



INDIA NON JUDICIAL



IN-UP57850106893067W

Government of Uttar Pradesh

e-Stamp

14336

ARVIND GOEL
A.C.C. Code: UP14000504
Contact: +91 9818390870
Tehsil Compound Ghaziabad

Certificate No. : IN-UP57850106893067W
Certificate Issued Date : 12-Nov-2024 02:19 PM
Account Reference : NEWIMPACC (SV)/ up14000504/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1400050400602675349250W
Purchased by : MESSERS KAMROOP PROMOTERS LLP
Description of Document : Article 23 Conveyance
Property Description : RESIDENTIAL PLOT NO.GH-3C PINWOOD ENCLAVE SECTOR-2 WAVE CITY GHAZIABAD
Consideration Price (Rs.) :
First Party : MESSERS UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Second Party : MESSERS KAMROOP PROMOTERS LLP
Stamp Duty Paid By : MESSERS KAMROOP PROMOTERS LLP
Stamp Duty Amount(Rs.) : 2,39,77,000
(Two Crore Thirty Nine Lakh Seventy Seven Thousand only)



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

KAMROOP PROMOTERS LLP

AUTHORISED SIGNATORY

QE

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0430 1 4-1030
1000 10 10-10
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SHIL



005048584

E-Stamp Certificate No. IN-UP57850106893067W**Issued Dated : 12.11.2024****SCHEDULE OF PROPERTY**

- | | | |
|--|---|---|
| 1. Nature of Property | : | Group Housing Plot-GH |
| 2. Details of Property | : | Plot No-GH-3C,
Pinewood Enclave, Sector-2,
Wave City, Tehsil & Distt.
Ghaziabad (U.P). |
| 3. Construction/ Building exists on Plot | : | No |
| 4. Measurement of Property Area | : | 10125.98 Square Meters |
| 5. Status of Road | : | 24 Meter Wide Road |
| 6. Total Consideration Value | : | Rs. 20,25,19,600/- |
| 7. Total Circle Rate | : | Rs. 40,000/- Per Square Meter |
| 8. Park Facing | : | No |
| 9. Two Side Open/Corner | : | No |
| 10. Total Value as per Circle Rate | : | Rs. 34,25,27,440/- |
| 11. Stamp Duty Paid | : | Rs. 2,39,77,000/- |
| 12. Plot Allottee(s) Arrangement | : | 06.07.2022 |

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

KAMROOP PROMOTERS LLP

AUTHORISED SIGNATORY

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 14330

वर्ष: 2024

प्रतिफल- 202519600 स्टाम्प शुल्क- 23977000 बाजारी मूल्य - 342527440 पंजीकरण शुल्क - 3425300 प्रतिलिपिकरण शुल्क - 100 योग : 3425400

श्री मेसर्स कामरूप प्रमोटर्स एल एल पी द्वारा
ललित नारायण झा अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सहदेव झा
व्यवसाय : अन्य
निवासी: प्लॉट नंबर 107, गौड़ ग्रीन एवेन्यू, अभय खंड-II, इंदिरापुरम, गाजियाबाद



श्री. मेसर्स कामरूप प्रमोटर्स एल एल पी द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 18/11/2024 एवं
11:24:07 AM बजे
निबंधन हेतु पेश किया।

ललित नारायण झा अधिकृत पदाधिकारी/
प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राहुल . शुक्ला
उप निबंधक : सदर चतुर्थ
गाजियाबाद
18/11/2024

शुभम . कुमार
निबंधक लिपिक
18/11/2024

प्रिंट करें



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.

CALCULATION FOR STAMP DUTY

1000 SQ. MTR.	X 40,000 = Rs. 4,00,00,000/-
1500 SQ. MTR.	X 36,000 = Rs. 5,40,00,000/-
2500 SQ. MTR.	X 34,000 = Rs. 8,50,00,000/-
5000 SQ. MTR.	X 32,000 = Rs. 16,00,00,000/-
125.98 SQ. MTR.	X 28,000 = Rs. 35,27,440/-
TOTAL	= Rs. 34,25,27,440/-

DESCRIPTION OF PROPERTY

Group Housing Plot No. GH-3C, admeasuring 10125.98 square meters falling in the developed Pinewood Enclave, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

East - 24 Meter Wide Road

West - Other Group Housing Plot

North - Group Housing Plot No-3B

South - Commercial Plot No-1D

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

KAMROOP PROMOTERS LLP


AUTHORISED SIGNATORY

बही सं०: 1

रजिस्ट्रेशन सं०: 14330

वर्ष: 2024

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

विक्रेता: 1

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

निवासी: आरसी-920, कला एन्वलेव, खोड़ा, गाजियाबाद, उत्तर प्रदेश-201309

व्यवसाय: अन्य

क्रेता: 1



श्री मेसर्स कामरूप प्रमोटर्स एल एल पी के द्वारा ललित नारायण झा, पुत्र श्री सहदेव झा

निवासी: फ्लैट नंबर 107, गौड़ ग्रीन एवेन्यू, अभय खंड-II, इंदिरापुरम, गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री विपिन गुसाई, पुत्र श्री प्रेम सिंह

निवासी: 0, वार्ड क्रमांक-04, 0, झंडी चौड़ पूर्वी, गढ़वाल, उत्तराखंड-246149

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री रोशन लाल, पुत्र श्री अशोक कुमार

निवासी: 466ए कमला कवाटर गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राहुल . शुक्ला

उप निबंधक : सदर चतुर्थ
गाजियाबाद
18/11/2024

शुभम . कुमार
निबंधक लिपिक गाजियाबाद
18/11/2024

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



CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 13th day of November, 2024 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 (Aadhaar No. 9558 3865 0771) S/o Shri JAI KISHAN R/o RC-920, Kala Enclave, Khoda, Ghaziabad, Uttar Pradesh-201309, appointed by virtue of a duly executed Company Board Resolution dated 19/10/24, (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

TO AND IN FAVOUR OF

M/s Kamroop Promoters LLP a LLP incorporated in compliance of the provisions of the companies Act 2013, having its Registered Office At 134, Tower-A, Corenthum Building, Sector-62, Gautam Buddha Nagar, 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 12/11/24.

PAN : AAYFK8543J

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

KAMROOP PROMOTERS LLP

AUTHORISED SIGNATORY

आवेदन सं०: 202400739100222

बही संख्या 1 जिल्द संख्या 43825 के पृष्ठ 35 से 74 तक क्रमांक 14330 पर दिनांक 18/11/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राहुल . शुक्ला
उप निबंधक : सदर चतुर्थ
गाजियाबाद
18/11/2024



(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.

Authorised Signatory

KAMROOP PROMOTERS LLP

AUTHORISED SIGNATORY



RAKESH KUMAR SHARMA
Advocate,
Ch. No. 12, Mehra Compound,
Ghaziabad, 201 002



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).

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

KAMROOP PROMOTERS LLP


AUTHORISED SIGNATORY


RAKESH KUMAR SHARMA
Advocate
Ch. No. 12, Tehsil Compound,
Ghaziabad, M.: 9811112530





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-3C, admeasuring 10125.98 Square Meters (Approx. 12110.67 Square Yards) falling in Pinewood, Sector-2, Wave City, Ghaziabad, Uttar Pradesh. (hereinafter referred to as "**Said Plot**").

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 06.07.2022 (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-3C, admeasuring 10125.98 Square Meters, in Pinewood Enclave, Wave City, and Ghaziabad hereinbefore described to the Vendee(s) for consideration amounting to Rs. 20,25,19,600/-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. out of the total sale consideration of Rs. 20,25,19,600/as per details given in Annexure-A. 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

KAMROOP PROMOTERS LLP


AUTHORISED SIGNATORY



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 payment 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.'

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

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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 06.07.2022, 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-3C, admeasuring 10125.98 Square Meters (Approx. 12110.67 Square Yards) falling in Pinewood 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 - B**.
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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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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.
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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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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 commence construction upon the said plot 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(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 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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

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authority shall have the right to take any action as per applicable law and/or may also impose penalty in this regard.

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 Vendee shall not start construction on Group Housing project under the terms & condition of "Group Housing Plot Allottee Arrangement" before the payment of entire amount of total sale consideration to the Vendee.
9. 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.
10. 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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

KAMROOP PROMOTERS LLP


AUTHORISED SIGNATORY



11. 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.
12. 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.
13. 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/they shall not be entitled to bring any action for partition or division of the said common area(s) and facilities or any part thereof.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

KAMROOP PROMOTERS LLP


AUTHORISED SIGNATORY



14. 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.
15. 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.
16. 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

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AUTHORISED SIGNATORY



17. 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.
18. 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.
19. 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.
20. 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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

KAMROOP PROMOTERS LLP


AUTHORISED SIGNATORY



21. 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.
22. 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.
23. 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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

KAMROOP PROMOTERS LLP

AUTHORISED SIGNATORY



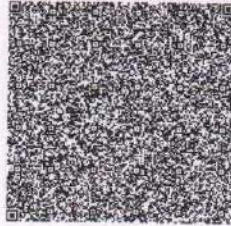


भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00319/04135

To
नन्द किशोर
Nand Kishore
S/O Jai Kishan,
R C 920,
Kala Enclave,
Khora Colony,
VTC: Khora,
PO: Khora Gaon,
District: Ghaziabad,
State: Uttar Pradesh,
PIN Code: 201309,
Mobile: 9810700648



Signature Not Verified
Digitally signed by AS Unique
Identification Authority of India
DN
Date: 2024.08.09 10:34:59
GMT+05:30

आपका आधार क्रमांक / Your Aadhaar No. :

9558 3865 0771

VID : 9169 4202 5571 4040

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Aadhaar no. issued: 09/10/2013



नन्द किशोर
Nand Kishore
जन्म तिथि/DOB: 17/06/1989
पुरुष/ MALE

आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं।
इसका उपयोग सत्यापन (ऑनलाइन प्रमाणीकरण, या क्यूआर कोड/
ऑफलाइन एक्सएमएल की स्कैनिंग) के साथ किया जाना चाहिए।
Aadhaar is proof of identity, not of citizenship
or date of birth. It should be used with verification (online
authentication, or scanning of QR code / offline XML).

9558 3865 0771

मेरा आधार, मेरी पहचान



Government of India



सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता या जन्मतिथि का नहीं। जन्मतिथि आधार नंबर धारक द्वारा प्रस्तुत सूचना और विनियमों में विनिर्दिष्ट जन्मतिथि के प्रमाण के दस्तावेज पर आधारित है।
- इस आधार पत्र को यूआईडीएआई द्वारा नियुक्त प्रमाणीकरण एजेंसी के जरिए ऑनलाइन प्रमाणीकरण के द्वारा सत्यापित किया जाना चाहिए या ऐप स्टोर में उपलब्ध एमआधार या आधार क्यूआर कोड स्कैनर ऐप से क्यूआर कोड को स्कैन करके या www.uidai.gov.in पर उपलब्ध सुरक्षित क्यूआर कोड रीडर का उपयोग करके सत्यापित किया जाना चाहिए।
- आधार विशिष्ट और सुरक्षित है।
- पहचान और पते के समर्थन में दस्तावेजों को आधार के लिए नामांकन की तारीख से प्रत्येक 10 वर्ष में कम से कम एक बार आधार में अपडेट कराना चाहिए।
- आधार विभिन्न सरकारी और गैर-सरकारी फायदों/सेवाओं का लाभ लेने में सहायता करता है।
- आधार में अपना मोबाइल नंबर और ईमेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ लेने के लिए एमआधार ऐप डाउनलोड करें।
- आधार/बायोमेट्रिक्स का उपयोग न करने के समय सुरक्षा सुनिश्चित करने के लिए आधार/बायोमेट्रिक्स लॉक/अनलॉक सुविधा का उपयोग करें।
- आधार की मांग करने वाले सहमति लेने के लिए बाध्य हैं।
- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.
- Entities seeking Aadhaar are obligated to seek consent.



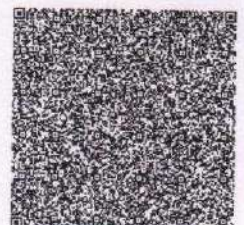
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
जय किशन, आर सी 920, कला एन्क्लेव, खोड़ा कॉलोनी,
खोड़ा, खोरा गांव, गाजियाबाद,
उत्तर प्रदेश - 201309

Address:
S/O Jai Kishan, R C 920, Kala Enclave,
Khora Colony, Khora, PO: Khora Gaon,
DIST: Ghaziabad,
Uttar Pradesh - 201309

Details as on: 03/05/2024



9558 3865 0771

VID : 9169 4202 5571 4040

1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार

जनसंख्या विभाग



व्यक्ति नाम/नाम
Lalit Narayan Jha
 जन्म तिथि DOB: 05/01/1952
 लिंग / GENDER
पुरुष / MALE



2330 9516 8155

मेरा आवाज, मेरी पहचान

भारतीय विविध पहचान प्राधिकरण
भारतीय विविध पहचान प्राधिकरण

व्यक्ति:
 कान्हो देव की साहू जी,
 107, ग्रीन ग्रीन,
 खंड-2, इंदिरापुरा,
 शिवाजी नगर,
 गुरुदासपुर,
 उत्तर प्रदेश - 201014

Address:
 S/O: Late Shri Sahdeo Jha, 107,
 Gaur Green Avenue, Ashay
 Khand-2, Indrapuram, Shri
 Sun City, Ghazipur,
 Uttar Pradesh - 201014

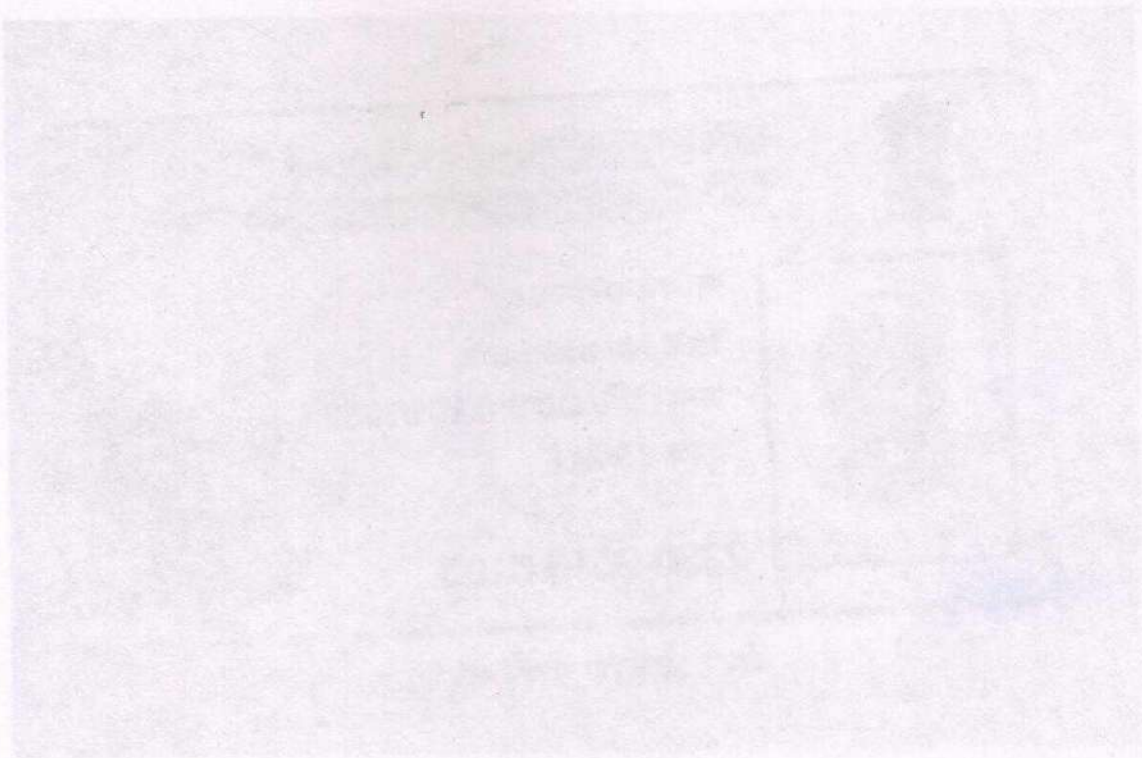
1000 300 1047


 1000 300 1047


help@uidai.gov.in


www.uidai.gov.in


 P.O. Box No. 1047,
 Bangalore-560 001





भारत सरकार
GOVERNMENT OF INDIA



विपिन गुसाई
Vipin Gusain
जन्म तिथि/ DOB: 02/03/1996
पुरुष / MALE



7715 8581 3459

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O प्रेम सिंह, 0, वार्ड नं०,
04, 0, झंडी चौड़ पूर्वी, झंडी
चौड़ पूर्वी, गढ़वाल,
आरखंड - 246149

Address:

S/O Prem Singh, 0, WARD NO. 04, 0,
JHANDI CHAUD PURVI, Jhandi
Chaur Purvi, Garhwal,
Uttarakhand - 246149

7715 8581 3459

Aadhaar-Aam Admi ka Adhikar



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 SATURDAY, 19TH DAY OF OCTOBER, 2024 AT THE CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA-201301 (U.P.) INDIA.

AUTHORISATION FOR EXECUTION AND REGISTRATION OF DOCUMENTS RELATING TO THE PLOT(S) / FLAT(S) / APARTMENT(S) / FLOOR(S)/ COMMERCIAL SHOPS AT COMPANY'S PROJECT 'WAVE CITY'

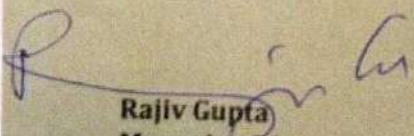
"RESOLVED THAT the Board of Directors do hereby authorise, severally, **Mr. Nand Kishore** S/o Sh. Jai Kishan R/o R C 920, Kala Enclave, Khora Enclave, Khora Colony, Khora, Khora Gaon, Ghaziabad, Uttar Pradesh-201309, **Mr. Dheeraj Kumar** S/o Sh. Ashok Kumar R/o Flat No.- G-902, Amrapali Princely Estate, Sector-76, Noida, Gautam Buddha Nagar, U.P. -201301 and **Mr. Puneet Bhardwaj** S/o Rajesh Bhardwaj R/o H-114, Sector-23, Sanjay Nagar, Ghaziabad, UP-201002 to sign, execute, present etc., for and on behalf of the Company, Sale/Conveyance deeds including any change, rectification, alteration or modification therein in favour of applicant(s)/allottee(s)/buyer(s) of Plots/Floors/Apartments/Flats/Commercial Shops in the Company's Project **"Wave City"** at NH-24, Ghaziabad, UP, 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 Sale/Conveyance Deed(s) 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 **Mr. Nand Kishore, Mr. Dheeraj Kumar and Mr. Puneet Bhardwaj** the aforesaid authorized representatives, be and are hereby severally authorised to sign and execute **possession letter(s)/certificate(s)** in favor of aforesaid allottee(s) of Plots/Floors/Apartments/Flats in the Company's aforesaid Project, and/or to do all such other act(s), deed(s) or thing(s) which may be required and necessary in this regard.

RESOLVED FURTHER THAT this resolution will be valid for a **period of 1 (One) month** from the date **01st November, 2024 to 30th November, 2024** and the authorization given herein this resolution will cease on expiry of said 1 (One) month.

RESOLVED FURTHER THAT Managing Director/Director of the Company be and is hereby authorized to sign and forward a copy of the above resolution to anyone concerned."

For Uppal-Chadha Hi-Tech Developers Private Limited


Rajiv Gupta
Managing Director
DIN: 00071754

Address: B1/801, 8th Floor, County One O Seven,
Plot No GH 01 A/B Alfa, Sector-107, Noida,
Gautam Buddha Nagar, Uttar Pradesh, India- 201301



PLOT LAYOUT PLAN
SECTOR-2, WAVE CITY



- * PLOT AREA = 10125.98 SQM. SUBJECT TO THE CLAUSE 1.7 OF THE AGREEMENT TO SALE.
- * DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

WAVE
City

TITLE :

SECTOR-2

DRAWN BY:

SCALE :

N.T.S

DATE :

12.07.2022

PLOT REF. NO:

PLOT NO. - 3C-GROUP HOUSING

CHECKED BY:

APPROVED BY:

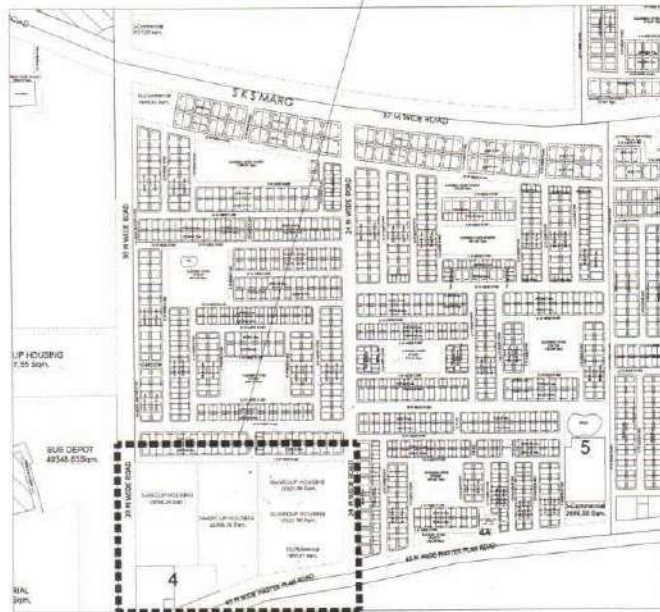
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory



Annexure - A

LOCATION PLAN SECTOR-2, WAVE CITY



KEY PLAN

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

WAVE City	TITLE : SECTOR-2	DRAWN BY:	SCALE : N.T.S	DATE : 12.07.2022	NORTH
	PLOT REF. NO: PLOT NO. - 3C-GROUP HOUSING	CHECKED BY:	APPROVED BY:		

For Upal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory





Taxpayers counterfoil

Date: 27/08/2022 12:23:11 PM

Taxpayers Counterfoil - CHALLAN NO./ITNS 26QB		
PAN	AAYFK8543J	
Received from (Name)	KAMROOP PROMOTERS LLP	
Address	50600000,06072022,AAACU7200M AJ6912662,GAUTAM BUDHHA NAGAR UP 201301	
Payment using E-Banking	For INR	5,06,000.00
Tax	INR 5,06,000.00	
Surcharge	INR 0.00	
Education Cess	INR 0.00	
Fee under sec. 234E	INR 0.00	
Fee	INR 0.00	
Interest	INR 0.00	
Penalty	INR 0.00	
Others	INR 0.00	
Total Amount	INR 5,06,000.00	
Rs.(in words)	Rupees Five Lakh Six Thousand only	
Payment Mode	Internet	
Debit Account Number	42720200000095	
On account of	(0021)INCOME-TAX (OTHER THAN COMPANIES)	
Type of Payment	(800)TDS on Sale of Property	
Nature of Payment	-NA-	
For the Assesement Year	2023-24	
Transaction Date and Time	27-08-2022 12:23:06	

For use in Receiving Bank

Debit to a/c on:
27/08/2022

Bank of Baroda
Law Garden Branch,
Ahmedabad

BSR CODE:0202976

Date Of Tender:27/08/2022

Challan Serial No:00394

Challan Indentification
No:02029762708202200394

Rupees Five Lakh Six Thousand only





INCOME TAX DEPARTMENT

Challan Receipt



e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	: AAYFK8543J
Name	: KAMROOP PROMOTERS LLP
Assessment Year	: 2025-26
Financial Year	: 2024-25
Major Head	: Corporation Tax (0020)
Minor Head	: TDS on Sale of Property (800)
Amount (in Rs.)	: ₹ 15,19,196
Amount (in words)	: Rupees Fifteen Lakh Nineteen Thousand One Hundred And Ninety Six Only
CIN	: 24110600151667BARB
Acknowledgement Number	: AL15693005
Mode of Payment	: Net Banking
Bank Name	: Bank Of Baroda
Bank Reference Number	: 1410873968
Date of Deposit	: 06-Nov-2024
BSR code	: 0200005
Challan No	: 02980
Tender Date	: 06/11/2024

Tax Deposit Details (Amount In ₹)

Amount on which TDS to be deducted	₹ 20,25,19,600
TDS Amount	₹ 15,19,196
A Basic Tax	₹ 15,19,196
B Interest	₹ 0
C Fee under section 234E	₹ 0
Total (A+B+C)	₹ 15,19,196
Total (In Words)	Rupees Fifteen Lakh Nineteen Thousand One Hundred And Ninety Six Only

Thanks for being a committed taxpayer!

Please print this challan receipt only if absolutely required. Save Paper, Save Environment.

Congrats! Here's what you have just achieved by choosing to pay online:



INCOME TAX DEPARTMENT

Challan Receipt



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.

ANNEXURE - A

DETAILS OF PAYMENT :-

Date	Mode	Cheque No	Amount
07/06/2022	RTGS	-----	2,50,47,000/-
09/06/2022	RTGS	-----	1,51,74,000/-
01/04/2023	TDS	-----	5,06,000/-
14/10/2024	RTGS	-----	10,00,00,000/-
04/11/2024	TDS	-----	15,19,200/-
	Cheque	000059	6,02,73,400/-
TOTAL			20,25,19,600/-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

KAMROOP PROMOTERS LLP

AUTHORISED SIGNATORY

From the
Technical

1. 10/10/1950
2. 10/10/1950
3. 10/10/1950
4. 10/10/1950



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:

KAMROOP PROMOTERS LLP
AUTHORISED SIGNATORY

SIGNED, EXECUTED & DELIVERED

KAMROOP PROMOTERS LLP
AUTHORISED SIGNATORY

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

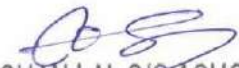
Vendor

Vendee(s)

WITNESSES:

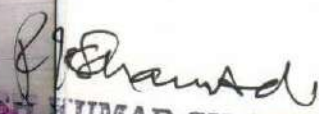
1. Mr. VIPIN GUSAIN
S/o Shri PREM SINGH
R/o O, Ward No.-04, O,
Jhandi Choud Purvi, Garhwal,
Uttarakahnd-246149.
Aadhaar No. 7715 8581 3459




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

DRAFTED BY :- 
RAKESH KUMAR SHARMA (ADVOCATE)
Registration No. 5294/86, CHAMBER No. 1
TEHSIL COMPOUND GHAZIABAD (U.P.).
Mob. No : 9811112539, 9811112439




RAKESH KUMAR SHARMA
Advocate
Tehsil Compound,
Ghaziabad, M.: 9811112539

आवेदन सं०: 202400739100222

बही संख्या 1 जिल्द संख्या 43825 के पृष्ठ 35 से 74 तक क्रमांक 14330 पर दिनांक
18/11/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राहुल . शुक्ला
उप निबंधक : सदर चतुर्थ
गाजियाबाद
18/11/2024

