

INDIA NON JUDICIAL
Government of Uttar Pradesh

ARVIND G
A.C.C. Code: UP1
Contract No: 91 9816



RAKESH KUMAR SHARMA
Advocate

e-Stamp

Reg. No. - U.P.-5294/86
Certificate No. Ch. No.-12, Tehsil Compound
Ghaziabad
Certificate Issued Date: 0811112539

T-783
IN-UP21626241313859V
31-Jan-2023 02:01 PM
NEWIMPACC (SV)/ up14000504/ GHAZIABAD/ UP-GZB
SUBIN-UPUP1400050436684727349612V
JRS BUILDCON LLP
Article 23 Conveyance
PLOT NO.GH-4 MEASURING 5874.31 SQ. MTR. SPRINGWOOD
ENCLAVE SEC-4 WAVECITY GHAZIABAD
78,25,500
MESSERS UPPAL CHADHA HI TECH DEVELOPERS PVT.LTD
JRS BUILDCON LLP
JRS BUILDCON LLP
78,25,500
(Seventy Eight Lakh Twenty Five Thousand Five Hundred only)

₹78,25,500

₹78,25,500 ₹78,25,500 ₹78,25,500 ₹78,25,500

Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

सत्यमेव जयते

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S.R.O. Jind
Ghaziabad



₹78,25,500

IN-UP21626241313859V

Please write or type below this line

JRS Buildcon LLP
Auth. Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

JD 0020149661

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.

E-Stamp Certificate No. IN-UP21626241313859V

Issued date : 31.01.2023

SCHEDULE OF PROPERTY

1. Nature of Property	:	Group Housing Plot-GH
2. V.C ode/Page No.	:	0286/22
3. Details of Property	:	Plot No-GH-4, Springwood Enclave, Sector-4, Wave City, Tehsil & Distt. Ghaziabad (U.P)
4. Construction/Building exists on Plot	:	No
5. Measurement of Property Area	:	5874.31 Square Meters
6. Status of Road	:	57 Meter Wide Road
7. Total Consideration Value /Market Value	:	Rs.11,17,88,119/-
8. Total Circle Rate	:	Rs. 17300/- Per Square Meter + 10% Corner/Two Side Open Plot
9. Park Facing	:	No
10. Two Side Open/Corner	:	YES
11. Total Value as per Circle Rate	:	Rs. 11,17,88,119/-
12. Stamp Duty Paid	:	Rs. 78,25,500/-

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For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Authorised Signatory

भावेदन सं०: 202300739008625

विक्रय पत्र

ही सं०: 1

रजिस्ट्रेशन सं०: 783

वर्ष: 2023

तिफल- 111788119 स्टाम्प शुल्क- 7825500 बाजारी मूल्य - 111788119 पंजीकरण शुल्क - 1117900 प्रतिनिपिकरण शुल्क - 100 योग : 1118000

श्री जेआरएस बिल्डकॉन एलएलपी द्वारा
ललित नारायण झा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सहदेव झा
व्यवसाय : अन्य
निवासी: 107, गौड़ ग्रीन एवेन्यू, अभय खंड-2, इंदिरापुरम, शिप्रा सनसिटी, गाज़ियाबाद



श्री. जेआरएस बिल्डकॉन एलएलपी द्वारा

ललित नारायण झा अधिकृत पदाधिकारी/
प्रतिनिधि

सह लेखपत्र इस कार्यालय में दिनांक 01/02/2023 एवं 11:42:11

AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अवनीश राय

उप निबंधक : सदर द्वितीय

गाज़ियाबाद

01/02/2023

निबंधक लिपिक

01/02/2023

प्रिंट करें

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DESCRIPTION OF PROPERTY

Group Housing Plot No. GH-4, admeasuring 5874.31 square meters falling in the developed Springwood Enclave, Sector-4, Wave City ,Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

East - 45 Meter Wide Road

West - 03 Meter Pathway

North - 57 Meter Wide Road

South - 12 Meter Wide Road

CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 01st day of February, 2023, 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. Nand Kishore** S/o Mr. Jai Kishan, RC-920, Kala Enclave, Khora, Ghaziabad, appointed by virtue of a duly executed Company Board Resolution dated 30.01.2023, (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- AAACU7200M,

Ph. No. 0120-4180500

JRS Buildcon LLP
Auth. Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 783

वर्ष: 2023

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

विक्रेता: 1

श्री मेसर्स उप्पल चड्ढा हाई टेक डेवेलोपर्स प्राइवेट लिमिटेड के द्वारा नन्द किशोर,
पुत्र श्री जय किशन

निवासी: आर सी-920, कला एन्क्लेव, खोड़ा, गाज़ियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री जेआरएस बिल्डकॉन एलएलपी के द्वारा ललित नारायण झा, पुत्र श्री सहदेव झा

निवासी: 107, गौड़ ग्रीन एवेन्यू, अभय खंड-2, इंदिरापुरम, शिप्रा सनसिटी,
गाज़ियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री भूपेन्द्र सिंह, पुत्र श्री पान सिंह

निवासी: ई-42/1, गली नंबर 6, राम विहार, मोहम्मदपुर माजरी कराला, दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री रोशन लाल, पुत्र श्री अशोक कुमार

निवासी: 466ए कमला कवाटर गाज़ियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अवनीश राय

उप निबंधक: सदर द्वितीय

गाज़ियाबाद

01/02/2023

निबंधक लिपिक गाज़ियाबाद

01/02/2023

ने की। प्रत्यक्षत भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी: विक्रेता द्वारा लेखपत्र में अंकित विवरणानुसार प्रतिफल प्राप्त करने की
पुष्टी की गई।



एन. सिग्नल

TO AND IN FAVOUR OF

JRS BUILDCON LLP, a limited liability partnership under the Limited Liability Partnership Act 2008, having its Registered Office at 134, Tower-A, Corenthum Building, Sector-62, Noida, Uttar Pradesh-201301, represented through **Mr. Lalit Narayan Jha** S/o Shri Sahdev Jha R/o Flat No. 107, Gaur Green Avenue, Abhay Khand-II, Indirapuram, Ghaziabad vide duly executed board of resolution dated 02.01.2023.

Ph. No. 9810155534, PAN- AASFJ8904E

(hereinafter referred to as the "**PURCHASER(S)/VENDEE(S)**") 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).

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 ("**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.

AND WHEREAS the High Power Committee was duly constituted by the Government of Uttar Pradesh for selection of developers and that the committee thereby selected the Consortium **M/S UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED** (hereinafter referred to as the "**Seller/Vendor**") for the development of the Hi-Tech Township at the location on National Highway 24 near the town Ghaziabad in the State of Uttar Pradesh (the "**Hi-Tech Township**").

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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AND WHEREAS in terms of the Hi-Tech Policy, a Memorandum of Understanding/Amended/Revised Memorandum of Understanding was signed between Ghaziabad Development Authority (the "Competent Authority") and the Vendor from time to time for the development of Hi-Tech Township.

AND WHEREAS for the purpose of the Development of Hi-Tech Township, the Vendor has acquired the requisite land through direct purchase apart from having been transferred part of the land by the Competent Authority under the Hi-Tech Policy. Accordingly, the DPR/Revised DPR for the entire Wave City project submitted by the Vendor has been approved by the Competent Authority, comprising of 4500 acres (approximately) of land ("Project Land") vide its Memo No. 758/Master Plan Section/2011, dated 22.07.2011 subsequently revised vide its Memo No 272/Master Plan/2013 dated 03.10.2013. Further, the Detailed Layout Plan has been approved by the Competent Authority vide Memo No.354/Master Plan/794/Zone-5/2012-13, dated 28.02.13 subsequently revised vide Memo No. 534/M.P./2013-14 dated 02.11.2013 and in pursuance to which a Development Agreement has been signed between the Competent Authority, and the Vendor, in terms of the Hi-Tech Township Policy of Uttar Pradesh Government.

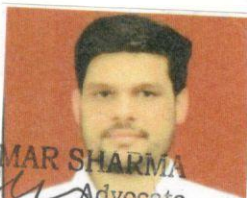
AND WHEREAS the Vendor has developed the said Project/Hi-Tech Township under the name and style of "WAVE CITY" on the Project Land and allotted the plots of different sizes to the prospective Purchaser(s).

AND WHEREAS the Vendee(s) after inspecting, checking and verifying all the ownership records, title documents, approvals/licenses, sanctions, plans pertaining to Project Land and after having completely satisfied himself/herself/themselves with the same had booked a Plot No. GH-4, admeasuring 5874.31 Square Meters (Approx. 7025.67 Square Yards) falling in Springwood, Sector-4, Wave City, Ghaziabad, Uttar Pradesh. (hereinafter referred to as "Said Plot").

JRS Buldoon LLP
Auth. Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory



RAKESH KUMAR SHARMA
Advocate
Reg. No. U.P.-5294/86
Ch. No. 12, Tehsil Compound
Ghaziabad, U.P.




AND WHEREAS subsequently the Said Plot was allotted by the Vendor to the Vendee(s) and thereafter the Parties had also entered into a Group Housing Plot Allottee(s) Arrangement/Agreement to sale dated 10.01.2023 (hereinafter referred to as the "Arrangement") whereby the said Vendor had upon the request of the Vendee(s) agreed to sell the said Plot bearing No. GH-4, admeasuring 5874.31 Square Meters, in Springwood Enclave, Sector-4, Wave City, and Ghaziabad hereinbefore described to the Vendee(s) for consideration amounting to Rs. 11,17,88,119/-as per the terms & conditions stipulated in the Application Form and the "Group Housing Plot Allottee(s) Arrangement".

AND WHEREAS, the Vendee(s) have paid the amount of Rs. 2,11,17,82/-inclusive of the TDS deposited for the amount of Rs. 11,17,882/- by serial challan number 02159 dated 30.01.23 with BSR code 0202976 towards the purchase of the Said Plot out of the total sale consideration of Rs. 11,17,88,119/-and balance amount of Rs. 9,06,70,237/- shall be paid by the Vendee(s) through cheques as per the agreed terms of payment stated in the Annexure-A(Payment Plan) of the executed "Group Housing Plot Allottee(s) Arrangement".


Bank	Amount(Rs.)	Cheque No.	Branch
Bank of Baroda	3,00,00,000	000007	Clock Tower Branch, Ghaziabad
Bank of Baroda	3,00,00,000	000008	Clock Tower Branch, Ghaziabad
Bank of Baroda	3,06,70,237	000012	Clock Tower Branch, Ghaziabad
Bank of Baroda	75,00,000	RTGS	Clock Tower Branch, Ghaziabad
Bank of Baroda	1,25,00,000	RTGS	Clock Tower Branch, Ghaziabad
Total	11,06,70,237		

The Vendor does hereby accept and acknowledge the receipt of the said amount and in consideration thereof this Conveyance Deed with respect to Said Plot is executed in favour of the Vendee(s).

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.





Authorised Signatory



RAKESH K. SHARMA
Advocate
Ch. No. 12,
Ghaziabad, N
5294786
ehsil Compound

JRS Buildcon LLP
Auth. Signatory





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AND WHEREAS, Vendor shall continue to have reasonable control over the said "Group Housing Plot" until the Vendee(s) has / have complied with all the terms and conditions of Plot Allottee Arrangement and paid the entire amount of consideration as per the said Payment Plan annexed with the Arrangement, failure to comply with terms and condition agreed herein or in the event of dishonor of said PDC shall lead to cancellation of this Conveyance Deed executed in favour of the Vendee(s).

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

AND WHEREAS Vendee(S) being fully satisfied with the clear and marketable title held by the Vendor made full payment of the sale consideration of the Plot subject matter of this Deed to the Vendor. The Vendee(s) has/have also satisfied himself/herself/itself/themselves about the calculation of demarcated area of the Plot. Accordingly, Vendee(s) has/have paid entire sale consideration in respect thereof.

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

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

1. That in pursuance of the agreed terms and conditions contained in the Application for Allotment and the Plot Allottee(s) Arrangement dated 10.01.2023, 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-4, admeasuring 5874.31 Square Meters (Approx. 7025.67 Square Yards) falling in Springwood Enclave, Wave City, Ghaziabad, Uttar Pradesh alongwith right to use all ways, paths, passages, privileges and easements appurtenant thereto unto the Vendee(s) to possess and to enjoy the Said Plot and all it's right, title and interest, TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances, charges, trust, liens, 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**.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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2. That the Vendor is full-fledged and lawful owner of the Said Plot and is fully competent and entitled to execute and get registered this Conveyance Deed in favour of the Vendee(s) and to confer a clear and marketable title in respect thereof in favour of the Vendee(s). The title of the Vendor is free from all types of encumbrances, charges, liens, acquisition proceedings, charges, taxes, restraint orders, recovery attachment etc. and no litigation whatsoever is pending in respect of the Said Plot before any Court or Authority.
3. That the Vendee(s) agree(s) that terms and conditions contained in the MOU entered between the Vendor and the Government of Uttar Pradesh and the other terms and conditions of the Hi-Tech Township Scheme will be applicable on the Said Plot allotted to the Vendee(s).
4. That the Vendor on this day has delivered actual, physical and vacant possession of the Said Plot to the Vendee(s), absolutely and forever and the same is acknowledged by the Vendee(s). The Vendor has completed all development works in this Said Plot to fulfill their responsibility as per the approved Map. Prior to taking possession of the Said Plot, the Vendee(s) has checked and inspected all the development works carried out by the Vendor. Once the Vendee(s) takes possession of the Plot, no complaint of any kind whatsoever shall be entertained by the Vendor with respect to said plot. That the Vendor has further assured the Vendee(s) that it shall be lawful for the Vendee(s) for all times to enter into, to occupy and enjoy ownership & possession of the Said Plot without any letting, hindrance, interruption, disturbances, claims or demands from the Vendor or any person claiming under or through the Vendor but subject to terms, conditions, stipulations and restrictions contained in this Deed as well as the Group Housing Plot Allottee(s) Arrangement executed with the Vendor and described hereinbefore.


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5. That the Vendee(s) 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(s) irrespective of the fact whether the maintenance is carried out by the Vendor or its nominees whether levied retrospectively or prospectively.

6. That, the Vendee(s) shall be bound to start construction on the 'Said Plot' allotted to the Vendee(s), after getting the plans sanctioned from the Competent Authority at its own cost and expenses and abide by the terms set forth within the Guidelines for Group Housing Construction. Vendee(s) shall complete the construction as per the timelines submitted before the Hon'ble Real Estate Regulatory Authority, failing which the Vendee(s) shall be liable to pay such penalty and or may suffer any other consequences as may be decided by the Vendor/competent authority from time to time. Also, it is mutually agreed between Vendor and the Vendee(s) that the Vendee(s) shall use the Said Plot' for group housing purpose only and shall not carry out any commercial/prohibited activities. The Vendee(s) hereby specifically agrees with the Vendor that the conveyance of the 'Said Plot' in favor of the Vendee(s) shall be subject to strict compliance of all the conditions mentioned in the Hi-Tech Policy, Development Agreements, bye-laws of the GDA or any other Competent Authority and Building Bye Laws, Rules, notifications, enactments of the competent authority and guidelines that may be framed by the Government / GDA or any other Competent Local Authority for occupation and use of the 'Said Plot'. If the delay is caused by the Vendee(s) and thus leading to imposition of penalty by GDA or any such delay interferes/hinders with the procurement of Occupation/Completion Certificate of the said township or any part thereof or leads to violation of any of the condition of Hi-Tech Policy, notifications, govt. orders, bye-laws, Development Agreements executed by the Vendor with Govt. of U.P. or any other competent authority, then the 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.


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7. That it is expressly understood and agreed between both the parties here that in the event of the Vendee's failure to commence the development upon the said plot within 1(one) year from the date of RERA registration without any reasonable cause or Force Majeure circumstances, the Vendor reserves its unfettered right to revoke the Conveyance Deed along with the Group Housing Plot Allottee Arrangement executed between the parties.
8. That "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.
9. That the Vendee(s) hereinafter shall become the lawful owner and in possession of the Said Plot by virtue of the present Conveyance Deed and shall have the absolute and complete rights to hold, use, enjoy and transfer the Said Plot, in any manner without any hindrance, claims or demands whatsoever from the Vendor or from any other person claiming under or through it.
10. That the Vendor doth hereby covenants with the Vendee(s) that all dues, demands, taxes, charges, duties, liabilities, has been cleared upto the present date of execution of this Deed and Vendee(s) undertakes that hereinafter and in future the Vendee(s) shall be liable and responsible to clear any and all dues, demands, taxes, charges, duties, liabilities in respect of the Said Plot or any part thereof.
11. That the Vendee(s) 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(s) agrees to abide by all the terms and conditions as laid down in the said Maintenance Agreement. The decision of the Vendor or the Maintenance Agency in respect of cost of maintenance will be final and binding on the Vendee(s). The Vendee(s) undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The Vendee(s) hereby assures the Vendor that the Vendee(s) shall not withhold, refuse or delay the payment of maintenance bills raised by the Maintenance Agency for any reason whatsoever.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



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- 11
12. That the Vendee(s) further agrees that he/she/it/they shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot' (except for the purposes of a direct exit to nearest public street, nearest road only). It is further agreed that such common areas, facilities shall remain indivisible and the Vendee(s) or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said common area(s) and facilities or any part thereof.
 13. The Vendee(s) further acknowledges that the Vendor shall be carrying out extensive development/construction activities for many years in future in the entire area falling within/outside the Hi-Tech Township in which the 'Said Plot' is located and the Vendee(s) agrees not to raise any objections or make any claims or default in any payments as demanded by the Vendor on account of inconvenience, if any, which may be suffered by the Vendee(s) due to such development/ construction activities.
 14. It is further agreed by the Vendee(s) that the Vendor shall have the absolute authority to deal in any manner with all lands (except the Said Plot), facilities and amenities as mentioned above including but not limited to creation of further rights in favor of any other party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to government, semi government, any other authority, body, any person, institution, trust or any other local body which the Vendor may deem fit.
 15. That the Vendee(s) shall abide by all laws, byelaws, rules and regulations, notifications of Competent Authority, Statutory Authorities and the Laws of the land as applicable to the Said Plot and shall also be responsible for all deviations, violations or breach or any of the conditions of prevailing law, byelaws, rules and regulations. The Vendee also undertakes to remain bound by all the terms and conditions stipulated in the Allotted(s) Arrangement, Maintenance Agreement executed by the Vendee(s) with the Vendor at any time before execution of this Conveyance Deed.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory


JRS Buildcon LLP
Auth. Signatory

16. The Vendee(s) shall not do or suffer anything to be done in or around the Said Plot which may tend to cause damage to the adjacent plots or in any manner interfere with the use thereof or of spaces, passages, amenities and areas available for common use by all the residents. The Vendee(s) hereby indemnifies the Vendor against any penal action, damages or loss due to misuse for which the Vendee(s) shall be solely responsible.
17. The cost of stamp duty, registration charges and other incidental charges and expenses is borne by the Vendee(s). Any deficiency in stamp duty as may be determined by the Sub-Registrar/concerned Authority along with consequent penalties /deficiencies as may be levied in respect of the Said Plot being conveyed by this Deed shall also be borne by the Vendee(s) exclusively.
18. That the Vendee(s) has/have executed this Deed with full knowledge and subject to all the laws, notifications and rules applicable in the area from time to time.
19. That the Vendee(s) shall raise construction on the Said Plot strictly in accordance with bye-laws and as per the plan approved by the GDA and/or other competent authority. Vendee(s) shall strictly follow the construction control/guidelines approved by the Competent Authority. In the event of any violation of the Building Plan or bye-laws of Government of Uttar Pradesh by the Vendee(s), the Vendee(s) shall have no claim or right to seek any compensation for such acts or omissions from the Vendor and shall be liable to pay/ make good the cost/penalty incurred by the Vendor.
20. That terms and conditions of Group Housing Plot Allottee(s) Arrangement executed between the Vendee(s)/ Predecessor-in-interest of Vendee(s) 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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

JRS Buildcon LLP

Auth. Signatory

21. That in case any provision of this Conveyance Deed is determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far same is inconsistent with statute and the remaining provisions of this Deed shall remain valid, enforceable and binding on the Parties.
22. That the Vendee(s) agrees and confirms that all obligations arising by virtue of this Deed in respect of Said Plot being the subject matter of this Deed shall be equally applicable and enforceable against any or all occupiers, tenants, licensees and/or subsequent purchasers/vendee(s) of the Said Plot. The Vendee(s) undertakes to make all efforts to ensure that its successors-in-interest continues to perform various obligations liable to be performed in terms of this Deed and the Plot Allottee (s) Arrangement executed with the Vendor. The Vendee(s) also confirm that they have clearly understood each and every clause/covenant of the Conveyance Deed and its/their legal implications thereon and have also clearly understood his / her / their obligations and liabilities and the Vendor's obligations and limitations as set forth in the Conveyance Deed. The Vendee(s) further undertake not to do anything or shall not use the Said Plot being the subject matter of this Deed in a manner which may cause any nuisance, annoyance or obstruction or hindrance to the other owners/occupants in the said Township or is immoral or illegal. Also, the Vendee(s) shall not keep any hazardous, explosive, inflammable chemicals/material etc., which violates the bye-laws applicable to the Said Plot.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory


JRS Buildcon LLP
Auth. Signatory

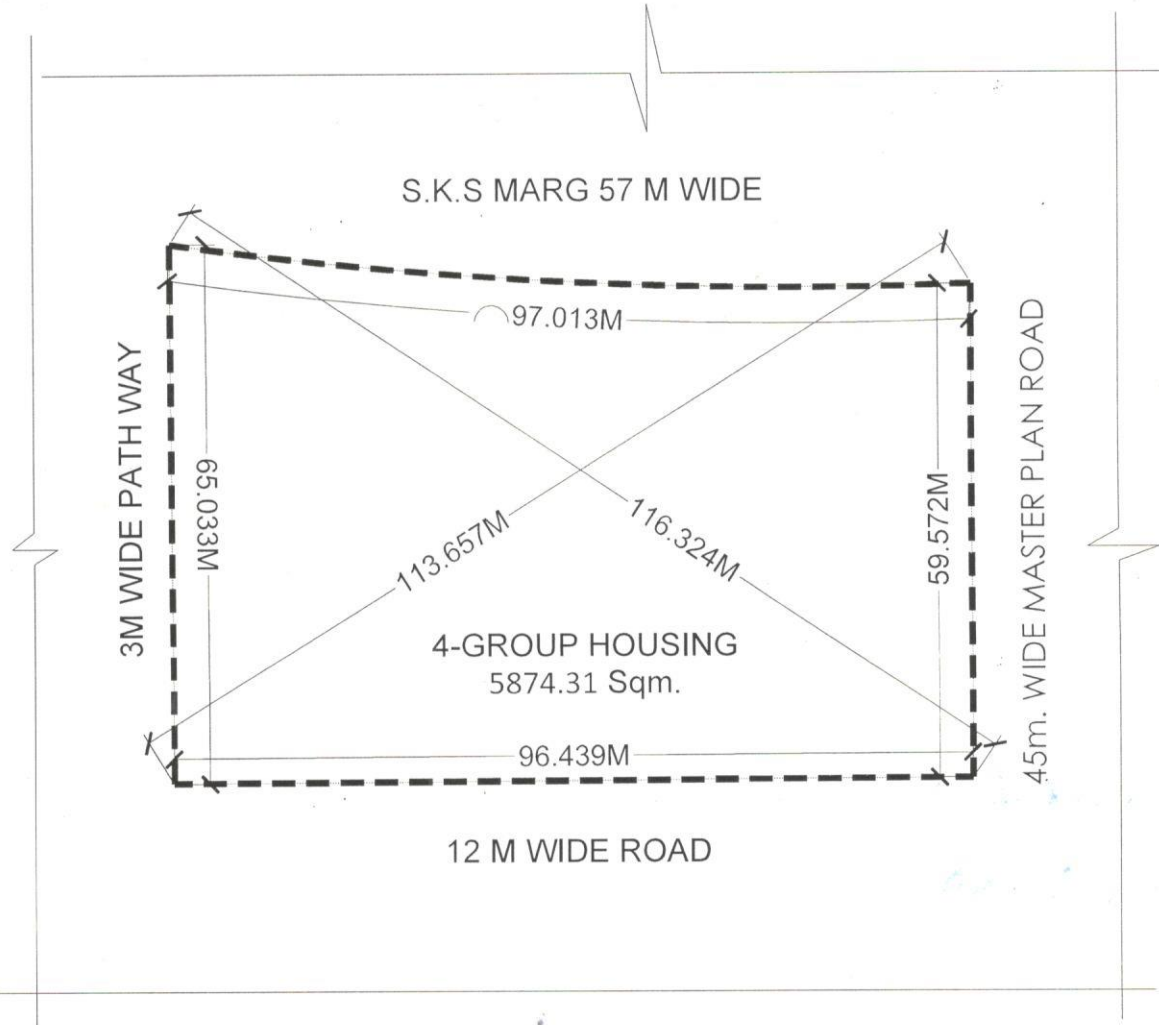


3RS Bulbon LP
Auth. Signatory



Annexure - A

PLOT LAYOUT PLAN
SECTOR-4, WAVE CITY



- PLOT AREA = 5874.31 SQM. SUBJECT TO THE CLAUSE 1.7 OF THE AGREEMENT TO SALE.
- DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

	TITLE :	DRAWN BY:	SCALE :	DATE :
	SECTOR-4		N.T.S	20.12.2022
	PLOT REF. NO:	CHECKED BY:	APPROVED BY:	
	PLOT NO. GROUP HOUSING - 4			

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

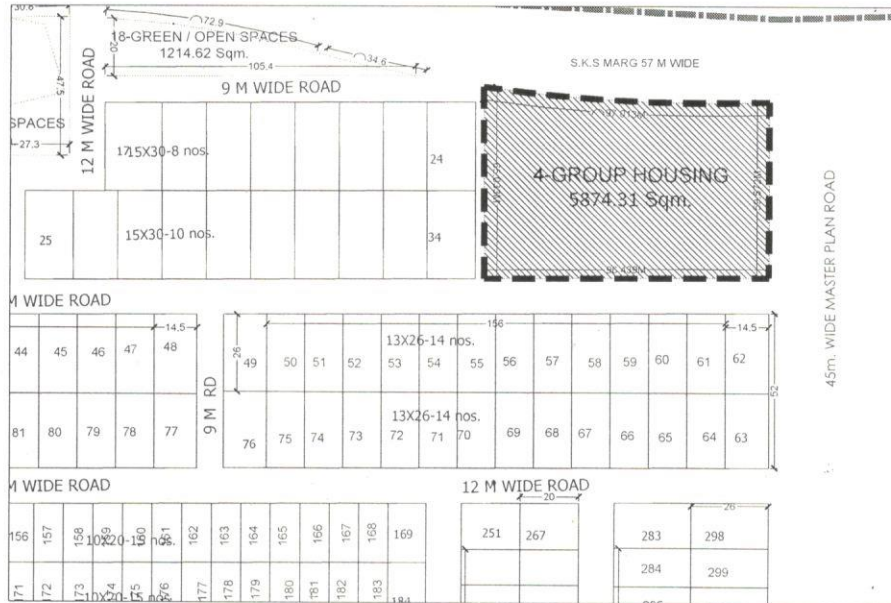
Authorized Signatory

JRS Buildcon LLP

 Auth. Signatory

Annexure - A

LOCATION PLAN
SECTOR-4, WAVE CITY



KEY PLAN

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

	TITLE : SECTOR-4	DRAWN BY:	SCALE : N.T.S	DATE : 20.12.2022	NORTH
	PLOT REF. NO: PLOT NO. GROUP HOUSING - 4	CHECKED BY:	APPROVED BY:		

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

JRS Buildcon LLP
Auth. Signatory

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

SIGNED, EXECUTED & DELIVERED


Vendor
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Authorised Signatory

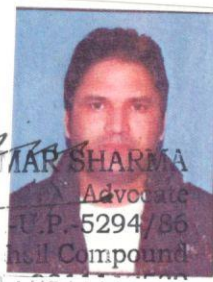
Vendee


JRS Buildcon LLP
Auth. Signatory

WITNESSES:


1. 
Mr. Bhupendra Singh
S/o Sh. Pan Singh
E-42/1, Gali No.6,
Rama Vihar, Mohammadpur Majri
Delhi-110081


RAKESH KUMAR SHARMA
Advocate
Reg. I.C. U.P. 5294/86
Ch. No.-12, Tehsil Compound
Ghaziabad, M.: 9811112539



2.


ROSHAN LAL S/O ASHOK KUMAR
R/o-466A, Kamla Quarter, GZB.
Voter I.D.-FVX5733951


RAKESH KUMAR SHARMA
Advocate
Reg. I.C. U.P. 5294/86
Ch. No.-12, Tehsil Compound
Ghaziabad, M.: 9811112539



DRAFTED BY :-


RAKESH KUMAR SHARMA (ADVOCATE)

Registration No. 5294/86, CHAMBER No. 12,

TEHSIL COMPOUND GHAZIABAD (U.P.).

Mob. No : 9811112539, 9811112439

आवेदन सं०: 202300739008625

श्री संख्या 1 जिल्द संख्या 20154 के पृष्ठ 99 से 138 तक क्रमांक 783 पर दिनांक 01/02/2023 को रजिस्ट्रीकृत किया गया।

पुस्तकालय
आर.एस.एस.एस.

रजिस्ट्रार अधिकारी के हस्ताक्षर

अशोक राय

उप निबंधक : सदर द्वितीय

गाजियाबाद

01/02/2023

प्रिंट करें

