

ANKIT SHARMA

Advocate

Ch. No.-95, Tehsil Compound
Ghaziabad (M) 9811161541

8260

Name: RAJNEESH KUMAR

License Number 207

Signature:

Chamber No. 72

Tehsil Compound

Gandhi Nagar, Ghaziabad



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP67863209353031T
Certificate Issued Date : 16-Sep-2021 04:51 PM
Account Reference : NEWIMPACC (SV)/ up14077104/ GHAZIABAD SADAR/UP-GZB
Unique Doc. Reference : SUBIN-UPUP1407710423201140731162T
Purchased by : KARYAN INFRATECH LLP
Description of Document : Article 23 Conveyance
Property Description : COMMERCIAL PLOT NO.1A SECTOR-02 (PINEWOOD ENCLAVE)
WAVE CITY GHAZIABAD
Consideration Price (Rs.) :
First Party : UPPAL CHADHA HI TECH DEVELOPERS PVT LTD.
Second Party : KARYAN INFRATECH LLP
Stamp Duty Paid By : KARYAN INFRATECH LLP
Stamp Duty Amount(Rs.) : 1,56,23,000
(One Crore Fifty Six Lakh Twenty Three Thousand only)



Locked By

Sub-Registrar
Ghaziabad

Please write or type below this line

For KARYAN INFRATECH LLP

CAW

Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

QT 0003691463

ANIL SHARMA
D.O. No. 12345
Date: 12/12/2023

SHRI. RAJESH KUMAR
D.O. No. 67890
Date: 12/12/2023

TRIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Contract No. 12345
Contract Value: ₹ 10,00,000/-
Contract Duration: 12 Months
Contract Start Date: 01/01/2024
Contract End Date: 31/12/2024
Contract Location: Lucknow, Uttar Pradesh
Contract Description: Construction of a new building for the Government of Uttar Pradesh.

Contract No. 12345
Contract Value: ₹ 10,00,000/-
Contract Duration: 12 Months
Contract Start Date: 01/01/2024
Contract End Date: 31/12/2024
Contract Location: Lucknow, Uttar Pradesh
Contract Description: Construction of a new building for the Government of Uttar Pradesh.



For KARAN INFORMATION LLP

Authorized Signatory



000361463

SCHEDULE OF PROPERTY

- | | | |
|---|---|---|
| 1. Nature of Property | : | Commercial Plot |
| 2. Details of Property | : | Commercial Plot No 1A,
Pinewood Enclave, Sector -2,
Wave City, Tehsil & Distt.
Ghaziabad (U.P) |
| 3. Construction/Building exists on Plot | : | No |
| 4. Measurement of Property Area | : | 4649.50 Square Meters |
| 5. Status of Road | : | 57 Meter Wide Road |
| 6. Total Consideration Value
/Market Value | : | Rs. 22,31,76,000/- |
| 7. Total Circle Rate | : | Rs. 48,000/- Per Square Meter |
| 8. Park Facing | : | No |
| 9. Two Side Open/Corner | : | Yes |
| 10. Total Value as per Circle Rate | : | Rs. 22,31,76,000/- |
| 11. Stamp Duty Paid | : | Rs. 1,56,23,000/- |

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For KARYAN INFRATECH LLP

Authorised Signatory

दिन सं०: 202100739104606

विक्रय पत्र

वर्ष: 2021

पृष्ठ सं०: 1

रजिस्ट्रेशन सं०: 8260

तिफल- 223176000 स्टाम्प शुल्क- 15623000 बाजारी मूल्य - 223176000 पंजीकरण शुल्क - 2231760 प्रतिलिपिकरण शुल्क - 100 योग: 2231860

श्री मै० करयान इन्फ्राटेक एलएलपी द्वारा
इकबाल सिंह सोदी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री हरजीत सिंह सोदी
व्यवसाय: अन्य
निवासी: जे-266 पटेलनगर-1 गाबाद



इकबाल सिंह सोदी अधिकृत
पदाधिकारी/ प्रतिनिधि

श्री, मै० करयान इन्फ्राटेक एलएलपी द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 13/10/2021 एवं
03:53:22 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजीव कुमार गौतम, प्रभारी
उप निबंधक: सदर प्रथम
गाजियाबाद
13/10/2021

संजीव कुमार गौतम
निबंधक लिपिक



[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

Commercial Plot No. 1A, admeasuring 4649.50 square meters falling in the developed Pinewood Enclave, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

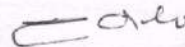
East - Other Plot

West - 30 Meter Wide Road

North - 57 Meter Wide Road

South - 12 Meter Wide Road

For KARYAN INFRATECH LLP



Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Authorised Signatory

आवेदन सं०: 202100739104606

बही सं०: 1

रजिस्ट्रेशन सं०: 8260

वर्ष: 2021

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

विक्रेता: 1

श्री मै० उप्पल चडडा हाईटेक डवलपर्स प्रा० लि० के द्वारा चैतन्य शर्मा,
पुत्र श्री बनवारी लाल शर्मा
निवासी: एम-4 साउथ एक्स दिल्ली
व्यवसाय: नौकरी



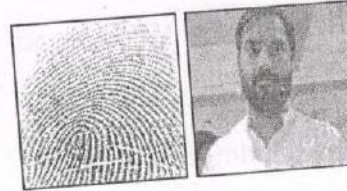
क्रेता: 1

श्री मै० करयान इन्फ्राटेक एलएलपी के द्वारा इकबाल सिंह सोढी, पुत्र
श्री हरजीत सिंह सोढी
निवासी: जे-266 पटेलनगर-1 गाबाद
व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री अंकित शर्मा, पुत्र श्री प्रमोद शर्मा
निवासी: जे-173 पटेलनगर-1 गाबाद



व्यवसाय: अन्य

पहचानकर्ता: 2

जन्मदिनांक: 01/01/1980

निवासी: 920 कलकत्ता रोड खोडा गाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजीव कुमार गौतम, प्रभारी
उप निबंधक: सदर प्रथम
गाजियाबाद

संजीव कुमार गौतम
निबंधक लिपिक

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 Oct, 2021, 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. Chetan Singh Sharma S/o Sh. B.L. Sharma, appointed as Authorized Signatory by the Director(s) by virtue of a duly executed Company Board Resolution dated 01.10.2021, (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 Karyan Infratech LLP having (LLPIN-AAH-4196) a limited Liability Partnership incorporated under the Limited Liability Partnership Act-2008 (LLP-Act) and having its registered office at D-28, Third Floor, Defence Colony South Delhi-110024 represented through its Authorized Signatory Mr. Iqbal Singh Sodhi S/o Mr. Harjit Singh Sodhi, appointed by virtue of a duly executed Board Resolution dated 14.06.2021.

PAN-AAQFK9813R

For KARYAN INFRATECH LLP

[Signature]
Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(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 KARYAN INFRATECH LLP

Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory



ANKIT SHARMA

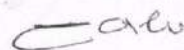


AND WHEREAS in terms of the Hi-Tech Policy, a Memorandum of Understanding/Amended/Revised Memorandum of Understanding was signed between Ghaziabad Development Authority (the "Competent Authority") and the Vendor from time to time for the development of Hi-Tech Township.

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 KARYAN INFRATECH LLP



Authorised Signatory



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Ch. No.-95, Tehsil Comp
Ghaziabad (M) 98111615

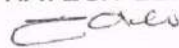
AND WHEREAS the Vendee(s) after inspecting, checking and verifying all the ownership records, title documents, approvals/licenses, sanctions, plans pertaining to Project Land and after having completely satisfied himself/herself/themselves with the same had booked a Commercial Plot No. 1A, admeasuring 4649.50 Square Meters (Approx. 5560.76 Square Yards) falling in Pinewood Enclave (formerly known as 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 Plot Allottee(s) Arrangement/Agreement to sale dated 16.09.2021 (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. 1A, admeasuring 4649.50 Square Meters, in Pinewood Enclave, Wave City, and Ghaziabad hereinbefore described to the Vendee(s) for consideration amounting to Rs. 22,31,76,000/- as per the terms & conditions stipulated in the Application Form and the Plot Allottee(s) Arrangement.

AND WHEREAS, the Vendee(s) have paid Rs. 22,31,76,000/- the entire sale consideration inclusive of the TDS deposited for the amount of Rs. 22,31,760/- by serial challan number 50705, 50715, 50721, 50725, 50731 & 50741 dated 16.09.2021 with BSR code "6910333" towards the purchase of the said Plot as per the agreed terms of payment. 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).

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.

For KARYAN INFRATECH LLP





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 16.09.2021, the receipt whereof the 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. 1A, admeasuring 4649.50 Square Meters (Approx. 5560.76 Square Yards) falling in Pinewood Enclave, Wave City, Ghaziabad, Uttar Pradesh along with 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 its right, title and interest, TO HAVE AND TO HOLD the same absolutely and forever free from all encumbrances, charges, trust, liens, lis 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 KARYAN INFRA TECH LLP

Authorised Signatory

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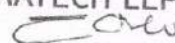
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ॐ नमो भगवते वासुदेवाय

15/11/95

2. That the Vendor has received the full payment of total sale consideration of Rs. 22,31,76,000/- from Vendee(s) against the said Commercial plot.
3. 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.
4. 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).
5. 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

For KARYAN INFRATECH LLP

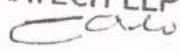


Authorised Signatory



subject to terms, conditions, stipulations and restrictions contained in this Deed as well as the Plot Allottee(s) Arrangement executed with the Vendor and described hereinbefore.

6. That the Vendee(s) from the date of possession of this plot shall be liable to pay the 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.
7. 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 it is clarified that the Layout plan/Building plan of the structure to be constructed on the said plot shall get it sanctioned /Approved by/in the Vendor from the Competent Authority however the cost and expenses for obtaining the sanction and approval shall be borne by the Vendee. Vendee shall complete the construction as per registration of the project on the said plot in Competent Authority/RERA from the date of possession, 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 commercial purpose only and shall not carry out any plotted development on this commercial plot or 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,

For KARYAN INFRATECH LLP


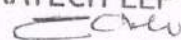
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notifications, enactments of the competent authority and guidelines that may be framed by the Government / GDA or any other Competent Local Authority for occupation and use of the 'Said Plot'. If the delay is caused by the Vendee(s) in completing the construction within the specified time 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.

8. That the Vendee(s) agrees, declares, confirms and undertakes that he/she/it/they shall have no rights for permanent or temporary construction other than the fire tender path, of any kind whatsoever on the land area of 145 Sq. Mtr. (hereinafter referred to as "said area"). Vendor also agrees, confirms and undertakes that they shall be solely responsible for any maintenance for their underground services in the "said area" of 145 sq. mtr. And after such maintenance it will be the liability of the vendor to rework the said area to its original condition by its own cost. Vendee(s) confirms that pedestrian and vehicular movement of the commercial shall be integrated with the adjacent road considering ease and safety of vehicular and pedestrian movement on adjacent roads. The said area is shown with Red colour in the sketch Map/Plan attached herewith and marked as Annexure - B. Vendee(s) shall not create hindrance or raise any objection for inspection or maintenance of the underground services in the said area. In the event of violation of any terms mentioned thereof, if the Vendor and/or resident of Wave City suffers any loss

For KARYAN INFRATECH LLP



Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

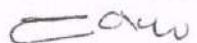




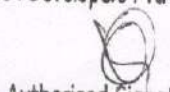
and damage, then the Vendee(s) shall solely be responsible for such loss and damage caused to the Vendor and/or resident of Wave City and undertakes to compensate the Vendor and/or resident of Wave City for such losses and damages to the satisfaction of the Vendor.

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 and maintenance charges shall be decided on the sole discretion of 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

For KARYAN INFRATECH LLP


Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

and transfer, with the Vendor(s) shall retain the responsibility for such loss and
damages caused to the Vendor(s) arising out of the Vendor(s) and shall retain the
responsibility for the Vendor(s) and for transfer of the Vendor(s) for such loss and
damages to the Vendor(s) of the Vendor(s).

That the Vendor(s) shall retain the responsibility for such loss and damages
caused to the Vendor(s) arising out of the Vendor(s) and shall retain the
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responsibility for the Vendor(s) and for transfer of the Vendor(s) for such loss and
damages to the Vendor(s) of the Vendor(s).

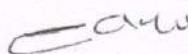
Authorised Signatory

For the Vendor(s)

payment of maintenance bills raised by the Maintenance Agency for any reason whatsoever.

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. The Vendee(s) shall have only the right of ingress and egress over or in respect of open spaces and all or any of the common areas in the said Hi-Tech Township such as parks, playgrounds, club(s), community hall(s) etc., if any.
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,

For KARYAN INFRATECH LLP

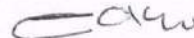

Authorised Signatory



any person, institution, trust or any other local body which the Vendor may deem fit.

15. The Vendee(s) shall abide by all rules, regulations, directives, guidelines formed by the Society, local Authority, Vendor or the nominated Maintenance Agency for that purpose of advertisement, promotion or signage with in the city.
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, Indemnity Bonds, Undertakings executed by the Vendee(s) with the Vendor at any time before execution of this Conveyance Deed. The Vendee(s) undertakes to indemnify the Vendor in respect of any such liability or penalty imposed in respect of the Said Plot being sold by way of this Deed.
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

For KARYAN INFRATECH LLP



Authorised Signatory

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



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. The Vendee(s) agrees that the Vendor or the nominated Maintenance Agency shall have the charge/lien on the Said 'Plot' for the recovery of all its dues. However, the Vendee(s) shall subject to the terms and conditions in the present Deed, Plot Allottee(s) Arrangement and bye laws of the Competent Authority be fully competent and entitled to deal with the Said Plot in any manner including sale, transfer, gift, lease, mortgage etc thereof. Before affecting any such transfer (i.e. sale, gift, mortgage, lease or any other similar arrangement) in favour of any person, the Vendee(s) shall be obligated to inform and obtain a mandatory No Objection Certificate (NOC) from the Vendor or the nominated maintenance agency in compliance of Government Notification No. 1375/8-3-16-121 vividh/2016, dated - 17, October, 2016, failing which the vendor shall have the right to refuse to record the transfer on its records. However, no NOC is required to be obtained from the Vendor, if, after development of the said, commercial space, shops are transferred by the Vendee.
21. 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. In case of violation of the approved building plan or bye-laws of Government of Uttar Pradesh applicable to "Wave City", the Vendor shall have right to enter into the premises and demolish and remove the whole or any part of such structure temporary or permanent built on the Said Plot. Further, in the event of any violation of the Building Plan or bye-laws of



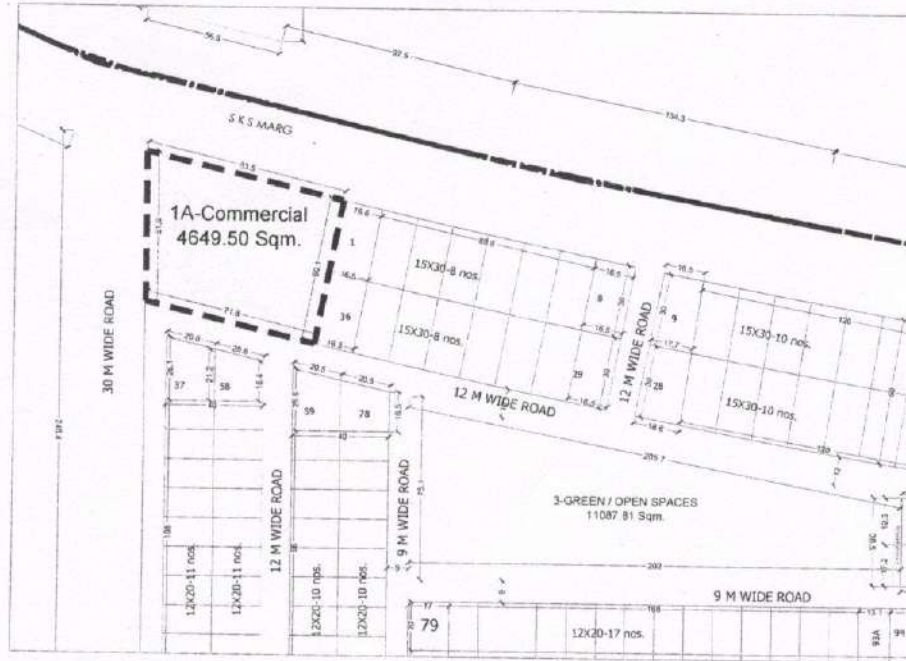
Government of Uttar Pradesh by the Vendee(s), the Vendee(s) shall have no claim or right to seek any compensation for such acts or omissions from the Vendor and shall be liable to pay/ make good the cost/penalty incurred by the Vendor.

22. That terms and conditions of 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.
23. 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.
24. 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



Annexure - A

LOCATION PLAN SECTOR-2, WAVE CITY



KEY PLAN

INDICATIVE PLAN AS PER SECTION 1.6 OF AGREEMENT TO SALE.

WAVE

TITLE :
SECTOR-2

DRAWN BY:

SCALE : DATE :
N.T.S 16.09.2021

NORTH

PLOT REF. NO.

CHECKED BY:

APPROVED BY:

PLOT NO. - 1A-COMMERCIAL





PLOT LAYOUT PLAN
SECTOR-2, WAVE CITY

- * PLOT AREA = 4649.50 SQM. SUBJECT TO THE CLAUSE 1.7 OF THE AGREEMENT TO SALE.
- * DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

WAVE

TITLE :

SECTOR-2

PLOT REF. NO:

PLOT NO. - 1A-COMMERCIAL

DRAWN BY:

CHECKED BY:

SCALE : DATE :

N.T.S 16.09.2021

APPROVED BY:

नामचित्र प्रत्येक १
के साथ प्रस्तुत किया

0260/2021

म०१०. (प्रथम)
गणितयाज्ञान

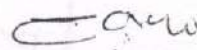


obligations and limitations as set forth in the Conveyance Deed. The Vendee(s) further undertake not do anything or shall not use the Said Plot being the subject matter of this Deed in a manner which may cause any nuisance, annoyance or obstruction or hindrance to the other owners/occupants in the said 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. The Vendee(s) shall keep indemnified the Vendor against any penal action, damages or loss due to misuse, storage of hazardous, highly inflammable, dangerous or otherwise potentially hazardous materials/gas etc. for which the Vendee(s) shall be solely responsible.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For KARYAN INFRA TECH LLP


Authorised Signatory



ANKIT SHARMA
Ch. No.-95, Tehsil Compound
Ghaziabad (M) 9811161546



ANKIT SHARMA
Ch. No.-95, Tehsil Compound
Ghaziabad (M) 9811161546

57 M WIDE ROAD

SAID AREA "APX. 145 SQM"

Black top line

Proposed Drainage
line to be laid

1A-Commercial

12 M WIDE ROAD

1

36

8260/2021

गनावत्र प्रलख रा.
के साथ प्रस्तुत किया

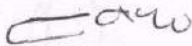
म०१० (प्रथम)
गालिका



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

Vendee(s)
For KARYAN INFRATECH LLP



Authorised Signatory
(M/s Karyan Infratech LLP
through its Authorized Signatory
Mr. Iqbal Singh Sodhi)

Vendor

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



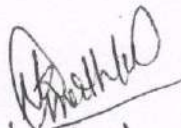
Authorised Signatory

Authorized Signatory

For and On Behalf of

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

WITNESSES:

1. 
Name: Ishare
S/o Jai Krishan
Ho - R.C 920, Kala enelone
2. Khosel Chay (923)

ANKIT SHARMA
S/O PRAMOD SHARMA
R/O J-173 PATEL NAGAR-I
GHAZIABAD.

आवेदन सं०: 202100739104606

बही संख्या 1 जिल्द संख्या 18395 के पृष्ठ 327 से 364 तक क्रमांक 8260 पर
दिनांक 13/10/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संजीव कुमार गौतम, प्रभारी

उप निबंधक : सदर प्रथम

गाजियाबाद

13/10/2021

