10929

SALE DEED

Jurisdiction	:- Sub-Registrar Khatauli, Muzaffarnagar (U.P.)
Total Land Area	:- **2.5073** Hectare
Situated at	:- Village Begrajpur, Tehsil Khatauli, District Muzaffarnagar
Valuation	:- Rs. 1,88,04,750/-
Sale Consideration	:- Rs. 1,69,24,275/-
Total Stamp	:- Rs.13,17,000/-
Circle Rate	:- Rs.7500000/- per Hectare
Page	:-
V Code	:-

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

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth.Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

For SOCKING STAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign

INDIA NON JUDICIAL

IN-UP11069689820389V

Government of Uttar Pradesh

e-Stamp

10929

₹13,17,000

Certificate No.	:	IN-UP11069689820389V
Certificate Issued Date	:	22-Dec-2023 02:44 PM
Account Reference	:	NEWIMPACC (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	:	SUBIN-UPUP1411460406387232626343V
Purchased by	:	MORNINGSTAR REALTY LLP BY SHARAD KUMAR
Description of Document	:	Article 23 Conveyance
Property Description	:	AGRICULTURE LAND SITUTED AT VILL-BEGRAJPUR KH N0-1,4 ETC MUZAFFARNAGAR
Consideration Price (Rs.)	:	
First Party	:	YASHOMITRA EST AND REALITY PVT LTD ETC BY AS BISHT
Second Party	:	MORNINGSTAR REALTY LLP BY SHARAD KUMAR
Stamp Duty Paid By	:	MORNINGSTAR REALTY LLP BY SHARAD KUMAR
Stamp Duty Amount(Rs.)	:	13,17,000 (Thirteen Lakh Seventeen Thousand only)

सत्यमेव जयते

NOOR MOHD. Tehsil Sadar Muzaffarnagar L.N.38 Acc Code-UP41714604

Verified By Looked By

IN-UP11069689820389V

Please write or type below this line

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

For Yash Development & Reality Pvt. Ltd.

Auth. Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Vogue Reality & Finance PVT. LTD.

Authorised Signatory

RD 0014830595

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.

SHIL

1. **Yashomitra Estate & Reality Pvt. Ltd.** (CIN No. U70100MH1997PTC106281 / 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. **Yesh Development & Reality Pvt. Ltd.** (CIN No. U70200MH1997PTC109013 / 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)

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

आवेदन सं०: 202300710012441

विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 10929 वर्ष: 2023

प्रतिफल- 16924275 स्टाम्प शुल्क- 1317000 बाजारी मूल्य - 18805000 पंजीकरण शुल्क - 188050 प्रतिलिपिकरण शुल्क - 60 योग : 188110

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

आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनाँक 26/12/2023
एवं 01:30:24 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजा राम प्रभारी
उप निबंधक :खतौली
मुजफ्फरनगर
26/12/2023

राजा राम प्रभारी
निबंधक लिपिक
26/12/2023

प्रिंट करें

3. **Yogee Reality & Finance Pvt. Ltd.** (CIN No. U70200MH1997PTC106646 / 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)

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 all dated 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 & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

आवेदन सं०: 202300710012441

बही स०: 1 रजिस्ट्रेशन स०: 10929 वर्ष: 2023

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

विक्रेता: 1

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


निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2

श्री यशो डवलोपमेंट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट


निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 3

श्री योगी रियलिटी 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 मु०नगर के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट


निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

क्रेता: 1

5

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/oSh.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 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 & Reality Pvt. Ltd.

Authorised Signatory

For Yash Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance Pvt. Ltd.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

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


निवासी: 1118 वार्ड नं0 11 हसनपुर पलवल हरियाणा

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री लक्ष्मीकान्त, पुत्र श्री चन्द्रभान


निवासी: 484/16 न्यू गोविन्दपुरी कंकरखेडा मेरठ

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री मयंक काम्बोज, एडवोकेट


निवासी: तहसील सदर मु०नगर

व्यवसाय: वकालत

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजा राम प्रभारी
उप निबंधक : खतौली
मुजफ्फरनगर
26/12/2023

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

टिप्पणी :

राजा राम प्रभारी
निबंधक लिपिक मुजफ्फरनगर
26/12/2023

प्रिंट करें

AND

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-110074through authorized signatorySh. 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);

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

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For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

आवेदन सं०: 202300710012441

बही संख्या 1 जिल्द संख्या 5078 के पृष्ठ 39 से 58 तक क्रमांक 10929 पर दिनाँक 26/12/2023 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

राजा राम प्रभारी
उप निबंधक : खतौली
मुजफ्फरनगर
26/12/2023

प्रिंट करें

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 Begrajpur, Tehsil Khatauli, Distt. Muzaffarnagar total admeasuring **2.5073** Hect. (6.195 Acres)detailed below:

Details of land				
S.no	Khata No.	Khasra no.	Area Hect.	Share Sold
1	311	1	0.6250	100%
2	311	1 क/975	0.2660	100%
3	315	1/975	0.1430	100%
4	315	4	1.3483	100%
5	315	366म	0.1250	100%

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AND WHERAS out of the total land comprisedin aforesaidKhasra Nos. detailed above, the Vendors are hereby willing to sell the entire land admeasuring **2.5073** Hect. (6.195 Acres) (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.

Yashomitra Estate & Reality Pvt. Ltd.

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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.1,69,24,275/- (Rupees One Crore Sixty Nine Lac Twenty Four Thousand Two Hundred Seventy Five only);**

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

1. That in consideration of the sum of **Rs.1,69,24,275/- (Rupees One Crore Sixty Nine Lac Twenty Four Thousand Two Hundred Seventy Five only)** paid by the Vendee to the Vendors and Confirming Party, as detailed at the bottom of this deed, receipt whereof the Vendors do hereby admit and acknowledge and the Confirming Party hereby relinquishes all their rights and interest in the said Land.

Yashomitra Estate & Reality Pvt. Ltd.
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Authorised Signatory

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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.

Yashomitra Estate & Reality Pvt. Ltd.

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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 & Reality Pvt. Ltd.

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Yogeo Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

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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.

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yash Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

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Yogeo Reality & Finance PVT. LTD.

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SAHARA CITY HOMES

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For MOHNIKOTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

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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 & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth. Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

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For MORNINGSTAR REALTY LLP

Authorised Signatory

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 & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

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For MORNINGSTAR REALTY LLP

Authorised Signatory

Vegee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

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For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

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 & Reality Pvt. Ltd.

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For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

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 & Reality Pvt. Ltd.

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Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

14 That the Vendors and the Confirming Party have neither done nor havebeen 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 & Reality Pvt. Ltd.

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For Yash Development & Reality Pvt. Ltd.

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For MORNINGSTAR REALTY LLP

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Yogee Reality & Finance PVT. LTD.

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Auth. Sign.

For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

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16 That the Vendors and the Confirming Party herein shall clear all dues i.e. property tax, water and electricity charges, interests/penalties, if any or other dues and demands of the concerned authorities as per the bills received from the concerned authorities or any assessment made or to be made by the authority/departmentconcerned 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, andindemnified against all claims and demands contrary to the above.

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogeo Reality & Finance Pvt. Ltd.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Signy.

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 & Reality Pvt. Ltd.

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SAHARA CITY HOMES

Auth. Sign.

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

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 & Reality Pvt. Ltd.

Authorised Signatory

For Yash Development & Reality Pvt. Ltd.

Auth. Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yagee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

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. 1,69,243/- (Rupees One Lac Sixty Nine Thousand Two Hundred Forty-Three only) has been deducted on account of TDS and the same shall be depositedinto the Government Account vide Challan receipts attached.

23 That after adjustment of Rs. **32,00,000/-** (Rupees Thirty Two Lakh only) as part of the advance to the Seller, vide Cheque No. 311963 Date 02-10-2023 drawn of Axis Bank, Malvia Nagar, New Delhi for an Amount of Rs 12,00,000/- in favor of Yashomitra Estate & Reality Pvt. Ltd., vide Cheque No. 311964 Dated 02-10-2023 drawn on Axis Bank, Malvia Nagar, New Delhi for an Amount of Rs. 12,00,000/- in favor of Yesh Devlopment & Reality Pvt. Ltd., vide Cheque No 311965 Dated 02-10-2023 drawn on Axis Bank, Malvia Nagar, New Delhi for an Amount of Rs 8,00,000/- in favor of Yogee Reality & Finance Pvt. Ltd., the balance consideration amount is being paid as detailed below:

Yashomitra Estate & Reality Pvt. Ltd.
Authorised Signatory

For MORNINGSTAR REALTY LLP
Authorised Signatory

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

Yogee Reality & Finance PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign

Details of Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favor of
1	813702	MORNINGSTAR REALTY LLP	43,85,011/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Yashomitra Estate & Reality Pvt. Ltd.
2	813703	MORNINGSTAR REALTY LLP	43,85,011/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Yesh Development & Reality Pvt. Ltd.
3	813704	MORNINGSTAR REALTY LLP	47,85,011/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Yogee Reality & Finance Pvt. Ltd.

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth. Sig.

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Signatory

24. 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.

25. 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.

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

Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

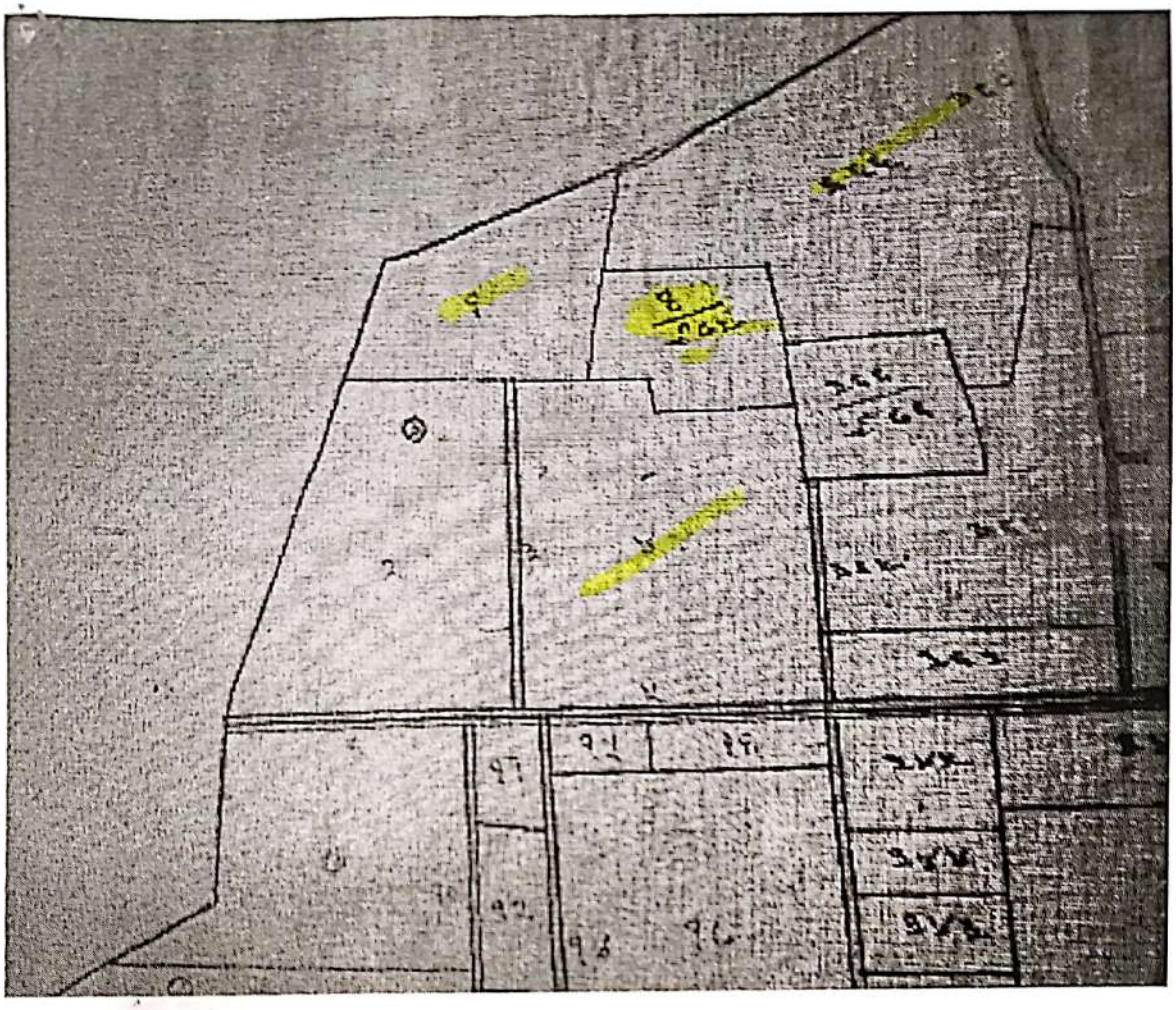
Auth. Sign.

For MORNINGSTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.



Yashomitra Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth.Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

SUNRISESTAR REALTY LLP

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

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

Vendors **Vendee**

Yashwanto Financial Estate & Reality Pvt. Ltd.

Authorised Signatory

For Yesh Development & Reality Pvt. Ltd.

Auth. Signatory

For MORNINGSTAR REALTY LLP

Authorised Signatory

Yogee Reality & Finance PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

Witness.....

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

Witness.....

Sushil Kumar Sarraf S/o Late Shivgopal Sarraf
538K/456/95A Shiv Puram Triveni nagar
Lucknow

Drafted by: Mayank Kamboj Advocate, Tehsil Sadar Muzaffarnagar
Dated: 18-12-2023

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