



7322/23 INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP56390413089381V
 Certificate Issued Date : 11-Jul-2023 12:12 PM
 Account Reference : NEWIMPACC (SV)/ up14371804/ KOIL SADAR/ UP-ALG
 Unique Doc. Reference : SUBIN-UPUP1437180407713031506097V
 Purchased by : OZONE INFRAHEIGHT PVT LTD BY GURU SARAN
 Description of Document : Article 40 Mortgage Deed
 Property Description : SITUATED AT YAKUTPUR ALIG GATA
 NO.171/3,171/A,179/2,179/3,180,222 MIN,151/2,171/5,179/1,149/1.ETC.
 Consideration Price (Rs.) :
 First Party : OZONE INFRAHEIGHT PVT LTD BY GURU SARAN
 Second Party : ALIGARH DEVELOPMENT AUTH BY SHRI ANIL KUMAR SINGH
 Stamp Duty Paid By : OZONE INFRAHEIGHT PVT LTD BY GURU SARAN
 Stamp Duty Amount(Rs.) : 5,00,000
 (Five Lakh only)



Write words or type below this line

For OZONE INFRAHEIGHT PRIVATE LIMITED
(Formerly know as Quality Infraheight Private Limited),

Gurufarman

AUTHORISED SIGNATORY



Anil Kumar Singh

(अनिल कुमार सिंह)
अवर अभियन्ता



VERIFIED BY.....
LOCKED BY.....

0031293084

Residential Colony and to provide amenities in accordance with the Master Plan, Permission, Approval and to provide and Sanction of the Vice Chairman, Aligarh Development Authority or any other Officer authorized by him and also in accordance with the provisions of

U.P. Urban Planning & Development Act, 1973 (hereinafter referred to as the Act) and Bye-Laws framed there under and whereas vice chairman of the Aligarh Development Authority has granted permission vide order dated 06-07-2023, under Sec. 15(3) of U.P. Urban Planning and Development Act, 1973, permission 06/07/2023 passed in file no. online M.A.P.- AGDA/LD/23-24/0048 to the Mortgagor/Developer to carry out and undertake development to the layout plan of said land in accordance with the aforesaid permission and also subject to fulfillment of certain condition mentioned therein. Whereas the aforesaid permission was granted as per layout map in order to secure timely development under the layout plan of colony it is obligatory on the part of the developer/mortgagor to create mortgage in saleable land of 20% of the total land in favor of Aligarh Development Authority and also to execute development agreement and performance guarantee.

More specifically detailed and described in the Schedule-1 which aforesaid sanction was granted by mortgagee/ Aligarh Development Authority with in the stipulated period of 5 years, it shall be lawful for the mortgagee/Aligarh Development Authority at any time of times, developer can sale the plot on such saleable area without permission of ADA but if in case of he will not do the internal development by yourself then development authority have rights to sale his plots on behalf of developers and money will use in project development.

The total saleable land of project 23558.41 Sq. Mtrs. and the 20% Plot Area of Saleable Area according to the G.O. No. 1811/08-03- 2014 211-विविध/13 लखनऊ, 17 Nov.-2014 for Mortgage Internal Development Charges (Plot/ House Nos. of 14,15,16,17,28,30 and shop No. D-244 of Layout Plan). Total admeasuring land Area 4751.75 sq. mtrs, mortgage installments of external development plot no.- 20,21,26 & 27 of area-1677.64 sq. mtrs and mortgage installments of Rain

For OZONE INFRAHEIGHT PRIVATE LIMITED
(Formerly know as Gushy Infraheight Private Limited)

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AUTHORISED SIGNATORY



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Anil
(अनिल कुमार सिंह)
अधिकार अभियन्ता



This agreement is made at Aligarh on date 11th July 2023 on behalf of M/s Ozone Infraheight Pvt. Ltd., Flat no.-57 front portion 4th floor pkt, C-DDA, Sec-B-2, Narela New Delhi, West DL-110040 through Authorized Signatory Guru saran (Aadhar No.-6897-4268-5971) S/o. Shri neksay ram, R/o. Village- Daulra Nirpal, Aligarh-202001 (U.P.) Firm PAN No. AAACQ2109B called the "Mortgagors/Developers" which expression shall wherever the context or meaning so require or permits be deemed to include its successors and assigns of the one part (Parties of the First Part)

AND

Aligarh Development Authority a body corporate constituted under U.P. Urban Planning & Development Act, 1973 and having its office at Ramghat Road, Aligarh through its Authorized Signatory Shri Anil kumar singh J.E. S/o Shri Shashi bhushan singh, Aligarh authority given by Vice Chairman (Mob. No. 7678101073 Aadhar No. 6407 0440 7444, PAN No. BCRPS7045F) (hereinafter referred to as ADA) called the "Mortgagee/Development Authority" which expression shall.

Wherever the context or meaning so require or permits be deemed to include its successors and assigns of the other part. witness as under:

Whereas the Mortgagor/Developer namely M/s Ozone Infraheight Pvt. Ltd., Flat no.-57 front portion 4th floor pkt, C-DDA, Sec-B-2, Narela New Delhi, West DL-110040 through Authorized Signatory Guru saran (Aadhar No.-6897-4268-5971) S/o. Shri neksay ram, R/o. Village- Daulra Nirpal, Aligarh-202001 (U.P.) Firm PAN No. AAACO7666F is planning Layout Plan of 171/3,171/4,179/2, 179/3, 180, 222 MIN, 151/2 , 171/5, 179/1, 149/1, 149/2, 73, 74, 73/3,151/3 & 69/1 Residential Colony situated at Gata/ Khasara Nos.. Vill- Yakutpur, Pargana & Tahsil Koil, Distt- Aligarh (U.P.), on its Total land admeasuring 39996.61 Sq. Mtr. and the said land is within the "Development Area" as defined in U.P. Urban Planning & Development Act, 1973.

AND whereas the Mortgagor/Developer has applied to the Vice Chairman, Aligarh Development Authority for permission under Section 15 of U.P. Urban Planning & Development Act, 1973 to develop the said land as Layout Plan of

For OZONE INFRAHEIGHT PRIVATE LIMITED:
(Formerly known as Ozone Infraheight Pvt. Ltd.)


AUTHORIZED SIGNATORY

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(अनिल कुमार सिंह)
अवर अभियन्ता





IN THE OFFICE OF SUB-REGISTRAR KOIL-1, ALIGARH
MORTGAGE DEED (Without possession)

Total Mortgage Area	-	6469.46 Sq. Mtrs.
Value of Mortgage	-	Rs. 9,05,73,000
Stamp Duty Paid	-	Rs. 5,00,000 (As per G.O. No. KN-5-3104/XI- 2004-500(15)-2004 T.C., Dated- Lucknow June 16, 2004
First Party Mobile Number	-	9258323265
Second Party Mobile Number	-	7678101073

एन. 500000/2
Under Sec. 15(3) of U.P. Urban Planning and Development Act, 1973, permission dated 06-07-2023 passed in file no. online M.A.P.-AGDA/LD/23-24/0048 to the Mortgagor/Developer to carry out and undertake development to the layout plan of said land in accordance with the aforesaid permission and also subject to fulfillment of certain condition mentioned there in.

Whereas the aforesaid permission was granted as per layout map in order to secure timely development under the layout plan of colony it is obligatory on the part of the developer/mortgagor to create mortgage in saleable land of 20% of the total land in favor of Aligarh Development Authority and also to execute development agreement and performance guarantee.

And whereas the mortgagee/Aligarh Development Authority has granted permission to the mortgagor/Developer to carry out the undertake development work in layout plan within 5 years from the date of permission.

That in order to secure complete development of layout plan as per the sanctioned plan, the mortgagor/developer hereby mortgage (without permission) unto the mortgagee by way of this mortgage.

For OZONE INFRAHEIGHT PRIVATE LIMITED
(Formerly know as Quality Infraheight Private Limited)

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Anil Kumar Singh
(अनिल कुमार सिंह)
अवर अभियन्ता



Water Harvesting shop no.- D-444 A of area- 40.07 sq. mtrs, total mortgage area of land-6469.46 Sq. Mtrs.

Plot Mortgage for Internal Development will be released after complete of Internal Development work and Plot Mortgage for installment of external Development will be released after payment of installment.

Schedule-1
Details of saleable Area to Mortgage

Total Scheme Area	39996.61 Sq. Mtrs.
Park Area	6020.88 Sq. Mtrs.
Road Area	10417.33 Sq. Mtrs.
Saleable Plot Area	23271.57 Sq. Mtrs.
Area Under Shop	286.86 Sq. Mtrs.
Mortgage Area	6469.46 Sq. Mtrs.
Mortgage Value (6469.46 X 14,000)	Rs. 9,05,73,000

For OZONE INFRAHEIGHT PRIVATE LIMITED
(Formerly known as Ozone Infraheight Private Limited)

Murli Varma



Mr. Amit kumar Kaushik
S/o Mr. Rakesh Babu
R/o Prakash Nagar Colony
Karpoori Vihar, Nagla Tikona
Aligarh-202001
Mob.No. 9258323233

Witness -2

Mr. Mohd. Haris
S/o Mr. Anwar Khan
R/o H.No.88, Upper Fort
Atishbazan, Koil
Aligarh-202001
Mob. No. 8218716210



Dated : 11-07-2023

Photo Attested and Drafted By : Vivek Kumar Bhardwaj, Deed Writer, Koil, Aligarh

Vivek Kumar Bhardwaj
विवेक कुमार भारद्वाज
(कॉलिंग)
तहसील कोल, अलीगढ़
अनुज्ञापिका नं.-103

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Anil Kumar Singh
(अनिल कुमार सिंह)
अलीगढ़ अभियन्ता

निष्पादन लेखपत्र चाद सुनने व समझने मजसुन व प्राप्त धनराशि व प्रलेखानुसार उक्त

बंधकी: 1

श्री अलीगढ़ डेवलपमेंट ऑपरी द्वारा नं०ईकी० अनिल कुमार सिंह, पुत्र श्री शशी
शुभ सिंह

निवासी: प०टी०र० अलीगढ़

व्यवसाय: नौकरी

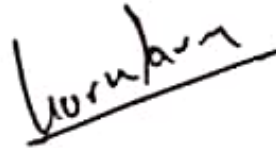
बंधक कारी: 1



श्री ओंकोन इन्टरहार्ट प्रॉपि० के द्वारा गुरु सार, पुत्र श्री नेचले राम

निवासी: टीन्या निरपाल अलीगढ़

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। त्रिनकी पहचान

पहचानकर्ता : 1

प्रतिफल- 90573000 स्टाम्प शुल्क- 500000 कागजी शुल्क - 0 पंजीकरण शुल्क - 905730 प्रतिनिधित्वकरण शुल्क - 60 योग : 905790

श्री ओमोम इन्फार्मेटिक्स प्रा. लि. द्वारा
शुभ सात अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मेखरो राम
आवस्यतः अन्य
निवासी: हीला निवात अलीगढ़

Urn/arn



श्री, ओमोम इन्फार्मेटिक्स प्रा. लि. द्वारा

शुभ सात अधिकृत पदाधिकारी/ प्रतिनिधि

ने पर सेक्टर इस कार्यालय में दिनांक 11/07/2023 एवं 02:51:57 PM बजे
निष्पन्न हेतु पेश किया

रजिस्ट्रार कार्यालय के हस्ताक्षर

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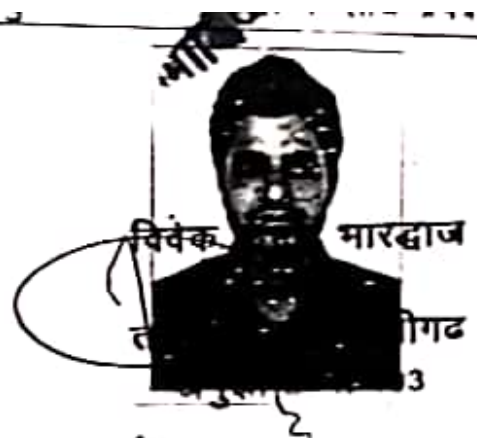
कमल कुमार कौशिक, प्रभारी
उप निबंधक (सि.क. प्रबन्धन)
अलीगढ़

11/07/2023

कमल कुमार कौशिक
निबंधक सि.क.क.
11/07/2023



स्वहस्ताक्षरित एवं
प्रमाणित फोटोग्राफ
विक्रेता / विक्रेतागण



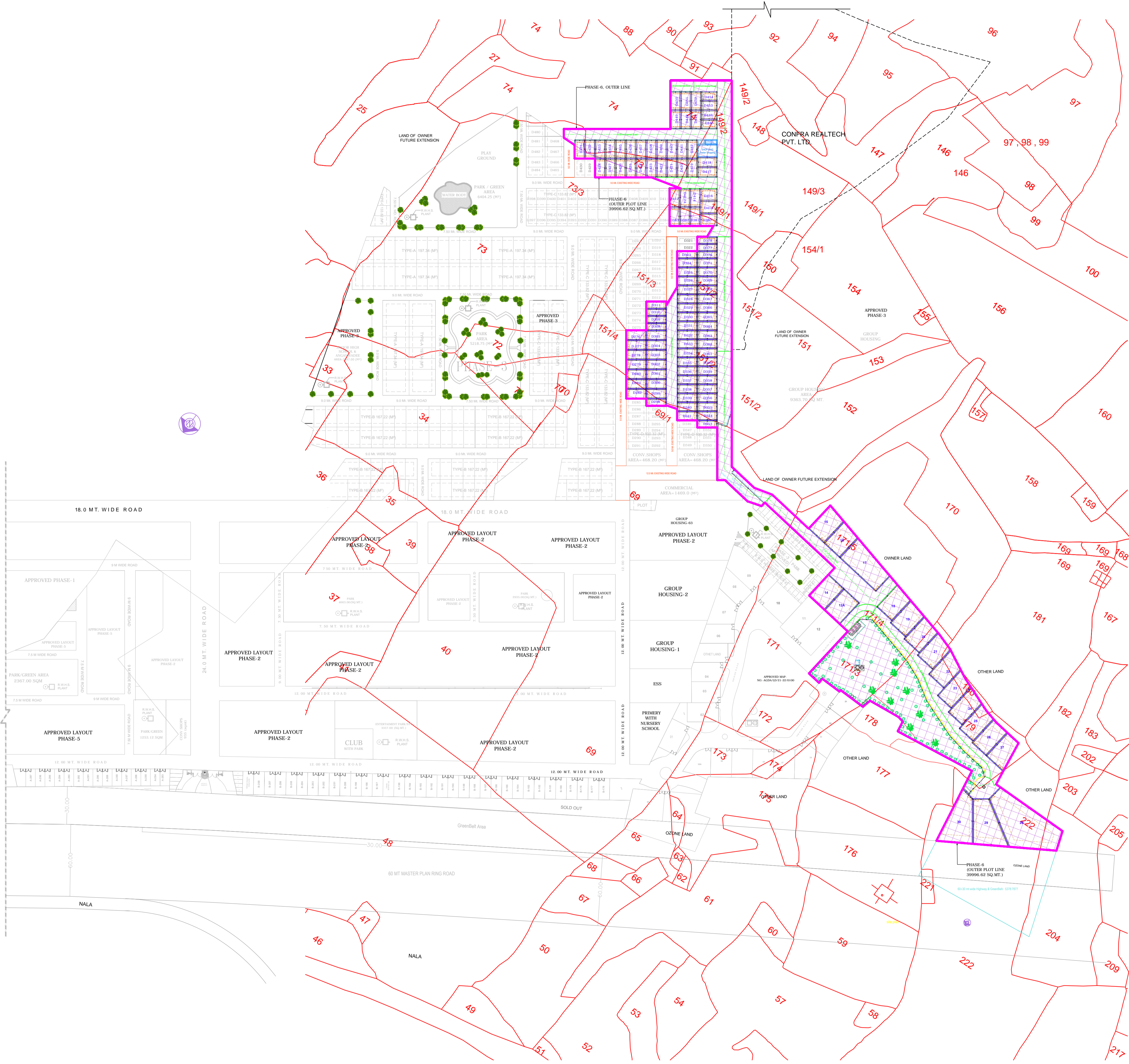
स्वहस्ताक्षरित एवं
प्रमाणित फोटोग्राफ
क्रेता / क्रेतागण



संपत्ति का फोटोग्राफ

अंतरित संपत्ति की फोटो जिसमें विक्रित संपत्ति से लगी हुई आसपास की संपत्तियों की फोटो भी शामिल हो
जिसमें संपत्ति स्पष्ट पहचान हो सके और विक्रित संपत्ति को लाल रंग से अनिवार्यतः चिन्हित किया जाये ।





AREA STATEMENT		
DESCRIPTION	AREA IN SQ. MT.	AREA %
TOTAL SITE AREA (BY SALE DEED)	= 62910.00	
AREA LEFT FOR OZONE BUILDERS FUTURE EXTENSION	= 971.82	
AREA LEFT FOR SANCTIONED MAP NO.-10/15(12-13)_ PHASE-3	= 8577.13	
AREA LEFT FOR GREEN BELT / ROAD	= 5378.79	
AREA LEFT FOR CONFRA REALTECH PVT. LTD.	= 7100.00	
SITE AREA WITH EXISTING PLOTS AREA FOR REVISION & EXISTING ROAD AREA IN SANCTIONED MAP NO.-10/15(12-13)_ PHASE-3 AND PROPOSED LAYOUT	= 40882.26	
EXISTING ROAD AREA PART OF SANCTIONED MAP NO.-10/15(12-13)_ PHASE-3	= 885.64	
NET SITE AREA	= 39996.62	100.00 %
TOTAL AREA ACHIEVED IN PLOTTING	= 23271.55	58.18 %
SHOPS / COMMERCIAL	= 286.86	0.72 %
TOTAL GREEN AREA	= 6020.88	15.05 %
AREA UNDER ROAD	= 10417.33	26.05 %
EXISTING PLOTS AREA FOR REVISION PART OF SANCTIONED MAP NO.-10/15(12-13)_ PHASE-3	= 2157.23	

LAND AREA TO MORTGAGE AS PER AGREEMENT DATE- 11/07/2023		
1. PLOT & SHOP MORTGAGE FOR INTERNAL DEVELOPMENT CHARGES	PLOT NO.-14,15,16,17,28,30 & SHOP NO.- D-244 (TOTAL AREA- 4751.75 SQMT.)	
2. PLOT MORTGAGE FOR EXTERNAL DEVELOPMENT CHARGES	PLOT NO.- 20,21,26 & 27 (TOTAL AREA- 1677.64 SQMT.)	
3. SHOP MORTGAGE FOR RAIN WATER HARVESTING	SHOP NO.- D-444 A (TOTAL AREA- 40.07 SQMT.)	

PART SAJARA PLAN OF VILLAGE YAQUT PUR, SHUING MASTER PLAN, (SCALE - NOT TO SCALE)