

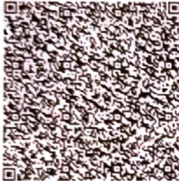


INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP62125569189737V
Certificate Issued Date : 17-Jul-2023 05:27 PM
Account Reference : NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference : SUBIN-UPUP1416240417953486828799V
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 : A R ENTERPRISES
Second Party : SWEKRETI GREENS LLP AND OTHER
Stamp Duty Paid By : SWEKRETI GREENS LLP AND OTHER
Stamp Duty Amount(Rs.) : 13,21,500
 (Thirteen Lakh Twenty One Thousand Five Hundred only)



Verified By

Locked By

Please write or type below this line

Partner/Authorized Signatory



Partner/Authorized Signatory



JD 0031393313

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. UP02904/99
C.O.P. No. 027875, D.J.Code S 88
Email: subhashmathuradovcate@gmail.com
Opp. District Judge Court Near Registry
Office, Moradabad - 9837165000

SALE DEED

Consideration Value	Rs. 1,88,70,000/-
Market Value	Rs. 1,88,70,000/-
Stamp Duty	Rs. 13,21,500/-

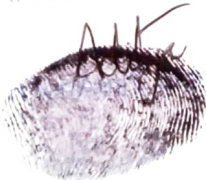
This SALE DEED is executed at Moradabad on this 18th day of July 2023.

By

A R ENTERPRISES (PAN-ABRFA6545J) having its registered office at 9-10, Saraswati Kunj 8, Alipur Road, Civil Lines Delhi-110054 acting through its Partners Mr. Aditya Singhal S/o Mr. Sanjeev Singhal R/o H.No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines S O, North Delhi-110054 and Mr. Gaurank Singhal

AR ENTERPRISES

AR ENTERPRISES



Gaurank



[Signature]



S/o Mr. Sanjay Singhal R/o H.No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines S O, North Delhi-110054 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-AE0FS1699M) 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'.

INTER
Aditya
Moradabad
Moradabad



Gourank
Moradabad
Moradabad




Moradabad
Moradabad



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. 1,88,70,000/- (Rupees One Crore Eighty Eight Lacs Seventy Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,88,70,000/- (Rupees One Crore Eighty Eight Lacs Seventy 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.

ENTERPRISES

Aditya

Signatory



For AR ENTERPRISES

Gourank

Partner/Auth. Signatory



[Signature]



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.

For AR ENTERPRISES For AR E
Aditya Gourank
Signed/Artn. Signatory Partner/Artn. Signatory



- 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.


 ADITYA ENTERPRISES
 Partner/Auth. Signatory


 Gourav
 Partner/Auth. Signatory







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 0.9930661 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.) as per map attached and bounded as under;

East : Agriculture Land rest part Khasra No. 1344
 West : Agriculture Land First Party
 North : Agriculture Land First Party
 South : Agriculture Land Khasra No. 1343

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
116	1344	2.736	0.9930661
Total Sale Area			0.9930661

For AR ENTERPRISES
Aditya
 Partner/Auth. Signatory



For AR ENTERPRISES
Govind
 Partner/Auth. Signatory



[Signature]



आवेदन सं०: 202300719028678

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8995

वर्ष: 2023

प्रतिफल- 18870000 स्टाम्प शुल्क- 1321500 बाजारी मूल्य - 18870000 पंजीकरण शुल्क - 188700 प्रतिलिपिकरण शुल्क - 60 योग : 188760

श्री स्वीकृति ग्रीन्स एल एल पी द्वारा
अनिल कुमार रस्तौगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दिनेश चन्द्र रस्तौगी
व्यवसाय : व्यापार
निवासी: म०नं० 11, नील कंठ कालोनी, सिविल लाईन्स, मुस०




श्री. स्वीकृति ग्रीन्स एल एल पी द्वारा

अनिल कुमार रस्तौगी अधिकृत
पदाधिकारी/ प्रतिनिधि

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

एवं 11:56:30 AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र 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.

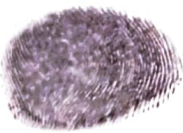
SCHEDULE 'B'

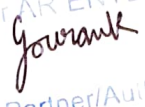
DETAIL OF PAYMENT

S. No.	DATE	AMOUNT	CH/DD. NO/R.T.G.S. No.	NAME OF BANK
1.	07-07-2023	Rs. 87,79,400/-	ICICR42023070700515710	ICICI Bank
2.	07-07-2023	Rs. 99,00,174/-	ICICR42023070700519842	ICICI Bank
3.		Rs. 910/-	000137500771	
4.		Rs. 816/-	000137501414	
		Rs. 1,88,700/-	TDS (@ 1%)	
SALE VALUE		Rs. 1,88,70,000/-		

For AR ENTERPRISES

 Partner/Auth. Signatory



For AR ENTERPRISES

 Partner/Auth. Signatory



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. 13,21,500/- e-Stamp Certificate No. IN-UP62125569189737V dated 17-07-2023.

VENDOR

For AR ENTERPRISES
For AR ENTERPRISES
Partner/Authorized Signatory



VENDEE



WITNESSES :-

Nishant

1. Nishant Agarwal

S/o Mr. Anil Kumar Agarwal
R/o Kumar Kunj, GMD Road,
City & Distt. Moradabad.

Abhishek Singh

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: 202300719028678

बही सं०: 1

रजिस्ट्रेशन सं०: 8995

वर्ष: 2023

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

श्री ए आर एण्टरप्राइजेज के द्वारा आदित्य सिंघल, पुत्र श्री
संजीव सिंघल

निवासी: म०नं० 9-10 प्लाट नं० 8, सरस्वती कुंज, अलीपुर
रोड, सि० ला० दिल्ली

व्यवसाय: व्यापार

विक्रेता: 2

Aditya



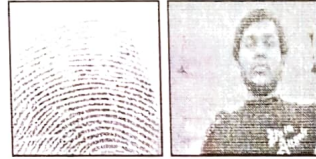
श्री ए आर एण्टरप्राइजेज के द्वारा गौरांक सिंघल, पुत्र श्री संजय
सिंघल

निवासी: म०नं० 9-10 प्लाट नं० 8, सरस्वती कुंज, अलीपुर
रोड, सि० ला० दिल्ली

व्यवसाय: व्यापार

क्रेता: 1

Gourank



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

Anil Kumar



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

Anil Kumar



ने निष्पादन स्वीकार किया। जिसकी पहचान
पहचानकर्ता: 1

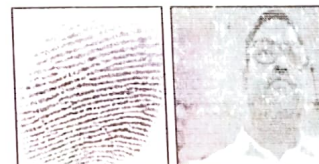
श्री निशांत अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज, जी०एम०डी० रोड शहर व जिला मुरा०

व्यवसाय: अन्य

पहचानकर्ता: 2

Nishant



श्री अभिषेक सिंह, पुत्र श्री हरपाल सिंह

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

व्यवसाय: अन्य

Abhishek Singh



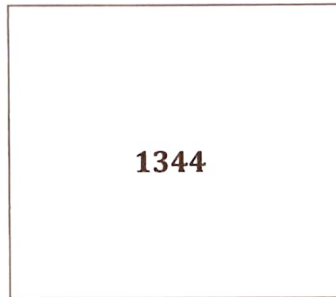


A Site Plan of the Agriculture Land Total Sale Area 0.9930661 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
116	1344	2.736	0.9930661
Total Sale Area			0.9930661

**Agriculture Land
First Party**

Agriculture
Land First Party



Agriculture Land
rest part Khasra
No. 1344

Agriculture Land
Khasra No. 1343

First Party - A R ENTERPRISES

Second Party - SWEKRETI GREENS LLP & Other

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

OF AR EN

Aditya

Partner/Auth. Signatory



For AR ENTERPRISES

Gourank

Partner/Auth. Signatory



उत्तर प्रदेश
क. सदर द्वितीय
संख्या : 202300719028678
प्रार्थना पत्र प्रस्तुत करने का
तुलना का प्रार्थना का नाम अतिरिक्त
नं. का प्रकार
प्रतिफल की प्रतिलिपि
1. रजिस्ट्री
2.

आवेदन सं०: 202300719028678

बही संख्या 1 जिल्द संख्या 14532 के पृष्ठ 385 से 404 तक क्रमांक 8995 पर दिनांक 18/07/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

प्रिंट करें

