SALE DEED

Jurisdiction	:- Sub-Registrar -I, Muzaffarnagar (U.P.)
Total Land Area	:- **0.0477** Hectare
Situated at	:- Village Jarauda, Tehsil Sadar, District Muzaffarnagar
Valuation	:- Rs.26,23,500/-
Sale Consideration	:- Rs. 24,13,620/-
Total Stamp	:- Rs.1,84,000/-
Circle Rate	:- 477 sq. Mtr, X Rs. 5500/- per Sq.Mtr. = 2623500/-
Page	:-
V Code	:-

THIS DEED OF SALE is made on this 11th day of the month of March, 2024 in between:-

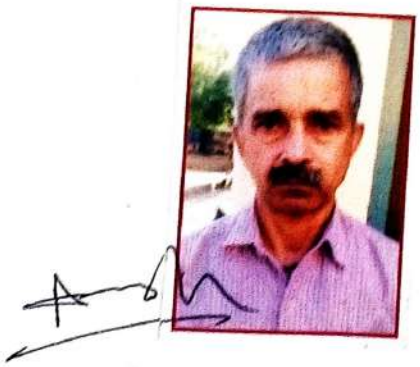
1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

OASISOPUS REALTY PVT. LTD

(Authorized Signatory)



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INDIA NON JUDICIAL

IN-UP91635011025191W

Government of Uttar Pradesh

e-Stamp

Certificate No.	:	IN-UP91635011025191W
Certificate Issued Date	:	11-Mar-2024 01:10 PM
Account Reference	:	NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	:	SUBIN-UPUP14114604792557828851055W
Purchased by	:	OASISOPUS REALTY PVT LTD BY SHARAD KUMAR
Description of Document	:	Article 23 Conveyance
Property Description	:	AGRICULTURE LAND SITUATED AT VILL-JARAUDA MUZAFFARNAGAR
Consideration Price (Rs.)	:	
First Party	:	YASHOMITRA ESTATE AND REALTY PVT LTD BY ANAND
Second Party	:	OASISOPUS REALTY PVT LTD BY SHARAD KUMAR
Stamp Duty Paid By	:	OASISOPUS REALTY PVT LTD BY SHARAD KUMAR
Stamp Duty Amount(Rs.)	:	1,84,000 (One Lakh Eighty Four Thousand only)

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

E-STAMP
LOCKED BY.....

IN-UP91635011025191W

Please write or type below this line

RD 0026315095

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

OASISOPUS REALTY PVT LTD BY SHARAD KUMAR OASISOPUS REALTY PVT LTD BY SHARAD KUMAR OASISOPUS REALTY PVT LTD BY SHARAD KUMAR OASISOPUS REALTY PVT LTD BY SHARAD KUMAR

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1. **Yashomitra Estate & Reality Pvt. Ltd.** (CIN No. U70100MH1997PTC106281 / PAN No AAACY2070P), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V Road, Goregaon West, Mumbai-400038 (MH)

2. **Yesh Development & Reality Pvt. Ltd.** (CIN No. U70200MH1997PTC109013 / PAN No AAACY1709P), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V Road, Goregaon West, Mumbai-400038 (MH)

3. **Yogee Reality & Finance Pvt. Ltd.** (CIN No. U70200MH1997PTC106646 / PAN No AAACY2071N), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V Road, Goregaon West, Mumbai-400038 (MH)

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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all aforesaid companies represented through their authorized signatory Sh. Anand Singh Bisht S/O Sh. Bache Singh Bisht R/O 708/650, Pragati Vihar, Dharampur-1, Dehradun, Uttarakhand [Adhar Card NO. 747220647636 Mobile No. 9412998687] who has been duly authorized vide Board Resolution dated 30-08-2022, hereinafter collectively referred as "**Vendors**" which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, permitted assigns and successors in interest;

ALONGWITH

SAHARA CITY HOMES MUZAFFARNAGAR, a partnership firm duly registered with Registrar of Firms, Lucknow (U.P.), having its registered office at Sahara India Center, 2, Kapoorthala Complex, Aliganj, Lucknow-226024 through its managing partner Sahara Prime City Ltd., a company duly registered as per the provision of Companies Act 1956, having its registered office at 2, Kapoorthala Complex, Aliganj, Lucknow appointed to act as a managing partner of the firm through its authorized signatory Sh. Anand Singh Bisht S/o Sh. Bache Singh Bisht R/o 708/650, Pragati Vihar, Dharampur-I, Dehradun, Uttarakhand [Adhar Card No.747220647636 Mobile No.9412998687] who has been duly authorized vide authorization letter dated 07-09-2022, hereinafter referred as "CONFIRMING PARTY", which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and successors in interest

1. Yashoomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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पृष्ठ विलेख 52

आवेदन सं०: 202400708009952

विक्रय पत्र

वही स०: 1 रजिस्ट्रेशन स०: 4458 वर्ष: 2024

प्रतिफल- 2413600 स्टाम्प शुल्क- 184000 बाजारी मूल्य - 2624000 पंजीकरण शुल्क - 26240 प्रतिलिपिकरण शुल्क - 100 योग : 26340

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

आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि

श्री, यशोमित्रा एस्टेट एंड रियलिटी प्रा० लि० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 11/03/2024 एवं 03:17:13 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक :सदर प्रथम
मुजफ्फरनगर
11/03/2024

अनिल सिंह लिपिक
निबंधक लिपिक
11/03/2024

प्रिंट करें

कार्यालय उप-निबन्धक प्रथम, मुजफ्फरनगर

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AND

OASISOPUS REALTY PRIVATE LIMITED (CIN NO. **U68200DL2023PTC422797** / PAN No. **AAECO2293A**) incorporated under the Companies Act, 2013, F-37C, RADHEY MOHAN DRIVE, FATEHPUR BERI, SAWAN PUBLIC SCHOOL, SOUTH WEST DELHI, SOUTH WEST DELHI -110074, DELHI through authorized signatory Sh. Sharad Kumar S/o Sh. Naresh Kumar R/o 1118, Ward No. 11, Hasanpur, Palwal, Haryana [Adhar Card No.854244036603 Mobile No. 9999408525] who has been duly authorized vide Board of Resolutions of date 14-12-2023, hereinafter referred as the "**Vendee",** which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and the successors in interest.

WHEREAS the Vendors are the lawful owners and in possession of and otherwise having sufficient rights, title and interest in land parcel situate in Village Jaroda, Tehsil Sadar, Distt. Muzaffarnagar total admeasuring **0.0477** Hect. (0.11787 Acres) detailed below:

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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Details of land						
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share	Sold Area in Hect.
1	651	1452M	0.0150	0.0075	0.0075	0.0075
		1462	0.1945	0.0402	1543/1945	0.0402
				Total		0.0477 Hect.

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

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

AND WHEREAS the Vendee has approached both the Vendors and the Confirming Party and has expressed desire to purchase the land and the Vendors and Confirming Party have agreed to sell the said Land to the Vendee, for a consideration of **Rs.24,13,620/- (Rupees Twenty Four Lakhs Thirteen Thousands Six hundred Twenty only).**

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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आवेदन सं०: 20240007080009952

बही सं०: 1 रजिस्ट्रेशन सं०: 4458 वर्ष: 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि के प्रलेखानुसार सबत

विक्रेता: 1

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 3

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 5

श्री ओऐसिसओप्रेस रियल्टी प्रा० लि० के द्वारा शरद कुमार, पुत्र श्री नरेश कुमार

निवासी: 1148 वार्ड नं० 11 हसनपुर पलवल हरियाणा

व्यवसाय: अन्य

उप-निबन्धक सदर

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5 7

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

That in consideration of the sum of **Rs.24,13,620/- (Rupees Twenty Four Lakhs Thirteen Thousands Six hundred Twenty only)** paid by the Vendee to the Vendors and Confirming Party, as detailed at the bottom of this deed, receipt whereof the Vendors do hereby admit and acknowledge and the Confirming Party hereby relinquishes all their rights and interest in the said Land.

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

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

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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ने निशानात स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री सतीश कश्यप, पुत्र श्री श्रीपाल सिंह

निवासी: तहसील सदर मुजफ्फरनगर

व्यवसाय: वकालत

पहचानकर्ता : 2

श्री लक्ष्मीकान्त, पुत्र श्री चंद्रभान सिंह

निवासी: न्यू गोविन्दपुरी कंकरखेड़ा मेरठ

व्यवसाय: नौकरी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रस्तावित पक्ष साक्षियों के निशान अंगूठे नियमानुसार लिए गए है। टिप्पणी :विक्रेता/विक्रेतागण ने अपने ध्यान में विलेख में वर्णित प्रतिफल की धनराशि के सम्बन्ध में अपनी सहमति प्रदान की व विलेख का रजिस्ट्रेशन करने का आग्रह किया। अतः रजिस्ट्रेशन मैनुअल नियम 241 के तहत रजिस्ट्रेशन किया गया।

अनिरुद्ध कुमार गहलत
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
11/03/2024

अनिल सिंह लिपिक
निबंधक लिपिक मुजफ्फरनगर
11/03/2024

[प्रिंट करें]

उप-निबन्धक प्रथम, मुजफ्फरनगर

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

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

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

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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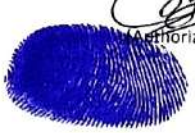

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6. That the Vendee is purchasing the aforesaid land on 'as is where is' and whatever their basis having full knowledge related to the land.

7. That the Vendors and the Confirming Party hereby declare that they are duly authorized and have the necessary authority to sell the land and also acknowledge that there is no statutory bar or prohibition to sell or transfer the land.

8. That the Hon'ble Supreme Court of India, in case titled SEBI vs. Sahara India Real Estate Corporation Ltd and others, vide order dated 11.07.2016, has granted its permission to the Vendor/s to sell the said Land on conditions detailed and mentioned therein. The order of the Supreme Court at page 3 is reproduced verbatim, "...In the circumstances, we modify our order issued earlier and permit Sahara to sell the properties owned by them subject to the condition that such sales are not for a price less than 90% of the circle rate stipulated for the area in which the properties are situate. Needless to say that the sale price so recovered by Sahara shall be deposited in the entirety less expenses, TDS and all other applicable taxes in the SEBI-Sahara Account." Accordingly, the Vendee is paying the agreed consideration to the Vendors and therefore, the responsibility to deposit the entire consideration as per directions of the Hon'ble Supreme Court is of the Vendors and the Vendee has nothing to do with the same. Copy of the aforesaid order is attached with this Sale Deed as Annexure-1.

1.Yashomitra Estate & Reality Pvt Ltd 2. Yash Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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

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

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

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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

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

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

15. That the Vendors and the Confirming Party herein shall clear all dues i.e. property tax, water and electricity charges, interests/penalties, if any or other dues and demands of the concerned authorities as per the bills received from the concerned authorities or any assessment made or to be made by the authority/department concerned in respect of the said Land up to the date of registration of the sale deed of the said Land, and post registration, any such demands/dues raised with respect to subsequent period i.e. post registration, shall be borne and paid by the Vendee. However, if any dues, taxes,

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charges, levies, demands, penalties are found pending and/or payable for the period up to the date of handing over of actual physical possession of the said Land, even if the same are received/raised, at a later stage after execution of the sale deed, then the same shall also be borne and paid by the Vendors and the Confirming Party only. The Vendors and the Confirming Party agree to keep the Vendee harmless, and indemnified against all claims and demands contrary to the above.

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

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

1. Kashmitra Estate & Reality Pvt Ltd 2. Yash Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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

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

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

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

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

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22. That the Vendors hereby accepts and acknowledges that it has received the aforesaid consideration from the Vendee and nothing is outstanding against the sale consideration.

23. The Balance Sale Consideration of **Rs.24,13,620/-** (Rupees Twenty Four Lakhs Thirteen Thousands Six hundred Twenty only) is being paid in the following manner, the receipt of which the seller hereby acknowledges and nothing is outstanding against the sale consideration.

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favor of
1	155124 155121	OASISOPUS REALTY PRIVATE LIMITED	402270 402270	11-03-24 11-07-24	Yes Bank, Saket, New Delhi	Yashomitra Estate & Reality Pvt. Ltd.
2	155125 155122	OASISOPUS REALTY PRIVATE LIMITED	402270 402270	11-03-24 11-07-24	Yes Bank, Saket, New Delhi	Yesh Development & Reality Pvt. Ltd.
3	155123 155120	OASISOPUS REALTY PRIVATE LIMITED	402270 402270	12-03-24 11-07-24	Yes Bank, Saket, New Delhi	Yogee Reality & Finance Pvt. Ltd.

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

OASISOPUS REALTY PVT. LTD

(Authorized Signatory)

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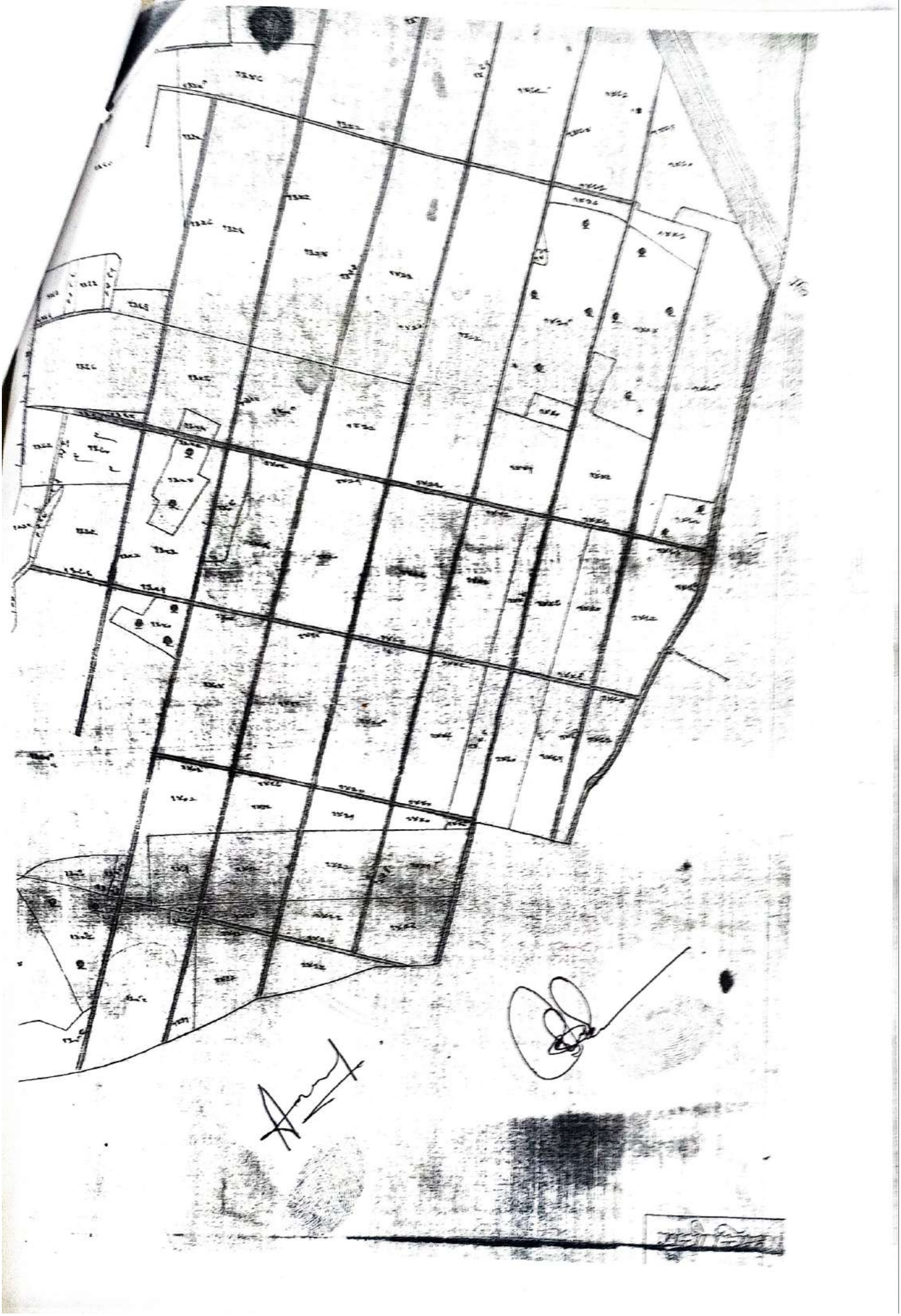

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IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands at the place on the day, month and year mentioned first hereinabove in front of following witnesses:

1.Yashomitra Estate & Reality Pvt Ltd 2. Yesh Development & Reality Pvt Ltd 3. Yogee Reality & Finance Pvt Ltd 4. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

OASISOPUS REALTY PVT. LTD

(Authorized Signatory)

Witness.....

Witness.....

Laxmikant
S/o Sh. Chandra Bhan Singh
R/o 484/16, New Govind puri
Kankar khera, Meerut (U.P.)

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

Drafted by : Mayank Kamboj Advocate, Tehsil Sadar Muzaffarnagar
Dated: 11-03-2024

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

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आवेदन सं०: 20240078009952

बही संख्या 1 जिल्द संख्या 14222 के पृष्ठ 265 से 296 तक क्रमांक 4458 पर दिनाँक 11/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरपुर
11/05/2024

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