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**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**



IN-UP08920919290798W



**e-Stamp**

4385 / 24

725.24

Certificate No.	: IN-UP08920919290798W
Certificate Issued Date	: 28-Mar-2024 02:40 PM
Account Reference	: NEWIMPACC (SV)/ up14162404/ MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUP1416240410204846414121W
Purchased by	: SWEKRETI REALTORS LLP
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND SITUATED AT- VILL. HARTHALA EHAMALI TEH. AND DISTT. MORADABAD
Consideration Price (Rs.)	:
First Party	: ADITYA TECHNO BUILD PVT LTD
Second Party	: SWEKRETI REALTORS LLP
Stamp Duty Paid By	: SWEKRETI REALTORS LLP
Stamp Duty Amount(Rs.)	: 25,24,000 (Twenty Five Lakh Twenty Four Thousand only)

सत्यमेव जयते



Verified By: [Signature] Locked By: [Signature]

Please write or type below this line

98

[Signature]

For Aditya Techno Build Pvt. Ltd.

*Ankush*

Authorized Signatory



RID 0027351929

**Statutory Alert:**

1. The authenticity of this Stamp certificate should be verified at 'www.shrestamp.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.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority





### SALE DEED

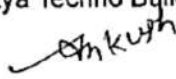
Consideration Value	Rs. 3,60,53,000/-
Market Value	Rs. 3,60,53,000/-
Stamp Duty	Rs. 25,24,000/-

This SALE DEED is executed at Moradabad on this 29<sup>th</sup> day of March 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 28-03-2024 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.

  
Authorized Signatory



## IN FAVOUR OF

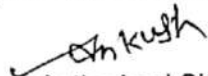
**SWEKRETI REALTORS LLP (PAN-AFFFS7352M)** having its regd. office Basement HC-48, Ram Ganga Vihar-2, Moradabad through its Partner Mr. Anil Kumar Rastogi S/o Shri Dinesh Chand Rastogi R/o H.No. 11, Neel kanth Colony, Civil Lines, Moradabad hereinafter called "THE VENDEE" (which expression shall mean 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 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. 3,60,53,000/- (Rupees Three Crore Sixty Lacs Fifty Three Thousand Only)

For Aditya Techno Build Pvt. Ltd.

  
Authorized Signatory



NOW THIS SALE DEED WITNESSETH AS UNDER :-


That in consideration of the sum of Rs. 3,60,53,000/- (Rupees Three Crore Sixty Lacs Fifty Three 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.

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

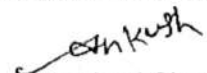


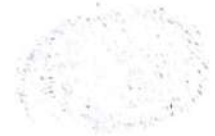
That the VENDOR hereby assures, represents and covenants with the VENDEE as follows :

- 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

For Aditya Techno Build Pvt. Ltd.

  
Authorized Signatory



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.

SCHEDULE 'A'

SCHEDULE OF PROPERTY

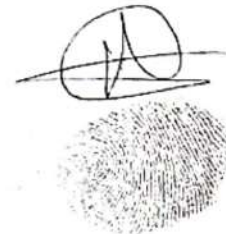
All that piece and parcel of Agriculture Land described as below situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.)

KHATA No.	KHASRA No.	Total Area of Khasra (Hect.)	Saleable Area (Hect.)
00085	1345	4.6640	1.500
Total Sale Area			1.500

For Aditya Techno Build Pvt. Ltd.

*ankush*

Authorized Signatory



**Boundaries-**

- East - Chakroad 4.00 Mtr. Wide  
 West - Agriculture Land other  
 North - Rest Part of Agriculture Land Khasra No. 1345  
 South - Agriculture Land Khasra No. 1344

**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. 3,60,53,000/- as described below received before registration of sale deed.

S. No.	DATE	AMOUNT	RTGS UTR No.	NAME OF BANK
1.	18-03-2024	Rs. 2,10,36,500/-	ICICR52024031800239786	ICICI Bank
2.	16-03-2024	Rs. 1,00,00,000/-	ICICR42024031600534039	ICICI Bank
3.	26-03-2024	Rs. 46,55,970/-	ICICR42024032600541724	ICICI Bank
		Rs. 3,60,530/-	TDS	
<b>TOTAL VALUE</b>		<b>Rs. 3,60,53,000/-</b>		

For Aditya Techno Build Pvt. Ltd.

*Ankush*  
 Authorized 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. 25,24,000/- e-Stamp Certificate No. IN-UP08920919290798W.

VENDOR

VENDEE

For Aditya Ltd.

*Amkush*  
Authorized Signatory



*[Signature]*

WITNESSES:-

*[Signature]*

*[Signature]*

1. Mr. Akash Sharma

2. Mr. Parvindra Yadav

S/o Mr. Avdhesh Sharma

S/o Mr. Amarpal Singh

R/o Village Nagaliya Jat,

R/o Village Nazarpur east

Teh Bilari Distt Moradabad

Teh & Distt Moradabad

Drafted By - Shri Subhash Chandra Mathur Advocate

Prepared by - Shubham Bhatnagar

*[Signature]*



*[Handwritten mark]*

रजिस्ट्रेशन संख्या: 202400119013125

विक्रय पत्र

पृष्ठ संख्या: 1

रजिस्ट्रेशन संख्या: 4385

वर्ष: 2024

शुल्क: 36053000 स्टाम्प शुल्क - 2574000 बाजारी मूल्य - 36053000 पंजीकरण शुल्क - 360530 प्रतिलिपिकरण शुल्क - 60 योग: 360590

श्री स्वकृति रिप्लेटर्स एलएलपी द्वारा  
अनिल कुमार रस्तोगी अधिकृत पदाधिकारी प्रतिनिधि,  
प्लान श्री दिनेश चन्द्र रस्तोगी  
सबकायत जवाहर  
विश्वरसी मॉडल 11 नील कंठ कालोनी, सिविल लार्ड्स-स, मुरादाबाद



श्री स्वकृति रिप्लेटर्स एलएलपी द्वारा

अनिल कुमार रस्तोगी अधिकृत  
पदाधिकारी/ प्रतिनिधि

सबकायत इस कार्यालय में दिनांक 30/03/2024  
को 10:48:59 AM को  
- कर देना है।

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

शिलेंद्र कुमार कठेरिया प्र०  
उप निबंधक :सदर द्वितीय  
मुरादाबाद  
30/03/2024

श्वेता शर्मा सदर द्वितीय  
निबंधक लिपिक  
30/03/2024

प्रिंट करें



आवेदन सं: 202400719013148

पृष्ठ सं: 1

रजिस्ट्रेशन सं: 4385

वर्ष: 2024

निष्पादन लेखापत्र वाद सुनने व समझाने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री आदित्य टेकनो बिल्ड प्राइवेट लिमिटेड के द्वारा अंकुश कुमार, पुत्र श्री सुरेश चन्द्र  
निवासी: म०न० 15, बेहटा हाजीपुर, शिव वाटिका, लोनी, अलीपुर, गाजियाबाद-201102  
व्यवसाय: व्यापार  
हस्ताक्षर: *ankush*

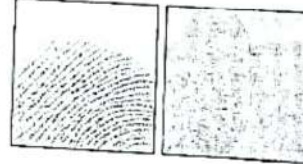


श्री स्वीकृति रियलटर्स एलएलपी के द्वारा अनिल कुमार रस्तोगी, पुत्र श्री दिनेश चन्द्र रस्तोगी  
निवासी: म०न० 11 नील कंठ कालोनी, सिविल लाईन्स, मुरादाबाद  
व्यवसाय: व्यापार  
हस्ताक्षर: *Anil Kumar*



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री आकाश शर्मा, पुत्र श्री अवधेश शर्मा  
निवासी: ग्राम नगलिया जट, तहसील बिलारी जिला मुरादाबाद  
व्यवसाय: अन्य  
हस्ताक्षर: *Akash*  
पहचानकर्ता: 2



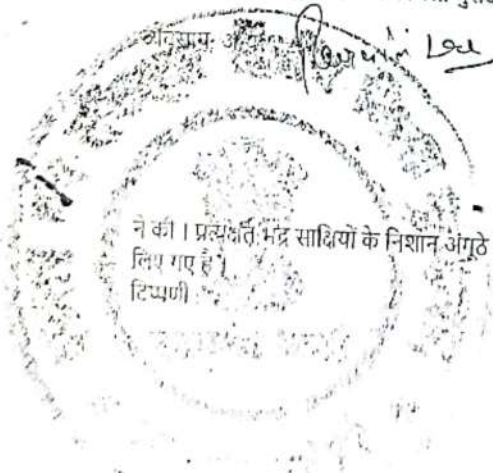
श्री परकिन्दर यादव, पुत्र श्री अमर पाल सिंह  
निवासी: नाजरपुर पूर्वी तहसील व जिला मुरादाबाद  
हस्ताक्षर: *Perkinder*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेंद्र कुमार कठेरिया प्र०  
उप निबंधक : सदर द्वितीय  
मुरादाबाद  
30/03/2024

श्वेता शर्मा सदर द्वितीय  
निबंधक लिपिक मुरादाबाद  
30/03/2024



प्रिंट करें

N



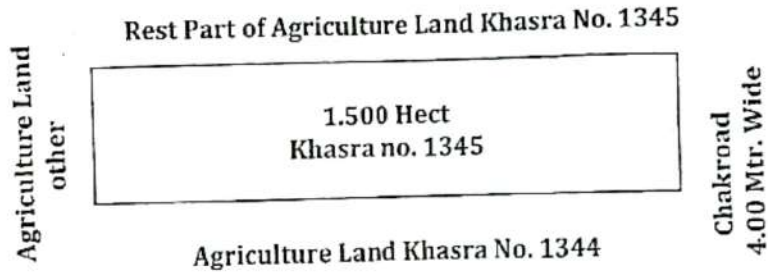
A Site Plan of Agriculture Land Total Sale Area 1.500 Hect. bearing khasra no. 1345 situated at village Harthala Ehatmali Teh. and Distt. Moradabad.

KHATA No.	KHASRA No.	Total Area of Khasra (Hect.)	Saleable Area (Hect.)
00085	1345	4.6640	1.500
Total Sale Area			1.500

First Party - ADITYA TECHNO BUILD PRIVATE LIMITED

Second Party - SWEKRETI REALTORS LLP

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



For Aditya Techno Build Pvt. Ltd.

*Ankush*  
Authorized Signatory



प्रस्तुतवर्ती या प्रायः  
नेब का प्रकार  
प्रस्तुतवर्ती या प्रायः  
नेब का प्रकार  
प्रस्तुतवर्ती या प्रायः  
नेब का प्रकार

आवेदन सं०: 202400719013148

बही संख्या 1 जिल्द संख्या 14991 के पृष्ठ 139 से 158 तक क्रमांक 4385 पर दिनांक 30/03/2024 को रजिस्ट्रीकृत किया गया।

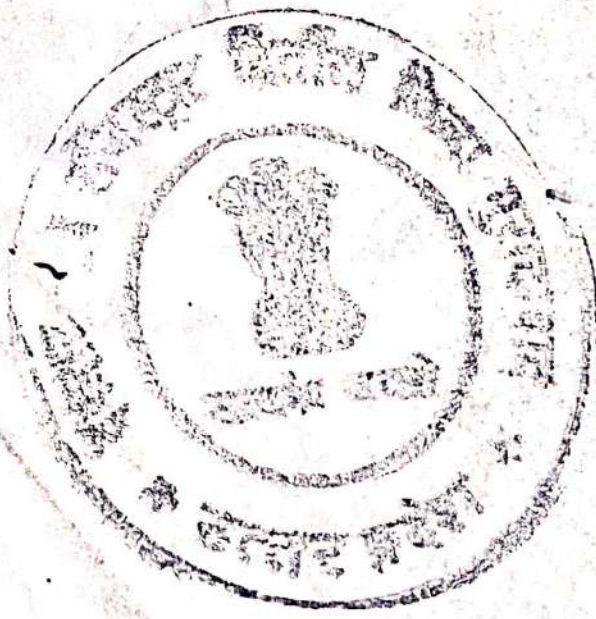
MTC

वा.सं. 2024/3540/06963  
दिनांक 28/03/2024

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

शैलेंद्र कुमार कठेरिया प्र०  
उप निबंधक : सदर द्वितीय  
मुरादाबाद  
30/03/2024

प्रिंट करें



For Aditya Techno Build Pvt. Ltd.  
Authorized Signatory

भाग 1  
 किर्ता अथवा प्रार्थी द्वारा रखा जाने वाला  
 ज. नगर द्वितीय मुरादाबाद क्रम 2024265008780  
 न. संख्या : 202400719013148  
 प्रस्तुत की जाने वाली प्रस्तुत करने का तिथि 2024-03-30 00:00:00  
 प्रस्तुत की जाने वाली का नाम अमित कुमार लखौरी  
 लेख का प्रकार विद्यार्थी पत्र  
 प्रतिक्रम की प्रतिलिपि 36053000 / 36053000.00  
 360530  
 60

1. मिन्यूटिकरण शुल्क
  2. प्रतिलिपि शुल्क
  3. निर्दिष्टता का प्रमाण शुल्क
  4. सुनार के अधिप्रदानों के लिए शुल्क
  5. कमीशन शुल्क
  6. चिह्न
  7. साक्षि शुल्क
- 1 से 8 तक का योग 360590  
 शुद्ध प्रस्तुत करने का तिथि 2024-03-30 00:00:00  
 दिनांक तक लेख प्रतिक्रमों का प्रमाण प्रमाण पत्र वापस करने का लिए वापस होगा 2024-03-30 00:00:00  
 मिन्यूटिकरण अधिप्रदानों के प्रमाण

  
 उप निबन्धन द्वितीय  
 मुरादाबाद

4385/24

