

PAWAN KUMAR TYAGI
DEED WRITER
TEHSIL COMPOUND
GHAZIABAD

SCHEDULE OF PROPERTY

1. Nature of Property : Residential Villa
2. Details of Property : Residential Villa No. 409,
Constructed on Plot No. 409,
Palmwood Enclave, Sector-6
Wave City, Ghaziabad, (U.P)
3. Plot Area : 162 Sq. Meters
4. Built up Area : 125.50 Sq. Meters
5. Status of Road : 9 Meter Wide Road
6. Total No. of Storey in Building : Ground Floor
7. Status of Villa : Furnished
8. Category of Construction : Category A - Rs. 14,000/-
9. Land Value : Rs. 14400/- per Sq. Meters
10. Rebate on Plot Rate : NIL
11. Two Side Open/Corner : No
12. Park Facing : No
13. Parking : Without Parking
14. Total Consideration Value : Rs. 6259077/-
/Market Value
15. Total Value as per Circle Rate : Rs. 4089800/-
16. Stamp Duty Paid : Rs. 428700/-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory





आवेदन सं०: 202200739152800

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 14293

वर्ष: 2022

प्रतिफल- 6259077 स्टाम्प शुल्क- 428700 बाजारी मूल्य - 6260000 पंजीकरण शुल्क - 62600 प्रतिलिपिकरण शुल्क - 100 योग : 62700

श्री अजय कुमार,

पुत्र श्री प्रभु सिंह

व्यवसाय : नौकरी

निवासी: जे ४ आफिसर्स कालोनी सहारनपुर उ० प्र०

Ajay Kumar



ने यह लेखपत्र इस कार्यालय में दिनांक 06/10/2022 एवं 12:49:23 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मंजूर अहमद प्रभारी

उप निबंधक : सदर द्वाितीय

गाजियाबाद

06/10/2022

विनीत कुमार

निबंधक लिपिक

06/10/2022

प्रिंट करे

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, alongwith 1% Reduction in Stamp Duty for woman up to the value of Rs. 10,00,000/-.

DESCRIPTION OF PROPERTY

Residential Villa No. 409, Armonia Villa, admeasuring Plot area 162 Square Meters and built area (1350.88 Square Feet), constructed on plot no 409, alongwith expandable right to construct, over and above the ground floor (according to permissible applicable FAR) in Palmwood Enclave, Wave City, District Ghaziabad, Uttar Pradesh and bounded by:

EAST : Other Plot
WEST : 9 Meter Wide Road
NORTH : Plot No. 410
SOUTH : Plot No. 408

(Hereafter referred to in this Deed as the "Demised Villa")

Uttar Pradesh Government Institution Finance

[Signature]

Authorized Signatory

[Signature]

[Signature]

आवेदन सं०: 202200739152800

वही सं०: 1

रजिस्ट्रेशन सं०: 14293

वर्ष 2022

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

विक्रेता: 1

श्री मैसर्स उप्पल चडडा हाई टेक ड्रवतर्पस प्रा० लि० के द्वारा पुनीत भारद्वाज, पुत्र श्री राजेश भारद्वाज

निवासी: एच 114 सैक्टर 23 संजय नगर गाजियाबाद

व्यवसाय: अन्य

क्रेता: 1

Pm



श्री अजय कुमार, पुत्र श्री प्रभु सिंह

निवासी: जे 8 आफिसर्स कालोनी सहारनपुर उ० प्र०

व्यवसाय: नौकरी

क्रेता: 2

Ajay Kumar



श्रीमती पारूल वर्मा, पत्नी श्री सतेन्द्र कुमार वर्मा

निवासी: जे 8 आफिसर्स कालोनी सहारनपुर उ० प्र०

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनको पहचान

पहचानकर्ता: 1

Pareek



श्री विपिन गुसाई, पुत्र श्री प्रेम सिंह

निवासी: वार्ड न 04 झंडी चौड पूर्वी गढवाल उत्तराखंड

व्यवसाय: अन्य

पहचानकर्ता: 2

Gusain



श्री राहुल, पुत्र श्री भगवान सिंह

निवासी: खेडा पिलखुवा हापुड

व्यवसाय: अन्य

Rahul



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Om

मजूर अहमद पंभारी

उप निबंधक: सदर द्वितीय

गाजियाबाद

06.10.2022

विनीत कुमार

निबंधक लिपिक गाजियाबाद

06.10.2022

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

भिट करे

CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 06 day of Oct, 2022, 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. Rajat Bhardwaj S/o Rajat Bhardwaj, appointed by virtue of a duly executed Company Board Resolution dated 28/9/22 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).

Phone No. 0120 - 4180500

PAN- AAACU7200M

TO AND IN FAVOUR OF

Mr. Ajay Kumar S/o Mr. Prabhu Singh R/o J-4, Officers Colony, Saharanpur, Uttar Pradesh-247001.

Mobile No. _____ PAN: ATPPK2946M

Ms. Parul Verma D/o Mr. Satendra Kumar Verma R/o J-4, Officers Colony, Saharanpur, Uttar Pradesh-247001

Mobile No. 3840837875 PAN: ADOPV7172R

For Uppal Chadha Hi-Tech Developers Pvt. Ltd

Rajat
Authorized Signatory

Ajay Kumar

Parul Verma

(hereinafter referred to as the "Purchaser(s)/Vendee(s)" 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).

WHEREAS;

- (1) The Vendee(s) are the joint owners in possession and having equal share in the Said Villa.
- (2) The Housing & Urban Planning Department, Government of Uttar Pradesh announced a Hi-Tech Township Policy notified Vide Government Order No. 3189/Eight-1-07-34-Vividh/03, dated 16th August, 2007, and subsequently revised/alterd/modified 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.
- (3) The Government of Uttar Pradesh invited the proposals under the said Policy for development of Hi-Tech Township in the State of Uttar Pradesh and a High Power Committee was duly constituted by the Government of Uttar Pradesh for selection of developers, which selected the Consortium lead by M/S Uppal Chadha Hi-Tech

Uppal Chadha Hi-Tech Developers Pvt. Ltd

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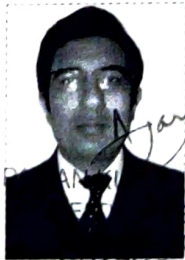
Handwritten signature: Jay Kumar

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 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 the said Hi-Tech Township.

- (4) The Vendor has acquired for the purpose of the development of Hi-Tech Township, the requisite land through direct purchase apart from having been transferred part of the land by the Competent Authority under the Hi-Tech Policy and the DPR/Revised DPR from time to time for the Wave City project has been approved by the Competent Authority, comprising of 4500 acres (approximately) of land ("Project Land") Further, the Detailed Layout Plan has also been approved by the Competent Authority and revision thereof as may be sought or required by the vendor for sustainable development of the project or directed by the Competent Authority, and in pursuance of the said approval requisite Development Agreement has been signed between the Competent Authority, and the Vendor, in terms of the Hi-Tech Township Policy of the Government of Uttar Pradesh.
- (5) The Vendor has accordingly developed the said Hi-Tech Township under the name and style of "WAVE CITY" on the Project Land having received the required approval from the Competent Authority.
- (6) 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

For Uppals Tech Hi-Tech Developers Pvt. Ltd.

Authorized Signatory



GHAZIABAD

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with the same had booked Residential Villa No. 409, admeasuring built-up area 125.50 Sq. Meters (1350.88 Square Feet) constructed on the Plot No. 409, alongwith expandable right to construct, over and above on the ground floor and having ownership therein, located in Palmwood Enclave (formerly known as Sector-6), Wave City, Ghaziabad, Uttar Pradesh ("Demised Villa").

(7) Subsequently in accordance with the Request of the Vendee(s) the Demised Villa was allotted by the Vendor to the Vendee(s) as per the terms & conditions stipulated in the Application Form and Allottee(s) Arrangement dated 15.02.2013 (hereinafter referred to as the "Arrangement") was entered into.

(8) The Vendee(s), after having satisfied with the clear and marketable title held by the Vendor and the calculation of saleable area of the said Demised Villa, have paid the entire sale consideration of Rs. 6259077/- inclusive of TDS deposited for the amount of Rs. 13371/- & Rs.21790/- & Rs.7551/- & Rs.19879/-/- by serial challan number 06355 & '05477 & '09190 & '01553 dated 19.09.2018 & 05.09.2022 & 23.01.2019 with BSR code 0510308 & '0510308 & '0302275 & '0510308 towards the purchase of the said Demised Villa as per the agreed terms of payment. The Vendor does hereby accept and acknowledges the receipt of the said amount and in consideration thereof this Conveyance Deed with

respect to the said Demised Residential Villa is executed in favour of the Vendee(s).

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

1. (a) That having received from the Vendee(s) the consideration of Rs. 6259077/- the receipt whereof the Vendor hereby acknowledge and admit towards full and final consideration, the Vendor do hereby

Uppal Chandra Developers Pvt. Ltd.



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sell, assure, convey, grant, transfer, assign, grant by way of this conveyance completely all its rights, title and interests in the said Demised as described in details in the **Schedule of Property** together with impartible and indivisible proportionate rights in the underneath Built up area of 125.50 Sq. Meters (1350.88 Sq. feet) of the plot of land, over which the said Demised Villa has been constructed, along with consequential rights of possession, easements, privileges, appurtenances and other easements appurtenant thereto unto the Vendee(s) to possess and to enjoy the Demised Villa 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, claims and demands whatsoever. The said Demised Villa is shown with black colour in the Layout Plan attached herewith and marked as Annexure-A.

(b) The Vendee(s) shall have right to construct over and above the Ground Floor with permissible applicable FAR, having ownership right therein, only after having obtained the requisite approval/sanctions of the building plan from the competent authority at his/her/its own cost and expenses and also make necessary arrangements to shift all laid services in operational conditions on the villa of such constructed floor with the permission of Vendor.

(c) That it is also clearly understood and agreed by the Vendee(s) that no temporary or permanent construction of any kind/nature whatsoever without getting map approved from Ghaziabad Development Authority shall be made on and above the terrace of Demised Villa by the Vendee(s).

For Upvan Gurgaon Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

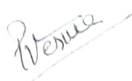
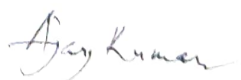
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2. That the Vendor is full-fledged and lawful owner of the Demised Villa specified as aforesaid in the Schedule of Property and is fully competent and entitled to execute and get registered this Conveyance Deed in favour of the Vendee(s) and to confer 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, restraint orders, recovery attachment etc. up-to-date.
3. That the Vendor on this day has delivered actual, physical and vacant possession of the Demised Villa to the Vendee(s), forever and the same is acknowledged by the Vendee(s). The Vendor has completed all development works in this Demised Villa to fulfill their responsibility as per the approved layout/ building plans and prior to taking possession of the demised Villa, the Vendee(s) has checked and inspected all the development works carried out by the Vendor and fully satisfied with that. Once the Vendee(s) takes possession of the Demised Villa, no complaint of any kind whatsoever shall be entertained either by the Vendor or the Maintenance Agency.
4. That with the execution of this Conveyance Deed and receipt of Possession as states hereinbefore the Vendee(s) shall have lawful right for all times to enter into, to occupy and enjoy ownership & possession of the Demised Villa with all attached common facilities and amenities without any letting, hindrance, interruption, disturbances, subject to terms, conditions, stipulations and restrictions contained in this Deed. The Vendee(s) shall have unhindered right to passage and right of way to the roads adjoining the Demised villa and Plot and shall also have right to use common services within the Township, subject to such

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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terms and conditions as may be laid down by the Vendor /Maintenance agency or the Government or local bodies, as the case may be.


5. The Vendee shall hereafter have all future rights to hold, use, enjoy and transfer or bequeath the Demised Villa, in lawful manner. However, It is clearly understood and agreed by the Vendee(s) that any transfer or alienation of the Demised Villa shall be subject to prior No Objection Certificate (NOC) from the Vendor or its nominated Maintenance Agency in compliance of Government Notification No. 1375/8-3-16-121 vividh/2016, dated-17,October,2016, which are subject to complete clearance of all the applicable charges, including electricity charges, water charges, sewerage charges, CAM (Common Area Maintenance) charges and any other service charges, from the Vendor and/or nominated Maintenance Agency. In absence of the said NOC, the Vendor and the Nominated Maintenance Agency shall have right to refuse to register transfer of the Demised Villa in their records and having equal share in the Said Villa.

6. That the Vendee(s) or his assignees or nominees from the date of execution of this sale/conveyance deed of this Demised Villa shall be liable to pay the all Charges, fees, taxes, levies, cess and imposts, as may be applicable from time to time including but not limiting to city level and building level CAM charges, water charges, sewerage charges and other such other charges, fees, levies, cess or imposts of all and any kind by whatever name called. The Vendee(s) shall also be liable to pay any development charges or proportionate development charges as and when levied by the Local Authority/Body under the

for Uppal Urudha Hi-Tech Developers Pvt. Ltd.


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prevailing law and rules of the land on the Wave City or in the property (ies) therein.

7. That the execution of this Conveyance Deed is in supersession of all the previous agreements, understandings and arrangements and terms and conditions contained therein, which hereby finally and Unequivocally culminate into this Conveyance Deed. However, the terms and condition applicable on the High Tech City(ies) in terms of the Government Policy, or any Laws, Bye-Laws, Rules and Regulations or Guidelines of the Government, Competent Authority, Court's order or direction, the Vendor as Developer of the Wave City or the nominated Maintenance Agency as may be applicable from time to time will always be applicable on the Demised Villa and the Vendee(s) undertake to strict and full compliance of the same all the times and all or any consequences shall be that of the Vendee(s) alone. The Vendee(s) shall keep the Vendor indemnified, secured and harmless against all costs, consequences and all damages, arising on account of non-compliance with the said requirements, requisitions, demands, direction and repairs etc.
8. That it is mutually and specifically agreed and undertaken by the Vendee(s) that the Vendee(s) shall use the Demised Villa for residential purpose only and shall not carry out any commercial/prohibited activities or put any publicity material or signage depicting any commercial activity whatsoever.
9. That the Vendee(s) gives its consent and undertake to enter into a separate Maintenance Agreement with the Vendor or its nominated Maintenance Agency as and when demanded by the Vendor or its

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.


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nominated Agency and the Vendee(s) agrees to abide by all the terms and conditions as laid down in the said Maintenance Agreement at all level. The decision of the Vendor or the Maintenance Agency in respect of cost of maintenance as may be determined from time to time will be final and entirely binding on the Vendee(s). 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. The Vendee(s) agrees that the Vendor or the nominated Maintenance Agency shall have the first charge/lien on the Demised Villa for the purpose of recovery of all its dues charges, such as power, water, solid waste disposal, ICT services, Gas, or any other service(s) provided by the vendor or its assignee and payable by the Vendee(s) under the Maintenance Agreement or other Rules or Agreement and such other payments as may be demanded by the Vendor from time to time.

10. That the Vendee(s) further specifically agrees that except the right, title or interest of Demised Villa, the Vendee(s) shall have no right, title or interest of any kind whatsoever in any lands, buildings, common areas, facilities and amenities falling outside the Demised Villa or the plot on which the Demised Villa exists and that such area and facilities shall remain indivisible and the Vendee(s) shall not be directly or indirectly entitled to claim or bring any action for partition or division of the said common area(s) and facilities or any part thereof.

11. The Vendee(s) further acknowledges that the Vendor shall be carrying out extensive development/construction activities for many years in

For Uppal Chodha Hi-Tech Developers Pvt. Ltd.


Authorized Signatory

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future in the entire area falling within/outside the Hi-Tech Township in which the Demised Villa is located and the Vendee(s) 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(s) due to such development/ construction activities being carried out or matters incidental thereto.

12. That the Vendee(s) shall permit the Vendor/Maintenance Agency, as the case may be, and their surveyors and agents with or without workmen and others at all reasonable times to enter into and upon the Demised Villa or any part thereof for the purpose of maintaining, cleaning, lighting and keeping in order and condition all service drains, pipes, cables, water courses, gutters, structures of other convenience, which the Vendor/nominated Maintenance Agency is liable to maintain as per the terms of the Maintenance Agreement.


13. The Vendee(s) shall not do or suffer anything to be done in or around the Demised Villa which may tend to cause damage to the adjacent floors or plots or façade of the building 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, which may occur to Vendor due to misuse of the Demised Villa by the Vendee(s).

14. The costs of stamp duty, registration charges and other incidental charges and expenses will be 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

For Upool Chadha Hi-Tech Developers Pvt. Ltd.


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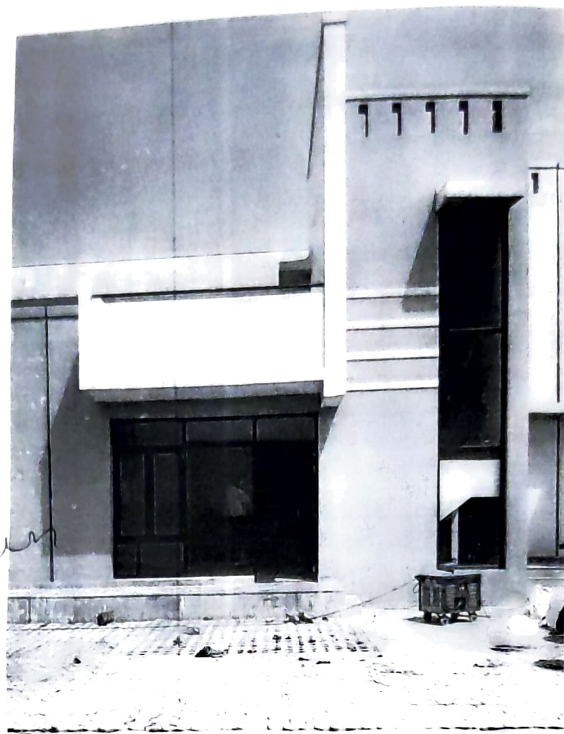
19. The Vendee(s) further undertake not to do anything or shall not use the Demised Villa being the subject matter of this Deed in a manner, which may cause any nuisance, annoyance or obstruction or hindrance to the other owners/occupants in the said Township or is immoral or illegal. The Vendee(s) also undertakes not to keep or store any hazardous, explosive, inflammable chemicals/material etc., which violates the bye-laws applicable to the Demised Villa for any residential area. The Vendee(s) shall keep indemnified the Vendor and the public in the vicinity against any penal action, damages or loss due to misuse, storage of hazardous, highly inflammable, dangerous or otherwise potentially hazardous materials/gas etc. for which the Vendee(s) shall be solely responsible.

For Upasi Chadha Hi-Tech Developers Pvt. Ltd.

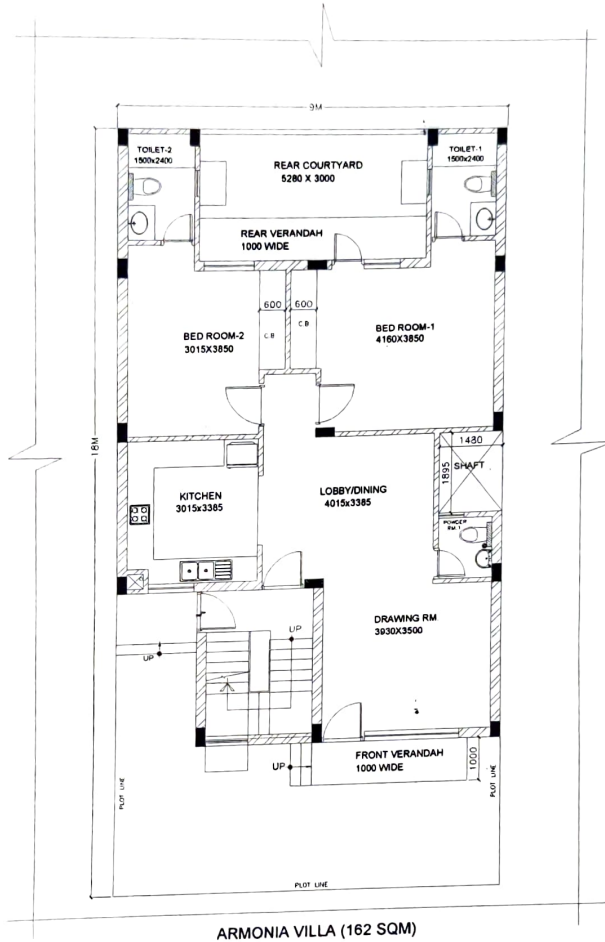

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VILLA LAYOUT PLAN
SECTOR-6, WAVE CITY



ARMONIA VILLA (162 SQM)

- CARPET AREA = 91.17 SQM. SUBJECT TO THE CLAUSE 1.7 OF THE AGREEMENT TO SALE.
- THE FURNITURE AND ITS ARRANGEMENT (IF DEPICTED) IS INDICATIVE AND NOT PART OF PREMISES / UNIT UNTIL UNLESS SPECIFIED (REFER ANNEXED SPECIFICATIONS).
- DIMENSION MAY CHANGE DUE TO ACCEPTABLE TOLERANCE DURING FINISHING / CONSTRUCTION / DEMARCATION.

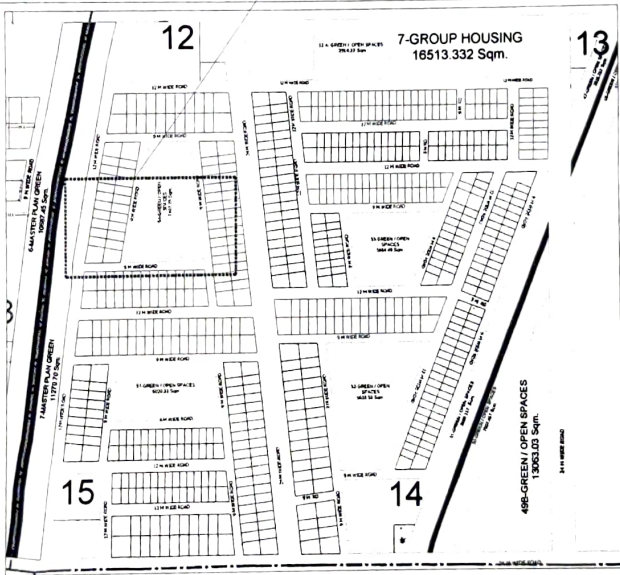
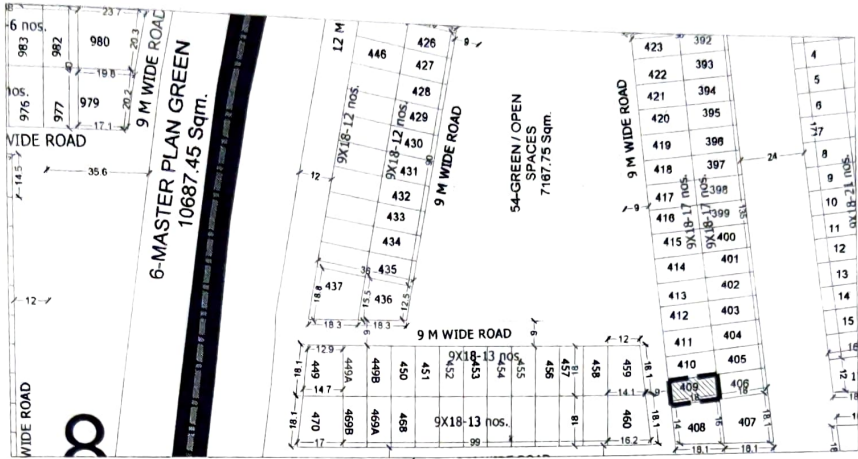
	TITLE :	ARMONIA VILLA SECTOR-6	DRAWN BY:	SCALE :	DATE :
	PLOT REF. NO	409	CHECKED BY:	N.T.S	04.10.2022
				APPROVED BY:	

Devi
Ajay Kumar

For Uppal Chadha Hi-Tech Developers Pvt. Ltd

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Authorised Signatory

LOCATION PLAN
SECTOR-6, WAVE CITY



KEY PLAN

INDICATIVE PLAN AS PER SECTION 16 OF AGREEMENT TO SALE.

	TITLE ARMONIA VILLA SECTOR-6	DRAWN BY:	SCALE : N.T.S	DATE : 04.10.2022	
	PLOT REF NO. 409	CHECKED BY:	APPROVED BY:		

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For Uppal Chadha Hi-Tech Developers Pvt. Ltd.
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Authorised Signatory

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

Vendee(s)

Vendor

Ajay Kumar
(Ajay Kumar)

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Pun
Authorized Signatory

Authorized Signatory

For and On Behalf of

**M/s Uppal Chadha Hi-Tech
Developers Pvt. Ltd.**

Parul Verma
(Parul Verma)

WITNESSES:

- 1 *Vipin Gusain*
S/o Prem Singh
Jhandi chaur East
Kotdwar (U.K.)
- 2 *Pun*

पुन
पुन

PAWAN KUMAR
DEED WRITER
TEHSIL COMPOUND
GHAZIABAD

Drafted By

Parul Verma

आवेदन सं०: 202200739152800

बही संख्या 1 जिल्द संख्या 19849 के पृष्ठ 369 से 406 तक क्रमांक 14293 पर दिनांक
06/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के द्वारा

मंजूर अहमद प्रभारी

उप निबंधक : सदर दफ्तर

गाजियाबाद

06/10/2022

प्रिंट करे