

POSSESSION CERTIFICATE

Dated: 31.07.2025

We, M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. a company incorporated under the Companies Act 1956, having its registered office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049, through its authorized representative Mr. Narayan Jee Jha, authorized vide Board Resolution dated 28.02.2023, do hereby have handed over peaceful, vacant physical possession of the Group Housing Plot No. GH-2B, admeasuring 22504.5 square meters (Approx. 26914.63 Sq. Yards), which falls in Sector - 1, Oakwood Enclave, Wave City, Ghaziabad (UP) as per the attached demarcation Plan in pursuance to duly executed and registered Sale deed dated 31.07.2025;

M/s Gulshan Empire Estate LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 7th Floor, Gulshan One29, Plot No. C3 - E1, Sector 129, Noida, Uttar Pradesh, acting through its Authorised signatory Mr. Ran Singh Shekhawat appointed by virtue of a duly executed Board Resolution dated 18.07.2025, on this 31st day of July 2025 in the presence of following witnesses.

Uppal-Chadha
Hi-Tech Developers
Private Limited

Site Office
Sales Pavilion
Sardar Kulwant Singh
Chadha Marg
NH-24, Wave City
Ghaziabad-201015
(U.P.) INDIA

T+91-0120-4188950
T+91-0120-4188952

Corporate Office
C-1, Sector-3
Noida-201301 (U.P.)
INDIA

T+91-0120-4180500
F+91-0120-4180541

Registered Office
First Floor M-4
South Extension Part-II
New Delhi South Delhi
DL-110049 INDIA

T+91-011-43282040/41

Possession handed over By:

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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(Authorized Representative)

Narayan Jee Jha
Authorized Signatory

M/s Gulshan Empire Estate LLP, a Limited Liability Partnership incorporated and registered under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 7th Floor, Gulshan One29, Plot No. C3 - E1, Sector 129, Noida, Uttar Pradesh, acting through its Authorised signatory Mr. Ran Singh Shekhawat appointed by virtue of a duly executed Board Resolution dated 18.07.2025, do hereby acknowledge and take the peaceful, vacant physical possession of the Group Housing Plot No GH-2B, admeasuring 22504.5 square meters (Approx. 26914.63 Sq. Yards), which falls in Sector - 1, Oakwood Enclave, Wave City, Ghaziabad (UP) as per the attached demarcation Plan in pursuance to duly executed and registered Sale deed dated 31st day of July 2025; in the presence of following witnesses.

For Gulshan Empire Estate LLP

Possession Taken By:

Ran Singh
Authorized Signatory

M/s Gulshan Empire Estate LLP.

It's Authorized Signatory Mr. Ran Singh Shekhawat

WITNESSES:

- Nand Kishore*
NAND KISHORE
S/O Mr. JAI KISHAN
R/O R.C. 920 KALA ENCLAVE
KHORA COLONY, GHAZIABAD

- Sangeeta*
SANGEETA
D/o Late Shri Suresh Singh
R/o 547, Mini Kaand - II
Indrapuram, Ghaziabad.

Enclosures: Demarcation Plan of the Group Housing Plot No. GH-2B,

Annexure -A



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]
Authorised Signatory

For Gulshan Empire Estate LLP

[Signature]
Authorised Signatory

Vendor

Vendee