



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. 3,29,75,000/-
Market Value	Rs. 3,29,75,000/-
Stamp Duty	Rs. 23,08,500/-

This SALE DEED is executed at Moradabad on this 18th day of July 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 R/o H.No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines S O, North Delhi-110054

For A ONE ENTERPRISES

Partner/Authorised Signatory



A ONE ENTERPRISES

Partner/Authorised Signatory




and Mr. Manoj Singhal S/o Mr. Mahanand Prasad R/o H.No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines S O, North Delhi-110054 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 14.07.23 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 14.07.23 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'.

For A ONE ENTERPRISES



Partner/Authorised Signatory



ENTERPRISES



Partner/Authorised 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. 3,29,75,000/- (Rupees Three Crore Twenty Nine Lacs Seventy Five Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER : -

That in consideration of the sum of Rs. 3,29,75,000/- (Rupees Three Crore Twenty Nine Lacs Seventy Five 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 A ONE ENTERPRISES

Partner/Authorised Signatory



For A ONE ENTERPRISES

Partner/Authorised 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

For A ONE ENTERPRISES



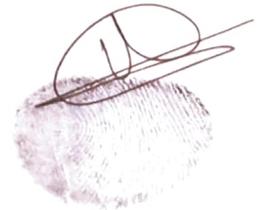
Authorised Signatory



For A ONE ENTERPRISES



Authorised Signatory



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.

For A ONE ENTERPRISES

/Authorised Signatory



FOR A ONE ENTERPRISES

Partner/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 1.735492 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. 1343
 West : Agriculture Land First Party
 North : Agriculture Land Khasra No. 1344
 South : Agriculture Land Second Party & Other's

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
117	1343	4.334	1.735492
Total Sale Area			1.735492

For A ONE ENTERPRISES


 Partner/Authorised Signatory



For A ONE ENTERPRISES


 Partner/Authorised Signatory







आवेदन सं०: 202300719028684

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8996

वर्ष: 2023

प्रतिफल- 32975000 स्टाम्प शुल्क- 2308500 बाजारी मूल्य - 32975000 पंजीकरण शुल्क - 329750 प्रतिलिपिकरण शुल्क - 60 योग : 329810

श्री स्वक्रेती ग्रीन्स एल०एल०पी० द्वारा
अनिल कुमार रस्तोगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दिनेश चन्द रस्तोगी
व्यवसाय : अन्य
निवासी: नि० म०नं० 11, निलकंठ कॉलोनी सिविल लाईन्स मुरादाबाद



अनिल कुमार रस्तोगी अधिकृत
पदाधिकारी/ प्रतिनिधि

श्री. स्वक्रेती ग्रीन्स एल०एल०पी० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 18/07/2023

एवं 11:57:17 AM बजे

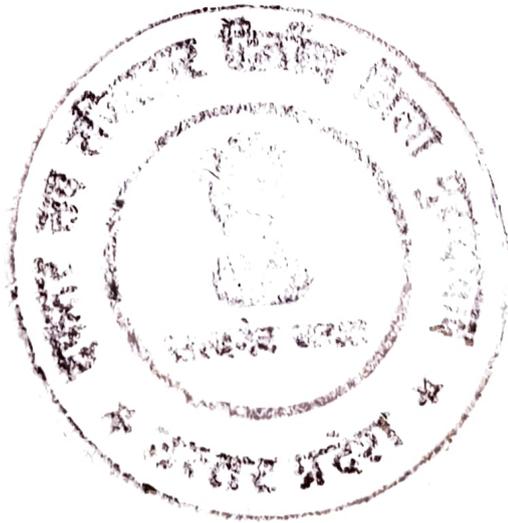
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी
उप निबंधक : सदर द्वितीय
मुरादाबाद
18/07/2023

दीपिका आर्या सदर द्वितीय
निबंधक लिपिक
18/07/2023

प्रिंट करें



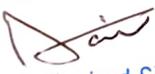
NOTE :- The Market value of the Agriculture Property according to the Rate List issued by the District Collector Moradabad according to the circle rate of Rs. 1,90,00,000/- per Hect. mentioned at Page No. 43, Format-4, V-Code No. 1046. The Vender does not belong to S.C./S.T. category. There is no Tree, 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. 1,53,42,965/-	ICICR42023070700515928	ICICI Bank
2.	07-07-2023	Rs. 1,73,01,641/-	ICICR42023070700516592	ICICI Bank
3.		Rs. 55/-	000137502339	
4.		Rs. 589/-	000137501068	
		Rs. 3,29,750/-	TDS (@ 1%)	
SALE VALUE		Rs. 3,29,75,000/-		

For A ONE ENTERPRISES


Authorised Signatory



For A ONE ENTERPRISES


Authorised 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. 23,08,500/- e-Stamp Certificate No. IN-UP62124367190045V dated 17-07-2023

VENDOR

For A ONE ENTERPRISES
Partner/Authorised Signatory



For A ONE ENTERPRISES
Partner/Authorised Signatory



VENDEE



WITNESSES :-

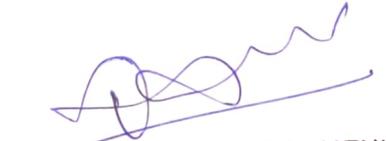
1. Nishant Agarwal
S/o Mr. Anil Kumar Agarwal
R/o Kumar Kunj, GMD Road,
City & Distt. Moradabad.

2. Abhishek Singh
S/o Mr. Harpal Singh
R/o B-14, Nai Basti,
City & Distt. Bijnor.

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

आवेदन सं०: 202300719028684

बही सं०: 1

रजिस्ट्रेशन सं०: 8996

वर्ष: 2023

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

श्री ए०वन० एण्टरप्राइजेज के द्वारा सजीव सिंघल, पुत्र श्री
महानन्द प्रसाद अग्रवाल

निवासी: सरस्वती कुंज अलीपुर रोड सिविल लाईन्स दिल्ली

व्यवसाय: अन्य

विक्रेता: 2




श्री ए०वन० एण्टरप्राइजेज के द्वारा मनोज सिंघल, पुत्र श्री
महानन्द प्रसाद

निवासी: सरस्वती कुंज अलीपुर रोड सिविल लाईन्स दिल्ली

व्यवसाय: व्यापार

क्रेता: 1

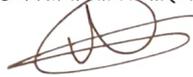



श्री स्वेक्रेती ग्रीन्स एल०एल०पी० के द्वारा अनिल कुमार
रस्तोगी, पुत्र श्री दिनेश चन्द रस्तोगी

निवासी: नि० म०न० 11, निलकंठ कॉलोनी सिविल लाईन्स
मुरादाबाद

व्यवसाय: अन्य

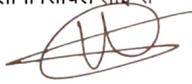
क्रेता: 2




श्री स्वेक्रेती रेसिडेन्सी एल०एल०पी० के द्वारा अनिल कुमार
रस्तोगी, पुत्र श्री दिनेश चन्द रस्तोगी

निवासी: म०न० 11, निलकंठ कॉलोनी सिविल लाईन्स
मुरादाबाद

व्यवसाय: अन्य




ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री निशान्त अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज जि०एम०डी० रोड मुरादाबाद

व्यवसाय: अन्य

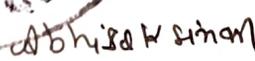
पहचानकर्ता: 2




श्री अभिशोक सिंह, पुत्र श्री हरपाल सिंह

निवासी: नई कस्ती-बिजमोर

व्यवसाय: अन्य



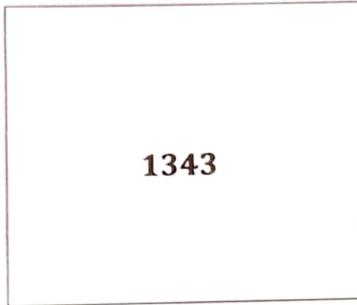



A Site Plan of the Agriculture Land Total Sale Area 1.735492 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
117	1343	4.334	1.735492
Total Sale Area			1.735492

**Agriculture Land
Khasra No. 1344**

**Agriculture
Land First Party**



**Agriculture Land
rest part Khasra No.
1343**

**Agriculture Land
Second Party & Other's**

First Party - A ONE ENTERPRISES

Second Party - SWEKRETI GREENS LLP & Other

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

For A ONE ENTERPRISES

Handwritten signature
Partner/Authorised Signatory



For A ONE ENTERPRISES

Handwritten signature

Partner/Authorised Signatory



महत्त्वपूर्ण
 महर द्वितीय
 न्या : 2023007190
 शर्तना पत्र प्रयुक्त करने का
 उद्देश्य या प्राप्ति का नाम
 एवं का प्रकार
 पतिफल की शर्तनाधि
 अति
 निम्न पर
 329750
 1. रजिस्ट्रार
 2. प्रिंटर

आवेदन सं०: 202300719028684

बही संख्या 1 जिल्द संख्या 14533 के पृष्ठ 1 से 20 तक क्रमांक 8996 पर दिनांक 18/07/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी
 उप निबंधक : सदर द्वितीय
 मुरादाबाद
 18/07/2023

प्रिंट करें

