



INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

IN-UP34988348035466V
14-Feb-2023 04:45 PM
NEWIMPACC (SV)/up14162404/ MURADABAD SADAR/ UP-MRD
SUBIN-UPUP1416240462257615558494V
SWEKRETI GREENS LLP AND OTHER
Article 23 Conveyance
AGRICULTURE LAND SITUATED AT- VILLAGE HARTHALA EHATMALI
TEH AND DISTT MORADABAD
M M ENTERPRISES
SWEKRETI GREENS LLP AND OTHER
SWEKRETI GREENS LLP AND OTHER
26,63,000
(Twenty Six Lakh Sixty Three Thousand only)

सत्यमेव जयते



Verified By

Looked By

Please write or type below this line

Meenu

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0031392091

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. UP02904793
 C.O.P. No. 027875, D.J.Code S 88
 Email: subhashmathuradovcate@gmail.com
 Opp. District Judge Court Near Registrey
 Office, Moradabad - 9837165000

SALE DEED

Consideration Value	Rs. 3,80,38,000/-
Market Value	Rs. 3,80,38,000/-
Stamp Duty	Rs. 26,63,000/-

This SALE DEED is executed at Moradabad on this 16th day of February 2023.

By

M M Enterprises (PAN-ABLFM4584D) having its registered office at 8, Todarmal Lane, Ground Floor, Bangali Market, New Delhi-110001 acting through its Partners Mr. Manoj Singhal S/o Mr. Mahanand Prasad and Mrs. Meenu Singhal W/o Mr. Manoj Singhal Both R/o H. No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines Delhi-110054 hereinafter called "THE VENDOR" (which

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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'.







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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. 3,80,38,000/- (Rupees Three Crore Eighty Lacs Thirty Eight Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 3,80,38,000/- (Rupees Three Crore Eighty Lacs Thirty Eight, 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.



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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.



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- 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.



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

East : Agriculture Land Other
West : Agriculture Land Other
North : Agriculture Land Sedentary Buildcon LLP
South : Agriculture Land S R Enterprises

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
317 La	625 Mi	0.005	0.005
	645/4 Mi	0.004	0.004
	646/4 Mi	0.228	0.228
	653/6 Mi	1.553	1.553
	653/6 Mi	0.212	0.212
Total Sale Area			2.002

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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.	03.11.2022	Rs. 50,00,000/-	ICICR420221103005518565	ICICI Bank
2.	20.12.2022	Rs. 1,26,99,000/-	ICICR42022122000539393	ICICI Bank
3.	03.11.2022	Rs. 50,00,000/-	ICICR42022110300518868	ICICI Bank
4.	20.12.2022	Rs. 1,49,58,538/-	ICICR42022122000539031	ICICI Bank
5.		Rs. 82/-	Cash	
6.		Rs. 3,80,380/-	TDS (@ 1%)	
SALE VALUE		Rs. 3,80,38,000/-		

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आवेदन सं०: 202300719006022

विक्रय पत्र

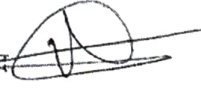
बही सं०: 1

रजिस्ट्रेशन सं०: 2165

वर्ष: 2023

प्रतिफल- 38038000 स्टाम्प शुल्क- 2663000 बाजारी मूल्य - 38038000 पंजीकरण शुल्क - 380380 प्रतिलिपिकरण शुल्क - 60 योग: 380440

श्री स्वीकृति ग्रीन्स एलएलपी द्वारा
अनिल कुमार रस्तोगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दीनेश चंद रस्तोगी
व्यवसाय: व्यापार
निवासी: 11 नीलकण्ठ कालोनी, सिविल लाईन्स मुरादाबाद



श्री. स्वीकृति ग्रीन्स एलएलपी द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 16/02/2023
एवं 11:43:47 AM बजे
निबंधन हेतु पेश किया।

अनिल कुमार रस्तोगी अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अपूर्व कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
16/02/2023

अपूर्व सक्सेना सदर द्वितीय
निबंधक लिपिक
16/02/2023

प्रिंट करें

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. 26,63,000/- e-Stamp Certificate No. IN-UP34988348035466V

VENDOR,





VENDOR



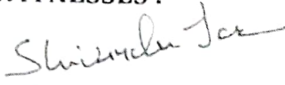


VENDEE





WITNESSES :-



1-Shivendra Jain

S/o Mr. Suraj Bhan Jain

R/o A/54, MIG,

Ramganga Vihar


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 - 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

सहायक न्यायाधीश

मो. 9837165000

आवेदन सं०: 202300719006022

बही सं०: 1

रजिस्ट्रेशन सं०: 2165

वर्ष: 2023

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

श्री एम एम एन्टरप्राइजेज के द्वारा मनोज सिंघल, पुत्र श्री
महानन्द प्रसाद

निवासी: 9/10, प्लॉट नं० 8, सरस्वती कुंज, दिल्ली

व्यवसाय: व्यापार

विक्रेता: 2

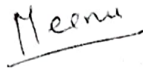



श्रीमती एम एम एन्टरप्राइजेज के द्वारा मीनू सिंघल, पत्नी श्री
मनोज सिंघल

निवासी: उक्त

व्यवसाय: व्यापार

क्रेता: 1




श्री स्वीकृति ग्रीन्स एलएलपी के द्वारा अनिल कुमार रस्तोगी,
पुत्र श्री दीनेश चंद रस्तोगी

निवासी: 11 नीलकण्ठ कालोनी, सिविल लाईन्स मुरादाबाद

व्यवसाय: व्यापार

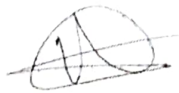
क्रेता: 2




श्री स्वीकृति रेजीडेन्सी एलएलपी के द्वारा अनिल कुमार
रस्तोगी, पुत्र श्री दीनेश चंद रस्तोगी

निवासी: उक्त

व्यवसाय: व्यापार



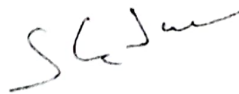

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री शिवेन्द्र जैन, पुत्र श्री सूरज भान जैन

निवासी: ए-54, एमआईजी रामगंगा विहार मुरादाबाद

व्यवसाय: अन्य

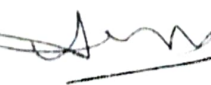
पहचानकर्ता: 2




श्री आशीष माथुर, पुत्र श्री आर०के० माथुर

निवासी: दसवा घाट मुरादाबाद

व्यवसाय: अन्य




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A Site Plan of the Agriculture land fully described in Schedule "A" -

Schedule "A"

All that piece and parcel of Agriculture Land (as per C.H. 23 Part-1) Total Sale Area 2.002 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.)

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
317 La	625 Mi	0.005	0.005
	645/4 Mi	0.004	0.004
	646/4 Mi	0.228	0.228
	653/6 Mi	1.553	1.553
	653/6 Mi	0.212	0.212
Total Sale Area			2.002

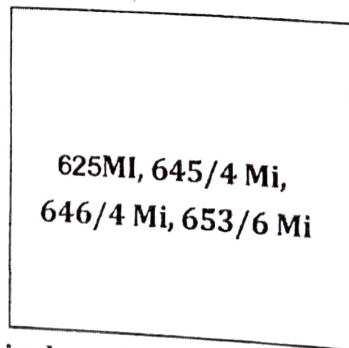
VENDOR - M M Enterprises

VENDEE - SWEKRETI GREENS LLP and Other

Note - The said land is being cultivated from Agricultural area in a radius of 200 meters.

Agriculture Land
Sedentary Buildcon LLP

Agriculture Land
Other



Agriculture
Land Other

Agriculture Land S R Enterprises

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आवेदन सं०: 202300719006022

बही संख्या 1 जिल्द संख्या 14280 के पृष्ठ 313 से 332 तक क्रमांक 2165 पर दिनांक 16/02/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप-निबंधक : सदर द्वितीय
मुरादाबाद
16/02/2023

प्रिंट करें