

19523



**SALE DEED**

Jurisdiction :- Sub-Registrar-I, Muzaffarnagar (U.P.)  
 Total Land Area :- 4.4195 Hectare  
 Situated at :- Village Jarauda, Tehsil Sadar, District Muzaffarnagar  
 Valuation :- Rs. 3,75,65,750/-  
 Sale Consideration :- Rs 3,38,09,175/-  
 Total Stamp :- Rs.26,30,000/-  
 Circle Rate :- Rs. 85,00000/- per Hect.  
 Page :-  
 V Code :-

**काथलिन**  
**S.R.-I**  
**MZN.**

74

THIS DEED OF SALE is made on this 18th day of the month of November, 2023 in between:-

**KARVINDA ESTATE & FINANCE PV.TLTD.**  
  
Auth.Siga.

**NIROOPA REALITY & FINANCE PVT. LTD.**  
  
Authorised Signatory

**SAHARA CITY HOMES**  
  
Auth. Sign.

**PAANINI ESTATE & REALITY PV.TLTD.**  
  
Authorised Signatory

**Nishikaanta Estate & Realty Pvt. Ltd.**  
  
Auth.Sign.

**For SPARKSTONE REALTY LLP**  
  
Authorised Signatory

**For Paanini Development & Realty Pvt. Ltd.**  
  
Auth. Signatory

**For Nruga Estate & Investment Pvt. Ltd.**  
  
Auth. Signatory

**Kasturee Realty & Development Pvt. Ltd.**  
  
Authorised Signatory

**NRIPA ESTATE & REALITY PVT. LTD.**  
  
Auth. Sign.



**Keshava Estate & Realty Pvt. Ltd.**  
  
Authorised Signatory

**For Olga Estate & Development Pvt. Ltd.**  
  
Auth. Signatory

**KIREETA REALITY & FINANCE PVT. LTD.**  
  
Authorised Signatory

**For Omar Finance & Leasing Pvt. Ltd.**  
  
Auth. Signatory

**Kripa Development & Realty (P) Ltd.**  
  
Authorised Signatory

**For Omkaar Realty & Leasing Pvt. Ltd.**  
  
Auth. Signatory

**For KIRANA DEVELOPMENT & REALITY PVT. LTD.**  
  
Authorised Signatory

GANARA CITY HOMES

Plot No. 10

TO BE BUILT BY

Authorized Signatory





INDIA NON JUDICIAL



IN-UP11074004346652V

Government of Uttar Pradesh

e-Stamp

₹26,30,000

Certificate No.	: IN-UP11074004346652V
Certificate Issued Date	: 22-Dec-2023 02:45 PM
Account Reference	: NEWIMPACC (SV) up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	: SUBIN-UPUP1411460406367631148437V
Purchased by	: SPARKSTON REALTY LLP BY SHARAD KUMAR
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND SITUTED AT VILL-JARAUDA KH NO-1422 ETC MUZAFFARNAGAR
Consideration Price (Rs.)	: KARVINDA ESTATE AND FIN PVT LTD ETC BY A S BISHI
First Party	: SPARKSTON REALTY LLP BY SHARAD KUMAR
Second Party	: SPARKSTON REALTY LLP BY SHARAD KUMAR
Stamp Duty Paid By	: 26,30,000
Stamp Duty Amount(Rs.)	: (Twenty Six Lakh Thirty Thousand only)

सत्यमेव जयते



₹26,30,000



E-STAMP LOCKED BY

For Olga Estate & Development Pvt. Ltd

IN-UP11074004346652V

Please write or type below this line

KARVINDA ESTATE & FINANCE PV.TLTD.

Auth. Sign.

KIREETA REALTY & FINANCE PVT. LTD.

Authorized Signatory

For Omar Finance & Leasing Pvt. Ltd

Auth. Sign.

PAANINI ESTATE & REALTY PV.TLTD.

Authorized Signatory

Kripa Development & Realty (P) Ltd.

Authorized Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD.

Authorized Signatory

For Paanini Development & Realty Pvt. Ltd.

Auth. Signatory

NIROOPA REALTY & FINANCE PVT. LTD.

Authorized Signatory

For Omkar Realty & Leasing Pvt. Ltd

Auth. Sign.

Kasturee Realty & Development Pvt. Ltd.

Authorized Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

Auth. Sign.

SAHARA CITY HOMES

Auth. Sign.

Kushava Estate & Realty Pvt. Ltd.

Authorized Signatory

For Nriaga Estate & Investment Pvt. Ltd.

Auth. Signatory

For SPARKSTONE REALTY LLP

00148... Authorized Signatory

NRIPA ESTATE & REALTY PVT. LTD

Statutory Alert:

- The authenticity of the Stamp certificate should be verified on the website [www.assistant.com](http://www.assistant.com) or using e-Stamp Mobile App of Stock Holding Corporation of India.
- Any discrepancy in the details on this Certificate should be reported on the website / Mobile App renderers.
- The onus of checking the legitimacy is on the user of the certificate.
- In case of any discrepancy please inform the Controller of Stamps, Lucknow.

Auth. Sign.

SHCIL



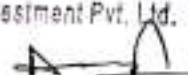
SHCIL

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)

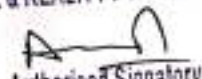
**KARVINDA ESTATE & FINANCE PVT. LTD.**

  
Auth. Sign.

For Nriega Estate & Investment Pvt. Ltd.

  
Auth. Signatory

**PAANINI ESTATE & REALTY PVT. LTD.**

  
Authorised Signatory

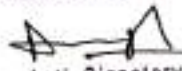
**NRIPA ESTATE & REALTY PVT. LTD.**

  
Auth. Sign.

For Paanini Development & Realty Pvt. Ltd.

  
Auth. Signatory

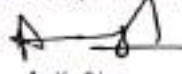
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory


**Kasturee Realty & Development Pvt. Ltd.**

  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

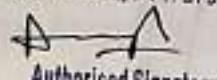
**Keshava Estate & Realty Pvt. Ltd.**

  
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

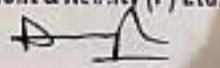
**KIREETA REALTY & FINANCE PVT. LTD.**

  
Authorised Signatory

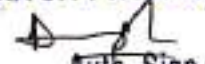
**KUSHA DEVELOPMENT & REALTY PVT. LTD.**

  
Authorised Signatory

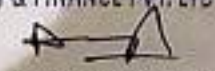
**Kripa Development & Realty (P) Ltd.**

  
Authorised Signatory

**SAHARA CITY HOMES**

  
Auth. Sign.

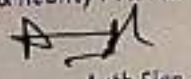
**NIROOPA REALTY & FINANCE PVT. LTD.**

  
Authorised Signatory

For **SPARKSTONE REALTY LLP**

  
Authorised Signatory

**Nishikaanta Estate & Realty Pvt. Ltd.**

  
Auth. Sign.



आवेदन सं०: 202300708045931

## विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 19523

वर्ष: 2023

प्रतिफल- 33809175 स्टाम्प शुल्क- 2630000 बाजारी मूल्य - 37566000 पंजीकरण शुल्क - 375660 प्रतिनिधिकरण शुल्क - 260 योग : 375920

श्री करविन्दा इस्टेट एण्ड फाइनेन्स प्रा० लि० द्वारा  
आनन्द सिंह विष्ट अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री बघे सिंह विष्ट  
व्यवसाय: अन्य  
निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून




श्री. करविन्दा इस्टेट एण्ड फाइनेन्स प्रा० लि० द्वारा

आनन्द सिंह विष्ट अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखापत्र इस कार्यालय में दिनांक 22/12/2023 एवं  
04:53:25 PM बजे  
निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


अनिरुद्ध कुमार यादव  
उप निबन्धक : सदर प्रथम  
मुजफ्फरनगर  
22/12/2023

अनिल सिंह लिपिक  
निबन्धक लिपिक  
22/12/2023

प्रिंट करें



2. Paanini Estate & Reality 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)

KARVINDRA ESTE...  
  
Auth. Sign.

PAANINI ESTATE & REALITY PVT. LTD.  
  
Authorised Signatory

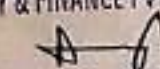
For Paanini Development & Reality Pvt. Ltd.  
  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.  
  
Authorised Signatory

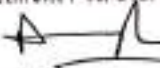
Keshava Estate & Reality Pvt. Ltd.  
  
Authorised Signatory

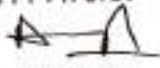
KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory


Kripa Development & Reality (P) Ltd.  
  
Authorised Signatory

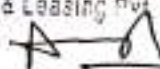
NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

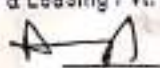
Nishikaanta Estate & Reality Pvt. Ltd.  
  
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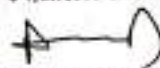
For Nriga Estate & Investment Pvt. Ltd.  
  
Auth. Signatory

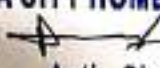
NRIPA ESTATE & REALITY PVT. LTD.  
  
Auth. Sign.

For Olga Estate & Development Pvt. Ltd.  
  
Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

For Omkaar Reality & Leasing Pvt. Ltd.  
  
Auth. Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.

For SPARKSTONE REALTY LLP  
  
Authorised Signatory



आवेदन सं०: 202300708045931

वही सं०: 1

रजिस्ट्रेशन सं०: 19523

वर्ष: 2023

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

श्री करविन्दा इस्टेट एण्ड फाइनेन्स प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र  
श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2



श्री पानिनी इस्टेट एण्ड रिपलिटी 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 डेवलपमेन्ट एण्ड रिपलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट,  
पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4



श्री कृपा रिपलिटी एण्ड डेवलपमेन्ट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट,  
पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 5



श्री श्री केशवा इस्टेट एण्ड रिपलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र  
श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 6



श्री किरिता रिपलिटी एण्ड फाइनेन्स 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 डेवलपमेन्ट एण्ड रिपलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र  
श्री बचे सिंह बिष्ट


निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

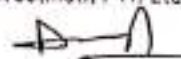


3. Paanini Development & Reality Pvt. Ltd. (CIN No. U70100MH1997PTC111636 / PAN No AAABCD8859J), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

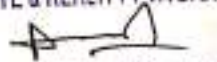
KARVINDA ESTATE & FINANCE PV. TLTD.

  
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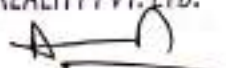
For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

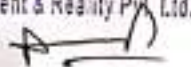
PAANINI ESTATE & REALITY PV. TLTD.

  
Authorised Signatory

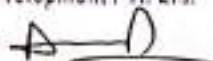
NRIPA ESTATE & REALITY PVT. LTD.

  
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For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory

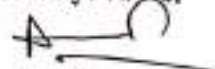
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

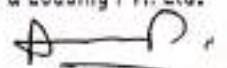
Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

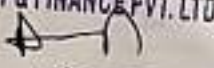
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Authorised Signatory

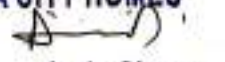
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

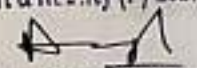
KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Signat

Kripa Development & Reality (P) Ltd.

  
Authorised Signatory


For SPARKSTONE REALTY LLP

  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.



विक्रेता: 8

श्री निरुपा रियलिटी एण्ड फाइनेंस प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 9



श्री निशिकान्ता इस्टेट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 10



श्री श्री श्रीगा इस्टेट एण्ड इनवेस्टमेंट प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 11



श्री त्रिपा इस्टेट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 12



श्री श्री श्रीगा इस्टेट एण्ड इनवेस्टमेंट प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 13



श्री श्री श्रीगा इस्टेट एण्ड इनवेस्टमेंट प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 14



श्री ओमकार रियलिटी एण्ड लीजिंग प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 15



श्री कुशा डेवलपमेंट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 16




4. Kasturee Realty & 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)

KARVINDA ESTATE & FINANCE PV.TLTD.

  
Auth. Signa.

For Nriaga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

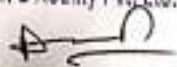
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Authorised Signatory

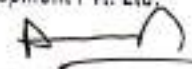
NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

For Paanini Development & Realty Pvt. Ltd.

  
Auth. Signatory


For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

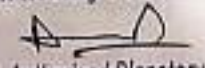
Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory

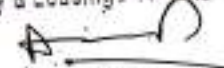
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

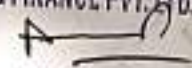
Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

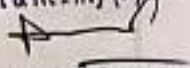
KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory


Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.


NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishkaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.



श्री सहारा सिटी होम्स मुंगर के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बबू सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

केता: 1



श्री SPARKSTONE REALTY LLP के द्वारा शरद कुमार, पुत्र श्री नरेश कुमार

निवासी: 1118 वार्ड नं० 11 हसनपुर पलवत हरिद्वार

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



श्री सुशील कुमार सक्सेना, पुत्र श्री शिव गोपाल

निवासी: 538 क/495/95ए तिरवेनी नगर लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मयंक काम्बोज, पुत्र श्रीमती एडवोकेट

निवासी: तहसील खदर मुंगर

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव  
उप निबंधक : सदर प्रथम  
मुजफ्फरनगर  
22/12/2023

अनिल सिंह तिपिक  
निबंधक तिपिक मुजफ्फरनगर  
22/12/2023

ने की। प्रत्यक्ष/भद्र साक्षियों के निखान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी: विक्रेता/विक्रेता गण ने अपने ब्यान में विलेख में वर्णित प्रतिकल  
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।

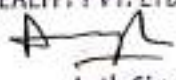


5. Keshava Estate & Reality Pvt. Ltd. (CIN No. U70200MH1997PTC106752 / PAN No AACCK2564J), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

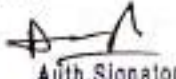
KARVINDA ESTATE & FINANCE PV.LTD.  
  
Auth.Siga.

For Nriga Estate & Investment Pvt. Ltd.  
  
Auth. Signatory

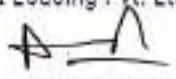
PAANINI ESTATE & REALITY PV.LTD.  
  
Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.  
  
Auth. Sign.

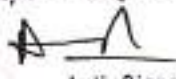
For Paanini Development & Realty Pvt. Ltd.  
  
Auth. Signatory

For Olga Estate & Development Pvt. Ltd.  
  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.  
  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

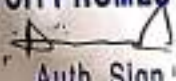
Keshava Estate & Reality Pvt. Ltd.  
  
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.  
  
Auth. Signatory

KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

KUSHA DEVELOPMENTS & REALITY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Realty (P) Ltd.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

For SPARKSTONE REALTY LLP  
  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.  
  
Auth. Sign.





BAHARAKTYO NOMBES

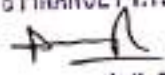
Anglo India

REBANKSTONB REAKTYO

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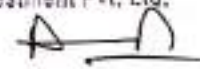
6. Kireeta Realty & Finance Pvt. Ltd. (CIN No. U70100MH1997PTC109803 / PAN No AABCK9170D), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

KARVINDA ESTATE & FINANCE PV.TLTD.



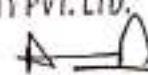
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For Nriga Estate & Investment Pvt. Ltd.



Auth. Signatory

NRIPA ESTATE & REALITY PVT. LTD.



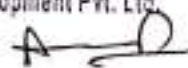
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PAANINI ESTATE & REALITY PV.TLTD.



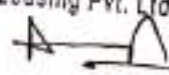
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For Olga Estate & Development Pvt. Ltd.



Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.



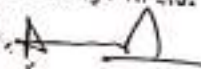
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For Paanini Development & Realty Pvt. Ltd.



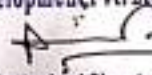
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For Omkaar Realty & Leasing Pvt. Ltd.



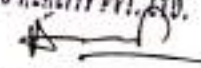
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Kasturee Realty & Development Pvt. Ltd.



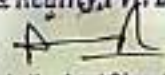
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KUSHA DEVELOPMENT & REALITY PVT. LTD.



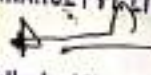
Authorised Signatory

Keshava Estate & Redlity Pvt. Ltd.



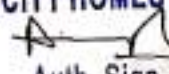
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KIREETA REALITY & FINANCE PVT. LTD.



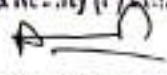
Authorised Signatory

SAHARA CITY HOMES



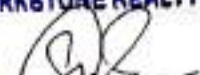
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Kripa Development & Realty (P) Ltd.



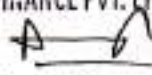
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For SPARKSTONE REALTY LLP



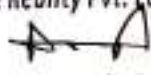
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.



Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.



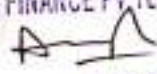
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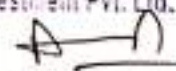


7. Kripa Development & Reality Pvt. Ltd. (CIN No. U70100MH1997PTC109115) / PAN No AACCK2561P), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

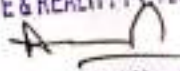
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Auth. Sign.

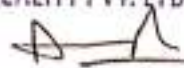
For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory


PAANINI ESTATE & REALITY PV. TLTD.

  
Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

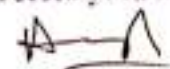
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

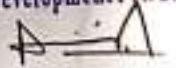
For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory

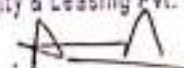
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

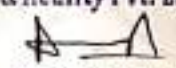
Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

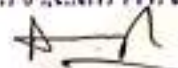
For Omkaar Reality & Leasing Pvt. Ltd.

  
Auth. Signatory

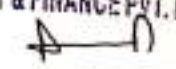
Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory

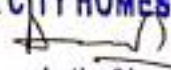
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

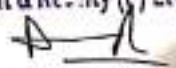
KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

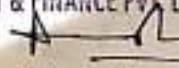
SAHARA CITY HOMES

  
Auth. Sign.

Kripa Development & Reality (P) Ltd.

  
Authorised Signatory

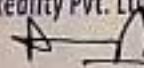
NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

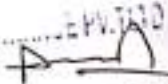
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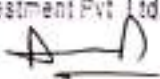
  
Auth. Sign.





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)


KARVINUAESI... PVT. LTD.  
  
Auth. Sign.

For Nriaga Estate & Investment Pvt. Ltd.  
  
Auth. Signatory

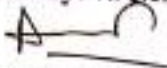
PAANINI ESTATE & REALITY PVT. LTD.  
  
Authorised Signatory


NRIPA ESTATE & REALITY PVT. LTD.  
  
Auth. Sign.


For Paanini Development & Realty Pvt. Ltd.  
  
Auth. Signatory

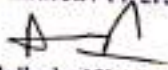
For Olga Estate & Development Pvt. Ltd.  
  
Auth. Signatory

Kasturee Realty & Development Pvt. Ltd.  
  
Authorised Signatory

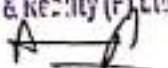
For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

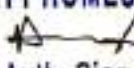
Keshava Estate & Realty Pvt. Ltd.  
  
Authorised Signatory

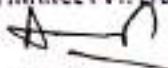
For Omkar Realty & Leasing Pvt. Ltd.  
  
Auth. Signatory

KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Realty (P) Ltd.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

For SPARKSTONE REALTY LLP  
  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.  
  
Auth. Sign.





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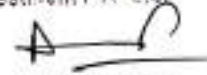
SECRETARY

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)

KARVINDA ESTATE & FINANCE PV. LTD.

  
Auth. Sign.


For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

PAANINI ESTATE & REALITY PV. LTD.

  
Authorised Signatory

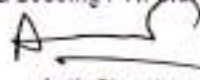
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

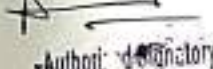
For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory

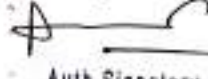
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

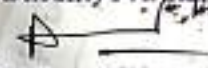
Kasturee Reality & Development Pvt. Ltd.

  
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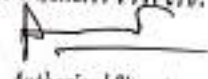
For Omkaar Reality & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory

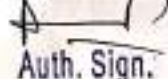
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

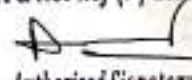
KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

Kripa Development & Reality (P) Ltd

  
Authorised Signatory

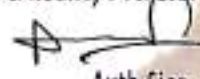
NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

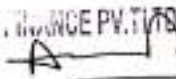
  
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10. Nriga Estate & Investment Pvt. Ltd. (CIN No. U70100MH1997PTC105199 / PAN No AABCN8457A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

KARVINDA ESTATE & FINANCE PVT. LTD.



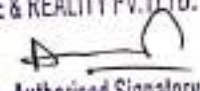
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For Nriga Estate & Investment Pvt. Ltd.



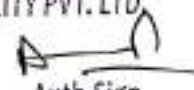
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PAANINI ESTATE & REALITY PVT. LTD.



Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.



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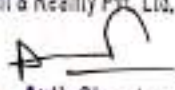
For Olga Estate & Development Pvt. Ltd.




Auth. Signatory

For Paanini Development & Realty Pvt. Ltd.

For Omar Finance & Leasing Pvt. Ltd.

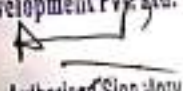


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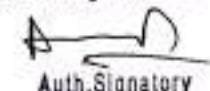
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Kasturee Realty & Development Pvt. Ltd.



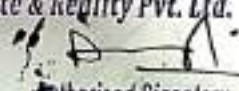
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.



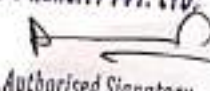
Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.



Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.



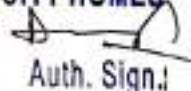
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KIREETA REALITY & FINANCE PVT. LTD.



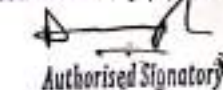
Authorised Signatory

SAHARA CITY HOMES



Auth. Sign.

Kripa Development & Realty (P) Ltd.



Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.



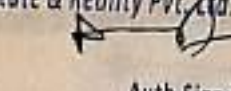
Authorised Signatory

For SPARKSTONE REALTY LLP



Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.



Auth. Sign.



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SHARAD CITY HOMES

FOR SHARAD CITY REALTY LTD

SHARAD CITY REALTY LTD

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)

KARVINDA ESTATE & FINANCE PV.TLTD.  
Auth.Siga.  
For Nripa Estate & Investment Pvt. Ltd.  
Auth. Signatory

PAANINI ESTATE & REALITY PV.TLTD.  
Authorised Signatory  
NRIPA ESTATE & REALITY PVT. LTD.  
Auth. Sign.  
For Olga Estate & Development Pvt. Ltd.  
Auth. Signatory

For Paanini Development & Reality Pvt. Ltd.  
Auth. Signatory  
For Omar Finance & Leasing Pvt. Ltd.  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.  
Authorised Signatory  
For Omkaar Reality & Leasing Pvt. Ltd.  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.  
Authorised Signatory  
KUSHA DEVELOPMENT & REALITY PVT. LTD.  
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.  
Authorised Signatory  
SAHARA CITY HOMES  
Auth. Sign.

Kripa Development & Reality (P) Ltd.  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.  
Auth. Sign.

For SPARKSTONE REALTY LLP  
Authorised Signatory



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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)

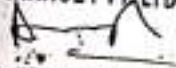
KARVINDA ESTATE & FINANCE PV.TLTD.  
  
Auth.Siga.

PAANINI ESTATE & REALITY PV.TLTD.  
  
Authorised Signatory

For Paanini Development & Realty Pvt. Ltd.  
  
Auth. Signatory

Kasturee Realty & Development Pvt. Ltd.  
  
Authorised Signatory

Keshava Estate & Realty Pvt. Ltd.  
  
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

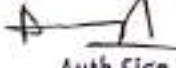
Kripa Development & Realty (P) Ltd.  
  
Authorised Signatory


NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

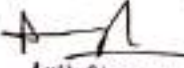
Nishikaanta Estate & Realty Pvt. Ltd.  
  
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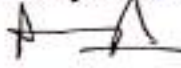
For Nriaga Estate & Investment Pvt. Ltd.

  
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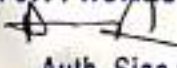
NRIPA ESTATE & REALITY PVT. LTD.  
  
Auth. Sign.

For Olga Estate & Development Pvt. Ltd.  
  
Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

For Omkaar Realty & Leasing Pvt. Ltd.  
  
Auth. Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.

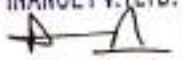
For SPARKSTONE REALTY LLP  
  
Authorised Signatory



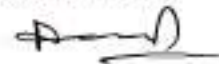


13. Omar Finance & Leasing Pvt. Ltd. (CIN No. U65910MH1997PTC108534 / PAN No AAACO6407A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

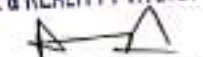
KARVINDA ESTATE & FINANCE PV.TLTD.

  
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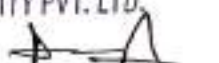
For Nrige Estate & Investment Pvt. Ltd.

  
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PAANINI ESTATE & REALITY PV.TLTD.

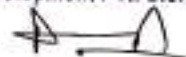
  
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NRIPA ESTATE & REALITY PVT. LTD.

  
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For Paanini Development & Realty Pvt. Ltd.

For Olga Estate & Development Pvt. Ltd.

  
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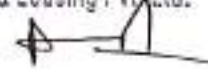
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

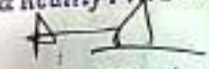
Kasturee Realty & Development Pvt. Ltd.

  
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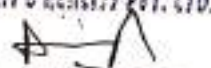
For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

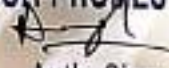
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory


KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
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Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

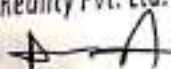
NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.





SAHARA CITY HOMES

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14. Omkaar Reality & Leasing Pvt. Ltd. (CIN No. U70200MH1997PTC105275 / PAN No AAACO6406B), 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)

For Nriga Estate & Investment Pvt Ltd.

Auth. Signatory

KARVINDA ESTATE & FINANCE PVT. LTD.

Auth. Sign.

NRIPA ESTATE & REALITY PVT. LTD.

Auth. Sign.

PAANINI ESTATE & REALITY PVT. LTD.

Authorised Signatory

For Olga Estate & Development Pvt. Ltd.

Auth. Signatory

For Paanini Development & Realty Pvt. Ltd.

Auth. Signatory.

For Omar Finance & Leasing Pvt. Ltd.

Auth. Signatory

Kasturee Realty & Development Pvt. Ltd.

Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.

Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.

Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.

Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

Kripa Development & Realty (P) Ltd.

Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

Authorised Signatory

For SPARKSTONE REALTY LLP

Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

Auth. Sign.





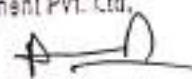
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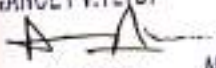
15. **KUSHA Development & Reality Pvt. Ltd.** (CIN No. U45200MH1997PTC109837 / PAN No AACCK2562Q), a Company registered under the Companies Act 1956, having its registered office at 25, Vakharia Industrial Estate, Ram Mandir Road, Goregaon West, Mumbai (MH),

For Nriga Estate & Investment Pvt. Ltd.



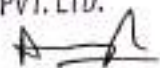
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**KARVINDA ESTATE & FINANCE PV.TLTD.**



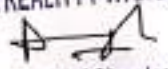
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**NRIPA ESTATE & REALITY PVT. LTD.**



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**PAANINI ESTATE & REALITY PV.TLTD.**



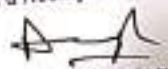
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.



Auth. Signatory

For Paanini Development & Reality Pvt. Ltd.



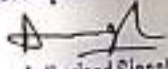
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For Omar Finance & Leasing Pvt. Ltd.



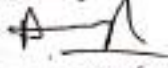
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**Kasturee Reality & Development Pvt. Ltd.**



Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.



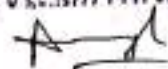
Auth. Signatory

**Keshava Estate & Reality Pvt. Ltd.**



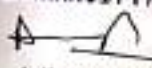
Authorised Signatory

**KUSHA DEVELOPMENT & REALITY PVT. LTD.**



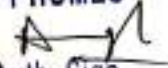
Authorised Signatory

**KIREETA REALITY & FINANCE PVT. LTD.**



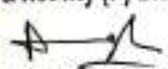
Authorised Signatory

**SAHARA CITY HOMES**



Auth. Sign.

**Kripa Development & Reality (P) Ltd.**



Authorised Signatory

**NIROOPA REALITY & FINANCE PVT. LTD.**



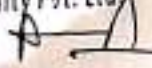
Authorised Signatory

**For SPARKSTONE REALTY LLP**



Authorised Signatory

**Nishikaanta Estate & Reality Pvt. Ltd.**



Auth. Sign.





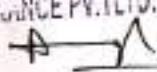
स्वास्थ्य एवं कुटुंब कल्याण विभाग

मुजफ्फरनगर

Handwritten notes and signatures in the bottom right corner of the page.

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 of Resolutions of different dates 29-08-2023, 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;

KARVINUA ESTATE FINANCE PVT. LTD.

  
Auth. Sign.

For Nriaga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

PAANINI ESTATE & REALITY PV. TLTD.

  
Authorised Signatory

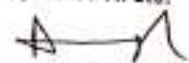
For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory


NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

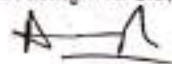
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory


Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory

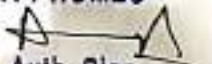
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

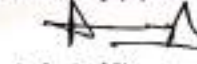
KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

Kripa Development & Reality (?) Ltd.

  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

  
Auth. Sign.





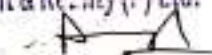
ALONGWITH

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, Kapurthala 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, Kapurthala 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.

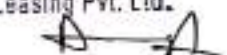
KARVINDA ESTATE & FINANCE PV.TLTD.

  
Auth.Siga.


Kripa Development & Reality (P) Ltd.

  
Authorised Signatory


For Omkaar Reality & Leasing Pvt. Ltd.

  
Auth. Signatory

PAANINI ESTATE & REALITY PV.TLTD.

  
Authorised Signatory

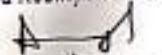
NIROOPA REALITY & FINANCE PVY. LTD.

  
Authorised Signatory

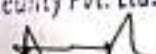
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

  
Auth. Sign.


SAHARA CITY HOMES

  
Auth. Sign!

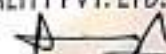
For Nriaga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

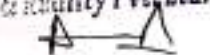
NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory


For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory





SEAL OF CITY HOMES

SEAL OF CITY HOMES


SEAL OF CITY HOMES

SEAL OF CITY HOMES


AND

SPARKSTONE REALTY LLP (LLPN NO. ACD-6302/ PAN No. AFDFS3535C), is 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, 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.


KARVINJA ESTATE & FINANCE PVT. LTD.

  
Auth. Sign.

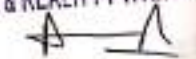
Nishikanta Estate & Realty Pvt. Ltd.

  
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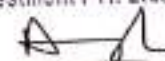
For SPARKSTONE REALTY LLP

  
Authorized Signatory

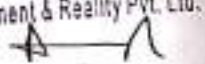
PAANINI ESTATE & REALTY PVT. LTD.

  
Authorized Signatory

For Nrga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

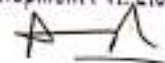
For Paanini Development & Realty Pvt. Ltd.

  
Auth. Signatory


NRIPA ESTATE & REALTY PVT. LTD.

  
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For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

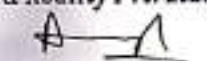
Kasturee Realty & Development Pvt. Ltd.

  
Authorized Signatory

For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.

  
Authorized Signatory


For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

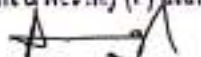
KIREETA REALTY & FINANCE PVT. LTD.

  
Authorized Signatory


KUSHA DEVELOPMENT & REALTY PVT. LTD.

  
Authorized Signatory


Kripa Development & Realty (P) Ltd.

  
Authorized Signatory

SAHARA CITY HOMES

  
Auth. Sign.

NIROOPA REALTY & FINANCE PVT. LTD.

  
Authorized Signatory



07

1951

The Government of India  
 Ministry of Health and Family Welfare  
 New Delhi

THE SECRETARY TO THE GOVERNMENT

HEALTH AND FAMILY WELFARE



THE SECRETARY TO THE GOVERNMENT

HEALTH AND FAMILY WELFARE

NEW DELHI

1951

WHEREAS the Vendors are the lawful owners and in possession of and otherwise having sufficient rights, title and interest in land parcel total admeasuring 4.4195 Hect. (10.92 acres) situated at Village Jaroda, Pargana and Tehsil Sadar, Distt. Muzaffarnagar.

KARVINUA ESTATE & FINANCE PV.TLTD.

  
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory


NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

PAANINI ESTATE & REALITY PV.TLTD.

  
Authorised Signatory

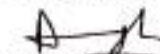
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

For Paanini Development & Realty Pvt. Ltd.

  
Auth. Signatory


For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory


Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory

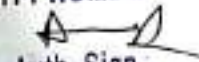
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

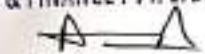
SAHARA CITY HOMES

  
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Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

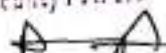
NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.





SAIBRA CITY HOMES

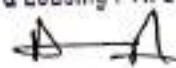
SAIBRA CITY HOMES

SAIBRA CITY HOMES

Details of land						
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share	Total sold Area
1	167	1422	1.2490	0.1576	10914/12490	0.1576
2		1421	0.0410	0.0410	Nil	0.0410
3		1409	0.6150	0.0036	6114/6150	0.0036
4		1410M	0.2430	50/1330	1280/2430	0.0050
5		1408M	0.0310	0.0310	Nil	0.0310
6		1407/1	0.2050	0.0590	1460/2050	0.0590
7		1406	1.5040	0.0946	14094/15040	0.0946
8		1383	1.3310	0.1719	11591/13310	0.1719
9		1381M	0.0190	0.0190	Nil	0.0190

KARVINDA ESTATE & FINANCE PV.TLTD.  
  
 Auth. Sign.

Kripa Development & Realty (P) LTD.  
  
 Authorised Signatory

For Omkar Realty & Leasing Pvt. Ltd.  
  
 Auth. Signatory

PAANINI ESTATE & REALTY PV.TLTD.  
  
 Authorised Signatory

NIROOPA REALTY & FINANCE PVT. LTD.  
  
 Authorised Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD.  
  
 Authorised Signatory

For Pearl Development & Realty Pvt. Ltd.  
  
 Auth. Signatory

Nishikaanta Estate & Realty Pvt. Ltd.  
  
 Auth. Signatory

SAHARA CITY HOMES  
  
 Auth. Sign.

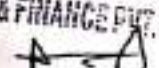
Kasturee Realty & Development Pvt. Ltd.  
  
 Authorised Signatory

For Nriega Estate & Investment Pvt. Ltd.  
  
 Auth. Signatory

FOR SPARKSTONE REALTY LLP  
  
 Authorised Signatory

Keshava Estate & Realty Pvt. Ltd.  
  
 Authorised Signatory

NRIPA ESTATE & REALTY PVT. LTD.  
  
 Auth. Sign.

KIREETA REALTY & FINANCE PVT. LTD.  
  
 Authorised Signatory

For Olga Estate & Development Pvt. Ltd.  
  
 Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
 Auth. Signatory





SAHARA CITY HOMES

Area Office

Muzaffarnagar

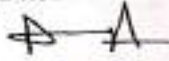
U.P. DISTRICTS

SAHARA CITY HOMES

Muzaffarnagar

Details of land						
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share	Total sold Area
10		1380	0.4100	0.0163	3937/4100	0.0163
11		1390	0.3280	0.3280	Nil	0.3280
12		1392	1.4230	0.1003	13227/14230	0.1003
13		1379/14	1.9590	0.8157	11433/19590	0.8157
14		1394	0.6350	0.6350	Nil	0.6350
15		1396	1.8440	1.8440	Nil	1.8440
16		1388	0.1790	0.0060	1730/1790	0.0060
17		1397M	0.0610	305/610	Nil	0.0305
18		1389	0.0510	0.0510	Nil	0.0510
19		1391	0.0100	0.0100	Nil	0.0100

KARVINDA ESTATE &amp; FINANCE PV.TLTD.

  
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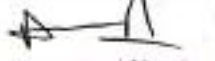
NIRGOPA REALITY &amp; FINANCE PVT. LTD.

  
 Authorised Signatory

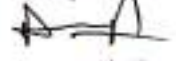
KUSHA DEVELOPMENT &amp; REALITY PVT. LTD.

  
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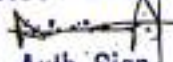
PAANINI ESTATE &amp; REALITY PV.TLTD.

  
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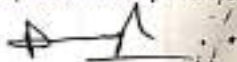
Nishikaanta Estate &amp; Reality Pvt. Ltd.

  
 Auth.Sig.

SAHARA CITY HOMES

  
 Auth. Sign.

For Paanini Development &amp; Reality Pvt. Ltd.

  
 Auth. Signatory

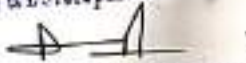
For Nriga Estate &amp; Investment Pvt. Ltd.

  
 Auth. Signatory


For SPARKSTONE REALTY LLP

  
 Authorised Signatory


Nasturee Realty &amp; Development Pvt. Ltd.

  
 Authorised Signatory

NRIPA ESTATE &amp; REALITY PVT. LTD.

  
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Keshava Estate &amp; Realty Pvt. Ltd.

  
 Authorised Signatory


For Olga Estate &amp; Development Pvt. Ltd.

  
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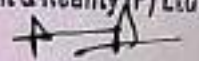
KIREETA REALITY &amp; FINANCE PVT. LTD.

  
 Authorised Signatory

For Omar Finance &amp; Leasing Pvt. Ltd.

  
 Auth. Signatory

Kripa Development &amp; Reality (P) Ltd.

  
 Authorised Signatory

Omkaar Realty &amp; Leasing Pvt. Ltd.

  
 Auth. Signatory



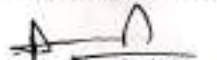

SAHARA CITY HOMES  
.....  
A/11, 11/11

FOR BARRISTER AT LAW  
A/11, 11/11

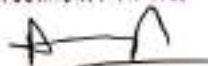
AND WHEREAS the Vendors are hereby willing to sell the total land described as above (hereinafter referred as Said Land);

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.

KARVINUA ESTATE DEVELOPMENT PVT. LTD.

  
Auth. Sign.

For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

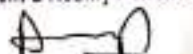
PAANINI ESTATE & REALITY PV. TLTD.

  
Authorised Signatory

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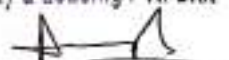
For Omar Finance & Leasing Pvt. Ltd.

  
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KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
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Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.


NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.


  
Auth. Sign.





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. 3,38,09,175/- (Rupees Three Crores Thirty Eight Lacs Nine Thousand One Hundred Seventy Five only).

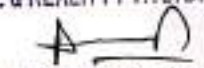
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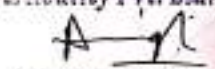
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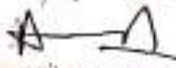
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Auth. Signatory

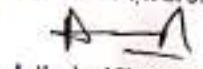
Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

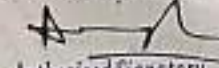
For Omkaar Realty & Leasing Pvt. Ltd.

  
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KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

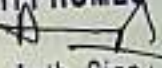
KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

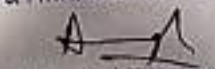
Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

SAHARA CITY HOMES

  
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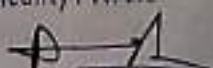
NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
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SHARADITY HOMES

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SHARADITY HOMES

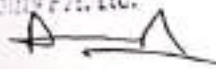
SHARADITY HOMES




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


1. That in consideration of the sum of Rs. 3,38,09,175/- (Rupees Three Crores Thirty Eight Lacs Nine Thousand One Hundred Seventy 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.

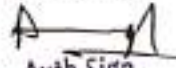
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Nishikanta Estate & Realty Pvt. Ltd.  
  
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For Nriga Estate & Investment Pvt. Ltd.


PAANINI ESTATE & REALITY PV.TLTD.  
  
Authorised Signatory

  
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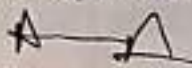
For Paanini Development & Realty Pvt. Ltd.  
  
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NRIPA ESTATE & REALITY PVT. LTD.  
  
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For Olga Estate & Development Pvt. Ltd.

Kasturee Realty & Development Pvt. Ltd.  
  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
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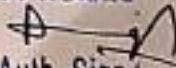
Keshava Estate & Realty Pvt. Ltd.  
  
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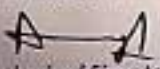
For Omkaar Realty & Leasing Pvt. Ltd.  
  
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KIREETA REALITY & FINANCE PVT.LTD.  
  
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Rectlity (P) Ltd.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
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NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory


For SPARKSTONE REALTY LLP  
  
Authorised Signatory



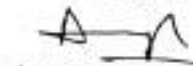


2. That the Vendors and Confirming Party do hereby grant, convey, sell, transfer and assign by way of sale all their rights, title and interests in the said Land and hereafter, the Vendee shall be the lawful, absolute and undisputed owner of the said Land.

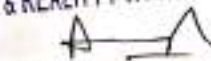
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**For Nriega Estate & Investment Pvt. Ltd.**

  
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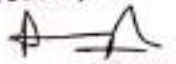
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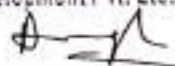
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**For Paanini Development & Reality Pvt. Ltd.**

  
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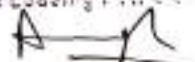
**For Olga Estate & Development Pvt. Ltd.**

  
Auth. Signatory


**Kasturee Reality & Development Pvt. Ltd.**

  
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**For Omar Finance & Leasing Pvt. Ltd.**

  
Auth. Signatory


**Keshava Estate & Reality Pvt. Ltd.**

  
Authorised Signatory

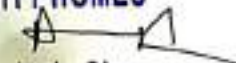
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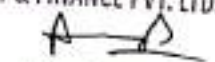
**SAHARA CITY HOMES**

  
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**Kripa Development & Realty (P) Ltd.**

  
Authorised Signatory

**NIROOPA REALITY & FINANCE PVT. LTD.**

  
Authorised Signatory

**For SPARKSTONE REALTY LLP**

  
Authorised Signatory

**Nishikaanta Estate & Reality Pvt. Ltd.**

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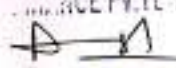
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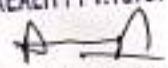
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3. That the Vendors and the Confirming Party have delivered the peaceful, clean and vacant, legal and physical possession of the said land, free from all encumbrances, charges, liens, demands whatsoever and the Vendee shall use the said land at its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


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For Nrga Estate & Investment Pvt. Ltd.  
  
Auth. Signatory

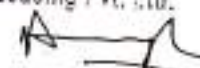
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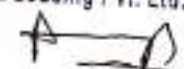
For Paanini Development & Reality Pvt. Ltd.  
  
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For Olga Estate & Development Pvt. Ltd.  
  
Auth. Signatory

Kasturee Realty & Development Pvt. Ltd.  
  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.  
  
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.  
  
Auth. Signatory

KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Reality (P) Ltd.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

For SPARKSTONE REALTY LLP  
  
Authorised Signatory


Nishikaanta Estate & Realty Pvt. Ltd.  
  
Auth. Sign.






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.


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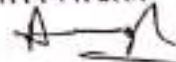
For Nriaga Estate & Investment Pvt. Ltd.

  
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PAANINI ESTATE & REALITY PV.TLTD.

  
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NRIPA ESTATE & REALITY PVT. LTD.

  
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For Olga Estate & Development Pvt. Ltd.

  
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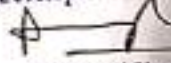
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For Omar Finance & Leasing Pvt. Ltd.

  
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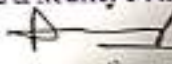
Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory


For Omkaar Realty & Leasing Pvt. Ltd.

  
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Keshava Estate & Realty Pvt. Ltd.

  
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KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
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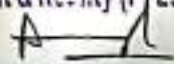
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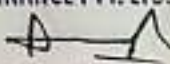
Kripa Development & Realty (P) Ltd.

  
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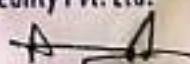
For SPARKSTONE REALTY LLP

  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.





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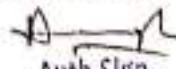
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5. That the Vendors and the Confirming Party do hereby declare that all the charges and payments relating to the said Land up to the date of registration of the sale deed shall be of the Vendors and the Confirming Party and the Vendee shall be responsible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


**KARVINDA ESTATE & FINANCE PV.TLTD.**  
  
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For Nriaga Estate & Investment Pvt Ltd.  
  
Auth. Signatory

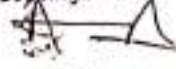
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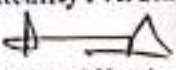
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For Olga Estate & Development Pvt. Ltd.

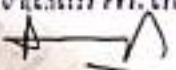
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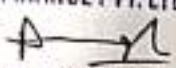
For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

**Kasturee Realty & Development Pvt. Ltd.**  
  
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.  
  
Auth. Signatory


**Keshava Estate & Realty Pvt. Ltd.**  
  
Authorised Signatory

**KUSHA DEVELOPMENT & REALITY PVT. LTD.**  
  
Authorised Signatory

**KIREETA REALITY & FINANCE PVT. LTD.**  
  
Authorised Signatory

**SAHARA CITY HOMES**  
  
Auth. Sign.

**Kripa Development & Realty (?) Ltd.**  
  
Authorised Signatory

**NIROOPA REALITY & FINANCE PVT. LTD.**  
  
Authorised Signatory

For **SPARKSTONE REALTY LLP**  
  
Authorised Signatory

**Nishikaanta Estate & Realty Pvt. Ltd.**  
  
Auth. Sign.



विषय सूची

प्रथम अध्याय - परिचय

द्वितीय अध्याय - अर्थशास्त्र

तृतीय अध्याय - राजस्व

चतुर्थ अध्याय - व्यय

पंचम अध्याय - वित्त

षष्ठ अध्याय - अर्थशास्त्र

सप्तम अध्याय - अर्थशास्त्र

अष्टम अध्याय - अर्थशास्त्र

नवम अध्याय - अर्थशास्त्र

दशम अध्याय - अर्थशास्त्र



विषय सूची

प्रथम अध्याय - परिचय

द्वितीय अध्याय - अर्थशास्त्र

तृतीय अध्याय - राजस्व

चतुर्थ अध्याय - व्यय

पंचम अध्याय - वित्त

षष्ठ अध्याय - अर्थशास्त्र

सप्तम अध्याय - अर्थशास्त्र

अष्टम अध्याय - अर्थशास्त्र

नवम अध्याय - अर्थशास्त्र

दशम अध्याय - अर्थशास्त्र


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.

KARVINDA ESTATE & FINANCE PV.TLTD.  
  
Auth.Sign.

Nishikaanta Estate & Realty Pvt. Ltd.  
  
Auth.Sign.  
For Nriga Estate & Investment Pvt. Ltd.

For SPARKSTONE REALTY LLP  
  
Authorised Signatory


PAANINI ESTATE & REALITY PV.TLTD.  
  
Authorised Signatory


NRIPA ESTATE & REALITY PVT. LTD.  
  
Auth.Signatory


For Paanini Development & Realty Pvt. Ltd.  
  
Auth.Signatory

For Olga Estate & Development Pvt. Ltd.  
  
Auth.Signatory


Kasturee Realty & Development Pvt. Ltd.  
  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
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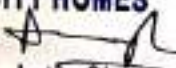
Keshava Estate & Realty Pvt. Ltd.  
  
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For Omkaar Realty & Leasing Pvt. L  
  
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KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Realty (P) Ltd.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
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NIROOPA REALITY & FINANCE PVT. LTD.  
  
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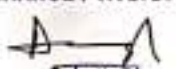




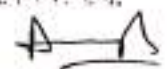
SAHARA CITY HOMES

- 7. That the Vendee is purchasing the aforesaid land on 'as is where is' and whatever their 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.

KARVINDA ESTATE & FINANCE PV.TLTD.

  
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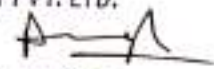
For Nrga Estate & Investment Pvt. Ltd.

  
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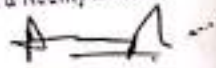
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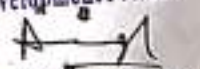
For Paanini Development & Reality Pvt. Ltd.

  
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For Olga Estate & Development Pvt. Ltd.

  
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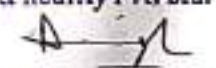
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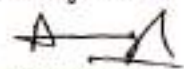
For Omar Finance & Leasing Pvt. Ltd.

  
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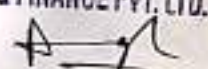
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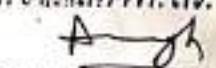
For Omkaar Reality & Leasing Pvt. Ltd.

  
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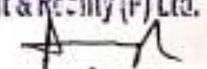
KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

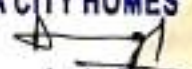
KUMBA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

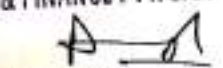
Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

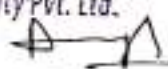
  
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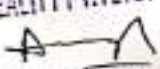


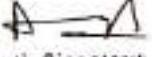


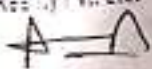
9. That the Hon'ble Supreme Court of India, in case titled SEBI vs. Sahara India Real Estate Corporation Ltd and others, vide order dated 11.07.2016, has granted its permission to the Vendor/s to sell the said Land on conditions detailed and mentioned therein. The order of the Supreme Court at page 4 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


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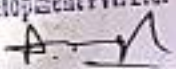
Nishikaanta Estate & Realty Pvt. Ltd.  
  
Auth. Sign.  
For Nriaga Estate & Investment Pvt. Ltd.


PAANINI ESTATE & REALITY PV.TLTD.  
  
Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.  
  
Auth. Signatory  
Auth. Sign.  
For Olga Estate & Development Pvt. Ltd.


For Paanini Development & Realty Pvt. Ltd.  
  
Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
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Kasturee Reality & Development Pvt. Ltd.  
  
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For Omar Finance & Leasing Pvt. Ltd.  
  
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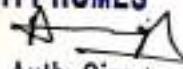
Keshava Estate & Realty Pvt. Ltd.  
  
Authorised Signatory


For Omkaar Realty & Leasing Pvt. Ltd.  
  
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KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Realty (P) Ltd.  
  
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For SPARKSTONE REALTY LLP  
  
Authorised Signatory





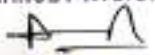
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101 STAFF QUARTERS


101 STAFF QUARTERS

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.

KARVINDA ESTATE & FINANCE PV.TLTD.

  
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For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

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Auth. Sign.


PAANINI ESTATE & REALITY PV.TLTD.

  
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory


For Paanini Development & Reality Pvt. Ltd.

  
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For Omkaar Realty & Leasing Pvt. Ltd.

  
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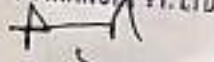
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Keshava Estate & Realty Pvt. Ltd.

  
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KIREETA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory


SAHARA CITY HOMES

  
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Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

NIROOPA REALTY & FINANCE PVT. LTD.

  
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Nishikaanta Estate & Realty Pvt. Ltd.

  
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10. That it should also 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.


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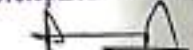
PAANINI ESTATE & REALITY PV.TLTD.

  
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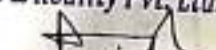
For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

  
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For Nriga Estate & Investment Pvt. Ltd.

  
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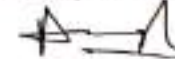
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For Olga Estate & Development Pvt. Ltd.



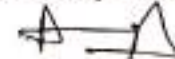
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For Omar Finance & Leasing Pvt. Ltd.



Auth. Signatory

For Omkaar Reality & Leasing Pvt. Ltd.



Auth. Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.



Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

For SPARKSTONE REALTY LLP

  
Authorised Signatory



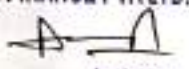


संघ-निबन्धन  
संघ-पदेश

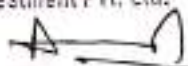
संघ-निबन्धन  
संघ-पदेश

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.

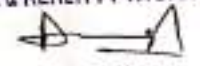
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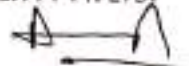
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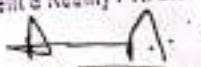
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For Paanini Development & Reality Pvt. Ltd.

  
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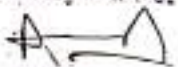
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory


For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.

  
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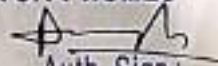
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Kripa Development & Realty (P) Ltd.

  
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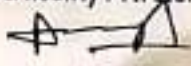
NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

  
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बाराक-प्रदेश


BARAK CITY HOMES

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.


KARVINDA ESTATE & FINANCE PV.TLTD.

  
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For Nriga Estate & Investment Pvt. Ltd.

  
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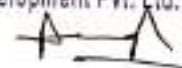
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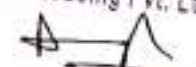
For Paanini Development & Realty Pvt. Ltd.

  
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For Olga Estate & Development Pvt. Ltd.

  
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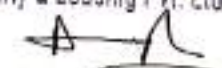
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory

For Omkar Realty & Leasing Pvt. Ltd.

  
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Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

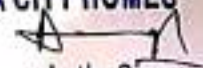
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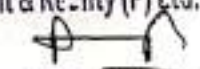
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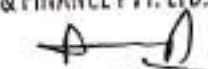
Kripa Development & Realty (P) Ltd.

  
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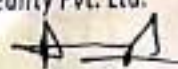
For SPARKSTONE REALTY LLP

  
Authorised Signatory

NIROOPA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
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FAHARA CITY HOMES

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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.

KARYINDA ESTATE & FINANCE PV.TLTD.

  
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For Nriga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

NRIPA ESTATE & REALITY PVT. LTD.

  
Auth. Sign.

PAANINI ESTATE & REALITY PV.TLTD.

  
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory


For Paanini Development & Realty Pvt. Ltd.

  
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For Omar Finance & Leasing Pvt. Ltd.

  
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Kasturee Realty & Development Pvt. Ltd.

  
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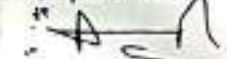
For Omkaar Realty & Leasing Pvt. Ltd.

  
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Keshava Estate & Realty Pvt. Ltd.

  
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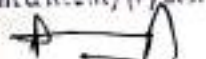
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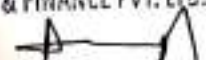
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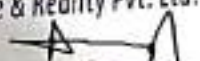
NIROOPA REALITY & FINANCE PVT. LTD.

  
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For SPARKSTONE REALTY LLP

  
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Nishikaanta Estate & Realty Pvt. Ltd.

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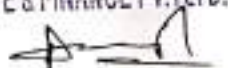
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15. That there is no breach, violation etc. on part of the Vendors and the Confirming Party and the Vendors and Confirming Party have not violated any of the bye-laws, rules and regulations etc. of any statute as applicable to the land and have deposited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

For Nriga Estate & Investment Pvt. Ltd.

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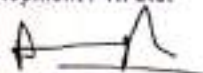
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PAANINI ESTATE & REALITY PVT. LTD.

  
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For Olga Estate & Development Pvt. Ltd.

  
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For Paanini Development & Realty Pvt. Ltd.

  
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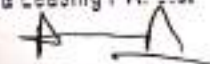
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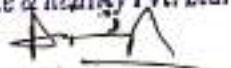
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For Omkar Realty & Leasing Pvt. Ltd.

  
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Keshava Estate & Realty Pvt. Ltd.

  
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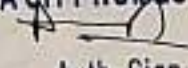
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KIREETA REALITY & FINANCE PVT. LTD.

  
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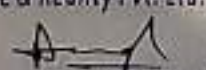
For SPARKSTONE REALTY LLP

  
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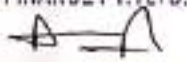
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16. That the Vendors and the Confirming Party herein shall clear all dues i.e. property tax, water and electricity charges, interests/penalties, if any or other dues and demands of the concerned authorities as per the bills received from the concerned authorities or any assessment made or to be made by the authority/department concerned in respect of the said Land 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

For Nriaga Estate & Investment Pvt. Ltd.

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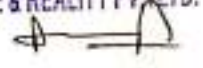
  
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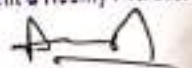
PAANINI ESTATE & REALITY PVT. LTD.

  
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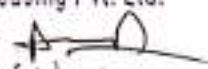
For Olga Estate & Development Pvt. Ltd.

  
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For Paanini Development & Reality Pvt. Ltd.

  
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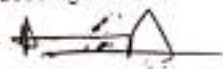
For Omar Finance & Leasing Pvt. Ltd.

  
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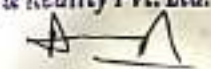
Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

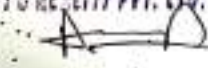
For Omkaar Reality & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.

  
Authorised Signatory


KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

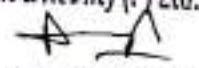
KIREETA REALITY & FINANCE PVT. LTD.

  
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SAHARA CITY HOMES

  
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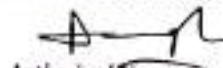
Kripa Development & Reality (P) Ltd.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

  
Auth. Sign.



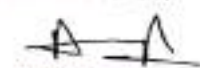


registration, shall be borne and paid by the Vendee. However, if any dues, taxes, charges, levies, demands, penalties are found pending and/or payable for the period up to the date of handing over of actual physical possession of the said Land, even if the same are received/raised, at a later stage after 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.

KARVINDA ESTATE & FINANCE PV.TLTD.

  
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For Nriaga Estate & Investment Pvt. Ltd,

  
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PAANINI ESTATE & REALITY PV.TLTD.

  
Authorised Signatory

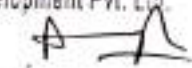
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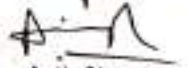
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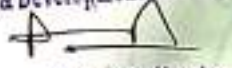
For Olga Estate & Development Pvt. Ltd.

  
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For-Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

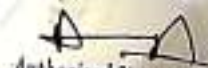
For Omkaar Reality & Leasing Pvt. Ltd.

  
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Keshava Estate & Reality Pvt. Ltd.

  
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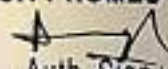
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SAHARA CITY HOMES

  
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Kripa Development & Reclity (P) Ltd.

  
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

  
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For SPARKSTONE REALTY LLP

  
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Nishikaanta Estate & Reality Pvt. Ltd.

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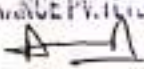
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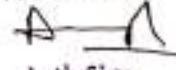
17. That there are no agreement/s, prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the land or any part thereof.


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.

KARVINDA ESTATE & FINANCE PVT. LTD.  
  
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For Nriaga Estate & Investment Pvt. Ltd.  
  
Auth. Signatory


PAANINI ESTATE & REALITY PV. TLTD.  
  
Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.  
  
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For Paanini Development & Reality Pvt. Ltd.  
  
Auth. Signatory

For Olga Estate & Development Pvt. Ltd.  
  
Auth. Signatory

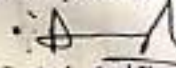
Kasturee Reality & Development Pvt. Ltd.  
  
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.  
  
Auth. Signatory

Keshava Estate & Reality Pvt. Ltd.  
  
Authorised Signatory

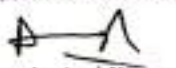
For Omkaar, Reality & Leasing Pvt. Ltd.  
  
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KIREETA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

KPSHA DEVELOPMENT & REALITY PVT. LTD.  
  
Authorised Signatory

Kripa Development & Reality (P) Ltd.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.  
  
Authorised Signatory

For SPARKSTONE REALTY LLP  
  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.  
  
Auth. Sign.






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.

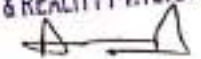
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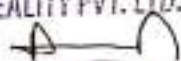
For Nriaga Estate & Investment Pvt. Ltd.

  
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PAANINI ESTATE & REALITY PV.TLTD.

  
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For Paanini Development & Realty Pvt. Ltd.

  
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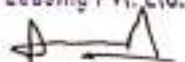
For Olga Estate & Development Pvt. Ltd.

  
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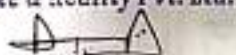
Kasturee Reality & Development Pvt. Ltd

  
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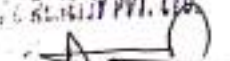
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory


KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.


Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.



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


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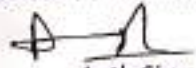
**For Nriaga Estate & Investment Pvt. Ltd.**

  
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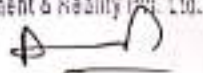
**PAANINI ESTATE & REALITY PV.TLTD.**

  
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**For Paanini Development & Realty Pvt. Ltd.**

  
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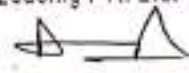
**For Olga Estate & Development Pvt. Ltd.**

  
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**Kasturee Realty & Development Pvt. Ltd.**

  
Authorised Signatory

**For Omar Finance & Leasing Pvt. Ltd.**

  
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**Keshava Estate & Realty Pvt. Ltd.**

  
Authorised Signatory

**For Omkaar Realty & Leasing Pvt. Ltd.**

  
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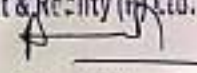
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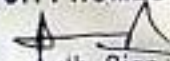
**KUSHA DEVELOPMENT & REALITY PVT. LTD.**

  
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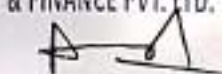
**Kripa Development & Realty (P) Ltd.**

  
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**SAHARA CITY HOMES**

  
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**NIROOPA REALITY & FINANCE PVT. LTD.**

  
Authorised Signatory

**For SPARKSTONE REALTY LLP**

  
Authorised Signatory

**Nishikaanta Estate & Realty Pvt. Ltd.**

  
Auth. Sign.





SAHARA CITY HOMES  
K.A. 25/1

SAHARA CITY HOMES  
K.A. 25/1

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.

22. That an amount of Rs. 3,38,092/- (Rupees Three Lakh Thirty Eight Thousand Ninety Two only) has been deducted on account of TDS and the same shall be deposited into the Government Account vide Challan receipts attached.

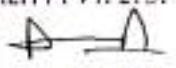
KARVINJA ESTATE FINANCE PVT. LTD.

  
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For Nriga Estate & Investment Pvt. Ltd.

  
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NRIPA ESTATE & REALITY PVT. LTD.

  
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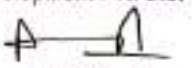
For Olga Estate & Development Pvt. Ltd.

PAANINI ESTATE & REALITY PVT. LTD.

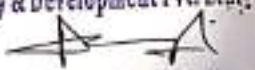
  
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For Paanini Development & Realty Pvt. Ltd.

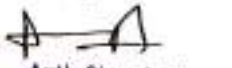
For Omar Finance & Leasing Pvt. Ltd.

  
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Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

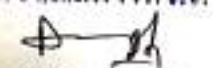
For Omkaar Reality & Leasing Pvt. Ltd.

  
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Keshava Estate & Reality Pvt. Ltd.

  
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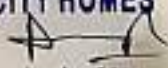
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KIREETA REALITY & FINANCE PVT. LTD.

  
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SAHARA CITY HOMES

  
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Kripa Development & Realty (P) Ltd.

  
Authorised Signatory


NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

For SPARKSTONE REALTY LLP

  
Authorised Signatory

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.






- 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.
- 24. 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.


KARVINDA ESTATE & FINANCE PV.TLTD.

  
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PAANINI ESTATE & REALITY PV.TLTD.

  
Authorised Signatory


For Paanini Development & Realty Pvt. Ltd.

  
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Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory


Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

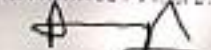
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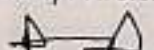
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Nishikaanta Estate & Realty Pvt. Ltd.

  
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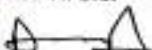
For Nriaga Estate & Investment Pvt. Ltd.

  
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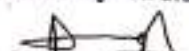
For Olga Estate & Development Pvt. Ltd.

  
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For Omar Finance & Leasing Pvt. Ltd.

  
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For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
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For SPARKSTONE REALTY LLP

  
Authorised Signatory



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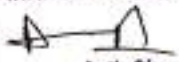


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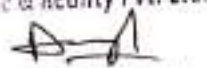
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Details OF Payment						
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2	222964	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Paanini Estate & Reality Pvt. Ltd.


KARVINDA ESTATE & FINANCE PVT. LTD.

  
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Nishikaanta Estate & Reality Pvt. Ltd.

  
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For Nriga Estate & Investment Pvt Ltd.

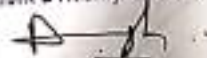
  
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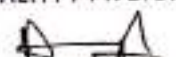
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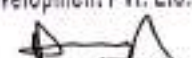
For Paanini Development & Realty Pvt. Ltd.

  
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For Olga Estate & Development Pvt. Ltd.

  
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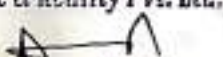
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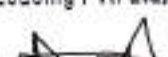
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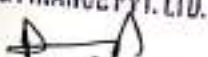
Keshava Estate & Reality Pvt. Ltd.

  
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For Omkaar Realty & Leasing Pvt. Ltd.

  
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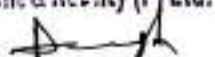
KIREETA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory

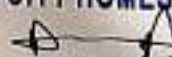
KUSHA DEVELOPMENT & REALTY PVT. LTD.

  
Authorised Signatory


Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

NIROOPA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory






FAHARA GILL HOMES

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
3	222965	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Paanini Development & Realty Pvt. Ltd.
4	222966	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kasturee Reality & Development Pvt. Ltd.

KARVINDA ESTATE & FINANCE PV.TLTD.

  
Auth.Siga.

Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth.Siga.

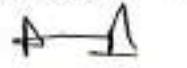
FOR SPARKSTONE REALTY LLP

For Nriga Estate & Investment Pvt. Ltd.

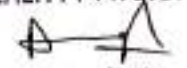
  
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PAANINI ESTATE & REALTY PV.TLTD.

  
Authorised Signatory

  
Auth. Signatory

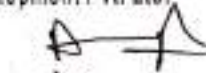
NRIPA ESTATE & REALTY PVT. LTD.

  
Auth.Siga.

For Paanini Development & Realty Pvt. Ltd.

For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory


  
Auth. Signatory

Kasturee Reality & Development Pvt. Ltd.

For Omkar Finance & Leasing Pvt. Ltd.

  
Authorised Signatory

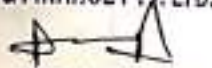
For Omkar Reality & Leasing Pvt. Ltd.

  
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Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

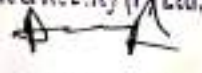
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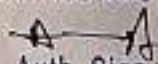
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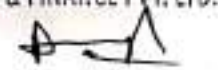
Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

NIROOPA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory





SAHARA CITY HOMES

1st Floor

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
5	222967	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Keshava Estate & Realty Pvt. Ltd.
6	222969	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kireeta Realty & Finance Pvt. Ltd.

KARVINDA ESTATE & FINANCE PV. LTD.



Auth. Sign.

Nishikaanta Estate & Realty Pvt. Ltd.

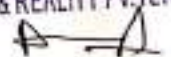


Auth. Sign.

For Nriga Estate & Investment Pvt. Ltd.

FOR SPARKSTONE REALTY LLP

PAANINI ESTATE & REALITY PV. LTD.



Authorised Signatory

For Paanini Development & Realty Pvt. Ltd.

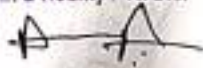


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NRIPA ESTATE & REALITY PVT. LTD.



Authorised Signatory



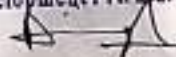
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For Olga Estate & Development Pvt. Ltd.



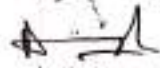
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Kasturee Realty & Development Pvt. Ltd.



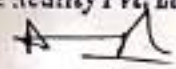
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.



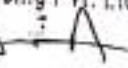
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Keshava Estate & Realty Pvt. Ltd.



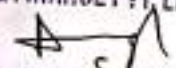
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.



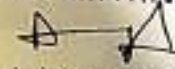
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KIREETA REALITY & FINANCE PVT. LTD.



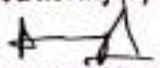
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KUSHA DEVELOPMENT & REALITY PVT. LTD.



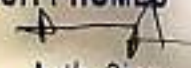
Authorised Signatory

Kripa Development & Realty (P) Ltd.



Authorised Signatory

SAHARA CITY HOMES



Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.



Authorised Signatory



क्र.सं.	नाम	पता	विवरण

FOR STAMPING REPLY TO

Addressed Stationery




SAHARA CITY HOMES


50

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
7	222970	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kripa Development & Realty Pvt. Ltd.
8	222971	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Niroopa Reality & Finance Pvt. Ltd.

KARVINDA ESTATE & FINANCE PV.TLTD.

  
Auth. Sign.


NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory


SAHARA CITY HOMES

  
Auth. Sign.


PAANINI ESTATE & REALTY PVT. LTD.

  
Authorised Signatory


Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.

For Paanini Development & Realty Pvt. Ltd.

  
Auth. Signatory

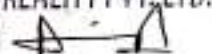
For Nriaga Estate & Investment Pvt. Ltd.

  
Auth. Signatory


For SPARKSTONE REALTY LLP

  
Authorised Signatory


NRIPA ESTATE & REALTY PVT. LTD.

  
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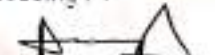
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

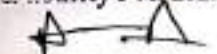
Kasturee Reality & Development Pvt. Ltd.

  
Authorised Signatory

For Omar Finance & Leasing Pvt.

  
Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory


For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

KIREETA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

Kripa Development & Realty Pvt. Ltd.

  
Authorised Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD.

  
Authorised Signatory



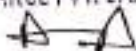


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10	222983	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Nruga Estate & Investment Pvt. Ltd.


KARVINDA ESTATE & FINANCE PV.TLTD.

  
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NIROOPA REALITY & FINANCE PVT. LTD.

  
Authorised Signatory

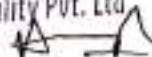
SAHARA CITY HOMES

  
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PAANINI ESTATE & REALTY PV.TLTD.

  
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

  
Auth. Sign.

For Nruga Estate & Investment Pvt. Ltd.

For SPARKSTONE REALTY LLP


For Paanini Development & Realty Pvt. Ltd.

  
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Authorised Signatory

Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory

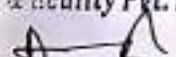
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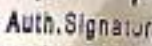
For Olga Estate & Development Pvt. Ltd.



Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory

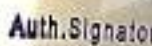
For Omer Finance & Leasing Pvt. Ltd.

  
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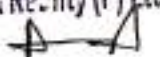
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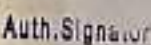
  
Authorised Signatory

For Omkaar Realty & Leasing Pvt. Ltd.


  
Auth. Signatory

Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

  
Auth. Signatory

KUSHA DEVELOPMENT PVT. LTD.

  
Authorised Signatory



17

BAHAR CITY HOMES

1960

1960

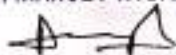
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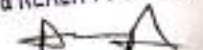
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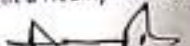
KARVINDA ESTATE & FINANCE PV.TLTD.

  
Auth. Sign,


PAANINI ESTATE & REALTY PV.TLTD.

  
Authorised Signatory


For Paanini Development & Realty Pvt. Ltd.

  
Auth. Signatory

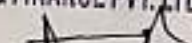
Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory


Keshava Estate & Realty Pvt. Ltd.

  
Authorised Signatory


KIREETA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory


Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

NIROOPA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory


Nishikaanta Estate & Realty Pvt. Ltd.

  
Auth. Sign.


For Nripa Estate & Investment Pvt. Ltd.

  
Auth. Signatory

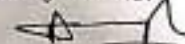
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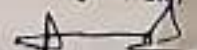
For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory

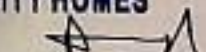
For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

For SPARKSTONE REALTY LLP

  
Authorised Signatory

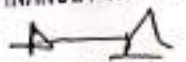




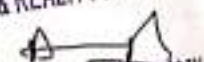
MADHARA CITY HOME

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
13	222979	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Omar Finance & Leasing Pvt. Ltd.
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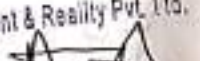
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PAANINI ESTATE & REALTY PV.TLTD.

  
Authorised Signatory

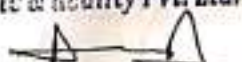
For Paanini Development & Realty Pvt. Ltd.

  
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Kasturee Realty & Development Pvt. Ltd.

  
Authorised Signatory

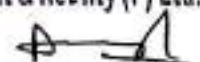
Keshava Estate & Realty Pvt. Ltd.

  
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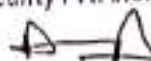
Kripa Development & Realty (P) Ltd.

  
Authorised Signatory

NIROOPA REALTY & FINANCE PVT. LTD.

  
Authorised Signatory

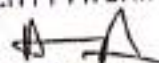
Nishikaanta Estate & Realty Pvt. Ltd.

  
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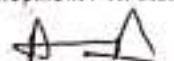
For Nriaga Estate & Investm...

  
Auth.Signatory

NRIPA ESTATE & REALTY PVT. LTD.

  
Auth.Siga.


For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

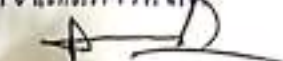
For Omar Finance & Leasing Pvt. Ltd.

  
Auth. Signatory


For Omkaar Realty & Leasing Pvt. Ltd.

  
Auth. Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.

For SPARKSTONE REALTY LLP

  
Authorised Signatory


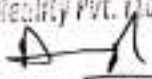

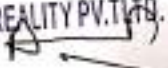
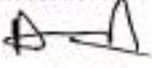
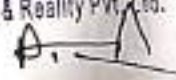
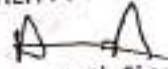
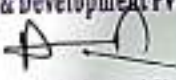

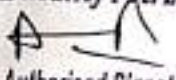
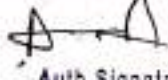

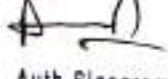

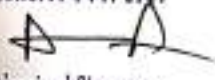
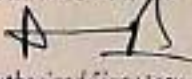
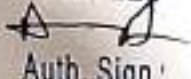




SAHARA CITY HOMES  
 V.P. Singh

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
15	222981	SPARKSTONE REALTY LLP	2231406/-	16-12-2023	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kusha Development & Realty Pvt. Ltd.

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their respective hands at

<p><b>KARVINDA ESTATE &amp; FINANCE PV.TLTD.</b>                    Auth. Sign.</p>	<p><b>Nishikaanta Estate &amp; Realty Pvt. Ltd.</b>                    Auth. Sign.</p>	<p><b>For SPARKSTONE REALTY LLP</b>                    Authorised Signatory</p>
<p><b>PAANINI ESTATE &amp; REALTY PV.TLTD.</b>                    Authorised Signatory</p>	<p><b>For Nriaga Estate &amp; Investment Pvt. Ltd.</b>                    Auth. Signatory</p>	
<p><b>For Paanini Development &amp; Realty Pvt. Ltd.</b>                    Auth. Signatory</p>	<p><b>NRIPA ESTATE &amp; REALTY PVT. LTD.</b>                    Auth. Sign.</p>	
<p><b>Kasturee Realty &amp; Development Pvt. Ltd.</b>                    Authorised Signatory</p>	<p><b>For Olga Estate &amp; Development Pvt. Ltd.</b>                    Auth. Signatory</p>	
<p><b>Keshava Estate &amp; Realty Pvt. Ltd.</b>                    Authorised Signatory</p>	<p><b>For Omar Finance &amp; Leasing Pvt. Ltd.</b>                    Auth. Signatory</p>	
<p><b>KIREETA REALTY &amp; FINANCE PVT. LTD.</b>                    Authorised Signatory</p>	<p><b>For Omkaar Realty &amp; Leasing Pvt. Ltd.</b>                    Auth. Signatory</p>	
<p><b>Kripa Development &amp; Realty (P) Ltd.</b>                    Authorised Signatory</p>	<p><b>KUSHA DEVELOPMENT &amp; REALTY PVT. LTD.</b>                    Authorised Signatory</p>	
<p><b>NIROOPA REALTY &amp; FINANCE PVT. LTD.</b>                    Authorised Signatory</p>	<p><b>SAHARA CITY HOMES</b>                    Auth. Sign.</p>	

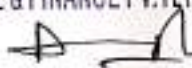




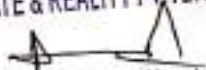
the place on the day, month and year mentioned first hereinabove in front of following witnesses:

**Vendors**


**KARVINDA ESTATE & FINANCE PV.TLTD.**

  
Auth.Sigo.

**PAANINI ESTATE & REALITY PV.TLTD.**

  
Authorised Signatory

For Paanini Development & Reality Pvt. Ltd.

  
Auth. Signatory

**Wasturee Realty & Development Pvt. Ltd.**

  
Authorised Signatory

**Keshava Estate & Realty Pvt. Ltd.**

  
Authorised Signatory


Witness.....

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

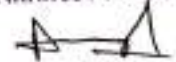
**KIREETA REALTY & FINANCE PVT. LTD.**

  
Authorised Signatory

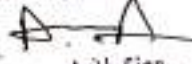
**Kripa Development & Realty (P) Ltd.**

  
Authorised Signatory

**NIROOPA REALTY & FINANCE PVT. LTD.**

  
Authorised Signatory


**Nishikaanta Estate & Realty Pvt. Ltd.**

  
Auth. Sign.


For Nriaga Estate & Investment Pvt. Ltd.

  
Auth. Signatory

**NRIPA ESTATE & REALITY PVT. LTD.**

  
Auth. Sign.

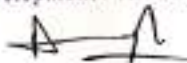
Witness.....

  
Sushil Kumar Sarma S/o Late Shivgopal Sarma  
53BK/456/95A Shiv Puram Travelling Nagar  
Lucknow

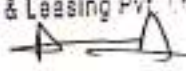
**For SPARKSTONE REALTY LLP**

  
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.

  
Auth. Signatory

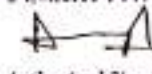
**For Omar Finance & Leasing Pvt. Ltd.**

  
Auth. Signatory

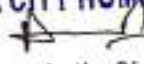
**For Omkar Realty & Leasing Pvt. Ltd.**

  
Auth. Signatory

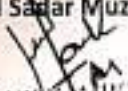
**KUSHA DEVELOPMENT & REALTY PVT. LTD.**

  
Authorised Signatory

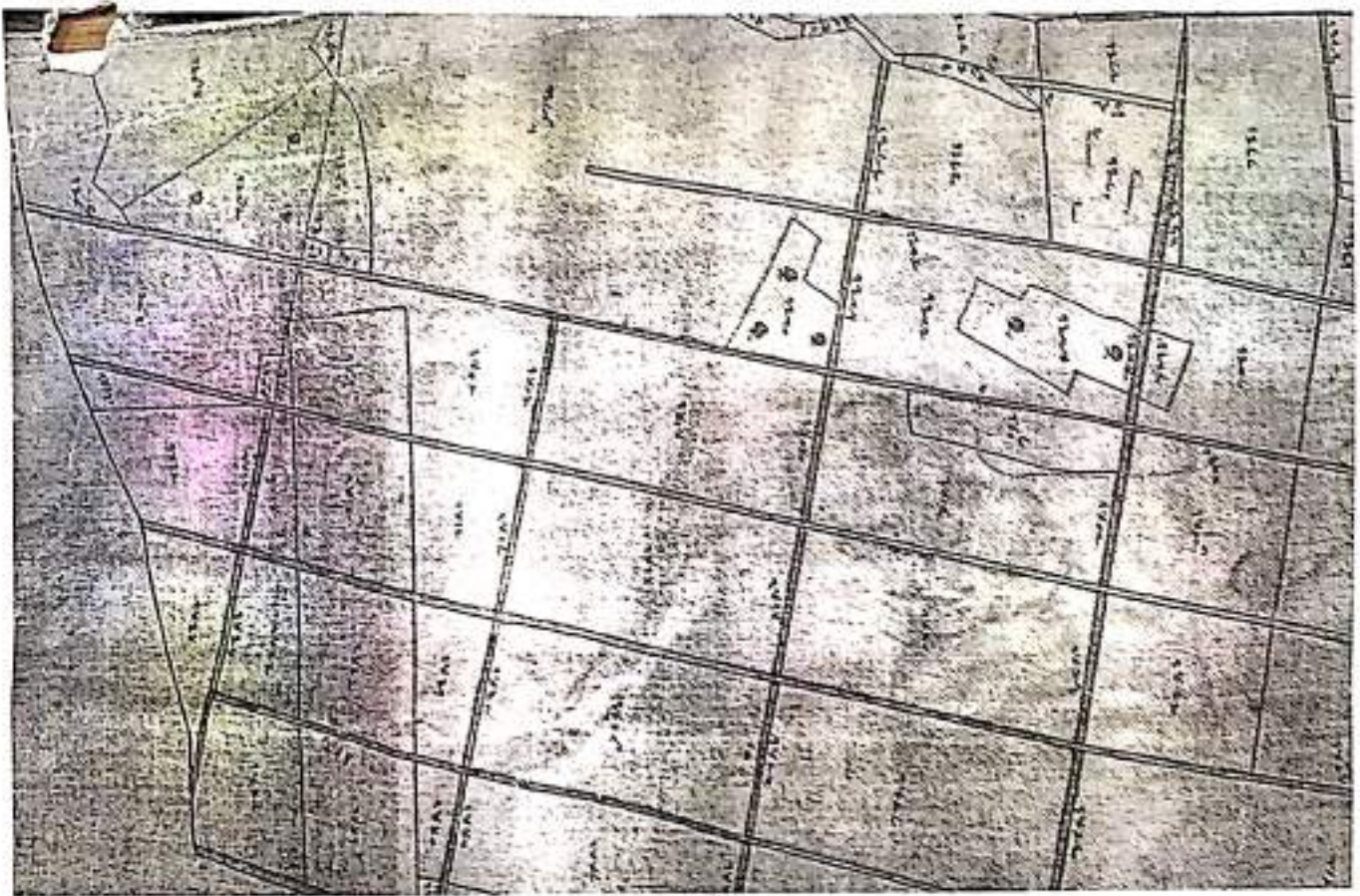
**SAHARA CITY HOMES**

  
Auth. Sign.

Drafted by : Mayank Kamboj Advocate, Tehsil Sadar Muzaffarnagar  
Dated: 22-12-2023

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





KARVINDA ESTATE & FINANCE PV.TLTD.

Auth. Sign.

KIRRETA REALTY & FINANCE PVT. LTD.

Authorised Signatory

NRIPA ESTATE & REALTY PVT. LTD.

Auth. Sign.

PAANINI ESTATE & REALTY PV.TLTD

Authorised Signatory

Kripa Development & Realty (P) Ltd.

Authorised Signatory

For Olga Estate & Development Pvt. Ltd.

Auth. Signatory

For Paanini Development & Realty Pvt. Ltd.

Auth. Signatory

NIROOPA REALTY & FINANCE PVT. LTD.

Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.

Auth. Signatory

Kasturba Realty & Development Pvt. Ltd.

Authorised Signatory

Mishikanta Estate & Realty Pvt. Ltd.

Auth. Sign.

For Omkar Realty & Leasing Pvt. Ltd.

Auth. Signatory

Keshava Estate & Realty Pvt. Ltd.

Authorised Signatory

For Nriaga Estate & Investment Pvt. Ltd.

Auth. Signatory

RUSHA DEVELOPMENT & REALTY PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

For SPARKSTONE REALTY

Authorised Signatory

आवेदन सं०: 202300708045931

वही संख्या 1 जिल्द संख्या 14067 के पृष्ठ 381 से 492 तक क्रमांक 19523 पर दिनांक 22/12/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



अनिरुद्ध कुमार यादव  
उप निबंधक : सदर प्रथम  
मुजफ्फरनगर  
22/12/2023

