



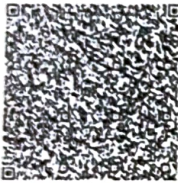
INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



2167/23

Certificate No.	: IN-UP34003373681584V
Certificate Issued Date	: 14-Feb-2023 04:48 PM
Account Reference	: NEWIMPACQ (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUP1416240482267985809552V
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	: S R ENTERPRISES
Second Party	: SWEKRETI GREENS LLP AND OTHER
Stamp Duty Paid By	: SWEKRETI GREENS LLP AND OTHER
Stamp Duty Amount(Rs.)	: 12,96,320 (Twelve Lakh Ninety Six Thousand Three Hundred And Twenty only)



Verified By

Locked By

Please write or type below this line

*Signature*

*Reena*

*Signature*



*Signature*

*Reena*

*Signature*

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0031392094

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.ehcestamp.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 Registrey  
Office, Moradabad - 9837165000

### SALE DEED

Consideration Value	Rs. 1,85,06,000/-
Market Value	Rs. 1,85,06,000/-
Stamp Duty	Rs. 12,96,320/-

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

By

S R Enterprises (PAN-ADXFS8149J) having its registered office B-4, Namdhari Chambers 9/54, D.B. Gupta Road, Karol Bagh, New Delhi-110005 acting through its Partners Mr. Sanjeev Singhal S/o Mr. Mahanand Prasad Agarwal and Mrs. Reena Singhal W/o Mr. Sanjeev Singhal Both R/o H. No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines Delhi-110054 hereinafter called "THE VENDOR" (which expression shall mean and include their legal

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*[Signature]*

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, Neelkanth 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, Neelkanth 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. 1,85,06,000/- (Rupees One Crore Eighty Five Lacs Six Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,85,06,000/- (Rupees One Crore Eighty Five Lacs Six 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.

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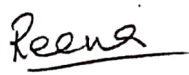




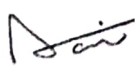
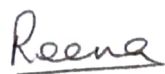

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- d) That there is no subsisting agreement for sale in respect of the said Property hereby sold to the VENDEE and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
- e) That the VENDOR has a marketable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

		
		
		
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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 0.974 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 M M Enterprises  
South : Agriculture Land Other

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
317 Aa	625 Mi	0.154	0.154
	645/4 Mi	0.006	0.006
	646/4 Mi	0.223	0.223
	653/6 Mi	0.591	0.591
Total Sale Area			0.974

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*Reena*

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2:16:23 11:48 AM

आवेदन सं० 202300719006014

विक्रय पत्र

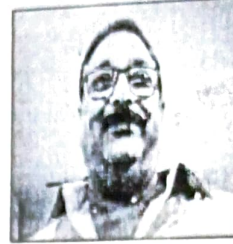
वर्ष: 2023

वही सं० :

रजिस्ट्रेशन सं०: 2167

प्रतिफल - 18,500,000 रुपय शुल्क - 1206320 बालारी मूल्य - 18,500,000 पंजीकरण शुल्क - 18,5060 प्रतिनिधिकरण शुल्क - 60 योग - 18,5120

श्री स्वीकृति प्रोन्स एलएलपी द्वारा  
अनिल कुमार रस्तोगी अधिकृत पदाधिकारी प्रतिनिधि  
पुत्र श्री टीनेश चंद रस्तोगी  
व्यवसाय व्यापार  
निवासी : नीलकण्ठ कालोनी, सिविल लाईन्स मुरादाबाद

श्री स्वीकृति प्रोन्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत  
पदाधिकारी प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 16/02/2023  
एवं 4:18:48 AM बजे  
निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वृषीण कुमार यादव  
उपनिबंधक : सदर द्वितीय  
मुरादाबाद  
16/02/2023

अपूर्व सक्सेना सदर द्वितीय  
निबंधक लिपिक  
16/02/2023

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.	20.12.2022	Rs. 86,10,840/-	ICICR42022122000539517	ICICI Bank
2.	20.12.2022	Rs. 97,10,098/-	ICICR42022122000538794	ICICI Bank
3.		Rs. 2/-	Cash	
4.		Rs. 1,85,060/-	TDS (@ 1%)	
SALE VALUE		Rs. 1,85,06,000/-		

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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.

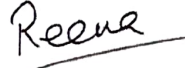
Rs. 12,96,320/- e-Stamp Certificate No. IN-UP34993373661584V

VENDOR

VENDOR

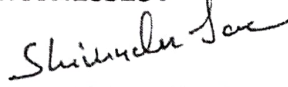
VENDEE


WITNESSES :-



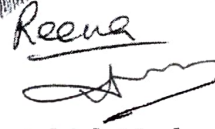
1- Shivendra Jain

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



सत्य प्रतिलिपि

दिनांक.....  
सुना.....

आवेदन सं०: 202300719006014

बही सं०: 1

रजिस्ट्रेशन सं०: 2167

वर्ष: 2023

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

श्री एस आर एन्टरप्राइसेज के द्वारा संजीव सिंघल, पुत्र श्री  
महानन्द प्रसाद अग्रवाल

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

व्यवसाय: व्यापार

विक्रेता: 2

Dai



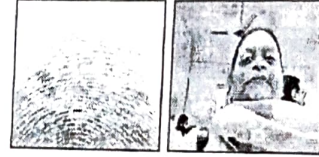
श्रीमती एस आर एन्टरप्राइसेज के द्वारा रीना सिंघल, पत्नी श्री  
संजीव सिंघल

निवासी: उक्त

व्यवसाय: व्यापार

क्रेता: 1

Reena



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

A



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

निवासी: उक्त

व्यवसाय: व्यापार

A



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

Shivendra



श्री आशीष माथुर, पुत्र श्री आर०के० माथुर

निवासी: दसवां घाट मुरादाबाद

व्यवसाय: अन्य

A







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

All that piece and parcel of Agriculture Land Total Sale Area 0.974 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
317 Aa	625 Mi	0.154	0.154
	645/4 Mi	0.006	0.006
	646/4 Mi	0.223	0.223
	653/6 Mi	0.591	0.591
Total Sale Area			0.974

VENDOR - S R Enterprises  
VENDEE - SWEKRETI GREENS LLP and Other

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

M M Enterprises

Agriculture Land  
Other

625MI, 645/4 Mi,  
646/4 Mi, 653/6 Mi

Agriculture  
Land Other

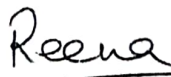
Agriculture Land Other



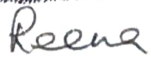


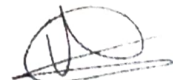


सत्य प्रतिलिपि













आवेदन सं०: 202300719006014

बही संख्या 1 जिल्द संख्या 14280 के पृष्ठ 353 से 372 तक क्रमांक 2167 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