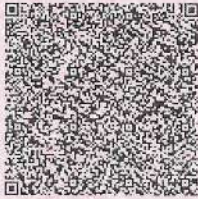




e-Stamp

3385/25

Certificate No. : IN-UP10671913333089X
 Certificate Issued Date : 20-Feb-2025 02:10 PM
 Account Reference : NEWIMPACC (SV)/ up14189004/ MEERUT SADAR/ UP-MRT
 Unique Doc. Reference : SUBIN-UPUP1418900418470171254656X
 Purchased by : MS RAPID BUILDTECH PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : AN AGRICULTURE LAND AT VILL-MALIYANA PARGANA AND TEHSIL AND DISTT-MEERUT.
 Consideration Price (Rs.) :
 First Party : MS SYNDICATE BUILDWELL PRIVATE LIMITED
 Second Party : MS RAPID BUILDTECH PRIVATE LIMITED
 Stamp Duty Paid By : MS RAPID BUILDTECH PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 16,40,000
 (Sixteen Lakh Forty Thousand only)



STAMP VERIFIED

LOCKED SRO-MRT

Please write or type below this line

SALE DEED

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

Authorised Signatory



QE 0024062488

Stamp Duty Paid By

- The authenticity of this Stamp is guaranteed by the Government of India. For more details visit www.stampduty.gov.in or using a Stamp Duty App. For more details visit www.stampduty.gov.in.
- Any discrepancy in the details on this Certificate and as available on the website / mobile App renders it invalid.
- The cost of providing this facility is on the users of this certificate.
- In the event of any Discrepancy please inform the Competent Authority.

8842304200



Authorized signatory

For Rapid Buildtech Pvt. Ltd.


SHIL

SHOMD

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E-Stamp Certificate No. IN-UP10671913333089X

PHOTO ATTESTED



HARI PRATAP BHARDWAJ
Advocate
9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675




PHOTO ATTESTED



For Rapid Bu l
BHARDWAJ
Advocate
Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675



01. Type of Deed : Sale Deed.
02. Type of Property : Agricultural Land.
03. Village/City Name : Maliyana, Meerut.
04. Land Area and Description: All that Khasra No. 1737 area 0.0310 Hectare Land (Zero Point Zero Three One Zero Hectare Land) Khata No. 00965 Revenue Rs. 1.34, and Khasra No. 1780 Area 0.0380 Hectare Land (Zero Point Zero Three Eight Zero Hectare Land) Khata No. 00966 Revenue Rs. 1.65 and land Saleble area 0.0728 Hectare Land (Zero Point Zero Seven Two Eight Hectare Land) Part of Khasra No. 1785 total area 0.1900 Hectare Land (Zero Point Zero One Nine Zero Zero Hectare Land) Khata No. 00967 Revenue Rs. 8.26, and Khasra No. 1802 area 0.0740 Hectare Land (Zero Point Zero Seven Four Zero Hectare Land) Khata No. 00962

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

Authorised Signatory



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर चतुर्थ मेरठ क्रम 2025257003820

आवेदन संख्या : 202500734023327

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-20 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम विकास यादव

लेख का प्रकार विक्रय पत्र

प्रतिकल की धनराशि 23425000 / 23425000.00

1. रजिस्ट्रीकरण शुल्क 234250

2. प्रतिलिपिकरण शुल्क 120

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 234370

शुल्क वसूल करने का दिनांक 2025-03-20 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-20 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

कार्यालय उप निबन्धक चतुर्थ
मेरठ सदर।



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9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675



9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

Revenue Rs. 3.21 and Khasra No. 1804 area 0.0630 Hectare Land
(Zero Point Zero Six Three Zero Hectare Land) Khata No. 00963
Revenue Rs. 2.74 Total Khasra Nos. 05 Total Saleble area 0.2788
Hectare Land (Zero Point Two Seven Eight Eight Hectare Land)
Situated at Village Maliyana Pargana and Tehsil and District
Meerut.

(Unique ID of Khasra No. 1737 is 2190341737000012).
(Unique ID of Khasra No. 1780 is 2190341780000012).
(Unique ID of Khasra No. 1785 is 2190341785000012).
(Unique ID of Khasra No. 1802 is 2190341802000012).
(Unique ID of Khasra No. 1804 is 2190341804000012).

05. Unit of Measure : Hectare.
06. Total Area of Property : 0.2788 Hectare Land.

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory





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07. Position of Road : 9 Meter Wide Road
08. Valuation of Tree : N.A.
09. Total Area of Property : 0.2788 Hectare Land .
10. Number of Seller : One
11. Number of Purchaser : One

Sale deed of Rs. 2,34,25,000/-.

Market Value of Stamp Duty. Rs. 2,34,25,000/-.

On this sale deed Stamp duty is paid as per Notification No. S.V.K.N.-5-2756/11-2008-500(165)/2007 Lucknow dated 30 June, 2008 for Stamp duty is paid Rs. 16,40,000/-.

This Deed of Sale is made and executed on this the day of 19th March, 2025.

M/S SYNDICATE BUILDWELL PRIVATE LIMITED (CIN No. U70101DL2004PTC129771) (PAN No. AAICS7080B) having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Mr. Vikas Yadav son of Shri Kartar Singh Resident of 1502/3,6, Rajeev Nagar, Gurgaon (Haryana), duly authorized vide Board Resolution dated 19.03.2025 (the aforesaid seller is hereinafter referred to as the "Seller" which expression shall, unless repugnant to the context and meaning whereof, mean and include its, permitted assigns and successors);

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



E-Stamp Certificate No. IN-UP10671913333089X

IN FAVOUR OF

M/S RAPID BUILDTECH PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 (CIN: U45400HR2007PTC036819) (Pan No. AADCR5940G), having its registered office at 9TH Floor, Paras Down Town Centre, Sector 53-Gurgaon-122002, through its duly authorized representative Mr. Vijender Kumar son of Shri Satyanarayan Sharma Resident of Tower-H, Coral Wood, 84, Sikanderpur, Badha-(109) Gurgaon (Aadhar No. 5668 7569 5667) who is duly authorized by virtue of board resolution passed in the board meeting held on 10.03.2025 to execute the present agreement (hereinafter referred to as the "Purchaser" which expression shall unless repugnant to the context and meaning whereof, mean and include its successors, , permitted assigns).

The Seller and the Purchaser are hereinafter collectively referred to as the "Parties" and individually as a "Party".

WHEREAS:

- A. The Seller is the sole, absolute, legal, beneficial and registered owner has all rights, title, interest, ownership, undivided share and is in exclusive, undisputed and unfettered possession of the entire land admeasuring Khasra No. 1737 area 0.0310 Hectare Land (Zero Point Zero Three One Zero Hectare Land) Khata No. 00965 Revenue Rs. 1.34, and Khasra No. 1780 Area 0.0380 Hectare Land (Zero Point Zero Three Eight Zero Hectare Land) Khata No. 00966 Revenue Rs. 1.65 and land Saleble area 0.0728 Hectare Land (Zero Point Zero Seven Two Eight Hectare Land) Part of Khasra No. 1785 total area 0.1900 Hectare Land (Zero Point Zero One Nine Zero Zero Hectare Land) Khata No. 00967 Revenue Rs. 8.26, and Khasra No.

For SYNDICATE BUILDWELL PVT. LTD.


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Authorised Signatory



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1802 area 0.0740 Hectare Land (Zero Point Zero Seven Four Zero Hectare Land) Khata No. 00962 Revenue Rs. 3.21 and Khasra No. 1804 area 0.0630 Hectare Land (Zero Point Zero Six Three Zero Hectare Land) Khata No. 00963 Revenue Rs. 2.74 Total Khasra Nos. 05 Total Saleble area 0.2788 Hectare Land (Zero Point Two Seven Eight Eight Hectare Land) Situated at Village Maliyana Pargana and Tehsil and District Meerut, Uttar Pradesh. The Seller is desirous to sell the aforementioned land to the Purchaser including all rights attached there with, occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto, free from all Encumbrances (as defined hereinafter), encroachments, mortgages, hindrance, restrictions (other than specified under the applicable law), disturbances, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisitions, acquisitions, will, trust, prior sales, or any other kinds of transfers, etc. of any nature whatsoever along with clear, marketable title and legal possession;

- B. The total land parcel under sale consideration admeasures 0.2788 Hectares (0.689 Acres) comprised in Khasra No. 1737 area 0.0310 Hectare, and Khasra No. 1780 Area 0.0380 Hectare and Khasra No. 1802 area 0.0740 Hectare and Khasr No. 1804 area 0.0630 Hectare and Khasra No. 1785 Total area 0.1900 Hectare, and Salable area 0.0728 Hectare Total Khasra Nos. 05 Total area 0.2788 Hectare Situated at Village MaliyanaPargana and Tehsil and District Meerut, Uttar Pradesh (collectively as the "Property under Sale" /"said Land"). The Property under Sale is described herein under Schedule-I hereto;

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

Authorised Signatory



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The Seller had acquired the rights, title, interest and ownership to the Property, Khasra No. 1737, 1780 and 1785 under the Uttar Pradesh Govt. LMC Land exchange policy, duly approved by the Commissioner-Meerut Zone (Mondal) vide its office order no. 199/378-06/2024-26 dated 06-11-2024 and final order dated 19-12-2024 in the Court of SDM Meerut Sadar O.S. No. 18187/2024 M/s Rapid Buildtech Pvt. Ltd. and Other V/s Uttar Pradesh Sarkar Under Section 101 U.P. Revenue Code 2006 at Village Maliyana Pargana and Tehsil and District Meerut. The Seller had acquired the rights, title, interest and ownership to the Property, Khasra No. 1802 and 1804 under the Uttar Pradesh Govt. LMC Land exchange policy, duly approved/order by the SDM Court Meerut Sadar vide its final order dated 05-12-2024 in the O.S. No. 12687/2024 M/s Rapid Buildtech Pvt. Ltd. and Other V/s Uttar Pradesh Sarkar Under Section 101 U.P. Revenue Code 2006 at Village Maliyana Pargana and Tehsil and District Meerut. It is made clear first party seller company name is mentioned at the revenue records as the owner and possession in the Khasra Nos. 1737, 1780, 1785, 1802 and 1804 situated at village Maliyana Pargana and Tehsil and District Meerut.

- C. The Seller hereby sell, transfer, convey and assign the Property under Sale and the Purchaser hereby purchases from the Seller, the Property under Sale free from all Encumbrances, decrees, will, trust, prior sales, or any other kind of transfers, etc. of any nature whatsoever, with clear, marketable title and legal possession, and relying on such representations, warranties, assurances and covenants of the Seller, the Purchaser is buying the aforementioned land from the Seller; and.

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



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- D. The Seller is executing this Deed in favour of the Purchaser for irrevocable and absolute sale, transfer, conveyance, assignment, grant and delivery of the Property under Sale in favor of the Purchaser, free from all Encumbrances, encroachments, mortgages, hindrance, restrictions (other than specified under the applicable law), disturbances, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, will, trust, prior sales, or any other kind of transfers, etc. of any nature whatsoever with clear, marketable title and legal possession, for a total consideration of Rs. 2,34,25,000/- (Rupees Two Crore Thirty Four Lakhs Twenty Five Thousand Only) inclusive of 1% TDS paid by the Purchaser in favour of the Seller, the details of which are mentioned in Clause 3 below ("Sale Consideration").

NOW THEREFORE, IN CONSIDERATION OF THE RECITALS AND MUTUAL COVENANTS, REPRESENTATIONS AND WARRANTIES AND TERMS AND CONDITIONS SET FORTH HEREINAFTER, THE PARTIES TO THIS DEED INTEND TO BEIRREVOCABLY AND LEGALLY BOUND AND AGREE AS UNDER:-

1. The Seller hereby irrevocably, absolutely and forever sell, transfer, convey, assign and deliver unto the Purchaser the Property under Sale i.e. the land admeasuring Khasra No. 1737 area 0.0310 Hectare, and Khasra No. 1780 Area 0.0380 Hectare and Khasra No. 1802 area 0.0740 Hectare and Khasr No. 1804 area 0.0630 Hectare and Khasra No. 1785 Total area 0.1900 Hectare, and Salable area 0.0728 Hectare Total Khasra Nos. 05 Total area 0.2788 Hectare (0.689 Acres) situated in the Village Maliyana, Tehsil Sadar and District Meerut, Uttar Pradesh, including all easementary rights attached therewith, appendages and appurtenances whatsoever to the Property under Sale, or any part thereof, belonging to or in any way appertaining thereto or usually held, used, occupied or enjoyed or reputed or known as part and parcel thereof appurtenant thereto, free from all

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Encumbrances, encroachments, mortgages, hindrance, restrictions (other than specified under the applicable law), disturbances, attachments, liabilities, defects, lis-pendens, claims, disputes, litigations, liens, charges, exchanges, gifts, decrees, requisitions, acquisitions, will, trust, prior sales, or any other kinds of transfers, etc. of any nature whatsoever.

2. The Seller hereby confirms and acknowledges that pursuant to the execution and registration of this Deed, the Seller is left with no rights, interest or title in the Property under Sale, and the Purchaser shall become the sole and exclusive, legal and absolute owner of the Property under Sale, and all rights, title and interests in the Property under Sale hereby absolutely and irrevocably vest with the Purchaser.
3. In consideration of the irrevocable and absolute sale, transfer, conveyance, assignment and delivery of the Property under Sale by the Sellers to the Purchaser together with all other rights, entitlements, interests, ownerships and title as set forth in this Deed, the details of which are as follows:

3.1. Paid Rs. 2,31,90,750/- (Rupees Two Crores Thirty One Lakhs Ninety Thousand Seven Hundred Fifty Only) to the Vendor from the Vendee through Demand Draft No. 510181 dated 06 February 2025 drawn on ICICI Bank, Gurgaon the receipt of which is accepted by the Vendor.

3.2. Paid Rs. 2,34,250/- (Rupees Two Lakhs Thirty Four Thousand Two Hundred Fifty Only) to the Vendor from the Vendee through TDS Dated 06.03.2025 which is Challan No. 74752, the receipt of which is accepted by the Vendor.

Total Consideration Rs. 2,34,25,000/- (Rupees Two Crore Thirty Four Lakhs Twenty Five Thousand Only).

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4. The Seller hereby acknowledges and confirms that the payment of Sale Consideration in the manner set out in the Clause 3 above has been made, and the Seller hereby confirms and acknowledges the receipt of the entire Sale Consideration. The Purchaser is hereby acquitted and discharged of all its obligations of making payment of the Sale Consideration, and no amount remains due and payable, whatsoever, by the Purchaser to the Seller in relation to the Property under Sale.
5. The Seller, having received the Sale Consideration, upon execution and registration of the Deed shall handover to the Purchaser, the actual, vacant, peaceful and physical possession of the Property under Sale, free from all Encumbrances whatsoever.
6. The Purchaser has the right to get the Property under Sale transferred and mutated in its own name in the revenue records and other records of concerned authorities and the Seller agrees and undertakes to sign and execute the required documents for transfer of ownership, title of the said Property under Sale in favor of the Purchaser, in the records of concerned authorities.
7. The Seller agrees and undertakes that the Purchaser shall be at liberty to obtain the electricity and water connection(s) and other connection(s) / facilities in and over the Property under Sale at its own expenses after the execution and registration of this Deed.
8. **Indemnity**
Notwithstanding anything else contained herein, and without prejudice to other rights of the Purchaser ("Indemnifying Party") under this Deed, the Seller hereby agrees and undertakes to indemnify, defend and hold the Purchaser, its affiliates and its directors, employees, officers, attorneys (each an "Indemnified Parties") harmless and indemnified to the fullest extent permitted by applicable laws, from and against any and all actual and proven losses, liabilities, claims, actions, damages, proceedings,

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settlements, penalties, judgments, taxes, expenses ("Losses") which the Indemnified Parties may bear, incur, suffer and / or which may be made, levied, or imposed on the Indemnified Parties and / or claimed from the Indemnified Parties due to any reason arising out of or in connection with:

- 8.1. any defect in the title, right or ownership of the Seller in the Property under Sale Property;
- 8.2. any legal, quasi-legal, administrative, third-party claims, litigations, arbitrations, pending or threatened against or with respect to the Property under Sale for the period prior to the execution and registration of this Deed;

Upon receipt of notice of any matter for which indemnification might be claimed by an Indemnified Party, the Indemnifying Party shall be entitled to defend, contest or otherwise protect against any such matter at its own cost and expense, and the Indemnified Party must cooperate in any such defense or other action. If the Indemnifying Party undertakes the defense of such matters, the Indemnified Party shall not, so long as the Indemnifying Party does not abandon the defense thereof, be entitled to recover any amount from the Indemnifying Party;

9. Representation and Warranties:

The Seller hereby represent, warrant, declare, covenant and confirm to the Purchaser that:-

- 9.1. The Seller is the absolute, lawful and registered owner of the Property under Sale and the same is reflected in the records of the relevant registrar / sub registrar of assurances having jurisdiction over the Property under Sale and the local revenue

For SYNDICATE BUILDWELL PVT. LTD.


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records of the governmental authorities;

- 9.2. The Seller possesses clear, marketable, legal title and interest in the Property under Sale;
- 9.3. The Seller possess full power and absolute right and authority along with all necessary approvals to enter into this Deed and to sell, transfer, convey, assign and deliver the Property under Sale to the Purchaser and there is no impediment or restraint or injunction against the Seller restricting the Seller from selling the Property under Sale and the Seller has not committed any act of commission or omission whereby, the Property under Sale or any part thereof can be attached or the Seller can be prevented from selling the Property under Sale and the Property under Sale is not precluded by the terms of any contract, agreement or other instrument by which the Seller is bound;
- 9.4. The Property under Sale has not been reserved for any special purpose either by the Seller or by any governmental authority, in any manner whatsoever and there is no notification / award pending against the Property under Sale;
- 9.5. The Property under Sale is agricultural land as per the revenue record and such status in respect thereof is duly reflected in the relevant Revenue / local authority and other records, and there are no pending amounts payable by the Seller to revenue/ local authority with respect to the Property under Sale;
- 9.6. No power of attorney or any other authority, empowering any third party to deal with the Property under Sale for any purposes whatsoever has been issued and / or executed and no person other than the Seller has any right or claim of any nature whatsoever over the Property under Sale or any part thereof and

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the Seller has not entered into any agreement, arrangement or understanding with any third party in relation to the Property under Sale and / or executed any document, thereby creating any subsisting right, title and interest in favour of any third party in relation to the Property under Sale or any part thereof for any purpose whatsoever;

9.7. The execution of this Deed does not conflict with or will result in a breach of any of the terms, conditions and provisions of any documents, agreements, instruments, permissions, approvals or consents to which the Seller is a party or by which the Seller and, or, the Property under Sale is bound;

9.8. The consideration mentioned in all the title deeds relating to the Property under Sale including the antecedent title deeds have been duly paid and no amount is outstanding or due to be paid to any of the erstwhile land owners of the Property under Sale. All antecedent title deeds pertaining to the Property under Sale are duly registered and stamped at the correct valuation as required under the applicable laws;

9.9. The Property under Sale is free from all Encumbrances, liens, disputes, other charges of any nature whatsoever and howsoever;

"Encumbrances" shall mean any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract, hypothecation, right of other persons, claim, security interest, encumbrance, title defect, prior-sales, encroachments, hindrance, restrictions (other than specified under the applicable law), disturbance, attachments, liability, title retention agreement, voting trust agreement, interest, litigations, legal

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- defect, lis-pendens, decree, proceedings, disputes including possession disputes, disputes relating to boundary, pre-emption, option, joint family interests, claims on account of partition, inheritance, reservation, etc., arbitration, stay, agreements to sell executed with any third party, preferential right, trust arrangement, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, injunction, option, lien, charge, commitment, including restriction on use, voting rights, 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 other security interest of any kind whatsoever, or any agreement, whether conditional or otherwise, to create any of the same;
- 9.10. All taxes, charges, rents, demands, claims, revenue, cesses, penalties and all other dues and outstanding towards any revenue, panchayat taxes, property tax, and other dues whatsoever payable to the government or any local authority in respect of the Property under Sale has been paid;
- 9.11. There are no proceedings of liquidation, bankruptcy, insolvency and / or such analogous proceedings admitted under the applicable laws, before any court / forum / tribunal / authority against or in relation to the Seller;
- 9.12. Neither income tax nor wealth tax or any other tax or dues is outstanding and payable by the Seller in respect of the Property under Sale;
- 9.13. There are no pending disputes of any nature whatsoever in relation to the Property under Sale or the transaction

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contemplated under this Deed;

- 9.14. The Seller undertakes to do any and all other necessary act, deed, matter and things as may be required by the Purchaser, to perfect the Purchaser's title and / or possession of the Property under Sale and / or that may be necessary to enable the Purchaser to have the same mutated in its name and / or to have any connection or facility in the Property under Sale transferred in the name of the Purchaser;
- 9.15. There are no arrears payable with regard to outstanding taxes, expenses, dues, claims, penalties, demands, cess, municipal charges / taxes, property taxes, under the documents through which the Property under Sale was acquired and otherwise, premiums, water charges, electricity charges, sewage charges, subscription fees, duties or any other amount payable or pending payment to any governmental/regulatory or administrative authority including the outgoings or expenses to any public body and, or, any governmental authority and, or, person concerned with the Property under Sale. The Seller undertakes to make full payment of any such charges up to the date of execution and registration of this Deed irrespective of when the bill or notice or demand for such payment has been issued or received. In case, if any dues are found outstanding against the Property under Sale regarding taxes, or any other outstanding dues, for the period, prior to the date of execution and registration of this Deed, the same shall be paid / borne by the Seller, without any demur or cavil;
- 9.16. The Property under Sale is not a subject matter of any Hindu Undivided family, and that no part thereof is owned by any minor and, or, no minor has any right, title and claim over the Property under Sale;

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



E-Stamp Certificate No. IN-UP10671913333089X

- 9.17. The ownership of the Property under Sale currently vests with the Seller and the Property under Sale is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Seller for the lawful purposes, and the Seller is fully entitled to sell the Property under Sale and receive all the proceeds from the Property under Sale;
- 9.18. There are no prohibitory orders by any government, state or central, income-tax authority or local authority or injunction by any court / authority restraining the Seller from transferring the Property under Sale nor there is any attachment proceeding pending against the Property under Sale and there is no bar or prohibition in handing over the vacant and peaceful possession of the Property under Sale;
- 9.19. There are no circumstances which exist that would restrict or terminate the continued occupation, use and enjoyment of the Property under Sale by the Purchaser. There are no acts or omissions on the part of the Seller including without limitation: (a) any non-payment of any statutory dues; and (b) any modification in the usage of the Property under Sale and, or, any act or omission which in any manner interferes with or otherwise adversely affects or may affect the rights of the Purchaser to use, own and occupy the Property under Sale;
- 9.20. There are neither any installations and utilizations of facilities like water supply (other than borewells or tubewells, electricity poles, if any), sewages over the Sale Property nor there are any applications or deposits been made in respect thereof to any governmental authority;

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

Authorised Signatory



E-Stamp Certificate No. IN-UP10671913333089X

- 9.21. There is no other matter of which the Seller is aware that adversely effects the value of the Property under Sale or casts any doubt on the right or title of the Seller thereto or on the use of the Property under Sale and that there is no outstanding, unobserved or unperformed obligations with respect to the Property under Sale;
- 9.22. No third party is likely to claim adverse possession on the Property under Sale or has acquired or claimed or is acquiring any rights adversely affecting the Property under Sale;
- 9.23. The Seller has at all times complied with all applicable laws, statutes, byelaws, permits, obligations, statutory instruments, conditions, restrictions and requirements with respect to the Property under Sale and its proposed development, occupation, possession, use;
- 9.24. The Property under Sale is not subject to any covenants, restrictions (other than specified under the applicable law), stipulations, easements, grants, exception or reservations or such other rights whether legal or equitable, the benefit of which is vested in the third parties. The Property under Sale is not subject to any agreement or right to acquire or subject to any option, right of first refusal or similar matters, the provisions of which remained to be performed, and there are no outstanding actions, claims, demands between the Seller and any third party effecting or relating to the Property under Sale;
- 9.25. The Seller is in exclusive occupation and possession of the Property under Sale and there are no third-party rights, of any nature whatsoever, subsisting or existing with respect to the same and there are no third party rights in the Property under

For SYNDICATE BUILDWELL PVT. LTD.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



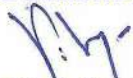


E-Stamp Certificate No. IN-UP10671913333089X

Sale either as the lessee, licensee, trespassers, or squatters or in any other manner whatsoever including but not limited to any adverse possession;

- 9.26. The Seller has complied with all terms of the applicable law and there are no circumstance, notice or any violation which may prevent or restrict the transfer of the Property under Sale by the Seller to the Purchaser, and all the dues payable to the concerned governmental authority have been fully paid till date; and
- 9.27. There are no charges, dues, claims, liabilities, duties, levies (including interest amount, default / penal amount, if applicable) in relation to the Property under Sale that are payable to any other person whatsoever.
10. The Purchaser upon execution and registration of the Deed shall have the absolute right to transfer, assign, sell, convey, grant, encumber, charge, mortgage, dispose-off, monetize etc. the Property under Sale in any manner whatsoever as the Purchaser may deem fit and proper at its sole and absolute discretion.
11. The Purchaser, upon execution and registration of the Deed, is entitled to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the Property under Sale along with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for any of its use and benefit without any suit, eviction, interruption, disturbance, interference, claim or demand whatsoever from or by the Seller, their respective successors or assigns or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

For SYNDICATE BUILDWELL PVT. LTD.



Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.



Authorised Signatory



आवेदन सं०: 202500734023327

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3385

वर्ष: 2025

प्रतिफल- 23425000 स्टाम्प शुल्क- 1640000 बाजारी मूल्य - 23425000 पंजीकरण शुल्क - 234250 प्रतिलिपिकरण शुल्क - 120 योग : 234370

श्री मैसर्स सिडिकेट बिल्डवैल प्रा०लि० द्वारा
विकास यादव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री करतार सिंह
व्यवसाय : नौकरी
निवासी: 1502/3, 6 राजीव नगर गुडगांव हरियाणा

N.H.



श्री, मैसर्स सिडिकेट बिल्डवैल प्रा०लि० द्वारा

विकास यादव अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 20/03/2025 एवं
01:20:20 PM बजे
निबंधन हेतु पेश किया।

N.H.

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

N.H.
ए०के० त्रिपाठी
उप निबंधक :सदर चतुर्थ
मेरठ

20/03/2025

प्रतीक सक्तीना
निबंधक लिपिक
20/03/2025

प्रिंट करें



12. MISCELLANEOUS

12.1. Governing Law and Jurisdiction

This Deed shall be governed by, and construed in accordance with, the laws of the republic of India and that the courts and tribunals in Meerut, India, shall have exclusive jurisdiction to settle any disputes which may arise out of or in connection with this Deed.

12.2. Costs and Expenses

All costs and expenses relating to the preparation and execution of this Deed shall be borne by the Purchaser.

**SCHEDULE -I
LAND SCHEDULE**

SR. NO.	Company Name	KHASRA NO.	AREA		In Favour of
			HECTARE	ACRE	
1	M/s Syndicate Buildwell Private Limited	1737	0.0310	0.077	M/s Rapid Buildtech Private Limited
2.	M/s Syndicate Buildwell Private Limited	1780	0.0380	0.094	M/s Rapid Buildtech Private Limited
3.	M/s Syndicate Buildwell Private Limited	1785	0.0728	0.179	M/s Rapid Buildtech Private Limited
4.	M/s Syndicate Buildwell Private Limited	1802	0.0740	0.183	M/s Rapid Buildtech Private Limited
5.	M/s Syndicate Buildwell Private Limited	1804	0.0630	0.156	M/s Rapid Buildtech Private Limited
		Total	0.2788	0.689	

For Rapid Buildtech Pvt. Ltd.

For SYNDICATE BUILDWELL PVT. LTD.

[Signature]
Director/Authorised Signatory



[Signature]
Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 3385

वर्ष: 2025

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

विक्रेता: 1

श्री मैसर्स सिडिकेट बिल्डवैल प्रा०लि० के द्वारा विकास यादव, पुत्र श्री करतार सिंह

निवासी: 1502/3, 6 राजीव नगर गुडगांव हरियाणा

व्यवसाय: नौकरी

क्रेता: 1



श्री मैसर्स रैपिड बिल्डटेक प्रा०लि० के द्वारा विजेन्द्र कुमार, पुत्र श्री सत्यनारायण शर्मा

निवासी: टावर-एच, कॉरल वुड, 84, सिकन्दरपुर, गुडगांव

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री हरि प्रताप भारद्वाज, पुत्र श्री प्रेम शंकर भारद्वाज

निवासी: 9-ए, शिवलोक कॉम्प्लेक्स वैस्टर्न कचहरी रोड, मेरठ

व्यवसाय: वकालत

पहचानकर्ता: 2



श्री अमित वर्मा, पुत्र श्री स्व० रामपाल सिंह

निवासी: ग्राम काजीपुर, मेरठ

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगुलि नियमानुसार लिए गए हैं।

टिप्पणी:

P.H.

अमित वर्मा

W.J.

जिस्ट्रीकरण अधिकारी के हस्ताक्षर

ए० वी० त्रिपाठी

उप निबंधक : सदर चतुर्थ

मेरठ

20/03/2025

प्रतीक सशस्त्र

निबंधक लिपिक मेरठ

20/03/2025

प्रिंट करें



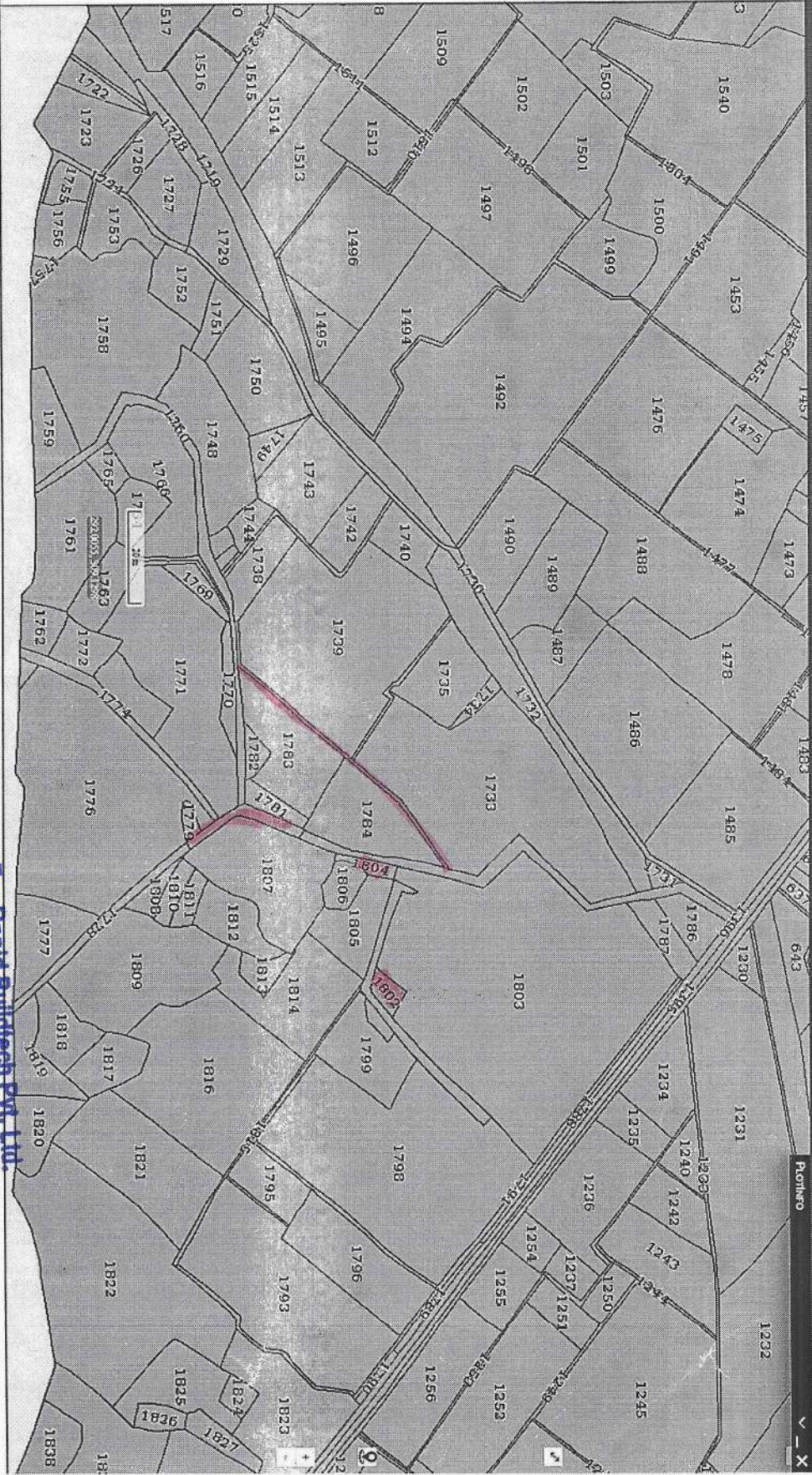
BHUNAKSHA उत्तर प्रदेश

Select District

Select Tehsil

Select Village

Select Plot No.



For SYNDICATE BUILDWELL PVT. LTD.

For Rapid Buildtech Pvt. Ltd.

Director/Authorised Signatory

Authorised Signatory



E-Stamp Certificate No. IN-UP10671913333089X

OTHER DETAIL POURPOSE OF THE STAMP DUTY:-

1. That the area of the Sold Land is 0.2788 Hectare or 2788 Square Meter.
2. That the Circle Rate of said Land Fixed by Collector Meerut Office of Sub-Registrar-III according to Rate List on Page No. 30 in Serial No. 11 V-Code No. 1012 of Village Maliyana for Rs. 8,400/- Per Square Meter Stamp Duty was paid accordingly.
3. There is no construction on the sold land.
4. There are no Gardens or Trees etc. in the sold land.
5. That the sold land is not located on the National Highway, District Road.
6. This land is situated in Municipal Limit.
7. That the Vendor and Vendee are not members of Schedule Castes and scheduled Tribes.

IN WITNESS WHEREOF, the Parties have caused this Deed to be duly executed by their duly authorized representatives as of the date and year first hereinabove written:

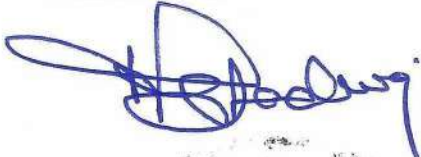
For Rapid Buildtech Pvt. Ltd.

For SYNDICATE BUILDWELL PVT. LTD.

Director/Authorised Signatory

Authorised Signatory

WITNESS-I



HARI PRATAP BHARDWAJ
Advocate

9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

WITNESS-II

अमित वर्मा
S/o श्रीरामपाल सिंह
ग्राम काजीपुर
(सैरठ)

Drafted By: Shri Hari PratapBhardwaj, Advocate Office 9-A Shiv Lok Complex, W. K. Road, Meerut.


HARI PRATAP BHARDWAJ
Advocate

9-A, Shiv Lok Complex
W.K. Road, MEERUT
Reg. No.597/96
M.9837333675

आवेदन सं०: 202500734023327

बही संख्या 1 जिल्द संख्या 8781 के पृष्ठ 389 से 430 तक क्रमांक 3385 पर दिनांक
20/03/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ए० के० त्रिपाठी
उप निबंधक : सदर चतुर्थ
मेरठ
20/03/2025

