



INDIA NON JUDICIAL



Government of Uttar Pradesh

Anuj Kumar Sharma
Advocate
01, Tehsil Compound GZB.

e-Stamp

RIK CHAND SHARMA
ACC. CODE - UP14070804
LICENSE NO - 59
Tehsil & District - Ghaziabad

13484

Certificate No. : IN-UP51162526654154X
Certificate Issued Date : 19-Nov-2025 01:20 PM
Account Reference : NEWIMPACC (SV)/ up14070804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407080498682606418159X
Purchased by : WELCOME VERTEX INFRA PVT LTD
Description of Document : Article 23 Conveyance
Property Description : ADDL AREA IN PLOT NO-1,2,3 H-BLOCK COMM PLOT NO-8 JAIPURIA
SUNRISE GREENS NH-24 SHAHPUR BAMHETA GZB
Consideration Price (Rs.) :
First Party : SMV AGENCIES PVT LTD
Second Party : WELCOME VERTEX INFRA PVT LTD
Stamp Duty Paid By : WELCOME VERTEX INFRA PVT LTD
Stamp Duty Amount(Rs.) : 18,500
(Eighteen Thousand Five Hundred only)

SCANNED



For SMV Agencies Pvt. Ltd.

[Signature]
Auth. Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory

PF 0024372894

Stamp Duty Alert:

- The authenticity of this Stamp Certificate should be verified on www.stampduty.com or using e-stamp scanner app or block reading.
- Any discrepancy in the details on this Certificate will be available on the website / Mobile App readers & avoid.
- The Serial Number of the Stamp Certificate is on the back of the Certificate.

VOID VOID VOID

SALE DEED

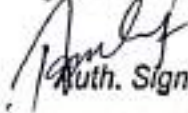
BRIEF PARTICULARS OF SALE DEED:-

Nature of Property	:	Commercial Plots
V-Code	:	0108 , Page No.31, Sr. No.120
Mohalla / Village	:	Integrated township situated at Village Shahpur Bamheta Pargana Dasna Tehsil & Distt Ghaziabad U.P.
Details of Property	:	Addition area in Plot no. 1, 2, 3 each plot admeasuring 1.09 sq. mtrs., total area 3.27 sq. mtrs. approximately situated in H-Block commercial plot no. 8, JAIPURIA SUNRISE GREENS NH-24, Village Shahpur Bamheta, Pargana Dasna, Tehsil Distt. Ghaziabad U P.
Measurement of Property	:	3.27 sq. mtrs. approximately.
Status of Road	:	12 Mtrs. Wide,
Sale consideration	:	Rs. 2,62,000/-
Govt. Circle Rate	:	Rs.80,000/- per sq. mtr. x 3.27 sq. mtrs. = Value according to the Govt. Circle Rate = Rs.2,62,000/- Stamp Duty paid Rs.18,500/-

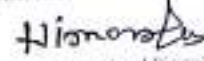
BOUNDARIES OF THE PLOTS

EAST	:	As per layout plan
WEST	:	As per layout plan
NORTH	:	As per layout plan
SOUTH	:	As per layout plan

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED


Authorized Signatory

आवेदन सं०: 282580739898077

चित्रपत्र

वर्ष: 2025

रजिस्ट्रेशन सं०: 13474

बही सं०: 1

प्रतिफल: 262000 स्टाम्प शुल्क - 18500 बाजारी मूल्य - 262000 पंजीकरण शुल्क - 2620 प्रतिनिधिकरण शुल्क - 120 योग: 2740

श्री मैसर्स वेलकम वर्ल्ड्स इण्डिया प्राइवेट लिमिटेड द्वारा
हिमांशु बरतिया अधिकृत पदाधिकारी प्रतिनिधि,
पुत्र श्री रामधन
व्यवसाय: अन्य
निवासी: डी-29, बेसमेंट, गुलमोहर पार्क, दिल्ली

Himanshu



श्री, मैसर्स वेलकम वर्ल्ड्स इण्डिया प्राइवेट लिमिटेड द्वारा
ने यह लेखन इस कार्यालय में दिनांक 19/11/2025 एवं 02:05:23 PM बजे
निबंधन हेतु पेश किया।

हिमांशु बरतिया अधिकृत पदाधिकारी प्रतिनिधि

रजिस्ट्रार अधिकारी के हस्ताक्षर

विजय, सिंह प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
19/11/2025

निखिल कुमार,
निबंधक लिपिक
19/11/2025



E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025,
PARTICULARS OF FIRST PARTY / VENDOR / SELLER: -

M/s SMV Agencies Private Limited (a company registered under the Indian Companies Act, 1956), who is the Lead Party of the Consortium having its registered office at S-25, Green Park, New Delhi represented through its Authorized Signatory **Shri AMBUJ TYAGI S/o Shri Mukesh Dutt** authorized vide board resolution dated 15.05.2025 (hereinafter referred to as First Party) which expression shall unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors. PAN : AAACS 3405J)

And

M/s EXPONENT CONBUILD PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at 28, ECE House, Connaught Place, New Delhi – 110001, (hereinafter referred to as “the confirming Party”) through its power of attorney holder **M/s. SMV Agencies Pvt. Ltd.** (Lead Member) registered on 14.01.2014 which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors;

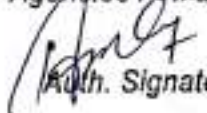
AND

M/s SURYA VAIBHAV DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at S-25, Green Park, Main Market, New Delhi – 110016, (hereinafter referred to as “the confirming Party”) through its Power of Attorney holder **M/s SMV Agencies Pvt. Ltd.** (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors;

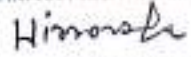
AND

M/s JAIPURIA ADVANCE TECHNOLOGIES PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi – 110006, (hereinafter referred to as “the confirming Party”) through its Power of Attorney holder **M/s SMV Agencies Pvt. Ltd.** (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED


Authorized Signatory



आवेदन सं०: 202500739098077

वही सं०: 1

रजिस्ट्रेशन सं०: 13474

वर्ष: 2025

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रत्येकानुसार उक्त विक्रेता: 1

श्री मैसर्स एसएमवी एजेंसीज प्राइवेट लिमिटेड के द्वारा अम्बुज त्यागी, ISMV AGENCIES PRIVATE LIMITED

पुत्र श्री मुकेश दत्त

निवासी: एस-25, ग्रीन पार्क, नई दिल्ली.

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 405J

क्रेता: 1

Amgi



श्री मैसर्स वेलकम वर्टेक्स इन्फ्रा प्राइवेट लिमिटेड के द्वारा हिमांशु बरतिया, WELCOME VERTEX INFRA PRIVATE LIMITED

पुत्र श्री रामधन

निवासी: डी-29, बेसमेंट, गुलमोहर पार्क, दिल्ली.

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैन XXXXXX 591N

Himanshu



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अजय कुमार, पुत्र श्री स्वर्गायि कालीचरण

निवासी: मलियागा फाटक, मेरठ, उत्तर प्रदेश.

व्यवसाय: अन्य

पहचानकर्ता: 2

Aaj



श्री योगेश कुमार शर्मा, पुत्र श्री स्वर्गायि के.एल.शर्मा

निवासी: ग्राम-धनौय, हाफुड, उत्तर प्रदेश.

व्यवसाय: अन्य



ने की। प्रत्यक्ष: भद्र साक्षियों के निशान अंगुलिनिष्पादन के लिए प्राप्त है।
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

8

विजय . सिंह प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
19/11/2025

निखिल कुमार
निबंधक लिपिक गाजियाबाद
19/11/2025

E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.
And

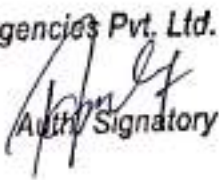
M/s JAIPURIA DUROBUILD PVT. LTD., a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at S-25, Green Park, Main Market, New Delhi - 110016, (hereinafter referred to as "the confirming Party") through its Power of Attorney holder, M/s SMV Agencies Pvt. Ltd. (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors.

AND

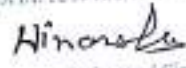
M/s RISKFREE TRADERS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi - 110006, (hereinafter referred to as "the confirming Party") hereby referred to as confirming party through its Power of Attorney holder M/s SMV Agencies Pvt. Ltd. (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors.

(hereinafter referred to as "FIRST PARTY" / "VENDOR" / "SELLER" AND CONFIRMING PARTIES) which expression shall unless, repugnant or opposed to context hereof, includes its successors in interest, administrators, representatives and permitted assigns

For SMV Agencies Pvt. Ltd.


Auth/ Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED


Authorized Signatory



Anil Kumar
01, Tehsil C

E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.
PARTICULARS OF VENDEE/ SECOND PARTY / BUYER.)::-

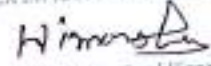
M/s WELCOME VERTEX INFRA PRIVATE LIMITED., (PAN-AADCW3591N) a Company incorporated under the Companies Act, 1956 having its Registered Office at D-29, Basement, Gulmohar Park, Delhi, through its Authorized Signatory Shri Himanshu Bartiya S/o Shri Ramdhan, duly authorized vide board resolution dated 01.11.2025 passed in a board meeting (hereinafter referred to as **"Second Party"/ "VENDEE" / "Buyer"**) which expression shall unless, repugnant or opposed to context hereof, includes its successors in interest, administrators, representatives and permitted assigns.

(Which expression first party, second party shall unless repugnant to the meaning or context thereof include his / her / their legal heirs, executors, administrators, successors and assigns Hereinafter the first party and/or constituents companies, the Vendee collectively referred as the Parties.)

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED


Authorized Signatory



E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

SALE DEED FOR Rs.2,64,000/-

STAMP DUTY PAID Rs.18,500/-

DETAILS OF PROPERTY: -

Addition area in **Independent Commercial Plots No. 1, 2, 3** admeasuring 1.09 sq. mtrs. each, , **JAIPURIA'S SUNRISE GREENS**, having total area **3.27 sq. mtrs.** in the integrated township situated in Commercial Plot no. 8 at revenue Village Shahpur Bamheta, Pargana Dasna, Tehsil and District Ghaziabad, Uttar Pradesh (hereinafter called the "**SAID PLOTS**") No Park Facing.

THIS DEED OF SALE is executed at Ghaziabad on this 19th day of November, 2025.

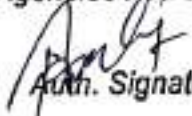
By and between

SMV Agencies Private Limited (a company registered under the Indian Companies Act, 1956), having its head office at having its head office at Jaipuria Sunrise Green Plaza, 12-A, Ahinsa Khand, Indirapuram, Ghaziabad who is the Lead Party of the Consortium as well as registered Private Developer and having License from the Ghaziabad Development Authority All acting through their Authorized Signatory **Shri AMBUJ TYAGI S/o Shri Mukesh Dutt** authorized vide their Resolutions all dated 15-05-2025 passed by Board of Director of the aforesaid Companies (Pan : AAACS 3405J)

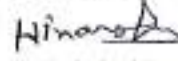
And

M/s EXPONENT CONBUILD PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at 28, ECE House, Connaught Place, New Delhi – 110001, (hereinafter referred to as "**the confirming Party**") through its power of attorney holder M/s SMV Agencies Pvt. Ltd (lead member) registered on 14.01.2014 which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors;

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED


Himanshu

AND

M/s SURYA VAIBHAV DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at S-25, Green Park, Main Market, New Delhi – 110016, (hereinafter referred to as “the confirming Party”) through its Power of Attorney holder M/s SMV Agencies Pvt. Ltd. (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors;

AND

M/s JAIPURIA ADVANCE TECHNOLOGIES PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi – 110006, (hereinafter referred to as “the confirming Party”) through its Power of Attorney holder M/s SMV Agencies Pvt. Ltd. (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors.

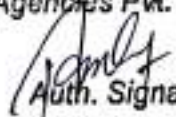
And

M/s JAIPURIA DUROBUILD PVT. LTD., a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at S-25, Green Park, Main Market, New Delhi – 110016, (hereinafter referred to as “the confirming Party”) through its Power of Attorney holder, M/s SMV Agencies Pvt. Ltd. (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors.

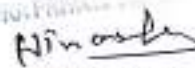
AND

M/s RISKFREE TRADERS PRIVATE LIMITED, a company incorporated under the provisions of the Indian Companies Act, 1956, and having its registered office at 1862, Mahalaxmi Market, Bhagirath Palace, Chandni Chowk, Delhi – 110006, (hereinafter referred to as “the confirming Party”) hereby referred to as confirming party through its Power of Attorney holder M/s SMV Agencies Pvt. Ltd. (Lead Member), registered on 19.01.2012, which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its executors, representatives, assigns, and successors. (hereinafter referred to as “FIRST PARTY” / “VENDOR” / “SELLER” AND CONFIRMING PARTIES) which expression shall unless, repugnant or opposed to context hereof, includes its successors in interest, administrators, representatives and permitted assigns

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VENTURES PRIVATE LIMITED


Authorized Signatory

E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

AND

M/s WELCOME VERTEX INFRA PRIVATE LIMITED., (PAN-AADCW3591N) a Company incorporated under the Companies Act, 1956 having its Registered Office at D-29, Basement, Gulmohar Park, Delhi, through its Authorized Signatory Shri SHASHANK VARSHNEY S/o Shri Rajkumar Varshney, duly authorized vide board resolution dated 15.05.2025 passed in a board meeting (hereinafter referred to as "Second Party"/ "VENDEE" / "Buyer") which expression shall unless, repugnant or opposed to context hereof, includes its successors in interest, administrators, representatives and permitted assigns.

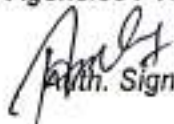
OF THE SECOND PART

WHEREAS the First Party, along with certain other group companies, entered into a Consortium Agreement in which the land for the complete township was purchased and in which the First Party was the lead member;

AND WHEREAS, the Consortium purchased several pieces of land in village Shahpur Bamheta, Tehsil & District Ghaziabad, total admeasuring approximately 300 acres ("Total Land"), from various land owners/khatedaars/bhumidhars through various sale deeds which were duly registered with the office of Sub-Registrar, Ghaziabad, with a view to set up & develop an integrated township thereon in consonance with the policy of the Government of Uttar Pradesh, published vide G.O. No. 2711/Eight-1-34/Vividh/2003 dated 21.05.2005, 2873/Eight-1-05-34/Vividh/2003/TC-1, dated 29.12.2005 and 2236/Eight-1-06-45/Vividh/2006, dated 28.04.2006, for which Certificate of Registration dated 10.02.2006 has been issued by the Ghaziabad Sales & Construction Authority, Ghaziabad, in favour of M/s S.M.V. Agencies Pvt. Ltd.

AND WHEREAS, Ghaziabad Sales & Construction Authority ("GDA") has granted permission to develop an integrated township on the Total Land in the name and style of 'JAIPURIA SUNRISE GREENS NH-24' ("Township") to the First Party, as Promoter being Lead Member of the Consortium, vide License No. L.H./Ghaziabad/04 dated 29.05.2006, duly signed by Secretary, GDA, Ghaziabad. The DPR (Detailed Project Report) of the Township has also been approved & sanctioned by GDA vide its letter No. 116/Mi, Anu./06, dated 29.11.2006. Moreover, a Sales & Construction Agreement dated 13.02.2007 has also been executed between GDA & the First Party. The license fees & other charges in respect of the Township have already been paid to GDA & various respective Government departments by the First Party.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED.


Authorized Signatory

E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

AND WHEREAS, the project comprising of Plot No. 1, 2, 3 admeasuring 1.10 sq. mtrs. each, , totalling to 3.30 sq. mtrs. approximately, situated in H-Block and approved in Commercial Plot No. 8, of which the approval letter and drawing is attached and comprised in the Total Land (hereinafter referred to as the 'Said Land'). Moreover, the drawing for shops on Plot No. 4, 5, 16 to 27 has already been approved vide letter no. and drawing no. GDA/BP/22-23/1224 dated 27th Aug 2023 (copy of which is attached).

AND WHEREAS, the Said Land is free from all encumbrances, charges, liens, lis pendens, prior agreements etc., and the First Party has the unfettered right to enter into this Agreement in respect of the Said Land.

The Vendee hereby confirms and undertake that the Vendee has fully satisfied himself/herself/itself as to the right/titles of the parties and constituents companies herein over and in pursuant where to the present sale deed is executed in favor of the Vendee and the vendee has agreed to purchase the SAID PLOTS for a total sale consideration of Rs.2,64,000/- (Rupees Two Lakhs Sixty Four Thousand only) on the terms & conditions appearing hereinafter. The said consideration is received and the Vendee has paid the said consideration

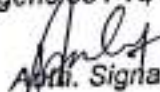
AND WHEREAS, the Vendee is herein assured that Said Plots which are being sold to the Vendee hold good and marketable title and parties herein are fully competent to execute the present sale deed.

AND WHEREAS, the Vendee confirms that they have verified the description, physical condition of the integrated township as a whole in which the Said Plots are situated, the Said Plots, the size, dimensions of the Said Plots etc. therein and other physical characteristic thereof and fully satisfied for the same.

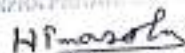
AND WHEREAS, as per the Layout Plan it is envisaged that the plots on all earmarked area as per map approval of GDA shall be sold in phase manner along for the plots to be used and maintained jointly by all the Vendee (s) and further no construction/ addition shall be permitted on the plot without obtaining the individual map approval for each plot from all the concerned authority responsible for approving the map in integrated township.

AND WHEREAS, the parties hereto have obtained necessary Board Resolutions, duly passed at the meeting of Board of Directors of the Associate / Consortium companies, authorizing them to realize the price from the buyer and to execute the necessary documents of transfer in respect of the plot as stated above and to deliver possession.

For SMV Agencies Pvt, Ltd.


Auth. Signatory

For WELCOME VERTEX INFRA Private Limited


Authorized Signatory

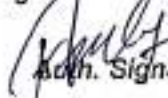
E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

AND WHEREAS, the parties hereto are now desirous of executing this Sale Deed for conveying ownership right, title and interest in the Said Plots to the Vendee.

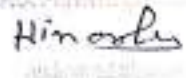
NOW THEREFORE THIS SALE DEED WITNESSETH AS UNDER:-

- 1) That in consideration of the amount specified hereinabove of the Said Plots which shall be paid by the Vendee as per the payment plan decided by both the parties the Said Plots is hereby transferred by way of sale to the vendee and the Vendee herein accepts that aforesaid consideration together with proportionate, indivisible interest in the common areas and facilities, water supply arrangements including overhead & underground tank and installations such as power, light, sewerage etc. and also including all easement rights attached to the Said Plots. However, it is admitted, acknowledged and so recorded by and between the parties that all other rights in said integrated township except what have been mentioned above, lies with the first party and the constituents companies herein to carry out further construction in case of any change in the FAR. The open spaces, parking spaces (except what has been conveyed herein) or public amenities, club area, shopping centers etc and other facilities and amenities will be the sole ownership of the first party and constituent companies herein who will have full authority and power to use and / or transfer the same in any manner whatsoever and this Sale Deed is executed for Said Plots only. It is clarified that this Sale Deed is absolute and unconditional and nonpayment of balance amounts, notwithstanding any other available relief available to the Vendee, shall not invalidate this Sale Deed or give any right to to the Vendor to cancel this Sale Deed in any manner whatsoever.
- 2) That actual physical possession of the Said Plots has been handed over to the Vendee much prior to the execution of this Sale Deed on which construction is being undertaken by the Vendee as per due approval by RERA and the Vendee hereby confirms to have taken over possession of the Said Plots to his complete satisfaction and requirements.
- 3) That in case the Central Government, State Government or any other Local Authority, Department imposes any service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. upon the said land and construction thereupon, in future, retrospectively or prospectively, same will be the liability of the Vendee to pay the same in proportion to area of Said Plots and in case any such demand of service tax, trade tax, property tax, house tax, water tax, sewer tax, rates, charges, fee, cess, levy, metro cess etc. is / are paid by the first party or any constituent companies, the proportionate amount thereof will be payable and be paid by the Vendee.

For SMV Agencies Pvt. Ltd.


Anshu Signatory

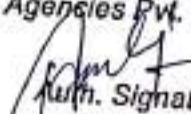
For WELCOME VERTEX INFRA PRIVATE LTD.


Himanshu

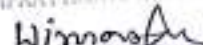
E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

- 4) That the Buyer confirms that the first party or its nominated Agent / Maintenance Agency shall apply to the State Electricity Boards (SEBs)/any other source for bulk electricity supply. If the permission to receive and supply Bulk Electric Supply is received by the first party and/or constituents companies/ Consortium members or its nominated Maintenance Agency in township, then the Buyer herein undertakes to abide by the terms and conditions of such supply and to pay on demand to the first party / Maintenance Agency etc, proportionate share as determined by the such Maintenance Agency etc of all deposits and charges paid or payable by the such Maintenance Agency etc to whom permission to receive bulk supply and distribute the same is granted. However such application shall be made by the first party after and only after a minimum number of 50 allottees within a particular block opt and pay upfront for the connection. In case any of the allottee does not pay his share of applicable charges to the First party and/or Constituent Companies or does not agree to opt for such connection, the allottee agrees to be bound to bear the unpaid portion of minimum charges as may be advised by the first party before the connection is made available / energized. The Buyer herein further agrees to enter into and execute Power Supply Agreement and/or all or any other documents, as may be required for this purpose. The said Power Supply Agreement shall inter-alia stipulate the terms and conditions of the supply thereof, the rates or charges payable for the same. That electrical connection to each individual unit shall be provided as per U.P. State electricity board norms. In case, if single point metering system is granted by UP Electricity board for entire complex, then distribution of electricity shall be done through separate prepaid metering system and charge for installing prepaid meter shall be borne by all allottee(s). Each allottee will have to pay Rs.35,000/-(Rupees Thirty-five thousand only) for installation of the electric meter. The prepaid meter charges shall be paid by the allottee(s) to the company at the time of possession of the plots.
- 5) That herein after all taxes such as House Tax, Water Tax, Sewerage Tax, Electricity charges or any other Taxes or charges to Ghaziabad Development Authority, Ghaziabad Nagar Nigam, Uttar Pradesh Power Corporation Limited or any other Competent Authority/ Department shall be payable and be paid by the Vendee in perpetuity to complete exclusion of the first party or any constitutes companies thereof.
- 6) It is mandatory for the vendee to provide rain water harvesting cum recharge pit of dimension 1m dia X 1.5 m depth with tube well boring as per the standard drawing. It is also mandatory to connect all roof water drainage pipes with the recharge pit. Moreover the recharge pit has to be maintained periodically for smooth functioning of the same by the vendee on its own cost.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

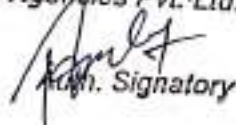
For WELCOME VENTURE INFRA PRIVATE LIMITED


Himanshu

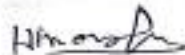
E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

- 7) That the Vendee shall not use the Said Plots, so as to cause any backage or hindrance or nuisance of any nature whatsoever, to any of the Plot owners in the Complex, common passages, terraces or common areas and facilities of the block. The Vendee shall not keep or store any chemical, combustible or hazardous goods in the Said Plots
- 8) That the Vendee shall use the Said Plots for commercial purposes or such other purpose as approved by the appropriate authority. However, if the Vendee use or permit to use of the Said Plots for any purpose contrary to the permissible use, then in such event, the first party and/or any nominated / or its Maintenance Agency / its other Agents and / or the Association of the Plots Owners shall be entitled to take action in accordance with law.
- 9) That the Vendee shall keep the Said Plots, the walls and partitions, sewers, drains, pipes and appurtenance thereto in good condition so as to support, shelter and protect the parts of buildings even other than constructed on Said Plots and shall abide by all laws, guidelines, bye - laws, rules & regulations of the State Government, Central Government, Ghaziabad Development Authority, Municipal Authorities and / or any other Authorities / Local Bodies and shall attend, answer and be responsible for all such deviations, violations or breaches of any such conditions or laws, bye - laws and / or rules and regulations.
- 10) That the Vendee shall not do or permit anything to be done in or about the Said Plots which may tend to cause damage to any Plot adjacent to the Said Plots or in any manner interfere with the use thereof or of spaces, passages or amenities available for common use. The Vendee hereby indemnifies (ies) the first party and/or any constitutes members thereof against any penal action, damages or loss due to misuse for which the Vendee shall be solely responsible.
- 11) That the Vendee shall not construct, change or cause to be changed any structure of the Said Plots or any portion thereof and shall also not make or cause to be made any additions or alterations in the same or any part thereof, so as to cause blockage in any passage, verandahs, terraces etc. in the event of any non-compliance on this account, the first party and/or any constitutes members thereof or any nominee thereof or any resident of the said integrated township shall be entitled to remove the offending structure/nuisance at the cost of the Vendee and claim all costs on this account from the Vendee.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

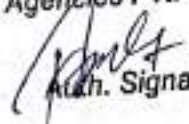
For WELCOME VILLAGE



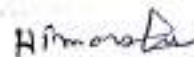
E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

- 12) That it has been agreed and understood by the Vendee that save and except in respect of particular Plots hereby acquired by him, the Vendee has no right, title, interest & claim of any nature or kind except the right of ingress and egress in respect of all or any of the common areas, such as roads, corridor etc. The common areas, parks & roads shall remain undivided and neither the Vendee nor any other person shall take any action for partition or division of any part thereof and any covenant to the contrary shall be void.
- 13) That the first party and/or consortium members jointly or severally as the case may be shall be entitled to obtain refund of various securities deposited by them during or before construction of the buildings in the Complex and Township with various Government, Local Authorities and Departments for electric, water & sewer connections etc.
- 14) That no parking of Car/ Vehicle is allowed in such a manner which in any manner whatsoever affect or having probable effect on free flow of traffic in block or in any area of integrated township. The first party and/or consortium members also reserve their right to allot un-allotted parking spaces in future after handing over the maintenance of the Complex to the maintenance agency or Residents Welfare Association of Residents or of the Owners / Occupiers of the Plot etc. as the case may be.
- 15) That in regard to above Said Plots in case any levy, charge or any surcharge known by any name such as EDC, Metro Cess, CDC, etc., levied or leviable by Ghaziabad Development Authority or any other Competent Government or semi Government authority / department whether retrospectively or prospectively shall be solely borne and paid by the Buyer.
- 16) That hereafter all such taxes, charges, levies, etc that are payable or that may hereafter be payable on or in respect of the 'Said Plots' or any building and structure constructed thereon, under any law in force or that may hereafter be enforced, shall be borne and paid by the 'buyer' only directly to the relevant competent authority and the First party, confirming party and/or Constituent Companies shall not be liable in any manner for the same. The buyer hereby unconditionally and irrevocably agrees to pay any aforesaid and additional/fresh charges which may be levied in future.

For SMV Agencies Pvt. Ltd.

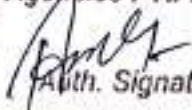

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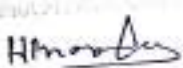
For HIRANMAY VENTURES


Hiranmay

- 17) That the purchaser shall construct the Said Plots after obtaining sanction for site plan at his own expenses from the Ghaziabad Development Authority and shall construct according to it and bound to comply with applicable building bye-laws, the rules and regulations of Ghaziabad Development Authority and obtain completion certificate for construction on Said Plots at his own costs and obligations. Such an application for approval of building plans to GDA shall be accompanied with a 'No Objection Certificate' (NOC) for and behalf of the first party advising GDA that the first party has no objection to the proposed building plans of the vendee/buyer. GDA shall not process / receive any proposal in the absence of such NOC. The construction/structures so raised on the Said Plots shall be used for Commercial purpose or any other purpose as permitted by the appropriate authority.
- 18) That, the Vendee shall construct the boundary wall of the purchased plot within three months from the date of this deed failing which he shall be liable for all the consequences, costs and risks ensuing therefrom. The purchaser shall not make any encroachment on and/or make any demolitions in the adjoining / peripheral road, drain, sewer line, water pipe, etc. situated in said integrated township. And in case the Vendee does any of the above the Vendee alone shall be liable to repair the damaged part and in case of repairs etc., then the Vendee shall reimburse the amount of such repairs within 15 days of the demand.
- 19) That the 'buyer' undertakes not to do any act, which may disturb the peace and tranquility of the township and/or its residents. The 'buyer' shall also not obstruct or create any obstruction to the easement rights of other plot owners / occupiers. Further that the buyer shall not use the Said Plots or permit the same to be used for purposes other than permitted under the law, or for any illegal or immoral purposes and shall not do or cause to be done any act/omission which may cause nuisance, damage, annoyance or inconvenience to the occupiers of the adjoining areas. The buyer alone shall be responsible for consequence of any misuse of the Said Plots.
- 20) That the buyer shall have ownership rights only in respect of the 'Said Plots' sold herein and shall have no right of ownership or any interest whatsoever in the common areas and facilities, easement rights, etc., in the township which shall remain indivisible and impartible and the buyer or any other person claiming through the buyer shall not be entitled to bring any action/claim including for partition or division of the said areas and facilities or any part thereof. The buyer shall have only the right of ingress/egress over or in respect of open spaces and all or any of the common areas in the township shall be subject to suitable restrictions as may be imposed by the first party or its nominee maintenance agency or any other concerned authority.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME ENTER REVENUE ACT 2001

H. M. Sharma

- 21) That the maintenance of township shall be done by the first party or its nominee maintenance agency for the first year from the date of execution of the first sale deed in the aforesaid integrated township and thereafter the maintenance shall be handed over to any local civic body or a body corporate or a society or an association of buyers, on the terms and conditions to be determined by the First party, and/or Constituent Companies jointly or severally or its nominee maintenance agency from time to time. The buyer agrees to pay his share of such charges forthwith as may be determined by the first party or its nominee maintenance agency.
- 22) All the refundable security amount if any (such as for IGL) which needs to be deposited for any services within the township shall be deposited from the Interest Bearing Maintenance Security (IBMS) amount only.
- 23) Procedure Payment of Maintenance Charges

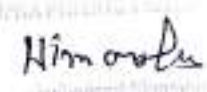
The user shall keep deposited with the Company (in an escrow account as per letter issued by GDA no. 698/m.p./2010 dated 13.12.10) an interest bearing maintenance security ("IBMS") of Rs. 500/- per square yard. Which shall be utilized in the manner as stated below:

- The total amount as deposited in the escrow account, which shall be as per Govt. Directions, will bear interest, which shall be as per prevailing interest rate of Govt. / cooperative banks or Govt. Security deposits.
 - The amount which shall be accumulated out of accrual of the said interest on the deposits shall be used for payments bills raised by the maintenance agency.
 - If the bills raised by the maintenance agency for rendering maintenance services is more than the interest accrued on the said escrow account than company reserve rights to raise the said amount by either increasing the IBMS amount or by raising maintenance bill to the user on per square yard basis as deemed fit in the situation prevailing at that point of time. The RWA / residents shall have no objection to it.
 - The charges for any exclusive Maintenance Services, as may be specially required and provided to the User, shall be billed and payable by the User alone.
 - The Maintenance Agency shall charge interest at the rate of 18% per annum for the period of delay in payment after the due date.
- 24) That after execution of this Deed, no disputes, claims or differences relating to registration, booking and allotment including but not limited to the area, location, development and in all such matters as are instrumental to these and/or are likely to affect the mutual right, interest, privileges and claim, would be entertained.

For SMV Agencies Pvt. Ltd.


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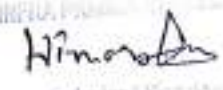
For Nirmal Singh & Co. Chartered Accountants


Nirmal Singh
Chartered Accountant

- 25) That the First party, and/or Constituent Companies covenants with the Vendee that they shall peacefully hold and enjoy the Said Plots without any interruption by the first party or by any person claiming under the first party.
- 26) In case of further sale / change in ownership of his / her / their Plot after the completion of the said project prior NOC in writing from all existing maintenance bodies / agencies are required to be obtained by the Vendee for transfer / sale of Plot for clearance of maintenance dues / any other dues. All terms & condition will be binding on the successor / subsequent owner / user of the Plot. If transfer / sale / change in ownership are affected without NOC then all the dues will be paid by new owner.
- 27) That Said Plots and super structure thereon along with all connected structural part of the building shall be insured by the Vendee at his own cost against the fire, earthquake etc. The first party or any constituents members after handing over the possession of Said Plots shall in no way be responsible for safety, stability etc. of the structure. All charges towards insurance will be paid by the Vendee either by him individually or through society / association collectively if so formed.
- 28) That the Vendee agrees and confirms that all the obligations arising under this Sale Deed in respect of the Said Plots / Building / land / Complex / Township shall equally be applicable and enforceable against the Vendee, Occupier and subsequent purchaser of Said Plots as said obligations go with the Said Plots for all intents and purposes and the Vendee assures that the Vendee shall take sufficient steps to ensure the performance in this regards.
- 29) That the Vendee hereby undertakes that the Vendee shall be solely responsible and liable for violations, if any, of the provisions of the law of the land and applicable rule, regulation or direction by any Competent Authorities / Departments / Courts and that the Vendee shall indemnify the First party and/or Constituent Companies for any liability and / or penalty in that behalf.
- 30) That all recital of this Sale Deed along the annexure hereto shall form a part and parcel of this instrument of sale and shall be binding on the parties hereto. That if any provision of this Sale Deed shall be determined to be void or unenforceable under any applicable law, such provision shall be deemed to have amended or deleted in so far as are reasonably inconsistent with the purpose of this Sale Deed and to the extent necessary to confirm to the applicable laws; and the remaining provisions of this Sale Deed shall remain valid and enforceable in laws.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VENTURES INFRA PRIVATE LIMITED

Himanshu
Authorized Signatory

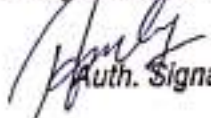
E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

- 31) That the registration expenses such as cost of the stamp papers, registration fees and the execution charges have been paid by the Vendor and the Vendee will be responsible and liable for paying under stamp, deficiency in stamps and valuation of the Said Plots for the stamp duty at any point of time. Any deficiency in the Stamp duty as may be determined by the Sub-Registrar / Concerned Authority along with consequent penalties and deficiencies and interest as may be levied / imposed in respect of the Said Plots conveyed by this Deed shall be paid by the Vendee exclusively and the first party or any constituent/consortium member shall not be liable & responsible to pay the same.
- 32) That any dispute or difference of any nature whatsoever any, claim for damages, cross claim, counter claim or set off of any dues or money or regarding specific performance of the contract, breach of any term of the sale deed whether during the subsistence of the sale deed or thereafter arising out of or in relation to this deed between the vendee and/or first party and/or consortium members shall be referred to the Sole Arbitrator to be nominated by the Director SMV Agencies Pvt. Ltd. for the adjudication of any dispute arises with respect to present deed. The arbitration proceedings shall be governed by The Arbitration and Conciliation Act 1996 with statutory modification thereof.
- 33) In all the Govt records, the executants shall transfer the name of Buyer in records of the Government / GDA/Sub-Registrar etc., otherwise the Buyer himself shall get the mutation in his name on the basis of this sale deed. In case there is any necessity for signature or consent for the mutation of the Buyer in the Govt. records, the seller shall freely put its presence or do, provided previously there is no agreement registered.

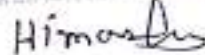
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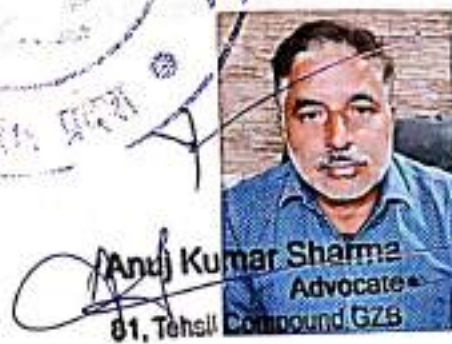
- 1) The above Said Plots is situated at the distance of 200 meter from main Road centre point and not situated in any main road. The sale plot is commercial and is sold for the purpose of commercial use. The above Said Plots does not belong to Bhudan, Gram Sabha or Wakf Board, trust. The Hon'ble District Magistrate, Ghaziabad Stamp duty is paid accordingly.
- 2) The Said Plots written in this Sale Deed is also shown in the map.

For SMV Agencies Pvt. Ltd.


Auth. Signatory

For WELCOME VERTEX DIFFRACTION LIMITED


Himanshu



E-Stamp Certificate No. IN-UP51162526654154X, Dated-19-Nov-2025.

In Witness Whereof The First Party, And/Or Constituent Companies And The Vendee Have Signed And Executed Their Presence On The Date Mentioned Above.

For SMV Agencies Pvt. Ltd.

VENDOR

Auth. Signatory

VENDEE

WITNESSES:

1. **Mr. Ajay Kumar S/o Late Shri Kalicharan**
R/o-Maliyana Phatak, Meerut, Uttar Pradesh.
(Voter Card No- TSF0141846)

2. **Mr. Yogesh Kumar Sharma S/o Late Shri K.L.Sharma**
R/o-Village-Dhanaura, Hapur, Uttar Pradesh.
(Voter Card No- UP/79/391/042132)

DRAFTED BY:-Anuj Kumar Sharma, Advocate, Chamber No. 81, Tehsil Compound, Ghaziabad.

Anuj Kumar Sharma
Advocate
81, Tehsil Compound GZB.

आवेदन सं०: 20250073909807

बही संख्या । जिल्द संख्या 12701 के पृष्ठ 103 से 152 तक क्रमांक 13474 पर दिनांक 19/11/2025 को
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजय . सिंह प्रभारी
उप निबंधक : सदर पंचम
गाजियाबाद
19/11/2025

