S.R.-II
MZN

10764

Jurisdiction	:- Sub-Registrar -I, Muzaffarnagar (U.P.)
Total Land Area	:- **0.5730** Hectare
Situated at	:- Village Jarauda, Tehsil & District Muzaffarnagar
Valuation	:- **Rs. 48,70,500/-**
Sale Consideration	:- **Rs. 44,80,860/-**
Total Stamp	:- **Rs. 3,41,000/-**
Circle Rate	:- Rs. 85,00,000/- per Hectare
Page	:- __
V Code	:- 0161

THIS DEED OF SALE is made on this 21 day of the month of June 2024 in between:-

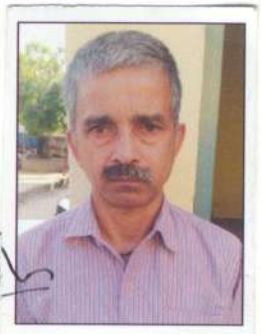
1. Karvinda Estate & Finance Pvt. Ltd. 2. Paanini Estate & Reality Pvt. Ltd. 3. Kasturee Reality & Development Pvt. Ltd. 4. Keshava Estate & Reality Pvt. Ltd. 5. Kireeta Reality & Finance Pvt. Ltd. 6. Kripa Development & Reality Pvt. Ltd. 7. Niroopa Reality & Finance Pvt. Ltd. 8. Nishikaanta Estate &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

(Mr. Anand Singh Bisht)

All Companies & Confirming Party Authorized Signatory

Sparkstone Realty LLP

(Authorized Signatory)



S.R.-II
MZN

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP85465567052356W

e-Stamp

Certificate No.	:	IN-UP85465567052356W
Certificate Issued Date	:	20-Jun-2024 06:07 PM
Account Reference	:	NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	:	SUBIN-UPUP14114604670607842803l4W
Purchased by	:	SPARKSTONE REALTY 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	:	SPARKSTONE REALTY LLP BY SHARAD KUMAR
Stamp Duty Paid By	:	SPARKSTONE REALTY LLP BY SHARAD KUMAR
Stamp Duty Amount(Rs.)	:	3,41,000 (Three Lakh Forty One Thousand only)

₹3,41,000

NOOR MOHD
Tehsil Sadar
Muzaffarnagar
L.N.38
ACC Code-UP14114604

₹3,41,000

E-STAMP
LOCKED BY.....

IN-UP85465567052356W

Please write or type below this line

RD 0024117568

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.

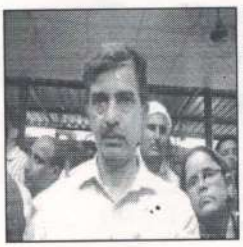
20-Jun-2024 06:07 PM 20-Jun-2024 06:07 PM 20-Jun-2024 06:07 PM

आवेदन सं०: 202400708024957

विक्रय पत्र

बही स०: 1 **रजिस्ट्रेशन स०: 10769** **वर्ष: 2024**

प्रतिफल- 4480860 स्टाम्प शुल्क- 341000 बाजारी मूल्य - 4871000 पंजीकरण शुल्क - 48710 प्रतिलिपिकरण शुल्क - 100 योग : 48810



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

आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि

श्री. करविन्दा एस्टेट एंड फाइनेंस प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनाँक 21/06/2024 एवं
01:43:11 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्ष

राजेश कुमार .
उप निबंधक :सदर द्वितीय
मुजफ्फरनगर
21/06/2024

अमित कुमार गौतम
निबंधक लिपिक
21/06/2024

प्रिंट करें

कार्यालय उप निबन्धक द्वितीय ... प्रदेश

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

2. **Paanini Estate & Reality Pvt. Ltd** (CIN No. U70100MH1997PTC106433 / PAN No. AADCP1362L), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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

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

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

(Mr. Anand Singh Bisht)

All Companies & Confirming Party Authorized Signatory

Sparkstone Realty LLP

(Authorized Signatory)

आवेदन सं०: 202400708024957

बही स०: 1 रजिस्ट्रेशन स०: 10769 वर्ष: 2024

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

विक्रेता: 1

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 2

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 3

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 4

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 5

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 6

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 7

उपनिबन्धक देहरादून सत्यमेव जयते

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)

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

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(Mr. Anand Singh Bisht)

All Companies & Confirming Party Authorized Signatory

Sparkstone Realty LLP

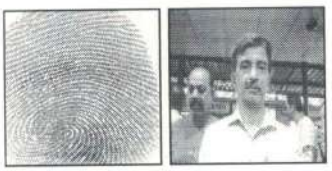
(Authorized Signatory)

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 8



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निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 9

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

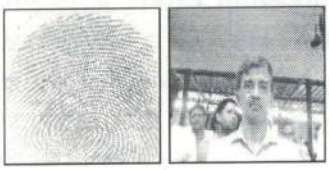
विक्रेता: 10

श्री त्रीगा एस्टेट एंड इन्प्रावेस्टमेंट प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 11



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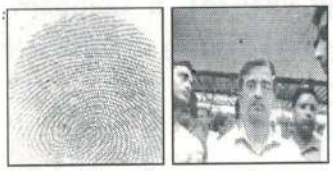
निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 12



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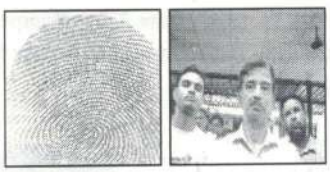
निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 13

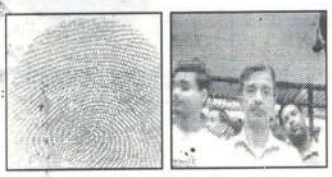


श्री ओमार फाइनेंस एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 14

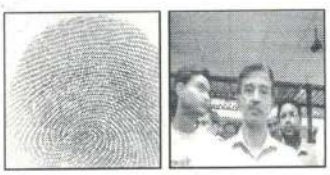


श्री ओमकार रियलिटी एंड लीजिंग प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 15



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)

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)

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(Mr. Anand Singh Bisht)

All Companies & Confirming Party Authorized Signatory

Sparkstone Realty LLP

(Authorized Signatory)

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

विक्रेता: 16

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

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून उत्तराखंड

व्यवसाय: अन्य

क्रेता: 1

श्री स्पार्कस्टोन रियलिटी 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 लक्ष्मीकान्त , पुत्र श्री चन्द्रभान सिंह

निवासी: 484/16 न्यू गोविन्दपूरी कंकरखेडा मेरठ

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री मयंक कम्बोज, पुत्र श्री श्रीपाल सिंह

निवासी: तहसील सदर मुजफ्फरनगर

व्यवसाय: वकालत

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :विक्रेतागण/विक्रेता ने इस 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।

राजेश कुमार .
उप निबंधक : सदर द्वितीय
मुजफ्फरनगर
21/06/2024

अमित कुमार गौतम
निबंधक लिपिक मुजफ्फरनगर
21/06/2024

उपनिबन्धक सदर द्वितीय मुजफ्फरनगर

प्रिंट करें

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

all aforesaid companies represented through their authorized signatory Sh. Anand Singh Bisht S/o Sh. Bache Singh Bisht R/o 708/650, Pragati Vihar, Dharampur-1, Dehradun, Uttarakhand [Adhar Card N0. 747220647636 Mobile No. 9412998687] who has been duly authorized vide respective Board Resolutions attached herewith (hereinafter collectively referred as "**Vendors**", which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, permitted assigns and successors in interest)

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

(Mr. Anand Singh Bisht)

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ALONGWITH

SAHARA CITY HOMES MUZAFFARNAGAR, a partnership firm duly registered with Registrar of Firms, Lucknow (U.P.), having its registered office at Sahara India Center, 2, Kapurthala Complex, Aliganj, Lucknow-226024 through its managing partner Sahara Prime City Ltd., a company duly registered as per the provision of Companies Act 1956, having its registered office at 2, Kapurthala Complex, Aliganj, Lucknow appointed to act as a managing partner of the firm through its authorized signatory Sh. Anand Singh Bisht S/o Sh. Bache Singh Bisht R/o 708/650, Pragati Vihar, Dharampur-I, Dehradun, Uttarakhand [Adhar Card No.747220647636 Mobile No.9412998687] who has been duly authorized vide authorization letter dated 29-08-2023, hereinafter referred as "CONFIRMING PARTY" which expression shall, unless repugnant to the context thereof, include its authorized representatives, administrators, executors, permitted assigns and successors in interest

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

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AND

सत्यमेव जयते

SPARKSTONE REALTY LLP (LLPN NO. ACD-6302 / PAN No. **AFDFS3535C**) 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 **0.5730** Hect. (1.415 Acres) detailed below:

	Details of land Sale Deed					
S.No.	**Khata No.**	**Khasra no.**	**Area Hect.**	**Area**	**Remaining Share**	**Sold Area in Hect.**
1		1408M	0.0150	0.0150	Nill	0.0150
2		1407/2	0.2050	1025/2050	1025/2050	0.1025
3		1407/1	0.0435	0.0435	Nill	0.0435
4		1420/2	0.7380	2820/7380	4560/7380	0.2820
5		1420	1300/11470	0.1300	6700/11470	0.1300
			Total	**0.5730 Hect.**		**0.5730 Hect.**

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AND WHEREAS out of the total land comprised of 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. 44,80,860/- (Rupees Forty Four Lakh Eighty Thousand Eight Hundred Sixty only).**

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

That in consideration of the sum of **Rs. 44,80,860/- (Rupees Forty Four Lakh Eighty Thousand Eight Hundred Sixty 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.

1. 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.

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2. 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.

3. 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.

4. 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.

5. 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.

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कार्यालय उप निबन्धक
सत्यमेव जयते

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

7. 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.

8. That the Hon'ble Supreme Court of India, in case titled SEBI vs. Sahara India Real Estate Corporation Ltd and others, vide order dated 11.07.2016, has granted its permission to the Vendor/s to sell the said Land on conditions detailed and mentioned therein. The order of the Supreme Court at page 4 is reproduced verbatim, "...In the circumstances, we modify our order issued earlier and permit Sahara to sell the properties owned by them subject to the condition that such sales are not for a price less than 90% of the circle rate stipulated for the area in which the properties are situate. Needless to say that the sale price so recovered by Sahara shall be deposited in the entirety less expenses, TDS and all other applicable taxes in the SEBI-Sahara Account." Accordingly, the Vendee is paying the agreed consideration to the Vendors and therefore, the responsibility to deposit the entire consideration as per directions of the Hon'ble Supreme Court is of the Vendors and the Vendee has nothing to do with the same. Copy of the aforesaid order is attached with this Sale Deed as Annexure-1.

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

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सत्यमेव जयते

9. 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.

10. 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.

11. 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.

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सत्यमेव जयते

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

13. 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.

14. 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.

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सत्यमेव जयते

15. 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.

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

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

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17. 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.

18. 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.

19. 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.

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

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

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21. 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.

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

23. That the total Consideration of **Rs. 44,80,860/- (Rupees Forty Four Lakh Eighty Thousand Eight Hundred Sixty only)** is being paid in the following manner, the receipt of which the seller hereby acknowledges and nothing is outstanding against the sale consideration.

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

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कार्यालय उप निबन्धक द्वितीय
सत्यमेव जयते
सिद्धार्थनगर

Details OF Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
1	878711 878726	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Karvinda Estate & Finance Pvt. Ltd.
2	878712 878727	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Paanini Estate & Reality Pvt. Ltd.
3	878713 878728	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Paanini Development & Reality Pvt. Ltd
4	878714 878729	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Kasturee Reality & Development Pvt. Ltd
5	878715 878730	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Keshava Estate & Reality Pvt. Ltd
6	878716 878731	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Kireeta Reality & Finance Pvt. Ltd
7	878717 878732	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Kripa Development & Reality Pvt. Ltd
8	878718 878733	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Niroopa Reality & Finance 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

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(Authorized Signatory)

सत्यमेव जयते

Details OF Payment						
Sr. No.	**Cheque No.**	**Issued by**	**Amount**	**Date**	**Drawn on**	**In Favour of**
9	878719 878734	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Nishikaanta Estate & Reality Pvt. Ltd
10	878720 878735	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Nriga Estate & Investment Pvt. Ltd
11	878721 111618	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Nripa Estate & Reality Pvt. Ltd
12	878722 111619	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Olga Estate & Development Pvt. Ltd
13	878723 111620	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Omar Finance & Leasing Pvt. Ltd
14	878724 111621	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Omkaar Reality & Leasing Pvt. Ltd
15	878725 111622	Yes Bank, Saket, New Delhi	1,49,362.00 1,49,362.00	15-06-2024 14-10-2024	Numax Infratech LLP	Kusha 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

(Mr. Anand Singh Bisht)

All Companies & Confirming Party Authorized Signatory

Sparkstone Realty LLP

(Authorized Signatory)

सत्यमेव जयते

कार्यालय उप निबन्धक द्वितीय
सत्यमेव जयते

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

(Mr. Anand Singh Bisht)

All Companies & Confirming Party Authorized Signatory

Sparkstone Realty LLP

(Authorized Signatory)

Witness.....

Laxmikant
S/o Chandra Bhan Singh
R/o 484/16, New Govindpuri
Kankarkhera, Meerut (U.P.)

Witness.....

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

Drafted by: Mayank Kamboj Advocate, Tehsil Sadar Muzaffarnagar
Dated: 21-05-2024

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

आवेदन सं०: 202400708024957

बही संख्या 1 जिल्द संख्या 10714 के पृष्ठ 173 से 212 तक क्रमांक 10769 पर दिनाँक 21/06/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्ष

राजेश कुमार .
उप निबंधक : सदर द्वितीय
मुजफ्फरनगर
21/06/2024

प्रिंट करें

कार्यालय उप निबन्धक द्वितीय

सत्यमेव जयते