3751

S.R.-I MZN.

SALE DEED

Jurisdiction	:- Sub-Registrar -I, Muzaffarnagar (U.P.)
Total Land Area	:- **4.2352** Hectare
Situated at	:- Village Jarauda, Tehsil & District Muzaffarnagar
Valuation	:- **Rs. 3,59,99,200/-**
Sale Consideration	:- **Rs. 3,70,76,622/-**
Total Stamp	:- **Rs. 25,96,000/-**
Circle Rate	:- Rs. 85,00,000/- per Hectare
Page	:- 50
V Code	:- 0164

58

THIS DEED OF SALE is made on this 28 day of the month of February, 2024 between:-

1. **Karvinda Estate & Finance Pvt. Ltd** (CIN No. U70100MH1997PTC107408 / PAN No. AABCK8640A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP80173325754736W

e-Stamp

Certificate No.	:	IN-UP80173325754736W
Certificate Issued Date	:	28-Feb-2024 01:48 PM
Account Reference	:	NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	:	SUBIN-UPUP14114604564462241601 18W
Purchased by	:	NUMAX BUILD HOMES LLP BY SHARAD KUMAR
Description of Document	:	Article 23 Conveyance
Property Description	:	AGRICULTURE LAND SITUATED AT VILL-JARAUDA MUZAFFARNAGAR
Consideration Price (Rs.)	:	
First Party	:	KARVINDA ESTATE AND FINANCE PVT LTD ETC BY ANAND
Second Party	:	NUMAX BUILD HOMES LLP BY SHARAD KUMAR
Stamp Duty Paid By	:	NUMAX BUILD HOMES LLP BY SHARAD KUMAR
Stamp Duty Amount(Rs.)	:	25,96,000 (Twenty Five Lakh Ninety Six Thousand only)

NOOR MOHD. Tehsil Sadar Muzaffarnagar L.N.38 Acc Code-UP14114604

E-STAMP LOCKED BY...

IN-UP80173325754736W

Please write or type below this line

IRD 0025813360

Statutory Alert:

1. 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.
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.

NUMAX BUILD HOMES LLP BY SHARAD KUMAR NUMAX BUILD HOMES LLP BY SHARAD KUMAR NUMAX BUILD HOMES LLP BY SHARAD KUMAR NUMAX BUILD HOMES LLP BY SHARAD KUMAR

2. **Paanini Estate & Reality Pvt. Ltd** (CIN No. U70100MH1997PTC106433 / PAN No. AADCP1362L), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

3. **Paanini Development & Reality Pvt. Ltd** (CIN No. U70100MH1997PTC111636 / PAN No. AABCD8859J), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

4. **Kasturee Reality & Development Pvt. Ltd** (CIN No. U72200MH1997PTC109838 / PAN No. AACCK2563R), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)

आवेदन सं०: 202400708008446

विक्रय पत्र

वही स०: 1 रजिस्ट्रेशन स०: 3751 वर्ष: 2024

प्रतिफल- 37077000 स्टाम्प शुल्क- 2596000 बाजारी मूल्य - 37077000 पंजीकरण शुल्क - 370770 प्रतिलिपिकरण शुल्क - 140 योग : 370910

श्री करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० द्वारा
आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बचे सिंह बिष्ट
व्यवसाय : व्यापार
निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/
प्रतिनिधि

श्री, करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 28/02/2024 एवं 03:47:21 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक :सदर प्रथम
मुजफ्फरनगर
28/02/2024

अनिल सिंह लिपिक
निबंधक लिपिक
28/02/2024

5. **Keshava Estate & Reality Pvt. Ltd** (CIN No. U70200MH1997PTC106752 / PAN No AACCK2564J), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

6. **Kireeta Reality & Finance Pvt. Ltd** (CIN No. U70100MH1997PTC109803 / PAN No AABCK9170D), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

7. **Kripa Development & Reality Pvt. Ltd** (CIN No. U70100MH1997PTC109115 /PAN No AACCK2561P), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)

आवेदन सं०: 202400708008446

बही स०: 1 रजिस्ट्रेशन स०: 3751 वर्ष: 2024

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

विक्रेता: 1

श्री करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 2

श्री पानिनी एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 3

श्री पानिनी डेवलेपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 4

श्री कस्तुरी रियलिटी एंड डेवलेपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 5

श्री केशवा एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 6

श्री किरीता रियलिटी एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 7

8. **Niroopa Reality & Finance Pvt. Ltd** (CIN No. U70200MH1997PTC105211 / PAN No. AABCN8453E), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

9. **Nishikaanta Estate & Reality Pvt. Ltd** (CIN No. U70200MH1997PTC109711 / PAN No. AABCN8459Q), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

10. **Nriga Estate & Investment Pvt. Ltd** (CIN No. U70100MH1997PTC105199 / PAN No. AABCN8457A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

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श्री कृपा डेवलेपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 8

श्री निरूपा रियलिटी एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 9

श्री निशिकान्ता एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनंन्द सिंह बिष्ट , पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 10

श्री त्रिगा एस्टेट एंड इन्वेस्टमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 11

श्री नृपा एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 12

श्री ओल्गा एस्टेट एंड डेवलेपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 13

श्री ओमार फाइनेंस एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 14

श्री ओमकार रियलिटी एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

11. **Nripa Estate & Reality Pvt. Ltd** (CIN No. U70200MH1997PTC112313 / PAN No. AABCN8454D), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

12. **Olga Estate & Development Pvt. Ltd** (CIN No. U70100MH1997PTC107110 / PAN No. AAACO6405C), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

13. **Omar Finance & Leasing Pvt. Ltd** (CIN No. U65910MH1997PTC108534 / PAN No. AAACO6407A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)

विक्रेता: 15

श्री कुशा डेवलेपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

विक्रेता: 16

श्री सहारा सिटी होम्स मुजफ्फरनगर के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: व्यापार

क्रेता: 1

श्री न्यूमेक्स बिल्ड होम्स एल एल पी के द्वारा शरद कुमार, पुत्र श्री नरेश कुमार

निवासी: 1118वार्ड न० 11 हसनपुर पलवल हरियाणा

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री मयंक कम्बोज अधिवक्ता , पुत्र श्री श्रीपाल सिंह

निवासी: तहसील सदर मुजफ्फरनगर

व्यवसाय: वकालत

पहचानकर्ता : 2

श्री लक्ष्मीकान्त , पुत्र श्री चन्द्रभान सिंह

निवासी: 484/16 न्यू गोविन्द पुरी ककरखेडा मेरठ

व्यवसाय: नौकरी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे निशानुसार लिए गए है ।

टिप्पणी :विक्रेता/विक्रेता गण ने अपने ब्यान में विलेख में वर्णित प्रतिफल की धनराशि के सम्बन्ध में अपनी सहमति प्रदान की व विलेख का रजिस्ट्रेशन करने का आग्रह किया । अतः रजिस्ट्रेशन मैनुअल नियम 241 के तहत रजिस्ट्रेशन किया गया।

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
28/02/2024

अनिल सिंह लिपिक
निबंधक लिपिक मुजफ्फरनगर
28/02/2024

प्रिंट करें

14. **Omkaar Reality & Leasing Pvt. Ltd** (CIN No. U70200MH1997PTC105275 / PAN No. AAACO6406B), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

15. **Kusha Development & Reality Pvt. Ltd** (CIN No. U45200MH1997PTC109837 / PAN No AACCK2562Q), a Company registered under the Companies Act 1956, having its registered office at 25, Vakharia Industrial Estate, Ram Mandir Road, Goregaon West, Mumbai (MH),

all aforesaid companies represented through their authorized signatory Sh. Anand Singh Bisht S/o Sh. Bache Singh Bisht R/o 708/650, Pragati Vihar, Dharampur-1, Dehradun, Uttarakhand [Adhar Card N0. 747220647636 Mobile No. 9412998687] who has been duly authorized vide respective Board Resolutions attached herewith (hereinafter collectively referred as "**Vendors**", which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, permitted assigns and successors in interest)

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)

ALONGWITH

SAHARA CITY HOMES MUZAFFARNAGAR, a partnership firm duly registered with Registrar of Firms, Lucknow (U.P.), having its registered office at Sahara India Center, 2, Kapurthala Complex, Aliganj, Lucknow-226024 through its managing partner Sahara Prime City Ltd., a company duly registered as per the provision of Companies Act 1956, having its registered office at 2, Kapurthala Complex, Aliganj, Lucknow appointed to act as a managing partner of the firm through its authorized signatory Sh. Anand Singh Bisht S/o Sh. Bache Singh Bisht R/o 708/650, Pragati Vihar, Dharampur-I, Dehradun, Uttarakhand [Adhar Card No.747220647636 Mobile No.9412998687] who has been duly authorized vide authorization letter dated 29-08-2023, hereinafter referred as "CONFIRMING PARTY" which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and successors in interest

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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AND

NUMAX BUILD HOMES LLP (LLPN NO. ACD- **8420** / PAN No. **AAWFN1909R**) incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act 2008, F-37C, RADHEY MOHAN DRIVE, ASOLA, FATEHPUR BERI, SAWAN PUBLIC SCHOOL, F55VXM ASOLA HOMES, NEW DELHI-110074 through authorized signatory Sh. Sharad Kumar S/o Sh. Naresh Kumar R/o 1118, Ward No. 11, Hasanpur, Palwal, Haryana [Adhar Card No.854244036603 Mobile No. 9999408525] who has been duly authorized vide Board of Resolutions of date 14-12-2023 (hereinafter referred as the "**Vendee**", which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest);

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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WHEREAS the Vendors are the lawful owners and in possession of and otherwise having sufficient rights, title and interest in land parcel situate in Village Jarauda, Tehsil & Distt. Muzaffarnagar, U.P. total admeasuring **4.2352** Hect. (10.46 Acres) detailed below:

Details of land						
S.No.	**Khata No.**	**Khasra no.**	**Area Hect.**	**Area Sold**	**Remaining Share**	**Sold Area in Hect.**
1	167	1427	12720/21720	1.2720	9000/21720	1.2720
2		1420	3470/11470	0.3470	8000/11470	0.3470
3		1406	8040/15040	0.8040	7000/15040	0.8040
4		1410M	734/2430	0.0734	1696/2430	0.0734
5		1426	0.0360	0.0360	Nill	0.0360
6		1422	1.0914	1.0914	Nill	1.0914
7		1409	0.6114	0.6114	Nill	0.6114
			Total	**4.2352 Hect.**		**4.2352 Hect.**

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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AND WHERAS out of the total land comprised in aforesaid Khasra Nos. detailed above, the Vendors are hereby willing to sell the entire land as mentioned above (hereinafter referred as "Said Land");

AND WHEREAS the Vendors have given the development rights in respect of the said land to Confirming Party vide Partnership Deed dated 29.11.2011.

AND WHEREAS the Vendee has approached both the Vendors and the Confirming Party and has expressed desire to purchase the land and the Vendors and Confirming Party have agreed to sell the said Land to the Vendee, for a consideration of **Rs. 3,70,76,622/- (Rupees Three Crore Seventy Lacs Seventy Six Thousand Six Hundred Twenty Two only).**

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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NOW THEREFORE THIS DEED OF SALE OF LAND WITNESSTH AS UNDER:

1. That in consideration of the sum of **Rs. 3,70,76,622/- (Rupees Three Crore Seventy Lacs Seventy Six Thousand Six Hundred Twenty Two only)** paid by the Vendee to the Vendors and Confirming Party, as detailed in the Schedule attached to this deed and made part and parcel thereof, receipt whereof the Vendors do hereby admit and acknowledge and nothing is outstanding against the sale consideration and further the Confirming Party hereby relinquishes all their rights and interest in the said Land.

2. That the Vendors and Confirming Party do hereby grant, convey, sell, transfer and assign by way of sale all their rights, tile and interests in the said Land and hereafter, the Vendee shall be the lawful, absolute and undisputed owner of the said Land.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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3. That the Vendors and the Confirming Party have delivered the peaceful, clean and vacant, legal and physical possession of the said land, free from all encumbrances, charges, liens, demands whatsoever and the Vendee shall use the said land at its own will.

4. That the Vendors and the Confirming Party will sign the documents whenever the Vendee requires for getting his/its/their name mutated in the revenue records as well as at the time of registration of sale deeds.

5. That the Vendors and the Confirming Party do hereby declare that all the charges and payments relating to the said Land up to the date of registration of the sale deed shall be of the Vendors and the Confirming Party and the Vendee shall be responsible for payment of such taxes etc. from the date of registration of the sale deed.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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6. That the Vendors and Confirming Party hereby irrevocably and unconditionally agree to fully indemnify and hold the Vendee fully harmless from and against any and all liabilities, losses, damages, costs, claims, expenses, penalties, charges or the like (collectively "losses") which may be suffered or incurred by Vendee on account of any defect in the title of the of said Land, any third party claims, actions, proceedings or judgments, decree or order in respect of the said Land or part thereof; or as a result of any mis-representation or breach of any representation made by the Vendors and/or Confirming Party herein.

7. That the Vendee is purchasing the aforesaid land on 'as is where is' and whatever there basis having full knowledge related to the land.
8. That the Vendors and the Confirming Party hereby declare that they are duly authorized and have the necessary authority to sell the land and also acknowledge that there is no statutory bar or prohibition to sell or transfer the land.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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9. That the Hon'ble Supreme Court of India, in case titled SEBI vs. Sahara India Real Estate Corporation Ltd and others, vide order dated 11.07.2016, has granted its permission to the Vendor/s to sell the said Land on conditions detailed and mentioned therein. The order of the Supreme Court at page 4 is reproduced verbatim, "...In the circumstances, we modify our order issued earlier and permit Sahara to sell the properties owned by them subject to the condition that such sales are not for a price less than 90% of the circle rate stipulated for the area in which the properties are situate. Needless to say that the sale price so recovered by Sahara shall be deposited in the entirety less expenses, TDS and all other applicable taxes in the SEBI-Sahara Account." Accordingly, the Vendee is paying the agreed consideration to the Vendors and therefore, the responsibility to deposit the entire consideration as per directions of the Hon'ble Supreme Court is of the Vendors and the Vendee has nothing to do with the same. Copy of the aforesaid order is attached with this Sale Deed as Annexure-1.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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10. That it should also to be known that the Vendors are fully competent to sell this land in consonance with the Hon'ble Supreme Court's decision dated 11.07.2016, which has been passed in the Contempt Petition No. (C) 412-413/2012, in Civil Appeal No. 9813 and 9833 of 2011.

11. That the right and title in the said land subsists only with the Vendors and the Confirming Party and accept the Vendors and Confirming Party no one else has any right, title, interest or claim, whatsoever or howsoever, in any manner in the said land and the Vendors and Confirming Parties have full, unfettered and unrestricted absolute authority to sell, transfer, convey and assign the said Land and that they are fully competent to execute this Sale Deed and to sign all necessary documents in this regard.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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12. That the Vendors and the Confirming Party have legal, clear, and marketable title in respect of the said Land and the same is free from all sorts of encumbrances including but not restricted to prior sale, pledge, mortgage, charge, will, gift, exchange, lien, guarantee, surety, security agreement, arrangement, power of attorney, proceedings decree, trust, claim, lis-pendence, breaches, disputes, courts' proceedings, injunctions, stay orders, notice, attachment, acquisition, dependents' notice, notification, lease surety, security, family disputes etc.

13. That there is no legal defect in the title of the ownership of the Vendors.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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14. That the Vendors and the Confirming Party have neither done nor have been party to any act whereby their rights, title and interest in the said land may, in any way, be impaired or whereby the Vendor and the Confirming Party may be prevented from transferring the said Land.

15. That there is no breach, violation etc. on part of the Vendors and the Confirming Party and the Vendors and Confirming Party have not violated any of the bye-laws, rules and regulations etc. of any statute as applicable to the land and have deposited all demands, dues etc. in respect of the said Land.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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16. That the Vendors and the Confirming Party herein shall clear all dues i.e. property tax, water and electricity charges, interests/penalties, if any or other dues and demands of the concerned authorities as per the bills received from the concerned authorities or any assessment made or to be made by the authority/department concerned in respect of the said Land up to the date of registration of the sale deed of the said Land, and post registration, any such demands/dues raised with respect to subsequent period i.e. post registration, shall be borne and paid by the Vendee. However, if any dues, taxes, charges, levies, demands, penalties are found pending and/or payable for the period up to the date of handing over of actual physical possession of the said Land, even if the same are received/raised, at a later stage after execution of the sale deed, then the same shall also be borne and paid by the Vendors and the Confirming Party only. The Vendors and the Confirming Party agree to keep the Vendee harmless, and indemnified against all claims and demands contrary to the above.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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17. That there are no agreement/s, prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the land or any part thereof.

18. That the said Land is neither the subject matter of any Hindu Undivided Family (HUF) nor does it belong to joint Hindu Family or no part of the said Land is owned by any minor and/or no minor has any right, title or interest or claim or concern of any nature whatsoever with the said Land.

19. That the Vendors and the Confirming Party indemnify and agreed to save and keep harmless the Vendees against all actions, proceedings, claims in regard to the said Land, which may transpire on account of any defect in the title of the Vendors and the Confirming Party and the Vendors and the Confirming Party shall be liable to refund the amount if it is found that the title is defective.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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20. That this sale deed shall be governed by the laws of India and the District Courts at Muzaffarnagar/Lucknow and Hon'ble High Court of Judicature at Allahabad shall have jurisdiction to entertain any dispute arising out of or concerning the sale deed between the Vendors, Confirming Party and the Vendee.

21. That the Vendee is bearing all costs for execution and registration of the sale deed pertaining to the said Land including stamp duty and registration charges.

22. That an amount of Rs. 3,70,767/- (Rupees Three Lakh Seventy Thousand Seven Hundred Sixty Seven only) has been deducted on account of TDS and the same shall be deposited into the Government Account vide Challan No. is Attached.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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23. The Balance Sale Consideration of Rs. 3,67,05,855/- (Three Crore Sixty Seven Lac Five Thousand Eight Hundred Fifty Five Only) post deduction of TDS is being paid in the following manner, the receipt of which the seller hereby acknowledges and nothing is outstanding against the sale consideration.

24. That the Vendee has joined in execution of the sale deed to commit himself in respect of the obligations which are to be fulfilled and completed or obligatory.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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Details OF Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
1	561713 561698	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Karvinda Estate &Finance Pvt. Ltd.
2	561714 561699	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Paanini Estate & Reality Pvt. Ltd.
3	561715 561700	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Kasturee Reality & Development Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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4	660651 561701	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Keshava Estate & Reality Pvt. Ltd.
5	660652 561702	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Kireeta Reality & Finance Pvt. Ltd.
6	660653 561703	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Kripa Development & Reality Pvt. Ltd.
7	660654 561704	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Niroopa Reality & Finance Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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8	660655 561705	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Nishikaanta Estate & Reality Pvt. Ltd.
9	660656 561706	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Nriga Estate & Investment Pvt. Ltd.
10	660657 561707	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Nripa Estate & Reality Pvt. Ltd.
11	660658 561708	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Olga Estate & Development Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

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12	660659 561709	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Omar Finance & Leasing Pvt. Ltd.
13	660660 561710	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Omkaar Reality & Leasing Pvt. Ltd.
14	660661 561711	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Kusha Development & Reality Pvt. Ltd.
15	660662 561712	NUMAX BUILD HOMES LLP	1835293 611764	21-05-24 27-02-24	Yes Bank, Saket, NewDelhi	Paanini Development & Reality Pvt. Ltd.

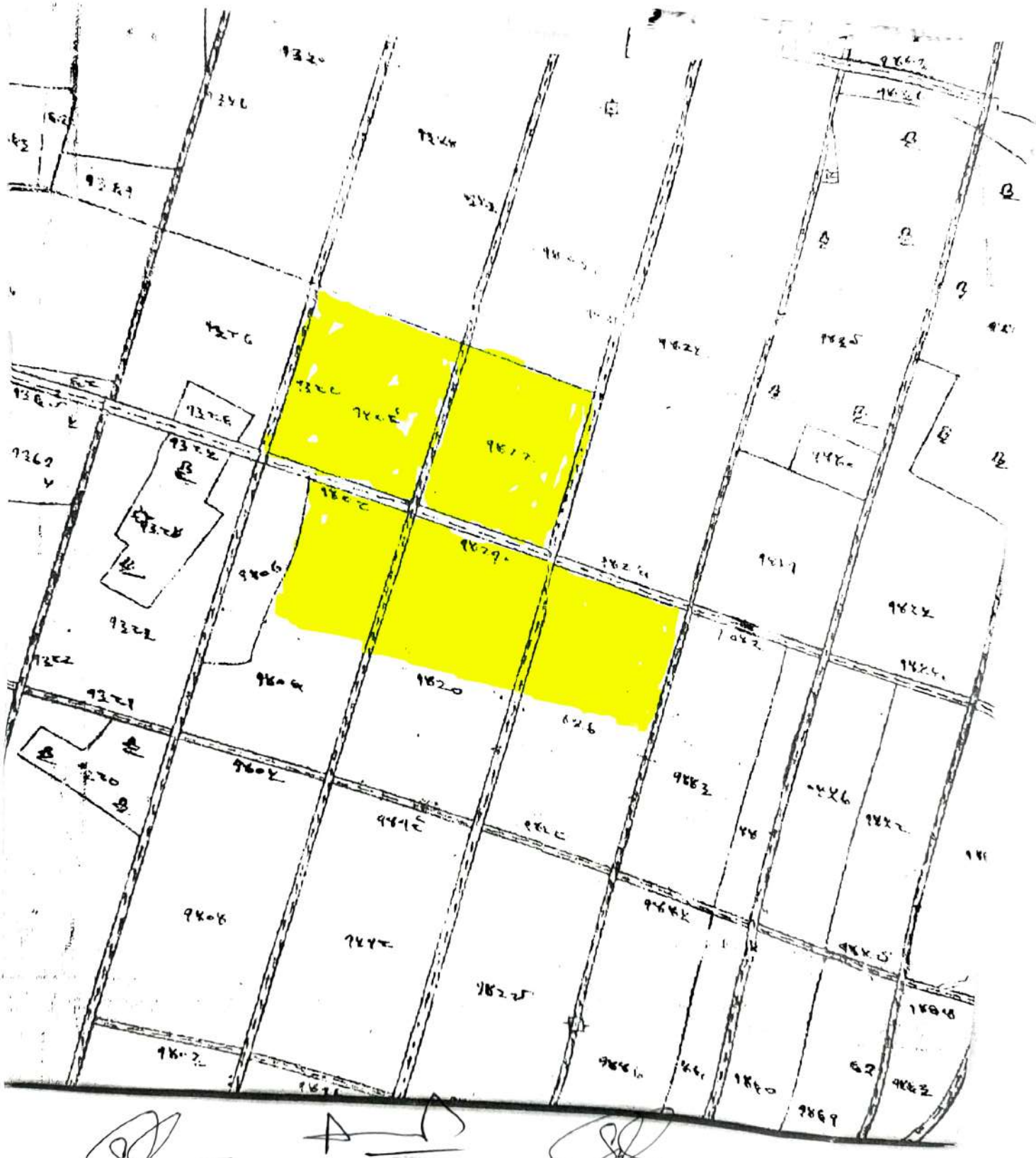
1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)



IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands at the place on the day, month and year mentioned first hereinabove in front of following witnesses:

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

Numax Build Homes LLP

(Authorized Signatory)

Witness.....

MAYANK KAMBOJ
Advocate
Seat No.-45,46, Tehsil Sadar
Muzaffarnagar

Witness.....

LAXMIKANT S/o CHANDRA BHAN SINGH
484/16 NEW GOVIND PURI KANKAR
KHERA MEERUT

Drafted by: Mayank Kamboj Advocate, Tehsil Sadar Muzaffarnagar
Dated: 28-02-2024

MAYANK KAMBOJ
Advocate
Seat No.-45,46, Tehsil Sadar
Muzaffarnagar

आवेदन सं०: 202400708008446

बही संख्या 1 जिल्द संख्या 14200 के पृष्ठ 207 से 262 तक क्रमांक 3751 पर दिनाँक 28/02/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
28/02/2024

उप-निबंधक प्रथम, मुजफ्फरनगर
उत्तर प्रदेश

प्रिंट करें