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E-Stamp Certificate No. IN-UP21192404753771V

PHOTO ATTESTED



Amrit

[Signature]

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




PHOTO ATTESTED



[Signature]

BHARDWAJ
Advocate
9-A, 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 the Khasra No. 1733 area 2.0950 Hectare, Salable area 1.6517 Hectare and Khasra No. 1734 area 0.0510 Hectare Total Khasra No. 02 Total Area Salable area 1.7027 Hectare Khata Katuni No. 00516 Revenue Rs. 210.70 Situated at Village Maliyana Pargana and Tehsil and District Meerut.

(Unique ID of Khasra No. 1733 is 2190341733000112)

(Unique ID of Khasra No. 1734 is 2190341734000112)

05. Unit of Measure : Hectare.
06. Total Area of Property : 1.7027 Hectare.

Elixir Exports Private Ltd.

[Signature]
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorised Signatory



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

1468/23

उपनिबन्धक सदर द्वितीय मेरठ क्रम 2023255001617

आवेदन संख्या : 202300734007390

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-02-01 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अमर दीप सिंह

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 143030435 / 143030435.00

1. रजिस्ट्रीकरण शुल्क 1430310
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 1430430

शुल्क वसूल करने का दिनांक 2023-02-01 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-02-01 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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PHOTO ATTESTED



HARI PRATAP BHARDWAJ
Advocate

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

PHOTO ATTESTED



HARI PRATAP BHARDWAJ
Advocate

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

07. Position of Road : 9 Meter Wide Road
08. Valuation of Tree : N.A.
09. Total Area of Property : 1.7027 Hectare.
10. Number of Seller : One
11. Number of Purchaser : One
Sale deed of Rs. 14,30,30,435/-.

Market Value of Stamp Duty. Rs. 14,30,30,435/-.

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. 1,00,13,000/-.

This Deed of Sale is made and executed on this the day of 31st January, 2023.

Elixir Exports Private Ltd.

Amardeep Singh

Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]

Authorised Signatory



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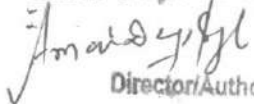
M/S ELIXIR EXPORTS PRIVATE LIMITED (CIN No. U74899DL1995PTC069146 (PAN No.AABCE0179J) having its registered office at 1/1, Nai Basti, Kishanganj, New Delhi Present Registered Office at FF-08, Tower-1, Pearls Omaxe, Netaji Subhash Place, Pitampura, New Delhi-110034 through its Authorized Signatory Mr. Amar Deep Singh son of Shri Joginder Singh Resident of E-48, Second Floor, Jail Road, Guru Nanak Pura, Janakpuri B-1, West Delhi, duly authorized vide Board Resolution dated 29.01.2023 (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);

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 05.01.2023 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".

Elixir Exports Private Ltd.



Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.



Authorised Signatory



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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. 1733 area 2.0950 Hectare, Salable area 1.6517 Hectare and Khasra No. 1734 area 0.0510 Hectare Total Khasra No. 02 Total Area Salable area 1.7027 Hectare, situated in the Village Maliyana, Tehsil Sadar 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 1.7027 Hectares (4.2073717Acres) comprised in Khasra No. 1733 area 2.0950 Hectare, Salable area 1.6517 Hectare and Khasra No. 1734 area 0.0510 Hectare Total Khasra No. 02 Total Area Salable area 1.7027 Hectare situated in the Village Maliyana, Tehsil-Sadar 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 Rapid Buildtech Pvt. Ltd.

Ellix Exports Private Ltd.

Amal Deep Singh
Director/Authorised Signatory

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Authorised Signatory



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- C. The Seller had acquired the rights, title, interest and ownership to the Property under Sale pursuant to the sale deed December 22, 2005, Volume 1, Jild No. 3123, Page No. 17 to 178, Document No. 10539 in the Office of Sub-Registrar-III Meerut;
- D. 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.
- E. 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. 14,30,30,435/- (Rupees Fourteen Crore Thirty Lakhs Thirty Thousand Four Hundred Thirty Five 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 BE

Elixir Exports Private Ltd.

Amaz.../s/

Director/Authorized Signatory



For Rapid Buildtech Pvt. Ltd.

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Authorized Signatory



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IRREVOCABLY 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. 1733 area 2.0950 Hectare, Salable area 1.6517 Hectare and Khasra No. 1734 area 0.0510 Hectare Total Khasra No. 02 Total Area Salable area 1.7027 Hectare aggregating to 1.7027 Hectares (4.2073717Acres) 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 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 Purchaser has already made the full payment of the Sale

Elixir Exports Private Ltd.


Director/Authorized Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



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Consideration, the details of which are as follows:.

- 3.1. Paid Rs. 14,30,305/- (Rupees Fourteen Lakhs Thirty Thousand Three Hundred Five Only) to the Vendor from the Vendee through TDS Dated 31.01.2023 which is Challan No. 15697, the receipt of which is accepted by the Vendor.
- 3.2. Paid Rs. 5,14,00,000/- (Rupees Five Crores Fourteen Lakhs Only) to the Vendor from the Vendee through Demand Draft No. 038559 dated 31.01.2023 Draw on HDFC Bank Branch Gurgaon in favour of CANARA BANK ARM Branch Lucknow (OTS Account Payment) the receipt of which is accepted by the Vendor.
- 3.3. Paid Rs. 23,00,320/- (Rupees Twenty Three Lakhs Three Hundred Twenty Only) to the Vendor from the Vendee through RTGS dated 01.10.2022 UTR No. HDFCR52022100199957505 in favour of M/s Elixir Exports Private Limited the receipt of which is accepted by the Vendor.
- 3.4. Paid Rs. 6,75,000/- (Rupees Six Lakhs Seventy Five Thousand Only) to the Vendor from the Vendee through RTGS dated 07.10.2022 UTR No. HDFCR52022100751213053 in favour of M/s Elixir Exports Private Limited the receipt of which is accepted by the Vendor.
- 3.5. Paid Rs. 5,64,56,336/- (Rupees Five Crore Sixty Four Lakhs Fifty Six Thousand Three Hundred Thirty Six Only) to the Vendor from the Vendee through Cheque No. 000074 dated 30.03.2023 draw on HDFC Bank, Gurgaon in favour of M/s Elixir Exports Private Limited the receipt of which is accepted by the Vendor.

Elixir Exports Private Ltd.
Anand Deep Singh
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorised Signatory



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3.6. Paid Rs. 2,77,00,000/- (Rupees Two Crore Seventy Seven Lakhs Only) to the Vendor from the Vendee through Cheque No. 000075 dated 30.03.2023 draw on HDFC Bank, Gurgaon in favour of M/s Elixir Exports Private Limited the receipt of which is accepted by the Vendor.

3.7. Paid Rs. 30,68,474/- (Rupees Thirty Lakhs Sixty Eight Thousand Four Hundred Seventy Four Only) to the Vendor from the Vendee through Cheque No. 000076 dated 30.01.2023 draw on HDFC Bank, Gurgaon in favour of M/s Elixir Exports Private Limited the receipt of which is accepted by the Vendor.

Total Consideration Rs. 14,30,30,435/- (Rupees Fourteen Crore Thirty Lakhs Thirty Thousand Four Hundred Thirty Five Only).

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.

Elixir Exports Private Ltd.
Anna Deep Singh
Director/Authorised Signatory



FOR Rapid Bulltech Pvt. Ltd.

[Signature]
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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, 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

Elixir Exports Private Ltd.

Amal Deep Sjl
Director/Authorized Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorized Signatory



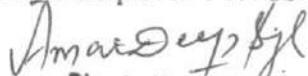
action. If the Indemnifying Party undertakes the defense of such matters, the Indemnified Party shall not, so long as the Indemnifying Party does not abandon the defense thereof, be entitled to recover any amount from the Indemnifying Party;

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 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

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For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



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any manner whatsoever and there is no notification / award pending against the Property under Sale;

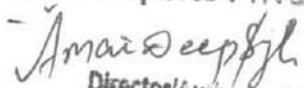
9.5.The Property under Sale is agricultural land as per the revenue record and such status in respect thereof is duly reflected in the relevant Revenue / local authority and other records, and there are no pending amounts payable by the Seller to revenue/ local authority with respect to the Property 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 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

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Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



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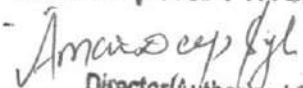
are duly registered and stamped at the correct valuation as required under the applicable laws;

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 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

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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 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

Elixir Exports Private Ltd.

Amardeep Singh
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorised Signatory



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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;

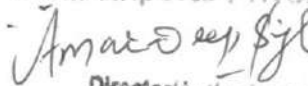
9.16. The Property under Sale is not a subject matter of any Hindu Undivided family, and that no part thereof is owned by any minor and, or, no minor has any right, title and claim over the Property under Sale;

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

Elixir Exports Private Ltd.


Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.


Authorised Signatory



E-Stamp Certificate No. IN-UP21192404753771V

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;

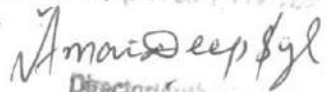
9.21. There is no other matter of which the Seller is aware that adversely effects the value of the Property under Sale or casts any doubt on the right or title of the Seller thereto or on the use of the Property under Sale and that there is no outstanding, unobserved or unperformed obligations with 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,

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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 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

Elixir Exports Private Ltd.

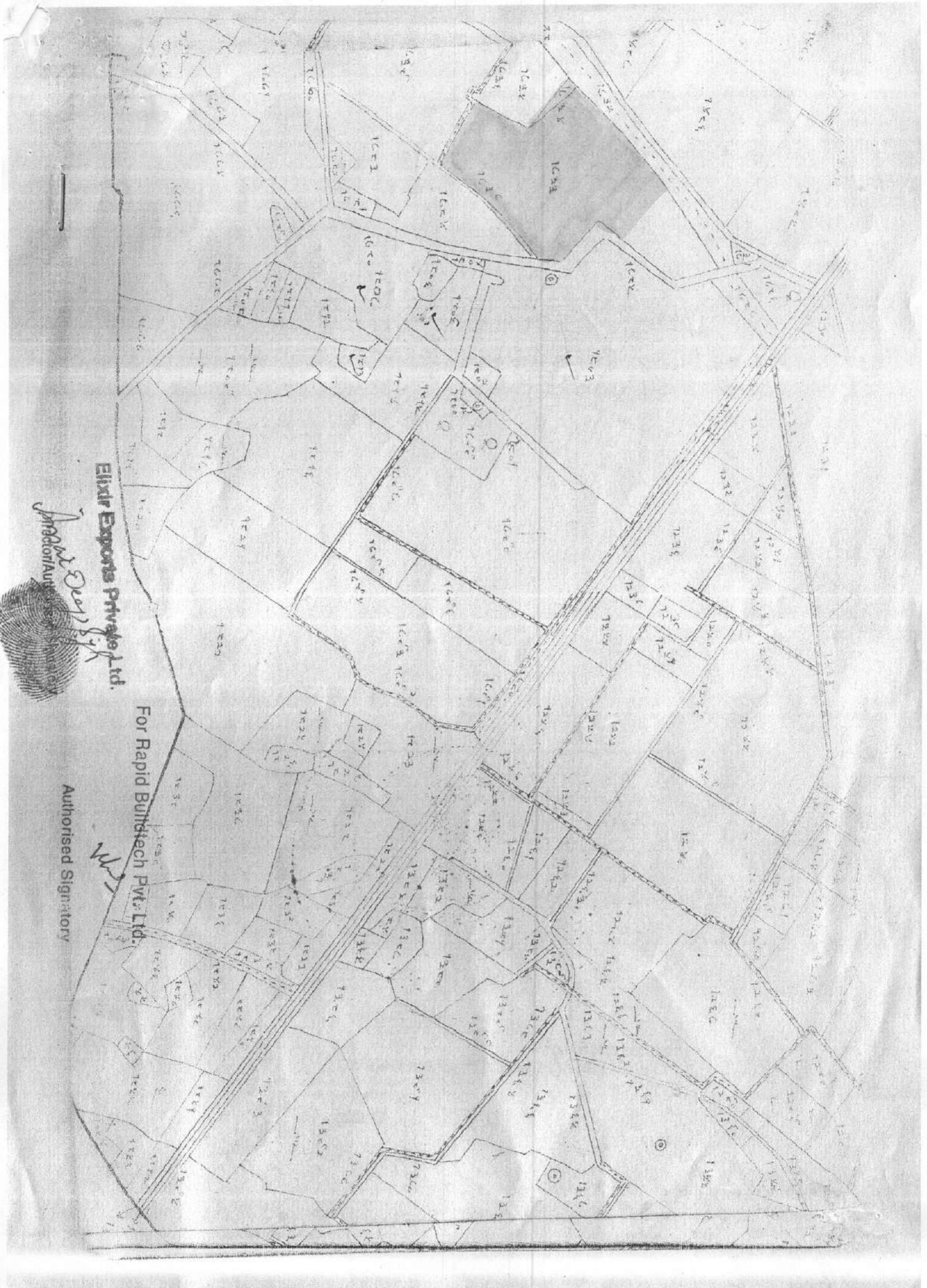
Amar Deep Singh
Director/Authorized Signatory



For Rapid Buildtech Pvt. Ltd.

[Signature]
Authorized Signatory





Elixir Exports Private Ltd.

For Rapid Bunttech Pvt. Ltd.

Signature
Proprietor/Authorized Signatory

Authorized Signatory

E-Stamp Certificate No. IN-UP21192404753771V

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.

12. MISCELLANEOUS

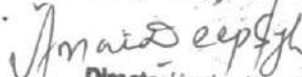
12.1. Governing Law and Jurisdiction

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.

Elixir Exports Private Ltd.


Director/Authorized Signatory



For Rapid Buildtech Pvt. Ltd.


Authorized Signatory



आवेदन सं०: 202300734007390

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 1468

वर्ष: 2023

प्रतिफल- 143030435 स्टाम्प शुल्क- 10013000 बाजारी मूल्य - 143030435 पंजीकरण शुल्क - 1430304 प्रतिनिपिकरण शुल्क - 120 योग : 1430424

श्री मैसर्स एलिकसर एक्सपोर्ट प्रा०लि० द्वारा
अमर दीप सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री जोगेन्द्र सिंह
व्यवसाय : अन्य

निवासी: ई-48, सैकेण्ड फ्लोर, जेल रोड, गुरुनानकपुरा, जानकीपुरी बी-1, वैस्ट दिल्ली

Amar Deep Singh



श्री. मैसर्स एलिकसर एक्सपोर्ट प्रा०लि० द्वारा

अमर दीप सिंह अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 01/02/2023 एवं

12:36:34 PM बजे

निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

D
देवेंद्र कुमार .

उप निबंधक :सदर द्वितीय

मेरठ

01/02/2023

G
प्रदीप कुमार .

निबंधक लिपिक

01/02/2023

प्रिंट करें

E-Stamp Certificate No. IN-UP21192404753771V

**SCHEDULE -I
LAND SCHEDULE**

SR. NO.	Company Name	KHASRA NO.	AREA		In Favour of
			HECTARE	ACRE	
1	M/s Elixir Exports Private Limited	1733	1.6517	4.0813507	M/s Rapid Buildtech Private Limited
2.	M/s Elixir Exports Private Limited	1734	0.0510	0.126021	M/s Rapid Buildtech Private Limited
		Total	1.7027	4.2073717	

OTHER DETAIL POURPOSE OF THE STAMP DUTY:-

1. That the area of the Sold Land is 1.7027 Hectare.
2. That the Circle Rate of said Land Fixed by Collector Meerut Office of Sub-Registrar-III according to Rate List in Serial No. 11/1012 of Village Maliyana for Rs. 3,73,00,000/- Per Hector and that sold land nearest 200 Square Meters are residential activities, therefore accordingly to the Order Number 19 of the General instruction, the Rate List of Agriculture land was increased by 30% and Stamp Duty was paid accordingly.
3. That the Irrigation of the land is done with private towel.
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. That the Khasra-No. 1733 and 1734 of the sold land is situated on Link Marg.

Elixir Exports Private Ltd.

Amaldeep Singh
Director/Authorised Signatory



For Rapid Buildtech Pvt. Ltd.

Ush
Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 1468

वर्ष: 2023

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

विक्रेता: 1

श्री मैसर्स एलिकसर एक्सपोर्ट प्रा०लि० के द्वारा अमर दीप सिंह,
पुत्र श्री जोगेन्द्र सिंह

निवासी: ई-48, सैकेण्ड फ्लोर, जेल रोड, गुरुनानकपुरा,
जानकीपुरी बी-1, वैस्ट दिल्ली

व्यवसाय: अन्य

क्रेता: 1



श्री मैसर्स रेपिड बिल्डटेक प्रा०लि० के द्वारा विजेन्द्र कुमार, पुत्र
श्री सत्य नारायण शर्मा

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

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

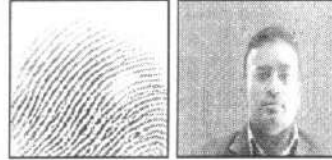
पहचानकर्ता : 1

श्री ललित कुमार, पुत्र श्री दीवान सिंह

निवासी: वी०पी०ओ० तलाव झज्जरपुर हरियाणा

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री हरि प्रताप भारद्वाज एडवोकेट, पुत्र श्री प्रेम शंकर भारद्वाज,

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

व्यवसाय: अन्य



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

टिप्पणी :

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

देवेन्द्र कुमार .

उप निबंधक : सदर द्वितीय

मेरठ

01/02/2023

प्रदीप कुमार .

निबंधक लिपिक मेरठ

01/02/2023

प्रिंट करें

E-Stamp Certificate No. IN-UP21192404753771V

7. There is no construction on the sold land.
8. This land is situated in Municipal Limit.
9. 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:

SELLER
M/S ELIXIR EXPORTS PRIVATE LIMITED

Through

Elixir Exports Private Ltd.


Director/Authorized Signatory




PURCHASER
RAPID BUILDTECH PRIVATE LIMITED
Through

For Rapid Buildtech Pvt. Ltd.



Authorized Signatory




WITNESS-I


Lalit Kumar S/o Divyansu Singh
VPO- Talca, Distt. Jhajjar, Pin-124163

WITNESS-II


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

Drafted By: Shri Hari Pratap Bhardwaj, 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: 202300734007390

बही संख्या 1 जिल्द संख्या 11675 के पृष्ठ 361 से 402 तक क्रमांक 1468 पर दिनांक 01/02/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



देवेन्द्र कुमार .

उप निबंधक : सदर द्वितीय

मेरठ

01/02/2023

