

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP55966829402020X

D SHARMA

UP14070804

E No. 59

Tehsil & District - Ghaziabad

ANUJ KUMAR SHARMA

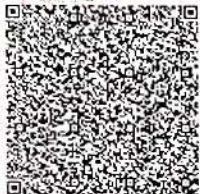
ADVOCATE

CHANDI TEHSIL COMPILING BZA

e-Stamp

8594
2025

Certificate No. : IN-UP55966829402020X
Certificate Issued Date : 24-Jul-2025 04:46 PM
Account Reference : NEWIMPACC (SV)/ up14070804/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407080408548045714199X
Purchased by : SMV AGENCIES PVT LTD
Description of Document : Article 23 Conveyance
Property Description : PLOT NO-1 TO 6 AND 15 TO 28 H BLOCK COMMERCIAL NO-8 JAIPURIA
SUNRISE GREENS NH24 SHAHPUR BAMHETA GZB
Consideration Price (Rs.) :
First Party : SMV AGENCIES PVT LTD
Second Party : WELCOME VERTEX INFRA PVT LTD
Stamp Duty Paid By : SMV AGENCIES PVT LTD
Stamp Duty Amount(Rs.) : 64,76,000
(Sixty Four Lakh Seventy Six Thousand only)



Verified By

R.C.

Sadar - Ist, Ghaziabad

Locked By

Sub-Registrar

Sadar - Ist, Ghaziabad

Please write or type below this line

SMP Agencies Pvt. Ltd.

Authorized Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

Authorized Signatory

PF

0016413908

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shastamp.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.

पुस्तक संख्या : 1000
दिनांक : 10/10/2010

SHIL

0016413808



दिनांक: 7/24/2025

स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश

पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500739063579 जनपद: गाजियाबाद तहसील: गाजियाबाद उप निबंधक:
सदर प्रथम

संपत्ति का विवरण	: मोहल्ला/गाँव : जयपुरिया सनराइज ग्रीन वार्ड/परगना : शाहपुर बम्हेटा संपत्ति का विवरण : प्लॉट संख्या 1 से 6 व प्लॉट संख्या 15 से 28, स्थित-एच-ब्लॉक कमर्शियल नंबर 8, जयपुरिया सनराइज ग्रीन्स एनएच-24, ग्राम-शाहपुर बम्हेटा, परगना डासना, तहसील जिला गाजियाबाद, 3083.4 वर्ग मीटर, पूर्व-, पश्चिम-, उत्तर-, दक्षिण-
अभिलेख प्रकार	: विक्रय पत्र
प्रथम पक्ष	: मेसर्स एसएमवी एजेंसीज प्राइवेट लिमिटेड, , पैन् न०- , मोबाइल संख्या- , निवासी- . ।
द्वितीय पक्ष	: वेलकम वर्टेक्स इन्फ्रा प्राइवेट लिमिटेड, , पैन् न०- , मोबाइल संख्या- , निवासी- . ।
निष्पादन तिथि	: 24-07-2025
निबंधन शुल्क	: 925020 (नगद)
स्टाम्प मूल्य	: ₹ 6476000 ई-स्टाम्प सं० IN-UP55966829402020X
वास्तविक बाजारी मूल्य	: ₹ 92502000.00
प्रतिफल	: ₹ 92502000

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, बायोमैट्रिक 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 बायोमैट्रिक 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 प्रथम, जनपद गाजियाबाद

रजिस्ट्रीकरण अधिकारी

सदर प्रथम, जनपद गाजियाबाद

हस्ताक्षर

(द्वितीय पक्ष)

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	:	Plot no. 1, 2, 3 each plot admeasuring 187.55 sq. mtrs., Plot no. 4, 5, 16 to 27 admeasuring 162.70 sq. mtrs. each and plot no. 6, 15 & 28 admeasuring 81.25 sq. mtrs. totaling to 3083.40 sq. mtrs. approximately situated in H-Block commercial no. 8, JAIPURIA SUNRISE GREENS NH-24, Village Shahpur Bamheta, Pargana Dasna, Tehsil Distt. Ghaziabad U P.
Measurement of Property	:	3083.40 sq. mtrs. approximately.
Status of Road	:	12 Mtrs. Wide,
Sale consideration	:	Rs. 9,25,02,000/-
Govt. Circle Rate	:	Rs.30,000/- per sq. mtrs. x 3083.40 sq. mtrs. = Value according to the Govt. Circle Rate = Rs.9,25,02,000/- Stamp Duty paid Rs.64,76,000/-

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 SMD Agencies Pvt. Ltd.

[Signature]
Authorized Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory

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 Dasha Tehsil & Distt Ghaziabad U.P.
Details of Property	:	Plot no. 1, 2, 3 each plot admeasuring 187.55 sq. mtrs., Plot no. 4, 5, 16 to 27 admeasuring 162.70 sq. mtrs. each and plot no. 6, 15 & 28 admeasuring 81.25 sq. mtrs. totaling to 3083.40 sq. mtrs. approximately situated in H-Block commercial no. 8, JAIPURIA SUNRISE GREENS NH-24, Village Shahpur Bamheta, Pargana Dasna, Tehsil Distt. Ghaziabad U P.
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Govt. Circle Rate	:	Rs.30,000/- per sq. mtrs. x 3083.40 sq. mtrs. = Value according to the Govt. Circle Rate = Rs.9,25,02,000/- Stamp Duty paid Rs.64,76,000/-

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 SMD Agencies Pvt. Ltd.

[Signature]
Authorised Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

[Signature]
Authorised Signatory

कमीशन पुष्टि विलेख - धारा-52

आवेदन सं०: 202500739063579

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8594

वर्ष: 2025

प्रतिफल- 92502000 स्टाम्प शुल्क- 6476000 बाजारी मूल्य- 92502000 पंजीकरण शुल्क- 925020 प्रतिलिपिकरण
शुल्क - 120 योग: 925140

प्रार्थना पत्र कमीशन दिनांक द्वारा
श्री, वेलकम वर्टेक्स इन्फ्रा प्राइवेट लिमिटेड द्वारा शशांक
वार्षोय अधिकृत पदाधिकारी/ प्रतिनिधि
के क्रम में
मै उप निबंधक : वन्दना चौधरी
जनपद : सदर प्रथम गाजियाबाद



श्री, वेलकम वर्टेक्स इन्फ्रा प्राइवेट लिमिटेड द्वारा
शशांक वार्षोय अधिकृत पदाधिकारी/ प्रतिनिधि
पुत्र श्री राजकुमार वार्षोय
व्यवसाय : अन्य
निवासी : डी-29, बेसमेंट, गुलमोहर पार्क, दिल्ली.

श्री, वेलकम वर्टेक्स इन्फ्रा शशांक वार्षोय अधिकृत
प्राइवेट लिमिटेड द्वारा पदाधिकारी/ प्रतिनिधि

पर उपस्थित हुआ। उक्त श्री वेलकम वर्टेक्स इन्फ्रा प्राइवेट लिमिटेड द्वारा शशांक वार्षोय अधिकृत पदाधिकारी/ प्रतिनिधि
द्वारा यह लेखपत्र निबंधन हेतु मेरे समक्ष
समय 24/07/2025 एवं 05:16:40 PM बजे उक्त निवास/अन्य स्थान पर प्रस्तुत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वन्दना . चौधरी
उप निबंधक :सदर प्रथम
गाजियाबाद

24/07/2025/

निबंधक लिपिक
विनीत . कुमार



E-Stamp Certificate No. IN-UP55966829402020X, Dated-24-Jul-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.

[Signature]
Authorized Signatory

For WELCOME VERTX INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory



आवेदन सं०: 202500739063579

बही सं०: 1

रजिस्ट्रेशन सं०: 8594

वर्ष: 2025

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

श्री मेसर्स एसएमवी एजेंसीज प्राइवेट लिमिटेड | SMV AGENCIES PRIVATE
के द्वारा अम्बुज त्यागी, LIMITED

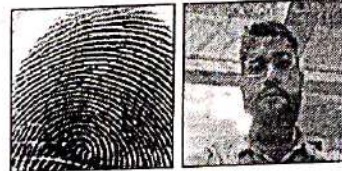
पुत्र श्री मुकेश दत्त

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

व्यवसाय: नौकरी

पक्षकार द्वारा सत्यापित पैर XXXXXX 405J

क्रेता: 1



श्री वेलकम वर्टेक्स इन्फ्रा प्राइवेट लिमिटेड के | WELCOME VERTEX INFRA
द्वारा शशांक वार्ष्णेय, PRIVATE LIMITED

पुत्र श्री राजकुमार वार्ष्णेय

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

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 591N



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री अनुज कुमार शर्मा, पुत्र श्री आनन्द स्वरूप शर्मा

निवासी: के.एफ-118, कविनगर, उत्तरप्रदेश.

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री योगेश कुमार शर्मा, पुत्र श्री स्व० के.एल. शर्मा

निवासी: ग्राम- धनौरा, हापुड़, उत्तरप्रदेश.

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

E-Stamp Certificate No. IN-UP55966829402020X, Dated-24-Jul-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.~~

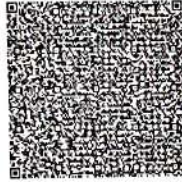
[Signature]
Authorized Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory



[Signature]
ANURAG KUMAR SHARMA,
ADVOCATE
CLAW 81, TEJ-SIL CHANDNI CHOWK



वन्दना . चौधरी
उप निबंधक : सदर प्रथम
गाजियाबाद
24/07/2025

विनीत . कुमार
निबंधक लिपिक गाजियाबाद
24/07/2025



E-Stamp Certificate No. IN-UP55966829402020X, Dated-24-Jul-2025.
PARTICULARS OF VENDEE/ SECOND PARTY / BUYER.)::-

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.

(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 WELCOME VERTEX INFRA PRIVATE LIMITED.

[Signature]
Authorized Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

[Signature]
Authorized Signatory



ANUR KUMAR SHARMA
ADVOCATE
CH NO. 81, TENSIL COMPOUND, GZB



SALE DEED FOR Rs.9,25,02,000/-

STAMP DUTY PAID Rs.64,76,000/-

DETAILS OF PROPERTY: -

Independent Commercial Plots No: 1, 2, 3 admeasuring 187.55 sq. mtrs. each, Plot no. 4, 5, 16 to 27 admeasuring 162.70 sq. mtrs. each and Plot no. 6, 15 & 28 admeasuring 81.25 sq. mtrs. each, JAIPURIA'S SUNRISE GREENS, having area of 3083.40 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 24th day of July, 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;

SMV Agencies Pvt. Ltd

[Signature]
Authorized Signatory

For **WELCOME VERTEX INFRA PRIVATE LIMITED**

[Signature]
Authorized Signatory



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.
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For WELCOME VERTX INFRA PRIVATE LIMITED
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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.

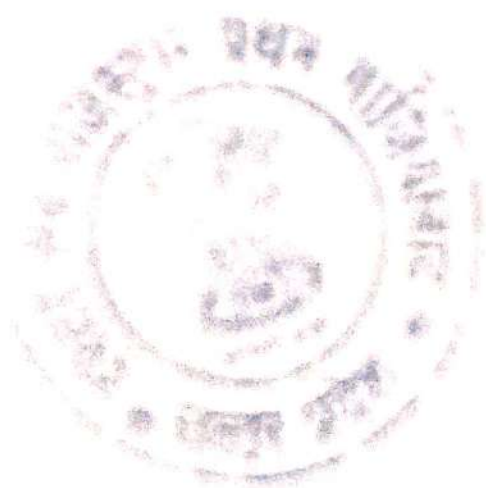
AND WHEREAS, Ghaziabad Sales & Construction Authority ("GDA") has granted permission to develop an integrated township on the Total Land in the name and style of 'JAIPURIA SUNRISE GREENS NH-24' ("Township") to the First Party, as Promoter being Lead Member of the Consortium, vide License No. I.H./Ghaziabad/04 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.

S.M.V. Agencies Pvt. Ltd.

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For WELCOME VERTEX INFRA PRIVATE LIMITED

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AND WHEREAS, the project comprising of Plot No. 1, 2, 3 admeasuring 187.55 sqm each, Plot No. 4, 5, 16 to 27 admeasuring 162.70 sqm each, and Plot No. 6, 15 & 28 admeasuring 81.25 sqm each, totalling to 308340 sqm 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 whereto 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. 9,25,02,000/- (Rupees Nine Crore Twenty Five Lakhs Two 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.

SMP Agencies Pvt. Ltd.
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For **WELCOME VERTEX INFRA PRIVATE LIMITED**
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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 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.

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- 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 GHAD Agencas Pvt. Ltd.

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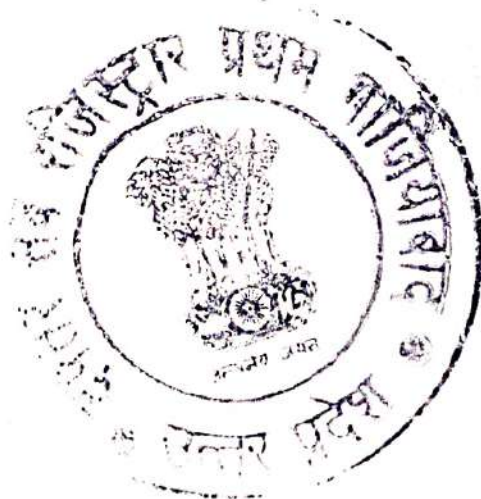
- 7) That the Vendee shall not use the Said Plots, so as to cause any backage or hindrance or nuisance of any nature whatsoever, to any of the Plot owners in the Complex, common passages, terraces or common areas and facilities of the block. The Vendee shall not keep or store any chemical, combustible 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.

SMD Agencies Pvt. Ltd.

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For WELCOME VERTEX INFRA PRIVATE LIMITED

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- 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.

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- 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.

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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:

- a. 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.
- b. 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.
- c. 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.
- d. 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.
- e. 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.

WV Infrastructure Pvt. Ltd.
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For WELCOME VERTEX INFRA PRIVATE LIMITED

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- 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 SMD Agencies Pvt. Ltd.

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For WELCOME VERTEX INFRA PRIVATE LIMITED

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- 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.

Notes

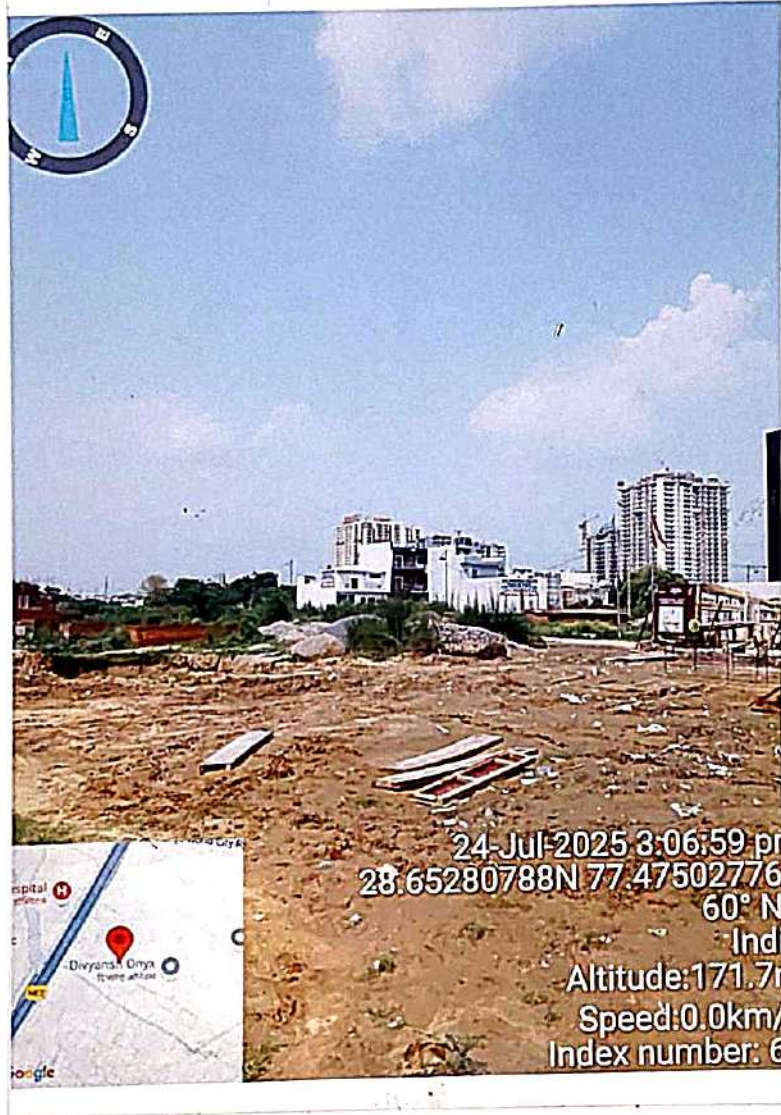
- 1) The above Said Plots is situated at the distance of 200 meter from main Road centre point and not situated in any main road. The sale plot is commercial and is sold for the purpose of commercial use. The above Said Plots does not belong to Bhudan, Gram Sabha or Wakf Board, trust. The Hon'ble District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

SMV Agencies Pvt. Ltd.

Authorised Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

Authorised Signatory

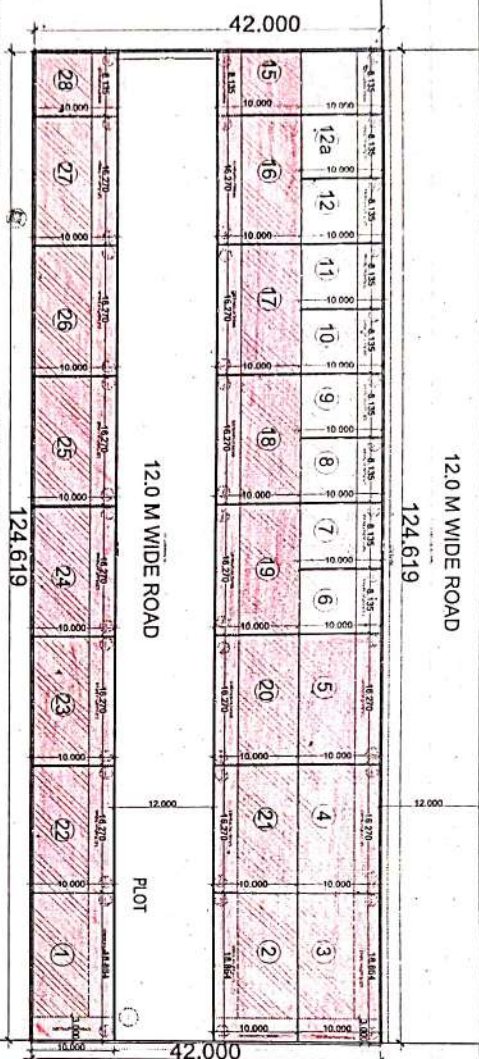


ANUJ KUMAR SHARMA
 ADVOCATE
 CHANDI TEHSIL COMPOUND GZA

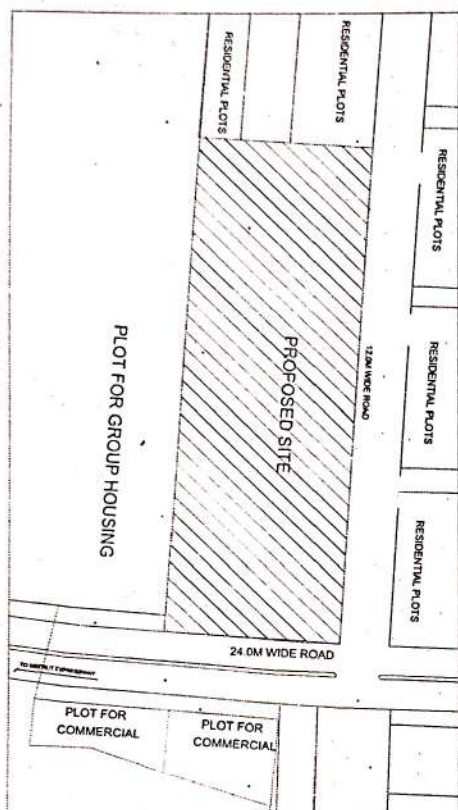


ANUJ KUMAR SHARMA
 ADVOCATE
 CHANDI TEHSIL COMPOUND GZA

SITE PLAN



KEY PLAN

[illegible][illegible]

UNIT NO.		DATE		TIME		WIND		TEMP		HUMID		PRESS		SEA		WAVE		SWELL		CURRENT		TIDE		MOON		SUN		STAR		PLANET		COMET		METEOR		AURORA		ECLIPSE		EARTHQUAKE		VOLCANIC		CLIMATE		WEATHER		FLOOD		DROUGHT		FIRE		PANDemic		WAR		PEACE		HAPPINESS		SADNESS		GRIEF		JOY		LOVE		HATE		FEAR		COURAGE		WISDOM		FOOLISHNESS		STRENGTH		WEAKNESS		POWER		POVERTY		WEALTH		HONOR		SHAME		GLORY		DISGRACE		REPUTATION		CREDIT		DEBT		GUILT		INNOCENCE		MERCY		JUSTICE		INJUSTICE		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY		OMEN		SIGN		PORTENT		FOMENT		PROPHECY		FULFILLMENT		REALIZATION		ACCOMPLISHMENT		FAILURE		SUCCESS		DEFEAT		VICTORY		TRUTH		LIE		GOOD		EVIL		VIRTUE		VICE		MORALITY		IMMORALITY		RELIGION		ATHEISM		SCIENCE		SUPERSTITION		MAGIC		WITCHERY		SORcery		PROPHETCY	
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Ref SMD Agencies Pvt. Lia

Authorized Signatory

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GHAZIABAD DEVELOPMENT AUTHORITY

UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 27 Aug 2023

FILE No. : GDA/BP/22-23/1224

Site Address : COMMERCIAL 8 H BLOCK JAIPURIA SUNRISE GREENS NH-24 VILLAGE SHAPUR BHAMETA

PERMIT NO. : Retail Shop/05419/GDA/BP/22-23/1224/13082023

USE : Commercial

SCHEME : SMV AGENCIES pvt ltd

**PROPERTY : Plot No./Survey No. :Type Design
Plots
LandMark: MANIPAL HOSPITAL
Revenue Village: Dasna Dehat
Tehsil: Ghaziabad
District: Ghaziabad**

**NAME : COMMERCIAL, SHASHANK
VARSHNEY**

**ADDRESS : SB 64 FF JAIPURIA SUNRISE PLAZA 12A AHINSHAKHAND
INDRAPURAM, GHAZIABAD, Uttar Pradesh, 201010**

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **26 Aug 2028** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

SMV Agencies Pvt. Ltd.

Authorised Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

Authorised Signatory

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

SMD Agencies Pvt. Ltd.

Authorised Signatory

For WELCOME VERTX INFRA PRIVATE LIMITED

Authorised Signatory

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5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
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SMD Agencies Pvt. Ltd.

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For WELCOME VERTEX INFRA PRIVATE LIMITED

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- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

for SMP Agencies Pvt. Ltd

[Signature]
Authorised Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

[Signature]
Authorised Signatory

20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.

21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. 1-The completion certificate will have to be obtained before occupancy.

Signature valid

Digitally signed by CHANDRA PRANASH TRIPATHI

Date: 27 Aug 2023 11:21:01

Designation :Chief Architect and Town Planner/Additional Secretary

GHAZIABAD DEVELOPMENT AUTHORITY

WELCOMER Vertices Pvt. Ltd.

Authorized Signatory

For WELCOME VERTEX INFRA PRIVATE LIMITED

Authorized Signatory

E-Stamp Certificate No. IN-UP55966829402020X, Dated-24-Jul-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.

SMD Agencies Pvt. Ltd.

Authorised Signatory

VENDOR

For WELCOME VERTEX INFRA PRIVATE LIMITED

Authorised Signatory

VENDEE

WITNESSES:

1. **Mr. Anuj Kumar Sharma S/o Shri Anand Swaroop Sharma**
R/o-KF-118, Kavi Nagar, Ghaziabad, 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
CH NO.81 TEHSIL COMPOUND GZB



आवेदन सं०: 202500739063579

बही संख्या 1 जिल्द संख्या 22295 के पृष्ठ 361 से 410 तक क्रमांक 8594 पर दिनांक 24/07/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


वन्दना . चौधरी
उप निबंधक : सदर प्रथम
गाजियाबाद
24/07/2025

