

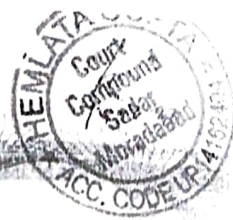


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INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



2166/23

Certificate No.

IN-UP34990230201146V

Certificate Issued Date

14-Feb-2023 04:46 PM

Account Reference

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

Unique Doc. Reference

SUBIN-UPUP1416240462280152610321V

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.)

A ONE ENTERPRISES

First Party

SWEKRETI GREENS LLP AND OTHER

Second Party

SWEKRETI GREENS LLP AND OTHER

Stamp Duty Paid By

6,47,500

Stamp Duty Amount(Rs.)

(Six Lakh Forty Seven Thousand Five Hundred only)

सत्यमेव जयते



Verified By

Checked By

Please write or type below this line

IN-UP34990230201146V



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Manj



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सत्य प्रतिलिपि

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JD 0031392092

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shclsestamp.com' or using e-Stamp Mobile App of Stock Holding
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. 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. UP0290475  
C.O.P. No. 027875, D.J.Code S 88  
Email: subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office, Moradabad - 9837165000

### SALE DEED

Consideration Value	Rs. 92,42,000/-
Market Value	Rs. 92,42,000/-
Stamp Duty	Rs. 6,47,500/-

This SALE DEED is executed at Moradabad on this 16<sup>th</sup> day of February 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 and Mr. Manoj Singhal S/o Mr. Mahanand Prasad Both R/o H. No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines, Delhi-110054

Handwritten signatures and fingerprints of the parties involved in the deed.

सत्य प्रतिनिधि

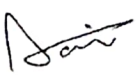

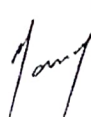



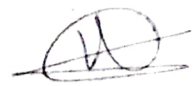
पक्ष.....  
द्वितीय पक्ष.....

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'.

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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. 92,42,000/- (Rupees Ninety Two Lacs Fourty Two Thousand Only).



NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 92,42,000/- (Rupees Ninety Two Lacs Fourty Two 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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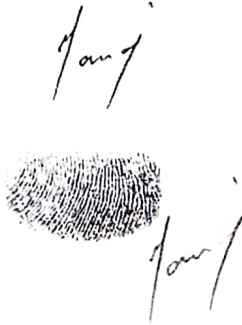
Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said Property and the VENDEE has become the absolute owner of the said Property, with full right to use and enjoy the same as absolute owner without any hindrance or objection by the VENDOR or any other person claiming under him.

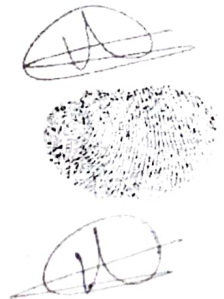
That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said Property in any way be impaired or whereby the VENDOR may be prevented from transferring the said Property.

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.







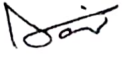








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- e) That the VENDOR has a marketable title in respect of the said Property.

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 0.486384 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 Vendor  
South : Agriculture Land Vendor

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
948 Va	650/4 Mi	0.332	0.0924
	653/6 Mi	3.303	0.393984
Total Sale Area			0.486384

सत्य प्रतिलिपि

पदा.....  
पना.....

आवेदन सं०: 202300719006050

विक्रय पत्र

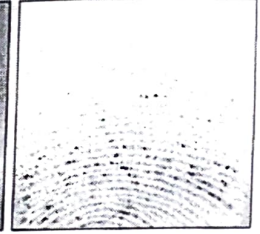
वही सं०: 1

रजिस्ट्रेशन सं०: 2166

वर्ष: 2023

प्रतिफल: 9242000 स्टाम्प शुल्क- 647500 बाजारी मूल्य - 9242000 पंजीकरण शुल्क - 92420 प्रतिलिपिकरण शुल्क - 60 योग: 92480

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



श्री. स्वीकृति ग्रीन्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 16/02/2023  
एवं 11:43:37 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार यादव  
उप निबंधक : सदर द्वितीय  
मुद्रास्तम्ब  
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.	17.01.2023	Rs. 48,49,278/-	ICICR42023011700522020	ICICI Bank
2.	13.02.2023	Rs. 43,00,302/-	ICICR42023021300518506	ICICI Bank
4.		Rs. 92,420/-	TDS (@ 1%)	
SALE VALUE		Rs. 92,42,000/-		

  
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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. 6,47,500/- e-Stamp Certificate No. IN-UP34990230201146V

VENDOR



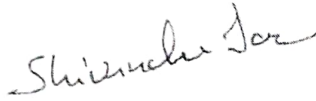
VENDOR



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)

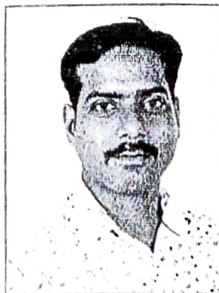
Reg. No. UP02904/99

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

Email: subhashmathuradvocate@gmail.com

Opp. District Judge Court Near Registry

Office, Moradabad - 9837165000



सत्य प्रतिनिधि

आवेदन सं०: 202300719006050

बही सं० 1

रजिस्ट्रेशन सं०: 2166

वर्ष: 2023

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

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

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

व्यवसाय: व्यापार

विक्रेता: 2




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

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

व्यवसाय: व्यापार

क्रेता: 1

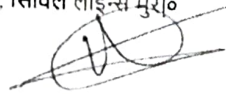



श्री स्वीकृति ग्रीन्स एलएलपी के द्वारा अनिल कुमार रस्तोगी, पुत्र श्री दीनेश चंद रस्तोगी

निवासी: 11 नीलकण्ठ कालोनी, सिविल लाईन्स मुरा०

व्यवसाय: व्यापार

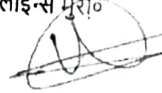
क्रेता: 2




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

निवासी: 11 नीलकण्ठ कालोनी, सिविल लाईन्स मुरा०

व्यवसाय: व्यापार



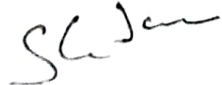

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री शिवेन्द्र जैन, पुत्र श्री सूरज भान जैन

निवासी: ए/54, एमआईजी रामगंगा विहार मुरा०

व्यवसाय: अन्य

पहचानकर्ता: 2




श्री आशीष माधुर, पुत्र श्री आर०के० माधुर

निवासी: दसवां घाट मुरा०

व्यवसाय: अन्य






N



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 0.486384 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.)

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
948 Va	650/4 Mi	0.332	0.0924
	653/6 Mi	3.303	0.393984
Total Sale Area			0.486384

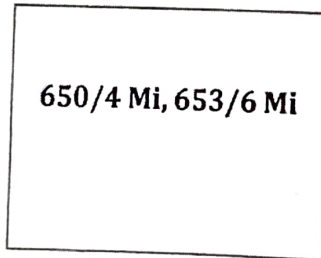
VENDOR - A ONE ENTERPRISES

VENDEE - SWEKRETI GREENS LLP and Other

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

Agriculture Land Vendor

Agriculture  
Land Other



Agriculture  
Land Vendor

Agriculture Land Vendor

*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*

*[Signature]*  
*[Signature]*

सत्य प्रतिलिपि

आवेदन सं०: 202300719006050

बही संख्या 1 जिल्द संख्या 14280 के पृष्ठ 333 से 352 तक क्रमांक  
2166 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