



Building Dreams



VALUE INFRACON INDIA PRIVATE LIMITED

Regd. Office: 209, 2nd Floor. Chanakya Complex, B-10 & 11, Laxmi Nagar, Delhi-110092

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CONVEYANCE DEED

This Conveyance Deed is made on this ___day of ____, 2026, atDelhi.

BETWEEN

Value Infracon India Pvt. Ltd, a real estate ltd. co., having its registered office at 209, 2nd Floor, Chankya Complex, B 10 & 11, Laxmi Nagar, Delhi-110092 through its authorized representative [Name of Authorized Person], duly authorized vide Resolution dated..... (hereinafter referred to as the "Transferor"), which expression shall, unless repugnant to the context or meaning thereof, include its successors and assigns,

AND

Mr./ Mrs./ Ms.[Name of the Allottee], S/o / D/o / W/o [Parent/Spouse Name], aged aboutyears, residing at [Address], having PAN No.and Aadhar No.(hereinafter referred to as the "Transferee"), which expression shall, unless repugnant to the context or meaning thereof, include his/her heirs, executors, administrators and assigns.

WHEREAS M/s Value Infracon India Private Limited (hereinafter referred to as the "Developer") is the owner of land admeasuring 29570 Sq. Mts. falling in the Khasra No. 240 of revenue Village Morta, District Ghaziabad (hereinafter referred to as the "Said Plot") by virtue of registered sale deeds details as follows:

Sr. No.	Khasra No.	Area in Sq. Mts.	Date of Sale Deed	Details and Place of Registration
1.	240 of revenue Village Morta, District Ghaziabad, UP	14780	31.07.2007	Book No. 1, Volume No. 2862 pages from 373 to 490 at Serial No. 6121 before the Sub Registrar-II, Ghaziabad.
2.	240 of revenue Village Morta, District Ghaziabad, UP	14790	24.05.2008	Book No. 1, Volume No. 3113 total pages 260 at Serial No. 3577 before the Sub Registrar-II, Ghaziabad.

AND WHEREAS, on the above-mentioned Khasra number a real estate project in the name and style of Meadows Vista comprising four towers, namely A, B, C & D, in Phase I, and four towers, namely E, F, G & H, were approved by the competent authority i.e., Ghaziabad Development Authority (hereinafter referred as GDA), vide its approval dated: 19.07.2013 and Whereas, in addition to the aforementioned eight residential towers, certain commercial units/shops were also approved by means of the aforesaid approval. And Whereas, both phases, i.e., Phase I, comprising towers A, B, C & D, and Phase II comprising tower E, F, G, & H, had permission to construct 408 units in each phase. To clarify, the entire residential units sanctioned vide GDA's approval dated: 19.07.2013 were 816 units.

AND WHEREAS, pursuant to the construction of 408 residential units and upon completion of Phase-I, i.e., Towers A, B, C & D, M/s Value Infracon India Pvt. Ltd. applied for and obtained the Completion Certificate from the competent authority, i.e., **GDA**, vide Part Completion Certificate dated; 17.12.2013.

AND WHEREAS, the approval dated:19.07.2013, expired/ lapsed and M/s Value Infracon India Pvt. Ltd could not complete the construction in terms of the permission granted by GDA.

AND WHEREAS, M/s Value Infracon India Pvt. Ltd has undergone the rigmarole of Corporate Insolvency Resolution Process (CIRP) based on an application u/s 7 of the Insolvency and Bankruptcy Code, 2016 (*hereinafter referred to as "IBC, 2016"*), preferred by M/s Daimler Financial Services Pvt. Ltd., before the National Company Law Tribunal, Principal Bench, New Delhi (*hereinafter referred to as "NCLT"*), bearing no. C.P. No. (IB)-22(PB)/2018, titled as "*Daimler Financial Services Pvt. Ltd. vs Value Infracon India Pvt. Ltd.*" As a result of this and by operation of law envisaged u/s 14 IBC, *moratorium* came into force, and the Board of Directors of M/s Value Infracon India Pvt. Ltd. were suspended with effect from 04.05.2018.

AND WHEREAS, from 04.05.2018 till 28.04.2022, the Board of Directors was not only in suspended motion but also the company was under an insolvency process, all development, execution thereof, and ancillary acts, actions, and deeds came to a grinding halt.

AND WHEREAS, an association of Home Buyers majorly who were allottees of towers falling in phase II of the project, submitted its Resolution Plan, duly approved by the committee of creditors, before the Hon'ble NCLT, which plan was finally approved by Hon'ble NCLT, Principal Bench, New Delhi, vide order dated 28.04.2022.

AND WHEREAS, the order approving the Resolution Plan was subsequently affirmed by the NCLAT in Company Appeal (AT) (Insolvency) No. 654 of 2022, thereby upholding the approval of the Resolution Plan submitted by the association of homebuyers, namely the Value Infracon Buyers' Association.

AND WHEREAS, the Supreme Court of India, vide Civil Appeal Diary No. 14065/2025, dismissed the appeal and thereby reaffirmed that the Resolution Plan approved by the NCLT is final and binding upon all parties, agencies, government bodies, and stakeholders.

AND WHEREAS, in compliance and in furtherance of the approval of the Resolution plan, M/s Value Infra Buyers Association (*hereafter referred to as VIBA*), being a Successful Resolution Applicant of the CIRP process, became the owner of M/S Value Infracon Pvt. Ltd., and took over the management of a commercially insolvent Value Infracon Pvt. Company.

AND WHEREAS, in compliance and in adherence to the approved Resolution Plan dated 28.04.2022, the new management (*Successful Resolution Applicant*), submitted fresh plans for sanction before GDA, in relation to incomplete residential towers, i.e., Tower – E, F, G & H, and for commercial shops vide its application dated 20.04.2025.

AND WHEREAS, pursuant to and in accordance with the approved Resolution Plan dated 28.04.2022, sanctioned under the provisions of the Insolvency and Bankruptcy Code, 2016, the Successful Resolution Applicant, namely Value Infra Buyers Association (VIBA), has stepped into the shoes of the erstwhile promoter/developer, and by virtue of statutory vesting, all rights, title, interest, powers, entitlements, approvals, sanctions, licenses, permissions, benefits, obligations and authority in respect of the Project, including but not limited to land rights, development rights, construction rights, sale rights and execution rights, stand fully, absolutely and irrevocably vested in VIBA, without any further act, deed or conveyance.

AND WHEREAS, by operation of law and statutory vesting, VIBA, as the Successful Resolution Applicant, enjoys complete, exclusive and unfettered authority to plan, develop, complete, market, sell, convey and execute builder-buyer agreements and all ancillary documents in respect of the Project, including the incomplete residential Towers E, F, G & H, and commercial shops, and to seek, obtain and utilize all approvals and sanctions from the Ghaziabad Development Authority (GDA) and other competent authorities, as if it were the original developer of the Project.

AND WHEREAS, Mr. Sachin Kumar Verma, Advocate having his office at Unit:1701, Kingston Tower, Ajnara Genx, Crossing Republic, Ghaziabad has carried out an extensive legal and title search from the period of 1993 to 2023 in relation to the title of the promoter/developer in respect of the "Said Plot" and has issued Title Clearance Certificate in favour of the Developer certifying the fact that Said Plot having an aggregate area of 14790 Sq. Mts is free from all and/or any kind of encumbrances, charge, and or lien, and the developer has a valid marketable title in his favour.

AND WHEREAS, the said Project is duly registered by the company under the Real Estate (Regulation and Development) Act, 2016, having obtained **RERA Registration No. _____**, granted by the competent Real Estate Regulatory Authority.

AND WHEREAS, in terms of section 15 of Uttar Pradesh Urban Planning and Development Act, 1973, the Developer also being the Owner of the 'Said Plot' of Land has applied before the Ghaziabad Development Authority (hereinafter referred as GDA) for the purpose of sanctioning/approval of the plans/drawings, vide application dated 20.04.2025, being numbered as File No. **GDA/BP/23-24/0763 (DRAFT/GDA/BP/23-24/0851)** by the Ghaziabad Development Authority, for the purpose of carrying out development and construction of a group housing complex on the 'Said Plot' in the name and style of Meadows Vista, hereinafter referred to as the "Said Project").

AND WHEREAS, the said drawings/plans for the purpose of carrying out the development and construction on the said plot of land for the project Meadows Vista were approved by Ghaziabad Development Authority vide Permit No. Group Housing/08979/GDA/BP/23-24/0763/07052025 dated 18.11.2025 issued by Vice Chairman, Ghaziabad Development Authority.

AND WHEREAS, by virtue of the sanction of the plans by the GDA vide permission letter dated 18.11.2025, the Developer, also a promoter as defined in The Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance), Act, 2010, is presently constructing the group housing residential project in the name and style of Meadows Vista as per the sanctioned plan and the construction of the same is in full swing.

NOW THIS DEED WITNESSETH AS UNDER:

Transfer of Title: The Transferor hereby transfers, assigns, and conveys unto the Transferee freehold rights, along with all easements and interest in the said Plot No. 240 in Meadows Vista Project, described in Schedule A, to hold forever.

- 1. Possession: The possession of the said plot has been handed over to the Transferee on.....and is hereby reaffirmed.
- 2. Indemnity: The Transferor declares the said plot is free from encumbrances and shall indemnify the Transferee against title defects.
- 3. Obligations: The Transferee shall comply with layout rules and not undertake unauthorized construction.
- 4. Binding Effect: This deed binds the legal heirs, successors, and assigns of both parties.

SCHEDULE – A (Description of the Property)

Plot No.: 240 Project Name: Meadows Vista- Phase 2 Situated at: Vill: Morta, Tehsil: Sadar II, Raj Nagar Extension, Distt: Ghaziabad, U.P. Area: 14790 sq. meters.

IN WITNESS WHEREOF, the Parties have signed this Conveyance Deed on the date mentioned above.

TRANSFEROR
(Signature with stamp) Name: _____ Designation: _____

TRANSFEEEE
(Signature)
Name: _____

WITNESSES:

1. Name: _____ Address: _____ Signature: _____

2. Name: _____ Address: _____ Signature: _____