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Government of Uttar Pradesh

e-Stamp



Certificate No.

IN-UP34995134478846V

Certificate Issued Date

14-Feb-2023 04:49 PM

Account Reference

NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD

Unique Doc. Reference

SUBIN-UPUP1416240462245895850056V

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

: SEDENTARY BUILDCON LLP

Second Party

: SWEKRETI GREENS LLP AND OTHER

Stamp Duty Paid By

: SWEKRETI GREENS LLP AND OTHER

Stamp Duty Amount(Rs.)

: 13,61,500

(Thirteen Lakh Sixty One Thousand Five Hundred only)

13,61,500



Verified By

Locked By

Please write or type below this line

98
[Signature]
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[Fingerprint]

JD 0031392095

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 / Mobilia 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.



SALE DEED

This SALE DEED is executed at Moradabad on this 27th day of March 2023.

M/s SEDENTARY BUILDCON LLP (PAN-ADSF8851J) having its Regd. Office at 4828/24, Plot No.-02, G/F Basement, Ward No. XI, Dariyaganj, Delhi-110002 Authorized Signatory Mr. Anil Kumar S/o Mr. Dharam Singh R/o KD-79 A, Ashok Vihar Phase-I, Ashok Vihar H.O. North West Delhi, Delhi-110052 appointed vide Board Resolution Passed on Dated 10.02.2022 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 20.12.2022 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 20.12.2022 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. 1,94,40,630/- (Rupees One Crore Ninety Four Lacs Fourty Thousand Six Hundred Thirty Only).

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,94,40,630/- (Rupees One Crore Ninety Four Lacs Fourty Thousand Six Hundred Thirty 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. 23 Part-1)
Total Sale Area 1.023191 Hect. situated at village Harthala
Ehatmali Teh. and Distt. Moradabad (U.P.) as per map attached
and bounded as under;

East : Agriculture Land Vendor
West : Agriculture Land Other
North : Agriculture Land A One Enterprises
South : Agriculture Land M M Enterprises

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
12 Aa	646/4 Mi	0.040	0.040
	650/4 Mi	0.005	0.005
	653/6 Mi	1.945	0.978191
Total Sale Area			1.023191




आवेदन सं०: 202300719012519

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4166

वर्ष: 2023

प्रतिफल- 19440630 स्टाम्प शुल्क- 1361500 बाजारी मूल्य - 19441000 पंजीकरण शुल्क - 194410 प्रतिलिपिकरण शुल्क - 60 योग : 194470

श्री स्वीकृति ग्रीन्स एलएलपी द्वारा
अनिल कुमार रस्तौगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दिनेश चन्द्र रस्तौगी
व्यवसाय : व्यापार
निवासी : म०न० 11, नील कंठ कालोनी शहर व जिला मुरा०



श्री. स्वीकृति ग्रीन्स एलएलपी द्वारा

अनिल कुमार रस्तौगी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 31/03/2023

एवं 10:56:59 AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
31/03/2023

अपूर्व सक्सैना सदर द्वितीय
निबंधक लिपिक
31/03/2023

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.

DETAIL OF PAYMENT

S. No.	DATE	AMOUNT	CH/DD. NO/R.T.G.S. No.	NAME OF BANK
1.	17.01.2023	Rs. 90,45,725/-	ICICR42023011700523316	ICICI Bank
2.	17.01.2023	Rs. 1,02,00,498/-	ICICR42023011700522458	ICICI Bank
3.		Rs. 1,94,407/-	TDS (@ 1%)	
SALE VALUE		Rs. 1,94,40,630/-		





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. 13,61,500/- e-Stamp Certificate No. IN-UP34995134478846V

VENDOR



VENDEE



WITNESSES :-

Shivendra Jain
1- Shivendra Jain

S/o Mr. Suraj Bhan Jain

R/o A/54, MIG

Ramganga Vihar, 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 - Shubham Bhatnagar

Subhash Chandra Mathur
SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg. No. UP02904/99

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

Email: subhashmathuradvocate@rediffmail.com

Opp. District Judge Court Near Begunja

Office, Moradabad - 9837110000



आवेदन सं०: 202300719012519

बही सं०: 1

रजिस्ट्रेशन सं०: 4166

वर्ष: 2023

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

श्री मैसर्स सेडन्टेरी बिल्डकोन एलएलपी के द्वारा अनिल कुमार
पुत्र श्री धर्म सिंह

निवासी: अशोक विहार 1 दिल्ली

व्यवसाय: व्यापार

क्रेता: 1




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

निवासी: म०नं० 11, नील कंठ कालोनी शहर व जिला मुरा०

व्यवसाय: व्यापार

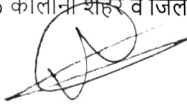
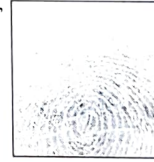
क्रेता: 2




श्री स्वीकृति रेजिडेंसी एलएलपी के द्वारा अनिल कुमार रस्तौगी,
पुत्र श्री दिनेश चन्द्र रस्तौगी

निवासी: म०नं० 11, नील कंठ कालोनी शहर व जिला मुरा०

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री शिवेन्द्र जैन, पुत्र श्री सूरज भान जैन

निवासी: ए/54, एमआईजी रामगंगा विहार, मुरा०

व्यवसाय: अन्य

पहचानकर्ता: 2




श्री आशीष माथुर, पुत्र श्री आर०के० माथुर

निवासी: दसवां घाट शहर व जिला मुरा०

व्यवसाय: अन्य




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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक, सदर द्वितीय
मुरादाबाद
31/03/2023

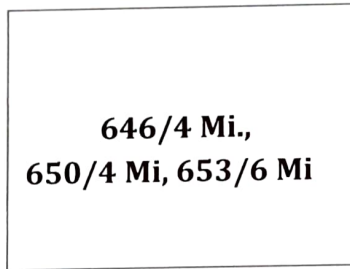


**A Site Plan of the Agriculture Land Total Sale Area 1.023191 Hect.
situated at village Harthala Ehatmali Teh. and Distt. Moradabad**

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
12 Aa	646/4 Mi	0.040	0.040
	650/4 Mi	0.005	0.005
	653/6 Mi	1.945	0.978191
Total Sale Area			1.023191

**Agriculture Land
A One Enterprises**

**Agriculture
Land Other**



**Agriculture
Land Vendor**

**Agriculture Land
M M Enterprises**



आवेदन सं०: 202300719012519

बही संख्या 1 जिल्द संख्या 14354 के पृष्ठ 273 से 292 तक क्रमांक
4166 पर दिनांक 31/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
31/03/2023

प्रिंट करें

