authority.



For Building Development Project

Development Authority, Chandigarh

स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश

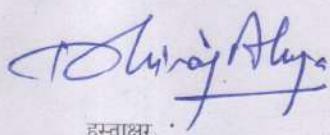
पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500739063076 जनपद: गाजियाबाद तहसील: गाजियाबाद उप निवंधक: सदर द्वितीय

संपत्ति का विवरण	: मोहल्ला/गाँव : नूनगर वार्ड/परगना : लोनी संपत्ति का विवरण : धूमि, सम्बन्धित खसरा नं० 1265, ग्राम नूनगर, गाजियाबाद, 0.0, पूर्व-, पश्चिम-, उत्तर-, दक्षिण-
अभिलेख प्रकार	: शुद्धिपत्र
प्रथम पक्ष	: मैसर्स ग्रेस रिवलटेक डबलपर्स प्राइवेट लिमिटेड, नहीं है, पैन न०-, मोबाइल संख्या- 9000000000, निवासी- अवन्तिका गाजियाबाद।
द्वितीय पक्ष	: मैसर्स बार्टन्स डबलपर्स प्राइवेट लिमिटेड, नहीं है, पैन न०-, मोबाइल संख्या-, निवासी- इन्दिरापुरम, गाजियाबाद।
निपादन तिथि	: 22-07-2025
निवंधन शुल्क	: 100 (नगद)
स्टाम्प मूल्य	: ₹ 100 ₹-स्टाम्प सं० IN-UP51195484101480X
बास्तविक बाजारी मूल्य	: ₹ 0.00
प्रतिफल	: ₹ 0

मैं/हम एतद्वारा यह घोषणा करते हैं कि इस ऑनलाइन आवेदन में समस्त प्रविष्टियां संबंधित लेखपत्र में निहित तथ्यों के अनुरूप हैं।

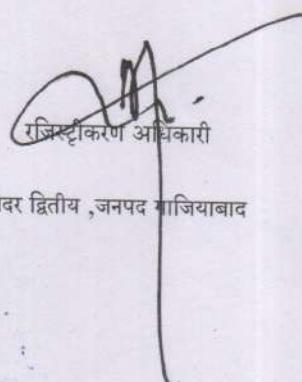
मैं आधार धारक, इसके द्वारा स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश को मेरे आधार नंबर को ई.के.वाई.सी. एवं पहचान के सत्यापन के लिए अपने अंगूठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमेट्रिक आदि का उपयोग करने की सहमति देता हूँ। स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश ने मुझे पूर्वानुमति किया है कि मेरा आधार नंबर और साथ ही बायोमेट्रिक को संग्रहित/ साझा नहीं किया जाएगा और संपत्ति पंजीकरण प्रक्रिया में मदद करने के लिए केवल मेरी पहचान सत्यापन के लिए प्रयोग किया जाएगा।


हस्ताक्षर

(प्रथम पक्ष)

निवंधन लिपिक

सदर द्वितीय, जनपद गाजियाबाद


हस्ताक्षर

(द्वितीय पक्ष)

सदर द्वितीय, जनपद गाजियाबाद

रजिस्ट्रीकरण अधिकारी





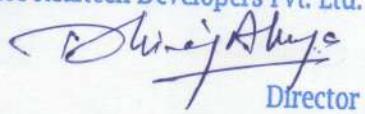
Correction Deed

This Indenture is made and executed at Ghaziabad on this **22nd day of July, 2025.**

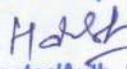
BETWEEN

M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED,(PAN NO.- AAJCG2747E) a company registered under the companies act 1956/2013 Regd. Office at DD-186/A, Avantika, Ghaziabad through its Director Mr. DHEERAJ AHUJA (Aadhar No.xxxxxxxx7060) S/o Late. Sh. Ramesh Ahuja R/o III-C-8/A, Nehru Nagar, Ghaziabad, U.P. (Lead Member) "FIRST PARTY" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the First Part;

For Grace Realtech Developers Pvt. Ltd.


Dheeraj Ahuja
Director

For Bartons Developer Pvt. Ltd.


H. D. Ahuja
Director/Auth. Signatory



आवेदन सं: 202500739063076

शुद्धिपत्र

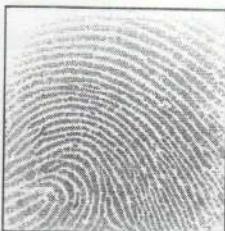
बही सं: 1

रजिस्ट्रेशन सं: 8918

वर्ष: 2025

प्रतिफल- 0 स्टाम्प शुल्क- 100 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 60 योग: 160

श्री मैसर्स ग्रेस रियलटेक डबलपर्स प्राइवेट लिमिटेड द्वारा
धीरज आहूजा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री स्व० श्री रमेश आहूजा
व्यवसाय : अन्य
निवासी: थर्ड-सी-८/ए, नेहरू नगर, गाजियाबाद



श्री मैसर्स ग्रेस रियलटेक डबलपर्स प्राइवेट लिमिटेड द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 22/07/2025 एवं
04:46:49 PM बजे
निबंधन हेतु पेश किया।

धीरज आहूजा अधिकृत पदाधिकारी/
प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुख्यराम सिंह
उप निबंधक : सदर द्वितीय
गाजियाबाद
22/07/2025

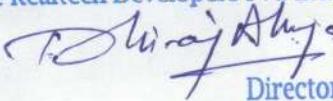
राश्मि श्रीवरस्तव
निबंधक लिपिक
22/07/2025

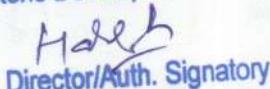


AND

M/S BARTONS DEVELOPERS PRIVATE LIMITED, (PAN NO.-AAKCB1360K) a company registered under the companies act 1956/2013 Regd. Office at Nyay Khand-III/123-124, Indirapuram, Ghaziabad through its Authorised Signatory Mr. HARSH TYAGI (Aadhar No.xxxxxxxx1784) S/o Sh. Mukesh Tyagi R/o Chaudhary Chauk, Vajhilpur, Hapur, U.P. (Consortium Member) SECOND PARTY" which expression shall unless contrary or repugnant to the context thereof include its successors and assigns) of the Second Part.

Whereas the first Party have executed a Consortium Agreement in respect of Land Bearing Khasra No.1265, Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, U.P. executed on 18-11-2021 entered in the office of Sub-Registrar-II, Ghaziabad, entered in Book No.IV, Jild 1144 on pages 211/248 in Sr.No.4639 on 18-11-2021.

For Grace Realtech Developers Pvt. Ltd.

 Director

For Bartons Developer Pvt. Ltd.

 Director/Auth. Signatory





आवेदन सं०: 202500739063076

बही स०: 1

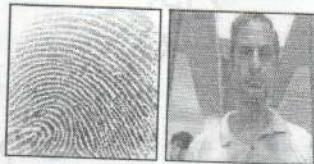
रजिस्ट्रेशन स०: 8918

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
प्रथम पक्ष: ।

श्री मैसर्स ग्रेस रियलटेक डवलपर्स प्राईवेट लिमिटेड के द्वारा धीरज आहुजा, पुत्र श्री स्व० श्री
रमेश आहुजा

Dharmesh Ahuja



निवासी: थर्ड-सी-८/ए, नेहरू नगर, गाजियाबाद

व्यवसाय: अन्य

द्वितीय पक्ष: ।

श्री मैसर्स बार्टन्स डवलपर्स प्राईवेट लिमिटेड के द्वारा हर्ष त्यागी, पुत्र श्री मुकेश त्यागी

निवासी: चौधरी चौक, वजाहिलपुर, हापुड

व्यवसाय: अन्य

Harsh



ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता: ।

श्री कृष्ण कुमार, पुत्र श्री बलबीर सिंह

निवासी: डी०डी०-१८६/ए, अवन्तिका गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: २

Krushna Kumar



श्री सौरभ कुमार, पुत्र श्री सतीश चन्द त्यागी

निवासी: डी-१, सैक्टर-१, न्यू विजय नगर, गाजियाबाद

व्यवसाय: अन्य



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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुख्यमन्त्री
उप निवेदक: सदर द्वितीय
गाजियाबाद
22/07/2025

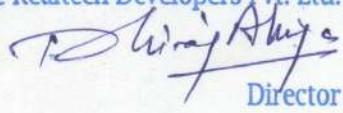
राश्मि श्रीवास्तव
निबंधक लिपिक गाजियाबाद
22/07/2025

And whereas in the above Consortium Agreement on **Page No.11 Point No. (5.9)** “**MODIFICATION & AMENDMENT:** The terms and conditions of this Agreement may be modified/ amended as may be stipulated by the Government of Uttar Pradesh and mutually agreed by the Parties” is mentioned which should not be the part of the Consortium Agreement.

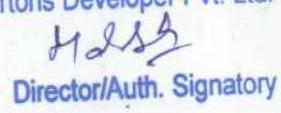
There is no other Modification & Amendment other then removal of Point No. (5.9) on Page No.11 of Consortium Agreement.

Now the First Party M/S GRACE REALTECH DEVELOPERS PRIVATE LIMITED & Second Party M/S BARTONS DEVELOPERS PRIVATE LIMITED do hereby agree understand and mutually entering in this correction deed to remove the above mentioned Point No. (5.9) on Page No.11.

For Grace Realtech Developers Pvt. Ltd.


Director

For Bartons Developer Pvt. Ltd.


Director/Auth. Signatory



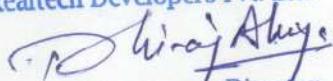
मेरी सुनी
मेरे हाथ ली उंगलियों के बिन्दे



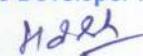
Herein from now and in future the above mentioned Point No. (5.9) on Page No.11. of the Consortium Agreement will be understood null & void.

And whereas the whole language and matter will be understood as it is mentioned in the above said Consortium Agreement & This Correction Deed will be understood & stand imparible part of the above said Consortium Agreement in respect of Land Bearing Khasra No.1265, Village Noor Nagar, Pargana Loni, Tehsil & Distt. Ghaziabad, U.P. executed on 18-11-2021 entered in the office of Sub-Registrar-II, Ghaziabad, entered in Book No.IV, Jild 1144 on pages 211/248 in Sr.No.4639 on 18-11-2021.

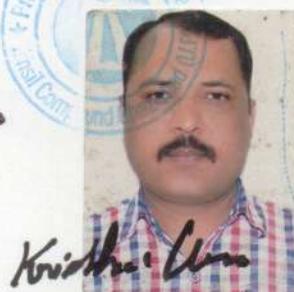
For Grace Realtech Developers Pvt. Ltd.


Shriaj Ahuja
Director

For Bartons Developer Pvt. Ltd.


Md. Rehman
Director/Auth. Signatory

गवाह 27/11/2021



Krishan Kumar



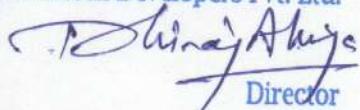
Sandeep Kumar

गवाह 27/11/2021



IN WITNESS WHEREOF, the parties have signed and executed this Deed on the
22nd July 2025., above written in the presence of: -

For Grace Realtech Developers Pvt. Ltd.


 Director

For Bartons Developer Pvt. Ltd.


 Director/Auth. Signatory

WITNESSES:

1.

Mr. Krishan Kumar S/o Sh. Balbir Singh
 R/o DD-186/A, Avantika, Ghaziabad.



2.

Mr. Saurabh Kumar S/o Sh. Satish Chand Tyagi
 D-5, Sector-9, New Vijay Nagar, Ghaziabad.





Dated-22-07-2025

Drafted by: **PRADEEP GUPTA, ADVOCATE**

OFFICE : Chamber no. 14, Tehsil Compound, Gandhi Nagar behind Navrang
 Cinema, GT Road GZB.

CONTACT : 9810345181, 9999953289, 9205853289

PRADEEP GUPTA
 Advocate
 14 Tehsil Compound Ghaziabad (U.P.)
 M.- 9810345181, 9718229239
 9205853289, 9999953289

For Bishnoi Desai Patel Pat. Ltd.

Digitally Signed. Signature

आवेदन सं०: 202500739063076

बही संख्या 1 जिल्द संख्या 22825 के पृष्ठ 147 से 166 तक क्रमांक 8918 पर
दिनांक 22/07/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह
उप निबंधक : सदर द्वितीय
गाजियाबाद
22/07/2025



PRADEEP GRPL
W-810345181, 9868062356
9868062356, 9868062356
W-810345181, 9868062356
PRADEEP GRPL