4491

कार्यालय
S.R.-I
M. Z.N.

SALE DEED

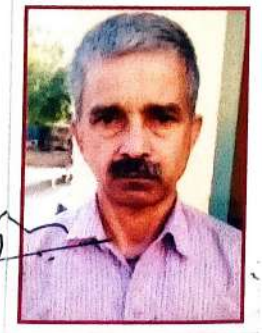
Jurisdiction	:- Sub-Registrar -I, Muzaffarnagar (U.P.)
Total Land Area	:- **4.4583** Hectare
Situated at	:- Village Jarauda, Tehsil & District Muzaffarnagar
Valuation	:- **Rs. 3,78,95,550/-**
Sale Consideration	:- **Rs. 3,48,64,500/-**
Total Stamp	:- **Rs. 26,53,000/-**
Circle Rate	:- Rs. 85,00,000/- per Hectare
Page	:-
V Code	:-

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

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)



AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP91629002779299W

e-Stamp

Certificate No.	:	IN-UP91629002779299W
Certificate Issued Date	:	11-Mar-2024 01:09 PM
Account Reference	:	NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	:	SUBIN-UPUP14114604791755867508O1W
Purchased by	:	AABHAARA REAL VENTURES LLP BY SHARAD KUMAR
Description of Document	:	Article 23 Conveyance
Property Description	:	AGRICULTURE LAND SITUATED AT VILL-JARAUDA MUZAFFARNAGAR
Consideration Price (Rs.)	:	
First Party	:	KARVINDA ESTATE AND FINANCE PVT LTD BY ANAND SINGH
Second Party	:	AABHAARA REAL VENTURES LLP BY SHARAD KUMAR
Stamp Duty Paid By	:	AABHAARA REAL VENTURES LLP BY SHARAD KUMAR
Stamp Duty Amount(Rs.)	:	26,53,000 (Twenty Six Lakh Fifty Three Thousand only)

₹26,53,000

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

E-STAMP
LOCKED BY.....

IN-UP91629002779299W

Please write or type below this line

IRD 0026315093

VOID VOID VOID

Statutory Alert:

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

AABHAARA REAL VENTURES LLP BY SHARAD KUMAR AABHAARA REAL VENTURES LLP BY SHARAD KUMAR AABHAARA REAL VENTURES LLP BY SHARAD KUMAR AABHAARA REAL VENTURES LLP BY SHARAD KUMAR

Scanned with ACE Scanner

1. **Karvinda Estate & Finance Pvt. Ltd** (CIN No. U70100MH1997PTC107408 / PAN No. AABCK8640A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

2. **Paanini Estate & 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)

3. **Paanini Development & Reality Pvt. Ltd** (CIN No. U70100MH1997PTC111636 / PAN No. AABCD8859J), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

4. **Kasturee Reality & Development Pvt. Ltd** (CIN No. U72200MH1997PTC109838 / PAN No. AACCK2563R), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

आवेदन सं०: 202400708010106

विक्रय पत्र

बही सं०: 1 रजिस्ट्रेशन सं०: 4491 वर्ष: 2024

प्रतिफल- 34864500 स्टाम्प शुल्क- 2653000 बाजारी मूल्य - 37896000 पंजीकरण शुल्क - 378960 प्रतिलिपिकरण शुल्क - 120 योग : 3794080

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

श्री कपिल्दा एस्टेट एंड फाइनेंस प्रा० लि० द्वारा

आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 12/03/2024 एवं 11:18:00 AM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक :सदर प्रथम
मुजफ्फरनगर
12/03/2024

अनिल सिंह लिपिक
निबंधक लिपिक
12/03/2024

प्रिंट करें

उप-निबन्धक प्रथम, मुजफ्फरनगर

Scanned with ACE Scanner

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)

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

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

8. **Niroopa Reality & Finance Pvt. Ltd** (CIN No. U70200MH1997PTC105211 / PAN No. AABCN8453E), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

आवेदन सं०: 202400708010108

बही स०: 1 रजिस्ट्रेशन स०: 4491 वर्ष: 2024

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

विक्रेता: 1

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 3

श्री पनिनी डेवलेपमेंट एंड रियलिटी प्रा० लि के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 5

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 6

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 7

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

Scanned with ACE Scanner

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)

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)

11. **Nripa Estate & Reality Pvt. Ltd** (CIN No. U70200MH1997PTC112313 / PAN No. AABCN8454D), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

12. **Olga Estate & Development Pvt. Ltd** (CIN No. U70100MH1997PTC107110 / PAN No. AAACO6405C), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

विक्रेता: 8

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 9

श्री निशिकांता एस्टेट एंड रियलिटी प्र्र० लि० के द्वारा आनन्द सिंह बिष्ट , पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 10

श्री त्रिगा एस्टेट एंड इनवेस्टमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट , पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 11

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 12

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 13

श्री ओमार फाइनेंस एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट , पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 14

श्री ओमकार रियलिटी एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 15

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

निवासी: 708/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 16

Scanned with ACE Scanner

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)

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)

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),

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 N0. 747220647636 Mobile No. 9412998687] who has been duly authorized vide respective Board Resolutions attached herewith (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)

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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

निवासी: 108 ब50 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

क्रेता: 1

श्री आभारा रियल वेंचर एल एल पी के द्वारा शरद कुमार , पुत्र श्री नरेश कुमार

निवासी: 1118 हसनपुर पलवल हरियाणा

व्यवसाय: कृषि

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री मयंक कम्बोज , पुत्र श्री श्रीपाल सिंह

निवासी: तहसील सदर मुजफ्फरनगर

व्यवसाय: वकालत

पहचानकर्ता : 2

श्री लक्ष्मीकान्त, पुत्र श्री चंद्रभान सिंह

निवासी: न्यू गोविन्द पूरी मेरठ

व्यवसाय: नौकरी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
12/03/2024

अनिल सिंह लिपिक
निबंधक लिपिक मुजफ्फरनगर
12/03/2024

Scanned with ACE Scanner

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 29-08-2023, hereinafter referred as "CONFIRMING PARTY" which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and successors in interest

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

AND

AABHAARA REAL VENTURES LLP (LLP NO. **ACD- 6281** / PAN No. **ACDFA6631L**) 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 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);

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

WHEREAS the Vendors are the lawful owners and in possession of and otherwise having sufficient rights, title and interest in land parcel situate in Village Jaroda, Tehsil & Distt. Muzaffarnagar, U.P. total admeasuring **4.4583** Hect. (11.01 Acres) detailed below:

Details of land Sale Deed					
S.No.	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share
1	167	1380	3937/4100	0.3937	Nil
2		1384	0.7690	0.7690	Nil
3		1375/2	0.6250	0.6250	Nil
4		1376M	0.0200	0.0200	Nil
5		1385M	0.0300	0.0300	Nil
6		1387	1.1860	1.1860	Nil
7		1388	0.1730	0.1730	Nil
8		1383	1.1591	1.1591	Nil
9		1407/1	0.1460	0.1025	435/1460
			Total	4.4583 Hect.	

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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

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

AND WHEREAS the Vendee has approached both the Vendors and the Confirming Party and has expressed desire to purchase the land and the Vendors and Confirming Party have agreed to sell the said Land to the Vendee, for a consideration of **Rs. 3,48,64,500/- (Rupees Three Crore Fourty Eight Lakh Sixty Four Thousand Five Hundred only).**

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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

1. That in consideration of the sum of **Rs. 3,48,64,500/- (Rupees Three Crore Fourty Eight Lakh Sixty Four Thousand Five Hundred only)** paid by the Vendee to the Vendors and Confirming Party, as detailed in the Schedule attached to this deed and made part and parcel thereof, receipt whereof the Vendors do hereby admit and acknowledge and nothing is outstanding against the sale consideration and further the Confirming Party hereby relinquishes all their rights and interest in the said Land.

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

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

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

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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.

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

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

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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.

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 rate stipulated for the area in which the properties are situate. Needless to say that the sale price so recovered by Sahara shall be deposited in the entirety less expenses, TDS and all other applicable taxes in the SEBI-Sahara Account." Accordingly, the Vendee is paying the agreed consideration to the Vendors and therefore, the responsibility to deposit the entire consideration as per directions of the Hon'ble Supreme Court is of the Vendors and the Vendee has nothing to do with the same. Copy of the aforesaid order is attached with this Sale Deed as Annexure-1.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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

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

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.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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.

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.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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 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.

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.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

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.

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

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

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

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

22. That an amount of Rs. 3,48,645/- (Rupees Three Lakh Fourty Eight Thousand Six Hundred Fourty Five only) has been deducted on account of TDS and the same shall be deposited into the Government Account vide various Challan attached.

23. The Balance Sale Consideration of Rs. 3,45,15,855/- (Rupees Three Crore Fourty Five Lakh Fifteen Thousand Eight Hundred Fifty Five only) post deduction of TDS is being paid in the following manner.

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.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
1	404032 404047	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Karvinda Estate & Finance Pvt Ltd.
2	404033 404048	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Paanini Estate & Reality Pvt. Ltd.
3	404034 404049	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Kasturee Reality & Development Pvt. Ltd

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
4	404035 404050	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Keshava Estate & Reality Pvt. Ltd.
5	404036 404051	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Kireeta Reality & Finance Pvt. Ltd.
6	404037 404052	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Kripa Development & Reality Pvt. Ltd.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

Details of Payment

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
7	404038 404053	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Niroopa Reality & Finance Pvt. Ltd.
8	404039 404054	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Nishikaanta Estate & Reality Pvt. Ltd.
9	404040 404055	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Nriga Estate & Investment Pvt. Ltd.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
10	404041 332271	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Nripa Estate & Reality Pvt. Ltd.
11	404042 332272	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Olga Estate & Development Pvt. Ltd.
12	404043 332273	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Omar Finance & Leasing Pvt. Ltd.

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
13	404044 332274	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Omkaar Reality & Leasing Pvt. Ltd.
14	404045 332275	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Kusha Development & Reality Pvt. Ltd
15	404046 332276	AABHAARA REAL VENTURES LLP	1150529 1150528	12-03-24 12-07-24	Yes Bank, Saket, New Delhi	Paanini Development & Reality Pvt. Ltd

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

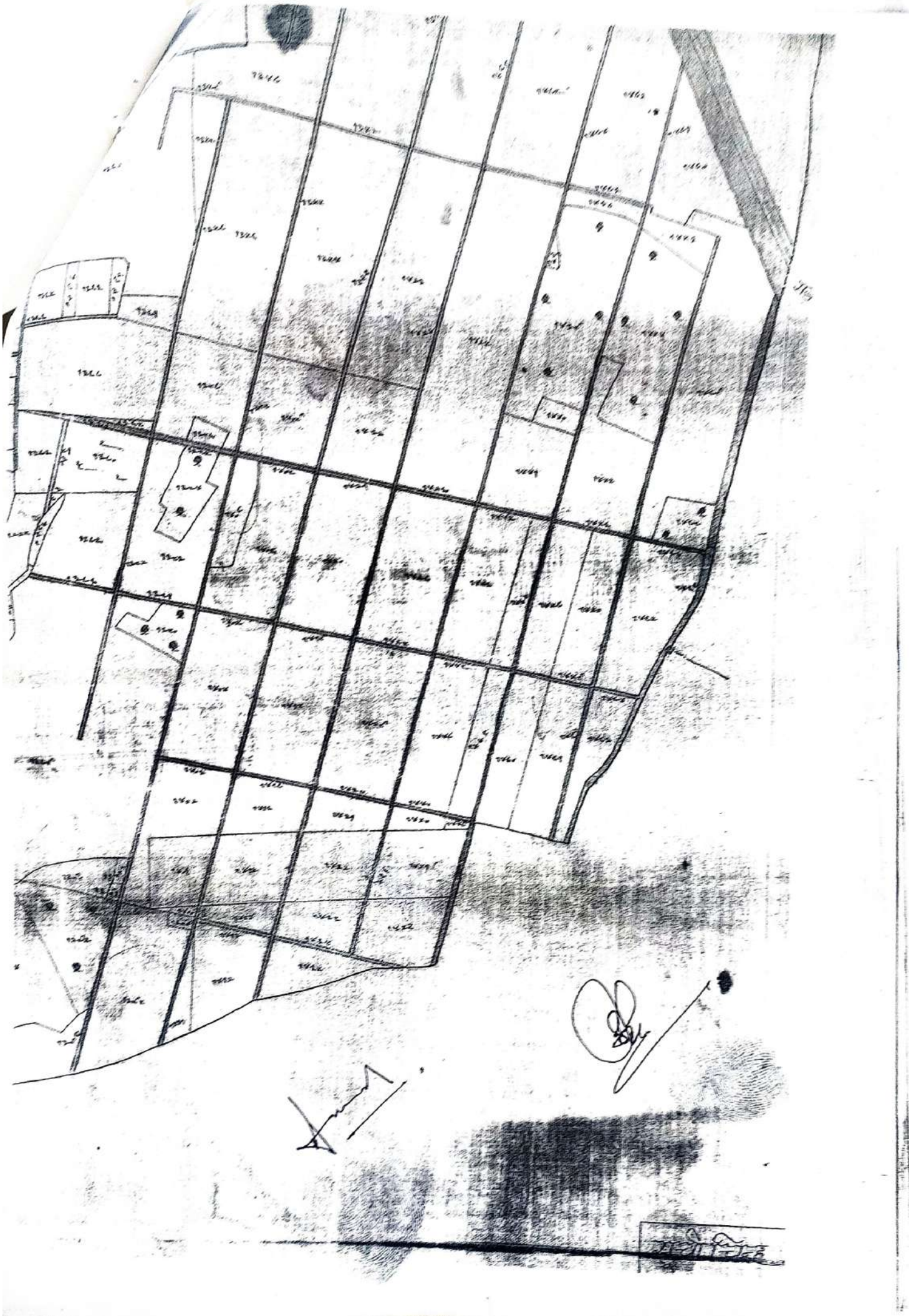
All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Scanned with ACE Scanner



Scanned with ACE Scanner

Scanned with ACE Scanner

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

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

All Companies & Confirming Party Authorized Signatory

(Authorized Signatory)

AABHAARA REAL VENTURES LLP

(Authorized Signatory)

Vendors

Vendee

Witness.....

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

Witness.....

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

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

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

Scanned with ACE Scanner

आवेदन सं०: 2024007080010108

बही संख्या 1 जिल्द संख्या 14223 के पृष्ठ 363 से 412 तक क्रमांक 4491 पर दिनाँक 12/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
12/03/2024

उप-निबन्धक प्रथम, मुजफ्फरनगर * उत्तर-प्रदेश *

Scanned with ACE Scanner