

4001

S.R.-II
MZN

SALE DEED

Jurisdiction :- Sub-Registrar -I, Muzaffarnagar (U.P.)
 Total Land Area :- 4.6693 Hectare
 Situated at :- Village Jarauda, Tehsil & District Muzaffarnagar
 Valuation :- Rs. 3,96,89,050/-
 Sale Consideration :- Rs. 3,65,14,500/-
 Total Stamp :- Rs. 27,78,500/-
 Circle Rate :- Rs. 85,00,000/- per Hectare
 Page :-
 V Code :- 0161

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

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)

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



[Handwritten Signature]

(Authorized Signatory)

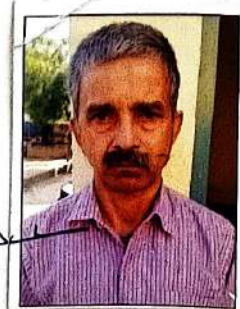
NUMAX BLUE HOMES LLP

[Handwritten Signature]

(Authorized Signatory)



[Handwritten Signature]





INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP91625489268820W

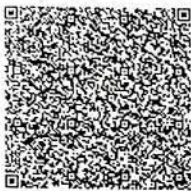


e-Stamp

Certificate No.	: IN-UP91625489268820W	₹27,78,500
Certificate Issued Date	: 11-Mar-2024 01:08 PM	
Account Reference	: NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF	
Unique Doc. Reference	: SUBIN-UPUP1411460479197217060287W	
Purchased by	: NUMAX BLUEHOMES LLP BY SHARAD KUMAR	
Description of Document	: Article 23 Conveyance	
Property Description	: AGRICULTURE LAND SITUATED AT VILL-JARAUDA MUZAFFARNAGAR	
Consideration Price (Rs.)	:	
First Party	: KARVINDA ESTATE AND FINANCE PVT LTD BY ANAND SINGH	
Second Party	: NUMAX BLUEHOMES LLP BY SHARAD KUMAR	
Stamp Duty Paid By	: NUMAX BLUEHOMES LLP BY SHARAD KUMAR	
Stamp Duty Amount(Rs.)	: 27,78,500	



सत्यमेव जयते



E-STAMP Locked By.....

Please write or type below this line IN-UP91625489268820W

Handwritten signature and fingerprint on the left side.

Handwritten signature and fingerprint on the right side.

IRID 0026315092

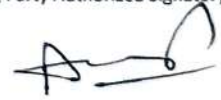
Statutory Alert:

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.

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)
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)

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)



NUMAN BLUE HOMES LLP



(Authorized Signatory)



आवेदन सं०: 202400708009947

6. Kireeta Reality & P
AABCK9170D), a Con
registered office
Mumb-:

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4001

वर्ष: 2024

प्रतिफल- 36514500 स्टाम्प शुल्क- 2778500 बाजारी मूल्य - 39690000 पंजीकरण शुल्क - 396900 प्रतिलिपिकरण शुल्क - 140 योग
: 397040

श्री करविन्दा एस्टेट एंड रियलिटी प्रा० लि० द्वारा
आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री बचे सिंह बिष्ट
व्यवसाय : अन्य
निवासी: 70/650 प्रगति विहार धरमपुर देहरादून





श्री, करविन्दा एस्टेट एंड रियलिटी प्रा० लि० द्वारा
आनन्द सिंह बिष्ट अधिकृत
पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
11/03/2024 एवं 02:39:27 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अमित कुमार गौतम
निबंधक लिपिक
11/03/2024



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)
9. **Nishikaanta Estate & Reality Pvt. Ltd** (CIN No. U70200MH1997PTC109711 / PAN No. AABCN8459Q), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. 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



[Handwritten signature]

(Authorized Signatory)

NUMAX BLUE HOMES LLP

[Handwritten signature]
(Authorized Signatory)



वर्ष: 2024

बही सं०: 1

रजिस्ट्रेशन सं०: 4001

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

विक्रेता: 1

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

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2

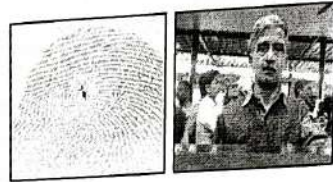


श्री पनिनी डेवलपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 3

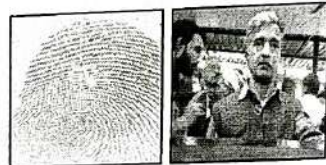


श्री पनिनी एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4

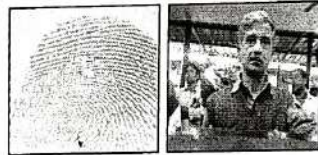


श्री कस्तुरी रियलिटी एंड डेवलपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 5

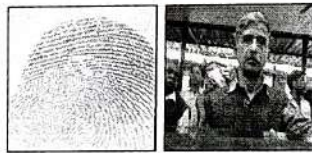


श्री कृपा एस्टेट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 6

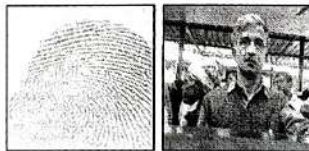


श्री किरीता रियलिटी एंड फाइनैस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 7

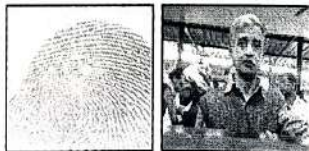


श्री कृपा डेवलपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 8



10. **Nrigo Estate & Investment Pvt. Ltd** (CIN No. U70100MH1997PTC105199 / PAN No. AABCN8457A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)
11. **Nripa Estate & Reality Pvt. Ltd** (CIN No. U70200MH1997PTC112313 / PAN No. AABCN8454D), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)
12. **Olga Estate & Development Pvt. Ltd** (CIN No. U70100MH1997PTC107110 / PAN No. AAACO6405C), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUEHOMES LLP

(Authorized Signatory)

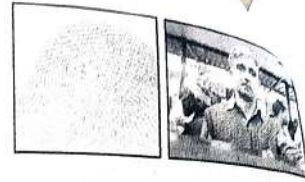


श्री निरूपा रियलिटी एंड फाइनेंस प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 9

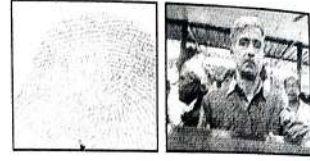


श्री निशिकांता एस्टेट एंड रियल्टी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 10



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

निवासी: 70/650 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: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 12

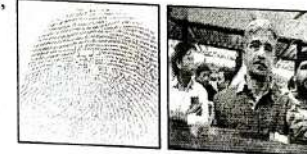


श्री ओल्गा एस्टेट एंड डेवलेपमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 13



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

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 14



श्री ओम्कार रियलिटी एंड इन्वेस्टमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 15

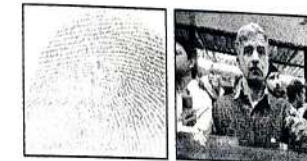


श्री कुशा डेवलेपमेंट एंड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 16



क्रेता: 1

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),

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

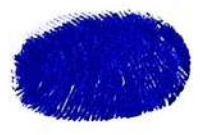
All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUE HOMES LLP

(Authorized Signatory)

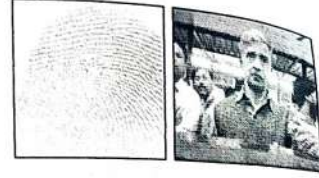


श्री सहारा सिटी होम्स के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 70/650 प्रगति विहार धरमपुर देहरादून

व्यवसाय: अन्य

क्रेता: 1



श्री नुमेक्स ब्लूहोम्स एल एल पी के द्वारा शरद कुमार, पुत्र श्री नरेश कुमार

निवासी: 1118 वार्ड न० 11 हसनपुर पलवल हरियाणा

व्यवसाय: अन्य

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 चन्द्रभान सिंह

निवासी: न्यू गोविन्दपुरी कंकरखेडा मेरठ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी: विक्रेतागण/विक्रेता ने अपने ब्यान मे विलेख में वर्णित प्रतिफल की धनराशि के सम्बन्ध में अपनी सहमति प्रदान की व विलेख का रजिस्ट्रेशन कर में का रजिस्ट्रेशन किया। अतः रजिस्ट्रेशन मेनुअल नियम 241 के तहत रजिस्ट्रेशन किया।

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

अमित कुमार गौतम
निबंधक लिपिक मुजफ्फरनगर
11/03/2024



Bish* aforesain

All aforesaid companies represented through their authorized signatory Sh. Anand Singh Bisht S/o Sh. Bache Singh Bisht R/o 708/650, Pragati Vihar, Dharampur-1, Dehradun, Uttarakhand [Adhar Card NO. 747220647636 Mobile No. 9412998687] who has been duly authorized vide respective Board Resolutions 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)

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

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUE HOMES LLP

(Authorized Signatory)



AND

NUMAX BLUEHOMES LLP (LLP No. ACE-8235 / PAN No. **AAWFN1861G**), 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);

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 **4.6693** Hect. (11.54 Acres) detailed below:

Details of land					
S.No.	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share
1	167	1379/14	1.1433	1.1433	Nil
2		1379/15	1.4340	1.4340	Nil
3		1379/15M	1.2500	1.2500	Nil
4		1375/1	0.3890	0.3890	Nil
5		1379/17	0.4530	0.4530	Nil
			Total	4.6693 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

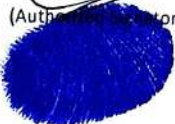
All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUEHOMES LLP

(Authorized Signatory)



AND WHEREAS 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.3,65,14,500/- (Rupees Three Crore Sixty Five Lakh Fourteen Thousand Five Hundred only).

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

1. That in consideration of the sum of Rs.3,65,14,500/- (Rupees Three Crore Sixty Five Lakh Fourteen 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.

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)

NUMAX-BLUEHOMES LLP


(Authorized Signatory)

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)

NUMAX BLUEHOMES LLP

(Authorized Signatory)



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)

NUMAX BLUE HOMES LLP

(Authorized Signatory)



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

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUE HOMES LLP

(Authorized Signatory)



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

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

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & 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)

NUMAX BLUE HOMES LLP

(Authorized Signatory)



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

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

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

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & 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

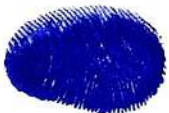
All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUE HOMES LLP

(Authorized Signatory)



15. That there is no breach, violation etc. on part of the Vendors and the Confirming Party and the Vendors and Confirming Party have not violated any of the bye-laws, rules and regulations etc. of any statute as applicable to the land and have deposited all demands, dues etc. in respect of the said Land.
16. That the Vendors and the Confirming Party herein shall clear all dues i.e. property tax, water and electricity charges, interests/penalties, if any or other dues and demands of the concerned authorities as per the bills received from the concerned authorities or any assessment made or to be made by the authority/department concerned in respect of the said Land 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.

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

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUE HOMES LLP

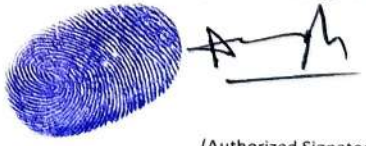
(Authorized Signatory)



- 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.
- 19. That the Vendors and the Confirming Party indemnify and agreed to save and keep harmless the Vendees against all actions, proceedings, claims in regard to the said Land, which may transpire on account of any defect in the title of the Vendors and the Confirming Party and the Vendors and the Confirming Party shall be liable to refund the amount if it is found that the title is defective.
- 20. That this sale deed shall be governed by the laws of India and the District Courts at Muzaffarnagar/Lucknow and Hon'ble High Court of Judicature at Lucknow shall have jurisdiction to entertain any dispute arising out of or concerning the sale deed between the Vendors, Confirming Party and the Vendee.

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

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUEHOMES LLP



(Authorized Signatory)



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.3,65,145/- (Rupees Three Lakh Sixty Five Thousand One Hundred Fourty Five only) has been deducted on account of TDS and the same shall be deposited into the Government Account vide various Challans attached.
23. That after adjustment of part advance of Rs.1,92,00,000/- (Rupees One Crore Ninety Two Lakhs Only) as per table below the balance consideration amount (less TDS) is Rs.1,69,49,355/- (Rupees One Crore Sixty Nine Lakhs Fourty Nine Thousand Three Hundred Fifty Five only). The details of the advance payment and adjustment thereof is as per the table below:

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

All Companies & Confirming Party Authorized Signatory



(Authorized Signatory)

NUMAX BLUEHOMES LLP

(Authorized Signatory)



Sale Consideration	Amount Paid as advance	DD/CH. No.	Dated	Balance Advance amount adjustment	Seller Details
Rs.3,65,14,500/	6000000	DD-49101	6.9.23	2000000	Karvinda Estate & Finance Pvt.Ltd.
	6000000	DD-49100	6.9.23	2000000	Paanini Estate & Reality Pvt. Ltd.
	6000000	DD-49097	6.9.23	2000000	Kasturee Reality & Development Pvt. Ltd
	6000000	DD-49096	6.9.23	2000000	Keshava Estate & Reality Pvt. Ltd.
	6000000	DD-49098	6.9.23	2000000	Kireeta Reality & Finance Pvt. Ltd.
	6000000	DD-49099	6.9.23	2000000	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)

NUMAX BLUEHOMES LLP

(Authorized Signatory)



Sale Consideration	Amount Paid as advance	DD/CH. No.	Dated	Seller Details	Balance Amount
Rs.3,65,14,500/	1200000	CH- 311957	2.10.23	Nishikaanta Estate & Reality Pvt. Ltd.	
	1200000	CH- 311958	2.10.23	Nriga Estate & Investment Pvt. Ltd.	
	1200000	CH- 311959	2.10.23	Nripa Estate & Reality Pvt. Ltd.	
	1200000	CH- 311961	2.10.23	Omar Finance & Leasing Pvt. Ltd.	
	1200000	CH- 311955	2.10.23	Kusha Development & Reality Pvt. Ltd	
	1200000	CH- 311954	2.10.23	Paanini Dev. & Reality Pvt. Ltd	
Rs.3,65,14,500/					Rs.1,69,49,355/-

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)

NUMAX BLUEHOMES LLP

(Authorized Signatory)



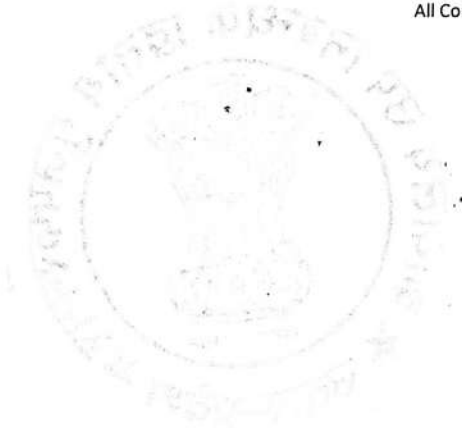
Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
1.	214482 214497	NUMAX BLUEHOMES LLP	204979 204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Karvinda Estate & Finance Pvt.Ltd.
2.	214483 214498	NUMAX BLUEHOMES LLP	204979 204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Paanini Estate & Reality Pvt. Ltd.
3.	214484 214499	NUMAX BLUEHOMES LLP	204979 204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Kasturee Reality & Developme nt 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

NUMAX BLUEHOMES LLP


(Authorized Signatory)





(Authorized Signatory)

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
4.	214485 214500	NUMAX BLUEHOMES LLP	204979 204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Keshava Estate & Reality Pvt. Ltd.
5.	214486 214501	NUMAX BLUEHOMES LLP	204979 204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Kireeta Reality & Finance Pvt. Ltd.
6.	214487 214502	NUMAX BLUEHOMES LLP	204979 204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Kripa Development & Reality Pvt. Ltd.

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. 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

NUMAX BLUEHOMES LLP

(Authorized Signatory)



(Authorized Signatory)

(Authorized Signatory)

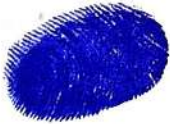
Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
7.	214488 214503	NUMAX BLUEHOMES LLP	1204979 1204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Niroopa Reality & Finance Pvt. Ltd.
8.	214489 214505	NUMAX BLUEHOMES LLP	604979 604978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Nishikaanta Estate & Reality Pvt. Ltd.
9.	214490 214504	NUMAX BLUEHOMES LLP	604979 604978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Nrigo 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. Nrigo Estate & Investment Pvt. Ltd. 10. Nripa Estate & Reality Pvt. Ltd. 11. Olga Estate & Development Pvt. Ltd. 12. Omar Finance & Leasing Pvt. Ltd. 13. Omkaar Reality & Leasing Pvt. Ltd. 14. Kusha Development & Reality Pvt. Ltd. 15. Paanini Development & Reality Pvt. Ltd. 16. Sahara City Homes Muzaffarnagar

All Companies & Confirming Party Authorized Signatory

NUMAX BLUEHOMES LLP

(Authorized Signatory)



(Authorized Signatory)

(Authorized Signatory)

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
10.	214491 177501	NUMAX BLUEHOMES LLP	604979 604978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Nripa Estate & Realty Pvt. Ltd.
11.	214492 177502	NUMAX BLUEHOMES LLP	1204979 1204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Olga Estate & Development Pvt. Ltd.
12.	214493 177503	NUMAX BLUEHOMES LLP	604979 604978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Omar Finance & Leasing Pvt. Ltd.

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

All Companies & Confirming Party Authorized Signatory

NUMAX BLUEHOMES LLP

(Authorized Signatory)



(Authorized Signatory)

(Authorized Signatory)

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
13.	214494 177504	NUMAX BLUEHOMES LLP	1204979 1204978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Omkaar Reality & Leasing Pvt. Ltd.
14.	214495 177505	NUMAX BLUEHOMES LLP	604979 604978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Kusha Development & Reality Pvt. Ltd
15.	214496 177506	NUMAX BLUEHOMES LLP	604979 604978	11.03.2024 11.06.2024	YES BANK, SAKET, NEW DELHI	Paanini Development & Reality Pvt. Ltd

1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate & Reality Pvt. Ltd. 9. 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

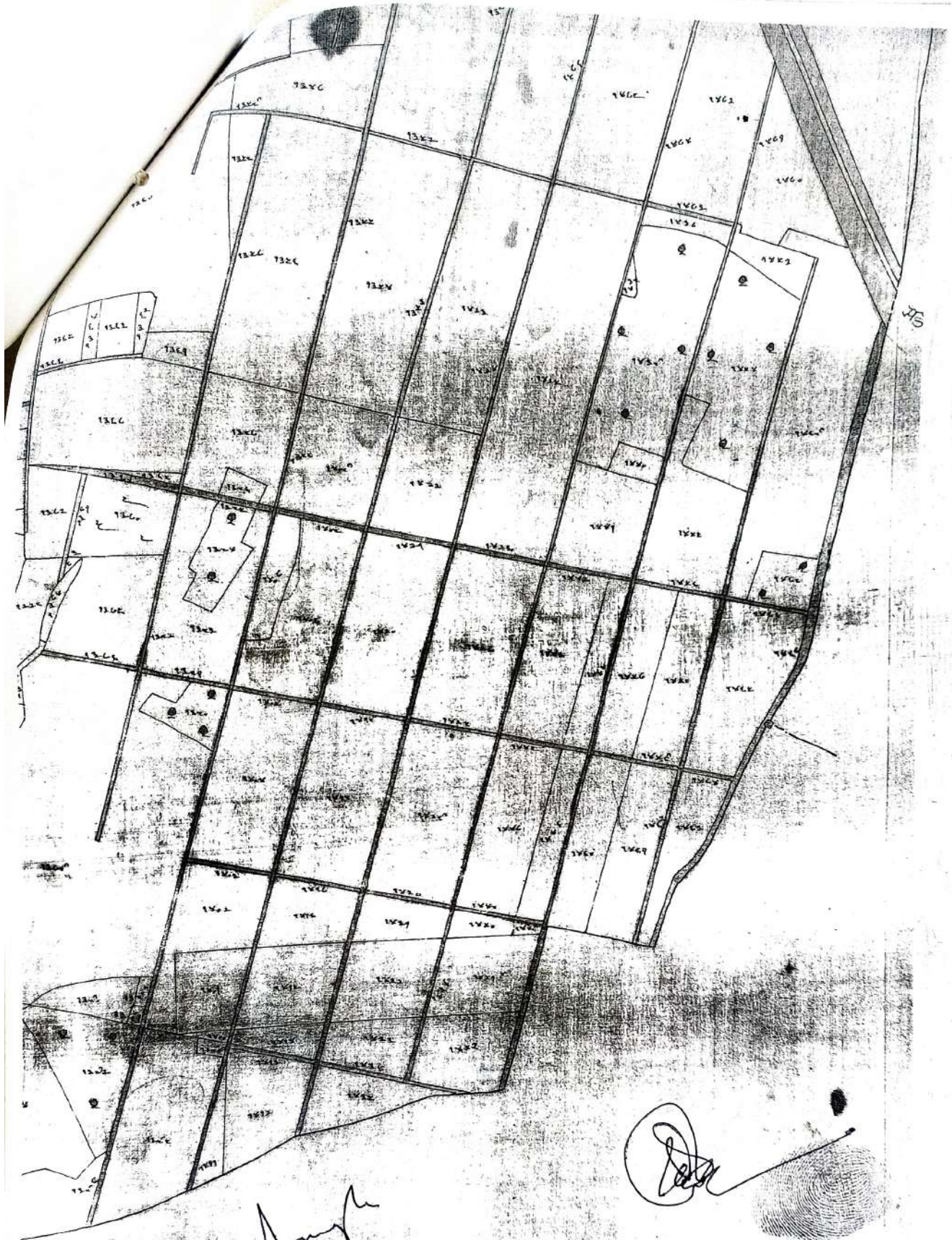
All Companies & Confirming Party Authorized Signatory

NUMAX BLUEHOMES LLP

(Authorized Signatory)



(Authorized Signatory)



1322	1323	1324	1325
1326	1327	1328	1329
1330	1331	1332	1333
1334	1335	1336	1337

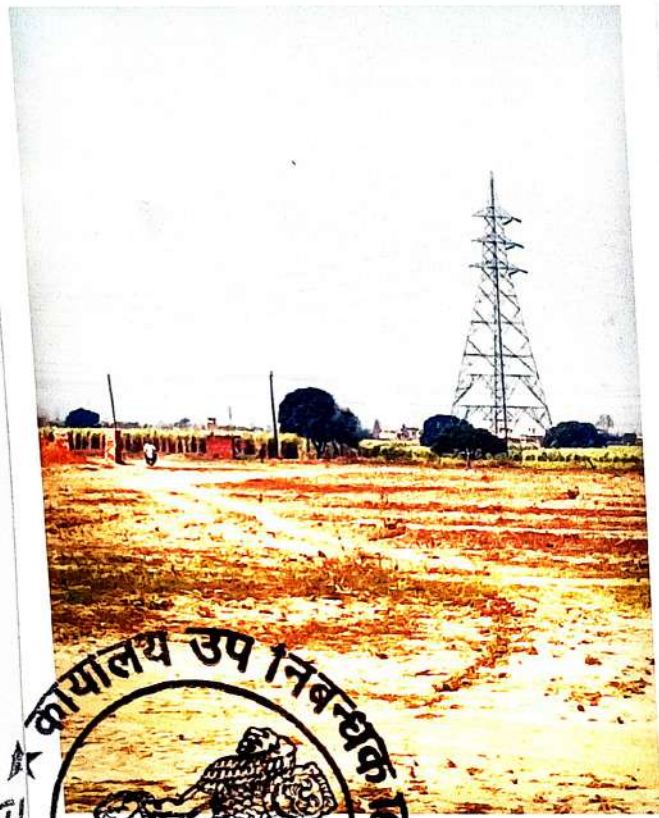
Handwritten signature

Handwritten signature



Handwritten text or stamp

IN WITNESS WHEREOF
the place on the day
witnesses.



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



[Handwritten signature]

(Authorized Signatory)

NUMAX BLUEHOMES LLP

[Handwritten signature]
(Authorized Signatory)



Witness..... *Laxmikant*

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



Witness..... *Mayank Kamboj*

[Handwritten signature]
MAYANK KAMBOJ
Advocate
Seat No.-45,46, Tehsil Sadar
Muzaffarnagar

Drafted by: Mayank Kamboj Advocate, Tehsil Sadar, Muzaffarnagar (UP)

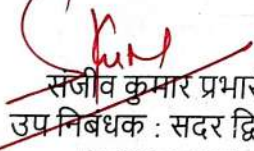
Dated: 11-03-2024

[Handwritten signature]
MAYANK KAMBOJ
Advocate
Seat No.-45,46, Tehsil Sadar
Muzaffarnagar

आवेदन सं०: 202400708009947

बही संख्या 1 जिल्द संख्या 10505 के पृष्ठ 61 से 112 तक क्रमांक 4001 पर दिनांक 11/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


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

