



सत्यमेव जयते

SARTHAK TYAGI
ADVOCATE
CHAMBER NO.-94
TEHSIL COMPOUND, GHAZIABAD
INDIA NON JUDICIAL

SUMIT BANSAL
LICENCE NO. 351
TEHSIL, GHAZIABAD

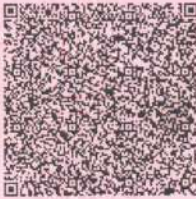
Government of Uttar Pradesh

IV- 1420

₹1,000

e-Stamp

Certificate No.	: IN-UP35520956763228U
Certificate Issued Date	: 04-Mar-2022 12:25 PM
Account Reference	: NEWIMPACC (SV)/ up14070604/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1407060461562784054882U
Purchased by	: DEEPAK GAMBHIR
Description of Document	: Article 19 Certificate or other Document
Property Description	: PLOT NO.C-3KOYAL ENCLAVE YOJANA GHAZIABAD
Consideration Price (Rs.)	:
First Party	: MESSERS OXY HEIGHTZ INFRA LLP
Second Party	: DEEPAK GAMBHIR
Stamp Duty Paid By	: DEEPAK GAMBHIR
Stamp Duty Amount(Rs.)	: 1,000 (One Thousand only)



Verified By
Registration Clerk
Ghaziabad
Locked By
Sub Registrar
Ghaziabad

Please write or type below this line

IN-UP35520956763228U

Rupita

[Signature]

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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
3. In case of any discrepancy please inform the Competent Authority.

e-Stamp No-IN-UP35520956763228U, Amount-1,000/-

Date-04-03-2022

CONSORTIUM AGREEMENT

This Consortium Agreement is entered into on this 4th day of March 2022

BY AND BETWEEN

1. M/s OXY HEIGHTZ INFRA LLP (LLP No. AAY-5979) (PAN: AAHFO6197K), in Limited Liability Partnership incorporated under the provisions of the Limited Liability Partnership Act, 2008 and having its registered office at 117, Shrestha Vihar, New Delhi, 110092 through its Partner Sh. Parveen Kumar Gupta (Aadhar Card: 2441-0338-7947; PAN: AAAPG5407F) S/o Late Sh. Lalita Prashad Gupta, (hereinafter referred to as the "FIRST PARTY" or the "LEAD MEMBER" which expression shall, unless repugnant to the context, include its successors, representatives, administrators, executors, nominees and assigns)

AND

2. SH. DEEPAK GAMBHIR (Aadhar Card: 5203-0647-5926, PAN: AAKPG2768D) S/o Late Sh. Padam Chand Gambhir R/o 6B/8, N.E.A. Old Rajender Nagar, Delhi – 110060 (hereinafter referred to as the "SECOND PARTY" or the "SECOND MEMBER" which expression shall, unless repugnant to the context, include his legal heirs, successors, representatives, administrators, executors, nominees and assigns)

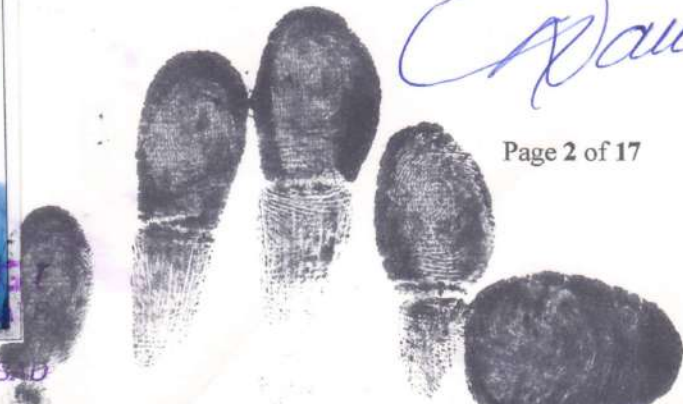
WHEREAS:

- A. The SECOND PARTY is a designated partner in FIRST PARTY LLP.
- B. The FIRST PARTY has a team of experienced professionals having requisite experience in construction and development of large-scale commercial and housing projects.

Parveen



SANTOSH TYAGI
TEHSIL COMPOUND, GHAZIABAD



Parveen

भागीदारी विलेख

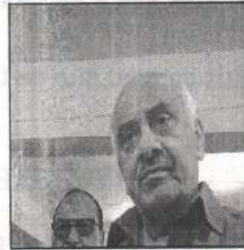
बही सं०: 4

रजिस्ट्रेशन सं०: 1420

वर्ष: 2022

प्रतिफल- 0 स्टाम्प शुल्क- 1000 बाजारी मूल्य - 0 पंजीकरण शुल्क - 100 प्रतिलिपिकरण शुल्क - 180 योग : 280

श्री दीपक गम्भीर,
पुत्र श्री स्व पदम चन्द गम्भीर
व्यवसाय : अन्य
निवासी: 6बी/8 एन ई ए ओल्ड राजेन्द्र नगर दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 04/03/2022 एवं 03:08:15 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुरेश चन्द्र मौर्य
उप निबंधक : सदर तृतीय
गाजियाबाद
04/03/2022

निबंधक लिपिक

प्रिंट करे



- C. The FIRST PARTY and SECOND PARTY have agreed to construct a commercial complex on the land bearing no. Plot No. C-3 situated at Koyal Enclave Yojana, Ghaziabad, Uttar Pradesh, India – 201005 (hereinafter the "Project Land").
- D. The SECOND PARTY has agreed to appoint Sh. Parveen Kumar Gupta or his nominee as his special attorney for the purpose of carrying the objects of the present Agreement.
- E. The FIRST PARTY and SECOND PARTY have agreed forma Consortium on certain terms and conditions, keeping in view their respective strengths and expertise.

NOW IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:

1 DEFINITIONS AND INTERPRETATIONS

1.1 Definitions

Capitalised terms used in this Agreement, unless the context otherwise requires, shall have the meanings as set out below:

- a) "Agreement" shall mean this Consortium Agreement, the recitals, annexures and schedules appended hereto, and any amendment made thereto from time to time.
- b) "Confidential Information" shall have the meaning as set out under Clause 10.
- c) "Effective Date" for this Agreement shall be the date of execution of this Agreement as first written above.
- d) "Escrow Account" shall mean the designated Account opened with any Scheduled Bank vide an Escrow Agreement to be executed among the FIRST PARTY, SECOND PARTY and such scheduled bank to be managed by the FIRST PARTY and SECOND PARTY as per the terms of the Escrow Agreement in consonance with the terms of this Consortium Agreement and such Escrow Account being mentioned in all the Allotment Letters to ensure all the collections of sale proceeds in the designated Escrow Account only.
- e) "Force Majeure Event" shall mean any default, including any failure or delay caused directly by: fire, explosion, cyclone, floods, war, revolution, acts of public enemies, blockage or embargo, any law, order, proclamation, ordinance, demand or requirements of any Government or authority or

P Gupta



[Signature]

CHANDER NO-94
SIL COMPOUND, GHAZIABAD

बही सं०: 4

रजिस्ट्रेशन सं०: 1420

वर्ष: 2022

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

भागीदार: 1

श्री दीपक गम्भीर, पुत्र श्री स्व पदम चन्द गम्भीर

निवासी: 6बी/8 एन ई ए ओल्ड राजेन्द्र नगर दिल्ली

व्यवसाय: अन्य

भागीदार: 2

श्री मैसर्स ओक्सी हेइटीज इन्फ्रा एल एल पी के द्वारा प्रवीन कुमार गुप्ता, पुत्र श्री स्व ललिता प्रसाद गुप्ता

निवासी: 117 श्रेष्ठ विहार नई दिल्ली

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री हृदेश अग्रवाल, पुत्र श्री रमेश चंद अग्रवाल

निवासी: 111 श्रेष्ठ विहार योजना विहार दिल्ली

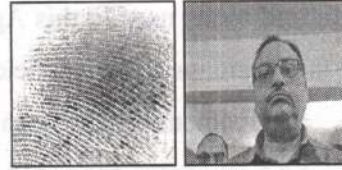
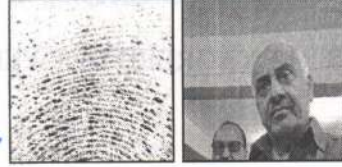
व्यवसाय: अन्य

पहचानकर्ता: 2

श्री यतेन्द्र कुमार गुप्ता, पुत्र श्री स्व ललिता प्रसाद गुप्ता

निवासी: ए-192 सुरजमल विहार दिल्ली

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुरेश चन्द्रमौर्य
उप निबंधक : सदर तृतीय
गाजियाबाद

निबंधक लिपिक

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

प्रिंट करें

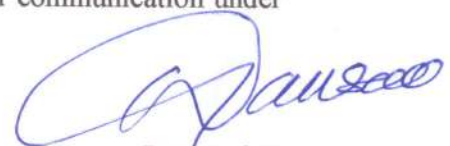
representative of any such Government including, restrictive trade regulations, strikes, epidemic, pandemic, shutdowns, labour disputes which are not instigated for the purpose of avoiding obligations herein, or any other circumstance beyond the reasonable control of either Party;

f) "Revenue" or "Sale Proceeds" includes all the sale consideration of the area comprised in the Commercial Project including basic sale price, preferential location charges, parking, any club membership or any additional charges by whatever name called, any incidental income from signage around the project, or any other consideration, fee or charge from prospective buyers of the Commercial Project excluding the taxes, maintenance charges, security deposits, brokerage/commissions payable to the brokers/property dealers/agents/channel partners towards procuring bookings/sale of the units of the project provided such commission/brokerage is subject to a maximum of 10% of sale consideration of respective unit, and any other statutory fee/deposits.

g) "Term" shall have the meaning as set out under Clause 11.

1.2 Unless the context otherwise requires, this Agreement shall be construed as follows:

- a) Words using the singular or plural number also include the plural or singular number, respectively;
- b) The terms "hereof", "herein", "hereby", "hereto" and derivative or similar words refer to this entire Agreement;
- c) The term "Recital", "Section", "Clause", "sub-Clause", "Schedule", "Attachment" and "Annexure" refers to the specified recital, section, clause, sub-clause, schedule, attachment and annexure, respectively, of this Agreement;
- d) Recitals shall form an integral part of this Agreement;
- e) Reference to a document or an instrument includes the document or instrument as novated, altered, supplemented or replaced from time to time;
- f) Where the day on or by which any thing is to be done is not a business day in the place that the thing is to be done, the thing is to be done on the next business day in that place;
- g) Any agreement, notice, consent, approval, disclosure or communication under or pursuant to this Agreement is to be in writing;



- h) References in this Agreement to statutory/regulatory provisions shall be construed as references to those provisions as modified, replacement or re-enacted from time to time and to any subordinate legislation made under such provisions;

2 THE CONSORTIUM

- 2.1 The FIRST PARTY and SECOND PARTY do hereby constitute a consortium (the "Consortium") for the purposes of pooling their resources and experience to develop, construct, complete, market, sale and to do all ancillary and incidental activities for the entire saleable area, common area of a Commercial Complex including all commercial units, shops, offices, food court, cinema halls/multiplex, parking, internal and external development or any other area that may be finally sanctioned on the said Project Land(hereinafter collectively referred to as "Developed Units")
- 2.2 The parties hereby agree that the FIRST PARTY shall be the lead member of the Consortium and shall be solely responsible for all activities related to the Commercial Project.

3 REPRESENTATION AND WARRANTIES

- 3.1 FIRST PARTY hereby represents and warrants to SECOND PARTY that (which representation shall be repeated on each day during the term of this Agreement)
- a) It is duly registered/incorporated as per the provisions of applicable law and is competent to enter into the present Agreement through its Designated Partner Sh. Parveen Kumar Gupta.
 - b) It has obtained all necessary corporate consents, authorizations, permission for the execution and performance of this Agreement.
 - c) It has taken all action necessary to execute and deliver and to perform its obligations under this Agreement.
 - d) It is in compliance of all applicable Laws.
 - e) There are no judicial or administrative actions, proceedings or investigations pending or, threatened against it, which would have an adverse effect on its capacity to perform its obligations under this Agreement.

By



References in this Agreement to statutory provisions shall be construed as references to those provisions as amended, replaced or re-enacted from time to time and to any subordinate legislation made under each

THE CONSORTIUM

The FIRST PARTY and SECOND PARTY do hereby constitute a consortium (the "Consortium") for the purpose of joining their resources and expertise to develop, construct, operate, maintain, and in do all ancillary and incidental activities for the entire schedule area common area of a Commercial Complex including all commercial and residential properties, food court, cinema hall, shopping, parking, internal and external development or any other work that may be jointly undertaken on the said project (each hereinafter collectively referred to as "developed land").

The parties hereby agree that the FIRST PARTY shall be the lead member of the Consortium and shall be solely responsible for all activities related to the Commercial Project.

REPRESENTATION AND WARRANTIES

FIRST PARTY hereby represents and warrants to SECOND PARTY that (which representation shall be repeated on each day during the term of this Agreement)

It is duly registered/incorporated as per the provisions of applicable law and is competent to enter into the present Agreement through its Designated Partner

Sh. Pawan Kumar (Partner)

It has obtained all necessary approvals, authorizations, permissions for

the execution and performance of the project and to perform its

obligations under the present Agreement and to perform its

It is not a company and all its activities are carried out in its own name

There are no other persons or entities having an interest or involvement in the

conducting or the project and it has no other business or interest in the

capacity to perform the project.



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- f) It possesses necessary skills, knowledge, expertise, required capital, adequate and competent personnel, systems, equipment and procedures and capability to duly perform its obligations in accordance with the terms of this Agreement.

3.2 SECOND PARTY hereby represents and warrants to FIRST PARTY that (which representation shall be repeated on each day during the term of this Agreement):

- a) That SECOND PARTY is willing to construct a commercial complex on the Project Land (land bearing no. Plot No. C-3 situated at Koyal Enclave Yojana, Ghaziabad, Uttar Pradesh, India – 201005) along with FIRST PARTY
- b) That the Project Land shall be free from all sorts of charges, liens, disputes, court injunction, prior sale, prior agreement to sell or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY as per its ownership shall immediately rectify the same at its own costs within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.
- c) He shall take all necessary steps, make all necessary payments and shall complete all necessary formalities to receive possession of the Project Land from the Ghaziabad Development Authority.
- d) He shall take all necessary steps to provide all necessary approvals to the FIRST PARTY as required for the subject matter of the present Agreement.
- e) He has the right and capacity to execute and deliver this Agreement and to perform his obligations under this Agreement.
- f) He is in compliance of all applicable Laws.
- g) There are no judicial or administrative actions, proceedings or investigations pending or threatened against him, which would have an adverse effect on his capacity to perform its obligations under this Agreement

4 COVENANTS, UNDERTAKINGS AND OBLIGATIONS OF THE SECOND PARTY

- 4.1** The SECOND PARTY shall make himself available and shall take all necessary steps to assist the FIRST PARTY to ensure that the FIRST PARTY is able to secure all necessary approvals/permissions/authorizations from all authorities.





It is understood that the parties to this Agreement shall be bound by the terms and conditions of this Agreement and shall be liable for the same.

1.1. SECOND PARTY hereby agrees and warrants to FIRST PARTY that (which representation shall be made on each day during the term of this Agreement).

a) The SECOND PARTY is willing to construct a commercial complex within the Project Land (and hereby on Plot No. 73 situated in Koyal/Inchav/Agarwal, Ghazipur, Lucknow, India - 226005) jointly with FIRST PARTY.

b) The Project Land shall be free from all sorts of charges, taxes, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

c) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

d) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

e) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

f) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

g) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

h) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

i) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.

j) The SECOND PARTY shall take all necessary steps to ensure that the Project Land is free from all encumbrances, taxes, charges, disputes, court litigation, prior lien, prior agreement, or any other encumbrance whatsoever and in the event any such encumbrance is found and/or notified, the SECOND PARTY shall be responsible for clearing the same at its own cost within fifteen days of its coming to notice. In case of default by the SECOND PARTY, the FIRST PARTY shall be entitled to get the encumbrance removed at the cost of the SECOND PARTY.



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Page 12 of 12

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4.2 The SECOND PARTY shall hand over all the documents related to Project Land, received from the GDA, or from any other person or authority to the FIRST PARTY.

4.3 The SECOND PARTY shall hand over the peaceful, vacant and physical possession of the Project Land within 10 days of receiving the possession of Project Land from GDA.

4.4 The SECOND PARTY does hereby for himself covenants with the FIRST PARTY to ratify and confirm all and whatever the FIRST PARTY may lawfully do or cause to be done by virtue of these presents in the matter as the acts of SECOND PARTY, as if done by the SECOND PARTY personally for all intents and purposes.

5. COVENANTS, UNDERTAKINGS AND OBLIGATIONS OF THE FIRST PARTY

5.1 The FIRST PARTY shall ensure successful completion of the Commercial Project.

5.2 The FIRST PARTY shall bear the cost of the Commercial Project and shall ensure the availability of funds for its implementation.

5.3 The FIRST PARTY shall ensure the funds received in the Escrow Account are managed as per the provisions of the applicable laws.

6. RIGHTS OF THE FIRST PARTY

SECOND PARTY hereby agrees and grants following rights to the FIRST PARTY

- a) To enter into said Project Land and to do all such acts which may be required for the purpose of fulfilling its obligations as may be required for the successful implementation of the Commercial Project.
- b) To manage, control, look after and supervise the Project Land exclusively.
- c) To develop and carry out construction of the Commercial Project on the Project Land, to appoint architects and contractors, apply for building plans from the competent authorities, obtain completion certificate, apply for water, electric connections, etc. and to do all such acts and deeds in its name and on behalf of the Consortium.
- d) To market and enter into agreement to sell with respect to Developed Units in the Commercial Project before, during and after the development of the said Commercial Project.





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- e) To enter into agreement to sell, accept applications, execute allotment agreements, issue allotment letters, etc. and accept money from the prospective buyers as consideration for the said Developed Units in the said Commercial Project and issue receipts and to do all such other and further acts which may be required to be done in this regard.
- f) To procure the building sanction plan alongwith all types of sanctions, permissions, licenses, permits, clearances etc. from the concerned local/municipal/state/central/statutory authority/real estate development authority and private persons/institutions required for peaceful construction of the Commercial Project on the Project Land which are required prior to or after the sanction of the Building Plans including fire, environment, pollution, mining, airport clearances, etc.
- g) To sign all applications, representations, petitions, indemnities, affidavits, plans and all such other documents including power of attorney(ies) for the purposes of development/construction/marketing of the project including the submission to the Industrial Development Authority and /or any other Government or statutory authority to enable them to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the obtaining the building licenses and/or to carry out any modification or amendment therefore for obtaining controlled building material, if any, for providing electric installations, lifts and elevators, water and sewerage connections for the Commercial Project.
- h) To engage and employ the Architect or Architects of repute for preparation, submission and obtaining approvals for developing, promoting, constructing and completing the Project at the cost of FIRST PARTY.
- i) To design, develop and market the Commercial Project in its own name and brand "Oxy Hi Street"
- j) To outsource the development and/or construction work, to short list the Contractor for civil, electrical, plumbing and other work and invite quotations/float tenders and to analyze all such quotations/tenders and award it to any person/contractor of its choice at the cost of FIRST PARTY.

Rypta

Rypta

To enter into agreement to sell, accept applications, secure allotment agreements, issue allotment letters, etc. and accept money from the prospective buyers in consideration for the said developed units in the said Commercial Project and issue receipts and to do all such other and further acts which may be required to be done in this regard.

To procure the building sanction plan alongwith all types of sanction permissions, licenses, permits, clearances etc. from the concerned local/municipal/state/central/statutory authority/real estate development authority and private persons/institutions required for peaceful construction of the Commercial Project on the Project Land which are required prior to or after the sanction of the Building Plans including fire environment, pollution, mining, airport clearances etc.

To sign all applications, representations, petitions, indemnities, affidavits, plans and all such other documents including power of attorney for the purposes of development/construction/managing of the project including the submission to the Industrial Development Authority and for any other Government or statutory authority, to enable them to obtain necessary sanctions, permissions and approvals from all or any of the said authorities in connection with the obtaining the building licenses and/or to carry out any modification or amendment thereto for obtaining controlled building material, if any, for providing electric installations, lifts and elevators, water and sewage connections for the Commercial Project.

To employ and employ the services of experts for preparation, submission and obtaining of plans, drawings, specifications, etc. and carrying out the same in its own name and To design, develop and construct the Commercial Project in its own name and To ensure the development, construction, work, to sign list the Contract for construction, and other work and invite prospective bidders to submit their proposals and award it to any person/contractor of his choice in the name of FIRST PARTY.



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Page 2 of 17

- k) To, exercise absolute and unfettered right and discretion with respect to the construction and marketing related activities of the project including but not limited to the choice of the vendors, suppliers, architects, consultants, advisors, contractors, sub-contractors, broker, property dealers etc. and the related costs.
- l) To make and ensure all statutory compliances and to take all such steps and execute/file all such documents which may be required for such compliances in its own name.
- m) To accept applications for booking, allot, agree to sell the Developed Units to prospective buyers at a price fixed by the FIRST PARTY at its sole discretion.
- n) To fix the terms of the allotment letters to be entered into with the prospective buyers.
- o) To terminate/cancel the bookings/allotments and take required legal steps in this regard as per the terms of the allotment letters.
- p) To collect the monies from the prospective buyers and deposit it in the designated Escrow Account for and on behalf of both the parties.
- q) To apply for and take steps for the purpose of getting the additional FAR approved on the Project Land.
- r) To appear and act on behalf of the SECOND PARTY before any authority and/or Court to reply to any letter or notice issued by any authority/company/firm/person for and on behalf of the SECOND PARTY, under its own signatures, for success of the Commercial Project in the interest of the Consortium.
- s) To execute, sign and institute any kind of suits, complaints, appeals, reviews, revisions, statements, agreements, writs, affidavits, applications, forms etc. in proper courts of law, authorities and offices pertaining to the Commercial Project and to conduct and take steps in all the proceedings, to compromise and compound the cases and also to withdraw the same under its own signatures for success of the Commercial Project in the interest of the Consortium.
- t) To give all necessary clarifications, representations, replies, applications, submit documents, take payments / claim amount, appear, pursue, follow up, etc. in respect and in relation to the above said matters.

Rupita

[Signature]

1) To give all necessary clarifications, representations, replies, applications, submit documents, make payments, claim amount, interest, bonus, follow up etc. in respect and in relation to the above and matters

2) To create and maintain a separate account for the project in the interest of the Company and to deposit all the monies received in the account of the project.

3) To execute all the necessary documents, applications, appeals, reviews, requests, representations, etc. in relation to the project.

4) To apply for and take steps for the purpose of getting the additional FAR approved on the project land.

5) To appear and act on behalf of the SECOND PARTY before any authority and/or Court in reply to any letter or notice issued by any authority/competent authority for and on behalf of the SECOND PARTY.

6) To collect the monies from the prospective buyers and deposit it in the designated escrow account for and on behalf of both the parties.

7) To terminate/cancel the bookings/allotments and take required legal steps in the regard as per the terms of the allotment letters.

8) To fix the terms of the allotment letters to be entered into with the prospective buyers at a price fixed by the FIRST PARTY at its sole discretion.

9) To accept applications for booking after after the Developed Units in its own name.

10) To make and ensure all statutory compliances and to take all such steps and execute all the necessary documents which may be required for such compliances.

11) To receive all the monies and interest right and duration with respect to the construction and marketing related activities of the project including but not limited to the choice of the vendors, suppliers, architects, consultants, advisors, contractors, sub-contractors, broker, property dealers etc. and the related costs.



[Handwritten signature and date]

- u) To pay house and other taxes to accept water, electricity, telephone bills etc. and to make payments against them with respect of the Project land and/or the Commercial Project.
- v) To deposit and receive money and grant receipts thereto.
- w) To appoint any number of further attorneys to carry out all or any specific purpose provided in the present Consortium Agreement which shall be irrevocable in nature.
- x) To manage the Escrow Account as per the terms of this Agreement for the purpose of collection of sale proceeds/revenues generated from the Commercial Project, give instructions to the escrow agent and to make such payments as per the terms of this Consortium Agreement and Escrow Agreement or in pursuance thereof.
- y) To generally do, execute and perform all such acts, deeds, matters and things whatsoever which the FIRST PARTY shall think necessary and proper for success of the Commercial Project in the interest of the Consortium and to do all acts, deeds and things in respect of the Commercial Project and Project Land which the SECOND PARTY could personally do.

7. INDEMNITY

- 7.1. The FIRST PARTY shall hold harmless and indemnify SECOND PARTY fully and without limit against all liabilities and penalties including attorney's cost, expenses accruing, incurred or suffered by SECOND PARTY directly or indirectly arising on account of failure by FIRST PARTY in implementation of the Commercial Project if the failure is due to the reasons solely attributable to the FIRST PARTY.
- 7.2. The FIRST PARTY shall co-operate fully in defending any claim/s by any local, state or central authority against SECOND PARTY with respect to any fines, and/or penalties etc. due and payable by the Consortium.

8. INDEPENDENCE

- 8.1. Notwithstanding the fact that the SECOND PARTY is a partner of the FIRST PARTY, this Agreement is on a principal-to-principal basis between the FIRST PARTY AND SECOND PARTY. Nothing contained in this Agreement shall be construed or deemed to create any association, or joint venture or employer-employee relationship or principal-agent relationship in any manner whatsoever between the Parties.



Page 10 of 17

21. To pay phone and other bills to supply water, electricity, telephone bills etc and to make payments against them with respect of the Project land and/or the Commercial Project

22. To deposit and receive money and grant receipts therefor

23. To appoint and remove of further attorneys to carry out all or any specific purposes provided in the present Consortium Agreement which shall be irrevocable in nature

24. To manage the Escrow Account as per the terms of this Agreement for the purpose of collection of sale proceeds/amounts generated from the Commercial Project, give instructions to the Escrow Agent and to make such payments as per the terms of this Consortium Agreement and Escrow Agreement or in pursuance thereof

25. To generally do, execute and perform all such acts, deeds, matters and things whatsoever which the FIRST PARTY shall think necessary and proper for success of the Commercial Project in the interest of the Consortium and to do all acts, deeds and things in respect of the Commercial Project and Project Land which the SECOND PARTY could reasonably do.

7. INDEMNITY

26. The FIRST PARTY shall hold harmless and indemnify SECOND PARTY fully and without limit against all liabilities and penalties including attorney's cost, expenses, damages, incurred or suffered by SECOND PARTY directly or indirectly arising on account of failure to perform its obligations under the Consortium Agreement or the Commercial Project or the failure to do so, and to the FIRST PARTY

27. The FIRST PARTY shall be responsible for settling any claims by any local, state or federal government or any other authority against the FIRST PARTY with respect to any fines, penalties, damages and costs incurred by the FIRST PARTY in connection with the Consortium Agreement or the Commercial Project

28. INDEPENDENTLY, the FIRST PARTY is a partner of the FIRST PARTY, the Agreement is on a non-exclusive basis between the FIRST PARTY AND SECOND PARTY which contained in this Agreement shall be construed or deemed to create any relationship or joint venture or partnership or relationship or partnership relationship or any manner whatsoever between the



[Signature]
Date: 10/12/13

[Signature]

8.2. The final sale deed towards the Developed Units shall be executed by the FIRST PARTY only after grant of Completion Certificate by the Competent Authority and subject to the share of the SECOND PARTY transferred to the account of the SECOND PARTY through the escrow mechanism with respect to specific Developed Unit for which the sale deed is to be executed. The permission of entry and possession to carry out works granted by SECOND PARTY to FIRST PARTY in terms of the present Agreement shall not in any way signify any legal possession for the purposes of transfer of ownership under the Transfer of Property Act, as the absolute and entire ownership of the land remains with the SECOND PARTY which is only to be transferred in favour of prospective buyers by way of transfer of undivided share in the land on execution of respective sale deed in their favour by the FIRST PARTY as the authorised General Attorney of the SECOND PARTY as per law subject to covenants and conditions hereinbefore. It is however specifically agreed by and between the parties that after the grant of the completion certificate by the concerned authority the SECOND PARTY shall be entitled and shall have the right to transfer the Developed Units to the prospective buyers of the said units subject to the condition that the proportionate consideration amount of the said unit has been transferred to the SECOND PARTY through the said escrow mechanism.

9. CONFIDENTIALITY

9.1 Parties recognise that in the course of the transactions envisaged by this Agreement, they may be privy to information (whether or not the information is marked or designated as "confidential" or "proprietary" including personal data/information and sensitive personal data/information) and all derivatives from the same, relating to the other Party, its affiliates, its businesses, its customers, its clients including legal, financial, technical, commercial, marketing business related records, data, documents, reports, products, services, client information, policies, the terms of this Agreement and the details of the negotiations between the Parties (the "Confidential Information"). The Parties agree that they shall:

- a) keep secure all the Confidential Information and other materials provided any Party ("Disclosing Party") to the other Party ("Receiving Party") strictly confidential and shall not, without the prior written consent of Disclosing Party, divulge such Confidential Information to any other person or use such Confidential Information other than for the purposes of performance of its duties under this Agreement;

Rupita

- b) ensure to isolate and clearly identify Disclosing Party's Confidential Information and protect the confidentiality;
- c) take all steps as may be required to protect the integrity of the Confidential Information and to ensure against any unauthorised disclosure thereof and ensure that sufficient technical and organizational security measures are adopted for protection of the Confidential Information, including such measures to protect the Confidential Information from any loss, misuse, modification, unauthorized or accidental access or disclosure, alteration or destruction;
- d) where the Receiving Party is expressly permitted in writing by Disclosing Party to retain any Confidential Information for the purpose of providing the Services, the Receiving Party shall ensure that such Confidential Information is isolated and clearly defined as Disclosing Party's Confidential Information and the Receiving Party shall build strong safeguards to ensure there is no comingling of other information, documents, records and/or assets with Disclosing Party's Confidential Information;
- e) promptly inform Disclosing Party of any potential or accidental disclosure of the Confidential Information and take all steps, together with Disclosing Party, to retrieve and protect the said Confidential Information;
- f) ensure that there is no breach of security or leakage of Confidential Information. In the event of any breach of security and leakage of Confidential Information, the Receiving Party shall immediately notify Disclosing Party.
- g) use the Confidential Information only for the purpose for which it was provided and not profit from the same in an unauthorised manner to the exclusion of Disclosing Party.

9.2 The obligations contained in this Clause shall not apply to any part of the Confidential Information in the case where that part of the Confidential Information is required to be disclosed pursuant to any statutory provisions or court order. The Receiving Party when subject to such disclosure shall unless prohibited by any statute / court order, promptly notify Disclosing Party of such requirement with a view to providing the opportunity for Disclosing Party to contest such disclosure or otherwise to agree the timing and content of such disclosure.

9.3 The obligations contained in this Clause shall continue to apply after the termination or expiry of this Agreement.

Replied

[Signature]

01 ensure to which and clearly identify the Confidential Information and protect the confidentiality;
 02 take all steps as may be required to protect the integrity of the Confidential Information and to ensure against any unauthorized disclosure thereof and
 03 ensure that sufficient technical and organizational security measures are adopted for protection of the Confidential Information, including such
 04 measures to protect the Confidential Information as may be required from time to time, and
 05 maintain a record of all such measures and the effectiveness thereof in order to ensure that the Confidential Information is protected in accordance with the requirements of the Confidential Information.
 06 Where the Receiving Party is required to provide information in writing by electronic means to the Disclosing Party, the Receiving Party shall ensure that such Confidential Information is subject to security controls at least equivalent to those that it is subject to in the Receiving Party's own systems and shall ensure that the Confidential Information is protected in accordance with the requirements of the Confidential Information.
 07 The Receiving Party shall ensure that the Confidential Information is not disclosed to any third party without the prior written consent of the Disclosing Party, and shall ensure that the Confidential Information is not used for any purpose other than the purpose for which it was provided and shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party.
 08 The Receiving Party shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party, and shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party.
 09 The Receiving Party shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party, and shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party.
 10 The Receiving Party shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party, and shall ensure that the Confidential Information is not used in any way that would be likely to result in the disclosure of the Confidential Information to any third party.



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 12
 13

9.4 The Receiving Party shall, on written demand of Disclosing Party, immediately return Confidential Information together with any copies in its possession.

9.5 The Parties acknowledge that in the event of any breach or threatened breach of this Clause by any Party/their Personnel, monetary damages may not be an adequate remedy, and therefore, Disclosing Party shall be entitled to injunctive relief to restrain the Receiving Party/ its Personnel from any such breach, actual or threatened.

10 REVENUE SHARING

It is hereby agreed between the parties that the SECOND PARTY shall be entitled to 31% of the revenue/sale proceeds and the FIRST PARTY shall be entitled to the 69% of the revenue/sale proceeds.

11 TERM

The Term of this Agreement shall be till the sale and transfer of all Developed Units to the prospective buyers, or such extended period as may be mutually agreed between the Parties in writing.

12 TERMINATION

12.1 Any failure or delay by either Party, in the performance of its obligations pursuant to this Agreement shall not be deemed a default of this Agreement or a ground for termination hereunder (except as provided in this Clause) provided and to the extent that such failure or delay was caused by a Force Majeure Event. Upon the occurrence of a Force Majeure Event, the non-performing Party shall be excused from any further performance of its obligations pursuant to this Agreement affected by the Force Majeure Event for as long as such Force Majeure Event continues. The Party delayed by a Force Majeure Event shall immediately notify the other Party of the occurrence of a Force Majeure Event.

12.2 Notwithstanding anything herein contained, either Party shall have a right to terminate this Agreement with immediate effect without assigning any reason whatsoever thereto, if at any time during the Term of this Agreement, the other Party becomes insolvent or is subject to liquidation and/or bankruptcy proceedings.

12.3 It is hereby agreed and understood by the Parties that the provisions of this Clause shall not limit or restrict, nor shall they preclude any party from pursuing such further and other legal actions against the other party for any material breach or non-compliance of the terms of this Agreement.

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[Signature]

The Receiving Party shall, on written demand of Disclosing Party, immediately return Confidential Information together with any copies in its possession.

The Parties acknowledge that in the event of any breach or threatened breach of this Agreement by any Party, their Personnel, secondary business may not be an adequate remedy, and Disclosing Party shall be entitled to injunctive relief to restrain the Receiving Party's Personnel from any such breach, actual or threatened.

REVENUE SHARING

It is hereby agreed between the parties that the SECOND PARTY shall be entitled to 31% of the revenue sale proceeds and the FIRST PARTY shall be entitled to the 69% of the revenue sale proceeds.

TERM

The Term of this Agreement shall be till the sale and transfer of all Developed Units in the prospective project or such extended period as may be mutually agreed between the parties in writing.

TERMINATION

Any failure or delay by either Party in the performance of its obligations pursuant to this Agreement shall not be deemed a default of this Agreement or a ground for termination hereunder (except as provided in this Clause) provided and to the extent that such failure or delay was caused by a Force Majeure Event. Upon the occurrence of a Force Majeure Event, the non-performing Party shall be excused from any further performance of its obligations under this Agreement affected by the Force Majeure Event for as long as the Force Majeure Event continues. The Party delayed by a Force Majeure Event shall not be liable to the other Party for the occurrence of a Force Majeure Event. The Parties shall have a right to terminate this Agreement immediately without assigning any reason whatsoever if at any time the other Party becomes insolvent or is subject to liquidation proceedings.

It is hereby agreed that the provisions of this Clause shall not limit or restrict the right of any party from pursuing such further and other legal actions against the other party for any material breach or non-compliance of the terms of this Agreement.



[Handwritten signature and date]

13 MISCELLANEOUS

13.1 Notices

Notices or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally, by post, or by email to the recipient at the below address.

FIRST PARTY	SECOND PARTY
M/s OXY HEIGHTZ INFRA LLP Address: 117, Shrestha Vihar, New Delhi, 110092 Email:	SH. DEEPAK GAMBHIR Address: 6B/8, N.E.A. Old Rajender Nagar, Delhi – 110060 Email:

Any such notice, demand or communication shall be in English and shall, if given by email / Post/Courier be deemed to have been served at the time it is handed over (in case of post/courier) or at the time, the email is delivered (in case of email).

In proving the above, it shall be sufficient to show that the envelope containing the letter was correctly addressed and handed over by courier/postal service or personal delivery respectively.

13.2 Severance,

If any provision of this Agreement is rendered void, illegal, or unenforceable in any respect under any Law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Should any provision of this Agreement be or become ineffective for reasons beyond the control of the Parties, the Parties shall use reasonable endeavours to agree upon a new provision which shall as nearly as possible have the same commercial effect as the ineffective provision.

The Parties hereto agree that this Agreement is subject to applicable Laws and would be modified / discontinued based on the prevailing Law.

13.3 Waiver

No waiver of any provision of this Agreement nor consent to any departure from it by any Party shall be effective unless it is in writing. A waiver or consent shall be effective only for the purpose for which it is given. No default or delay on the part of any Party in exercising any rights, powers or privileges operates as a waiver of any

Beta

[Signature]

Notice

13.1

Notices or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally, by post, or by email to the recipient at the below address.

FIRST PARTY		SECOND PARTY	
ZIGGY DIGITAL MEDIA LLP		SRI DEEPA GAMBHIR	
Address: 117, Kirti Vihar, New		Address: 888, N.E.A. Old Rajinder	
Delhi 110042		New Delhi - 110060	
Email:		Email:	

Any such notice, demand or communication shall be in English and shall, if given by email, be sent to the email address of the recipient to have been sent at the time it is handed over for delivery. In proving the above, it shall be sufficient to show that the envelope containing the letter was correctly addressed and handed over by a courier, postal service or personal delivery respectively.

Severance

13.2

If any provision of this Agreement is rendered void, illegal, or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby. Should any provision of this Agreement be or become ineffective for reasons beyond the control of the parties, the parties shall endeavor to agree upon a new provision which shall have the same commercial effect as the ineffective provision.

The Parties to this Agreement are subject to applicable laws and would be modified accordingly in the event of a change in law.

No waiver or modification of this Agreement shall be effective unless it is in writing. A waiver or consent shall be effective only if it is in writing and is given. No default or delay on the part of any party in exercising any right, power or privilege operates as a waiver of any



For 14/11/17
[Signature]

right, nor does a single or partial exercise of a right preclude any exercise of other rights, powers or privileges. The rights, powers, and remedies herein expressly provided are cumulative and not exclusive of any rights, powers, or remedies, which the Parties would otherwise have. No notice to or further notice or demand in similar or other circumstances or constitute a waiver of the rights of any of the other Parties to any other or further action in any circumstances without notice or demand.

13.4 Entire Agreement

This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter of this Agreement and supersedes all prior agreements and undertakings, written or oral, with respect to the subject matter hereof except as otherwise expressly provided herein.

13.5 Amendments

No modification, amendment, novation, waiver, discharge or termination of any of the provisions of this Agreement shall be effective unless made in writing specifically referring to this Agreement and duly signed by each of the Parties.

13.6 Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of India and shall be subject to the exclusive jurisdiction of the courts in East Delhi District of NCT of Delhi.

13.7 Disputes Resolution

- a) In the event of any dispute or difference of opinion between the Parties arising out of or in connection with this Agreement or with regard to performance of any obligations by either Party, of the Parties hereto shall use their best efforts to settle such disputes or differences of opinion amicably by mutual negotiation within 30 (thirty) days of initiating such negotiation.
- b) In case the dispute or differences are not settled amicably as provided in above, the dispute / differences shall be referred to a single Arbitrator mutually appointed by the Parties and the award made in pursuance thereof shall be final and binding on the Parties.
- c) The arbitration proceedings shall be governed in by the Arbitration and Conciliation Act, 1996, or as may be amended or replaced from time to time. The arbitration shall be conducted in English language and the venue of such Arbitration shall be in East Delhi District of NCT of Delhi.

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[Signature]

right not have a right of partial exercise of a right pursuant to exercise of other rights, powers or privileges. The rights, powers and remedies herein expressly provided are cumulative and not exclusive of any rights, powers or remedies which the Parties may otherwise have. No waiver of any rights or remedies in similar or other circumstances by conduct shall constitute a waiver of the right of any of the Parties in any other or further action in any circumstances without notice in demand.

13.4 Entire Agreement

This Agreement constitutes the entire agreement between the Parties hereto with respect to the subject matter of this Agreement and supersedes all prior agreements and understandings, written or oral, with respect to the subject matter herein except as otherwise expressly provided herein.

13.5 Amendments

No modification, amendment, revision, waiver, discharge or termination of any of the provisions of this Agreement shall be effective unless made in writing specifically intended to amend this Agreement and duly signed by each of the Parties.

13.6 Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the law of India and shall be subject to the exclusive jurisdiction of the courts in East Delhi District of NCT of Delhi.

13.7 Dispute Resolution

a) In the event of any dispute arising out of or in connection with the performance of any obligations hereunder, the Parties shall use their best efforts to settle such disputes by mutual negotiation within 30 (thirty) days of the date of such dispute. b) In case the dispute is not settled mutually as provided in above, the dispute shall be referred to a single Arbitrator mutually appointed by the Parties and the Arbitration shall be final and binding on the Parties.

c) The Arbitration proceedings shall be governed by the Arbitration and Conciliation Act, 1996 or as may be amended or replaced from time to time. The Arbitration shall be conducted in English language and the venue of such Arbitration shall be in East Delhi District of NCT of Delhi.



[Handwritten signature]
 13/07/2023

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- d) The costs incurred for the purpose of resolution of disputes by way of arbitration shall be borne equally by the Parties.

13.8 Further Assurance

Each of the Parties hereto shall co-operate with the other Party and execute and deliver to the other Party such instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, give effect to and confirm their rights and intended purpose of this Agreement.

13.9 Costs

Each of the Parties shall pay its own legal, accountancy and other costs and expenses incurred in relation to the negotiation, preparation, and execution of this Agreement.

13.10 Counterparts

This Agreement may be executed in any number of counterparts and by the different parties on separate counterparts, each of which when so executed and delivered shall be an original, but all of which shall together constitute one and the same instrument. The English language text of this Agreement shall prevail over any translation thereof.

13.11 Survival

The terms and provisions of this Agreement that by their nature and content are intended to survive the performance hereof by any or all parties hereto shall so survive the completion and termination of this Agreement.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seal at the day, month and year first herein above written.

SIGNED, SEALED, ACCEPTED AND DELIVERED

By the within named FIRST PARTY

Through its Designated Partner

SIGNED, SEALED, ACCEPTED AND DELIVERED

By the within named SECOND PARTY

Through _____

Bupta

[Signature]

4) The costs incurred for the purpose of resolution of disputes by way of arbitration shall be borne equally by the Parties

13.8 Further Assurances

Each of the Parties hereto shall co-operate with the other Party and execute and deliver to the other Party such instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, give effect to and fulfill their rights and intended purposes of this Agreement.

13.9 Costs

Each of the Parties shall pay its own legal, accounting, and other costs and expenses incurred in relation to the negotiation, preparation, and execution of this Agreement.

13.10 Counterparts

This Agreement may be executed in any number of counterparts and by the different parties on separate documents, each of which when so executed and delivered shall be an original, but all of which shall together constitute one and the same instrument. The English language text of this Agreement shall prevail over any translation thereof.

13.11 Survival

The terms and provisions of this Agreement shall by their nature and content be intended to survive the performance hereof by any or all parties hereto shall so survive the completion and termination of this Agreement.

IN WITNESS WHEREOF, the Parties have hereunto set and subscribed their respective hands and seals at the City of New Delhi, India, this 15th day of May, 2017.



SIGNED, SEALED, AND DELIVERED

By the within named PARTY

Through its Designated Officer

SIGNED, SEALED, AND DELIVERED

By the within named PARTY

Through

[Signature]

[Signature]

Date: 15/05/17

OXY HEIGHTZ INFRA LLP

117, Shreshtha Vihar, Delhi-110092

BOARD RESOLUTION





Certified true Copy of the Board Resolution passed on Dated. 23/02/2022, in the Meeting of Board of Directors/Partners of M/s OXY HEIGHTZ INFRA LLP located at 117, Shreshtha Vihar, Delhi-110092 for Execution of Consortium Agreement.

Resolved That Mr. Deepak Gambhir (Partner), Mr. Vaibhav Gupta (Partner) and Mr. Manik Aggarwal (Partner) of the LLP be and hereby is authorized to Mr. Parveen Kumar Gupta (Partner) to Sign all necessary documents for Execution of Consortium Agreement on our behalf.

In short, he is fully authorized to do all as our attorney to act in our name and on behalf of the said company/Firm/LLP, to do all, each and every-thing requisite for the above purpose concerning

For OXY HEIGHTZ INFRA LLP

For OXY HEIGHTZ INFRA LLP For OXY HEIGHTZ INFRA LLP For OXY HEIGHTZ INFRA LLP

 (Partner) Deepak Gambhir	 (Partner) Parveen Kumar Gupta	 (Partner) Vaibhav Gupta	 (Partner) Manik Aggarwal
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-----Certified True Copy-----







भारत सरकार
Government of India

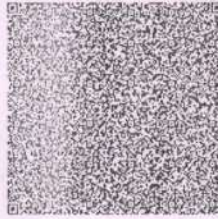
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0652/10767/37972

Download Date: 01/10/2021

To
प्रवीण कुमार गुप्ता
Parveen Kumar Gupta
C/O Lalita Prasad Gupta
House no - A-191
Opp crossiver mall
Surajmal Vihar
Surajmal Vihar
Laxmi Nagar
East Delhi Delhi - 110092
9311537833

Issue Date: 13/01/2020



आपका आधार क्रमांक / Your Aadhaar No. :

2441 0338 7947

VID : 9165 8089 6596 6634

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 01/10/2021



प्रवीण कुमार गुप्ता
Parveen Kumar Gupta
जन्म तिथि/DOB: 08/06/1968
पुरुष/ MALE

Issue Date: 13/01/2020

2441 0338 7947

VID : 9165 8089 6596 6634

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

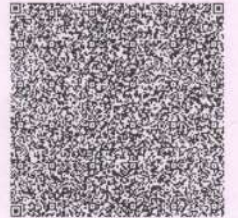


पता:

C/O ललिता प्रसाद गुप्ता, हाउस न - ए-191, ओप
क्रॉसिवर मॉल, सूरजमल विहार, सूरजमल विहार, पूर्वी
दिल्ली,
दिल्ली - 110092

Address:

C/O Lalita Prasad Gupta, House no - A-191,
Opp crossiver mall, Surajmal Vihar, Surajmal
Vihar, East Delhi,
Delhi - 110092



2441 0338 7947

VID : 9165 8089 6596 6634

1047

help@uidai.gov.in

www.uidai.gov.in

Gupta



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAHFO6197K

नाम / Name	OXY HEIGHTZ INFRA LIMITED LIABILITY PARTNERSHIP
निगमन/गठन की तारीख Date of Incorporation / Formation	14/09/2021
	

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलैक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

<p>आयकर विभाग INCOME TAX DEPARTMENT</p> <p>स्थायी लेखा संख्या कार्ड Permanent Account Number Card</p> <p>AAHFO6197K</p> <p>नाम / Name OXY HEIGHTZ INFRA LIMITED LIABILITY PARTNERSHIP</p> <p>निगमन/गठन की तारीख Date of Incorporation/Formation 14/09/2021</p>		<p>इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:</p> <p>आयकर पैन सेवा इकाई, एन एस डी एल 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8, मॉडल कॉलोनी, दीप बंगला चौक के पास, पुणे - 411 016.</p> <p>If this card is lost / someone's lost card is found, please inform / return to :</p> <p>Income Tax PAN Services Unit, NSDL 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony, Near Deep Bungalow Chowk, Pune - 411 016.</p> <p>Tel: 91-20-2721 8080, Fax: 91-20-2721 8081 e-mail: tininfo@nsdl.co.in</p>
--	---	---

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here





आयकर विभाग
INCOME TAX DEPARTMENT
DEEPAK GAMBHIR


भारत सरकार
GOVT. OF INDIA

01/07/1956
PAN Card Number
AAKPG2768D


14032009

Deepak





भारत सरकार
GOVERNMENT OF INDIA



दीपक गम्भीर
Deepak Gambhir
DoB: 01/07/1956
MALE

5203 0647 5926

Mera Aadhaar, Meri Pehchaan



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O पदम चंद गम्भीर, ६बी/८,
एन.ई.ए, ओल्ड राजिंदर नगर,
दिल्ली, राजेंदर नगर, सेंट्रल
दिल्ली, दिल्ली, 110060

S/O Padam Chand
Gambhir, 6B/8, N.E.A, OLD
RAJINDER NAGAR, Delhi,
Rajender Nagar, Central
Delhi, Delhi, 110060

5203 0647 5926

Mera Aadhaar, Meri Pehchaan

(Signature)

डीपक गम्भीर
Deepak Gombhir
DOB: 01/07/1958
MALE



5203 0647 6926

Mera Aadhaar Meri Pehchan

भारतीय रिजिस्ट्रार जनरल
भारतीय रिजिस्ट्रार जनरल



श्री ०८४७ ६९२६ ५२०३
N.A.A. OLD
UNDER NAGAR, Delhi
Nagar Central
110060



[Handwritten signature]



भारत सरकार
Government of India

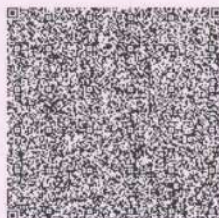
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0000/00439/03801

Download Date: 30/08/2021

To
यतेन्द्र कुमार गुप्ता
Yatender Kumar Gupta
C/O
A-192
BLOCK A
SURAJMAL VIHAR
NEAR YAMUNA SPORTS COMPLEX
NEW DELHI
East Delhi Delhi - 110092
9810036133

Issue Date: 14/08/2017



आपका आधार क्रमांक / Your Aadhaar No. :

7854 0307 5300

VID : 9149 9232 0508 6720

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



यतेन्द्र कुमार गुप्ता
Yatender Kumar Gupta
जन्म तिथि/DOB: 30/12/1965
पुरुष/ MALE

Download Date: 30/08/2021

Issue Date: 14/08/2017

7854 0307 5300

VID : 9149 9232 0508 6720

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

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- Carry Aadhaar in your smart phone – use mAadhaar App.

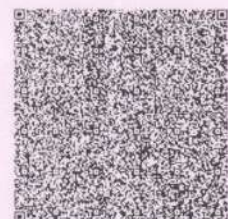


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
C/O ए-१९२, ब्लॉक ए, समीप यमुना स्पोर्ट्स
कॉम्प्लेक्स, सुरजमल विहार, न्यू देहली, ईस्ट देहली,
देहली - 110092

Address:
C/O, A-192, BLOCK A, NEAR YAMUNA
SPORTS COMPLEX, SURAJMAL VIHAR,
NEW DELHI, East Delhi,
Delhi - 110092



7854 0307 5300

VID : 9149 9232 0508 6720

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संदेश

कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८

सूचना

कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८

कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८



कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८

कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८

कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८

कृषि विभाग, भारत सरकार
नई दिल्ली, दिनांक २०/०५/२०१८



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

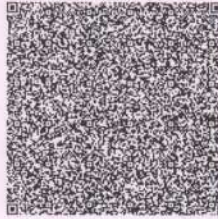
नामांकन क्रम/ Enrolment No.: 0000/00627/78252

Download Date: 16/09/2020

To
हिर्देश अग्रवाल
Hirdesh Aggarwal
C/O Ramesh Chand Agarwal
111
Shreshtha Vihar
Yozna Vihar
Laxmi Nagar
East Delhi Delhi - 110092
9810083483

Issue Date: 21/02/2020

Signature Not Verified
Digitally signed by
Hirdesh Aggarwal
Unique Identification
Authority of India 04
Date: 2020.09.16 16:34:57
IST



आपका आधार क्रमांक / Your Aadhaar No. :

4429 3949 2684

VID : 9173 5620 0384 0091

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



हिर्देश अग्रवाल
Hirdesh Aggarwal
जन्म तिथि/DOB: 10/10/1964
पुरुष/ MALE

Issue Date: 21/02/2020

4429 3949 2684

VID : 9173 5620 0384 0091

मेरा आधार, मेरी पहचान



सम्पन्न जगत्
Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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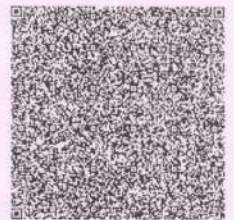


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



पता:
रमेश चंद अग्रवाल, 111, श्रेष्ठा विहार, योजना विहार, ईस्ट
दिल्ली,
दिल्ली - 110092

Address:
C/O Ramesh Chand Agarwal, 111, Shreshtha
Vihar, Yozna Vihar, East Delhi,
Delhi - 110092



4429 3949 2684

VID : 9173 5620 0384 0091

1947

help@uidai.gov.in

www.uidai.gov.in

राजस्थान

1991-1992



Gupta

Ramesh

Witness : 1. Mr. Hirdesh Aggarwal
S/o Sh. Ramesh Chand Aggarwal
R/o 111 Shereshtha Vihar, Yozna Vihar
Laxmi Nagar, East Delhi-110092
(Aadhaar No-4429 3949 2684)

Hirdesh Aggarwal
Hirdesh Aggarwal



SARTHAK TYAGI
ADVOCATE
CHAMBER NO. 94
TEHSIL COMPOUND, GHAZIABAD

2. Mr. Yatender Kumar Gupta
S/o Late Sh. Lalita Prasad Gupta
R/o A-192, Block-A, Surajmal Vihar
Near Yamuna Sports Complex, New Delhi
East Delhi
(Aadhaar No-7854 0307 5300)

Yatender Kumar Gupta



SARTHAK TYAGI
ADVOCATE
CHAMBER NO. 94
TEHSIL COMPOUND, GHAZIABAD

Dated : 04-03-2022 Drafted By **SARTHAK TYAGI (ADVOCATE) & Vinod Saxena (Document Writer)** Ch.No-94, Tehsil Compound Ghaziabad
M.No. 8447236886, 9810437721

SARTHAK TYAGI
ADVOCATE
CHAMBER NO. 94
TEHSIL COMPOUND, GHAZIABAD

आवेदन सं०: 202200739030015

बही संख्या 4 जिल्द संख्या 1748 के पृष्ठ 141 से 220 तक क्रमांक
1420 पर दिनांक 04/03/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Pranay
सुरेश चन्द्र मौर्य

उप निबंधक : सदर तृतीय

गाजियाबाद

04/03/2022

प्रिंट करें





सत्यमेव जयते

Comm. Plot No-03 Koyal Enclave

4136

INDIA NON JUDICIAL

RA KUMAR GUPTA
LICENSE NO. 11
JHIL, GHAZIABAD

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP99233816491249U
Certificate Issued Date : 24-May-2022 06:25 PM
Account Reference : NEWIMPACC (SV)/ up14000304/ GHAZIABAD/ UP-GZB
Unique Doc. Reference : SUBIN-UPUP1400030489886428554639U
Purchased by : DEEPAK GAMBHIR
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : COMMERCIAL PLOT NO.C-3 KOYAL ENCLAVE YOJANA
GHAZIABAD U.P. INDIA
Consideration Price (Rs.) :
First Party : GHAZIABAD DEVELOPMENT AUTHORITY
Second Party : DEEPAK GAMBHIR
Stamp Duty Paid By : DEEPAK GAMBHIR
Stamp Duty Amount(Rs.) : 1,79,89,500
(One Crore Seventy Nine Lakh Eighty Nine Thousand Five Hundred only)

Stamp
1,79,89,500/-

PREPARED BY ME

ANKUR KUMAR RANA

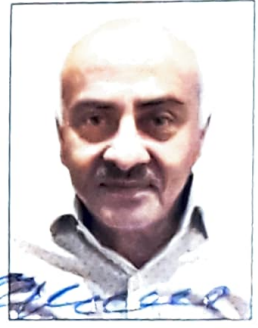


Verified By

Registration Clerk
Ghaziabad

Locked By

Substritar-III
Ghaziabad



Please write or type below this line

Agreement to Sale

(Signature)

दीनानाथ
अनुराधिव
गोप विप प्रभु

0000983689

Statutory Alert

1. This is the first time that the Certificate should be verified at the Government of India's Mobile App of Stock holding and ownership. The Certificate and its details are available on the Government of India's Mobile App. If the details are not available on the Government of India's Mobile App, the Certificate is invalid.
2. The details of the Certificate are available on the Government of India's Mobile App. If the details are not available on the Government of India's Mobile App, the Certificate is invalid.
3. The details of the Certificate are available on the Government of India's Mobile App. If the details are not available on the Government of India's Mobile App, the Certificate is invalid.





दीनानाथ
अनुराचिव
गा० वि० प्रा०

GHAZIABAD DEVELOPMENT AUTHORITY

AGREEMENT TO SALE

This agreement to sale is executed on 25-05-2022, between Ghaziabad development authority a body created provision of the U.P. urban planning and development act, 1973 hereinafter called authority (which expression shall unless the context does not admit includes its successors and assigness) through its AUTHORISED SIGNATORY-

..... FIRST PARTY

AND

Mr. Deepak Gambhir S/O Mr. Padam Chand Gambhir R/O 117, Shreshtha Vihar, Delhi-110092 though which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigness of the other part-

.....SECOND PARTY

That the first party advertised and published a allotment of multipurpose plots and residential flats through tender-cum-auction for the Commercial plot no- C-3 Koyal Enclave measuring area 5994.08 sq.mtrs. the second party submitted the bid in he same and allotment the area 5994.08 sq.mtrs. the boundaries of which is mentioned in the end of this deed & site plan is attached with this deed. The FAR & ground coverage as mentioned in the booklet is permissible.

दीनानाथ
अनुराचिव
गा० वि० प्रा०

आवेदन सं०: 202200739074541

विक्रय अनुबंध विलेख (कब्जा)

बही सं०: 1

रजिस्ट्रेशन सं०: 4136

वर्ष: 2022

प्रतिफल- 256987788 स्टाम्प शुल्क- 17989500 बाजारी मूल्य - 256987800 पंजीकरण शुल्क - 25699000 प्रतिलिपिकरण शुल्क - 80 योग : 2569980

श्री दीपक गम्भीर,
पुत्र श्री पदम चन्द गम्भीर
व्यवसाय : अन्य
निवासी: 117 ब्रेष्ठा विहार दिल्ली



ने यह लेखपत्र इस कार्यालय में दिनांक 27/05/2022 एवं 03:47:32 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुरेश चन्द्र शर्मा
उप निबंधक : सदर तृतीय
गाजियाबाद
27/05/2022

निबंधक लिपिक
27/05/2022

प्रिंट करें



That the second party participated in the tender-cum-auction held on 29.10.2021 along with other applicants and were the highest bidder having bid for Rs. 34,800.00 per sq.mtrs. Which is accepted by the vice chairman on 18.11.2021 and the allotment letter no. 1827/comm.anu./2021 dated 25.11.2021 was issued in the favour of the second party. The total premium of the plot including 12% lease rent & free hold charge and 10% Corner charges i.e Rs. 25,69,87,788.00 (Twenty Five crore Sixty Nine Lack Eighty Seven Thousand Seven hundred Eighty Eight Only).

The first party acknowledge the receipt of 25% of the total premium including 12% lease rent & free hold charge and corner charge i.e Rs. 6,42,46,947.00 (Six Crore Fourty Two Lack Fourty Six Thousand Nine Hundred Fourty Seven Hundred) and the balance 75% of the total premium charge i.e Rs. 19,27,40,841.00 (Ninety crore Twenty Seven lack Fourty Thousand Eight Hundred Fourty One Only) will be payable in 14 half yearly installment along with 11% interest as mentioned in the payment schedule letter dated 25.11.2021 and the penal interest will be charged @ 14% P.A. on the balance amount for the delayed period.

NOW BOTH THE PARTIES AGREE AS UNDER:

- 1- The first party declares that Commercial plot no- C-3 Koyal Enclave measuring area 5994.08 sq.mtrs is free from all charges, liens and encumbrances and transferred to the second party through this deed.
- 2- The second party agree to pay the balance 75% of the total premium charge i.e Rs. 19,27,40,841.00 (Ninety crore Twenty Seven lack Fourty Thousand Eight Hundred Fourty One Only) will be payable in 14 half yearly installment alongwith 11% interest as mentioned will be charged @ 14 p.a. on the balance amount for the delayed period.
- 3- The peaceful vacant physical possession of the plot in question will be given after the execution of the deed.




दीनानाथ
अनुराधिव
गा० दि० प्रा०

बही सं०: 1

रजिस्ट्रेशन सं०: 4136

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री दीना नाथ के द्वारा अंकुर कुमार राणा, लिपिक

निवासी: गा वि प्रा गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1

[Handwritten signature]

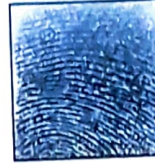


श्री दीपक गम्भीर, पुत्र श्री पदम चन्द गम्भीर

निवासी: 117 श्रेष्ठा विहार दिल्ली

व्यवसाय: अन्य

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ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री यतेन्द्र कुमार गुप्ता, पुत्र श्री स्व ललिता प्रसाद गुप्ता

निवासी: ए-192 ब्लाक ए सरजमल विहार दिल्ली

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री देवानंद वर्मा, पुत्र श्री जयवीर सिंह

निवासी: ग्राम बुदानी मोदीनगर गाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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सुरेश चन्द्र मोर्य

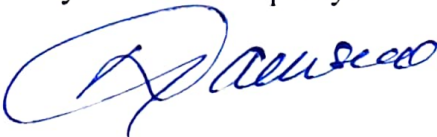
उप निबंधक : सदर तृतीय
गाजियाबाद
27/05/2022

[Handwritten signature]
निबंधक लिपिक गाजियाबाद
27/05/2022

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

प्रिंट करें

- 4- If the compensation of the land in question is increased by the decision of the court of law, the second party to pay the proportionate amount of compensation to the first party.
- 5- The second party has paid stamp duty on the total premium of plot including lease rent and free hold charges as per the rules.
- 6- The second party shall complete the construction of the building in accordance with the plan approved by GDA as per condition of agreement and as per minimum specification prescribed by the Ghaziabad development authority.
- 7- The second party under take to construct the building in according to the approved plan.
- 8- The second party shall be liable to pay rates, taxes, charges, and assessment of every description in respect of apportioned plot/building whether assessed, charged or imposed on that plot or on the building construction.
- 9- Any money due to the GDA from the second party of the aforesaid property, shall be recoverable as arrears of land revenue from the second party.
- 10- If it is disclosed that the agreement to sale of the plot@property has been obtained by suppression of any fact or mis-statement or misrepresentation or fraud or if there is any breach of the conditions of the agreement to sale, the agreement to sale will be cancelled as also with the possession of the property and the building thereon will be taken over by the authority and the second party will not be entitled to any compensation whatsoever nor for refund of any premium paid by him.
- 11- Any unauthorized construction Made by the second party, is liable to be demolished in accordance with the rules/laws in force.
- 12- The water supply, sewerage, drainage and electricity lines as per specification and standard shall be provided upto the boundary of the property by GDA. The internal work shall be completed by the second party.
- 13- The sale deed shall be executed in the proforma prescribed by the authority. The first party shall execute the sale deed within one months from the date of payment by the second party.


दीनानाथ
अनुमोदित
१० दि० प्रा०



ACKNOWLEDGEMENT

(NOT TO BE TREATED AS CHALLAN)

(Stamp And Registration Department)

Government of Uttar Pradesh

Application Id: 202200739074541	Sub Registrar Office : सदर तृतीय, गजियाबाद
Type of Document: विक्रय अनुबंध विलेख (कब्जा)	Unique Id:
Transaction No. : NIB220317682	Transaction Date: 26-05-2022
Assessment Year : 2022-2023	Tax Period:: A
Name of Bank	NA
Depositor Name:	श्री दीपक गम्भीर
Depositor Address:	117 श्रेष्ठा विहार दिल्ली

Head	Description	Serial No	Amount (in Rs.)
003003104010000	For Property Registration	18	2569980
	Total of the above Heads	--	2569980

A SUM OF Rs. 2569980 AGAINST THE HEADS MENTIONED ABOVE --[THROUGH NET-PAYMENT TRANSACTION]-- ON NA HAS BEEN DEPOSITED BY THE DEPOSITOR. THE BANK REFERENCE NO. RECEIVED AFTER THE TRANSACTION IS CPABRSPKQ7, Scroll Date:-NA

Note:- Please contact SBI Government Business Branch, Lucknow or Director Treasury, Jawahar Bhawan, Lucknow referring CPABRSPKQ7 for status of the deposit.





- 14- That the first party have right to cancellation, termination, forfeiture or re-entry on aforesaid grounds after the first party has service on the second party, a notice in writing and the violation has not been corrected by the second party within reasonable time.
- 15- That the terms and conditions given in the auction brochure and allotment letter dated 25.11.2021 shall be applicable.
- 16- In case, the cost of allotted property is more than rs. 50 lac, according to notification of income tax department, allottee will have to deposit due amount in account of Ghaziabad development authority after deduction of 1% TDS and deposit it in authority's permanent account number(PAN) XXXXXXXXX X. TDS certificate is to be submitted in the office of authority.
- 17- That the second party will not sell any part of the property until and unless the dues of GDA first party is cleared. The first party has got first charge/ leavy on that said property.
- 18- Decision of the vice chairman, Ghaziabad development authority will be final and binding.
- 19- Detils of Commercal plot no- C-3 Koyal Enclave measuring area 5994.08 sq.mtrs are boundaries of which are given below:

NORTH : OTHER PROPERTY / GH-2

SOUTH : 24 Meter Road

EAST : 45 Meter Road

WEST : OTHER PROPERTY / GH-3A

In witness the parties name above have signed this AGREEMENT TO SALE on...25... the day of 05-2022 at Ghaziabad U.P.



दीनानाथ
अनुरागिब
गा० दि० प्रा०



GHAZIABAD DEVELOPMENT AUTHORITY

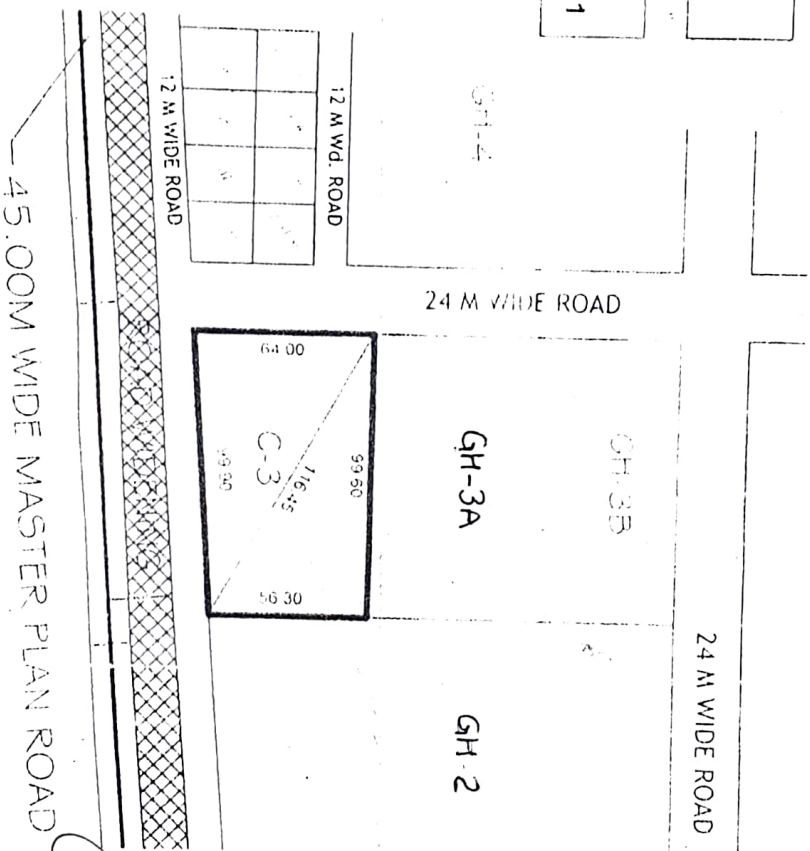
REVISED SITE PLAN OF COMMERCIAL PLOT C-3, AT KOYAL ENCLAVE SCHEME, LONI, GHAZIABAD

AREA SCHEDULE

COMMERCIAL (C-3) = 5994.08 Sqm.

GROUND COVERAGE - 50%
F.A.R. - 1.75

SITE PLAN HAS BEEN REVISED AS
PAR MEETING ON DATED 26/08/2021



D.M.

UN ENGR

ASST ENGR

EX ENGR

T.P.

SECRETARY

VICE CHAIRMAN

31/07/2021 - 21-4-2022



उत्तर प्रदेश

भाचचित्र प्रलेख सं. 408/22
के साथ प्रस्तुत किया

सं. 020 (तृतीया)
गाजियाबाद

21/05/2022


HAZIABAD DEVELOPMENT AUTHORITY



Witness No.1:-

YATENDER KUMAR GUPTA
S/o Late Shree Lalita Prashad Gupta
A-192 Surajmali Lihar
Delhi-110092

(First Party)


दीननाथ
अनुसचिव
गा० वि० प्रा०

Witness No.2:- देवा-1-59नर

देवा-1-59नर
स.प्र.जी.प्रा.वी.ए.ए.ए.ए.
गाँव मुदा-न ओदी नगा


(Second Party)

आवेदन सं०: 202200739074541

बही संख्या 1 जिल्द संख्या 16837 के पृष्ठ 25 से 46 तक क्रमांक 4136 पर
दिनांक 27/05/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुरेश चन्द्र मोर्य

उप निबंधक : सदर तृतीय

गाजियाबाद

27/05/2022





गाजियाबाद विकास प्राधिकरण

विकासपथ, गाजियाबाद

I.S.O.-9001-2000 एवं I.S.O.-14001-2004 प्रमाणित संस्था

पत्र सं० 0446 / व्यव०अनु० / 2022

दिनांक 04/06/22

सेवा में

श्री दीपक गंभीर पुत्र श्री पदम चन्द गंभीर,,
निवासी-117, श्रेष्ठा बिहार
दिल्ली

विषय:- व्यवसायिक भूखण्ड संख्या-सी०-3 कोयल एन्क्लेव योजना गाजियाबाद के
कब्जा पत्र के सम्बन्ध में।

महोदय/महोदया,

आपको सूचित किया जाता है कि उपरोक्त भवन/भूखण्ड की निशानदेही/साप हेतु पिछले एक माह नियत की गई है। कृपया आप अपने लीज डीड/अनुबन्ध विलेख/विक्रय विलेख, साईट प्लान तथा अन्य सम्बन्धित कागजात लेकर सम्बन्धित अवर अभियन्ता से सायंकाल 3 बजे से 5 बजे के बीच सम्पर्क स्थापित कर समय आदि निश्चित कर लें। इस भूखण्ड का क्षेत्रफल 5994.08 वर्गमी० है।

भवदीय,

प्रभारी व्यवसायिक

पत्र सं० / व्यव०अनु० / 2022

प्रतिलिपि:

दिनांक

सहायक अभियन्ता को सूचनार्थ तथा आवश्यक कार्यवाही हेतु कृपया प्लॉट की निशान देही के बाद आवश्यक मीमो भूखण्ड अनुभाग को रिकार्ड हेतु भिजवाने का कष्ट करें।

गवाह-नाम/पता व हस्ताक्षर सहित

(1) YATENDER KUMAR GUPTA
S/o Late Latita Pansod Gupta
A-192 Sm. P. Chh-110092

(2) देवानन्द वसि
देवानन्द वसि S/o जी लखवीर सिंह वसि
गाँव उदयन मौकी नशाट गठ

प्रभारी व्यवसायिक

गाजियाबाद विकास प्राधिकरण, गाजियाबाद

अधिकार परिवर्तन प्रपत्र

योजना का नाम - कोयल इकोनोम योजना

प्लॉट संख्या	प्लॉट की माप	क्षेत्रफल वर्गगज/वर्ग मीटर	विशेष विवरण
८-३	उत्तर $99.90 + 99.60/2 \times 64.00 + 58.30 = 5994.085 \text{ sqm}$ दक्षिण $72.29 \times 3 \text{ सं } 0 \text{ CM-2}$ पूर्व $24.00 \text{ मी } 0 \text{ चौड़ी सड़क}$ पश्चिम $12.00 \text{ मी } 0 + 45.00 \text{ मी } 0 \text{ चौड़ी सड़क}$		

मैंने उपरोक्त प्लॉट का अधिकार आज दिनांक 7-6-22 को 4-00 बजे मध्याह्न पूर्व/पश्चात प्राप्त कर लिया है। प्लॉट की पूर्ण पट्टे में दर्शायी गई/नाप मेरे सामने की गई है। जिसमें मैं पूर्णतः सन्तुष्ट हूँ।

अधिकार दिया गया

7-6-22
(अधिकार प्रदान कर्ता के हस्ताक्षर)

तथा पद - अवर अभियन्ता

गाजियाबाद विकास प्राधिकरण की ओर से

दिनांक - 7-6-22

अधिकार प्राप्त किया

(अधिकार प्राप्त कर्ता के हस्ताक्षर)

नाम श्री दीपक गंभीर

नाम - श्री दीपक गंभीर

पता - 117, रोडू विहार

दिनांक - 7-6-22

मेरे समक्ष अधिकार प्राप्त किया

गवाह

प्रतिलिपि सहायक अभियन्ता/संयुक्त सचिव/विशेषाधिकारी, गाजियाबाद को सूचनार्थ एवं कार्यवाही हेतु।

दिनांक अवर अभियन्ता ।

सहायक अभियन्ता,
गाजियाबाद विकास प्राधिकरण
गाजियाबाद