



INDIA NON JUDICIAL

Government of Uttar Pradesh



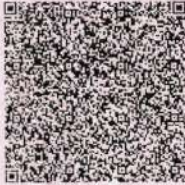
IN-UP50538359819542X

RAJAN KUMAR TYAGI  
18/119 DEED WRITER  
Tehsil Comp. Ghaziabad  
e-Stamp  
Mob. No. - 9312501591

DOCUMENT SCAN

वीरेन्द्र मल्होत्रा  
स्टाम्प विक्रेता ला० नं०-४४,  
जी.डी.ए. परिसर, गाजियाबाद  
Mob. 9818112312

Certificate No. : IN-UP50538359819542X  
Certificate Issued Date : 19-Mar-2025 03:47 PM  
Account Reference : NEWIMPACC (SV)/ up14083204/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1408320496353359461045X  
Purchased by : ASTRUSCORP SUPERSTRUCTURE PRIVATE LIMITED  
Description of Document : Article 23 Conveyance  
Property Description : COMMERCIAL PLOT NO. 1G, PINWOOD ENCLAVE, SECTOR-2, WAVE CITY, TEHSIL AND DISTT. GHAZIABAD (U.P.)  
Consideration Price (Rs.) :  
First Party : UPPAL CHADHA HITECH DEVELOPERS PRIVATE LIMITED  
Second Party : ASTRUSCORP SUPERSTRUCTURE PRIVATE LIMITED  
Stamp Duty Paid By : ASTRUSCORP SUPERSTRUCTURE PRIVATE LIMITED  
Stamp Duty Amount(Rs.) : 1,16,83,000  
(One Crore Sixteen Lakh Eighty Three Thousand only)



LOCKED BY  
S.R.O. Ind  
Ghaziabad

Please write or type below this line

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For Astruscorp Superstructure Pvt. Ltd.

Director

QE 0027838875

## Statutory Alert

1. The authenticity of this Stamp certificate should be verified at [www.shCILstamp.com](http://www.shCILstamp.com) or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority



पुस्तिका क्र. ५५  
पुस्तिका क्र. ५५  
पुस्तिका क्र. ५५

SHIL



0051838872

PAWAN KUMAR TYAGI  
1B/119 DEED WRITER  
Tehsil Compound, Ghaziabad  
Mob. No.- 9312501691

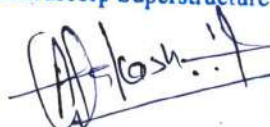
## SCHEDULE OF PROPERTY

- |   |   |   |
|---|---|---|
| 1. Nature of Property                   | : | Commercial Plot   |
| 2. Details of Property                  | : | Commercial Plot No- 1G<br>Pinewood Enclave, Sector -2,<br>Wave City, Tehsil & Distt.<br>Ghaziabad (U.P) |
| 3. Construction/Building exists on Plot | : | No  |
| 4. Measurement of Property Area         | : | 2225.52 Square Meters   |
| 5. Status of Road                       | : | 57 Meter Wide Road  |
| 6. Total Consideration Value            | : | Rs.16,69,00,000/-   |
| 7. Total Circle Rate                    | : | Rs. 74,000/- Per Square Meter   |
| 8. Park Facing                          | : | No  |
| 9. Two Side Open/Corner                 | : | Yes   |
| 10. Total Value as per Circle Rate      | : | Rs. 16,46,88,480/-  |
| 11. Stamp Duty Paid                     | : | Rs. 1,16,83,000/-   |

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

For Astruscorp Superstructure Pvt. Ltd.



Director 2

आवेदन सं०: 202500739024091

## विक्रय पत्र

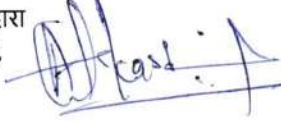
बही सं०: 1

रजिस्ट्रेशन सं०: 3150

वर्ष: 2025

प्रतिफल- 166900000 स्टाम्प शुल्क- 11683000 बाजारी मूल्य - 166900000 पंजीकरण शुल्क - 1669000 प्रतिलिपिकरण शुल्क - 100 योग : 1669100

श्री मैसर्स एसट्रस कार्प सुपरस्ट्रक्चर प्रा० लि० द्वारा  
आकाश दीक्षित अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री ज्ञानेंद्र नाथ दीक्षित  
व्यवसाय : नौकरी  
निवासी: ऑफिस नम्बर 49-50 नेहरू पैलेस नई दिल्ली-110019




श्री, मैसर्स एसट्रस कार्प सुपरस्ट्रक्चर प्रा० लि० द्वारा आकाश दीक्षित अधिकृत पदाधिकारी/ प्रतिनिधि  
ने यह लेखपत्र इस कार्यालय में दिनांक 20/03/2025  
एवं 01:06:42 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुख्यम सिंह  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
20/03/2025

निबंधक लिपिक  
20/03/2025

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. 1G, admeasuring 2225.52 Sq. Mtr. falling in Pinewood Enclave, Sector-2, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

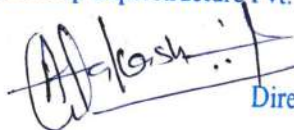
East - 12 Meter Wide Road

West - Commercial Plot

North - 57 Meter Wide Road

South - Green/Open Space

For Astruscorp Superstructure Pvt. Ltd.

  
Director

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

आवेदन सं०: 202500739024091

बही सं०: 1

रजिस्ट्रेशन सं०: 3150

वर्ष: 2025

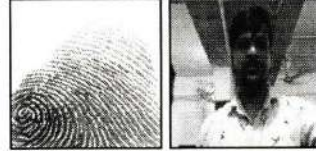
निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री उप्पल चड्ढा हाईटेक डवलपर्स प्रा० लि० के द्वारा पुनीत  
भारद्वाज, पुत्र श्री राजेश भारद्वाज

निवासी: ऑफिस-मेजेनाइन फ्लोर एम-4 साउथ एक्स० पार्ट-  
2 न्यू दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्री मैसर्स ऐसट्रस कार्प सुपरस्ट्रक्चर प्रा० लि० के द्वारा  
आकाश दीक्षित, पुत्र श्री ज्ञानेंद्र नाथ दीक्षित

निवासी: ऑफिस नम्बर 49-50 नेहरू पैलेस नई दिल्ली-  
110019

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1



श्री भूपेंद्र सिंह, पुत्र श्री पान सिंह

निवासी: निवासी ई-42/1 गली नम्बर-6 राम विहार  
मोहम्मदपुर माजरी कराला नॉर्थ वेस्ट दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2



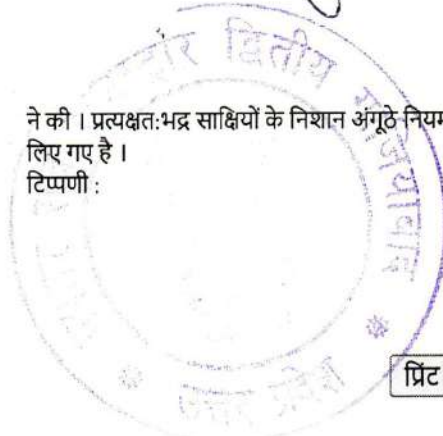
श्री राहुल कुमार, पुत्र श्री भगवान सिंह

निवासी: निवासी ग्राम खेडा पिलखुवा हापुड

व्यवसाय: अन्य



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



प्रिंट करें

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह  
उप निबंधक: सदर द्वितीय  
गाजियाबाद  
20/03/2025

निबंधक लिपिक गाजियाबाद  
20/03/2025



## CONVEYANCE DEED

**THIS CONVEYANCE DEED** (the "Deed") is made and executed on this 20<sup>th</sup> day of March, 2025, 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 Shri Rajesh Bhardwaj** appointed as Authorized Signatory by the Director(s) by virtue of a duly executed Company Board Resolution dated **21.02.2025** (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 Astrucorp Superstructure Private Limited** a company duly registered and incorporated under the companies Act 1956, having corporate office at 508, Red Rose Building, Office No. 49-50, Nehru Place, New Delhi -110019 through its Authorised Signatory **Mr. Akash Dixit**, appointed by virtue of a duly executed Board Resolution dated 05.12.2024.

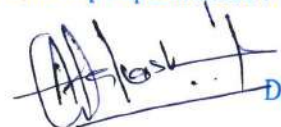
**PAN- AAZCA2098N**

**Phone No. 9355144472**

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorized Signatory

For Astrucorp Superstructure Pvt. Ltd.

  
Director



210




(hereinafter referred to as the "**Purchaser/Vendee**" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successor in interest, nominees, legal representatives and attorney(ies), administrators and permitted assigns) of the **OTHER PART**.

The Vendor, and the Vendee are individually referred to as "**Party**" and collectively referred to as "**Parties**".

**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 16<sup>th</sup> August, 2007, and subsequently revised by Government Order No. 3872/Eight-1-07-34-Vividh/03, dated 17<sup>th</sup> September, 2007 and Government Order No. 4916/Eight-1-07-34-Vividh/03, dated 27<sup>th</sup> 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 22<sup>th</sup> 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 Astruscorp Superstructure Pvt. Ltd.

  
Director

  
Authorised Signatory



  
**KUMAR TYAGI**  
DEED WRITER  
Tehsil Compound, Ghaziabad  
Mob. No.- 9312501691

पु. नं. १०१/११  
१५/०६/११

पु. नं. १०१/११



**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.



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

*[Signature]*  
Authorised Signatory

For Astrucorp Superstructure Pvt. Ltd.

*[Signature]*  
Director

**PAWAN KUMAR TYAGI**

1B/119 DEED WRITER

1B/119 Compound, Ghaziabad

No. 9312501691



For Astrucorp Superstructure Pvt. Ltd.

*[Signature]*  
Director





**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.

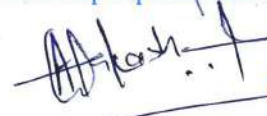
**AND WHEREAS** the Vendor has developed the said Project/Hi-Tech Township under the name and style of "**WAVE CITY**" on the Project Land and allotted the plots of different sizes to the prospective Purchaser(s).

**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. 1G, admeasuring 2225.52 Square Meters (Approx. 2661.72 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 Astruscorp Superstructure Pvt. Ltd.

  
Director





**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 11.02.2025 (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. 1G, admeasuring 2225.52 Square Meters, in Pinewood Enclave, Sector -2, Wave City, Ghaziabad hereinbefore described to the Vendee(s) for consideration amounting to Rs. 16,64,00,000/- as per the terms & conditions stipulated in the Commercial Plot Allottee(s) Arrangement.

**AND WHEREAS**, the Vendee(s) have paid and acknowledged by vendor the amount of Rs. 1,16,69,000/- inclusive of the TDS deposited (challan number 00902 dated 03.03.2025 with BSR code 0260001 ) out of the total sale consideration of Rs. 16,69,00,000 and the balance payment Rs. 15,52,31,000/- shall be paid by the Vendee(s) within the period of 3 Years from the date of U.P RERA registration. In the event of default in payment within the stipulated period, the vendee agrees to remit the Interest @12% per annum on the outstanding balance amount.

For Astruscorp Superstructure Pvt. Ltd.  
  
Director

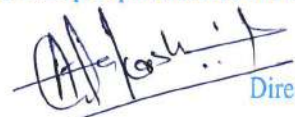
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.  
  
Authorised Signatory



S. No.	Bank Name	Amount (In Rupees)	Cheque Number	Branch
1	Indian Bank	1,00,00,000.00	RTGS	CP, New Delhi
2	Indian Bank	50,00,000.00	923431	CP, New Delhi
3	Indian Bank	50,00,000.00	923432	CP, New Delhi
4	Indian Bank	50,00,000.00	923433	CP, New Delhi
5	Indian Bank	50,00,000.00	923434	CP, New Delhi
6	Indian Bank	1,00,00,000.00	923435	CP, New Delhi
7	Indian Bank	1,00,00,000.00	923436	CP, New Delhi
8	Indian Bank	1,00,00,000.00	923437	CP, New Delhi
9	Indian Bank	1,00,00,000.00	923438	CP, New Delhi
10	Indian Bank	1,00,00,000.00	923439	CP, New Delhi
11	Indian Bank	1,00,00,000.00	923440	CP, New Delhi
12	Indian Bank	1,00,00,000.00	923441	CP, New Delhi
13	Indian Bank	1,00,00,000.00	923442	CP, New Delhi
14	Indian Bank	1,00,00,000.00	923443	CP, New Delhi
15	Indian Bank	1,00,00,000.00	923444	CP, New Delhi
16	Indian Bank	1,00,00,000.00	923446	CP, New Delhi
17	Indian Bank	1,00,00,000.00	923447	CP, New Delhi
18	Indian Bank	1,00,00,000.00	923448	CP, New Delhi
19	Indian Bank	52,31,000.00	923449	CP, New Delhi
20	Indian Bank	16,69,000.00	TDS	CP, New Delhi
	Total	16,69,00,000.00		

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 Astruscorp Superstructure Pvt. Ltd.

  
Director

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory





**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.'

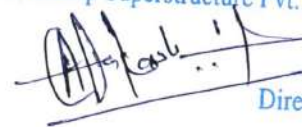
**NOW, THEREFORE, THIS DEED OF ABSOLUTE CONVEYANCE WITNESSETH AS UNDER:**

1. That in pursuance of the agreed terms and conditions contained in the Application for Allotment and the Commercial Plot Allottee(s) Arrangement dated 11.02.2025, 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. 1G, admeasuring 2225.52 Square Meters (2661.72 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**.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For Astruscorp Superstructure Pvt. Ltd.



Director



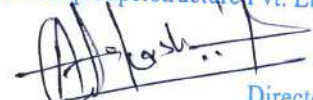


2. That the Vendor is full-fledged and lawful owner of the Said Plot and is fully competent and entitled to execute and get registered this Conveyance Deed in favour of the Vendee(s) and to confer a clear and marketable title in respect thereof in favour of the Vendee(s). The title of the Vendor is free 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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

For Astrucorp Superstructure Pvt. Ltd. 11

  
Director



to terms, conditions, stipulations and restrictions contained in this Deed 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. It is explicitly agreed between the Parties that the Vendee shall independently obtain necessary statutory approvals, including but not limited to, it's separate Environmental Clearance (EC), Consent to Establish (CTE) and Consent to Operate (CTO) from the respective authorities and provide a copy of all documents related to Environment Compliances to Vendor. Vendee agree that Vendee shall separately obtain the Height NOC, Environmental NOC, Pollution NOC and shall handover the copy of these NOC to Vendor. Also, it is mutually

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For Astruscorp Superstructure Pvt. Ltd.

Director





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.

7. 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 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.
8. 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
9. 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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For Astruscorp Superstructure Pvt. Ltd.


Director



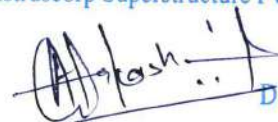
absolute and complete rights to hold, use, enjoy and transfer the Said Plot, in any manner without any hindrance, claims or demands whatsoever from the Vendor or from any other person claiming under or through it.

10. That it is hereby expressly understood by the Vendee that vendee shall not be permitted to relinquish the plot or any part thereof or break down the said plot into segments and sell the same in favour of a third party.
11. That the Vendor do 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.
12. That the Vendee(s) gives its consent to enter into a separate Maintenance Agreement with the Vendor or its nominated Maintenance Agency (Dilbird Realhomess Pvt. Ltd.) 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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

For Astrucorp Superstructure Pvt. Ltd.

  
Director



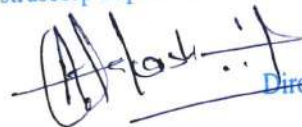


13. That the Vendee(s) further agrees that he/she/it/they shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot' (except for the purposes of a direct exit to nearest public street, nearest road only). 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
14. 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 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.
15. 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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

For Astruscorp Superstructure Pvt. Ltd.

  
Director




16. 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.
17. 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 the Vendor against any penal action, damages or loss due to misuse for which the Vendee(s) shall be solely responsible.
18. 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.
19. 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.

For Astruscorp Superstructure Pvt. Ltd.

  
Director

16

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorized Signatory



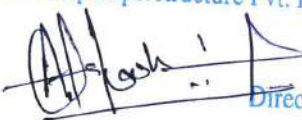


20. That the Vendee(s) shall raise construction on the Said Plot strictly in accordance with bye-laws and as per the plan approved by the GDA and/or other competent authority. Vendee(s) shall strictly follow the construction control/guidelines approved by the Competent Authority. In the event of any 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.
21. 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.
22. 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)

For Astruscorp Superstructure Pvt. Ltd. 17

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

  
Director



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 Astruscorp Superstructure Pvt. Ltd.



Director

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Authorised Signatory

For Astrusco

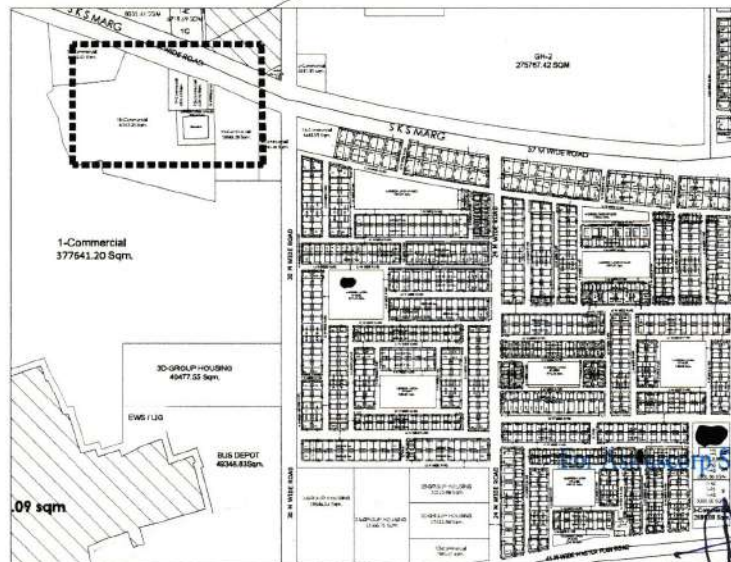
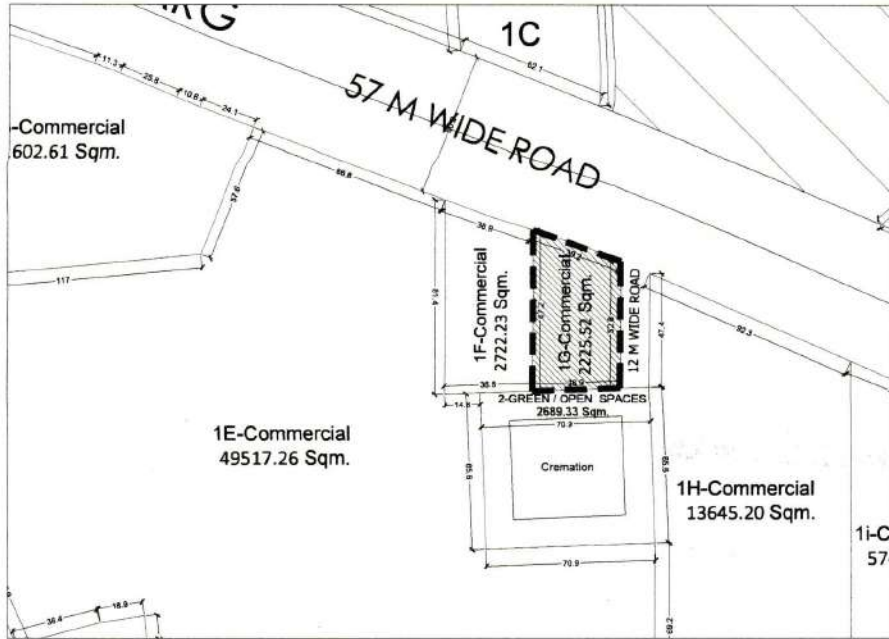
Director





# Annexure - A

## LOCATION PLAN SECTOR-2, WAVE CITY



Superstructure Pvt. Ltd.

Director

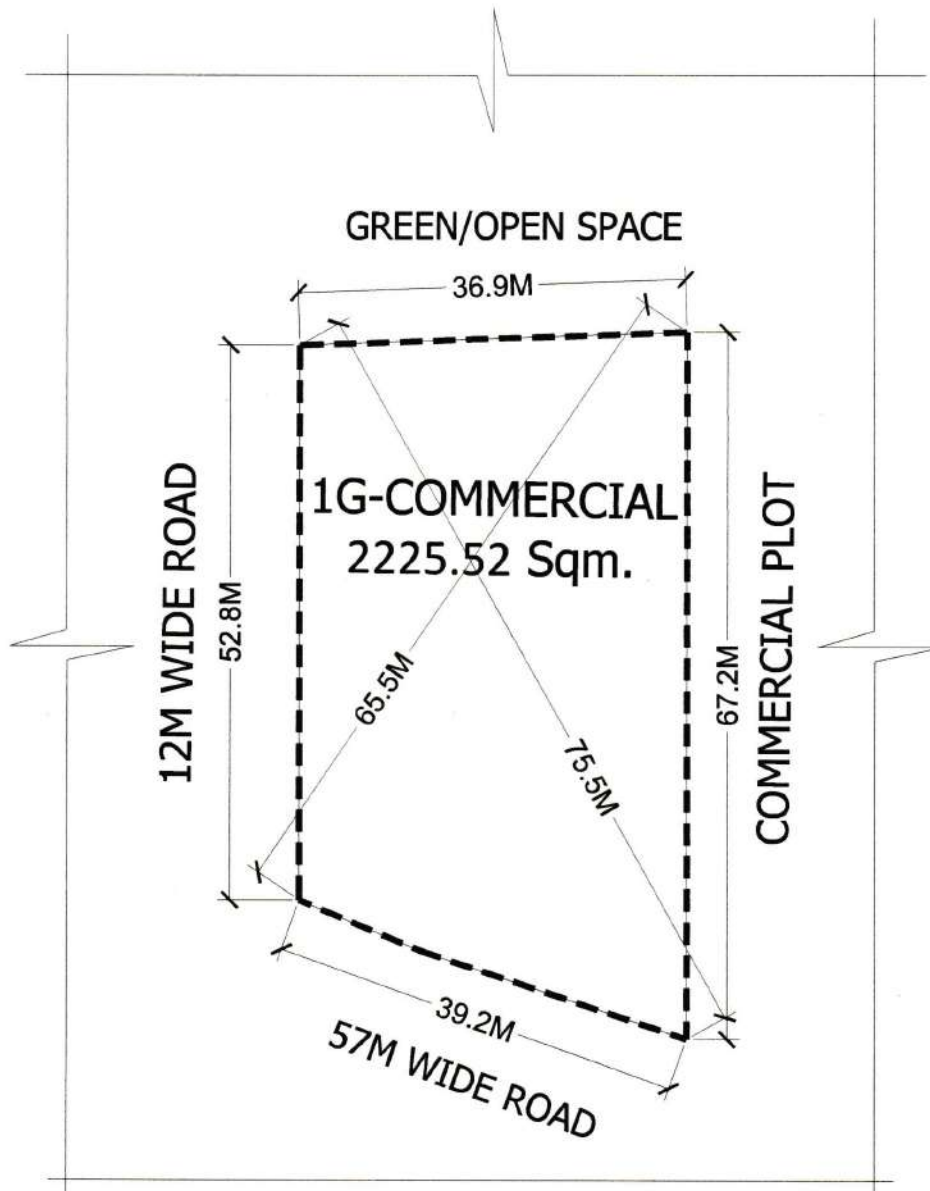
KEY PLAN

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

<b>WAVE</b> City	TITLE :	SECTOR-2	DRAWN BY:	SCALE :	DATE :	NORTH
	PLOT REF. NO:		CHECKED BY:	N.T.S	13.12.2024	
	PLOT NO. 1G-COMMERCIAL		For Uppal Chadha Hi-Tech Developers Pvt. Ltd.	APPROVED BY:		

Authorised Signatory



PLOT LAYOUT PLAN  
SECTOR-2, WAVE CITY

For Astrucorp Superstructure Pvt. Ltd.

\* PLOT AREA = 2225.52 SQM. SUBJECT TO THE CLAUSE 1.7 OF THE AGREEMENT TO SALE.

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

Director

WAVE  
City

TITLE :

SECTOR-2

DRAWN BY:

SCALE :

N.T.S

DATE :

13.12.2024

PLOT REF. NO:

CHECKED BY:

APPROVED BY:

PLOT NO. 1G-COMMERCIAL

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory



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 Astrucorp Superstructure Pvt. Ltd.



(M/s Astrucorp Superstructure Private  
Limited through its Authorised Signatory  
Mr. Akash Dixit)

Director

**Vendor**

For 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  
E42/1, Crack No. 6

2.

Rama Vinay Deh

RAHUL KUMAR  
S/o BHAGWAN SINGH  
Khera, Pilkhuwa, Hapur



PAWAN KUMAR TYAGI  
1B/119 DEED WRITER  
Tehsil Comptons, Ghaziabad  
Mob. No.- 9312501691



आवेदन सं०: 202500739024091

बही संख्या 1 जिल्द संख्या 22454 के पृष्ठ 355 से 394 तक क्रमांक 3150 पर दिनांक 20/03/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मुखराम सिंह  
उप निबंधक : सदर द्वितीय  
गाजियाबाद  
20/03/2025

प्रिंट करें

