

S.R.-II
MZN

4005

SALE DEED

Jurisdiction :- Sub-Registrar -I, Muzaffarnagar (U.P.)
Total Land Area :- 3.0353 Hectare
Situating at :- Village Jarauda, Tehsil Sadar, District Muzaffarnagar
Valuation :- Rs. 8,04,42,800/-
Sale Consideration :- Rs. 7,40,08,485/-
Total Stamp :- Rs. 56,31,010/-
Circle Rate :- 500Sqm x 5500/- per Sqm =27,50,000/-
500Sqm x 2750 per Sqm =13,75,000/-
2.9353 Hect. x 2,60,00,000/- per Hect. = 7,63,17,800/-

Page :- 17
V Code :- 1057

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

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishkaanta Estate & Reality Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFOTECH LLP





INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP91638069886802W

e-Stamp

Certificate No.	: IN-UP91638069886802W	₹50,39,500
Certificate Issued Date	: 11-Mar-2024 01:11 PM	
Account Reference	: NEWIMPACC (SV) up14114604/ MUZAFFARNAGAR/ UP-MJF	
Unique Doc. Reference	: SUBIN-UPUP1411460479211116260483W	
Purchased by	: NUMAX INFRA TECH LLP BY SHARAD KUMAR	
Description of Document	: Article 23 Conveyance	
Property Description	: AGRICULTURE LAND SITUATED AT VILL JARAUDA MUZAFFARNAGAR	
Consideration Price (Rs.)		
First Party	: KARVINDA ESTATE AND FINANCE PVT LTD BY ANAND SINGH	
Second Party	: NUMAX INFRA TECH LLP BY SHARAD KUMAR	
Stamp Duty Paid By	: NUMAX INFRA TECH LLP BY SHARAD KUMAR	
Stamp Duty Amount(Rs.)	: 50,39,500 (Fifty Lakh Thirty Nine Thousand Five Hundred only)	



सत्यमेव जयते

₹50,39,500



E-STAMP Locked By

IN-UP91638069886802W

Please write or type below this line

[Handwritten signature]



[Handwritten signature]



IRID 0026315096

Statutory Alert:

- The authenticity of the Stamp certificate should be verified at 'www.ehotestamp.com' or using e-Stamp Mobile App of Stock Holding.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

INDIA NON JUDICIAL
Government of Uttar Pradesh



IN-UP91740174066752W

e-Stamp

Certificate No.

: IN-UP91740174066752W

₹5,91,500

Certificate Issued Date

: 11-Mar-2024 01:37 PM

Account Reference

: NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF

Unique Doc. Reference

: SUBIN-UPUP1411460479233308647213W

Purchased by

: NUMAX INFRA TECH LLP BY SHARAD KUMAR

Description of Document

: Article 23 Conveyance

Property Description

: AGRICULTURE LAND SITUATED AT VILL JARAUDA MUZAFFARNAGAR

Consideration Price (Rs.)

First Party

: KARVINDA ESTATE AND FINANCE PVT LTD BY ANAND SINGH

Second Party

: NUMAX INFRA TECH LLP BY SHARAD KUMAR

Stamp Duty Paid By

: NUMAX INFRA TECH LLP BY SHARAD KUMAR

Stamp Duty Amount (Rs.)

: 5,91,500

(Five Lakh Ninety One Thousand Five Hundred only)



सत्यमेव जयते



₹5,91,500

E-STAMP
Locked By

IN-UP91740174066752W

Please write or type below this line

AS

[Signature]

IRID 0026315099

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shikastamp.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.

1. **Karvinda Estate & Finance Pvt. Ltd.** (CIN No. U70100MH1997PTC107408 / PAN No AABCK8640A), 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. **Paanini Estate & Realty Pvt. Ltd.** (CIN No. U70100MH1997PTC106433 / PAN No AADCP1362L), 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. **Paanini Development & Realty Pvt. Ltd.** (CIN No. U70100MH1997PTC111636 / PAN No AABCD8859J), 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nrpa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)



NUMAX INFOTECH LLP



(Authorized Signatory)



आवेदन सं०: 202400708009938

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 4005

वर्ष: 2024

प्रतिफल- 74008485 स्थाप्य शुल्क- 5631010 बाजारी मूल्य - 80443000 पंजीकरण शुल्क - 804430 प्रतिलिपिकरण शुल्क - 160 योग : 804590

श्री करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० द्वारा
आनन्द बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बबु सिंह बिष्ट
व्यवसाय : अन्य
निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून




श्री. करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 11/03/2024 एवं
02:57:55 PM बजे
निबंधन हेतु पेश किया।

आनन्द बिष्ट अधिकृत पदाधिकारी/
प्रतिनिधि

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

संजय कुमार प्रभारी
उप निबंधक :सदर द्वितीय
मुजफ्फरनगर
11/03/2024

अमित कुमार गौतम
निबंधक लिपिक
11/03/2024



3

4. **Kasturee Reality & Development Pvt. Ltd.** (CIN No. U72200MH1997PTC109838 / PAN No. AACCK2563R), 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)

5. **Keshava Estate & Realty Pvt. Ltd.** (CIN No. U70200MH1997PTC106752 / PAN No AACCK2564J), 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)

6. **Kireeta Reality & Finance Pvt. Ltd.** (CIN No. U70100MH1997PTC109803 / PAN No AABCK9170D), 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriya Estate & Investment Pvt. Ltd. 10. Nriya Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INERTTECH LLP

(Authorized Signatory)



वही सं०: 1

रजिस्ट्रेशन सं०: 4005

वर्ष: 2024

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

विक्रेता: 1

श्री करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० के द्वारा आनन्द बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2



श्री पानिनी एस्टेट एंड रिपब्लिकी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 3



श्री पानिनी डेवलेपमेंट एंड रिपब्लिकी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4



श्री कस्तुरी रिपब्लिकी एंड डेवलेपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 5



श्री कस्तुरी रिपब्लिकी एंड डेवलेपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 6



श्री करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 7



श्री कृपा डेवलेपमेंट एंड रिपब्लिकी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 8



- 7. Kripa Development & Reality Pvt. Ltd. (CIN No. U70100MH1997PTC109115) / PAN No AACCK2561P), 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)
- 8. Niroopa Reality & Finance Pvt. Ltd. (CIN No. U70200MH1997PTC105211 / PAN No AABCN8453E), 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)
- 9. Nishikaanta Estate & Reality Pvt. Ltd. (CIN No. U70200MH1997PTC109711 / PAN No AABCN8459Q), 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireets Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nripa Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INERATECH LLP

(Authorized Signatory)



विक्रेता: 8

श्री निरुपा रियलिटी एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 9



10. Nriiga E...

श्री निशिकाल एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 10



श्री त्रिगा एस्टेट एंड इन्वेसमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 11



श्री नूपा एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 12



श्री ओला एस्टेट एंड डेवलेपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 13



श्री निरुपा रियलिटी एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 14



श्री श्रीभूकार रियलिटी एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 15



श्री कुशा डेवलेपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 16



10. **Nrigo Estate & Investment Pvt. Ltd.** (CIN No. U70100MH1997PTC105199 / PAN No AABCN8457A), 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)
11. **Nripa Estate & Reality Pvt. Ltd.** (CIN No. U70200MH1997PTC112313 / PAN No AABCN8454D), 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)
12. **Olga Estate & Development Pvt. Ltd.** (CIN No. U70100MH1997PTC107110 / PAN No AAACO6405C), 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nrigo Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kushe Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INERATEGI LLP

(Authorized Signatory)



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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

क्रेता: 1



श्री नुमक्स इन्फोटेक एत एत पी के द्वारा शरद कुमार, पुत्र श्री नरेश कुमार

निवासी: 1118 वाई न० 11 हसनपुर पलवल हरियाणा

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1



श्री मधक कम्बोज, पुत्र श्री श्रीपाल सिंह

निवासी: तहसील सदर मुजफ्फरनगर

व्यवसाय: वकासत

पहचानकर्ता : 2



श्री लक्ष्मीकान्त, पुत्र श्री चन्द्रभान सिंह

निवासी: न्यू गोविन्द पूरी कंकरखेडा मेरठ

व्यवसाय: नौकरी



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

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

संजीव कुमार प्रभारी
उप निबंधक : सदर द्वितीय
मुजफ्फरनगर
11/03/2024

अमित कुमार शीतम
निबंधक लिपिक मुजफ्फरनगर
11/03/2024



13. Omar Finance & Leasing Pvt. Ltd. (CIN No. U65910MH1997PTC108534 / PAN No AAACOG407A), 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)

14. Omkaar Realty & Leasing Pvt. Ltd. (CIN No. U70200MH1997PTC105275 / PAN No AAACOG406B), 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)

15. Kusha Development & Realty Pvt. Ltd. (CIN No. U45200MH1997PTC109837 / PAN No AACCK2562Q), a Company registered under the Companies Act 1956, having its registered office at 25, Vakharia Industrial Estate, Ram Mandir Road, Goregaon West, Mumbai (MH),

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishkaanta Estate & Realty Pvt. Ltd. 9. Nripa Estate & Investment Pvt. Ltd. 10. Nripa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUVAX INFRA TECH LLP

(Authorized Signatory)



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 respective Board Resolutions (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 MUZZFARNAGAR, 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

1. Karvinda Estate & Finance Pvt. Ltd.
2. Paanini Estate & Realty Pvt. Ltd.
3. Kasturee Realty & Development Pvt. Ltd.
4. Keshava Estate & Realty Pvt. Ltd.
5. Kireeta Realty & Finance Pvt. Ltd.
6. Kripa Development & Realty Pvt. Ltd.
7. Niroopa Realty & Finance Pvt. Ltd.
8. Nishikaanta Estate & Realty Pvt. Ltd.
9. Nripa Estate & Investment Pvt. Ltd.
10. Nripa Estate & Realty Pvt. Ltd.
11. Olga Estate & Development Pvt. Ltd.
12. Omar Finance & Leasing Pvt. Ltd.
13. Omkar Realty & Leasing Pvt. Ltd.
14. Kusha Development & Realty Pvt. Ltd.
15. Paanini Development & Realty Pvt. Ltd.
16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



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

AND

NUMAX INFRA TECH LLP (LLP NO. **ACE-8268/** PAN No. **AAWFN1862F**), incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008, F-37C, RADHEY MOHAN DRIVE, ASOLA, FATEHPUR BERI, SAWAN PUBLIC SCHOOL, F55VXM ASOLA HOMES NEW DELHI-110074 through its authorized signatory Sh. Sharad Kumar S/o Sh. Naresh Kumar R/O 1118, Ward No. 11,

1. Karvinda Estate & Finance Pvt. Ltd.
2. Paanini Estate & Realty Pvt. Ltd.
3. Kasturee Realty & Development Pvt. Ltd.
4. Keshava Estate & Realty Pvt. Ltd.
5. Kiroeta Realty & Finance Pvt. Ltd.
6. Kripa Development & Realty Pvt. Ltd.
7. Niroopa Realty & Finance Pvt. Ltd.
8. Nishikaanta Estate & Realty Pvt. Ltd.
9. Nriaga Estate & Investment Pvt. Ltd.
10. Nripa Estate & Realty Pvt. Ltd.
11. Olga Estate & Development Pvt. Ltd.
12. Omar Finance & Leasing Pvt. Ltd.
13. Omkaar Realty & Leasing Pvt. Ltd.
14. Kusha Development & Realty Pvt. Ltd.
15. Paanini Development & Realty Pvt. Ltd.
16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



Jasanpur, 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 total admeasuring 3.0353 Hect. (7.500 Acre) situated in Village Jarauda, Pargana and Tehsil Sadar, Distt. Muzaffarnagar as per following details:

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriya Estate & Investment Pvt. Ltd. 10. Nriya Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)



NUMAX INFRA TECH LLP



(Authorized Signatory)



Details of land						
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share	Area Sold In Hect.
1	167	1469M	0.0280	0.0280	Nil	0.0280
2		1469M	0.0290	0.0290	Nil	0.0290
3		1469M	1.3925	1.0645	3280/13925	1.0645
4		1425/3	2.3580	4938/23580	18642/23580	0.4938
5		1454	1.3270	2195/13270	11075/13270	0.2195
6		1439/1	1.8690	9826/18690	8864/18690	0.9826
7		1424M	0.2590	1963/2590	627/2590	0.1963
9		1467	0.0975	216/975	759/975	0.0216
			Total	3.0353 Hect.		3.0353 Hect.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nripa Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMANIMPLATECH LLP

(Authorized Signatory)



AND WHEREAS out of the total land described as above, the Vendors are hereby willing to sell the entire land as above mentioned (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.7,40,08,485/- (Rupees Seven Crores Fourty Lakhs Eight Thousand Four Hundred Eighty Five only).**

- 1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kesturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



AND WHEREAS out of the total land described as above, the Vendors are hereby willing to sell the entire land as above mentioned (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.7,40,08,485/- (Rupees Seven Crores Fourty Lakhs Eight Thousand Four Hundred Eighty Five only).

- 1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFOTECH LLP

(Authorized Signatory)



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

1. That in consideration of the sum of Rs.7,40,08,485/- (Rupees Seven Crores Fourty Lakhs Eight Thousand Four Hundred Eighty Five 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.
2. 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.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nrija Estate & Investment Pvt. Ltd. 10. Nrija Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



3. 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.
4. 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.
5. 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.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffamagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP



(Authorized Signatory)



6. 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.
7. That the Vendee is purchasing the aforesaid land on 'as is where is 'and whatever there basis having full knowledge related to the land.
8. 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.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



[Authorized Signatory]

NUMAX INFOTECH LLP

[Authorized Signatory]



9. 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 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kiroeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriga Estate & Investment Pvt. Ltd. 10. Nrifa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMA TREBATECH LLP

(Authorized Signatory)



10. 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.

11. 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.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishkaanta Estate & Realty Pvt. Ltd. 9. Nrija Estate & Investment Pvt. Ltd. 10. Nrija Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFOTECH LLP

(Authorized Signatory)



12. 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.

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

14. 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.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Hiroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)



NUMAX INFRA TECH LLP



(Authorized Signatory)



15. 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.

16. 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 upto 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, charges, levies, demands, penalties

1. Karvinda Estate & Finance Pvt. Ltd.
2. Paanini Estate & Realty Pvt. Ltd.
3. Kasturee Realty & Development Pvt. Ltd.
4. Keshava Estate & Realty Pvt. Ltd.
5. Kirista Realty & Finance Pvt. Ltd.
6. Kripa Development & Realty Pvt. Ltd.
7. Niroopa Realty & Finance Pvt. Ltd.
8. Nishikaanta Estate & Realty Pvt. Ltd.
9. Nriya Estate & Investment Pvt. Ltd.
10. Nriya Estate & Realty Pvt. Ltd.
11. Olga Estate & Development Pvt. Ltd.
12. Omar Finance & Leasing Pvt. Ltd.
13. Omkaar Realty & Leasing Pvt. Ltd.
14. Kusha Development & Realty Pvt. Ltd.
15. Paanini Development & Realty Pvt. Ltd.
16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)



NUMAX INERTECH LLP



(Authorized Signatory)



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.

17. 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.

18. 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niropo Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriya Estate & Investment Pvt. Ltd. 10. Nriya Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar



All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



19. 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.

20. 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 Lucknow shall have jurisdiction to entertain any dispute arising out of or concerning the sale deed between the Vendors, Confirming Party and the Vendee.

21. 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.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriega Estate & Investment Pvt. Ltd. 10. Nripa Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)



NUMAX INFRA TECH LLP



(Authorized Signatory)



That an amount of Rs.7,40,085/- (Rupees Seven Lakh Fourty Thousand Eighty Five only) on behalf of Numax Infratech LLP has been deducted on account of TDS and the same shall be deposited into the Government Account vide Challans attached.

22. That after adjustment of part advance of Rs. 2,40,00,000/- (Rupees Two Crores Forty Lakhs Only) as per table below the balance consideration amount (less TDS) is Rs.4,92,68,400/- (Rupees Four Crores Ninety Two Lakhs Sixty Eight Thousand Four Hundred Only). The details of the advance payment and adjustment thereof is as per the table below:

1. Karvinda Estate & Finance Pvt. Ltd.
2. Paanini Estate & Realty Pvt. Ltd.
3. Kasturee Realty & Development Pvt. Ltd.
4. Keshava Estate & Realty Pvt. Ltd.
5. Kiroeta Realty & Finance Pvt. Ltd.
6. Kripa Development & Realty Pvt. Ltd.
7. Niroopa Realty & Finance Pvt. Ltd.
8. Nishikaanta Estate & Realty Pvt. Ltd.
9. Nrija Estate & Investment Pvt. Ltd.
10. Nrija Estate & Realty Pvt. Ltd.
11. Olga Estate & Development Pvt. Ltd.
12. Omar Finance & Leasing Pvt. Ltd.
13. Omkaar Realty & Leasing Pvt. Ltd.
14. Kusha Development & Realty Pvt. Ltd.
15. Paanini Development & Realty Pvt. Ltd.
16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

NUMAX INFRA TECH LLP


(Authorized Signatory)




(Authorized Signatory)

24

Sale Consideration	Amount Paid as advance	DD/CH. No.	Dated	Partial adjustment Amount	Seller Details	Balance Amount
Rs.7,40,08,485	60,00,000/-	DD-49101	6.9.23	40,00,000/-	Karvinda Estate & Finance Pvt.Ltd.	Rs.4,92,68,400
	60,00,000/-	DD-49100	6.9.23	40,00,000/-	Paanini Estate & Reality Pvt. Ltd.	
	60,00,000/-	DD-49097	6.9.23	40,00,000/-	Kasturee Realty & Development Pvt. Ltd	

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Realty & Finance Pvt. Ltd. 8. Nishkaanta Estate & Reality Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



	60,00,000/-	DD-49096	6.9.23	40,00,000/-	Keshava Estate & Reality Pvt. Ltd.	
	60,00,000/-	DD-49098	6.9.23	40,00,000/-	Kireeta Reality & Finance Pvt. Ltd.	
	60,00,000/-	DD-49099	6.9.23	40,00,000/-	Kripa Development & Reality Pvt. Ltd.	
Rs.7,40,08,485	2,40,00,000					Rs.4,92,68,400/-

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishkaanta Estate & Reality Pvt. Ltd. 9. Nripa Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

NUMAX INTERIOR LLP

(Authorized Signatory)



(Authorized Signatory)

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
1.	004204 004221	NUMAX INFRATECH LLP	442280 442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Karvinda Estate & Finance Pvt Ltd.
2.	004205 004222	NUMAX INFRATECH LLP	442280 442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Paanini Estate & Reality Pvt. Ltd.
3.	004206 004219	NUMAX INFRATECH LLP	442280 442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Kasturee Reality & Development Pvt. Ltd

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nriaga Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INF RATECH LLP

(Authorized Signatory)



Details of Payment

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
4.	004207 004220	NUMAX INFRATECH LLP	442280 442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Keshava Estate & Reality Pvt. Ltd.
5.	004208 004223	NUMAX INFRATECH LLP	442280 442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Kireeta Reality & Finance Pvt. Ltd.
6.	004209 004224	NUMAX INFRATECH LLP	442280 442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Kripa Development & Reality Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nriaga Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olgo Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)



NUMAX INFRATECH LLP

(Authorized Signatory)



Details of Payment

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
7.	004210 004225	NUMAX INFRATECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Niroopa Reality & Finance Pvt. Ltd.
8.	004211 608171	NUMAX INFRATECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Nishikaanta Estate & Realty Pvt. Ltd.
9.	004212 608172	NUMAX INFRATECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Nruga Estate & Investment Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nruga Estate & Investment Pvt. Ltd. 10. Nruga Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

NUMAX INFRATECH LLP


(Authorized Signatory)





(Authorized Signatory)

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
10.	004213 608173	NUMAX INFRA TECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Nripa Estate & Reality Pvt. Ltd.
11.	004214 608174	NUMAX INFRA TECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Olga Estate & Development Pvt. Ltd.
12.	004215 608175	NUMAX INFRA TECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Omar Finance & Leasing Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishkaanta Estate & Reality Pvt. Ltd. 9. Nriya Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muradnagar

All Companies & Confirming Party Authorized Signatory

NUMAX INFRA TECH LLP


(Authorized Signatory)





(Authorized Signatory)

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
13.	004216 608176	NUMAX INFRA TECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Omkaar Reality & Leasing Pvt. Ltd.
14.	004217 608177	NUMAX INFRA TECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Kusha Development & Reality Pvt. Ltd
15.	004218 608178	NUMAX INFRA TECH LLP	2442280 2442280	11.03.2024 11.07.2024	Yes Bank, Saket, New Delhi	Paanini Development & Reality Pvt. Ltd

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. Nrija Estate & Investment Pvt. Ltd. 10. Nrija Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar



All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX INFRA TECH LLP

(Authorized Signatory)



23. 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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Karkuree Realty & Development Pvt. Ltd. 4. Ashwini Estate & Realty Pvt. Ltd. 5. Kireeta Realty & Finance Pvt. Ltd. 6. Kriya Development & Realty Pvt. Ltd. 7. Nirroopa Realty & Finance Pvt. Ltd. 8. Nishkaanta Estate & Realty Pvt. Ltd. 9. Nriya Estate & Investment Pvt. Ltd. 10. Nriya Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Ottar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kasha Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Musaffarnagar

All Companies & Confirming Party Authorised Signatory

NUMAX INFRA TECH LLP


(Authorized Signatory)



(Authorized Signatory)

त. (2) विक्रय 11/03/24
प क्रय करने का प्रयोजन...
क्रेता का नाम व पूरा पता NUMEX INFRA TECH LLP
By SHARAD KUMAR
की धनराशि 10/-
[Signature]







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. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Realty Pvt. Ltd. 3. Kasturee Realty & Development Pvt. Ltd. 4. Keshava Estate & Realty Pvt. Ltd. 5. Kiranta Realty & Finance Pvt. Ltd. 6. Kripa Development & Realty Pvt. Ltd. 7. Nirroopa Realty & Finance Pvt. Ltd. 8. Nishikaanta Estate & Realty Pvt. Ltd. 9. Nriya Estate & Investment Pvt. Ltd. 10. Nriya Estate & Realty Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Realty & Leasing Pvt. Ltd. 14. Kushi Development & Realty Pvt. Ltd. 15. Paanini Development & Realty Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Part: Authorized Signatory



[Handwritten Signature]

(Authorized Signatory)

NUMAX INFOTECH LLP

[Handwritten Signature]
(Authorized Signatory)



Witness..... *[Handwritten Signature]*

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

Witness.....

[Handwritten Signature]
MAYANK KAMBOJ
Advocate
Sant No.-45,46, Tehsil Sadar
Muzaffarnagar

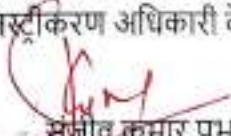
Drafted by: Mayank Kamboj Advocate, Tehsil Sadar, Muzaffarnagar (UP)
Dated: 11-03-2024

[Handwritten Signature]
MAYANK KAMBOJ
Advocate
Sant No.-45,46, Tehsil Sadar
Muzaffarnagar

आवेदन सं०: 202400708009938

बही संख्या 1 जिल्द संख्या 10505 के पृष्ठ 197 से 262 तक क्रमांक 4005 पर
दिनांक 11/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


संजीव कुमार प्रभारी
उप निबंधक : सदर द्वितीय
मुजफ्फरनगर
11/03/2024

प्रिंट करें

