



SALE DEED

Consideration Value	Rs. 3,76,00,000/-
Market Value	Rs. 3,76,00,000/-
Stamp Duty	Rs. <u>26,32,000/-</u>

This SALE DEED is executed at Moradabad on this
16th day of April 2024.

By

ADITYA TECHNO BUILD PRIVATE LIMITED
(PAN-AAFCA0232N) having its registered office at 407-408 Roots Tower, 7 Laxmi Nagar District Centre, Delhi-110092 acting through its Authorized Signatory Mr. Ankush Kumar S/o Late Shri Suresh Chandra R/o H.No. 15, Behta Hazipur, Shiv Vatika, Loni, Allapur, Ghaziabad-201102 appointed by Board Resolution Passed on 04-04-2024 hereinafter called "THE VENDOR" (which expression shall mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

For Aditya Techno Build Pvt. Ltd.

Ankush

Authorized Signatory



IN FAVOUR OF

SWEKRETI INFRATECH LLP (PAN-AFFFS7622Q) 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 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**'.

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. 3,76,00,000/- (Rupees Three Crore Seventy Six Lacs Only).

For Aditya Techno Build Pvt. Ltd.


Authorized Signatory



NOW THIS SALE DEED WITNESSETH AS UNDER: -

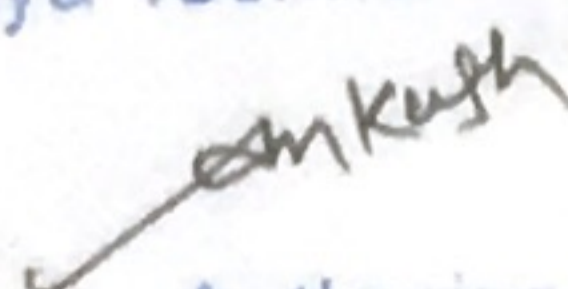
That in consideration of the sum of Rs. 3,76,00,000/- (Rupees Three Crore Seventy Six Lacs Only) which has already been received by the VENDOR from the VENDEE, in the following manner; the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement, the VENDOR doth hereby 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 impaired or whereby the VENDOR may be prevented from transferring the said Property.

For Aditya Techno Build Pvt. Ltd.



Authorized Signatory





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

For Aditya Techno Build Pvt. Ltd.

an kush

Authorized Signatory



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.

SCHEDULE 'A'

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Land described as below situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.)

KHATA No.	KHASRA No.	Total Area of Khasra (Hect.)	Saleable Area (Hect.)
00085	1345	4.6640	<u>1.5640</u>
Total Sale Area			1.5640

For Aditya Techno Build Pvt. Ltd.

anKush
Authorized Signatory

(Signature)



Boundaries-

East - Agriculture Land other

West - Agriculture Land other

North - Rest Part of Agriculture Land Khasra No. 1345 Mi

South - Rest Part of Agriculture Land Khasra No. 1345 Mi

NOTE :- The Circle Rate of the Agriculture Land according to the Rate List issued by the District Collector Moradabad is Rs. 2,09,00,000/- per Hect. mentioned at Page No. 43, Format-4, V-Code No. 1046. As per the general instructions of the Rate list, 15% extraa cost has been added in the valuation of the said land. The Vendor does not belong to S.C./S.T. category. There is no Tree, Boring, etc. in the said land. There is only agriculture area within a radius of 200 Meters. The land is vacant and no construction has been made on the said land. The Photo of parties attested by Shri Subhash Chandra Mathur Advocate.

DETAIL OF PAYMENT

Rs. 3,76,00,000/- as described below received before registration of sale deed.

S. No.	DATE	AMOUNT	RTGS UTR No.	NAME OF BANK
1.	04-04-2024	Rs. 1,00,00,000/-	ICICR42024040400523613	ICICI Bank
2.	04-04-2024	Rs. 1,00,00,000/-	ICICR42024040400523899	ICICI Bank

For Aditya Techno Build Pvt. Ltd.



Authorized Signatory



आवेदन सं०: 202400719015628

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 5235

वर्ष: 2024

प्रतिफल- 37600000 स्टाम्प शुल्क- 2632000 बाजारी मूल्य - 37600000 पंजीकरण शुल्क - 376000 प्रतिलिपिकरण शुल्क - 60 योग : 376060

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



श्री, स्वीकृति इन्फ्राटेक एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 22/04/2024
एवं 10:42:34 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्र०
उप निबंधक :सदर द्वितीय
मुरादाबाद
22/04/2024

श्वेता शर्मा सदर दितीय
निबंधक लिपिक
22/04/2024

प्रिंट करें



3.	04-04-2024	Rs.1,00,00,000/-	ICICR42024040400523728	ICICI Bank
4.	04-04-2024	Rs.72,24,000/-	ICICR42024040400523498	ICICI Bank
		Rs. 3,76,000/-	TDS	
TOTAL VALUE		Rs. 3,76,00,000/-		

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. 26,32,000/- e-Stamp Certificate No. IN-UP21471867418625W.

VENDOR

For Aditya Techno Pvt. Ltd.



Authorized Signatory

VENDEE





WITNESSES :-

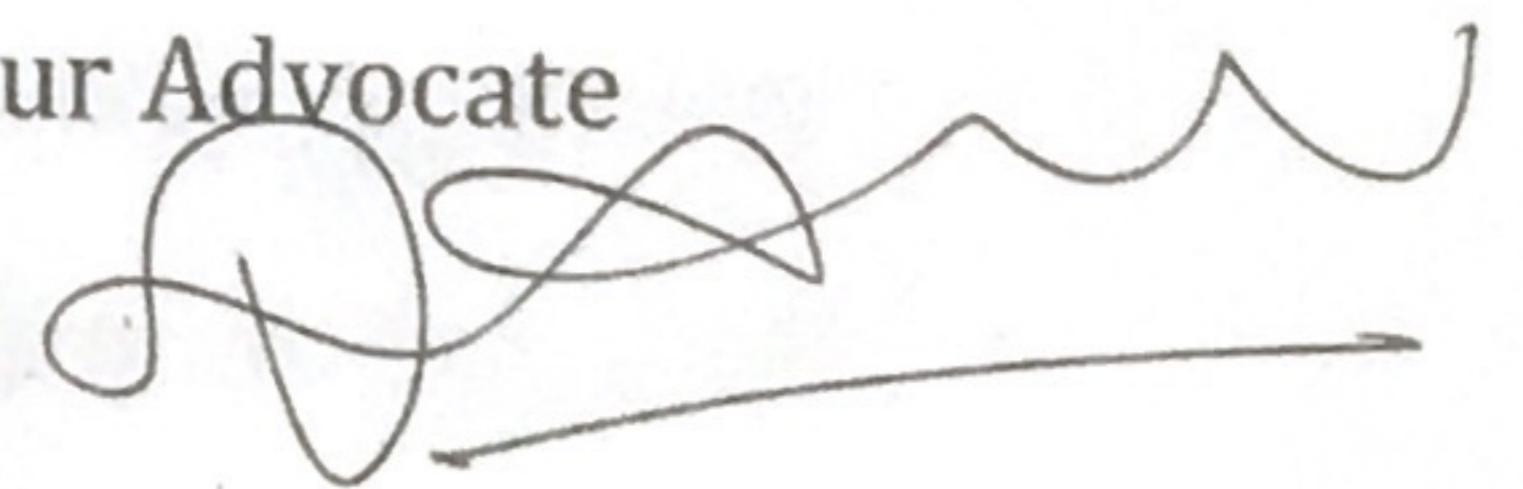


1. Nishant Agarwal
S/o Mr. Anil Kumar Agarwal
R/o Kumar Kunj, GMD Road
City & Distt. Moradabad.



2. Ashish Mathur
S/o Mr. R K Mathur
R/o Purana Danswa Ghat
City & Distt. Moradabad

Drafted By - Shri Subhash Chandra Mathur Advocate
Prepared by - Parvindra Yadav





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 New Registry
Office, Moradabad - 963716300

आवेदन सं०: 202400719015628

बही सं०: 1

रजिस्ट्रेशन सं०: 5235

वर्ष: 2024

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

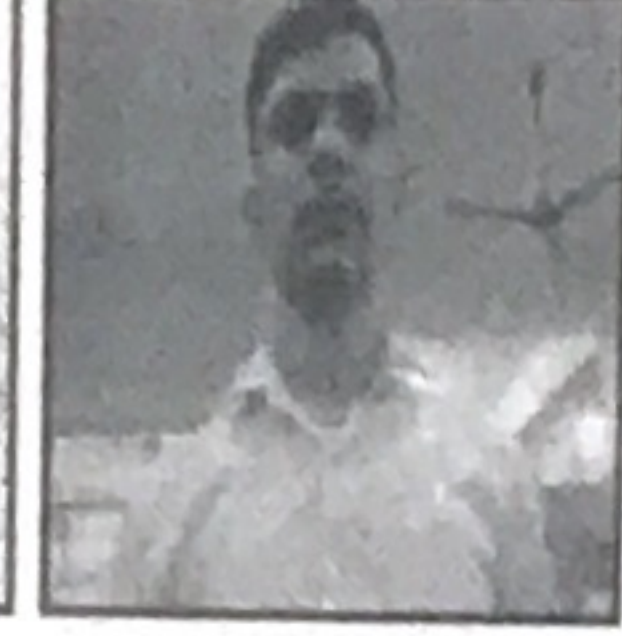
श्री आदित्य टेक्नो बिल्ड प्रा० लि० के द्वारा अंकुश कुमार, पुत्र
श्री सुरेश चन्द्र

निवासी: 15, बेहटा हाजीपुर, शिव वाटिका, लोनी, अलापुर,
गाजियाबाद

व्यवसाय: नौकरी

क्रेता: 1

ankush



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

निवासी: 11, नीलकण्ठ कालोनी, सिविल लाईन्स मुरादाबाद

व्यवसाय: व्यापार

[Signature]



ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

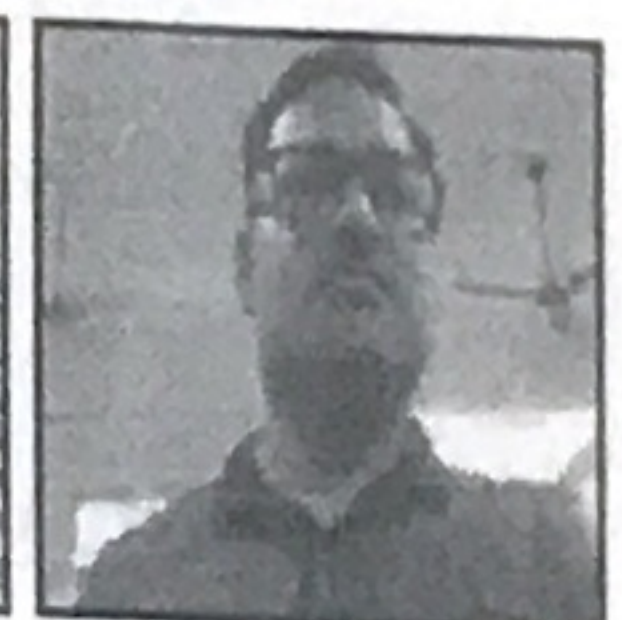
श्री निशान्त अग्रवाल, पुत्र श्री अनिल कुमार अग्रवाल

निवासी: कुमार कुंज, जीएमडी रोड, मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

[Signature]



श्री आशीष माथुर, पुत्र श्री आर०के० माथुर

निवासी: दसवां घाट, मुरादाबाद

व्यवसाय: अन्य

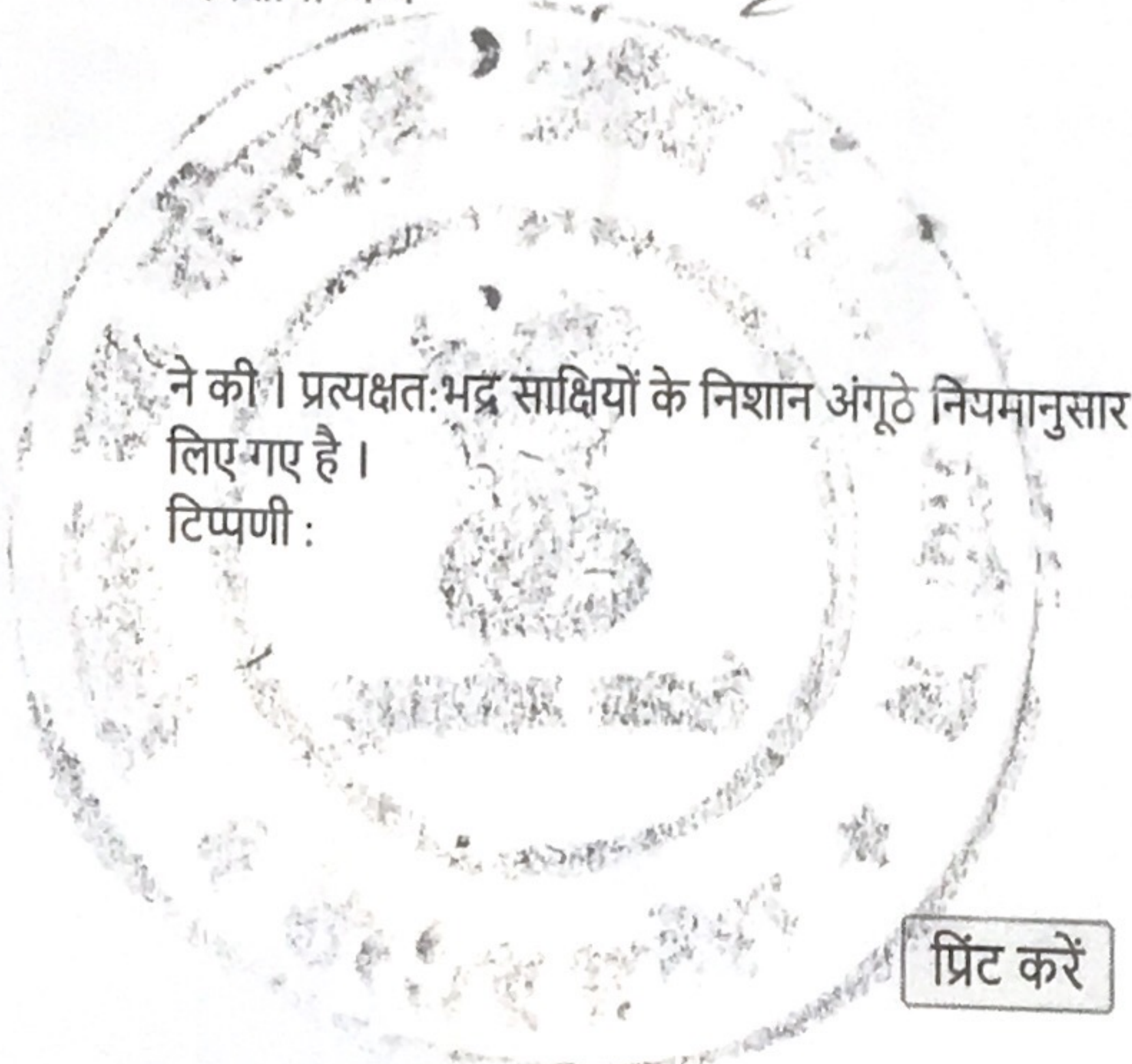
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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
शेखर कुमार कठेरिया प्र०
उप निबंधक : सदर द्वितीय
मुरादाबाद
22/04/2024

[Signature]
श्वेता शर्मा सदर द्वितीय
निबंधक लिपिक मुरादाबाद
22/04/2024



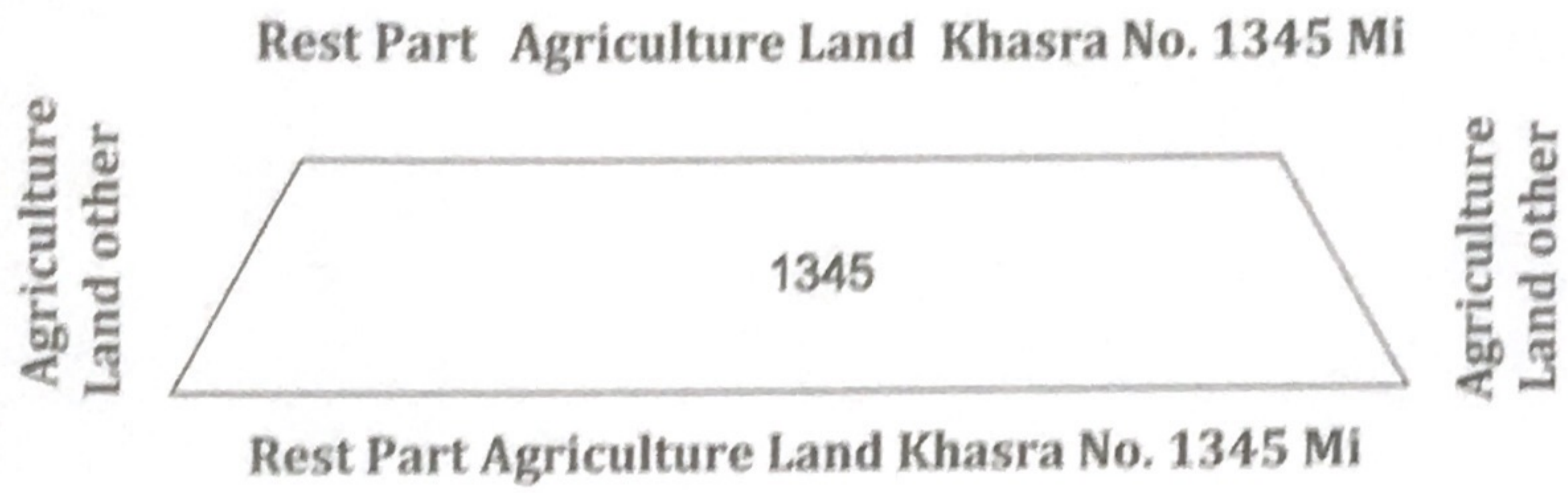
ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए है ।
टिप्पणी :

प्रिंट करें



All that piece and parcel of Agriculture Land described as below situated at village Harthala Ehatmali Teh. and Distt. Moradabad

KHATA No.	KHASRA No.	Total Area of Khasra (Hect.)	Saleable Area (Hect.)
00085	1345	4.6640	1.5640
Total Sale Area			1.5640



First Party - ADITYA TECHNO BUILD PRIVATE LIMITED

Second Party - SWEKRETI INFRATECH LLP

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

For Aditya Techno Build Pvt. Ltd.

Sanjiv Kish
Authorized Signatory



आवेदन सं०: 202400719015628

बही संख्या 1 जिल्द संख्या 15025 के पृष्ठ 187 से 204 तक क्रमांक
5235 पर दिनांक 22/04/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेन्द्र कुमार कठेरिया प्र०
उप निबंधक : सदर द्वितीय

मुरादाबाद
22/04/2024

प्रिंट करें

