

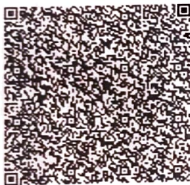


## e-Stamp



Stamp Duty Amount(Rs.)

: -6,35,500  
(Six Lakh Thirty Five Thousand Five Hundred only)



Verified By

Locked By

Please write or type below this line

For SEDENTARY BUILD CON LLP

Authorised Signatory

**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

JD 0031393315



Reg. No. UP02904/99  
 C.O.P. No. 627875, D.J. Code S 88  
 E-mail-suhashmathuradvocate@gmail.com  
 Opp. District Judge Court Near Registry  
 Office Moradabad - 9837165000

### **SALE DEED**


|                            |                        |
|----------------------------|------------------------|
| <b>Consideration Value</b> | <b>Rs. 90,70,000/-</b> |
| <b>Market Value</b>        | <b>Rs. 90,70,000/-</b> |
| <b>Stamp Duty</b>          | <b>Rs. 6,35,500/-</b>  |

**This SALE DEED is executed at Moradabad on this 28<sup>th</sup> day of July 2023.**

**By**

**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-79A, Ashok Vihar Phase I, Ashok Vihar H.O. North West Delhi-110052 appointed by Resolution Passed on 10.02.2022 hereinafter called "THE VENDOR" (which expression shall mean and include their legal**

For SEDENTARY BUILDCON LLP

  
 Authorised Signatory





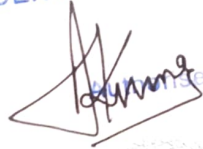
heirs, successors, legal representatives, administrators, executors, nominees and assigns).

**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 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'.

FLUORESCENTARY BUILDING





Authorized Signatory







**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. 90,70,000/- (Rupees Ninety Lacs Seventy Thousand Only).

**NOW THIS SALE DEED WITNESSETH AS UNDER: -**

That in consideration of the sum of Rs. 90,70,000/- (Rupees Ninety 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.

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.

FOR SEDENTARY DEED



Authorized Signatory



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.

For SEDENTARY DOCUMENT



Authorised Signatory



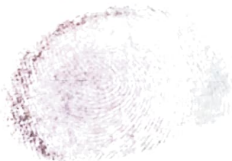
e) That the **VENDOR** has a marketable title in respect of the said **Property**.

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.

F SEDENTARY BUILDING

 Authorised 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 0.477017 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. 1342 First Party

West : Agriculture Land Khasra no. 1342 Second Party

North : Agriculture Land Khasra no. 1343

South : Agriculture Land Khasra no. 1342

| KHATA No.       | KHASRA No. | Total Area of<br>KHASRA<br>(Hect.) | Saleable Area<br>(Hect.) |
|-----------------|------------|------------------------------------|--------------------------|
| 432             | 1342       | 2.247                              | 0.477017                 |
| Total Sale Area |            |                                    | 0.477017                 |

Khasra no. 1342 Made by old Number As per CH-23 Serial no. 12 Aa Khasra no. 646/4 Mi, 650/4 Mi, 653/6 Mi, And 658 Mi

FOR SEDENTARY BUILDING

Authorised Signatory



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 9612

वर्ष: 2023

प्रतिफल- 9070000 स्टाम्प शुल्क- 635500 बाजारी मूल्य - 9070000 पंजीकरण शुल्क - 90700 प्रतिलिपिकरण शुल्क - 60 योग : 90760

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



श्री, स्वीकृति ग्रीन्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 28/07/2023  
एवं 12:06:41 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास सुक्सेना प्रभारी  
उप निबंधक :सदर द्वितीय  
मुरादाबाद  
28/07/2023  
दीपिका आर्या सदर दितीय  
निबंधक लिपिक  
28/07/2023

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. 42,17,165/-        | ICICR42023070700516073 | ICICI Bank   |
| 2.                | 07-07-2023 | Rs. 47,55,526/-        | ICICR42023070700516736 | ICICI Bank   |
| 3.                |            | Rs. 3,106/-            | 000137501965           |              |
| 4.                |            | Rs. 3,503/-            | 000137501031           |              |
|                   |            | Rs. 90,700/-           | TDS (@ 1%)             |              |
| <b>SALE VALUE</b> |            | <b>Rs. 90,70,000/-</b> |                        |              |

SEDENTARY BUILDCON LLP

  
Authorized 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. 6,35,500/- e-Stamp Certificate No. IN-UP62128292417144V dated 17-07-2023.

**VENDOR**

For SEDENTARY BUILDCON LLP



Authorised Signatory



**WITNESSES :-**

1. Nishant Agarwal

S/o Mr. Anil Kumar Agarwal

R/o Kumar Kunj, GMD Road,

City & Distt. Moradabad.

Drafted By

- Sri Subhash Chandra Mathur Advocate

Prepared by

- Shubham Bhatnagar

**VENDEE**




Akash

2. Akash Sharma

S/o Mr. Avdesh Sharma

R/o Village Nagaliya

Jat, Moradabad



SUBHASH CHANDRA MATHUR  
(ADVOCATE)

Reg. No. UP02904/99

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

E-mail-subhashmathuradvocate@gmail.com

Opp. District Judge Court Near Registrey

Office Moradabad - 9837165000

बही सं०: 1

रजिस्ट्रेशन सं०: 9612

वर्ष: 2023

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

श्री सेडेन्टी बिल्डकोन एलएलपी के द्वारा अनिल कुमार, पुत्र  
श्री धर्म सिंह

निवासी: केडी 79ए, अशोक विहार फेस 1 नोर्थ वेस्ट दिल्ली

व्यवसाय: व्यापार

क्रेता: 1



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

निवासी: 11, नीलकंठ कालोनी सिविल लाईन्स मुरादाबाद

व्यवसाय: व्यापार

क्रेता: 2



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

निवासी: उक्त

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री निशांत अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



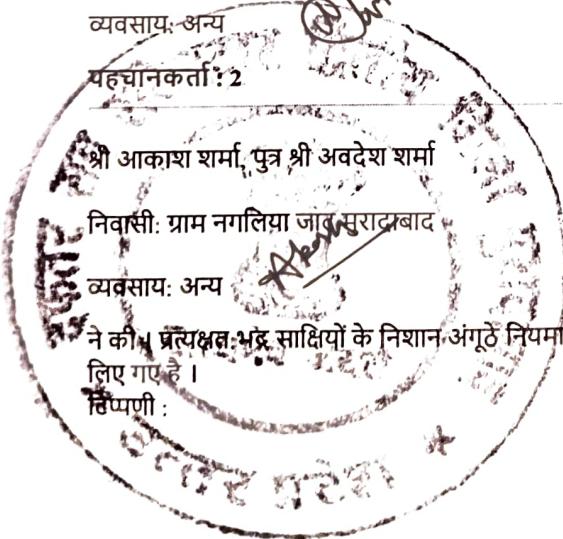
श्री आकाश शर्मा, पुत्र श्री अवदेश शर्मा

निवासी: ग्राम नगलिया जाँव मुरादाबाद

व्यवसाय: अन्य

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

दिष्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास सर्वसेना प्रभारी  
उप निबंधक: सदर द्वितीय  
मुरादाबाद  
28/07/2023



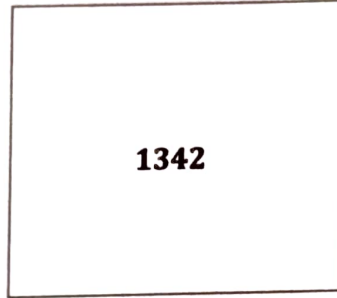


**A Site Plan of Agriculture Land Total Sale Area 0.477017 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.)**

| <b>KHATA No.</b>       | <b>KHASRA No.</b> | <b>Total Area of KHASRA (Hect.)</b> | <b>Saleable Area (Hect.)</b> |
|------------------------|-------------------|-------------------------------------|------------------------------|
| <b>432</b>             | <b>1342</b>       | <b>2.247</b>                        | <b>0.477017</b>              |
| <b>Total Sale Area</b> |                   |                                     | <b>0.477017</b>              |

**Agriculture Land  
Khasra no. 1343**

**Agriculture Land  
Khasra no. 1342  
Second Party**



**Agriculture Land  
rest part Khasra no.  
1342 First Party**

**Agriculture Land  
Khasra no. 1342**

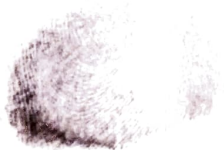
**First Party - M/s SEDENTARY BUILDCON LLP**

**Second Party - SWEKRETI GREENS LLP & Other**

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

**For SEDENTARY BUILDCON LLP**

**Authorised Signatory**



आवेदन सं०: 202300719030754

बही संख्या 1 जिल्द संख्या 14556 के पृष्ठ 29 से 48 तक क्रमांक 9612 पर दिनांक 28/07/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विकास सक्सेना प्रभारी  
उप निबंधक : सदर द्वितीय  
मुरादाबाद  
28/07/2023

प्रिंट करें

