

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर प्रथम गाजियाबाद क्रम 2025136024800

आवेदन संख्या : 202500739064946

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-07-31 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम रत सिंह शेखावत

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 1660000000 / 1660000000.00

1. रजिस्ट्रीकरण शुल्क 16600000

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुछ्तार के अधिप्रमाणी करण लिए शुल्क

5. कर्मीयतन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 16600080

शुल्क वसूल करने का दिनांक 2025-07-31 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-07-31 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sub Registrar -1st
Ghaziabad



ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: 202500739064946	Tehsil : गाजियाबाद
Type of Document: विक्रय पत्र	Unique Id:
Transaction No. : NIB250643340	Transaction Date: 29-07-2025
Assessment Year: : 2025-2026	Tax Period:: A
Name of Bank	NA
Depositor Name:	श्री रन सिंह शेखावत
Depositor Address:	रजिस्टर्ड ऑफिस ७वि फ्लोर गुलशन वन२९ प्लॉट न. सी३-ई१ सेक्टर-१२९ नोएडा

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	18	16600080
	Total of the above Heads	--	16600080

A SUM OF Rs. 16600080 AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON NA HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS CPAFLCAHQ1, Scroll Date:-NA

Note:- Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPAFLCAHQ1 for status of the deposit.



e-Stamp

829/2

Certificate No. : IN-UP60954162107595X
Certificate Issued Date : 28-Jul-2025 01:30 PM
Account Reference : NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407060413882679271356X
Purchased by : MESSERS GULSHAN EMPIRE ESTATE LLP
Description of Document : Article 23 Conveyance
Property Description : PLOT NO.GH-2B OAKWOOD ENCLAVE SECTOR-1 WAVE CITY GHAZIABAD U.P.
Consideration Price (Rs.) : ₹11,62,00,000
First Party : MESSERS UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Second Party : MESSERS GULSHAN EMPIRE ESTATE LLP
Stamp Duty Paid By : MESSERS GULSHAN EMPIRE ESTATE LLP
Stamp Duty Amount(Rs.) : 11,62,00,500
(Eleven Crore Sixty Two Lakh Five Hundred only)

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD



Locked By

Verified By

Sub-Registrar
Sadar - Ist, Ghaziabad

Sadar - Ist, Ghaziabad



Please write or type below this line

For Uppal Chadha Hi-Tech Developers Pvt. Ltd

[Signature]
Authorised Signatory

For Gulshan Empire Estate LLP

[Signature]
Authorised Signatory

PF 0009832202

Statutory Alert:

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

1974/10/10/10/10/10

विद्यया ऽमृतमश्नुते

॥ १ ॥



॥ १ ॥

दिनांक: 7/31/2025

स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500739064946 जनपद: गाजियाबाद तहसील: गाजियाबाद उप निबंधक:
सदर प्रथम

संपत्ति का विवरण	: मोहल्ला/गाँव : ओकवुड एन्क्लेव वार्ड/परगना : वेब सिटी संपत्ति का विवरण : प्लॉट न. जीएच-2बी ओकवुड एन्क्लेव सेक्टर-1 वेब सिटी, 22504.5 वर्ग मीटर, पूर्व-, पश्चिम-, उत्तर-, दक्षिण-
अभिलेख प्रकार	: विक्रय पत्र
प्रथम पक्ष	: उप्पल चड्ढा हार्ड-टेक डवलपर्स प्राइवेट लिमिटेड, , पै न०- , मोबाइल संख्या- , निवासी- ।
द्वितीय पक्ष	: गुलशन एम्पायर एस्टेट एलएलपी, , पै न०- , मोबाइल संख्या- , निवासी- ।
निष्पादन तिथि	: 31-07-2025
निबंधन शुल्क	: 1.66e+07 (ई-भुगतान) चालान सं०
स्टाम्प मूल्य	: ₹ 116200500 ई-स्टाम्प सं० IN-UP60954162107595X
वास्तविक बाज़ारी मूल्य	: ₹ 1660000000.00
प्रतिफल	: ₹ 1660000000

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

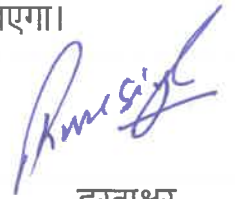
मैं आधार धारक, इसके द्वारा स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश को मेरे आधार नंबर को ई.के.वाई.सी. एवं पहचान के सत्यापन के लिए अपने अंगूठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमैट्रिक आदि का उपयोग करने की सहमति देता हूँ। स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश ने मुझे 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


हस्ताक्षर

(द्वितीय पक्ष)

रजिस्ट्रीकरण अधिकारी

सदर प्रथम, जनपद गाजियाबाद



SCHEDULE OF PROPERTY

1. Nature of Property	:	Group Housing Plot
2. Details of Property	:	Plot No. GH- 2B, Oakwood Enclave, Sector-1, Wave City, Tehsil & Distt. Ghaziabad (U.P)
3. Construction/Building exists on Plot	:	
4. Measurement of Property Area	:	22504.5 Square Meters
5. Status of Road	:	60 Mtr., front of 30 mtr side
6. Total Consideration Value	:	Rs. 166.00 Crore
7. Total Circle Rate	:	40,000/- + 10% for Two side
8. Park Facing	:	No
9. Two Side Open/Corner	:	Yes
10. Total Value as per Circle Rate	:	99,01,98,000/-
11. Stamp Duty Paid	:	11,62,00,500/-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For Gulshan Empire Estate LLP


Authorised Signatory

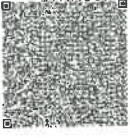
NITIN KUMAR
Advocate
Reg. No. UP/10940/10
Ch. No. 21, Tehsil Compound, Ghaziabad
Mob. No.- 9818680320



Vendor



Vendee



आवेदन सं०: 202500739064946

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8893

वर्ष: 2025

प्रतिफल- 1660000000 स्टाम्प शुल्क- 116200500 बाजारी मूल्य - 1660000000 पंजीकरण शुल्क - 166000000 प्रतिलिपिकरण शुल्क - 80 योग : 16600080

श्री गुलशन एम्पायर एस्टेट एलएलपी द्वारा
रन सिंह शेखावत अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बिहारी सिंह शेखावत
व्यवसाय : अन्य
निवासी: रजिस्टर्ड ऑफिस ७वि फ्लोर गुलशन वन२९ प्लाट नं. सी३-ई१ सेक्टर-१२९ नोएडा

Ran Singh



श्री. गुलशन एम्पायर एस्टेट एलएलपी द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 31/07/2025 एवं 02:17:42 PM बजे
निबंधन हेतु पेश किया।

रन सिंह शेखावत अधिकृत पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Vandana Choudhary
वन्दना . चौधरी
उप निबंधक :सदर प्रथम
गाजियाबाद
31/07/2025
विनीत . कुमार
निबंधक लिपिक
31/07/2025



Stamp Duty is paid as per the Notification vide Order No-SV.K.N.-5-2756/11-2008-500 (1165)/2007, Lucknow, dated 30.06.2008 by the Uttar Pradesh Government Institution Finance, Tax & Registration Anubhag-5.

DESCRIPTION OF PROPERTY

Group Housing Plot No. GH-2B, admeasuring 22504.5square meters falling in the developed Okawood Enclave, Sector-1, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

- East - Other Group Housing Plot
- West - 30 mtr. Connecting Road
- North - 30 Meter Wide Road (Part of the 60 M Master Plan Road)
- South - Green Belt

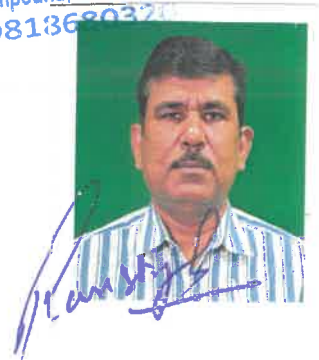
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

For Gulshan Empire Estate LLP

Authorized Signatory

NITIN KUMAR
Advocate
Reg. No. UP/10940/10
Ch. No. 21, Tehsil Compound, Ghaziabad
Mob. No. - 9813680321



Vendor

Vendee



आवेदन सं०: 202500739064946

बही सं०: 1

रजिस्ट्रेशन सं०: 8893

वर्ष: 2025

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

विक्रेता: 1

श्री उप्पल चड्ढा हाई-टेक डवलपर्स प्राइवेट लिमिटेड के द्वारा नारायण जी झा,

UPPAL-CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED

पुत्र श्री हरे राम झा

निवासी: रजिस्टर्ड ऑफिस मेज़नाइन फ्लोर एम-४ साउथ एक्सटेंशन पार्ट-II नई दिल्ली

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 200M

क्रेता: 1



श्री गुलशन एम्पायर एस्टेट एलएलपी के द्वारा रन सिंह शेखावत,

GULSHAN EMPIRE ESTATE LLP

पुत्र श्री बिहारी सिंह शेखावत

निवासी: रजिस्टर्ड ऑफिस ७वि फ्लोर गुलशन वनर९ प्लॉट न. सी३-ई१ सेक्टर-१९ नोएडा

व्यवसाय: अन्य

पक्षकार द्वारा सत्यापित पैर XXXXXX 210H

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1



श्री नन्द किशोर, पुत्र श्री जय किशन

निवासी: आर सी ९२० कला एन्क्लेव खोड़ा कॉलोनी गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री हरीश पाल, पुत्र श्री बीर सिंह

निवासी: तहसील कंपाउंड गाज़ियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वन्दना चौधरी
उप निबंधक : सदर प्रथम
गाज़ियाबाद
1/07/2025

विपिन कुमार
निबंधक लिपिक गाज़ियाबाद
31/07/2025

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



SALE DEED

THIS SALE DEED (the "Deed") is made and executed on this 31st day of July, 2025, at Ghaziabad, Uttar Pradesh

BY

M/s Uppal Chadha Hi-Tech Developers Private Limited, a company incorporated under provisions of the Companies Act, 1956, having its Registered Office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049, represented by its authorized signatory Mr. Narayan Jee Jha, appointed by virtue of a duly executed Company Board Resolution dated 28.02.2023, (hereinafter referred to as the "Seller/Vendor" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors in interest, affiliates, nominees, administrators, executors, legal/authorized representatives, attorney(ies) and permitted assigns).

PAN NO. AAACU7200M,

Ph. No. 0120-4180500

TO AND IN FAVOUR OF

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,

Ph. No. 9355792725

PAN NO. ABAFG8210H

(hereinafter referred to as the "Purchaser/Vendee" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors, executors, legal heirs, nominees, legal representatives and attorney(ies), administrators and permitted assigns).

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

WHEREAS, the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view the mandates of the National and State Housing Policies announced a Hi-Tech Township Policy as issued and notified by Government Order No. 3189/Eight-1-07-34-Vividh/03, dated 16th August, 2007, and subsequently revised by Government Order No. 3872/Eight-1-07-34-Vividh/03, dated 17th September, 2007 and Government Order No. 4916/Eight-1-07-34-Vividh/03, dated 27th August, 2008, which were issued in continuation of Hi-Tech Township Policy-2003 announced by Government of Uttar Pradesh vide Government Order No. 6087(1)/9-Aa-1-2003-34-Vividh/03, dated 22th November 2003, to be known as the (hereinafter collectively referred to as "Hi-Tech Township Policy") to promote and facilitate private sector participation in the development of Hi-Tech Townships with world class infrastructure and for which it invited the proposals for development of Hi-Tech Township in the State of Uttar Pradesh.

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

For Gulshan Empire Estate LLP


Authorized Signatory

Vendee



AND WHEREAS the High Power Committee was duly constituted by the Government of Uttar Pradesh for selection of developers and that the committee thereby selected the Consortium of **M/S UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED** (i.e., the Seller/Vendor herein) for the development of the Hi-Tech Township at the location on National Highway 24 near the town Ghaziabad in the State of Uttar Pradesh (the "**Hi-Tech Township**"), and granted License dated 21.05.2005 bearing No. 2712-8/1-05 ("**License**") to the Vendor for development of the Hi-Tech Township.

AND WHEREAS in terms of the Hi-Tech Township Policy, a Memorandum of Understanding dated 30.11.2005, which was further amended/revised vide revised/amended MOU dated 17.02.2010 were signed between Ghaziabad Development Authority ("**GDA**") and the Vendor. The Vendor accordingly submitted the Detailed Project Report and subsequently revised Detailed Project Report dated 21.09.2010 (hereinafter collectively referred to as "**DPR**") before GDA for approval.

AND WHEREAS the said DPR for the entire Hi-Tech Township submitted by the Vendor was approved by the GDA, comprising of approximately 4196 Acres of land ("**DPR Land**"). Further, the detailed Layout Plan of the DPR Land was approved by GDA and in pursuance to which a revised Development Agreement dated 09.10.2024 was signed between GDA and the Vendor in terms of the Hi-Tech Township Policy of the Uttar Pradesh Government.

AND WHEREAS the Vendor is developing the Hi-Tech Township located on NH-24, near Ghaziabad, Uttar Pradesh, under the name and style of "**WAVE CITY**" comprises of residential group housing/commercial plots of different sizes, commercial, institutional, corporate parks, retail centers, hotels/clubs, leisure area etc., apart from all such areas that would be required for the development of a modern township in accordance with sanctioned plans and approvals and as envisaged under hi tech Township Scheme of the Government (herein referred as **Project/Township**).

In terms of Hi-Tech Township Policy and as a part and parcel of the said Township, the Vendor is in process of developing plots for group housing/commercial usage on land earmarked for such use as per the layout plan dated 10.10.2024.

AND WHEREAS upon representation, assurances of the Vendor of its absolute ownership, title, development approvals, the Vendee after inspecting, checking and verifying all the ownership records, title documents, approvals/licenses, sanctions, plans pertaining to Project Land and after having completely satisfied himself/herself/themselves with the same had booked a Plot bearing no. GH - 2B, situated in Oakwood Enclave, Sector 1, Wave City, NH-24, Ghaziabad, Uttar Pradesh, admeasuring 22,504.5 square meters. (Hereinafter referred to as "**Said Plot**").

AND WHEREAS subsequently the Said Plot was allotted by the Vendor to the Vendee and thereafter the Parties had also entered into a Group Housing Plot Allottee(s) Arrangement/Agreement to sell dated 24.07.25 (hereinafter referred to as the "**Arrangement**") whereby the said Vendor had upon the request of the Vendee agreed to sell the said Plot bearing No. GH - 2B, situated in Oakwood Enclave, Sector 1, Wave City, NH-24, Ghaziabad, Uttar Pradesh, admeasuring 22,504.5 square meters (hereinbefore described

For Uppal Chadha Hi-Tech Developers Pvt. Ltd
Vendor


Authorised Signatory

For Gulshan Empire Estate LLP


Vendee
Authorised Signatory



to the Vendee) for consideration amounting to Rs. 1,66,00,000,00/- (Rupees One Hundred Sixty Six Crore Only) as per the terms & conditions stipulated in the Application Form and the "Agreement to Sell".

AND WHEREAS, the Vendee have paid amount of Rs. 66,00,00,000/- (Rupees Sixty Six Crore Only) out of the total sale consideration of Rs. 1,66,00,000,00/- (Rupees One Hundred Sixty Six Crore Only) inclusive of the TDS of Rs. 1,66,00,000/- (Rupees One Crore Sixty Six Lakh Only) towards the purchase of the Said Plot prior to execution of this Sale Deed, receipt of which the Vendor hereby duly accepts and acknowledges; and balance amount of Rs. 100,00,00,000/- (Rupees One hundred Crore Only) is to be paid by the Vendee through the Cheques as detailed under Payment Schedule hereto, simultaneously to the execution of this Sale Deed. The Vendor is aware and confirms that the payment made as well as the balance payment to be made, as mentioned above, is being made by Tata Capital Housing Finance Limited ("Lender") by way of a loan granted to the Vendee to facilitate the purchase of the Said Plot and confirms that the Vendee can validly create mortgage over the said Plot in favor of the Lender post registration of this Sale Deed and the same shall not be questioned or challenged by the Vendor in any manner whatsoever.

AND WHEREAS Vendor shall continue to have reasonable control over the said "Group Housing Plot" until the Vendee has / have cleared/realized the remaining balance amount of the Sale Consideration in its entirety in favor of the Vendor.

AND WHEREAS the Vendor is well and sufficiently entitled to sell the Said Plot and no one besides the Vendor has any interest, right, title or claim of any kind in the Said Plot and the Said Plot is free from all encumbrances and the Vendor holds unimpeachable and marketable title and power to convey, transfer, alienate and sell the Said Plot. Accordingly, this Sale Deed is executed by the Vendor to transfer and convey absolute title in respect of the Said Plot in favour of the Vendee.

AND WHEREAS upon representation, assurances of the Vendor of its absolute ownership, title, development approvals and Vendee being fully satisfied with the clear and marketable title held by the Vendor made payment of the Plot subject matter of this Deed to the Vendor. The Vendee has/have also satisfied himself/herself/itself/themselves about the calculation of demarcated area of the Plot.

AND WHEREAS the expression 'vendee' shall mean and denote a single Vendee or more than one Vendee as hereinbefore mentioned. The use of singular expressions shall also include plural expressions wherever the context of this Deed 'so demands.'

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

1. That in pursuance of the agreed terms and conditions contained in the Application for Allotment and the Plot Allottee(s) Arrangement/Agreement to Sell dated 24.07.2025 Vendor hereby admits and acknowledges, the Vendor do hereby absolutely sell, assure, convey, grant, transfer, assign, grant by way of absolute conveyance completely and absolutely all its rights, title and interests in the Said Plot No. GH - 2B, situated in Oakwood Enclave, Sector 1, Wave City, NH-24, Ghaziabad,

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For Gulshan Empire Estate LLP

Authorised Signatory

Vendee



Uttar Pradesh, admeasuring 22,504.5 square meters alongwith right to use all ways, paths, passages, privileges and easements appurtenant thereto unto the Vendee to possess and to enjoy the Said Plot and all it's right, title and interest, TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances, charges, trust, liens, lies pendens, claims and demands whatsoever. The Said Plot is shown with Black colour in the sketch Map/Plan attached herewith and marked as **Annexure - A.**

2. That the Vendor is full-fledged and lawful owner of the Said Plot and is fully competent and entitled to execute and get registered this Sale Deed in favour of the Vendee and to confer a clear and marketable title in respect thereof in favour of the Vendee. The title of the Vendor is free from all types of encumbrances, charges, liens, acquisition proceedings, charges, taxes, restraint orders, recovery attachment etc. and no litigation whatsoever is pending in respect of the Said Plot before any Court or Authority.
3. That the Vendee agree(s) that terms and conditions contained in the MOU entered between the Vendor and the Government of Uttar Pradesh and the other terms and conditions of the Hi-Tech Township Scheme will be applicable on the Said Plot allotted to the Vendee.
4. That the Vendor on this day has delivered actual, physical and vacant possession of the Said Plot to the Vendee, absolutely and forever and the same is acknowledged by the Vendee. The Vendor has completed all development works in this Said Plot to fulfill their responsibility as per the approved Map. Prior to taking possession of the Said Plot, the Vendee has checked and inspected all the development works carried out by the Vendor. Once the Vendee takes possession of the Plot, no complaint of any kind whatsoever shall be entertained by the Vendor with respect to said plot. That the Vendor has further assured the Vendee that it shall be lawful for the Vendee for all times to enter into, to occupy and enjoy ownership & possession of the Said Plot without any letting, hindrance, interruption, disturbances, claims or demands from the Vendor or any person claiming under or through the Vendor but subject to terms, conditions, stipulations and restrictions contained in this Deed as well as the Group Housing Plot Allottee(s) Arrangement/Agreement to Sell executed with the Vendor and described hereinbefore.
5. That the Vendee from the date of possession of this plot shall be liable to pay the house tax, property tax, water tax and sewerage tax and such other taxes or any other future tax or any other fees, cess or taxes of all and any kind by whatever name called, levy of proportionate development charges as and when levied by the Local Authority/Body under the prevailing law and rules of the land. These taxes, fees, cesses etc., shall be paid by the Vendee irrespective of the fact whether the maintenance is carried out by the Vendor or its nominees levied prospectively.
6. That, the Vendee shall be bound to start construction on the 'Said Plot' allotted to the Vendee, after getting the plans sanctioned from the Competent Authority at its own cost and expenses and abide by the terms set forth within the Guidelines for Group Housing Construction. Vendee shall commence construction upon the said plot

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Authorized Signatory

For Gulshan Empire Estate LLP



Authorized Signatory

Vendee



within 1 (One) year from the date of RERA registration and complete the construction as per the timelines submitted before the Hon'ble Real Estate Regulatory Authority, failing which the Vendee shall be liable to pay such penalty and or may suffer any other consequences as may be decided by the Vendor/competent authority from time to time. Also, it is mutually agreed between Vendor and the Vendee that the Vendee shall use the Said Plot' for group housing purpose only and shall not carry out any prohibited activities. The Vendee hereby specifically agrees with the Vendor that the conveyance of the 'Said Plot' in favor of the Vendee shall be subject to strict compliance of all the conditions mentioned in the Hi-Tech Policy, Development Agreements, bye-laws of the GDA or any other Competent Authority and Building Bye Laws, Rules, notifications, enactments of the competent authority and guidelines that may be framed by the Government /GDA or any other Competent Local Authority for occupation and use of the 'Said Plot'. If the delay is caused by the Vendee and thus leading to imposition of penalty by GDA or any such delay interferes/hinders with the procurement of Occupation/Completion Certificate of the said township or any part thereof or leads to violation of any of the condition of Hi-Tech Policy, notifications, govt. orders, bye-laws, Development Agreements executed by the Vendor with Govt. of U.P. or any other competent authority, then the Vendor and/or competent authority shall have the right to take any action as per applicable law and/or may also impose penalty in this regard.

7. That Vendee shall not start construction on Group Housing project under the terms & condition of "Group Housing Plot Allottee Arrangement/Agreement to Sell" before the payment of entire amount of total sale consideration to the Vendor.
8. It is understood by the Vendee that it shall not be permitted to relinquish the Said Plot or any part thereof or sub-divide the Said Plot into segments and sell the same in favour of a third party. In case of mortgage enforced by the Lender, in such case, the Vendor shall continue to have the right to receive the balance payment as per the Payment Schedule from the Lender. The Vendee is strictly required to commence construction upon the Said Plot within 1 (one) year from the date of RERA registration of the Proposed Project and raise the said construction in accordance with the established and applicable laws, bye laws, rules and regulations and in compliance of the layout plans approved by the competent authorities. It is explicitly agreed between the Parties that the Vendee shall independently obtain necessary statutory approvals, including but not limited to, it's separate Environmental Clearance (EC), Consent to Establish (CTE) and Consent to Operate (CTO) from the respective authorities and provide a copy of all documents related to Environment Compliances to Vendor. Vendee hereby undertake that Vendee shall separately obtain the required compliance and NOC like Height NOC, Environmental NOC, Pollution NOC, Storm Water and Sewerage NOC, Electrification connection.
9. That Vendor shall provide the water connection/bore well permission to the Said Plot, to be used for its day to day operation purposes only after completion of the project. Further, the water arrangements for construction purposes shall be made by the Vendee itself at its sole cost and liability. The Vendee shall submit the building plan to the Maintenance Manager, prior to the commencement of construction on the

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


 Authorised Signatory

For Gulshan Empire Estate LLP


 Authorised Signatory

Vendee



Group Housing Plot along with its details for provisioning the water arrangements for construction purposes (treated water only) and shall also submit the construction water sourcing details to the Maintenance Manager. The Vendee shall also abide by the rules framed by the Maintenance Manager for the purposes of sewage collection and disposal during the construction stage.

10. That storm water line connections to the main storm line running in the vicinity of the said Plot shall be provided by the Vendor and the cost incurred for laying the storm water line connections along with the storm water line connection charges shall be paid by the Vendee to the Maintenance Manager, as and when demanded. Further, the Sewage treatment plant shall be installed by the Vendee at its own premises in accordance with the zero discharge policy of the related authority and utilize the treated water for horticulture and other purposes. No sewage connection shall be provided to the Vendee by the Vendor.
11. That Vendee specifically agrees and understands that in case of any increase in peripheral/infrastructural development charges or levy of any other charges by the Government or other Statutory Authority (ies) in future, the same shall be paid on pro-rata basis by the Vendee.
12. That it is clarified by the Vendor and agreed by the Vendee that the electric, water and storm line connection charges are not included in the Consideration price of the said Plot and shall be payable by the Vendee in addition to the Consideration price of the said Plot. Such charges shall be borne and paid by the Vendee, on demand, to the Maintenance Manager, as may be determined by it, at the time of providing such necessary connections from the main line to the Said Plot.
13. That Vendor shall provide the grid/electricity connection to the Vendee, which shall be under the franchisee license acquired by the Vendor from PVVNL, Udyog Kunj, Ghaziabad (Uttar Pradesh). The Vendee agrees and acknowledges that all electricity connection, setting up charges, installation charges or any other incidental or ancillary charges shall solely be borne by the Vendee. The Vendor or Maintenance Manager shall have no obligation beyond providing the electricity connection to the main metering board of the Vendee.
14. That said Group Housing Plot shall always be used for Group Housing purposes only, any change or deviation in the specified use, which is not in consonance with the theme and /or terms and conditions of the said Project or is detrimental to the public interest or such land use change has not been approved by the Development Authority/Local Authority shall not be permitted.
15. That the Vendee hereinafter shall become the lawful owner and in possession of the Said Plot by virtue of the present Sale Deed and shall have the absolute and complete rights to hold, use, enjoy, mortgage, charge and transfer the Said Plot, in any manner without any hindrance, claims or demands whatsoever from the Vendor or from any other person claiming under or through it.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Vendor

Authorised Signatory

For Gulshan Empire Estate LLP

Authorised Signatory

Vendee



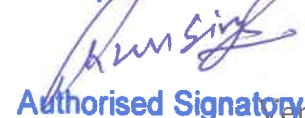
16. That the Vendor doth hereby covenants with the Vendee that all dues, demands, taxes, charges, duties, liabilities, has been cleared up to the present date of execution of this Deed and Vendee undertakes that hereinafter and in future the Vendee shall be liable and responsible to clear any and all dues, demands, taxes, charges, duties, liabilities in respect of the Said Plot or any part thereof.
17. That the Vendee gives its consent to enter into a separate Maintenance Agreement with the Vendor or its nominated Maintenance Agency as and when demanded by the Vendor or its nominated Agency and the Vendee agrees to abide by all the terms and conditions as laid down in the said Maintenance Agreement. The decision of the Vendor or the Maintenance Agency in respect of cost of maintenance will be final and binding on the Vendee. The Vendee undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The Vendee hereby assures the Vendor that the Vendee shall not withhold, refuse or delay the payment of maintenance bills raised by the Maintenance Agency for any reason whatsoever.
18. That the Vendee further agrees that he/she/it/they shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot' (except for the purposes of a direct exit to nearest public street, nearest road only). It is further agreed that such common areas, facilities shall remain indivisible and the Vendee or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said common area(s) and facilities or any part thereof.
19. The Vendee further acknowledges that the Vendor shall be carrying out extensive development/construction activities for many years in future in the entire area falling within/outside the Hi-Tech Township in which the 'Said Plot' is located and the Vendee agrees not to raise any objections or make any claims or default in any payments as demanded by the Vendor on account of inconvenience, if any, which may be suffered by the Vendee due to such development/ construction activities.
20. It is further agreed by the Vendee that the Vendor shall have the absolute authority to deal in any manner with all lands (except the Said Plot), facilities and amenities as mentioned above including but not limited to creation of further rights in favor of any other party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to government, semi government, any other authority, body, any person, institution, trust or any other local body which the Vendor may deem fit.
21. That the Vendee shall abide by all laws, byelaws, rules and regulations, notifications of Competent Authority, Statutory Authorities and the Laws of the land as applicable to the Said Plot and shall also be responsible for all deviations, violations or breach or any of the conditions of prevailing law, byelaws, rules and regulations. The Vendee also undertakes to remain bound by all the terms and conditions stipulated in the Allotted(s) Arrangement, Maintenance Agreement executed by the Vendee with the Vendor at any time before execution of this Sale Deed.

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For Gulshan Empire Estate LLP

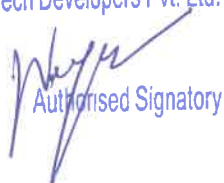

Authorised Signatory

Vendee



22. The Vendee shall not do or suffer anything to be done in or around the Said Plot which may tend to cause damage to the adjacent plots or in any manner interfere with the use thereof or of spaces, passages, amenities and areas available for common use by all the residents. The Vendee hereby indemnifies the Vendor against any penal action, damages or loss due to misuse for which the Vendee shall be solely responsible.
23. The cost of stamp duty, registration charges and other incidental charges and expenses is borne by the Vendee. Any deficiency in stamp duty as may be determined by the Sub-Registrar/concerned Authority along with consequent penalties / deficiencies as may be levied in respect of the Said Plot being conveyed by this Deed shall also be borne by the Vendee exclusively.
24. That the Vendee has/have executed this Deed with full knowledge and subject to all the laws, notifications and rules applicable in the area from time to time.
25. That the Vendee shall raise construction on the Said Plot strictly in accordance with bye-laws and as per the plan approved by the GDA and/or other competent authority. Vendee shall strictly follow the construction control/guidelines approved by the Competent Authority. In the event of any violation of the Building Plan or bye-laws of Government of Uttar Pradesh by the Vendee, the Vendee shall have no claim or right to seek any compensation for such acts or omissions from the Vendor and shall be liable to pay/make good the cost/penalty incurred by the Vendor.
26. That terms and conditions of Group Housing Plot Allottee(s) Arrangement/Agreement to Sell executed between the Vendee/Predecessor-in-interest of Vendee and the Vendor shall be deemed to have been incorporated in this Deed and shall continue to be binding with full force and effect. In the event there being any conflict inter-se between the terms and conditions of the aforesaid Arrangement and this Deed, recitals of this Deed shall prevail over the recitals incorporated in the Arrangement mentioned above.
27. That in case any provision of this Sale Deed is determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far same is inconsistent with statute and the remaining provisions of this Deed shall remain valid, enforceable and binding on the Parties.
28. That the Vendee agrees and confirms that all obligations arising by virtue of this Deed in respect of Said Plot being the subject matter of this Deed shall be equally applicable and enforceable against any or all occupiers, tenants, licensees and/or subsequent purchasers/vendee of the Said Plot. The Vendee undertakes to make all efforts to ensure that its successors-in-interest continues to perform various obligations liable to be performed in terms of this Deed and the Plot Allottee (s) Arrangement executed with the Vendor. The Vendee also confirm that they have clearly understood each and every clause/covenant of the Sale Deed and its/their legal implications thereon and have also clearly understood his/her/their obligations and liabilities and the Vendor's obligations and limitations as set forth in

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

Vendor

For Gulshan Empire Estate LLP


Authorised Signatory

Vendee



the Sale Deed. The Vendee further undertake not to do anything or shall not use the Said Plot being the subject matter of this Deed in a manner which may cause any nuisance, annoyance or obstruction or hindrance to the other owners/occupants in the said Township or is immoral or illegal. Also, the Vendee shall not keep any hazardous, explosive, inflammable chemicals/material etc., which violates the by-laws applicable to the Said Plot.

IN WITNESSES WHEREOF, the Parties have executed this Sale Deed on the place, day, month and year first above written in the presence of the following witnesses:

SIGNED, EXECUTED & DELIVERED

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]
Authorised Signatory

Authorized Signatory
For and On Behalf of
M/s Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

Vendee
For Gulshan Empire Estate LLP

[Signature]
Authorised Signatory

Authorized Signatory
For and On Behalf of
M/s. Gulshan Empire Estate LLP

Witnesses:

1. *[Signature]*

2. *[Signature]*

NAND KISHORE
S/o Jai Kishan
R/o R.C. 920 Kala Erenve
Khara Colony.



NITIN KUMAR
Advocate
Reg. No. UP/0940/10
Ch. No. 21, Tehsil Compound, Ghaziabad
Mob. No.- 981868032

NITIN KUMAR
Reg. No. UP/0940/10
Ch. No. 21, Tehsil Compound, Ghaziabad
Mob. No.- 981868032



For Gulshan Empire Estate LLP

[Signature]
Authorised Signatory

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

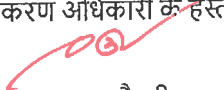
[Signature]
Authorised Signatory

Vendee

आवेदन सं०: 202500739064946

बही संख्या 1 जिल्द संख्या 22315 के पृष्ठ 115 से 144 तक क्रमांक 8893 पर दिनांक 31/07/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


वन्दना . चौधरी
उप निबंधक : सदर प्रथम
गाजियाबाद
31/07/2025



PAYMENT SCHEDULE
Details of Payment of Total Sale Consideration

A. The amount of Rs. 66,00,00,000 (Rupees Sixty Six Crore Only) (inclusive of TDS) has been paid by the Vendee to the Vendor, in the below manner, receipt of which the Vendor hereby duly accepts, confirms and acknowledges:

S.No.	Particulars	Cheque No.	Payment Date	Amount (Rs.)
	1st Installment			
1	Land Payment to Vendor	000189	05.04.2025	108,900,000
2	TDS deposited by Vendee	Challan	05.05.2025	1,100,000
3	Land Payment to Vendor	000190	04.06.2025	99,000,000
4	TDS deposited by Vendee	Challan	26.06.2025	1,000,000
5	Land Payment to Vendor	RTGS	24.06.2025	99,000,000
6	TDS deposited by Vendee	Challan	26.06.2025	1,000,000
7	Land Payment to Vendor	RTGS	23.07.2025	16,050,000
8	Land Payment to Vendor	RTGS	25.07.2025	20,450,000
9	TDS deposited by Vendee	Challan	28.07.2025	13,500,000
10	Land Payment to Vendor (To be paid by Lender - Tata Capital Housing Finance Limited)	Demand Draft No. 431359	28.07.2025	300,000,000
	Total (A)			660,000,000
	2nd Installment - Amount to be paid within (i) 30 days from the date of application for RERA registration of the Proposed Project or (ii) within 180 days from the date of registration of the Sale Deed, whichever is earlier .			
11	Land payment to Vendor	000209	undated cheque	250,000,000
12	Land payment to Vendor	000210	undated cheque	250,000,000
13	Land payment to Vendor	000211	undated cheque	250,000,000
14	Land payment to Vendor	000213	undated cheque	250,000,000
	Total (B)			1,000,000,000
	Total Amount (A)+(B)			1,660,000,000

Vendor

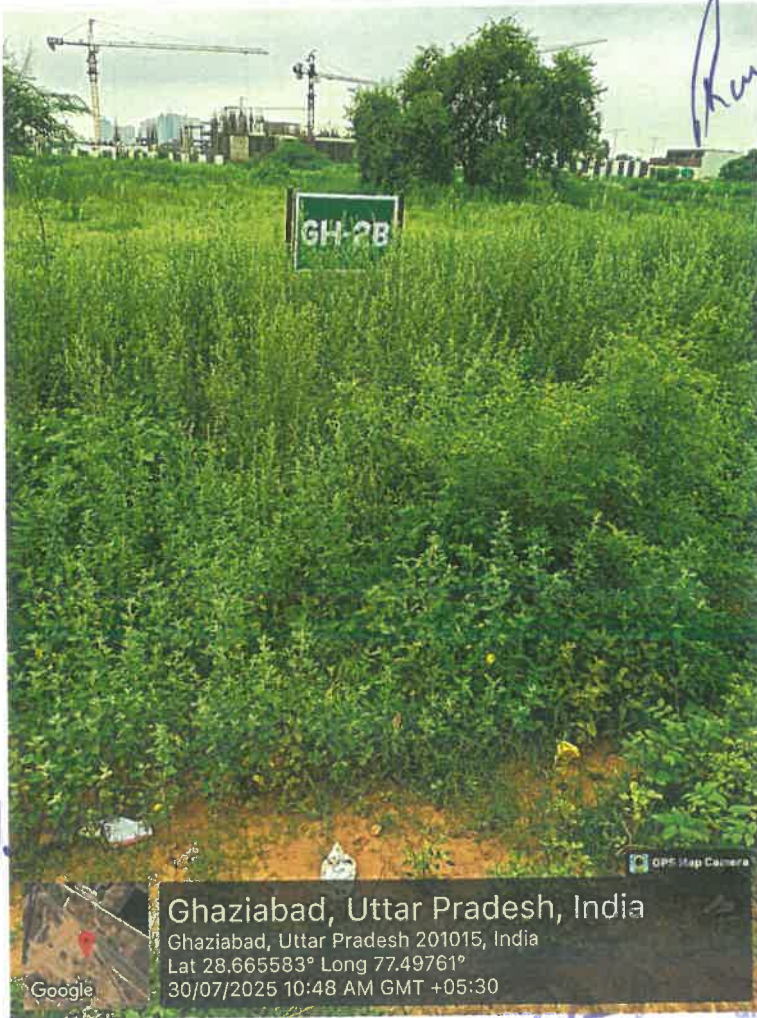
For Uppal Chadha Hi-Tech Developers Pvt. Ltd

Authorised Signatory

For Gulshan Empire Estate LLP

Authorised Signatory

Vendee



Ramesh Singh

Ghaziabad, Uttar Pradesh, India
Ghaziabad, Uttar Pradesh 201015, India
Lat 28.665583° Long 77.49761°
30/07/2025 10:48 AM GMT +05:30

Google



Annexure -A



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]
Authorized Signatory

Vendor

For Gulshan Empire Estate LLP

[Signature]
Authorized Signatory

Vendee



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S UPPAL-CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED HELD ON TUESDAY, 28TH DAY OF FEBRUARY, 2023 AT THE CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA, UTTAR PRADESH-201301.

AUTHORISATION TO MR. NARAYAN JEE JHA FOR EXECUTION OF AGREEMENT TO SELL

“RESOLVED THAT the Board of Directors do hereby authorise **Mr. Naryan Jee Jha, S/o Hare Ram Jha, R/o 38-G, Pocket-A-3, Mayur Vihar phase-3, Vasundhra Enclave S.O, Delhi-110096** to sign, execute, present etc., for and on behalf of the Company, Agreement to Sell/Sale Deed/Conveyance Deeds or any other document including any change, rectification, alteration or modification therein for sale of FSI Group Housing Plots/ FSI Commercial Plots/ PSP Plots (Institutional, Educational, Hospitals etc.) and to appear or represent the Company before the concerned Registrar/Sub-Registrar or any other authority empowered in this regard, as and when required, to cause the registration of the said Agreement to Sell/Sale Deed/Conveyance Deed(s) or any other document, etc. and to admit the execution thereof, and to collect the registered copies thereof from the said authority's office, and also to take any other step or steps, and to do all such other acts, deeds, matters or things which may be required and necessary for the aforesaid purposes.

RESOLVED FURTHER THAT a certified copy of this resolution be furnished under the signature of any of the director or company secretary of the Company to the concern authorities, as and when required.”

CERTIFIED TRUE COPY

For Uppal Chadha Hi-Tech Developers Private Limited
C/o Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Sanjeev Jain
Director

Director

DIN: 07768878

Address: Flat No-401, 4th Floor
Surya Kanishk Tower Vaishali
Sector- 4 Ghaziabad, UP- 201010

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

Uppal-Chadha
Hi-Tech Developers
Private Limited

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

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T+91-0120-4188952

Corporate Office
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Noida-201301 (U.P.)
INDIA

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F+91-0120-4180501

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

T+91-011-43282040/4



GULSHAN EMPIRE ESTATE LLP

Regd. Address: 7th Floor, Gulshan One29, Plot no. C-3, E-1, Sector-129, Noida (U.P.) - 201304;
LLPIN: ACF-3850; Email: compliance@gulshangroup.com

CERTIFIED TRUE COPY OF THE RESOLUTION ADOPTED BY THE DESIGNATED PARTNERS OF GULSHAN EMPIRE ESTATE LLP ("LLP") HELD ON FRIDAY, 18-07-2025 AT ITS REGISTERED OFFICE SITUATED AT 7th FLOOR, GULSHAN ONE29, PLOT NO. C3-E1, SECTOR-129, GAUTAM BUDDHA NAGAR, NOIDA, UTTAR PRADESH - 201304 IN

"RESOLVED THAT consent of the Board of Designated Partners of LLP ("the Board") be and is hereby given for Purchase of Group Housing Plot no. GH-2B, Sector -1, Wave City, NH-24, Ghaziabad, Uttar Pradesh, India from M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. on such terms, as contained in draft Agreement to Sale, a copy of which is placed before the meeting and approved by the Board.

FURTHER RESOLVED THAT apart from any Designated Partner of the LLP, Mr. Ran Singh Shekhawat s/o Late Mr. Bihari Singh Shekhawat and/or Mr. Kishor Kumar s/o Mr. Prayag Mahto, be and are hereby severally authorized to do followings on behalf of the LLP for aforesaid matters.

- a) To sign and execute any agreement, deed or other documents, letter on behalf of LLP that includes Agreement to Sell, Sale/ conveyance deed, Maintenance Agreement and further to do any other acts, deeds, things as may be considered necessary or expedient to give effect this matter.
- b) To get registered any agreement / deed before the office of concerned Sub-registrar or other authorities under law; further to represent the LLP and/or appear before any authority or concern;
- c) To sub-delegate all or any of the powers in favour of any representative or attorney.

FURTHER RESOLVED THAT the copy of above resolution be furnished under the signature of any Designated Partner of the LLP."

CERTIFIED TRUE COPY
For GULSHAN EMPIRE ESTATE LLP



Deepak Kapoor
Designated Partner
DIN: 00462283

Place: Noida, Uttar Pradesh
Date: 23-07-2025

For Gulshan Empire Estate LLP

Authorized Signatory



For Gulshan Empire Estate LLP
Authorized Signatory