

**S.R.-II**  
**MZN**

18500



**SALE DEED**

Jurisdiction :- Sub-Registrar -I, Muzaffarnagar (U.P.)  
Total Land Area :- 0.8600 Hectare  
Situating at :- Village Jarauda, Tehsil Sadar, District Muzaffarnagar  
Valuation :- Rs.73,10,000/-  
Sale Consideration :- Rs. 65,79,000/-  
Total Stamp :- Rs.5,12,000/-  
Circle Rate :- Rs. 8500000/- per. Hect.  
Page :- 19  
V Code :- 1060



THIS DEED OF SALE is made on this 18 day of the month of December in between:-

Yashomitra Estate & Realty Pvt. Ltd.

Authorised Signatory

of MORNINGSTAR REALTY LLP

Authorised Signatory

For Yesh Development & Realty Pvt. Ltd.

Auth. Signatory



Yogee Realty & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.



MORNINGSTAR REALTY LLP  
Authorised Signatory



SMART CITY HOMES  
Vill. Sign



INDIA NON JUDICIAL



IN-UP11067437410308V

Government of Uttar Pradesh

e-Stamp

₹5,12,000

Certificate No. : IN-UP11067437410308V  
 Certificate Issued Date : 22-Dec-2023 02:43 PM  
 Account Reference : NEWIMPACO (BV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF  
 Unique Doc. Reference : SUBIN-UPUP1411400400447785642693V  
 Purchased by : MORNINGSTAR REALTY LLP BY SHARAD KUMAR  
 Description of Document : Article 23 Conveyance  
 Property Description : AGRICULTURE LAND SITUATED AT VILL. JARAUDA KH NO-1093 MUZAFFARNAGAR  
 Consideration Price (Rs.) : YASHOMITRA EST AND REALTY PVT LTD ETC BY AS BISHU  
 First Party : MORNINGSTAR REALTY LLP BY SHARAD KUMAR  
 Second Party : MORNINGSTAR REALTY LLP BY SHARAD KUMAR  
 Stamp Duty Paid By : 5,12,000  
 Stamp Duty Amount (Rs.) : (Five Lakh Twelve Thousand only)

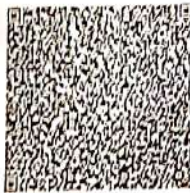


45929

सत्यमेव जयते

E-STAMP Locked By.....

₹5,12,000



IN-UP11067437410308V

Please write or type below this line

Yashomitra Estate & Realty Pvt. Ltd.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

For Yesh Development & Realty Pvt. Ltd.

Auth. Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogo Realty & Finance PVT. LTD.

Authorised Signatory



IRID 0014830594

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.echilestamp.com](http://www.echilestamp.com) or using e-Stamp-Mobile-App of Stock Holding. Any discrepancy in the details on the 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.

SICIL



उत्तर प्रदेश  
संजय प्रकाश

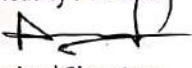
उत्तर प्रदेश

उत्तर प्रदेश

0014830291

1. **Yashomitra Estate & Realty Pvt. Ltd.** (CIN No. U70100MH1997PTC106281 / PAN No AAACY2070P), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)
2. **Yesh Development & Realty Pvt. Ltd.** (CIN No. U70200MH1997PTC109013 /

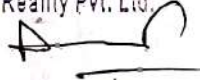
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory


for **MORNINGSTAR REALTY LLP**

  
Authorised Signatory


For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

*Yogee Realty & Finance PVT. LTD.*

  
*Authorised Signatory*

**SAHARA CITY HOMES**

  
Auth. Sign.



आवेदन सं०: 202300708045929

## विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 18500

वर्ष: 2023

प्रतिफल- 6579000 स्टाम्प शुल्क- 512000 बाजारी मूल्य - 7310000 पंजीकरण शुल्क - 73100 प्रतिलिपिकरण शुल्क - 140 योग : 73240

श्री यशोमित्रा ईस्टेट एंड रियलटी प्रा०लि० द्वारा  
 आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि,  
 पुत्र श्री बचे सिंह बिष्ट  
 व्यवसाय: अन्य  
 निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून




श्री, यशोमित्रा ईस्टेट एंड रियलटी प्रा०लि० द्वारा  
 ने यह लेखपत्र इस कार्यालय में दिनांक 22/12/2023  
 एवं 04:54:31 PM बजे  
 निबंधन हेतु पेश किया।

आनन्द सिंह बिष्ट अधिकृत  
 पदाधिकारी/ प्रतिनिधि



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अमित कुमार गौतम प्रभारी  
 उप निबंधक :सं.दर द्वितीय  
 मुजफ्फरनगर  
 22/12/2023

अमित कुमार गौतम  
 निबंधक लिपिक  
 22/12/2023

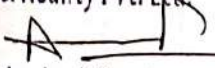
प्रिंट करें

4

PAN No AAACY1709P), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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

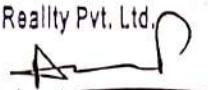
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

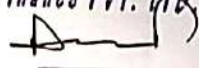
For **MORNINGSTAR REALTY LLP**

  
Authorised Signatory


For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

**SAHARA CITY HOMES**

  
Auth. Sign.



आवेदन सं०: 202300708045929

बही सं०: 1

रजिस्ट्रेशन सं०: 18500

वर्ष: 2023

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

विक्रेता: 1

श्री यशोमित्रा ईस्टेट एंड रियल्टी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2



श्री यश डवलपमेंट एण्ड रियल्टी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 3



श्री योगी रियल्टी एण्ड फाईनेन्स प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4



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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 1



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

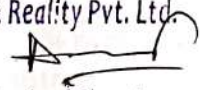
निवासी: 1118 वार्ड नं० 11 हसनपुर भलवल हरियाणा

व्यवसाय: अन्य




5

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

Yashomitra Estate & Realty Pvt. Ltd.  
  
Authorised Signatory

for MORNINGSTAR REALTY LLP  
  
Authorised Signatory

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

Yogee Realty & Finance PVT. LTD.  
  
Authorised Signatory

SAHARA CITY HOMES  
  
Auth. Sign.



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री सुशील कुमार सक्सेना, पुत्र श्री शिव गोपाल सक्सेना

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

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री मयंक काम्बोज, एडवोकेट

निवासी: तहसील सदर मुंगेर



व्यवसाय: वकालत

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे जिममानुसार  
लिए गए है।

टिप्पणी: विक्रेताओं 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।

अमित कुमार गौतम प्रभारी

निबंधक: सदर द्वितीय

मुजफ्फरनगर

22/12/2023

अमित कुमार गौतम

निबंधक लिपिक मुजफ्फरनगर

22/12/2023

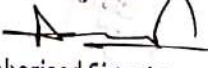


REGISTRAR, MUZAFFARNAGAR

## ALONGWITH

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

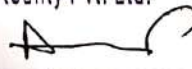
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

for MORNINGSTAR REALTY LLP

  
Authorised Signatory


For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



THE MORNINGSTAR REALTY LLP

Authorized Signatory



SARARA CITY HOMES

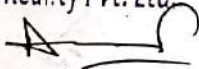
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7

AND

1. **MORNINGSTAR REALTY LLP** (LLPN NO. ACD-5071/ PAN No. ABYFM6577F), 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 /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 Resolution dated 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;

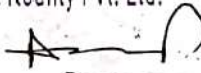
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

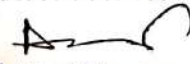
For MORNINGSTAR REALTY LLP

  
Authorised Signatory


For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Realty & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



91177148RAT88NHR0M 19\*


Authorized Signatory



SHARDA CITY HOMES  
10/10/19

WHEREAS the Vendors are the lawful owners and in possession of and otherwise having sufficient rights, title and interest in land parcel situate in Village Jaroda, Tehsil Sadar, Distt. Muzaffarnagar total admeasuring 0.8600 Hect. (2.12 Acres) [by virtue of Sale Deed dated 04.10.2004 registered with the Office of Sub-Registrar (First), Muzaffarnagar vide Book No. 1 Volume No. 2290 at pages 197/222 as Document No. 9141] detailed below:

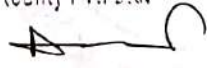
Yashomitra Estate & Reality Pvt. Ltd.

  
Authorized Signatory

for **MORNINGSTAR REALTY LLP**

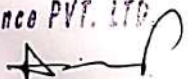
  
Authorized Signatory

For Yesh Development & Reality Pvt. Ltd.


  
Auth. Signatory



Yogee Reality & Finance PVT. LTD.

  
Authorized Signatory

**SAHARA CITY HOMES**

  
Auth. Sign.



9JJVTJABR RAYB@HINHSTAR REALTY LLP

Authorised Signatory




SAHARA CITY HOMES  
Add. No.

9

Details of land					
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share
1	650	✓ 1093	0.8600	0.8600	Null

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);

Yashomitra Estate & Realty Pvt. Ltd.


  
Authorized Signatory

For MORNINGSTAR REALTY LLP

  
Authorized Signatory



For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Reality & Finance PVT. LTD.

  
Authorized Signatory

SAHARA CITY HOMES

  
Auth. Sign.



TO: MORNINGSIDE REALTY LLP

At: (Signature)



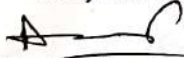
BAHARA CITY HOMES

And: Sign

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. 65,79,000/- (Rupees Sixty Five Lacs Seventy Nine Thousand only).

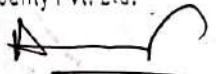
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

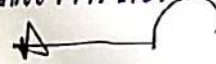
For MORNINGSTAR REALTY LLP

  
Authorised Signatory

For Yash Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Realty & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



УПРАВЛЕНИЕ  
ПОЛИЦИИ



ҚАЗАҚСТАН РЕСПУБЛИКАСЫ

ІШкі ІШҚАМ

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

1. That in consideration of the sum of Rs. 65,79,000/- (Rupees Sixty Five Lacs Seventy Nine Thousand only) paid by the Vendee to the Vendors and Confirming Party, as detailed at the bottom of this deed, receipt whereof the Vendors do hereby admit and acknowledge and the Confirming Party hereby relinquishes all their rights and interest in the said Land.

Yashomitra Estate & Realty Pvt. Ltd.  
  
Authorised Signatory

For **MORNINGSTAR REALTY LLP**  
  
Authorised Signatory



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

*Yogee Reality & Finance PVT. LTD*  
  
*Authorised Signatory*

**SAHARA CITY HOMES**  
  
Auth. Sign.



18 MORNING STAR REALTY LLP

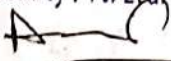
Authorised Signatory



MANA CHY HOMES  
Vill. Sipur

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

Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

for MORNINGSTAR REALTY LLP

  
Authorised Signatory

For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Reality & Finance PVT, LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



FOR MORNINGSTAR REVALUATION

Authorised Signatory




SAHITYA AKADEMI

MUJAFERABAD

4. That the Vendors and the Confirming Party will sign the documents whenever the Vendee requires for getting his/Its/their name mutated in the revenue records as well as at the time of registration of sale deeds.
5. That the Vendors and the Confirming Party do hereby declare that all the charges and payments relating to the said Land up to the date of registration of the sale deed shall be of the Vendors and the Confirming Party and the Vendee shall be responsible for payment of such taxes etc. from the date of registration of the sale deed.

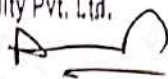
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

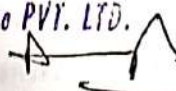
For MORNINGSTAR REALTY LLP

  
Authorised Signatory


For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory

Yogee Realty & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



For the Registrar General

Patna (Bihar)



Patna City Home-2

Patna - 800 001

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.


Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

For MORNINGSTAR REALTY LLP


  
Authorised Signatory

For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory



Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



FOR MORE INFORMATION CONTACT

9111111111111111




SAHARA CITY HOMES

Plot No. 10

- 7. That the Vendee is purchasing the aforesaid land on 'as is where is' and whatever there basis having full knowledge related to the land.
- 8. That the Vendors and the Confirming Party hereby declare that they are duly authorized and have the necessary authority to sell the land and also acknowledge that there is no statutory bar or prohibition to sell or transfer the land.

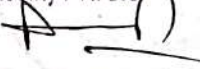
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorized Signatory

For **MORNINGSTAR REALTY LLP**

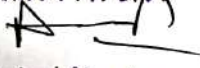
  
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For Yesh Development & Realty Pvt. Ltd

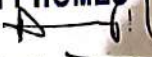
  
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Yogee Realty & Finance PVT. LTD

  
Authorized Signatory

**SAHARA CITY HOMES**

  
Auth. Sign.



पुस्तकालय

पुस्तकालय

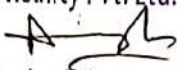


पुस्तकालय

पुस्तकालय

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.


Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

**For MORNINGSTAR REALTY LLP**

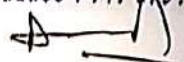
  
Authorised Signatory

For Yesh Development & Realty Pvt. Ltd.

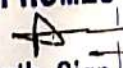
  
Auth. Signatory



Yogee Realty & Finance PVT. LTD.

  
Authorised Signatory

**SAHARA CITY HOMES**

  
Auth. Sign.



13 MORNINGSTAR REALTY LLP

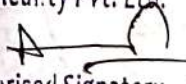
13 Morningstar Realty LLP



MORNINGSTAR REALTY LLP  
13 Morningstar Realty LLP

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.

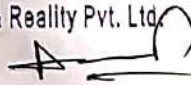
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

For MORNINGSTAR REALTY LLP

  
Authorised Signatory

For Yesh Development & Realty Pvt. Ltd.


  
Auth. Signatory



Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.;



NOT MORNINGSTAR REALTY LLP

Authorised Signatory



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Auth. Sign.

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.


Yashomitra Estate & Realty Pvt. Ltd.

  
Authorized Signatory

For MORNINGSTAR REALTY LLP

  
Authorized Signatory

For Yash Development & Realty Pvt. Ltd.

  
Auth. Signatory



Yash Realty & Finance PVT. LTD.

  
Authorized Signatory

SAHARA CITY HOMES

  
Auth. Sign.

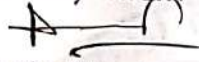




14. That the Vendors and the Confirming Party have neither done nor have been party to any act whereby their rights, title and interest in the said land may, in any way, be impaired or whereby the Vendor and the Confirming Party may be prevented from transferring the said Land.

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.

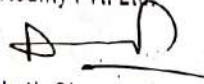
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

FOR MORNINGSTAR REALTY LLP

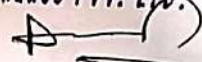
  
Authorised Signatory

For Yesh Development & Realty Pvt. Ltd.

  
Auth. Signatory



Yogee Realty & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



101 MORNINGSTAR REALTY LLP

Authorised Signatory



INDIA CITY HOMES

With Sign

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

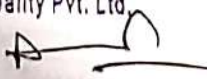
Yashomitra Estate & Realty Pvt. Ltd.

  
 Authorised Signatory

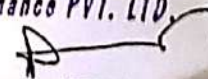
For MORNINGSTAR REALTY LLP

  
 Authorised Signatory



For Yesh Development & Realty Pvt. Ltd.

  
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Yogee Realty & Finance PVT. LTD.

  
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SAHARA CITY HOMES

  
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101 MORGENTHAU REALTY CORP

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.

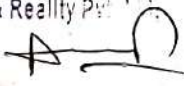
Yashomitra Estate & Realty Pvt. Ltd

  
Authorised Signatory

For MORNINGSTAR REALTY LLP

  
Authorised Signatory

For Yesh Development & Realty Pvt

  
Auth. Signatory



Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
Auth. Sign.



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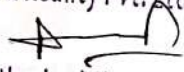


INDIA CITY HOMES

Plot No. 10

19. That the Vendors and the Confirming Party indemnify and agreed to save and keep harmless the Vendee 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.

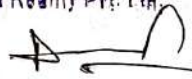
Yashomitra Estate & Realty Pvt. Ltd.

  
Authorised Signatory

for **MORNINGSTAR REALTY LLP**

  
Authorised Signatory

For Yash Development & Realty Pvt. Ltd.

  
Auth. Signatory



Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

**SAHARA CITY HOMES**

  
Auth. Sign.



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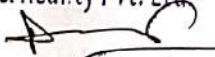


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Authorized Signatory

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. 65,790/- (Rupees Sixty-Five Thousand Seven Hundred Ninty only) has been deducted on account of TDS and the same shall be deposited into the Government Account vide Challan receipts attached.

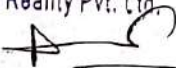
Yashomitra Estate & Realty Pvt. Ltd

  
Authorised Signatory

for MORNINGSTAR REALTY LLP

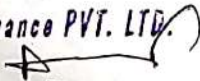
  
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For Yesh Development & Realty Pvt. Ltd

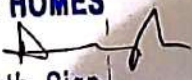
  
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Yogo Realty & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
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FOR MORNING STAR HEALTHY LIFE

Authorised Signatory



Uttar Pradesh

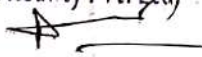
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23. That the Vendee has joined in execution of the sale deed to commit himself in respect of the obligations which are to be fulfilled and completed or obligatory.

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

Details OF Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favor of
1	813696	MORNINGSTAR REALTY LLP	2171070/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Yashomitra Estate & Reality Pvt. Ltd.
2	813697	MORNINGSTAR REALTY LLP	2171070/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Yogee Reality & Finance Pvt. Ltd.
3	813698	MORNINGSTAR REALTY LLP	2171070/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Yesh Development & Reality Pvt. Ltd.

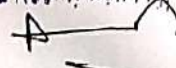
Yashomitra Estate & Reality Pvt. Ltd.

  
Authorised Signatory

for MORNINGSTAR REALTY LLP

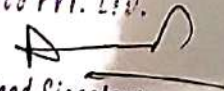
  
Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.


  
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Yogee Reality & Finance PVT. LTD.

  
Authorised Signatory

SAHARA CITY HOMES

  
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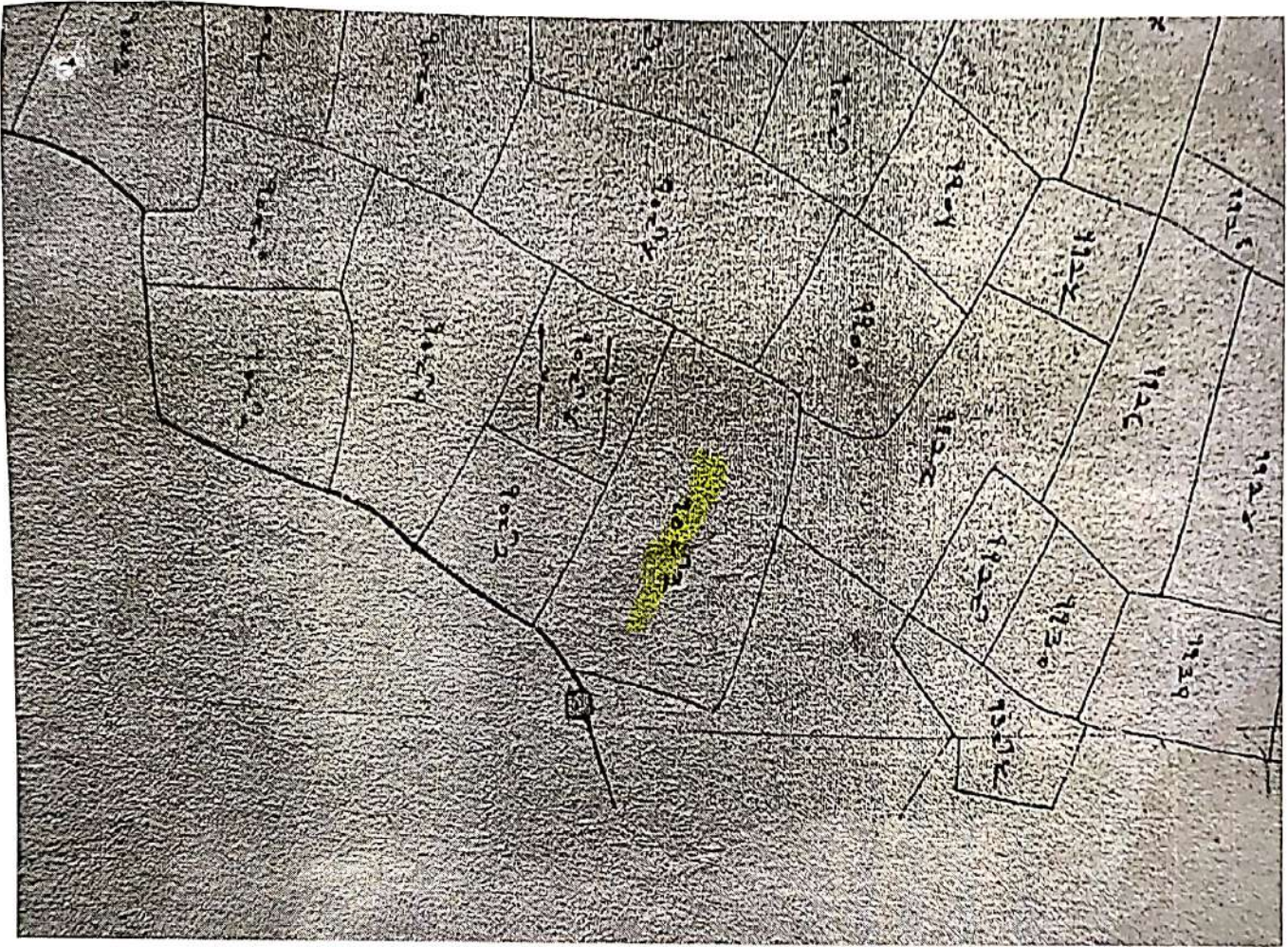


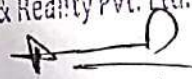
of KORKINGSTAR REALTY LLP

and other documents



REGISTRATION NUMBER



Yashomitra Estate & Realty Pvt. Ltd.  
  
 Authorised Signatory

For MORNINGSTAR REALTY LLP  
  
 Authorised Signatory

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

Yogee Realty & Finance PVT. LTD.  
  
 Authorised Signatory

SAHARA CITY HOMES  
  
 Auth. Sign.





# SPARKSTONE REALTY LLP

Ref: SSRLLP/001/2023

14-12-2023

Copy of the resolution passed at the meeting of partners of M/s SPARKSTONE REALTY LLP held on 14<sup>th</sup> December, 2023 at Registered office at 11.00 A.M.

"RESOLVED THAT the Board has decided to appoint **Shri Sharad Kumar** (Aadhar No. 8542 4403 6603S/o Naresh Kumar R/o House No. 1118, Ward No. 11, near Holi Chowk, Hassanpur, Hassanpur Rural Part 104, Palwal, Haryana-121107 as the authorized signatory and thus is hereby authorized, for an on behalf of **SPARKSTONE REALTY LLP** to represent the LLP bearing Registration No. ACD-6302, PAN No. AFDFS3535C as "Vendee" and execute, sign and present for registration before the concerned Office of Sub-Registrar having territorial jurisdiction, the Sale Deeds with respect to land situated in Villages Nara and Jaroda Tehsil and District Muzaffarnagar and Village Begarazpur Tehsil Khatauli, District Muzaffarnagar U.P. from Vendor/s (as per the enclosed list), as the case may be, and to receive the registered Sale Deeds after registration.

FURTHER RESOLVED THAT Mr. **Shri Sharad Kumar** is hereby also authorized to execute, sign and present all other documents, affidavits, undertakings and papers etc. with reference to applying for mutation of the land so purchased under the Registered Sale Deeds before the concerned Office/Authority and to obtain the papers pursuant to such proceedings.

FURTHER RESOLVED THAT Mr. **Shri Sharad Kumar** shall exercise the authority conferred by this Resolution in good faith with all sincerity and dedication to the Organization / LLP.

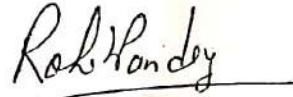
FURTHER RESOLVED THAT this Resolution is valid for a period of one year from the date of this Resolution unless extended.



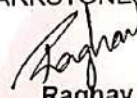
**Sunil Goel**  
(Partner- SPARKSTONE REALTY LLP)



**Seema Goel**  
(Partner- SPARKSTONE REALTY LLP)



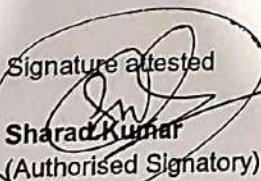
**Rohit Pandey**  
(Partner-SPARKSTONE REALTY LLP)





**Raghav Agarwal**  
(Partner- SPARKSTONE REALTY LLP)

The signature of the Authorised Signatory is attested and encircled below:

Signature attested



**Sharad Kumar**  
(Authorised Signatory)

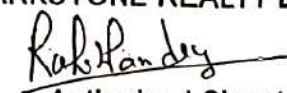
   
(Sunil Goel) (Rohit Pandey)

For SPARKSTONE REALTY LLP



Authorised Signator

For SPARKSTONE REALTY LLP



**Rohit**  
Authorised Signatory





GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS  
Central Registration Centre  
Form 16

[Refer Rule 11(3) of the Limited Liability Partnership Rules, 2009]

**Certificate of Incorporation**

LLP Identification Number: **ACD-6302**

The Permanent Account Number (PAN) of the LLP is **AFDFS3535C\***

The Tax Deduction and Collection Account Number (TAN) of the LLP is **DELS038231\***

It is hereby certified that SPARKSTONE REALTY LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given under my hand at Manesar this TWENTY SIXTH day of OCTOBER TWO THOUSAND TWENTY THREE

**Signature Not Verified**

Digitally signed by  
DS MINISTRY OF CORPORATE  
AFFAIRS 10  
Date: 2023.10.26 22:08:59 IST

DrJaya Gautam  
Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies  
For and on behalf of the Jurisdictional Registrar of Companies  
Registrar of Companies  
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the LLP on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the LLP can be verified on [mca.gov.in](http://mca.gov.in)

Mailing Address as per record available in Registrar of Companies office:  
SPARKSTONE REALTY LLP

F-37C, RADHEY MOHAN DRIVE, ASOLA, FATEHPUR BERI, Sawan Public School, F55VXM ASOLA HOMES NEW DELHI  
110074, South West Delhi, South West Delhi- 110074, Delhi, India

\*as issued by Income tax Department






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:

Vendors

Vendee


Yashomitra Estate & Realty Pvt. Ltd.

  
Authorized Signatory

for **MORNINGSTAR REALTY LLP**


  
Authorized Signatory

For Yash Development & Realty Pvt. Ltd.

  
Auth. Signatory



Yogea Reality & Finance PVT. LTD.


  
Authorized Signatory


**SAHARA CITY HOMES**

  
Auth. Sign.



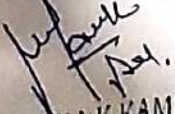
Witness.....

Witness..... 

  
MAYANK KAMBOJ  
Advocate  
Seat No.-45.46, Tehsil Sadar  
Muzaffarnagar

Sushil Kumar Saxena S/o Late Shivgopal Saxena  
53BK/456/95A Shiv Puram Trikeni nagar  
LUCKNOW

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

  
MAYANK KAMBOJ  
Advocate  
Seat No.-45.46, Tehsil Sadar  
Muzaffarnagar

आवेदन सं०: 202300708045929

बही संख्या 1 जिल्द संख्या 10354 के पृष्ठ 139 से 190 तक क्रमांक 18500 पर दिनांक 22/12/2023 को रजिस्ट्रीकृत किया गया।

vicenpi@bchanduA



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अमित कुमार गौतम प्रभारी  
उप निबंधक : सदर द्वितीय  
मुजफ्फरनगर  
22/12/2023

प्रिंट करें