



INDIA NON JUDICIAL  
Government of Uttar Pradesh

Name MANISH KUMAR  
Designation Ex. E.  
Signature  
Block Holding Corporation of India Ltd.  
11843, Model Town East, Ghaziabad

PAWAN KUMAR TYAGI e-Stamp  
Ch. No.- 96 DEED WRITER  
Tehsil Compound Ghaziabad  
Mob: 9312501691 IN-UP68439093967771V

Certificate No. :  
Certificate Issued Date : 24-Mar-2023 04:19 PM  
Account Reference : SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUPSHCIL0128614289374333V  
Purchased by : SANJAY KUMAR  
Description of Document : Article 23 Conveyance  
Property Description : FLOOR NO.204 GROUND FLOOR ROSEWOOD ENCLAVE SECTOR-7  
WAVE CITY GHAZIABAD U.P.  
Consideration Price (Rs.) :  
First Party : UPPAL CHADHA HI TECH DEVELOPERS PVT LTD  
Second Party : SANJAY KUMAR  
Stamp Duty Paid By : SANJAY KUMAR  
Stamp Duty Amount(Rs.) : 82,800  
(Eighty Two Thousand Eight Hundred only)



Verified By

R.C.  
S.R.O.-I, Ghaziabad

Locked By

Sub-Registrar  
Sadar-Ist, Ghaziabad

Please write or type below this line

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

JD 0020159990



## SCHEDULE OF PROPERTY

PAWAN KUMAR TYAGI  
Ch. No.- 96 DEED WRITER  
Tehsil Compound Ghaziabad  
Mob: 9312501691

- |     |  |   |   |
|-----|--|---|---|
| 1.  | Nature of Property                         | : | Residential Floor   |
| 2.  | Details of Property                        | : | Residential Floor No.<br>204, Ground Floor,<br>Constructed on Plot No. 204,<br>Sector-7 ,Rosewood Enclave,<br>Wave City, Ghaziabad, Uttar<br>Pradesh. |
| 3.  | Built up Area                              | : | 119.29 Sq. Meters<br>(Without roof rights)  |
| 4.  | Status of Road                             | : | 12 Meter Wide Road  |
| 5.  | Total No. of Story in Building             | : | Below Four Story  |
| 6.  | Status of Floor                            | : | Furnished   |
| 7.  | Category of Construction                   | : | Category A Rs. 14,000/-   |
| 8.  | Land Value                                 | : | Rs. 13400/- per Sq. Meter<br>+10% Park Facing   |
| 9.  | Rebate on Plot Rate                        | : | 20%   |
| 10. | Two Side Open/Corner                       | : | No  |
| 11. | Park Facing                                | : | Yes   |
| 12. | Parking                                    | : | Without Parking   |
| 13. | Total Consideration Value<br>/Market Value | : | Rs. 3174615/-   |
| 14. | Total Value as per Circle Rate             | : | Rs. 3076728/-   |
| 15. | Stamp Duty Paid                            | : | Rs. 82800/-   |

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

Sanjay  
2

आवेदन सं०: 202300739032764

विक्रय पत्र

बही सं०: 1

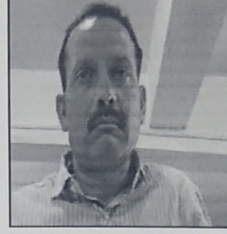
रजिस्ट्रेशन सं०: 4143

वर्ष: 2023

प्रतिफल- 3174615 स्टाम्प शुल्क- 82800 बाजारी मूल्य- 3174615 पंजीकरण शुल्क - 31760 प्रतिलिपिकरण शुल्क - 120 योग : 31880

श्री संजय कुमार ,  
पुत्र श्री राज प्रकाश  
व्यवसाय : अन्य  
निवासी: पिलाना बागपत उत्तर प्रदेश

Sanjay



ने यह लेखपत्र इस कार्यालय में दिनांक 28/04/2023 एवं 01:41:15 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश . चन्द  
उप निबंधक :सदर प्रथम  
गाजियाबाद  
28/04/2023

विनीत . कुमार  
निबंधक लिपिक  
28/04/2023

प्रिंट करें





[Stamp Duty is paid as per the Notification vide Order No-  
V.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 upto the value of Rs. 10,00,000/-]

No, 25/2016/888/94-S.R.-2-2016-500(64)/80 Lucknow, Dated 11  
November 2016,


### Description of Property

Residential Floor No. 204 Ground Floor, admeasuring 119.29 Square Meters  
(1284 Square Feet), constructed on plot no 204, without any terrace/roof  
rights Located in Rosewood Enclave, Wave City, District Ghaziabad, Uttar  
Pradesh and bounded by:

EAST	:	Plot no 205
WEST	:	Plot No 203
NORTH	:	Other Plot
SOUTH	:	12 Meter Wide Road

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

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory



आवेदन सं०: 202300739032764

बही सं०: 1

रजिस्ट्रेशन सं०: 4143

वर्ष: 2023

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

श्री मैसर्स उप्पल चड्ढा हाई टेक डवलपर्स प्राइवेट लिमिटेड के  
द्वारा पुनीत भारद्वाज, पुत्र श्री राजेश भारद्वाज

निवासी: मेजेनाइन फ्लोर एम्-4 साऊथ एक्स० पार्ट-2 दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री संजय कुमार, पुत्र श्री राज प्रकाश

निवासी: पिलाना बागपत उत्तर प्रदेश

व्यवसाय: अन्य



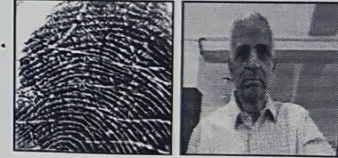
ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री मगन गोपाल, पुत्र श्री धर्मवीर

निवासी: बी-5 एफ एम 2 शालीमार गार्डन साहिबाबाद  
गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री राहुल, पुत्र श्री भगवान सिंह

निवासी: खेडा पिलखुवा हाट

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार  
गए है।

टिप्पणी: विक्रेता द्वारा लेखपत्र में अंकित विवरणानुसार प्रतिफल  
प्राप्त किये जाने की पुष्टि की गई।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश चन्द  
उप निबंधक: सदर प्रथम  
गाजियाबाद  
28/04/2023

विनीत कुमार  
निबंधक लिपिक गाजियाबाद  
28/04/2023

प्रिंट करें



## CONVEYANCE DEED

THIS CONVEYANCE DEED (the "Deed") is made and executed on this 28<sup>th</sup> day of April, 2023, 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 Punit Bhardwaj S/o Rajesh Bhardwaj appointed by virtue of a duly executed Company Board Resolution dated 31/3/23 (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. Sanjay Kumar S/o Mr. Raj Prakash R/o Pilana , Baghpat , Uttar Pradesh- 250515.

Phone No. 9571776875 PAN: AEPPT1192P

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

  
Authorised Signatory

Sanjay

(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 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 16<sup>th</sup> August, 2007, and subsequently revised/alterd/modified by Government Order No. 3872/Eight-1-07-34-Vividh/03, dated 17<sup>th</sup> September, 2007 and Government Order No. 4916/Eight-1-07-34-Vividh/03, dated 27<sup>th</sup> 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 22<sup>th</sup> 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.
2. 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 Developers Private Limited (hereinafter referred to as the "Seller/Vendor")

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

PAWAN KUMAR TY  
Ch. No.- 96 DEED W  
ehat Compound Gha  
Mob: 9016

Sanjay

5

