



Ghaziabad, M.L. 9011122

e-Stamp

Compound Ghaziabad

Statutory Alert:

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

OFFICE NUMBER

Key No. 111

111



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

SCHEDULE OF PROPERTY

- | | | |
|---|---|--|
| 1. Nature of Property | : | Free Hold Group Housing Plot, |
| 2. V.Code/SI.No. | : | 0285/102 |
| 3. Details of Property | : | Plot No-GH-6, Sector 3,
Kingwood Enclave, Wave City,
Tehsil & Distt. Ghaziabad (U.P) |
| 4. Construction/Building exists on Plot | : | No |
| 5. Measurement of Property Area | : | 47735.55 Square Meters |
| 6. Status of Road | : | 57 Meter Wide Road |
| 7. Total Consideration Value | : | Rs.1,60,00,00,000/- (Rupees One
Hundred Sixty Crores Only)/- |
| 8. Total Value as per Circle Rate | : | Rs. 90,85,00,000/- (Rupees Ninety
Crores Eighty Five Lakhs Only) |
| 9. Govt. Circle Rate | : | Rs. 17300/- Per Square Meter +
10% increase for Corner /Two
Side Open Plot |

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR

आवेदन सं०: 202300739025156

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3134

वर्ष: 2023

प्रतिफल- 1600000000 स्टाम्प शुल्क- 112000000 बाजारी मूल्य - 1600000000 पंजीकरण शुल्क - 160000000 प्रतिनिधिकरण शुल्क - 160 योग : 16000160

श्री गौड़संस हाईटेक इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड द्वारा
सार्थक गौड अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मनोज कुमार गौड
व्यवसाय : अन्य
निवासी: 1 बाराखम्भा रोड नई दिल्ली



श्री, गौड़संस हाईटेक इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड द्वारा

सार्थक गौड अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 31/03/2023 एवं 10:45:27

AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी
उप निबंधक :सदर तृतीय
गाजियाबाद
31/03/2023

मंजूर अहमद / नवनीत कुमार . .
निबंधक लिपिक
31/03/2023

प्रिंट करे



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

- | | | |
|--------------------------|---|--|
| 10. Park Facing | : | No |
| 11. Two Side Open/Corner | : | YES |
| 12. Stamp Duty Paid | : | Rs. 11,20,00,000/- (Rupees Eleven Crores Twenty Lakhs Only) |

DESCRIPTION OF PROPERTY

Group Housing Plot No. GH-6, admeasuring 47735.55 square meters falling in the developed Kingwood Enclave, Sector-3, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

- | | |
|---------|-------------------|
| East - | Master Plan Green |
| West - | Road 24 mtr. wide |
| North- | Green Area |
| South - | Road 57 mtr. wide |

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR

आवेदन सं०: 202300739025156

बही सं०: 1

रजिस्ट्रेशन सं०: 3134

वर्ष: 2023

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

विक्रेता: 1

श्री उप्पल चढ़ा हाईटेक डेवेलोपर्स प्राइवेट लिमिटेड के द्वारा नन्द किशोर ,
पुत्र श्री जय किशन

निवासी: आरसी-920, कला एन्क्लेव, खोड़ा, गाज़ियाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री गौडसंस हाईटेक इन्फ्रास्ट्रक्चर प्राइवेट लिमिटेड के द्वारा सार्थक गौड ,
पुत्र श्री मनोज कुमार गौड

निवासी: 1 बाराखम्मा रोड नई दिल्ली

व्यवसाय: अन्य

[Signature]



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री रोशन लाल , पुत्र श्री अशोक कुमार

निवासी: 466ए कमला कवाटर गाज़ियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री हिमांशु , पुत्र श्री सतीश

निवासी: 95 कमला कवाटर गाज़ियाबाद

व्यवसाय: अन्य

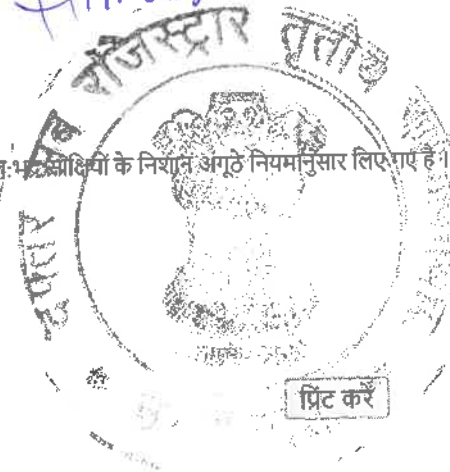
Himanshu



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी
उप निबंधक : सदर तृतीय
गाज़ियाबाद
31/03/2023

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



मंजूर अहमद / नवनीत कुमार .
निबंधक लिपिक गाज़ियाबाद
31/03/2023

प्रिंट करें

E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

CONVEYANCE DEED

Stamp Duty Paid Rs. 11,20,00,000/- (Rupees Eleven Crores Twenty Lakhs Only).

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 31st day of March 2023, at Ghaziabad, Uttar Pradesh.

BY

M/s UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED (PAN-AAACU7200M), a company incorporated under provisions of the Companies Act, 1956, having its Registered Office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049, represented by its authorized signatory Mr. NAND KISHORE S/O SH. JAI KISHAN, appointed by virtue of a duly executed Company Board Resolution dated 28.02.2023, (hereinafter referred to as the "Seller/Vendor" which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors in interest, affiliates, nominees, administrators, executors, legal/authorized representatives, attorney(ies) and permitted assigns).

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



भारत सरकार
कानून विभाग

E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

IN FAVOUR OF

GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED, a company incorporated and registered under the provisions of Companies Act 1956, having its corporate office at **Plot no. 1, Gaur Biz Park Abhay Khand 2, Indirapuram Ghaziabad, Uttar Pradesh** through its Director **Mr. SARTHAK GAUR S/o Mr. MANOJ KUMAR GAUR**, R/o 1, Barakhamba Road, New Delhi, (hereinafter referred to as the **"PURCHASER/VENDEE"** which expression unless it be repugnant to the context or meaning thereof, shall be deemed to mean and include its successors, executors, legal heirs, nominees, legal representatives and attorney(ies), administrators and permitted assigns).

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR


RAKESH KUMAR SHARMA
Advocate
Reg. No.- 10-5294/86
Ch. No.-12, Tehsil
Ghaziabad, M.: 9811112539





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Issued date: 30.03.2023

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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR


RAKESH KUMAR
Reg. No.-T
Ch. No.-12, Tehs
Ghaziabad, M.: 901112530





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Issued date: 30.03.2023

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").

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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



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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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



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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).The Vendee has shown interest in buying the Plot No. GH-6, admeasuring 47735.55 Square Meters (Approx. 57091.71 Square Yards) falling in Kingwood, Sector-3, Wave City, Ghaziabad, Uttar Pradesh.The Vendor has informed to Vendee that the Competent Authority has already granted/issued the completion certificate in respect of Sector-3, Wave City, Ghaziabad, Uttar Pradesh, forming part of the said Project, wherein the said Group Housing Plot is situated at. The Vendor has obtained all necessary permission and approvals of the project alive and subsisting under which the said project is being developed by the Vendor.

AND WHEREAS the Vendee(s) after inspecting, checking and verifying all the ownership records, title documents, approvals/licenses, sanctions, plans pertaining to Project Land and after having completely satisfied himself/herself/themselves with the same had booked a **Plot No. GH-6, admeasuring 47735.55 Square Meters (Approx. 57091.71 Square Yards) falling in Kingwood, Sector-3, Wave City, Ghaziabad, Uttar Pradesh** (hereinafter referred to as **"Said Plot"**) details of area of the said plot has been attached in **Annexure-B**.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



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Issued date: 30.03.2023

AND WHEREAS the said Vendor upon the request of the Vendee(s) has agreed to sell the said Plot No. GH-6, admeasuring 47735.55Square Meters falling in Kingwood, Sector-3, Wave City, Ghaziabad, Uttar Pradeshhereinbefore described to the Vendee(s) for consideration amounting to Rs. 1,60,00,00,000/- (Rupees One Hundred Sixty Crores Only)".

AND WHEREAS, the Vendee(s) have paid and acknowledged by Vendor the amount of Rs. 25,00,00,000/- (Rupees Twenty Five Crores Only) through cheque and RTGS towards the purchase of the Said Plot out of the total sale consideration of Rs. 1,60,00,00,000/-(Rupees One Hundred Sixty Crores Only)and TDS amounting to Rs. 1,60,00,000/- (Rupees One Crores Sixty Lacs Only) deposited vide Challan No. 23032901299952ICIC, 23032901391104ICIC and 23032901338675ICIC and balance amount of Rs. 1,33,40,00,000/- (Rupees One Hundred Thirty ThreeCroresForty Lakhs Only) has been paid by the Vendee(s) as per the agreed terms of payment as below:

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V**Issued date: 30.03.2023**

Sr. No.	Amount(Rs.)	Cheque No.
1	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000868
2	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000869
3	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000870
4	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000871
5	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000872
6	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000873
7	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000874
8	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000875
9	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000876
10	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000877

For Upal Chadha Hi-Tech Developers Pvt. Ltd.


 Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


 DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V**Issued date: 30.03.2023**

11	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000878
12	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000879
13	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000880
14	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000881
15	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000882
16	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000883
17	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000884
18	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000885
19	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000886
20	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000887

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


 Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


 DIRECTOR



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21	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000888
22	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000889
23	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000890
24	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000891
25	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000892
26	Rs. 5,00,00,000/- (Rupees Five Crores Only)	000893
27	Rs. 3,40,00,000/- (Rupees Three Crores Forty Lakhs Only)	000895
Total	Rs. 1,33,40,00,000/- (Rupees One Hundred Thirty Three Crores Forty Lakhs Only)	

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). The total sale consideration with the applicable Floor Space Index (FSI), which is inclusive of Total Sale Consideration of plot and all other charges such as EDC, PDC, IDC, PLC, Free Hold Charges, cost of carrying out of peripheral infrastructural development thereto. The aforesaid Aggregate Consideration is full and final.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

 Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


 DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V**Issued date: 30.03.2023**

AND WHEREAS, Vendor shall continue to have reasonable control over the said "Group Housing Plot" until the Vendee(s) has paid the entire amount of consideration. or in the event of dishonor of said PDC Vendor shall serve notice to Vendee of 60 days to cure the default and make the payment, however if the Vendee does not make the payment within 60 days, interest at the rate of 12% (Twelve percent) per annum will be levied and the same shall be calculated on the unpaid amount from the due date until the actual date of payment failing which this Deed shall be terminated by the Vendor.

AND WHEREAS the Vendor holds unimpeachable and marketable title and power to convey, transfer, alienate and 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. 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.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

DIRECTOR



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Issued date: 30.03.2023

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.'

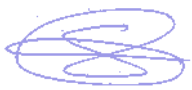
NOW, THEREFORE, THIS DEED OF ABSOLUTE CONVEYANCE WITNESSETH AS UNDER:

1. That Vendor hereby admits and acknowledges that the Vendor do hereby absolutely sell, assure, convey, grant, transfer, assign, grant by way of absolute conveyance completely and absolutely all its rights, title and interests in the Said Plot No. GH-6, admeasuring 47735.55 Square Meters falling in Kingwood, Sector-3, 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, lies pendent, claims and demands whatsoever. The Said Plot is shown with Black colour in the sketch Map/Plan attached herewith and marked as **Annexure -A**.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



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2. That the Vendor is full-fledged and lawful owner of the Said Plot and is fully competent and entitled to execute and get registered this Conveyance Deed in favour of the Vendee(s) and to confer a clear and marketable title in respect thereof in favour of the Vendee(s). The title of the Vendor is free from all types of encumbrances, charges, liens, acquisition proceedings, charges, taxes, restraint orders, recovery attachment etc. and no litigation whatsoever is pending in respect of the Said Plot before any Court or Authority.
3. That the Vendee(s) agree(s) that terms and conditions contained in the MOU entered between the Vendor and the Government of Uttar Pradesh and the other terms and conditions of the Hi-Tech Township Scheme will be applicable on the Said Plot allotted to the Vendee(s).
4. That the Vendor on this day has delivered actual and physical possession of the vacant/developed plot to the Vendee(s), absolutely and forever and the same is acknowledged by the Vendee(s). That the Vendor has further assured the Vendee(s) that it shall be lawful for the Vendee(s) for all times to enter into, to occupy and enjoy ownership & possession of the Said Plot without any letting, hindrance, interruption, disturbances, claims or demands from the Vendor or any person claiming under or through the Vendor but subject to terms, conditions, stipulations and restrictions contained in this Deed.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



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5. That the Vendee(s) from the date of possession of this plot shall be liable to pay the house tax, property tax, water tax and sewerage tax and such other taxes or any other future tax or any other fees, cess or taxes as and when levied by the Local Authority/Body under the prevailing law and rules of the land. These taxes, fees, cesses etc., shall be paid by the Vendee(s) irrespective of the fact whether the maintenance is carried out by the Vendor or its nominees.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

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DIRECTOR



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6. That, the Vendee(s) shall be bound to Complete construction of the Group Housing Building etc. on the 'Said Plot' allotted to the Vendee(s), after getting the plans sanctioned from the Competent Authority at its own cost and expenses and as per the timelines submitted before the Hon'ble Real Estate Regulatory Authority and abide by the terms set forth within the Guidelines for Group Housing Construction, 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 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 Group Housing Plot' as per the sanctioned Map approved for Group Housing by the competent authority/GDA. The Vendee(s) hereby specifically agrees with the Vendor that the conveyance of the 'Said Plot' in favor of the Vendee(s) shall be subject to strict compliance of all the conditions mentioned in the Hi-Tech Policy, Development Agreements, bye-laws of the GDA or any other Competent Authority and Building Bye Laws, Rules, notifications, enactments of the competent authority and guidelines that may be framed by the Government / GDA or any other Competent Local Authority for occupation and use of the 'Said Plot'.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

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7. That the Vendee(s) shall be bound to get the plot sanctioned from the GDA as per the prevailing by-laws. In case Vendee(s) opts for purchasable FAR, then the Vendor being the master developer of the township shall provide all the assistance as required by the Vendee(s) for sanctioned of the maps, further Vendor being the master developer of township has already obtained the Height NOC, Environmental NOC, Pollution NOC at the township level, so it has been agreed between both the parties that these NOC's can be used by the Vendee(s) (if required) for the sanctioned of plans of its plot. If the delay is caused by the Vendee(s) and thus leading to imposition of penalty by GDA or any such delay interferes/hinders with the procurement of Occupation/Completion Certificate of the said township or any part thereof or leads to violation of any of the condition of Hi-Tech Policy, notifications, govt. orders, bye-laws, Development Agreements executed by the Vendor with Govt. of U.P. or any other competent authority, then the Vendor and/or competent authority shall have the right to take any action as per applicable law and/or may also impose penalty in this regard.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

- a. It is further clarified and confirmed by the Vendor the free hold charges on Plot No. GH-6, admeasuring 47735.55 Square Meters (Approx. 57091.71 Square Yards) falling in Kingwood, Sector-3, Wave City, Ghaziabad, Uttar Pradesh has been completely paid and if in future any dues occur on accounts of this free hold charges towards GDA for the land falling in this plot the same shall be paid/borne by the Vendor only.
8. It is agreed between both the parties that Vendee's shall commence the development upon the said plot within 1(one) year from the date of RERA registration without any reasonable cause except the Force Majeure circumstances.
9. That "Group Housing Plot" shall always be used as per the approved Group Housing Sanctioned Plan, any change or deviation in the specified use, which is not in consonance with the approved plans shall not be permitted.

For Upaal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

10. That the Vendee(s) hereinafter shall become the lawful owner and in possession of the Said Plot by virtue of the present Conveyance Deed and shall have the absolute and complete rights to hold, use, enjoy and transfer the Said Plot, in any manner without any hindrance, claims or demands whatsoever from the Vendor or from any other person claiming under or through it.
11. That the Vendor doth hereby covenants with the Vendee(s) that all dues, demands, taxes, charges, duties, liabilities, has been cleared upto the present date of execution of this Deed and Vendee(s) undertakes that hereinafter and in future the Vendee(s) shall be liable and responsible to clear any and all dues, demands, taxes, duties, liabilities in respect of the Said Plot or any part thereof.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

12. That the Vendee(s) hereby expressly agrees to enter into a maintenance arrangement under the title "City Level Maintenance Agreement" separately with the Vendor's Nominated Maintenance Manager (M/s Dilbird Real Home Private Limited) or any other agency nominated by the Vendor. The Vendor confirms hereby that the present rate of City Level Maintenance Charges are 32 paise per sqft on FAR of the plot. It is also agreed between the parties that the maintenance will be charged after the 4 years from the date of RERA registration or receipt of completion certificate whichever is earlier. After this period, the decision of the Vendor or the Maintenance Agency in respect of cost of maintenance will be final and binding on the Vendee(s) provided it is applicable to other buyers of the Group Housing Plot also. The Vendee(s) undertakes to pay promptly without any reminders all bills and charges as may be raised by the Maintenance Agency from time to time. The Vendee(s) hereby assures the Vendor that the Vendee(s) shall not withhold, refuse or delay the payment of maintenance bills raised by the Maintenance Agency for any reason whatsoever.

13. That the Vendee(s) further agrees that he/she/it/they shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot'

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

14. The Vendee(s) further acknowledges that the Vendor shall be carrying out extensive development/construction activities for many years in future in the entire area falling within/outside the Hi-Tech Township in which the 'Said Plot' is located and the Vendee(s) agrees not to raise any objections or make any claims or default in any due payments (if any) as demanded by the Vendor on account of inconvenience, if any, which may be suffered by the Vendee(s) due to such development/ construction activities.
15. It is further agreed by the Vendee(s) that the Vendor shall have the absolute authority to deal in any manner with all lands (except the Said Plot), facilities and amenities as mentioned above including but not limited to creation of further rights in favor of any other party by way of sale, transfer, lease, collaboration, joint venture, operation and management or any other mode including transfer to government, semi government, any other authority, body, any person, institution, trust or any other local body which the Vendor may deem fit.
16. That the Vendeeshall have the right to obtain finance from any financial institution / bank or any other lawful sources for purchase of the said "Group Housing Plot" and if required the Vendor shall provide all assistance and requisite No-Objection-Certificate and/or permission to mortgage, to such Banks and financial Institutions from which Vendee has applied for financial accommodation/loan.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

17. 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 Maintenance Agreement executed by the Vendee(s) with the Vendor at any time before execution of this Conveyance Deed.
18. 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.
19. The cost of stamp duty, registration charges and other incidental charges and expenses is borne by the Vendee(s). Any deficiency in stamp duty as may be determined by the Sub-Registrar/concerned Authority along with consequent penalties / deficiencies as may be levied in respect of the Said Plot being conveyed by this Deed shall also be borne by the Vendee(s) exclusively.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

20. 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.
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. Vendee(s) shall strictly follow the construction control/guidelines approved by the Competent Authority. In the event of any violation of the Building Plan or bye-laws of Government of Uttar Pradesh by the Vendee(s), the Vendee(s) shall have no claim or right to seek any compensation for such acts or omissions from the Vendor and shall be liable to pay/ make good the cost/penalty incurred by the Vendor.
22. That in case any provision of this Conveyance Deed is determined to be void or unenforceable under any applicable law, such provision shall be deemed to be amended or deleted in so far same is inconsistent with statute and the remaining provisions of this Deed shall remain valid, enforceable and binding on the Parties.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

23. That the Vendee(s) agrees and confirms that all obligations arising by virtue of this Deed in respect of Said Plot being the subject matter of this Deed shall be equally applicable and enforceable against any or all occupiers, tenants, licensees and/or subsequent purchasers/vendee(s) of the Said Plot. The Vendee(s) undertakes to make all efforts to ensure that its successors-in-interest continues to perform various obligations liable to be performed in terms of this Deed. The Vendee(s) also confirm that they have clearly understood each and every clause/covenant of the Conveyance Deed and its/their legal implications thereon and have also clearly understood his / her / their obligations and liabilities and the Vendor's obligations and limitations as set forth in the Conveyance Deed. The Vendee(s) further undertake not to do anything or shall not use the Said Plot being the subject matter of this Deed in a manner which may cause any nuisance, annoyance or obstruction or hindrance to the other owners/occupants in the said Township or is immoral or illegal. Also, the Vendee(s) shall not keep any hazardous, explosive, inflammable chemicals/material etc., which violates the bye-laws applicable to the Said Plot.

For Upal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR



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

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

"RESOLVED THAT the Board of Directors do hereby authorise, severally, Mr. Nand Kishore S/o Sh. Jai Kishan R/o R C 920, Kala Enclave, Khora Enclave, Khora Colony, Khora, Khora Gaon, Ghaziabad, Uttar Pradesh-201309, Mr. Dheeraj Kumar S/o Sh. Ashok Kumar R/o Flat No.- G-902, Amrapali Princely Estate, Sector-76, Noida, Gautam Buddha Nagar, U.P. -201301 and Mr. Puneet Bhardwaj S/o Rajesh Bhardwaj R/o H-114, Sector-23, Sanjay Nagar, Ghaziabad, UP-201002 to sign, execute, present etc., for and on behalf of the Company, Sale/Conveyance deeds including any change, rectification, alteration or modification therein in favour of applicant(s)/allottee(s)/buyer(s) of Plots/Floors/Apartments/Flats/ Commercial Shops in the Company's Project "Wave City" at NH-24, Ghaziabad, UP, and to appear or represent the Company before the concerned Registrar/Sub-Registrar or any other authority empowered in this regard, as and when required, to cause the registration of the said Sale/Conveyance Deed(s) and to admit the execution thereof, and to collect the registered copies thereof from the said authority's office, and also to take any other step or steps, and to do all such other acts, deeds, matters or things which may be required and necessary for the aforesaid purposes.

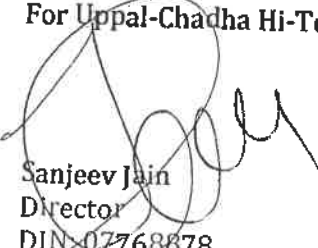
RESOLVED FURTHER THAT Mr. Nand Kishore, Mr. Dheeraj Kumar and Mr. Puneet Bhardwaj the aforesaid authorized representatives, be and are hereby severally authorised to sign and execute possession letter(s)/certificate(s) in favor of aforesaid allottee(s) of Plots/Floors/Apartments/Flats in the Company's aforesaid Project, and/or to do all such other act(s), deed(s) or thing(s) which may be required and necessary in this regard.

RESOLVED FURTHER THAT this resolution will be valid for a period of 1 (One) month from the date 01st March, 2023 to 31st March, 2023 and the authorization given herein this resolution will cease on expiry of said 1 (One) month.

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

Certified True Copy

For Uppal-Chadha Hi-Tech Developers Private Limited


Sanjeev Jain
Director

DIN-07768878

**Address: 58, Krishan Kunj Extension, Gali No-2, Part-1
Laxmi Nagar, Shakar Pur Baramad, Delhi-110092**

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


DIRECTOR

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City - 201015 (U.P.)
India

T +91 - 120 - 4188950/52
E customercare@wavecity.in
www.wavecity.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T +91 - 120 - 4180500
F +91 - 120 - 4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

T +91 - 11 - 46586148



भारत सरकार
GOVERNMENT OF INDIA

नन्द किशोर
Nand Kishore
जन्म तिथि/ DOB: 17/08/1989
पुरुष / MALE

9558 3865 0771

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: Address

S/O: जय किशन, आरसी-
920, कला एन्क्लेव, खोडा,
खोडा, गाजियाबाद,
उत्तर प्रदेश - 201309

S/O: Jai Kishan, rc-920,
kala enclave, khoda
Khoda, Ghaziabad, Uttar
Pradesh - 201309

1947
2400 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 001

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

DIRECTOR



	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	
Download Date: 08/06/2021	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	Issue Date: 12/02/2021
8613 2403 3024	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	8613 2403 3024
VID : 9148 7152 5853 9943	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	VID : 9148 7152 5853 9943
मेरा आधार, मेरी पहचान	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	मेरा आधार, मेरी पहचान

	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	
Download Date: 08/06/2021	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	Issue Date: 12/02/2021
8613 2403 3024	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	8613 2403 3024
VID : 9148 7152 5853 9943	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	VID : 9148 7152 5853 9943
मेरा आधार, मेरी पहचान	सर्वोच्च न्यायालय सर्वोच्च न्यायालय सर्वोच्च न्यायालय	मेरा आधार, मेरी पहचान

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

DIRECTOR



E-Stamp Certificate No.IN-UP73596654753982V

Issued date: 30.03.2023

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:

VENDOR

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

 Authorised Signatory

VENDEE

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


 DIRECTOR

WITNESSES:-

1.


 RAKESH KUMAR
 Reg. No. -
 Ch. No.-12, Tehsil Compound
 Ghaziabad, M.: 9811112539




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


 RAKESH KUMAR
 Reg. No.-U.P. 3208/26
 Ch. No.-12, Tehsil Compound
 Ghaziabad, M.: 9811112539




 HIMANSHU S/O SATISH
 R/o 95, Kamla Quarter, G.F. Road, Ghaziabad
 (Aadhaar No.-1117 2003 2483)

21/12

Reg. No. 12
No. 12, 12
Chandigarh, M. 12

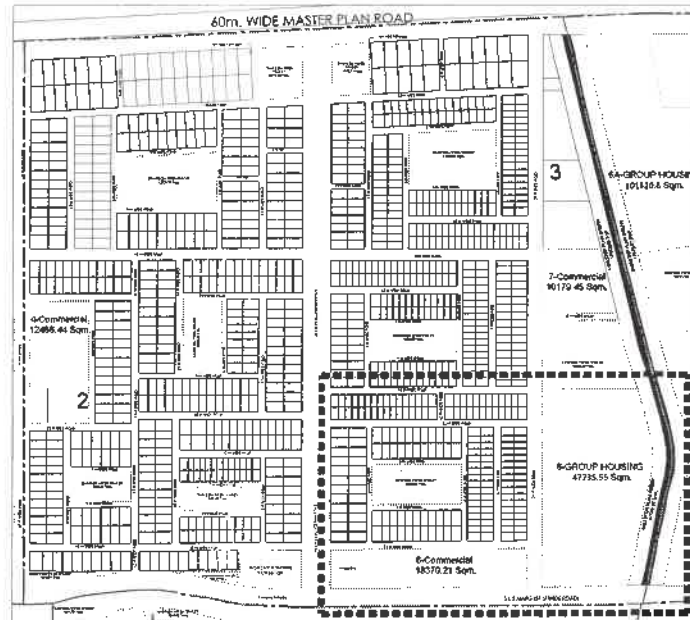
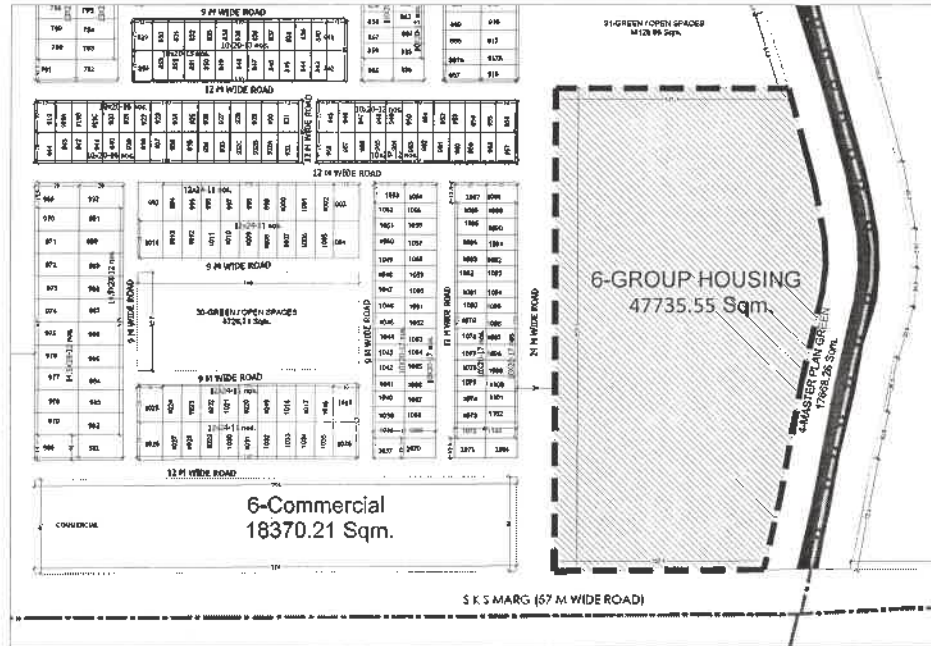


12/12/2012

Reg. No. 12
No. 12, 12
Chandigarh, M. 12

Annexure - A

LOCATION PLAN
SECTOR-3, WAVE CITY



KEY PLAN

WAVE
City

TITLE :
SECTOR-3

PLOT REF. NO:
PLOT NO. GROUP HOUSING - 6

DRAWN BY:

CHECKED BY:

SCALE :
N.T.S

APPROVED BY:

DATE :
24.03.2023

NORTH



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

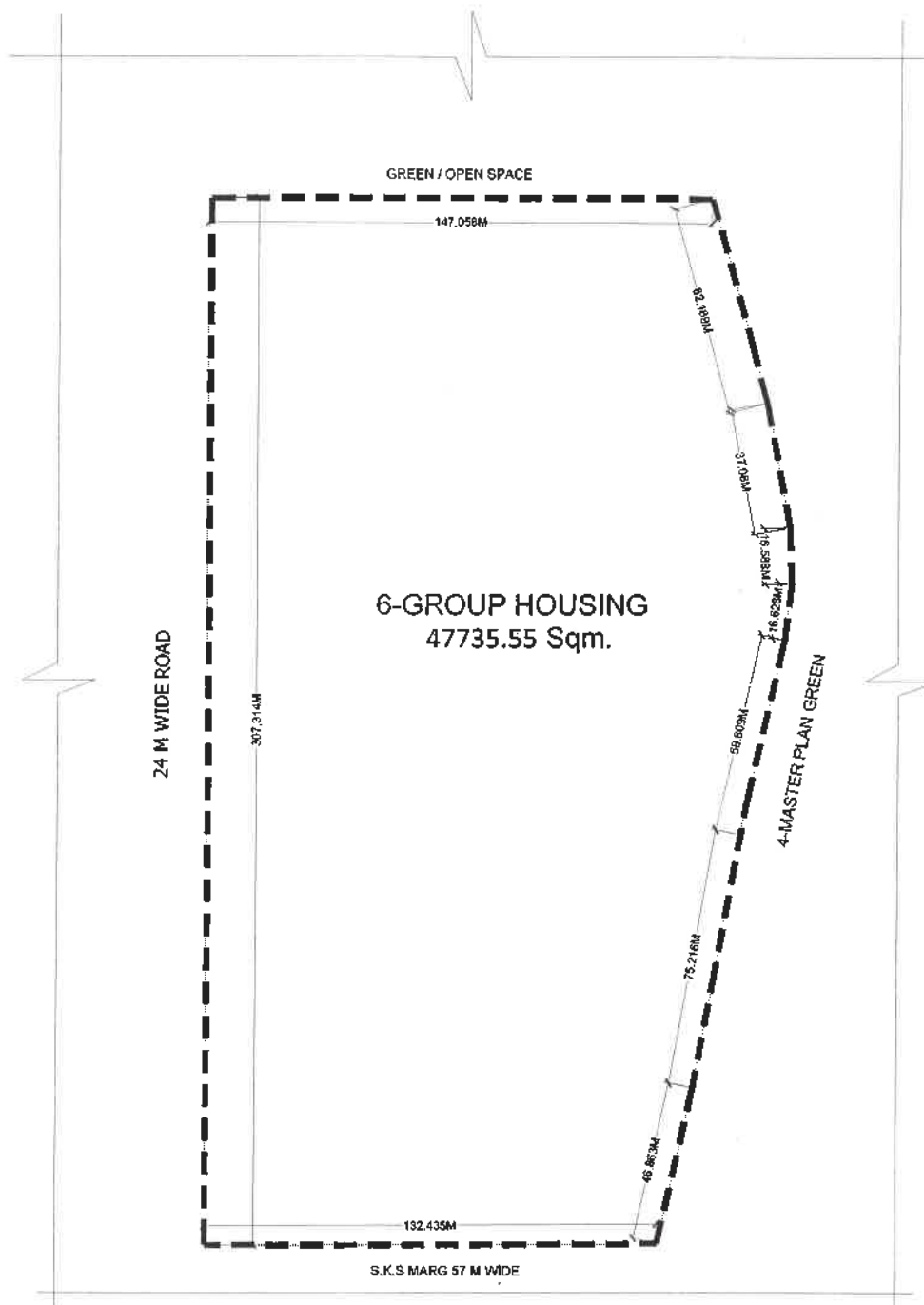
Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

DIRECTOR



Annexure - A

PLOT LAYOUT PLAN
SECTOR-3, WAVE CITY

- PLOT AREA = 47735.55 SQM.
- DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

WAVE
City

TITLE :

SECTOR-3

DRAWN BY:

SCALE :

N.T.S

DATE :

24.03.2023

PLOT REF. NO:

CHECKED BY:

APPROVED BY:

PLOT NO. GROUP HOUSING - 6

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(Signature)
Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED

(Signature)
DIRECTOR



Annexure – B					
Group Housing Number – 06, Sector – 03, in Village Naiphal, ParganDasna, Dist. Ghaziabad, U.P.					
S. No.	Khasra NO	Total Area In Sqmt	Purchased Area by Vendor (In sqmt)	Title Document No	Area Falls in Plot No. GH-06 in sq.mtr. (transferred to Vendee)
1.	51	10880	1088	Document No. 272 book No. 1 Volume No. 7759 page No. 221 to 278 dated 21.01.2009	3980.12
			1088	Document No. 266 book No. 1 Volume No. 7759 page No. 1 to 40 dated 21.01.2009	
			5440	Document No. 3591 book No. 1 Volume No. 8023 page No. 361 to 434 dated 11.09.2009	
			3264	Document No. 2323 book No.1 Volume No. 7926 page No. 299 to 346 dated 19.06.2009	
2.	52	620	620	Document No. 2921 book No. 1 Volume No. 8353 page No. 275 to 296 dated 23.06.2010	138.24
3.	53	1200	1200	Document No. 2921 book No. 1 Volume No. 8353 page No. 275 to 296 dated 23.06.2010	101.37
4.	54	4300	4300	Document No. 6334 book No. 1 Volume No. 9190 pageNo. 155 to 176 dated 04.10.2011	275.28
5.	55	2530	2530	Document No. 2921 book No. 1 Volume No. 8353 page No. 275 to 296 dated 23.06.2010	1927.5
6.	56	3930	3930	Document No. 308 book No. 1 Volume No. 7762 page No. 1 to 120 dated 23.01.2009	3930
7.	58	2550	637.5	Document No. 6661 book No. 1 Volume No. 7681 page No. 201 to 252 dated 10.12.2008	2550
			637.5	Document No. 2188 book No. 1 Volume No. 7914 page No. 337 to 376 dated 09.06.2009	
			637.5	Sale Deed vide Document No. 278 book No. 1 Volume No. 8158 page No. 203 to 230 dated 21.01.2010	
			637.5	Sale Deed vide Document No. 6663 book No. 1 Volume No. 7681 page No. 279 to 330 dated 10.12.2008	

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


 Authorised Signatory

For GAURSONS HI-TECH INFRASTRUCTURE PRIVATE LIMITED


 DIRECTOR



8.	59	9640	1607	Document No. 6661 book No. 1 Volume No. 7681 pageNo. 201 to 252 dated 10.12.2008	9640
	59M		8030	Document No. 2812 book No. 1 Volume No. 8345 page No. 77 to 100 dated 18.06.2010	
9.	61	3680	3680	Document No. 2812 book No. 1 Volume No. 8345 page No. 77 to 100 dated 18.06.2010	3680
10.	62	4680	4680	Document No. 6334 book No. 1 Volume No. 9190 pageNo. 155 to 176 dated 04.10.2011	3368.1
11.	63	15310	15310	Document No. 2812 book No.1 Volume No. 8345 pageNo. 77 to 100 dated 18.06.2010	4848.9
12.	74	900	900	Document No. 2921 book No. 1 Volume No. 8353 pageNo. 275 to 296 dated 23.06.2010	623.85
13.	96	6760	6760	Document No. 2812 book No. 1 Volume No. 8345 pageNo. 77 to 100 dated 18.06.2010	1829.15
14.	97	360	360	Document No. 2921 book No. 1 Volume No. 8353 pageNo. 275 to 296 dated 23.06.2010	323.04
15.	98	3070	765	Document No. 6661 book No. 1 Volume No. 7681 pageNo. 201 to 252 dated 10.12.2008	3060
			765	Document No. 2188 book No. 1 Volume No. 7914 pageNo. 337 to 376 dated 09.06.2009	
			767.5	Document No. 278 book No. 1 Volume No. 8158 page No.203 to 230 dated 21.01.2010	
			765	Document No. 6663 book No. 1 Volume No. 7681 pageNo. 279 to 330 dated 10.12.2008	
16.	99	7460	7460	Document No. 3679 book No. 1 Volume No. 8030 pageNo. 193 to 348 dated 24.09.2009	7460
Total		77870			47735.55

DRAFTED BY :-

RAKESH KUMAR SHARMA (ADVOCATE)
Registration No. 5294/86, CHAMBER No. 12,
TEHSIL COMPOUND GHAZIABAD (U.P.).
Mob. No : 9811112539, 9811112439

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


 Authorised Signatory

For GAURSON'S HI-TECH INFRASTRUCTURE PRIVATE LIMITED


 DIRECTOR

आवेदन सं०: 202300739025156

बही संख्या 1 जिल्द संख्या 17594 के पृष्ठ 245 से 314 तक क्रमांक 3134 पर
दिनांक 31/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी
उप निबंधक : सदर तृतीय
गाजियाबाद
31/03/2023

