



INDIA NON JUDICIAL
Government of Uttar Pradesh



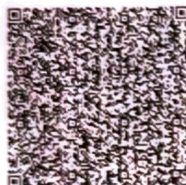
8999/23 e-Stamp

Certificate No. : IN-UP62129206787747V
Certificate Issued Date : 17-Jul-2023 05:30 PM
Account Reference : NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference : SUBIN-UPUP1416240417909650488175V
Purchased by : SWEKRETI GREENS LLP AND OTHER
Description of Document : Article 23 Conveyance
Property Description : AGRICULTURE LAND SITUATED AT- VILL. HARTHALA EHATMALI TEH AND DISTT MORADABAD
Consideration Price (Rs.) :
First Party : GAINFUL HOMES PVT LTD
Second Party : SWEKRETI GREENS LLP AND OTHER
Stamp Duty Paid By : SWEKRETI GREENS LLP AND OTHER
Stamp Duty Amount(Rs.) : 2,53,000
(Two Lakh Fifty Three Thousand only)

सत्यमेव जयते

252

2,53,000

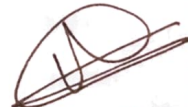


Verified By

Locked By

Please write or type below this line

Neeraj



JD 0031393316

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.



Reg. No. UP-02004/59
 C.O.P. No. 027875, D.J.Code S 88
 Email: subhashmathuradvocate@gmail.com
 Opp. District Judge Court Near Registry
 Office, Moradabad - 9837165000

SALE DEED

Consideration Value	Rs. 36,10,000/-
Market Value	Rs. 36,10,000/-
Stamp Duty	Rs. 2,53,000/-

This SALE DEED is executed at Moradabad on this 18th day of July 2023.

By

Gainful Homes Pvt. Ltd. (PAN-AABCG5072C) having its registered office at H.No. 250 Akashdarshan Apartment, Mayur Vihar Phase I, New Delhi East-110091 acting through its Director Mr. Neeraj Kumar Gupta S/o Late Shri Indra Dev Gupta R/o 79, Kazal Vashan Ganj, Moradabad, U.P.-244001 appointed by Board Resolution Passed on 12-07-2023 hereinafter called "THE VENDOR" (which expression shall mean and include their legal

heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

SWEKRETI GREENS LLP (PAN-AEOFS1699M) having its registered office at Basement, HC-48, Ramganga Vihar-II, Moradabad acting through its Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H.No. 11, Neel kanth Colony, Civil Lines, Moradabad appointed by Board Resolution Passed on 14.07.23
And SWEKRETI RESIDENCY LLP (PAN-AEVFS3422D) having its registered office at Basement, HC-48, Ramganga Vihar-II, Moradabad acting through its Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H.No. 11, Neel kanth Colony, Civil Lines, Moradabad appointed by Board Resolution Passed on 14.07.23
 hereinafter called "THE VENDEE" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

WHEREAS the **VENDOR** herein, is the sole, absolute and exclusive owner/bhumidhar of agriculture Land fully described in **SCHEDULE 'A'** of this deed situated at Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P.), hereinafter referred to as '**THE SAID Property**'.






AND WHEREAS the said Property is the self acquired property of the VENDOR and the same also stands mutated in the name of the VENDOR in Revenue Records as owner /bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

AND WHEREAS the VENDOR for his bonafide needs and requirements has agreed to sell and the VENDEE has agreed to purchase the said Property for a total consideration of Rs. 36,10,000/- (Rupees Thirty Six Lacs Ten Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 36,10,000/- (Rupees Thirty Six Lacs Ten Thousand Only) which has already been received by the VENDOR from the VENDEE, in the following manner; the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement, the VENDOR doth hereby sell, convey and transfer the said Property to the VENDEE, who shall hereafter be the absolute owner/bhumidar of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances whatsoever of the said Property, unto the VENDEE, absolutely and forever.

That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.



Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said Property and the VENDEE has become the absolute owner of the said Property, with full right to use and enjoy the same as absolute owner without any hindrance or objection by the VENDOR or any other person claiming under him.

That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said Property in any way be impaired or whereby the VENDOR may be prevented from transferring the said Property.

That the VENDOR hereby assures, represents and covenants with the VENDEE as follows :

- a) That the said Property is free from all encumbrances whatsoever or howsoever.
- b) That excepting the VENDOR no body else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property.
- c) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and conveying the absolute title in the said Property in favour of the VENDEE.



- d) That there is no subsisting agreement for sale in respect of the said Property hereby sold to the VENDEE and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
- e) That the VENDOR has a marketable title in respect of the said Property.

That the VENDOR further assures the VENDEE that the said Property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation ,acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell etc. and if it is ever proved otherwise, or if the whole or any portion of the said Property is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.

That the VENDOR undertakes to have the said Property mutated in favour of the VENDEE in Revenue Records and other concerned authorities, otherwise, the VENDEE can also get the said Property mutated in its own name in Revenue Records and other concerned authorities on the basis of this Sale Deed for its certified true copy.



That the land Revenue and other dues and demands if any payable in respect of the said Property shall be paid by the VENDOR upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.

That all the expenses of this sale deed viz. stamp duty, registration charges etc., has been borne and paid by the VENDEE.

SCHEDULE 'A' OF PROPERTY

All that piece and parcel of Agriculture Land (as per C.H. 45) Total Sale Area 0.190 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.) as per map attached and bounded as under;

East	:	Agriculture Land Khasra No. 1339
West	:	Agriculture Land First Party
North	:	Agriculture Land Khasra No. 1340
South	:	Other's Land

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
194	1338	0.190	0.190
Total Sale Area			0.190







आवेदन सं०: 202300719028670

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8999

वर्ष: 2023

प्रतिफल- 3610000 स्टाम्प शुल्क- 253000 बाजारी मूल्य - 3610000 पंजीकरण शुल्क - 36100 प्रतिलिपिकरण शुल्क - 60 योग : 36160

श्री स्वीकृति ग्रीन्स एल एल पी द्वारा
अनिल कुमार रस्तौगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दिनेश चन्द्र रस्तौगी
व्यवसाय : व्यापार
निवासी: म०न० 11, नील कंठ कालोनी, सिविल लाईन्स, मुरा०




श्री, स्वीकृति ग्रीन्स एल एल पी द्वारा

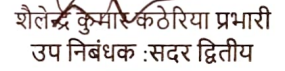
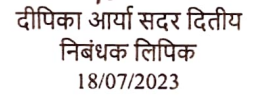
अनिल कुमार रस्तौगी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 18/07/2023

एवं 12:00:54 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


शैलेंद्र कुमार कठेरिया प्रभारी
उप निबंधक :सदर द्वितीय
मुरादाबाद
18/07/2023

दीपिका आर्या सदर द्वितीय
निबंधक लिपिक
18/07/2023

प्रिंट करें



NOTE :- The Market value of the Agriculture Property according to the Rate List issued by the District Collector Moradabad according to the circle rate of Rs. 1,90,00,000/- per Hect. mentioned at Page No. 43, Format-4, V-Code No. 1046. The Vender does not belong to S.C./S.T. category. There is no Tree, Boring, Boundary etc. in the said land. There is only agriculture area within a radius of 200 Meters. Vendee SWEKRETI GREENS LLP purchased 47% share and Vendee SWEKRETI RESIDENCY LLP purchased 53% share.

The Photo of parties attested by Shri Subhash Chandra Mathur Advocate.

SCHEDULE 'B'

DETAIL OF PAYMENT

S. No.	DATE	AMOUNT	CH/DD. NO/R.T.G.S. No.	NAME OF BANK
1.	07-07-2023	Rs. 16,79,733 /-	ICICR42023070700515428	ICICI Bank
2.	07-07-2023	Rs. 18,94,167/-	ICICR42023070700516331	ICICI Bank
		Rs. 36,100/-	TDS (@ 1%)	
SALE VALUE		Rs. 36,10,000/-		







IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at Moradabad on the date first mentioned above in the presence of the following witnesses.

Rs. 2,53,000/- e-Stamp Certificate No. IN-UP62129206787747V dated 17-07-2023.

VENDOR



VENDEE



WITNESSES :-

1. Nishant Agarwal

S/o Mr. Anil Kumar Agarwal

R/o Kumar Kunj, GMD Road,

City & Distt. Moradabad.

2. Abhishek Singh

S/o Mr. Harpal Singh

R/o B-14, Nai Basti,

City & Distt. Bijnor.

Drafted By

- Sri Subhash Chandra Mathur Advocate

Prepared by

- Shubham Bhatnagar



SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg. No. UP02904/99

C.O.P. No. 027875, D.J.Code S 88

Email: subhashmathuradvocate@gmail.com

Opp. District Judge Court Near Registry

Office, Moradabad - 9837165000

आवेदन सं०: 202300719028670

बही सं०: 1

रजिस्ट्रेशन सं०: 8999

वर्ष: 2023

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

श्री गैनफुल होमस् प्रा० लि० के द्वारा नीरज कुमार गुप्ता, पुत्र,
श्री इन्द्र देव गुप्ता

निवासी: 79, कजल वाशान गंज मुरादाबाद

व्यवसाय: व्यापार

क्रेता: 1



श्री स्वीकृति ग्रीन्स एल एल पी के द्वारा अनिल कुमार रस्तौगी,
पुत्र श्री दिनेश चन्द्र रस्तौगी

निवासी: म०नं० 11, नील कंठ कालोनी, सिविल लाईन्स, मुरा०

व्यवसाय: व्यापार

क्रेता: 2



श्री स्वीकृति रेसीडेन्सी एल एल पी के द्वारा अनिल कुमार
रस्तौगी, पुत्र श्री दिनेश चन्द्र रस्तौगी

निवासी: म०नं० 11, नील कंठ कालोनी, सिविल लाईन्स, मुरा०

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री निशांत अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज, जी०एम०डी० रोड शहर व जिला मुरा०

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री अभिषेक सिंह, पुत्र श्री हरपाल सिंह

निवासी: बी-14, नई बस्ती, शहर व जिला बिजनौर

व्यवसाय: अन्य

ने की प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार
लिए गए हैं
टिप्पणी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

श्री कुमार कठेरिया प्रभारी

उपनिबंधक: सदर द्वितीय

मुरादाबाद

18/07/2023



A Site Plan of the Agriculture Land Total Sale Area 0.190 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
194	1338	0.190	0.190
Total Sale Area			0.190

**Agriculture Land
Khasra No. 1340**

**Agriculture Land
First Party**



**Agriculture Land
Khasra No. 1339**

Other's Land

First Party - Gainful Homes Pvt. Ltd

Second Party - SWEKRETI GREENS LLP & Other

Note - There is only agricultural area within the radius of 200 mtr.



आवेदन सं०: 202300719028670

बही संख्या 1 जिल्द संख्या 14533 के पृष्ठ 55 से 74 तक क्रमांक 8999 पर दिनांक 18/07/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द कुमार कठेरिया प्रभारी
उप निबंधक : सदर द्वितीय
मुरादाबाद
18/07/2023

प्रिंट करें

