

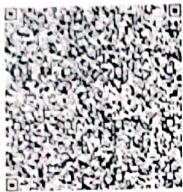
INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp



Certificate No. : IN-UP63154556259102W
Certificate Issued Date : 29-Aug-2024 01:03 PM
Account Reference : NEWIMPACC (5V)/ up14215304/ BAREILLY SADAR/ UP-BLY
Unique Doc. Reference : SUBIN-UPUP1421530422915780547368W
Purchased by : AURIKA PROJECTS LLP
Description of Document : Article 23 Conveyance
Property Description : AGRICULTURE LAND SITUATED AT VILLAGE KALAPUR BAREILLY
Consideration Price (Rs.) :
First Party : NOBLE INFRAZONE AND OTHER
Second Party : AURIKA PROJECTS LLP
Stamp Duty Paid By : AURIKA PROJECTS LLP
Stamp Duty Amount(Rs.) : 19,00,600
(Nineteen Lakh Six Hundred only)



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For NOBLE INFRAZONE

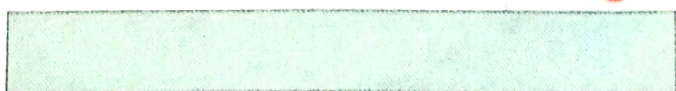
[Handwritten signature]
[Handwritten signature]
PARTNER

[Handwritten signature]

AURIKA PROJECTS LLP
Authorised Signatory

[Handwritten signature]

QE 0013239301



59



Compare. By Me
S. S. Sana
Advocate
Jail Road, Bareilly



Compare. By Me
S. S. Sana
Advocate
Jail Road, Bareilly



Compare. By Me
S. S. Sana
Advocate
Jail Road, Bareilly

VALUATION OF PROPERTY

Property Address: Khasra No. 233 (area 0.9458 Hect.),
Khasra No. 234 (area 0.6164 Hect.) and
Khasra No. 235 (area 0.1890 Hect.)
situated at Village Kalapur, Tehsil &
District Bareilly, U.P.

Total Area of Property: 1.7512 Hectares

Circle rate as per rule 12: 5500/ sq. mt. for 500 mtrs

Circle rate as per rule 12: 1,00,00,000/- per Hectare

Value as per circle rate: 1,97,62,000/-

Transaction Value: 2,71,50,000/-

Stamp Duty @
Transaction Value: 19,00,600/-

For NOBLE INFRAZON

M. Gupta

A. Gupta

PARTNER

[Signature]

AURIKA PROJECTS P.L.P.

Authorised Signatory

SALE DEED

This Sale Deed ("Sale Deed") is executed at Bareilly on this 29th day of August, 2024 ("Execution Date"):

BY

RAJESH KUMAR GUPTA S/O BRIJWASI LAL GUPTA, R/O LOHIA VIHAR, CB GANJ, TEH & DIST. - BAREILLY (UP) (PAN: ADKPG7706N), (AADHAR NO: 672163673092) (Hereinafter referred to as the Seller No.1) & (2) M/S NOBLE INFRAZONE (PAN: AAMFN1504A) a Partnership Firm acting through its Partner MR. RAJESH KUMAR GUPTA S/O BRIJWASI LAL GUPTA and registered office at 68-A, Deen Dayal Puram, Bareilly, U.P. (hereinafter referred to as the "Seller No.2"), and (3) MR. TRIBHUWAN SHARMA, S/O LATE SHRI RAMRAKSHPAL SHARMA, R/O LOHIA VIHAR, CB GANJ, TEH & DIST. - BAREILLY (UP) (PAN: AYHPS1284M), (AADHAR NO: 643512373400) (Hereinafter referred to as the Seller No. 3) The expressions "Seller No. 1" , " Seller No. 2" and "Seller No. 3" are hereinafter collectively referred to as the "SELLERS", which expression shall, unless repugnant to the meaning or context thereof, be deemed to mean and include its successors, nominees and permitted assigns) of the ONE PART;

AND

AURIKA PROJECTS LLP, (PAN: ACFFA8347M), a LLP incorporated under the provisions of Companies Act, 2013, having LLPIN: ACH-2839 and registered office at Unit No OF-1101, Plot No. C-3, E-1, Gulshan One29, Sector 129, Noida, Uttar Pradesh - 201304, acting through its Authorised Signatory Mr. Sandeep Kumar Singh, son of Mr. Ghasi Singh Sisodia, resident of H. No-5, Second Floor, Gali No 02, West Guru Angad Nagar, Laxmi Nagar, East Delhi - 110092, duly authorized vide Board's Resolution dated 12/08/2024 (hereinafter referred to as the "Buyer", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors, nominees, and permitted assigns) of the OTHER PART.

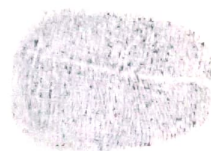
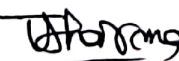
The Sellers and the Buyer are hereinafter jointly referred to as the "Parties" and individually as a "Party".

For NOBLE INFRAZONE





PARTNER



AURIKA PROJECTS LLP.

Authorised Signatory

Page 2 of 20



WHEREAS:

- A. The Sellers represents and warrants that they are absolute, legal, beneficial and registered owners with respect to their respective land in the following proportion:

S. No.	Owners	Khasra No.	Area in Hectare
1.	M/s Noble Infrazone & Mr. Tribhuvan Sharma	233	0.9458 Hectare out of 1.2620 Hectare ✓
2.	Mr. Rajesh Kumar Gupta (1/8 th Share)	234	0.2053 Hectare out of 1.6420 Hectare ✓
3.	M/s Noble Infrazone (1/4 th Share)	234	0.4111 Hectare out of 1.6420 Hectare ✓
4.	M/s Noble Infrazone	235	0.1890 Hectare
TOTAL		1.7512 Hectares	

situated at Village Kalapur, Tehsil & District- Bareilly, U.P., and more particularly described under Schedule I hereto ("Said Land"). The Sellers have the absolute unencumbered, legal, and marketable title of the Said Land along with unfettered physical possession of the same.

- B. The Sellers represent and warrant that the Sellers are seized and possessed of the Said Land and the Sellers are well and sufficiently entitled to sell the Said Land and the title of the Said Land is free, clear and marketable and is free from Encumbrances (as defined hereinafter) of any nature whatsoever;
- C. The Sellers further represent and warrant that: (i) the Seller have unhindered, unobstructed, continuous and peaceful possession of the Said Land; (ii) the Sellers are duly authorized and entitled to sell, Transfer (as defined hereinafter), convey or deal with the Said Land in any manner whatsoever and no other person/ entity/ group of person(s)/ company(ies) has/ have any right, title, claim, interest or share therein; (iii) there is no impediment for this sale and Transfer of the Said Land in favour of the Buyer under any order, decree or contract; (iv) there is no

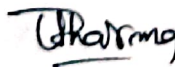
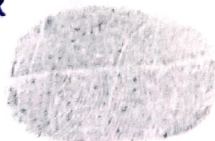
For NOBLE INFRAZONE







PARTNER

AURIKA PROJECTS LLP.

Page 5 of 20


Authorized Signatory

आवेदन सं०: 202400787039486

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 14606

वर्ष: 2024

प्रतिफल - 27150000 स्टाम्प शुल्क - 1900600 बाजारी मूल्य - 19762000 पंजीकरण शुल्क - 271500 प्रतिलिपिकरण शुल्क - 180 योग
: 271680

श्री राजेश कुमार गुप्ता,
पुत्र श्री ब्रजवासी लाल गुप्ता
व्यवसाय : अन्य
निवासी: लोहिया बिहार सी०बी०गंज तह० व जिला बरेली



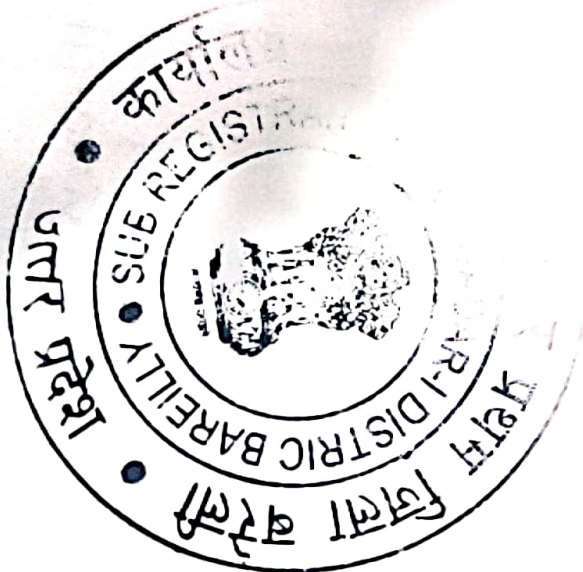
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PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारीके हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक/सदर प्रथम
बरेली

29/08/2024

वीरेन्द्र पाल सिंह
निबंधक लिपिक
29/08/2024



प्रिंट करें

WHEREAS:

A. The Sellers represents and warrants that they are absolute, legal, beneficial and registered owners with respect to their respective land in the following proportion:

S. No.	Owners	Khasra No.	Area in Hectare
1.	M/s Noble Infrazone & Mr. Tribhuvan Sharma	233	0.9458 Hectare out of 1.2620 Hectare ✓
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3.	M/s Noble Infrazone (1/4 th Share)	234	0.4111 Hectare out of 1.6420 Hectare ✓
4.	M/s Noble Infrazone	235	0.1890 Hectare
	TOTAL		1.7512 Hectares

situated at Village Kalapur, Tehsil & District- Bareilly, U.P., and more particularly described under Schedule I hereto ("Said Land"). The Sellers have the absolute unencumbered, legal, and marketable title of the Said Land along with unfettered physical possession of the same.

- B. The Sellers represent and warrant that the Sellers are seized and possessed of the Said Land and the Sellers are well and sufficiently entitled to sell the Said Land and the title of the Said Land is free, clear and marketable and is free from Encumbrances (*as defined hereinafter*) of any nature whatsoever;
- C. The Sellers further represent and warrant that: (i) the Seller have unhindered, unobstructed, continuous and peaceful possession of the Said Land; (ii) the Sellers are duly authorized and entitled to sell, Transfer (*as defined hereinafter*), convey or deal with the Said Land in any manner whatsoever and no other person/ entity/ group of person(s)/ company(ies) has/ have any right, title, claim, interest or share therein; (iii) there is no impediment for this sale and Transfer of the Said Land in favour of the Buyer under any order, decree or contract; (iv) there is no

For NOBLE INFRAZONE




PARTNER






AURIKA PROJECTS P.P.

Page 6 of 20
Authorised Signatory





आवेदन सं० : 202400787039486

बही सं० : राजिस्ट्रेशन सं० : 14606

वर्ष : 2024

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

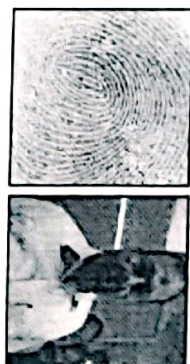
विक्रेता: 1

श्री राजेश कुमार गुप्ता, पुत्र श्री ब्रजवासी लाल गुप्ता

निवासी: लोहिया बिहार सी०बी०गंज तह० व जिला
बरेली

व्यवसाय: अन्य

विक्रेता: 2



श्री मैसर्स नोबिल इन्फ्रान्चोन् के द्वारा राजेश कुमार
गुप्ता, पुत्र श्री ब्रजवासी लाल गुप्ता

निवासी: लोहिया बिहार सी०बी०गंज तह० व जिला
बरेली

व्यवसाय: व्यापार

विक्रेता: 3

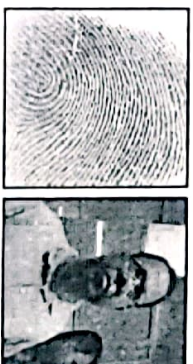


श्री निरंजन शर्मा, पुत्र श्री स्वयंभूषण शर्मा
निवासी: लोहिया बिहार सी०बी०गंज तह० व जिला
बरेली

व्यवसाय: व्यापार
विक्रेता: 4



श्री औरिका प्रोजेक्ट्स एल एल पी के द्वारा संदीप
कुमार सिंह, पुत्र श्री धासी सिंह सिसोदिया
निवासी: मकान नं० 5, सेकेण्ड फ्लोर गली नं० 2
वेस्ट गुरू अंगद नगर लक्ष्मीनगर ईस्ट बरेली
110092
व्यवसाय: व्यापार



order of attachment by any taxation authority and, or, by any other Government Authorities (*as defined hereinafter*); (vi) there is no existing or pending litigation with respect to the Said Land and (vi) the Said Land are owned solely by the Sellers;

D. The Sellers do hereby declare that the Said Land is free from encumbrances, mortgages, charges, liens, restrictions, disputes, litigations of any nature whatsoever; and that the Sellers have not entered into any agreement(s) or arrangement(s) or memorandum of understanding, collaboration, joint venture or term sheet, of any nature whatsoever, with any Third Party (*as defined hereinafter*) for any sale or Transfer of the Said Land;

E. The Buyer, relying on the various representations, warranties, stipulations, assurances, covenants, undertakings and indemnities of the Sellers, as set out in this Sale Deed has agreed to purchase the Said Land free from all encumbrances, Claims (*as defined hereinafter*), disputes, litigations, liens, charges etc. of any nature whatsoever with clear, marketable title and legal possession; and

F. The Seller is executing this Sale Deed in favour of the Buyer for irrevocable and absolute sale, Transfer, conveyance, assignment, grant and delivery of the Said Land in favour of the Buyer.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH HEREIN, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions.

In addition to the definitions contained herein in the Sale Deed, the capitalized terms used in this Sale Deed shall have the meaning as specified in hereunder written.

For NOBLE INFRAZONE

PARTNER

AURIKA PROJECTS LLP.
Authorized Signatory

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री लोकेश कुमार, पुत्र श्री लोटन सिंह

निवासी: ग्राम सिंघाई कायस्थान बरेली

व्यवसाय: व्यापार

पहचानकर्ता : 2



श्री वरून गुप्ता, पुत्र श्री राजेश कुमार गुप्ता

निवासी: नियर आग्रपाली मॉल लोहिया विहार
आवासीय कालोनी सी०बी० गंज बरेली

व्यवसाय: व्यापार



राजस्ट्रीकरण अधिकारी के हस्ताक्षर

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

रवि प्रकाश वर्मा
उप निबंधक / सदर प्रथम
बरेली
29/08/2024
वीरेंद्र सिंह
निबंधक लिपिक बरेली
29/08/2024



प्रिंट करें

"Approvals" means any and all approvals, authorizations, licenses, permissions, consents, no objection certificates obtained for the acquisition/ purchase/ use of the Said Land, including without limitation the licenses, change of land use, conversions, all other approvals and, or, permissions from any other statutory or Government Authorities, whether State or Central and all other approvals, permissions and consents.

"Claims" shall mean any and all claims, demands, actions, cause of actions, damages, losses, costs, liabilities or expenses, including, without limitation, reasonable professional fees and all costs incurred in pursuing any of the foregoing or any proceeding relating to any of the foregoing;

"Defect" means any defect, imperfection, deficiency or inadequacy or any other fault in the title of the Said Land or any part thereof;

"Encumbrance(s)" shall mean shall mean award, interest, disputes, notices, demands, orders, judgments, gift, exchange, previous sale, notifications, lien, charge, assignment, hypothecation, adverse possession, title retention, preferential right, trust arrangement, right of set-off, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy, any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, Claim, Security Interest, encumbrance, Defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, Transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any agreement, whether conditional or otherwise, to create any of the same;

"Government Authority(ies)" shall mean any government authority, statutory or regulatory authority, government department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof, including any municipal/local authority;

For NOBLE INFRAZONE

PARTNER

AURIKA PROJECTS P.P.

Page 5 of 29
Authorised Signatory

"Law" and "Applicable Law(s)" means any statute, law, bye-law, enactment, regulation, ordinance, enactment, policy, treaty, rule, notification, approval, direction, directive, guideline, circular, order, decree, judgment or any restriction or condition including any similar form of decision of or determination, application or execution by or interpretation or pronouncement or adjudication having the force of law of any the foregoing, by any concerned authority having jurisdiction over the matter in question;

"Security Interest" shall mean any mortgage, pledge, hypothecation, assignment, deposit arrangement, Encumbrance, lien (statutory or other), preference, priority or other security agreement of any kind or nature whatsoever including, without limitation, any conditional sale or other title retention agreement, any financing or similar statement or notice filed under any recording or notice statute, and any lease having substantially the same effect as any of the foregoing;

"Third Party" means all other persons or entities other than the Parties to this Sale Deed;

"Transfer" shall mean and include sale, transfer and conveyance of all unfettered rights, title, interest, ownership, benefits, privileges, interest, enjoyment, easements and entitlements, and "Transferred", "Transfers" and "Transferring" shall be construed accordingly;

- 1.2 That the Recitals of this Sale Deed shall form part and parcel of the operative part of the Sale Deed and shall be read accordingly.
- 1.3 Schedules to this Sale Deed shall be deemed to form an integral part of this Sale Deed, and all references to this Sale Deed shall include reference to schedules hereto.
- 1.4 Reference to a Party in this Sale Deed shall, where the context permits, include such Party's respective successors, legal representatives and permitted assigns.
- 1.5 In addition to terms defined in Clause 1.1, certain other capitalized terms are defined elsewhere in this Sale Deed and whenever such terms are used in this Sale Deed, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.

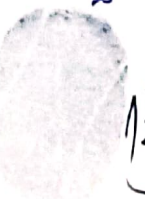
FOR NOBLE INFRAZONE

AURIKA PROJECTS LLP.

PARTNER

Authensied Signatory

Page 6 of 20



2 SALE AND CONVEYANCE AND SALE CONSIDERATION.

2.1 The Sellers doth hereby irrevocably, absolutely and forever, sells, transfers, grants, conveys, alienates, assigns, assures and deliver all its rights, title and interests in the Said Land and as more particularly described in Schedule I, in favour of Buyer for a total sale consideration of Rs. 2,71,50,000/- (Rupees Two Crore Seventy One Lakh Fifty Thousand only) (hereinafter referred to as "Sale Consideration") along with all the rights of ownership, possession together with all easements, privileges, rights appurtenant thereof along with all the benefits, rights to passage attached and appurtenant thereto, any constructions thereon, along with all rights, (including any and all development rights including right to demolish, reconstruct, develop, mortgage, monetize etc.), free from any and all encumbrances, mortgages, Claims, disputes, litigations, charges etc. of any nature whatsoever including from or against any Government Authority (*as defined hereinbefore*), or Third Party (*as defined hereinbefore*), and the Buyer shall hereinafter become the absolute and sole owner of the Said Land and shall enjoy absolute rights of ownership and privileges attached to the Said Land.

2.2 That the total Sale Consideration of Rs. 2,71,50,000/- (Rupees Two Crore Seventy-One Lakh Fifty Thousand Only) has been paid by the Buyer to the Sellers in the following proportion:

Seller	Sale Consideration	TDS Applicable (@1%)	Amount Transferred	Cheques / DD/RTGS
Mr. Rajesh Kumar Gupta (Seller No.1)	Rs. 28,00,000/- (Rupees Twenty-Eight Lakh Only)	Rs. 28,000/- (Rupees Twenty-Eight Thousand Only)	Rs. 27,72,000/- (Rupees Twenty-Seven Lakh Seventy-Two Thousand Only)	UTR No. HDFCR52024082987949099 Dated 29-08-2024
Noble Infrazone (Seller No.2) & Mr. Tribhuvan Sharma (Seller No.3)	Rs. 2,43,50,000/- (Rupees Two Crore Forty-Three Lakh Fifty Thousand Only)	Rs. 2,43,500/- (Rupees Two Lac Forty-Three Thousand Five Hundred Only)	Rs. 2,41,06,500/- (Rupees Two Crore Forty-One Lakh Six Thousand Five Hundred Only)	UTR No. HDFCR52024082987992717 HDFCR52024082987965067 Dated 29-08-2024

For NOBLE INFRAZONE

PARTNER

AURIKA PROJECTS LLP

Authorised Signatory
Page 7 of 28

(Signature)
(Signature)

(Fingerprint)

(Fingerprint)

2.3 The sale consideration has been paid by the Buyer to the Seller as above and the Seller hereby admits and acknowledges s/s receipt and sufficiency in full and that no other amount of any nature whatsoever remains due, outstanding or payable by the Buyer to the Seller pursuant to the same Buyer has provided/ shall provide necessary TDS certificate to the Seller towards such TDS deducted, in accordance with applicable laws.

2.4 The Sellers hereby agrees and acknowledges that the Buyer has purchased and acquired the Said Land and the Sale Consideration has been determined and paid solely relying upon the representations, warranties, assurances, covenants and undertakings provided by the Sellers, including but not limited to the representations, warranties, assurances and covenants set out in Clause 5 herein below.

2.5 The Sellers hereby agree and acknowledges that upon execution of this Sale Deed, the Buyer shall be absolutely and irrevocably entitled to the exclusive, legal and absolute ownership of the Said Land, on a freehold basis, free from all Encumbrances, Claims, disputes, litigations, liabilities, liens, charges etc. of any nature whatsoever, from or against any Government Authority or any Third Party and shall have all the benefits, rights, entitlements, title, interest and ownership, and any other rights and entitlements attached thereto or that is or may be available in the future with respect to the Said Land exclusively and absolutely together with the right to passage, easements, benefits, privileges attached or appurtenant thereto. The Sellers confirm that, the Sellers are left with no right, title, interest, claims, ownership and entitlement in the Said Land and the Buyer has become the sole and absolute owner of the Said Land and has the absolute right to Transfer, assign, sell, convey, encumber, charge, monetize, mortgage, dispose-off, alienate the Said Land to any person as it deems fit and has all the entitlements for the development, construction, marketing, operating, leasing and sale, conveyance, Transfer and monetization of the Said Land, to earn any profits, proceeds and income from the Said Land and all such other rights to commercially exploit the Said Land on such terms and conditions as it deems fit and proper, without any objection or hindrance from the Seller or any other person claiming through or under the Sellers.

For NOBLE INFRAZONE

PARTNER

AURIKA PROJECTS LLP.

Authorised Signatory



26 The Sellers hereby absolutely and irrevocably agrees, undertakes and confirms to the execution of this Sale Deed and agrees not to challenge, protest the execution of this Sale Deed and the sale, Transfer, conveyance, grant, assignment of the Said Land by the Sellers in favour of the Buyer.

27 The Parties hereby agree and confirm that the Buyer shall be entitled to affect the necessary entries of mutation and up-dation of revenue records with respect to the Said Land in the name of the Buyer.

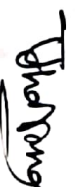
Mr. Tribhuvan Sharma (Seller No.3), hereby acknowledges that the entire Sale Consideration for the property described herein has been duly received by Noble Infrazone (Seller No.2), which holds the entirety of the land in its books and had paid for the land in its entirety at the time of its acquisition and is the beneficial owner of the land. Mr. Tribhuvan Sharma, being a party to this sale deed, expressly waives any and all rights, claims, interests, or demands in respect of the property that is the subject of this sale deed, whether now or in the future.

28 Tribhuvan Sharma further agrees to indemnify, defend, and hold harmless the Buyer from and against any and all claims, demands, actions, liabilities, damages, losses, costs, and expenses (including reasonable attorneys' fees) arising from or in connection with any claim made by Mr. Tribhuvan Sharma or any third party on his behalf, asserting an ownership interest in the said property or any portion thereof.

29 Waiver of Rights: Mr. Tribhuvan Sharma explicitly waives any right to contest the Sale Consideration or the transfer of ownership of the property described herein, and agrees that no further consideration or payment is due to him in connection with this transaction.

For NOBLE INFRAZONE

PARTNER



AURIKA PROJECTS LLP.
Authorised Signatory



3. STAMP DUTY, OTHER COSTS AND EXPENSES.

3.1 The Buyer shall be solely responsible and liable for the stamp duty, registration charges, transfer charges, levies, surcharges, or any statutory and other fees payable, or interest/ payments levied on account thereof and any other related costs arising from the execution and registration of this Sale Deed as required under Applicable Laws or otherwise.

3.2 All taxes, charges, rents, demands, revenue, cesses, ground rent, lease rent and municipal charges, Claims and all other dues and outstanding towards any municipality or Government Authority, payable in respect of the Said Land including any interest/ penalty thereof, up to the date of registration of the Sale Deed shall be borne solely by the Seller irrespective of when such demand/ claim for payment is made or received.

4 POSSESSION OF SAID LAND AND TITLE DOCUMENTS.

4.1 The Sellers do hereby grant, transfer and assure the quiet, vacant, peaceful and unencumbered, legal and juridical possession of the entire Said Land along with all rights, title, interests, ownership, easements, privileges and appurtenances thereto to the Buyer.

4.2 The Sellers hereby agree, undertakes and covenants that simultaneously with the execution of this Sale Deed, the following actions shall be undertaken:

- (i) handover of exclusive, absolute, legal, physical and vacant possession of the Said Land free of all Encumbrances, charges, litigations, to the Buyer;
- (ii) handover to the Buyer, originals of the Said Land title documents; and
- (iii) handover of all the property tax receipts and all other documents in respect of the Said Land to the Buyer.

For NOBLEINFRAZONE

PARTNER

AURIKA PROJECTS LLP.
Authorised Signatory

4.3 With the execution and registration of this Sale Deed, all the Approvals/ sanctions/ permissions, wherever applicable, shall stand transferred and assigned in favour of the Buyer. The Seller shall provide all help and co-operation including without limitation, execution of relevant documents for submission with the Government Authority, as may be required for implementation of transfer of the Approvals/ sanctions/ permissions in the name of the Buyer.

5 REPRESENTATIONS, WARRANTIES, COVENANTS, DECLARATIONS AND UNDERTAKINGS OF THE PARTIES.

5.1 The Buyer represents and warrants that

- (i) The Buyer has the full legal right, capacity and authority to enter into this Sale Deed and this Sale Deed constitutes a legal, valid and binding obligation of the Buyer.
- (ii) The Buyer has/shall duly discharge its payment obligations under this Sale Deed.
- (iii) The Buyer acknowledges and confirms that the description and reference of the Said Land given by the Seller is only to acquaint the Buyer with regard to the location of the Said Land and has conducted its own due diligence prior to entering into this Sale Deed.

5.2 The Sellers hereby represents and warrants that

- (i) The Sellers have the full legal right, capacity and authority along with all necessary authorizations and approvals (including consents and approvals from any Third Parties) to enter into and deliver the terms and provisions of this Sale Deed and this Sale Deed constitutes a legal, valid and binding obligation of the Seller.



FOR NOBLE INFRAZONE

PARTNER




AURIKA PROJECTS LLP

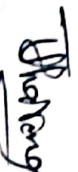
Authorized Signatory

- (ii) The Said Land or any part thereof is not a subject matter of any suit, attachment, acquisition or litigation or court proceedings/ administrative/mediation/arbitration/conciliation, investigations, Claims, actions, other proceedings or hearings and no proceedings have been initiated/filed/pending by or against the Sellers or the Said Land or any part by any by any counterparties to any of the contracts, or any Third Parties before Government Authority, any court, arbitrator, tribunal, quasi-judicial, regulatory or similar body or agency in any jurisdiction ("Proceedings") and in the event any legal or quasi legal proceedings are initiated by any person at any time in respect of Said Land or any part thereof and/or against any documents executed by and/or in favour of the Sellers with their predecessor in title and, or, even otherwise, the same shall be resolved by the Sellers at its sole costs.
- (iii) The Buyer shall be entitled to construct/ develop on the Said Land by utilizing the entire FSI available for development on the Said Land. The description of the Said Land as provided in this Sale Deed is true and correct and not misleading in any respect and corresponds to the description as mentioned in the land and revenue records maintained in the office of the concerned revenue officials and the sub-registrar of assurances.
- (iv) All the Said Land title documents have been registered, adequately stamped, and are valid, binding, enforceable and Transfer rights, title, interest and ownership in the Said Land prior to the execution of this Sale Deed vests solely in favour of the Sellers.
- (v) There are no circumstances that exist or threats that are likely to cause termination, invalidity, cancellation, revocation etc. of any of the Said Land title documents and there are no adverse orders, notices issued by any competent authority pursuant to the Said Land title documents.
- (vi) There are no impediments with regard to the development and construction on the Said Land and there are no trespassers and, or, squatters, possessory rights and, or, any encroachments on the Said Land.

PROBABLE INFRAZONE

PARTNER



AURIKA PROJECTS LLP.

Authorized Signatory

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WITNESSES:



By Me
S. B. S. ena
Advocate
Jail Road, Bareilly



1. Lokesh Kumar s/o Shri Lotan Singh R/o Vill. Singhaikayasthan, Bareilly Mob No. 6395598123



[Handwritten signature]



Compared
S. B. S. A.
Jail Road, Bareilly

- 2- Varun Gupta s/o Shri Rajesh Kumar Gupta R/o Near Amrapali Mall Lohiya Bihar Awasiya colony C.B.Ganj Bareilly Mob No. 9012416566

For NOBLE INFRAZONL

PARTNER

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Drafted By
Typed By-



[Handwritten signature]

Compared By Me
S. B. S. ena
Advocate
Jail Road, Bareilly

[Handwritten signature]

AURIKA PROJECTS LLP.

Authorised Signatory



आवेदन सं०: 202400787039486

बही संख्या 1 जिल्द संख्या 15442 के पृष्ठ 111 से 182 तक
क्रमांक 14606 पर दिनांक 29/08/2024 को रजिस्ट्रीकृत किया
गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
29/08/2024

