



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP85432135725361W

e-Stamp

Certificate No. : IN-UP85432135725361W
 Certificate Issued Date : 16-Sep-2024 04:20 PM
 Account Reference : NEWIMPACC (SV)/ up14043704/ GAUTAMBUDDH NAGAR 2/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUP1404370467646586309525W
 Purchased by : AOA GAUR ATULYAM
 Description of Document : Article 5 Agreement or Memorandum of an agreement
 Property Description : Not Applicable
 Consideration Price (Rs.) :
 First Party : AOA GAUR ATULYAM
 Second Party : HIGLANCE LABORATORIES PVT LTD
 Stamp Duty Paid By : AOA GAUR ATULYAM
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)



Please write or type below this line

Agreement

This agreement for maintenance and others entered on 10th August, 2024 at Greater Noida.

BY AND BETWEEN

Apartment owners association (AOA), Gaur Atulyam, Plot No.GH-01, Sector Omicron -1, Greater Noida, District –Gautam Budh Nagar (Uttar Pradesh) .

AND

HiGlance Laboratories Pvt. Ltd., a company incorporated under the provisions of Companies Act, 1956 having its registered office at 1204, 12th Floor, Hemkunt Chambers, 89, Nehru Place, New Delhi-110019 and Corporate Office at E-11, 12 & 13, Site-B, UPSIDC, Surajpur, Greater Noida-201306 through authorised signatory Deepak Kumar Sadhwani s/o Shri Dayal Das Sadhwani.

That the expression AOA and HiGlance are hereinafter referred as Party where in the context so specially requires and collectively as the Parties. Further for the sake of convenience, AOA also referred as First Party & HiGlance be referred as Second Party.

GAUR ATULYAM APARTMENT OWNERS ASSOCIATION

Handwritten signatures of representatives from Gaur Atulyam Apartment Owners Association.

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For. HiGlance Laboratories Pvt. Ltd.

Handwritten signature and stamp of an authorised signatory for HiGlance Laboratories Pvt. Ltd.

Statutory Alert: This e-stamp certificate should be verified at www.e-stamp.gov.in or using e-stamp mobile app...

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WHEREAS:

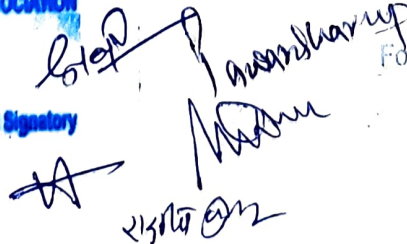
- A. HiGlance Laboratories Pvt. Ltd has purchased the Built up area 1477.87 Square Meters (15,907 SqFt) on 21.08.2021 vide registered Sub-Lease Deed from M/s U.P.Township Infrastructure Pvt. Ltd. a company duly incorporated under Indian Companies Act, 1956 and having its registered office at 101, 1st Floor, Ashish Comm. Complex, Plot No.2/3, I.SC, New Rajdhani Enclave, Delhi-92.
- B. HiGlance Laboratories Pvt. Ltd. has paid maintenance @Rs.1/ per square foot on 15907 square feet (1477.84 Square Meter) till the month of November, 2021, NO Dues from builder in this regard will be arranged by HiGlance.
- C. AOA has agreed to levy maintenance Charges @7.60 per square ft with effect from December, 2021 on 15207.47 Square ft area and @8.00 per square ft w.e.f. 01.08.2024 onward. (Total area is 15907.47 square ft less 700 square ft of shop at ground floor, for which Higlance is already paying through meter recharge)
- D. HiGlance Laboratories Pvt. Ltd. will apply for Electricity Connection with AOA for 10 KW load approx.
- E. HiGlance Laboratories Pvt. Ltd. has installed service lift in its areas which is sole property of HiGlance and maintenance of the same will under the scope of HiGlance.
- F. HiGlance Laboratories Pvt. Ltd. will be responsible for any garbage of Medical / Bio waste treatment disposal of if any by hazardous product is produced in the area.
- G. HiGlance will not use any facility of Society like-GYM area, Swimming Pool and Club.
- H. AOA will arrange water connection in the premises of Nursing Home area internal
- I. Fittings will be done by HiGlance.
- J. AOA will get the Fire Safety system in order for future safety purpose.

For AOA - Gaur Atulyam Society

GAUR ATULYAM APARTMENT OWNERS ASSOCIATION


Authorized Signatory




Authorized Signatory

for HiGlance Laboratories P Ltd.

For. HiGlance Laboratories Pvt. Ltd.


Authorized Signatory