



INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP87140508152870W

e-Stamp



3641/24

₹16,32,500

Certificate No. : IN-UP87140508152870W
 Certificate Issued Date : 05-Mar-2024 03:54 PM
 Account Reference : NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUP1416240469903333394660W
 Purchased by : SWEKRETI REALTORS LLP
 Description of Document : Article 23 Conveyance
 Property Description : AGRICULTURE LAND SITUATED AT- VILL. HARTHALA EHATMALI TEH AND DISTT MORADABAD
 Consideration Price (Rs.) :
 First Party : A R ENTERPRISES
 Second Party : SWEKRETI REALTORS LLP
 Stamp Duty Paid By : SWEKRETI REALTORS LLP
 Stamp Duty Amount(Rs.) : 16,32,500
 (Sixteen Lakh Thirly Two Thousand Five Hundred only)

सत्यमेव जयते



Verified By [Signature] Locked By [Signature]

IN-UP87140508152870W

Please write or type below this line

Aditya [Fingerprint]

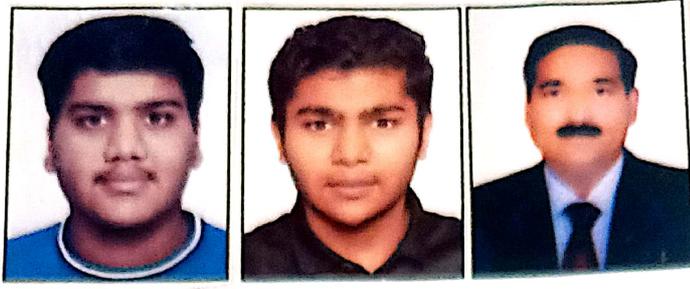
Gourav [Fingerprint]

[Signature] [Fingerprint]

IRD 0027351746

Statutory Alert:

- 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.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



SALE DEED

Consideration Value	Rs. 2,33,16,730/-
Market Value	Rs. 2,33,16,730/-
Stamp Duty	Rs. 16,32,500/-

This SALE DEED is executed at Moradabad on this
12th day of March 2024.

By

A R ENTERPRISES (PAN-ABRFA6545J) having its registered office at 380, Ground Floor, Haveli Haider Quli, Chandni Chowk, Delhi-110006 acting through its Partners Mr. Aditya Singhal S/o Mr. Sanjeev Singhal R/o H.No. 9/10, Plot No. 8, Saraswati Kunj, Alipur Road, Civil Lines S O, North Delhi-110054 and Mr. Gaurank Singhal S/o Mr. Sanjay Singhal 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

Aditya

Gaurank

[Signature]



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

IN FAVOUR OF

SWEKRETI REALTORS LLP (PAN-AFFFS7352M) having its regd. office Basement HC-48, Ram Ganga Vihar-2, Moradabad through its Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H.No. 11, Neel kanth Colony, Civil Lines, Moradabad 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 described in Annexure "A", hereinafter referred to as 'THE SAID Property'.

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. 2,33,16,730/- (Rupees Two Crore Thirty Three Lacs Sixteen Thousand Seven Hundred Thirty Only).

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NOW THIS SALE DEED WITNESSETH AS UNDER :-

That in consideration of the sum of Rs. 2,33,16,730/- (Rupees Two Crore Thirty Three Lacs Sixteen Thousand Seven Hundred Thirty 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.

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

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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.
- 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.

That all the expenses of this sale deed viz. stamp duty, registration charges etc., has been borne and paid by the VENDEE.

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[Signature]



आवेदन सं०: 202400719010864

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 3641

वर्ष: 2024

प्रतिफल- 23316730 स्टाम्प शुल्क- 1632500 बाजारी मूल्य - 23317000 पंजीकरण शुल्क - 233170 प्रतिलिपिकरण शुल्क - 60 योग : 233230

श्री स्वीकृति रियलटर्स एलएलपी द्वारा
अनिल कुमार रस्तोगी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री दिनेश चन्द्र रस्तोगी
व्यवसाय : व्यापार
निवासी: म०न० 11, नील कंठ कालोनी, सिविल लाईन्स, मुरादाबाद



श्री. स्वीकृति रियलटर्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 13/03/2024

एवं 11:46:49 AM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर० डी० राम

उप निबंधक :सदर द्वितीय

मुरादाबाद

13/03/2024

श्रेता शर्मा सदर दितीय

निबंधक लिपिक

13/03/2024

प्रिंट करे



ANNEXURE "A"

All that Piece and Parcel of agriculture Land described below situated at Village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA NO.	KHASRA NO.	TOTAL AREA (Hect.)	SALEABLE AREA (Hect.)
00116	1344	2.7360	1.115633

Boundaries -

- East - Chak Road 4.00 Mtr. Wide
 West - Agriculture Land Others
 North - Agriculture Land Khasra No. 1345
 South - Agriculture Land Swekriti Greens and Other

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. 2,09,00,000/- per Hect. mentioned at Page No. 43 Format-4, V-Code No. 1046. The Vendor does not belong to S.C./S.T. category. There is only agriculture land within a radius of 200 mtr. The land is vacant and no construction has been made on land. The said land does not belong to the sealing, Waqf, trust property etc. The Photo of parties attested by Sri Subhash Chandra Mathur Advocate.

Abitya

Gowar

[Signature]



DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs. 2,33,16,730/- as Rs. 1,00,00,000/- by RTGS UTR No. ICICR42024030200529872 date 02.03.2024 and Rs. 30,83,562/- by RTGS UTR No. ICICR42024030200530041 date 02.03.2024 and Rs. 1,00,00,000/- by RTGS UTR No. ICICR42024030200529968 date 02.03.2024 received before the Registration of Sale Deed and Rs. 2,33,168/- Deduction of TDS.

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. 16,32,500/- e-Stamp Certificate No. IN-UP87140508152870W.

VENDOR




VENDOR




VENDEE




WITNESSES :-


1. Nishant Agarwal

S/o Mr. Anil Kumar Agarwal
R/o Kumar Kunj, GMD Road,
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

Typed by - Parvindra Yadav




SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg. No. UP02904/99
P. No. 027875, D.J.Code S 88
Email: subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office, Moradabad - 9837165000

आवेदन सं०: 202400719010864

बही सं०: 1

रजिस्ट्रेशन सं०: 3641

वर्ष: 2024

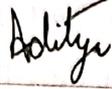
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री ए आर इण्टरप्राईसेस के द्वारा आदित्य सिंघल, पुत्र श्री
संजीव सिंघल

निवासी: म०न० 9/10, प्लॉट नं० 8, सरस्वती कुंज, अलीपुर
रोड, सिविल लाईन्स नॉर्थ दिल्ली-110054

व्यवसाय: व्यापार

विक्रेता: 2

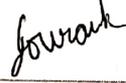



श्री ए आर इण्टरप्राईसेस के द्वारा गौरंक सिंघल, पुत्र श्री संजय
सिंघल

निवासी: उक्त

व्यवसाय: व्यापार

क्रेता: 1




श्री स्वीकृति रियलटर्स एलएलपी के द्वारा अनिल कुमार
रस्तोगी, पुत्र श्री दिनेश चन्द्र रस्तोगी

निवासी: म०न० 11, नील कंठ कालोनी, सिविल लाईन्स,
मुरादाबाद

व्यवसाय: व्यापार




ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री निशांत अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज, जीएमडी रोड, शहर व जिला मुरादाबाद

व्यवसाय: व्यापार

पहचानकर्ता: 2



श्री आशीष माथुर, पुत्र श्री आर०के० माथुर

निवासी: दसंवा घाट, शहर व जिला मुरादाबाद

व्यवसाय: अन्य

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

टिप्पणी:




रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



आर० डी० राम

उप निबंधक : सदर द्वितीय

मुरादाबाद

13/03/2024



A Site Plan of the Agriculture Land described below situated at Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P)

KHATA NO.	KHASRA NO.	TOTAL AREA (Hect.)	SALEABLE AREA (Hect.)
00116	1344	2.7360	1.115633

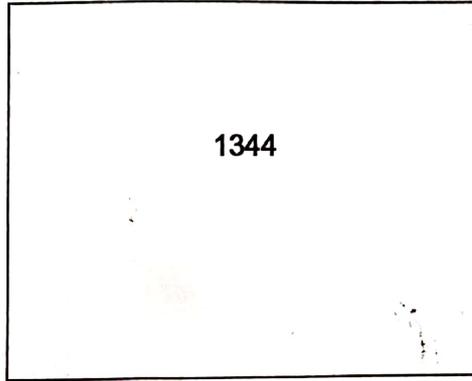
First Party - A R ENTERPRISES

Second Party - SWEKRETI REALTORS LLP

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

Agriculture Land Khasra No. 1345

Agriculture Land Others



Chak Road 4.00 Mtr. Wide

Agriculture Land Swekriti Greens
and Other



Aditya

Gourav



आवेदन सं०: 202400719010864

बही संख्या 1 जिल्द संख्या 14963 के पृष्ठ 153 से 170 तक क्रमांक 3641 पर दिनांक 13/03/2024 को रजिस्ट्रीकृत किया गया।

A.M.O
 वादस्त 2024/3540/06209
 मोहेश बिहारी 09/05/2024

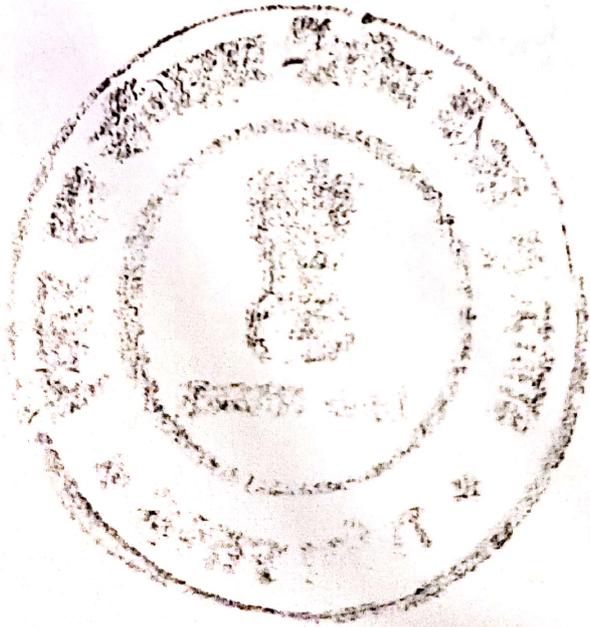


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Adom

आर० डी० राम
 उप निबंधक : सदर द्वितीय
 मुरादाबाद
 13/03/2024

प्रिंट करें



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

जानिबन्धक सदर द्वितीय मुरादाबाद क्रम 2024265007130

आवरण संख्या : 202400719010864

लेखक प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-03-13 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिल कुमार रस्तोगी

लेख का प्रकार विक्रय पत्र

प्रतिकल की धनराशि 23316730 / 23317000.00

1. रजिस्ट्रीकरण शुल्क 233170
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुद्दार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 233230

शुल्क वसूल करने का दिनांक 2024-03-13 00:00:00

दिनांक जद लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-03-13 00:00:00

रजिस्ट्रीकरण अधिकाारी के हस्ताक्षर

उप निबन्धक द्वितीय
मुरादाबाद

3641/24