





Reg. No. UP02904/23  
 C.O.P. No. 027875, D.J.Code S 88  
 Email: subhashmathuradovcate@gmail.com  
 Opp. District Judge Court Near Registry  
 Office, Moradabad - 9837165000

### SALE DEED

Consideration Value	Rs. 1,31,11,000/-
Market Value	Rs. 1,31,11,000/-
Stamp Duty	Rs. 9,18,000/-

This SALE DEED is executed at Moradabad on this 01<sup>st</sup> day of November 2023.

By

**A R ENTERPRISES (PAN-ABRFA6545J)** having its registered office at 9-10, Saraswati Kunj 8, Alipur Road, Civil Lines Delhi-110054 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 their

Aditya

Gaurank



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 14-07-2023 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'.

*Aditya*

*Gourav*

*[Signature]*



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 1,31,11,000/- (Rupees One Crore Thirty One Lacs Eleven Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,31,11,000/- (Rupees One Crore Thirty One Lacs Eleven 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.

*Aditya*

*Gourav*



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.

*Aditya*



*Gourav*



*[Signature]*



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.

*Aditya*  


*Gourav*  


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 0.627301 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.) as per map attached and bounded as under;

East : Chak Road  
 West : Agriculture Land Vendee  
 North : Agriculture Land Vendor  
 South : Agriculture Land A One Enterprises

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
116	1344	2.736	0.627301
Total Sale Area			0.627301

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 Vender does not belong to S.C./S.T. category. There is no Tree, Boring, etc. in the said land.

*Aditya*  


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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

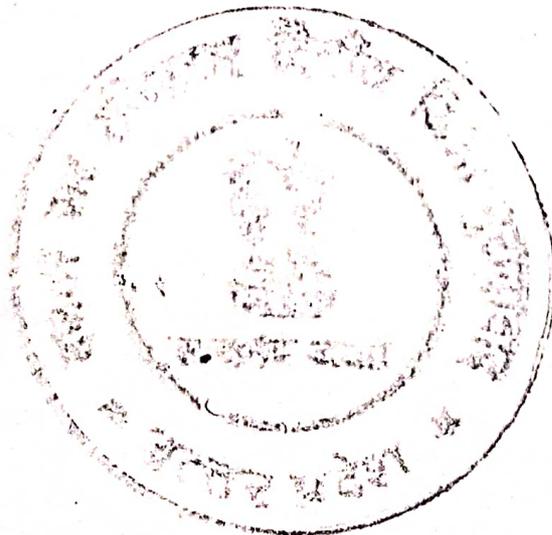
शैलेंद्र कुमार कठेरिया प्रभारी  
उप निबंधक : सदर द्वितीय

मुरादाबाद  
07/11/2023

अपूर्व सक्सेना सदर द्वितीय  
निबंधक लिपिक मुरादाबाद  
07/11/2023

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

प्रिंट करें



The land is vacant and no construction has been made on 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.	12.09.2023	Rs. 61,00,380/-	ICICR42023091200538683	ICICI Bank
2.	12.09.2023	Rs. 68,79,510/-	ICICR42023091200539004	ICICI Bank
		Rs. 1,31,110/-	TDS	
<b>SALE VALUE</b>		<b>Rs. 1,31,11,000/-</b>		

*Aditya*

*Gourav*

*[Signature]*





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. 9,18,000/- e-Stamp Certificate No. IN-UP45604916182587V.

VENDOR

*Aditya*  


VENDOR

*Gourav*  


VENDEE

*[Signature]*  


WITNESSES :-

*[Signature]*

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

*[Signature]*

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



*[Signature]*  
**SUBHASH CHANDRA MATHUR**  
 (ADVOCATE)  
 Reg. No. UP02904/89  
 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: 202300719045472

## विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 14287

वर्ष: 2023

प्रतिफल- 13111000 स्टाम्प शुल्क- 918000 बाजारी मूल्य - 13111000 पंजीकरण शुल्क - 131110 प्रतिलिपिकरण शुल्क - 60 योग : 131170

श्री स्वीकृति ग्रीन्स 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 ग्रीन्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 07/11/2023  
एवं 10:56:04 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेंद्र कुमार कठेरिया प्रभारी  
उप निबंधक : सदर द्वितीय  
मुरादाबाद  
07/11/2023

अपूर्व सक्सेना सदर दितीय  
निबंधक लिपिक  
07/11/2023

प्रिंट करें



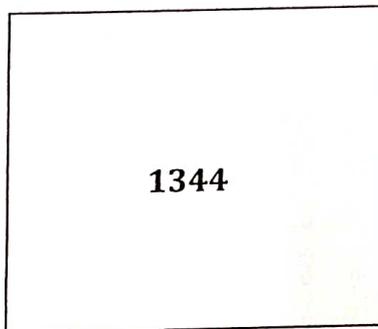


A Site Plan of Agriculture Land (as per C.H. 45) Total Sale Area 0.627301 Hect. situated at village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
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Total Sale Area			0.627301

Agriculture Land Vendor

Agriculture Land  
Vendee



Chak Road

Agriculture Land  
A One Enterprises

First Party - A R ENTERPRISES  
Second Party - SWEKRETI GREENS LLP & Other

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

*Aditya*

*Gourank*



अथवा प्राथ  
द्वितीय  
: 20230071904547  
पत्र प्रस्तुत करने का दिनांक  
का प्राथी का नाम  
का प्रकार  
की धारणा

आवेदन सं०: 202300719045472.

बही संख्या 1 जिल्द संख्या 14730 के पृष्ठ 253 से 272 तक क्रमांक 14287 पर दिनांक 07/11/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्रभारी  
उप निबंधक : सदर द्वितीय  
मुरादाबाद  
07/11/2023

प्रिंट करें

