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Government of Uttar Pradesh



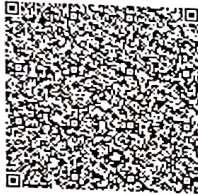
IN-UP45611659325178V



e-Stamp

14286 / 23

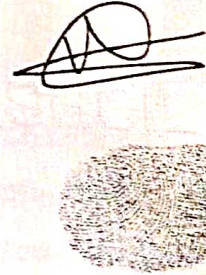
Certificate No. : IN-UP45611659325178V
Certificate Issued Date : 17-Oct-2023 03:52 PM
Account Reference : NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference : SUBIN-UPUP1416240485572692364405V
Purchased by : SWEKRETI GREENS LLP AND OTHER
Description of Document : Article 23 Conveyance
Property Description : AGRICULTURE LAND SITUATED AT- VILLAGE HARTHALA EHATMALI
TEH AND DISTT MORADABAD
Consideration Price (Rs.) :
First Party : A ONE ENTERPRISES
Second Party : SWEKRETI GREENS LLP AND OTHER
Stamp Duty Paid By : SWEKRETI GREENS LLP AND OTHER
Stamp Duty Amount(Rs.) : 21,88,200
(Twenty One Lakh Eighty Eight Thousand Two Hundred only)



Verified By

Locked By

Please write or type below this line



IRID 0013967744

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.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. UP02904/59
 P.F. No. 027875, D.J. Code S 88
 Email: subhashmathuradvocate@gmail.com
 Opp. District Judge Court Near Registrey
 Office, Moradabad - 9837165000

SALE DEED

Consideration Value Rs. 3,12,59,000/-

Market Value Rs. 3,12,59,000/-

Stamp Duty Rs. 21,88,200/-

This SALE DEED is executed at Moradabad on this 01st day of November 2023.

By

A ONE ENTERPRISES (PAN-ABSFA8145K) having its registered office at 380, Ground Floor, Haveli Heider Quli, Chandani Chowk, Delhi-110006 acting through its Partners Mr. Sanjeev Singhal S/o Mr. Mahanand Prasad Agarwal R/o H.No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines S O, North Delhi-110054 and Mr. Manoj Singhal S/o Mr. Mahanand Prasad R/o H.No. 9/10,

San



Manoj



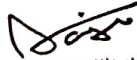
AD



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 14-07-2023 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 14-07-2023 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'.



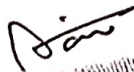
AND WHEREAS the said Property is the self acquired property of the VENDOR and the same also stands mutated in the name of the VENDOR in Revenue Records as owner /bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

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. 3,12,59,000/- (Rupees Three Crore Twelve Lacs Fifty Nine Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER : -

That in consideration of the sum of Rs. 3,12,59,000/- (Rupees Three Crore Twelve Lacs Fifty Nine 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.



A handwritten signature in black ink, appearing to be 'Hany'.



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 1.495614 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.) as per map attached and bounded as under;

East : Chak Road
 West : Agriculture Land Vendee
 North : Agriculture Land A. R. Enterprises
 South : Agriculture Land sedentary Buildcon

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
117	1343	4.334	1.495614
Total Sale Area			1.495614

NOTE :- The Market value of the Agriculture Land according to the Rate List issued by the District Collector Moradabad according to the circle rate of Rs. 2,09,00,000/- 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, etc. in the said land. There is only agriculture area within a radius of 200 Meters. The land is vacant and no construction has been made on the said land.



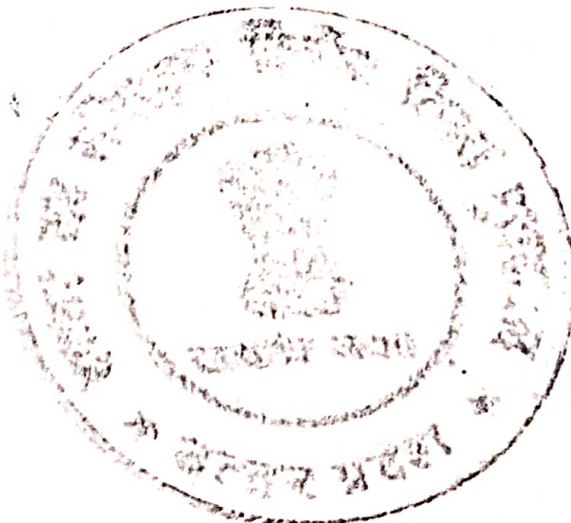
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी
उप निबंधक : सदर द्वितीय
मुरादाबाद
07/11/2023

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

अपूर्व सर्वसिद्ध सदर द्वितीय
निबंधक लिपिक मुरादाबाद
07/11/2023

प्रिंट करें



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.	03.04.2023	Rs. 53,50,303/-	ICICR42023040300509402	ICICI Bank
2.	03.04.2023	Rs. 71,25,799/-	ICICR42023040300510275	ICICI Bank
3.	12.09.2023	Rs. 20,68,978/-	ICICR42023091200538540	ICICI Bank
4.	03.04.2023	Rs. 80,35,474/-	ICICR42023040300509762	ICICI Bank
5.	03.04.2023	Rs. 60,33,320/-	ICICR42023040300509870	ICICI Bank
6.	12.09.2023	Rs. 23,32,536/-	ICICR42023091200538869	ICICI Bank
		Rs. 3,12,590/-	TDS (@ 1%)	
SALE VALUE		Rs. 3,12,59,000/-		



Handwritten signature.



Handwritten signature.



आवेदन सं०: 202300719045377

बही सं०: 1

रजिस्ट्रेशन सं०: 14286

वर्ष: 2023

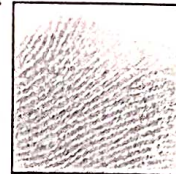
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री ए वन इण्टरप्राइसेस के द्वारा संजीव सिंघल, पुत्र श्री महानन्द
प्रसाद अग्रवाल

निवासी: म०नं० 9/10, प्लॉट नं० 8, सरस्वती कुंज, अलीपुर
रोड, सिविल लाईन्स दिल्ली-110054

व्यवसाय: व्यापार

विक्रेता: 2

श्री ए वन इण्टरप्राइसेस के द्वारा मनोज सिंघल, पुत्र श्री महानन्द
प्रसाद

निवासी: म०नं० 9/10, प्लॉट नं० 8, सरस्वती कुंज, अलीपुर
रोड, सिविल लाईन्स दिल्ली-110054

व्यवसाय: व्यापार

क्रेता: 1




श्री स्वीकृति ग्रीन्स एलएलपी के द्वारा अनिल कुमार रस्तोगी,
पुत्र श्री दिनेश चन्द्र रस्तोगी

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

व्यवसाय: व्यापार

क्रेता: 2




श्री स्वीकृति रेजीडेंसी एलएलपी के द्वारा अनिल कुमार रस्तोगी,
पुत्र श्री दिनेश चन्द्र रस्तोगी

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

व्यवसाय: व्यापार




ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री निशांत अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज, जीएमडी रोड, शहर व जिला मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2




श्री आशीष माथुर, पुत्र श्री आर०के० माथुर

निवासी: दसवां घाट मुरादाबाद

व्यवसाय: अन्य




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. 21,88,200/- e-Stamp Certificate No. IN-UP45611659325178V.

VENDOR




VENDOR




VENDEE




WITNESSES :-



1. Nishant Agarwal

S/o Mr. Anil Kumar Agarwal

R/o Kumar Kunj, GMD Road,

City & Distt. Moradabad.



2. Ashish Mathur

S/o Mr. R.K. Mathur

R/o Daswa Ghat

City & Distt. Moradabad

Drafted By - Sri Subhash Chandra Mathur Advocate

Prepared by - Parvindra Yadav




SUBHASH CHANDRA MATHUR
(ADVOCATE)
Reg. No. UP02904/59
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: 202300719045377

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 14286

वर्ष: 2023

प्रतिफल- 31259000 स्टाम्प शुल्क- 2188200 बाजारी मूल्य - 31259000 पंजीकरण शुल्क - 312590 प्रतिलिपिकरण शुल्क - 60 योग : 312650

श्री स्वीकृति ग्रीन्स एलएलपी द्वारा
अनिल कुमार रस्तोगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दिनेश चन्द्र रस्तोगी
व्यवसाय : व्यापार
निवासी: म०नं० 11, नील कंठ कालोनी, सिविल लाईन्स, मुरादाबाद




श्री, स्वीकृति ग्रीन्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/11/2023
एवं 10:56:48 AM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेश कुमार कठेरिया प्रभारी
उप निबंधक :सदर द्वितीय

मुरादाबाद
07/11/2023

अपूर्व सक्सेना सदर द्वितीय
निबंधक लिपिक
07/11/2023

प्रिंट करें



N

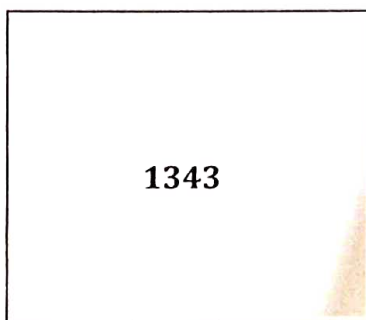


A Site Plan of Agriculture Land (as per C.H. 45) Total Sale Area 1.495614 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
117	1343	4.334	1.495614
Total Sale Area			1.495614

Agriculture Land
A. R. Enterprises

Agriculture Land
Vendee



Chak Road

Agriculture Land
sedentary Buildcon

First Party - A ONE ENTERPRISES

Second Party - SWEKRETI GREENS LLP & Other

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



आवेदन सं०: 202300719045377

बही संख्या 1 जिल्द संख्या 14730 के पृष्ठ 233 से 252 तक क्रमांक 14286 पर दिनांक 07/11/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी
उपनिबंधक : सदर द्वितीय
मुरादाबाद
07/11/2023

प्रिंट करें

