

INDIA NON JUDICIAL



IN-UP09491636768043X

Government of Uttar Pradesh

e-Stamp

18048

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-UP09491636768043X

: 20-Dec-2025 11:54 AM

: NEWIMPACC (SV)/ up14102204/ BULANDSHAHR/ UP-BLS

: SUBIN-UPUP1410220413576934702401X

: HIRNOT GROUP ROYAL

: Article 23 Conveyance

: AGRICULTURE LAND KHASRA NO. 1830/1 AT VILL- SIKANDRABAD

: DEHAT TEH- SIKANDRABAD DISTT- BULANDSHAHR



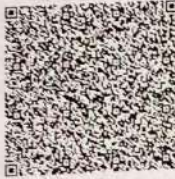
: BUOYANT INFRA DEVELOPERS PRIVATE LIMITED

: HIRNOT GROUP ROYAL

: HIRNOT GROUP ROYAL

: 78,05,000

: (Seventy Eight Lakh Five Thousand only)



VERIFY BY.....

LOCKED BY.....

PLEASE WRITE or type below this line



For HIRNOT GROUP ROYAL

Signature
Partner



PF

0018332509

Total Sale Consideration: Rs. 11,15,00,000/-
 Stamp Duty: Rs. 78,05,000/-
 Date Stamp Certificate: 20th December, 2025
 E-Stamp Certificate No.: IN-UP09491636768043X
 Location - Sikandrabad (Dehat)
 Circle Rate- 2,38,00,000/- per hectares,
 plus 50 percent additional.

Total Sale Consideration of Land, Trees, & Tube Well: Rs. 11,15,00,000/- (Rupees Eleven Crore Fifteen Lakhs Only)

Pursuant to Uttar Pradesh Finance Department and Registration Department Notification No. 1 5-2756/11-2008-500(1156)/2007, Lucknow dated 30th June, 2008, and as per schedule-1, the stamp duty is paid at the rate of 7 (Seven) percent on the sale deed.

Agriculture Land comprised in Khata No. 01617, Khasra No. 1830/1 Unique Code No. 1205151830100112 Land Area 4.5040 Hectares in which sale of 3.0876 Hectares situated in Village Sikandrabad (Dehat), District Bulandshahar, Uttar Pradesh ("Transferred Land"). The aforesaid land admeasuring Sale of 3.0876 Hectares is mutated in the revenue record in favour of Buoyant Infra Developers Private Limited.
 (Certified Copy of Khatauni is annexed as Annexure-1).



For HIRNOT GROUP ROYAL

[Signature]
 Partner



THIS SALE DEED is made at Sikandrabad, Uttar Pradesh on this 20th day of December, 2025, BETWEEN

Buoyant Infra Developers Private Limited, Pan No. AAHCB3302N a company registered under the Companies Act, 2013 having its registered office at 806, Siddhartha, 96, Nehru Place, New Delhi - 110019 through its Authorized Signatory Mr. Sunil Kumar Shrivastava S/o Sh. M.P. Shrivastava, R/o Flat No. S-1, Plot No. 730, Sector-5, Vaishali, Ghaziabad U.P. Ph. No. 9650555215 (Aadhar No. XXXX XXXX 8827) authorized vide Board Resolution dated 8th Dec., 2025 (hereinafter referred to as "Seller" which expression shall include its successor(s) in interest and, legal assign, all persons claiming through or under it) of the ONE PART;

IN FAVOUR OF

M/S HIRNOT GROUP ROYAL a Partnership firm Pan No. AASFH1460K a company registered under the Companies Act, 2025 and having its registered office at Floor No. CS-3 Shop No. 17, Swarn Jayanti Puram Ghaziabad -201013 through its Partner & Authorized Signatory Rinkesh S/o Shri Bahori Lal Tyagi (Aadhar No. XXXX XXXX 2555) R/o D-138 Swaran Jayanti Puram, Ghaziabad-201002 Ph. No. 9212756991 (hereinafter called the "Purchaser" which expression shall include its successors and assigns) of the OTHER PART.

WHEREAS:

(i) Under and by virtue of registered Sale Deed, the Seller has acquired by its own funds, the pieces or parcels of agricultural free hold land measuring Sale of 3.0876 Hectares of agriculture Land comprised in Khata No. 01617, Khasra No. 1830/1 situated in Village Sikandrabad (Dehat), District Bulandshahar, Uttar Pradesh.

(ii) The Seller has acquired the Transferred Land under by virtue of registered Sale Deed dated 16th Oct. 2020 Bahi No. 1, Jild No. 9351 Page No. 207/266 Document No. 6994 details. (The said Sale Deed, is hereinafter referred to as "Title Document of the Transferred Land").



For HIRNOT GROUP ROYAL

[Signature]
Partner





आवेदन सं०: 202500745021418

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 18048

वर्ष: 2025

प्रतिफल- 111500000 स्टाम्प शुल्क- 7805000 बाजारी मूल्य - 111500000 पंजीकरण शुल्क - 1115000 प्रतिलिपिकरण शुल्क - 80 योग : 1115080

श्री हिरनोट ग्रुप रॉयल द्वारा
रिकेश अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बहोरी लाल त्यागी
व्यवसाय : व्यापार
निवासी: डी-138, स्वर्ण जयंती पुरम गा0बाद-201002

Signature



रिकेश अधिकृत पदाधिकारी/
प्रतिनिधि

श्री, हिरनोट ग्रुप रॉयल द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 20/12/2025 एवं 03:25:09
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Signature
लोकेश कुमार प्रभासी
उप निबंधक :सिकंदराबाद
बुलन्दशहर

20/12/2025

Signature
मौहम्मद राशिद
निबंधक लिपिक
20/12/2025



(ii) The following trees, and tube well are standing upon the

Transferred Land:

S.No.	Types of trees	No. of Trees	Age (in years)	Cost (in Rs.)
1.	Neam	3	More than 10 Years	1,05,000/-
2.	Peepal	4	More than 10 Years	24,000/-
3.	Jamun	1	More than 10 Years	12,000/-
4.	Imli	3	More than 10 Years	18,000/-
5.	Tube well	1		1,00,000/-
6.	Boundary			5,00,000/-
Total Consideration				7,59,000/-

(iv) Based on the representations afore-going and the representations and undertaking hereinafter appearing the Seller has offered to sell the Purchaser the Transferred Land measuring Sale of 3.0876 Hectares of agriculture Land comprised in Khata No 01617, Khasta No. 1830/1 situated in Village Sikandrabad (Dehat), District Bulandshahar, Uttar Pradesh.

Whereas the Seller further represents:

i. That he is in peaceful, exclusive and undisputed possession and occupation of the Transferred Land along with all rights, title and interests in and over the same and has erected a fence along the periphery thereof.

ii. That the Seller are in compliance of and have not committed a breach in respect of the Transferred Land.

[Signature]




For HIRNOT GROUP ROYAL

[Signature]
 Partner





आवेदन सं०: 202500745021418

बही सं०: 1

रजिस्ट्रेशन सं०: 18048

वर्ष: 2025

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

श्री बुओयंट इंफ्रा डेवलपर्स प्रा लि के द्वारा सुनील
कुमार श्रीवास्तव,

BUOYANT INFRA - DEVELOPERS
PRIVATE LIMITED

पुत्र श्री एम पी श्रीवास्तव

निवासी: फ्लैट नं एस-1 प्लॉट नं 730 सेक्टर-5 वैशाली गाजियाबाद

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैर XXXXXX 302N

क्रेता: 1

Signature



श्री हिरनोट ग्रुप रॉयल के द्वारा रिकेश,

HIRNOT GROUP ROYAL

पुत्र श्री बहोरी लाल त्यागी

निवासी: डी-138, स्वर्ण जयंती पुरम गा0बाद-201002

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैर XXXXXX 460K

Signature



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री दीपक कुमार, पुत्र श्री प्रेमराज

निवासी: ग्राम दुल्हेरा तहसील सिकन्दराबाद जिला बु0शहर

व्यवसाय: अन्य

पहचानकर्ता: 2

Signature



श्री द्रोण त्यागी, पुत्र श्री दिनेश त्यागी

निवासी: डी-138, स्वर्ण जयंतीपुरम गाजियाबाद

व्यवसाय: अन्य



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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

लोकेश कुमार प्रहारी
उप निबंधक : सिकंदराबाद
बुलन्दशहर
20/12/2025

मौहम्मद राशिद
निबंधक लिपिक बुलन्दशहर
20/12/2025

iii. That the Seller are the absolute owner in possession of the Transferred Land and no part thereof is subject to any third party possession, right, claim or interest whatsoever;

iv. That the Seller does not belong to any Scheduled Caste or Scheduled Tribe or other category of persons whatsoever who by the terms of any grant or transfer by the Government or any public authority or by virtue of any applicable law, rule or regulation or order is prohibited in any manner from selling or transferring the Transferred Land or any part thereof.

v. That the Transferred Land or any part thereof is not the subject matter of any acquisition, resumption or requisition or notice thereof, or subject to any acquisition proceeding under the Land Acquisition Act 1894 or 2013 or any other law relating to the acquisition or requisition of land or of any right therein, as on the date of this registration of this Sale deed.

vi. That the Transferred Land is free from any lien, mortgage, charge, encumbrance, legal or negative covenant or security or security covenant of any kind or attachment or injunction or stay or like order by any Court, Tribunal or other authority (including Income Tax Authorities or any other revenue authorities of any kind) nor is the subject matter of any Trust or HUF or any litigation before any Court, Tribunal or Authority;

vii. That the Seller has not entered into any agreement to sell, mortgage, charge, lease (except for those mentioned specifically in this Sale Deed) or for cultivation or other use of the Transferred Land or any part thereof and there is no legal impediment whatsoever to the Seller transferring the Transferred Land to the Purchaser in the manner hereinafter set forth;

viii. That there is no property tax, land revenue or other revenue due to any public or local authority or tax authority or outstanding loan with respect to the Transferred Land or any part thereof.

ix. That on the transferred land there are 11 trees and 1 tube well, situated on the Transferred Land. The stamp duty is paid @ 2,38,00,000/- per hectares, plus 50 percent additional, due to proximity of Abadi Land.



For HIRNOT GROUP ROYAL

Partner



Based on the representations and declarations aforesaid of the Seller and the Seller's representations, declarations and undertakings hereinafter appearing, the Purchaser has agreed to purchase the Transferred Land from the Seller in the manner, for the consideration and on the terms and conditions hereafter appearing:

Now, therefore, in implementation of the above-mentioned terms & conditions and representations made above:

THIS SALE DEED WITNESSETH as follows:

1. The Seller agrees to sell the Transferred Land to the Purchaser for a total sale consideration of Rs. 11,15,00,000/- (Rupees Eleven Crore Fifteen Lakh Only), (inclusive of consideration of trees, & tube well, as mentioned above) subject to statutory deduction of 1% towards TDS u/s 194IA of Income Tax Act 1961 and deposit of the same with the Income Tax Authorities.

(Amount in Rupees)

Sale Consideration

Name of Seller	Sale Consideration (In Rs.)	Dated
Buoyant Infra Developers Private Limited	6,03,85,000/- Rtgs No. YESBR52025121956827847	19/12/2025
Buoyant Infra Developers Private Limited	5,00,00,000/- Rtgs No. YESBR52025121956828346	19/12/2025

Total Amount	T.D.S (1%)	Net Amount Paid
11,15,00,000/-	11,15,000/- Transaction ID - 19129B2DE29C	11,03,85,000/-



For HIRNOT GROUP ROYAL

[Signature]
Partner



The Seller acknowledges the receipt of the sale consideration amount from the Purchaser.

2. That the Seller acknowledges that they have received the full sale consideration in respect of the Transferred Land and no amount whatsoever is payable by the Purchaser to the Seller.

3. The Purchaser shall provide the Seller TDS Certificate for the deposit of the above-mentioned TDS amount.

4. The Seller hereby absolutely sells, transfers, conveys, assigns and assures to the Purchaser that the said parcel of Transferred Land measuring 3.0876 Hectares of agriculture Land comprised in Khata No. 01617, Khasra No. 1830/1 situated in Village Sikandrabad (Dehat), District Bulandshahar, Uttar Pradesh, more particularly set out and described in the recitals hereto and in the Title Documents of the Transferred Land as set out in Annexure "1" hereto is free and clear of all mortgages, encumbrances, liens, charges, liens, pendent-lite, legal proceedings of any kind or third party rights or restrictions or defects in title whatsoever to hold forever as the absolute owner thereof with indefeasible rights of ownership and title in respect thereof TOGETHER with all easements, rights, privileges goes and other Benefits whatsoever attached or appurtenant to or enjoyed with the Transferred Land or any part thereof. WITH A VIEW THAT HENCEFORTH the Purchaser shall use and enjoy the same as the absolute Owner thereof without the Seller and any person(s) claiming under or through the Seller having or retaining any further right, title, claim or interest whatsoever in the Transferred Land or any part thereof AND the Seller hereby undertakes to indemnify and keep indemnified the Purchaser from and against any and all contrary claims, actions, demands, rights and/or proceedings whatsoever of and concerning the same and/or Transferred Land or any part thereof.

5. AND THE SELLER DO HEREBY confirm that the Seller have at the time of execution of the Sale Deed put the Purchaser in vacant and undisputed possession of the whole of the Transferred Land AND HEREBY DECLARE that the Seller have not done or permitted to be done any act, deed, matter or thing whatsoever as would defeat the rights of the Seller to the said Transferred Land in respect thereof hereby sold, conveyed, transferred, assigned, assured or expressed so to be and every part thereof nor has the Seller created or permitted to be created any manner of third party right or claim or interest whatsoever over or in respect of the said Transferred Land to alter, defeat, encumber, prejudice or make void or ineffective in whole or part the sale of Transferred Land or any part thereof.



For HIRNOT GROUP ROYAL

[Signature]
Partner



6. AND THE SELLER DO HEREBY COVENANT with the Purchaser that the Purchaser shall and may at all times hereafter freely, clearly, peacefully and quietly possess and enjoy the said Transferred Land and every part thereof sold and guaranteed in respect thereof without any lawful eviction, interruption, claim or demand whatsoever claiming from, through or under the Seller or otherwise, and that the Purchaser is absolutely acquitted, exonerated and released from and sufficiently and completely held harmless and indemnified by the Seller and all persons claiming through or under him including legal heirs, successors etc., from and against all manner of rights, title, interest, claims, demands, charges, encumbrances, liens, debts, attachments, requisitions, acquisitions, litigation, or restrictions or other third party rights or defects in title whatsoever in respect of the Transferred Land or any part thereof.

7. IT IS HEREBY RECORDED that Stamp Duty and Registration charges payable in respect of this Sale Deed have been paid and borne by the Purchaser. The Stamp Duty has been calculated on the basis of total sale consideration of the Transferred Land which is above the current circle rate (Page No. 45 Serial No. 204 Column No. 7) in Sikandrabad (Dehat), as declared by the District Collector for the year 2025, and on the basis of physical inspection of the Transferred Land, which is presently lying vacant. Stamp Duty is accordingly calculated on a land Value for 3.0876 Hectares, 11 trees, 1 tube well and boundary at total consideration of Rs. 11,15,00,000/- (Rupees Eleven Crore Fifteen Lakh Only).

8. THE SELLER HEREBY FURTHER CONFIRM that the Seller have at the time of execution of the Sale Deed, delivered to the Purchaser the Title as per the Title Documents with respect to the Transferred Land and possession to the Seller with a view that henceforth, except for the Seller obligations hereunder, neither the Seller nor any person claiming under or through the Seller shall have any concern with the said Transferred Parcel of Land or any part thereof. Actual physical possession of the Transferred Land has been delivered at the spot by the Seller to the Purchaser.

9. That the Seller are not left with any right, interest or title in the Transferred Land which has become the absolute property of the Purchaser.



For HIRNOT GROUP ROYAL

Partner



10. That the Purchaser shall be entitled to get sanctioned mutation on the basis of this sale deed and to get its name reflected as owner in possession of the Transferred Land subject matter of this sale deed in the revenue records. Seller undertakes not to raise any objection to the same. Seller shall execute all such documents and do all requisite acts, deeds and things as may be required for getting incorporated name of the Purchaser in revenue records and other authorities concerned with the Transferred Land and for transfer of electricity, water and other meters and connections with respect to the Transferred Land or any part thereof in the name of the Purchaser in terms of this sale deed.

11. All taxes, charges, rents, demands, claims, revenue, cesses, and all other dues and outstanding towards any authority, other charges and amounts payable in respect of the Transferred Land up to the date of execution and registration of this Sale Deed have been and shall be borne solely and exclusively by the Seller and, on and after the execution and registration of the Sale Deed, solely and exclusively shall be borne by the Purchaser.

12. The Purchaser hereby agrees and undertakes to indemnify, defend and keep indemnified the Seller, its, legal representatives, successors, and assigns from and against all claims, demands, losses, damages, costs, charges, expenses, actions, proceedings, liabilities, penalties, and objections whatsoever, whether present or future, which may be made, raised, suffered, or incurred by the Seller in respect of the Scheduled Property after the date of execution and registration of this Sale Deed, arising out of:

- a. Any act, deed, matter, or omission of the Purchaser in relation to the ownership, possession, use, enjoyment, development, or transfer of the Scheduled Property;
- b. Any non-payment or delayed payment of municipal taxes, land revenue, cess, assessment, charges, levies, or other outgoings becoming due after the date of execution of this Sale Deed;
- c. Any claim, demand, or proceedings by any authority, body, or third party in respect of the Scheduled Property after the sale, including claims arising from the Purchaser's occupation, use, or dealings with the property;
- d. Any litigation, dispute, or proceedings initiated after the execution of this Sale Deed in relation to the Scheduled Property; and
- e. Any breach of the covenants, representations, warranties, or undertakings given by the Purchaser under this Sale Deed.



For HIRNOT GROUP ROYAL

Partner



The indemnity herein contained shall be a continuing obligation, shall survive the execution and registration of this Sale Deed, and shall remain in force notwithstanding completion of the sale and delivery of possession.

13. The Seller shall be entitled to recover all costs and expenses, including reasonable legal fees, incurred in enforcing this indemnity

The Purchaser confirms the receipt of the following documents from the Seller:

- (a) Certified Copy of Khatauni.
- (b) Original Sale Deed dated 16th October, 2020.

SCHEDULE OF LAND

All these pieces or parcels of contiguous land measuring 3.0876 Hectares of agriculture Land comprised in Khata No. 01617, Khasra No. 1830/1 situated in Village Sikandrabad (Dehat), District Bulandshahar, Uttar Pradesh.

The said Transferred Land admeasuring 3.0876 Hectares of agriculture Land comprised in Khata No. 01617, Khasra No. 1830/1 situated in Village Sikandrabad (Dehat), District Bulandshahar, Uttar Pradesh
AND Bounded By:-

On the East: Sikandrabad - Jewar Road

On the West: Khasra No. 1836

On the South: Khasra No. 1832, 1835 and 1837

On the North: Khasra No. 1826, 1827 and 1829



For HIRNOT GROUP ROYAL

[Signature]
Partner



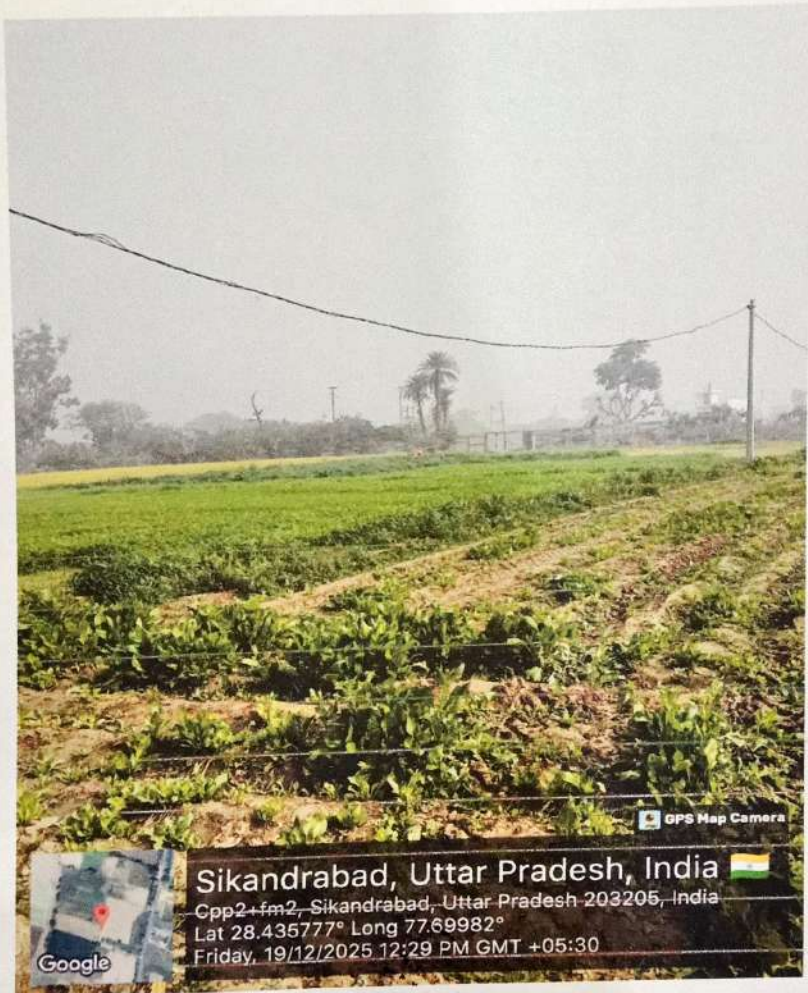
Witness



Witness



फोटो



For HIRNOT GROUP ROYAL

Atax
Partner





GROUP ROYAL
Alban
Partner



IN WITNESSES WHERE OF the parties hereto have signed and executed his Sale Deed, on the day, month and year above mentioned.

SIGNED AND DELIVERED

For and on behalf of the above

BY SELLER

on behalf of



Buoyant Infra Developers Private Limited through its Authorized Signatory Mr. Sunil Kumar Shrivastava S/o Sh. M.P. Shrivastava, R/o Flat No. S-1, Plot No. 730, Sector-5, Vaishali, Ghaziabad U.P. Resolution of the Board of Directors of the Seller passed on 8th Dec. 2025, a copy whereof is annexed as Annexure 2

SIGNED AND DELIVERED

For and on behalf of the above

BY PURCHASER

For HIRNOT GROUP ROYAL

A. Tyagi
Partner



M/S HIRNOT GROUP ROYAL through its Partner & Authorized Signatory Rinkesh S/o Shri Bahori Lal Tyagi R/o D-138 Swarn Jayanti Puram, Ghaziabad-201002

Witness :-

1. Deepak Kumar S/o Sh. Premraj
R/o Village Dulehra Tehsil Sikandrabad Distt. Bulandshahr U.P.
Aadhar No. - XXXX XXXX 8756

2. Dron Tyagi S/o Sh. Binesh Tyagi
R/o D-138 Swarn Jayanti Puram, Ghaziabad U.P.
Aadhar No. - XXXX XXXX 3200

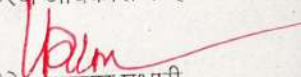
Drafted by Parul Jain Advocate Sikandrabad, Distt. Bulandshahr
Dated :- 20/12/2025

Parul Jain
ADVOCATE
UPo B 340/13
20/12/2025

आवेदन सं०: 202500745021418

बही संख्या 1 जिल्द संख्या 12192 के पृष्ठ 61 से 84 तक क्रमांक 18048 पर दिनांक
20/12/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


लोकेश कुमार प्रभारी
उप निबंधक : सिकंदराबाद
बुलन्दशहर
20/12/2025

