



INDIA NON JUDICIAL

Government of Uttar Pradesh



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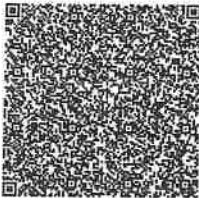
e-Stamp

Name YATISH SHARMA
Designation EXECUTIVE
SignatureStock Holding Certificate of India Ltd
18/5,58,66,000/-

Certificate No. : IN-UP80691109446872X
 Certificate Issued Date : 10-Jun-2025 11:55 AM
 Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB
 Unique Doc. Reference : SUBIN-UPUPSHCIL0157625936575238X
 Purchased by : SRSD INFRASTRUCTURE VENTURE LLP
 Description of Document : Article 23 Conveyance
 Property Description : PLOT NO. GH-2C OAKWOOD ENCLAVE SECTOR-1 WAVE CITY
 GHAZIABAD UTTAR PRADESH
 Consideration Price (Rs.) :
 First Party : UPVAL CHADHA HI TECH DEVELOPERS PVT LTD
 Second Party : SRSD INFRASTRUCTURE VENTURE LLP
 Stamp Duty Paid By : SRSD INFRASTRUCTURE VENTURE LLP
 Stamp Duty Amount(Rs.) : 15,58,66,000
 (FifteenCrore Fifty Eight Lakh Sixty Six Thousand only)

सत्यमेव जयते

₹15,58,66,000

By
Registration Clerk रजिस्ट्रार बतुथ
Ghaziabad फीस प्राप्त कीVerified By
Sub Registrar-IV
Ghaziabad

IN-UP80691109446872X

Please write or type below this line

For Upval Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

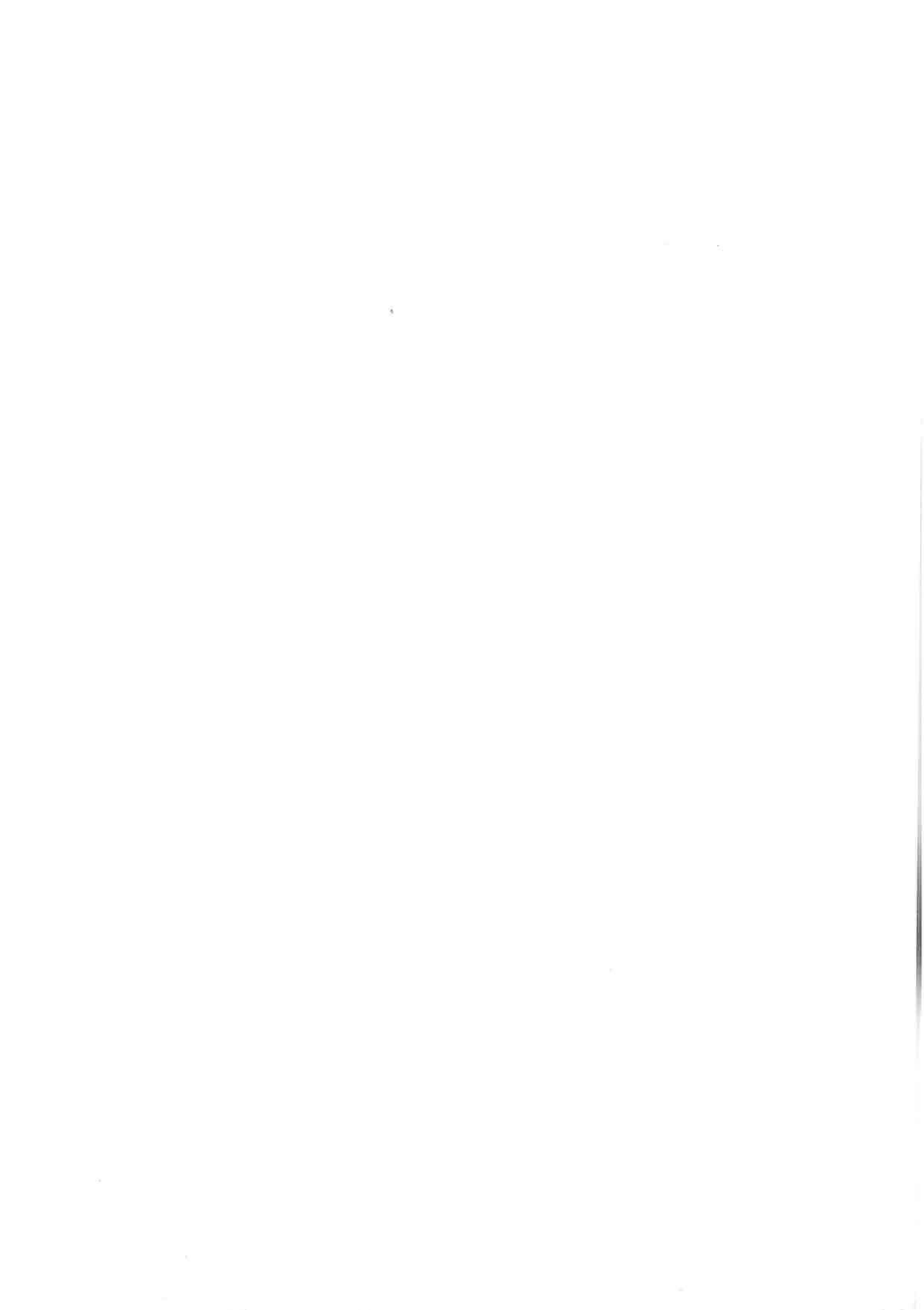
Designated Partner

PF 0001969738

VOID VOID VOID

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.



SCHEDULE OF PROPERTY

1. Nature of Property	:	Group Housing Plot
2. Details of Property	:	Plot No-GH- 2C, Oakwood Enclave, Sector-1, Wave City, Tehsil & Distt. Ghaziabad (U.P)
3. Construction/Building exists on Plot	:	No
4. Measurement of Property Area	:	23649.85 Square Meters
5. Status of Road	:	30 Meter Wide Road (Part of the 60 M Master Plan Road)
6. Total Consideration Value	:	Rs. 222,66,47,500/-
7. Total Circle Rate	:	Rs. 40000/- Per Square Meter
8. Park Facing	:	No
9. Two Side Open/Corner	:	No
10. Total Value as per Circle Rate	:	Rs. 94,59,94,000/-
11. Stamp Duty Paid	:	Rs. 15,58,66,000/-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For SRSD Infrastructure Venture LLP


Designated Partner

दिनांक: 6/11/2025

स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश

पूर्व रजिस्ट्रीकरण विवरण

आवेदन संख्या: 202500739050250 जनपद: गाजियाबाद तहसील: गाजियाबाद उप निबंधक:
सदर चतुर्थ

संपत्ति का विवरण	मोहल्ला/गाँव : ओकवुड एन्कलेव वार्ड/परगना : वेब सिटी संपत्ति का विवरण : प्लॉट नं०- जी०एच०-2 सी, ओकवुड एन्कलेव, सैक्टर-1, वेब सिटी, तहसील व जिला गाजियाबाद। 23649.85 वर्ग मीटर, पूर्व-, पश्चिम-, उत्तर-, दक्षिण-
अभिलेख प्रकार	विक्रय पत्र
प्रथम पक्ष	उप्यल चड्ढा हाईटेक डवलपर्स प्रा० लि०, नहीं, पैन न०- , मोबाइल संख्या- , निवासी- ऑफिस- मेजेनाइन फ्लोर, एम-4, साउथ एक्स० पार्ट-2, न्यू दिल्ली।।
द्वितीय पक्ष	एस०आर०एस०डी० इन्फ्रास्ट्रक्चर वेंचर एल०एल०पी०, नहीं, पैन न०- , मोबाइल संख्या- , निवासी- रजि० ऑफिस- ए-15, फोर्थ फ्लोर, सैक्टर-136, नोएडा।।
निष्पादन तिथि	11-06-2025
निबंधन शुल्क	2.226648e+07 (नगद)
स्टाम्प मूल्य	₹ 155866000 ई-स्टाम्प सं० IN-UP80691109446872X
वास्तविक बाज़ारी मूल्य	₹ 2226647500.00
प्रतिफल	₹ 2226647500

मैं/हम एतद्वारा यह घोषणा करते हैं कि इस ऑनलाइन आवेदन में समस्त प्रविष्टियां संबंधित लेखपत्र में निहित तथ्यों के अनुरूप हैं।

मैं आधार धारक, इसके द्वारा स्टाम्प एवं रजिस्ट्रेशन विभाग, उत्तर प्रदेश को मेरे आधार नंबर को ई.के.वाई.सी. एवं पहचान के सत्यापन के लिए अपने अंगूठे के स्कैन के माध्यम से यू.आई.डी.ए.आई. को मेरे आधार नंबर, बायोमैट्रिक आदि का उपयोग करने की सहमति देता हूँ। स्टाम्प एवं रजिस्ट्रेशन विभाग उत्तर प्रदेश ने मुझे सूचित किया है कि मेरा आधार नंबर और साथ ही बायोमैट्रिक को संग्रहित/ साझा नहीं किया जाएगा और संपत्ति पंजीकरण प्रक्रिया में मदद करने के लिए केवल मेरी पहचान सत्यापन के लिए प्रयोग किया जाएगा।

हस्ताक्षर
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(प्रथम पक्ष)

Authorised Signatory

निबंधन लिपिक

सदर चतुर्थ, जनपद गाजियाबाद

For SRSD Infrastructure Venture LLP

हस्ताक्षर

Designated Partner

(द्वितीय पक्ष)

रजिस्ट्रीकरण अधिकारी

सदर चतुर्थ, जनपद गाजियाबाद

Stamp Duty is paid as per the Notification vide Order No-SV.K.N.-5-2756/11-2008-500 (1165)/2007, Lucknow, dated 30.06.2008 by the Uttar Pradesh Government Institution Finance, Tax & Registration Anubhag-5.

DESCRIPTION OF PROPERTY

Group Housing Plot No. GH-2C, admeasuring 23649.85 square meters falling in the developed Okawood Enclave, Wave City, Tehsil and District Ghaziabad, Uttar Pradesh and bounded by

East -	Other Group Housing Plot
West -	Other Group Housing Plot
North -	30 Meter Wide Road (Part of the 60 M Master Plan Road)
South -	Other Space

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

Designated Partner



आवेदन सं०: 202500739050250

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6948

वर्ष: 2025

प्रतिफल- 2226647500 स्टाम्प शुल्क- 155866000 बाजारी मूल्य - 2226647500 पंजीकरण शुल्क - 22266480 प्रतिलिपिकरण शुल्क - 100 योग : 22266580

श्री एस०आर०एस०डी० इन्फ्रास्ट्रक्चर वेंचर एल०एल०पी० द्वारा
अमोघ बंसल अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री राहुल बंसल
व्यवसाय : अन्य
निवासी: रजि० ऑफिस- ए-15, फोर्थ फ्लोर, सेक्टर-136, नोएडा।



श्री, एस०आर०एस०डी० इन्फ्रास्ट्रक्चर वेंचर
एल०एल०पी० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 11/06/2025 एवं
04:23:33 PM बजे
निबंधन हेतु पेश किया।

अमोघ बंसल अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राहुल शुक्ला
उप निबंधक :सदर चतुर्थ
गाजियाबाद
11/06/2025

शुभम कुमार
निबंधक लिपिक
11/06/2025



CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 11th day of June, 2025, at Ghaziabad, Uttar Pradesh

BY

M/s Uppal Chadha Hi-Tech Developers Private Limited, a company incorporated under provisions of the Companies Act, 1956, having its Registered Office at Mezzanine Floor, M-4, South Extension Part-II, New Delhi-110049, represented by its authorized signatory **Mr. Narayan Jee Jha**, 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).

PAN- AAACU7200M,

Ph. No. 0120-4180500

TO AND IN FAVOUR OF

SRSD INFRASTRUCTURE VENTURE LLP, A Limited Liability Company incorporated and registered under the provision of the limited Liability Partnership Act-2008 and having its registered office at A-15, 4th Floor, Sector -136, Noida, Uttar Pradesh-201301, represented by its Authorized Signatory **Mr. Amogh Bansal S/o Mr. Rahul Bansal**, appointed by virtue of a duly executed Board Resolution dated 05.06.2025,

Ph. No. _____

PAN - AFFFS4677F

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorized Signatory

For SRSD Infrastructure Venture LLP

Designated Partner

आवेदन सं०: 202500739050250

बही सं०: 1

रजिस्ट्रेशन सं०: 6948

वर्ष: 2025

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

श्री उष्मल चड्ढा हाईटेक डवलपर्स प्रा० लि० के द्वारा नारायण जी झा , पुत्र श्री हरे राम
झा-

निवासी: ऑफिस- मेजेनाइन फ्लोर, एम-4, साउथ एक्स० पार्ट-2, न्यू दिल्ली।

व्यवसाय: अन्य

क्रेता: 1



श्री एस०आर०एस०डी० इन्फ्रास्ट्रक्चर वेंचर एल०एल०पी० के द्वारा अमोघ बंसल , पुत्र
श्री राहुल बंसल

निवासी: रजि० ऑफिस- ए-15, फोर्थ फ्लोर, सेक्टर-136, नोएडा।

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री राज दीप जैन, पुत्र श्री स्वदेश कुमार जैन

निवासी: निवासी- सी-82, जीएफ-2, सूर्य नगर, चंदर नगर, गाजियाबाद।

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री संजय शर्मा , पुत्र श्री राम भरोसे शर्मा

निवासी: निवासी- आकाश नगर, डासना देहात, गाजियाबाद।

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

राहुल शुक्ला
उप निबंधक : सदर चतुर्थ
गाजियाबाद
11/06/2025

शुभम कुमार
निबंधक लिपिक गाजियाबाद
11/06/2025

(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).

The Vendor, and the Vendee are individually referred to as "**Party**" and collectively referred to as "**Parties**".

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 (hereinafter collectively referred to as "**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 SRSD Infrastructure Venture LLP

Designated Partner



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 of **M/S UPPAL CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED** (i.e., the Seller/Vendor, herein) 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 granted License dated 21.05.2005 bearing No. 2712-8/1-05 ("**License**") to the Vendor for development of the Hi-Tech Township.

AND WHEREAS in terms of the Hi-Tech Township Policy, a Memorandum of Understanding dated 30.11.2005, which was further amended/revised vide revised/amended MOU dated 17.02.2010 were signed between Ghaziabad Development Authority ("**GDA**") and the Vendor. The Vendor accordingly submitted the Detailed Project Report and subsequently revised Detailed Project Report dated 21.09.2010 (hereinafter collectively referred to as "**DPR**") before GDA for approval.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

For SRSD Infrastructure Venture LLP
Designated Partner



AND WHEREAS the said DPR for the entire Hi-Tech Township submitted by the Vendor was approved by the GDA, comprising of approximately 4196 Acres of land ("DPR Land"). Further, the detailed Layout Plan of the DPR Land was approved by GDA and in pursuance to which a revised Development Agreement dated 09.10.2024 was signed between GDA and the Vendor in terms of the Hi-Tech Township Policy of the Uttar Pradesh Government.

AND WHEREAS the Vendor is developing the Hi-Tech Township located on NH-24, near Ghaziabad, Uttar Pradesh, under the name and style of "WAVE CITY" comprises of residential group housing/commercial plots of different sizes, commercial, institutional, corporate parks, retail centers, hotels/clubs, leisure area etc., apart from all such areas that would be required for the development of a modern township in accordance with sanctioned plans and approvals and as envisaged under hi tech Township Scheme of the Government (herein referred as **Project/Township**).

In terms of Hi-Tech Township Policy and as a part and parcel of the said Township, the Vendor is in process of developing plots for group housing/commercial usage on land earmarked for such use as per the layout plan dated 10.10.2024.

AND WHEREAS the Vendee 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-2C, admeasuring 23649.85 Square Meters (28285.22 Square Yards) falling in Oakwood, Sector-1, Wave City, Ghaziabad, Uttar Pradesh. (Hereinafter referred to as "**Said Plot**").

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

Designated Partner

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AND WHEREAS subsequently the Said Plot was allotted by the Vendor to the Vendee and thereafter the Parties had also entered into a Group Housing Plot Allottee(s) Arrangement/Agreement to sell dated 07.04.2025 (hereinafter referred to as the "Arrangement") whereby the said Vendor had upon the request of the Vendee agreed to sell the said Plot bearing No. GH-2C admeasuring 23649.85 Square Meters, in Oakwood Enclave, Wave City, Ghaziabad (hereinbefore described to the Vendee) for consideration amounting to Rs. 222,66,47,500/- as per the terms & conditions stipulated in the Application Form and the "Agreement to Sell".

AND WHEREAS, the Vendee have paid amount of Rs. 1,11,33,23,750/- inclusive of TDS of 1,11,33,237/- out of the total sale consideration of Rs. 222,66,47,500/- towards the purchase of the Said Plot prior to execution of this Conveyance Deed, receipt of which the Vendor hereby duly accepts and acknowledges; and balance amount of Rs. 1,11,33,23,750/- is to be paid by the Vendee through the Cheques as detailed under Payment Schedule hereto, simultaneously to the execution of this Conveyance Deed.

AND WHEREAS Vendor shall continue to have reasonable control over the said "Group Housing Plot" until the Vendee has / have complied with all the terms and conditions of Agreement to sell and paid the entire amount of consideration as per the said Payment Plan annexed with the Arrangement, failure to comply with terms and condition agreed herein or in the event of dishonor of said PDC shall lead to cancellation of this Conveyance Deed executed in favour of the Vendee.

AND WHEREAS the Vendor is well and sufficiently entitled to sell the Said Plot and no one besides the Vendor has any interest, right, title or claim of any kind in the Said Plot and the Said Plot is free from all encumbrances and the Vendor holds unimpeachable and marketable title and power to convey, transfer, alienate and sell the Said Plot.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

Designated Partner



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.

AND WHEREAS Vendee being fully satisfied with the clear and marketable title held by the Vendor made payment of the Plot subject matter of this Deed to the Vendor. The Vendee has/have also satisfied himself/herself/itself/themselves about the calculation of demarcated area of the Plot.

AND WHEREAS the expression 'vendee' shall mean and denote a single Vendee or more than one Vendee as hereinbefore mentioned. The use of singular expressions shall also include plural expressions wherever the context of this Deed 'so demands.'

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

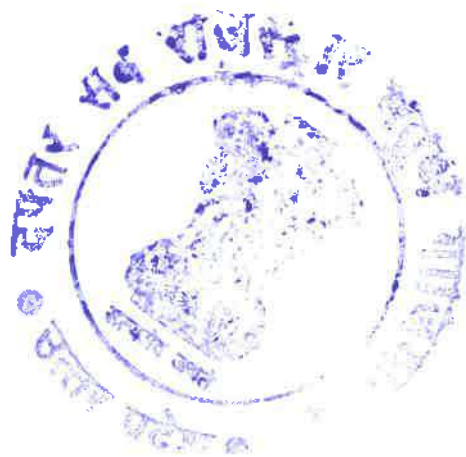
1. That in pursuance of the agreed terms and conditions contained in the Application for Allotment and the **Plot Allottee(s) Arrangement/Agreement to Sell dated 07.04.2025**, Vendor hereby admits and acknowledges, the Vendor do hereby absolutely sell, assure, convey, grant, transfer, assign, grant by way of absolute conveyance completely and absolutely all its rights, title and interests in the Said Plot No. GH-2C, admeasuring 23649.85 Square Meters (28285.22 Square Yards) falling in Oakwood, Sector-1, Wave City, Ghaziabad, Uttar Pradesh alongwith right to use all ways, paths, passages, privileges and easements appurtenant thereto unto the Vendee to possess and to enjoy the Said Plot and all it's right, title and interest, **TO HAVE AND TO HOLD** the same absolutely and forever free from all encumbrances, charges, trust, liens, lis pendens, claims and demands whatsoever. The Said Plot is shown with Black colour in the sketch Map/Plan attached herewith and marked as **Annexure - A**.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

Designated Partner



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 and to confer a clear and marketable title in respect thereof in favour of the Vendee. 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 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.
4. That the Vendor on this day has delivered actual, physical and vacant possession of the Said Plot to the Vendee, absolutely and forever and the same is acknowledged by the Vendee. The Vendor has completed all development works in this Said Plot to fulfill their responsibility as per the approved Map. Prior to taking possession of the Said Plot, the Vendee has checked and inspected all the development works carried out by the Vendor. Once the Vendee takes possession of the Plot, no complaint of any kind whatsoever shall be entertained by the Vendor with respect to said plot. That the Vendor has further assured the Vendee that it shall be lawful for the Vendee 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,

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

Designated Partner



stipulations and restrictions contained in this Deed as well as the Group Housing Plot Allottee(s) Arrangement/Agreement to Sell executed with the Vendor and described hereinbefore.

5. That the Vendee 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 of all and any kind by whatever name called, levy of proportionate development charges as and when levied by the Local Authority/Body under the prevailing law and rules of the land. These taxes, fees, cesses etc., shall be paid by the Vendee irrespective of the fact whether the maintenance is carried out by the Vendor or its nominees whether levied retrospectively or prospectively.
6. That, the Vendee shall be bound to start construction on the 'Said Plot' allotted to the Vendee, after getting the plans sanctioned from the Competent Authority at its own cost and expenses and abide by the terms set forth within the Guidelines for Group Housing Construction. Vendee shall commence construction upon the said plot within 1 (One) year from the date of RERA registration and complete the construction as per the timelines submitted before the Hon'ble Real Estate Regulatory Authority, failing which the Vendee shall be liable to pay such penalty and or may suffer any other consequences as may be decided by the Vendor/competent authority from time to time. Also, it is mutually agreed between Vendor and the Vendee that the Vendee shall use the Said Plot' for group housing purpose only and shall not carry out any prohibited activities. The Vendee hereby specifically agrees with the Vendor that the conveyance of the 'Said Plot' in favor of the Vendee shall be subject to strict compliance of all the conditions

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

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For SRSD Infrastructure Venture LLP

Designated Partner 11



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'. If the delay is caused by the Vendee 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.

7. That Vendee shall not start construction on Group Housing project under the terms & condition of "Group Housing Plot Allottee Arrangement/ Agreement to Sell" before the payment of entire amount of total sale consideration to the Vendee.
8. It is understood by the Vendee that it shall not be permitted to relinquish the Said Plot or any part thereof or sub-divide the Said Plot into segments and sell the same in favour of a third party. The Vendee is strictly required to commence construction upon the Said Plot within 1 (one) year from the date of RERA registration of the Proposed Project and raise the said construction in accordance with the established and applicable laws, bye laws, rules and regulations and in compliance of the layout plans approved by the competent authorities. It is explicitly agreed between the Parties that the Vendee shall independently obtain

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necessary statutory approvals, including but not limited to, it's separate Environmental Clearance (EC), Consent to Establish (CTE) and Consent to Operate (CTO) from the respective authorities and provide a copy of all documents related to Environment Compliances to Vendor. Vendee hereby undertake that Vendee shall separately obtain the required compliance and NOC like Height NOC, Environmental NOC, Pollution NOC, Storm Water and Sewerage NOC, Electrification connection.

9. That Vendor shall provide the water connection/bore well permission to the Said Plot, to be used for its day to day operation purposes only after completion of the project. Further, the water arrangements for construction purposes shall be made by the Vendee itself at its sole cost and liability. The Vendee shall submit the building plan to the Maintenance Manager, prior to the commencement of construction on the Group Housing Plot along with its details for provisioning the water arrangements for construction purposes (treated water only) and shall also submit the construction water sourcing details to the Maintenance Manager. The Vendee shall also abide by the rules framed by the Maintenance Manager for the purposes of sewage collection and disposal during the construction stage.
10. That storm water line connections to the main storm line running in the vicinity of the said Plot shall be provided by the Vendor and the cost incurred for laying the storm water line connections along with the storm water line connection charges shall be paid by the Vendee to the Maintenance Manager, as and when demanded. Further, the Sewage treatment plant shall be installed by the Vendee at its own premises in accordance with the zero discharge policy of the related authority and

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utilize the treated water for horticulture and other purposes. No sewage connection shall be provided to the Vendee by the Vendor.

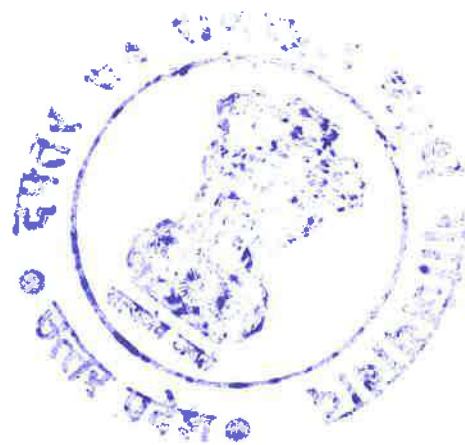
11. That Vendee specifically agrees and understands that in case of any increase in peripheral/infrastructural development charges or levy of any other charges by the Government or other Statutory Authority (ies) in future, the same shall be paid on pro-rata basis by the Vendee.
12. That it is clarified by the Vendor and agreed by the Vendee that the electric, water and storm line connection charges are not included in the Consideration price of the said Plot and shall be payable by the Vendee in addition to the Consideration price of the said Plot. Such charges shall be borne and paid by the Vendee, on demand, to the Maintenance Manager, as may be determined by it, at the time of providing such necessary connections from the main line to the Said Plot.
13. That Vendor shall provide the grid/electricity connection to the Vendee, which shall be under the franchisee license acquired by the Vendor from PVVNL, Udyog Kunj, Ghaziabad (Uttar Pradesh). The Vendee agrees and acknowledges that all electricity connection, setting up charges, installation charges or any other incidental or ancillary charges shall solely be borne by the Vendee. The Vendor or Maintenance Manager shall have no obligation beyond providing the electricity connection to the main metering board of the Vendee. The Vendor shall provide the grid/electricity connection to the Vendee upto the nearest sub-station of the said plot. Vendee shall arrange electricity connection from sub-station to the said plot and cost of the same shall be borne by the Vendee.
14. That said Group Housing Plot shall always be used for Group Housing purposes only, any change or deviation in the specified use, which is not in consonance with

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the theme and /or terms and conditions of the said Project or is detrimental to the public interest or such land use change has not been approved by the Development Authority/Local Authority shall not be permitted.

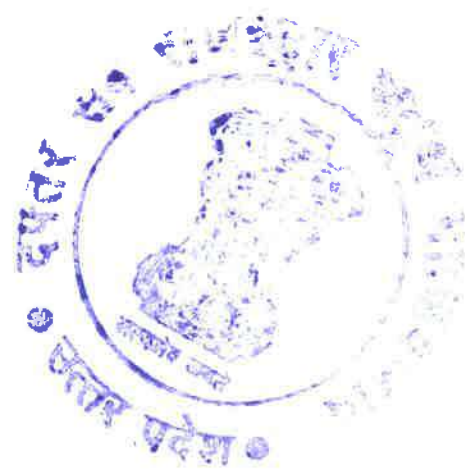
15. That the Vendee hereinafter shall become the lawful owner and in possession of the Said Plot by virtue of the present Conveyance Deed and shall have the absolute and complete rights to hold, use, enjoy and transfer the Said Plot, in any manner without any hindrance, claims or demands whatsoever from the Vendor or from any other person claiming under or through it.
16. That the Vendor doth hereby covenants with the Vendee that all dues, demands, taxes, charges, duties, liabilities, has been cleared up to the present date of execution of this Deed and Vendee undertakes that hereinafter and in future the Vendee shall be liable and responsible to clear any and all dues, demands, taxes, charges, duties, liabilities in respect of the Said Plot or any part thereof due to any changes in law or further developments or any court order, whatsoever.
17. That the Vendee gives its consent to enter into a separate Maintenance Agreement with the Vendor or its nominated Maintenance Agency as and when demanded by the Vendor or its nominated Agency and the Vendee agrees to abide by all the terms and conditions as laid down in the said Maintenance Agreement. The decision of the Vendor or the Maintenance Agency in respect of cost of maintenance will be final and binding on the Vendee. The Vendee 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 hereby assures the Vendor

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that the Vendee shall not withhold, refuse or delay the payment of maintenance bills raised by the Maintenance Agency for any reason whatsoever.

18. That the Vendee further agrees that he/she/it/they shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Said Plot' (except for the purposes of a direct exit to nearest public street, nearest road only). It is further agreed that such common areas, facilities shall remain indivisible and the Vendee or any other person claiming through him/her/them shall not be entitled to bring any action for partition or division of the said common area(s) and facilities or any part thereof.
19. The Vendee 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 agrees not to raise any objections or make any claims or default in any payments as demanded by the Vendor on account of inconvenience, if any, which may be suffered by the Vendee due to such development/ construction activities.
20. It is further agreed by the Vendee 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.

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21. That the Vendee shall abide by all laws, byelaws, rules and regulations, notifications of Competent Authority, Statutory Authorities and the Laws of the land as applicable to the Said Plot and shall also be responsible for all deviations, violations or breach or any of the conditions of prevailing law, byelaws, rules and regulations. The Vendee also undertakes to remain bound by all the terms and conditions stipulated in the Allotted(s) Arrangement, Maintenance Agreement executed by the Vendee with the Vendor at any time before execution of this Conveyance Deed.
22. The Vendee 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 hereby indemnifies the Vendor against any penal action, damages or loss due to misuse for which the Vendee shall be solely responsible.
23. The cost of stamp duty, registration charges and other incidental charges and expenses is borne by the Vendee. 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 exclusively.
24. That the Vendee 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.

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25. That the Vendee 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 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, the Vendee 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.
26. That terms and conditions of Group Housing Plot Allottee(s) Arrangement/Agreement to Sell executed between the Vendee/Predecessor-in-interest of Vendee and the Vendor shall be deemed to have been incorporated in this Deed and shall continue to be binding with full force and effect. In the event there being any conflict inter-se between the terms and conditions of the aforesaid Arrangement and this Deed, recitals of this Deed shall prevail over the recitals incorporated in the Arrangement mentioned above.
27. 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.
28. That the Vendee 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 of the Said Plot. The Vendee undertakes to make

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all efforts to ensure that its successors-in-interest continues to perform various obligations liable to be performed in terms of this Deed and the Plot Allottee (s) Arrangement executed with the Vendor. The Vendee 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 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 shall not keep any hazardous, explosive, inflammable chemicals/material etc., which violates the bye-laws applicable to the Said Plot.

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PAYMENT SCHEDULE

Details of Payment of Total Sale Consideration

- (a) The amount of Rs. 111,33,23,750/- (inclusive of TDS) has been paid by the Vendee to the Vendor, in the below manner, receipt of which the Vendor hereby duly accepts, confirms and acknowledges:

Sr. No.	Details of Cheque(s)/ Demand Draft(s)	Amount (in Rs.)
1.	RTGS Ref. No. 000000415898	8,00,00,000/-
2.	RTGS Ref. No. 000000415900	8,00,00,000/-
3.	RTGS Ref. No. 000000415901	6,26,64,750/-
4.	Cheque No. 501537 date. 07/06/2025	87,95,25,763/-
5.	TDS Deducted	22,26,647/-
6.	TDS Deducted	89,06,590/-

- (b) The balance amount of Rs. 111,33,23,750/- is to be paid by the Vendee to the Vendor as per below payment Schedule:

Due Dates	Cheque Nos.	Amount (in Rs.)
20% of the Total Sale Consideration at the time of submission of the building plan/layout plan of the Proposed Project to the Competent Authority for Sanctioning or within 120 days of the signing and execution of the Agreement to sell.	501538 501539	44,08,76,205/- 66,13,14,308/-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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For SRSD Infrastructure Venture LLP


Designated Partner 21



SRSD INFRASTRUCTURE VENTURE LLP

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE DESIGNATED PARTNERS OF SRSD INFRASTRUCTURE VENTURE ("LLP") IN ITS MEETING HELD ON THURSDAY THE 05TH DAY OF JUNE, 2025 AT REGISTERED OFFICE 4TH FLOOR, A-15, SECTOR-136, NOIDA, UTTAR PRADESH 201301.

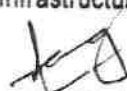
"RESOLVED THAT Mr. Amogh Bansal S/o Mr. Rahul Bansal, Designated Partner of the LLP having PAN: EWJPI4131C be and are hereby authorized, jointly or severally, to sign, execute, and submit on behalf of the LLP, all such documents, Conveyance deed, agreements, undertakings, and other writings as may be deemed necessary or expedient for the conduct of the LLP's business.

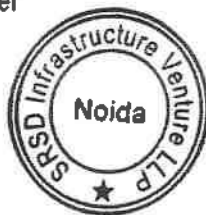
FURTHER RESOLVED THAT the signatures of the authorized person shall be binding on the LLP in all transactions between the LLP and third parties.

FURTHER RESOLVED THAT a copy of this resolution, duly certified by Mr. Anurag Aggarwal Designated Partner of LLP and Mrs. Poonam Aggarwal Partner of LLP, shall be submitted to all relevant parties, including but not limited to banks, financial institutions, and regulatory authorities."

CERTIFIED TRUE COPY

For SRSD INFRASTRUCTURE VENTURE LLP
For SRSD Infrastructure Venture LLP


(ANURAG AGGARWAL) Designated Partner
DESIGNATED PARTNER
DPIN:0002214



For SRSD Infrastructure Venture LLP

 Designated Partner
(POONAM AGGARWAL)
PARTNER
DPIN:00715036



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD 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 TO MR. NARAYAN JEE JHA FOR EXECUTION OF AGREEMENT TO SELL

"RESOLVED THAT the Board of Directors do hereby authorise Mr. Naryan Jee Jha, S/o Hare Ram Jha, R/o 38-G, Pocket-A-3, Mayur Vihar phase-3, Vasundhara Enclave S.O, Delhi-110096 to sign, execute, present etc., for and on behalf of the Company, Agreement to Sell/Sale Deed/Conveyance Deeds or any other document including any change, rectification, alteration or modification therein for sale of FSI Group Housing Plots/ FSI Commercial Plots/ PSP Plots (Institutional, Educational, Hospitals etc.) 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 Agreement to Sell/Sale Deed/Conveyance Deed(s) or any other document, etc. 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 a certified copy of this resolution be furnished under the signature of any of the director or company secretary of the Company to the concern authorities, as and when required."

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 East Delhi Delhi 110092

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

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www.wavecity.in

Corporate Office
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India

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

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

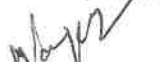
T +91 - 11 - 46586148





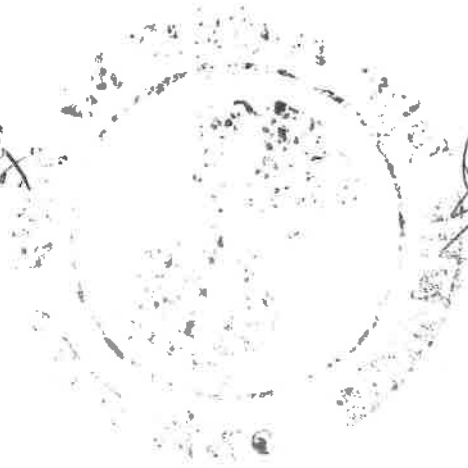
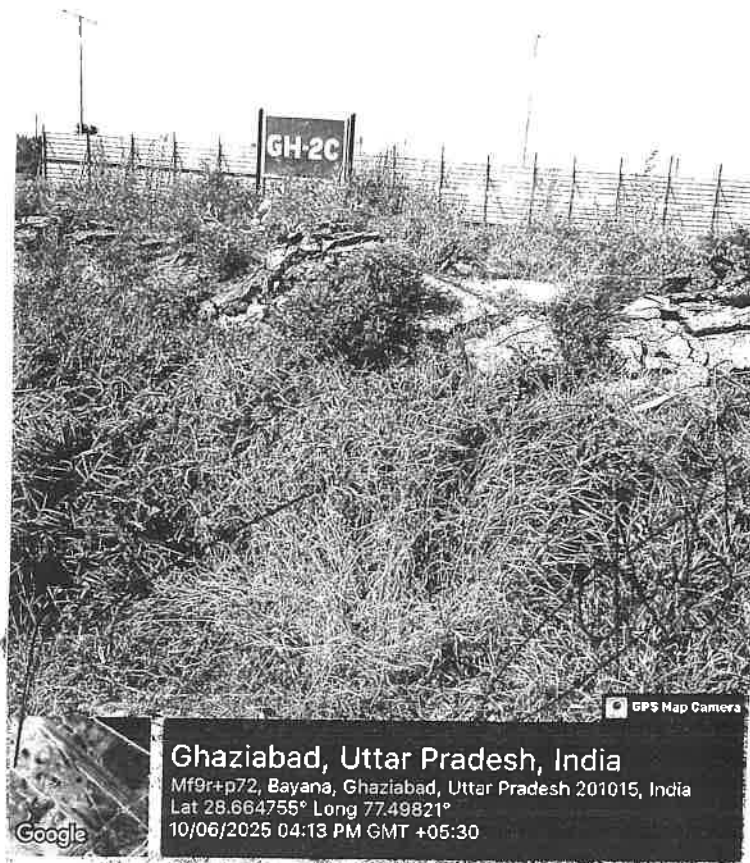
Notwithstanding the aforementioned, the payment of this 3 rd Installment has to be made explicitly within the timeline of 120 days of the signing and execution of the Agreement to Sell, Whatsoever the circumstance maybe.		
30% of the Total Sale Consideration at the time of application for RERA registration of the proposed Project or within 180 days of the signing and execution of the Agreement to Sell.		
Amount of TDS is to be Deducted		1,11,33,237/-
Total (A+B)		222,66,47,500

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorised Signatory

For SRSD Infrastructure Venture LLP

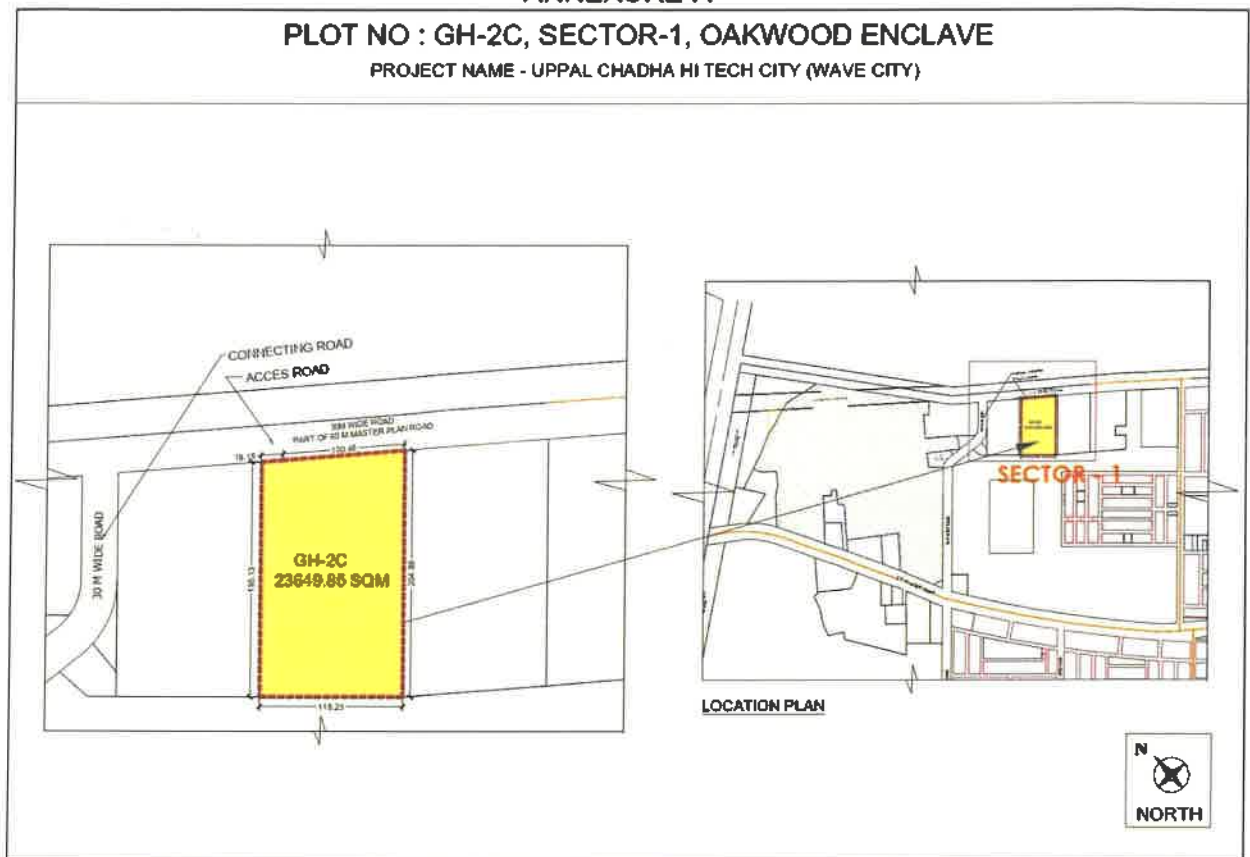

Designated Partner



ANNEXURE-A

PLOT NO : GH-2C, SECTOR-1, OAKWOOD ENCLAVE

PROJECT NAME - UPPAL CHADHA HI TECH CITY (WAVE CITY)

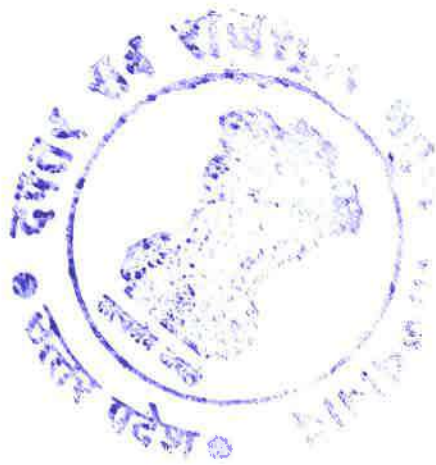


For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

For SRSD Infrastructure Venture LLP

Designated Partner



IN WITNESSES WHEREOF, the Parties have executed this Conveyance Deed on the place, day, month and year first above written in the presence of the following witnesses:

SIGNED, EXECUTED & DELIVERED

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.
Vendor

Authorised Signatory

Authorized Signatory

For and On Behalf of

M/s Uppal Chadha Hi-Tech

Developers Pvt. Ltd.

For SRSD Infrastructure Venture LLP
Vendee

Designated Partner

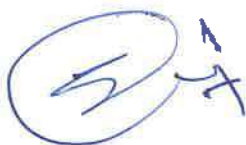
Authorised Signatory

For and behalf of

SRSD Infrastructure Venture LLP

Witnesses:

1. RAJ DEEP JAIN 
S/O LT. SH. SWADESHK. JAIN,
2. GF 2, C-82, SURYA NAGAR, GZB.



Sanjay Sharma
S/o Sh. Ram Bharose Sharma
B/0 masan Nagar, Dasna, Ghaziabad

MANOJ KUMAR
Deed Writer
Chamber No. L-12
Tehsil: Com pound
Gandhi Nagar, Ghaziabad
Mobile No. 9810018881

आवेदन सं०: 202500739050250 .

बही संख्या 1 जिल्द संख्या 44428 के पृष्ठ 201 से 240 तक क्रमांक 6948 पर दिनांक 11/06/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राहुल शुक्ला
उप निबंधक : सदर चतुर्थ
गजियाबाद
11/06/2025