19523

SALE DEED

Jurisdiction	:- Sub-Registrar-I, Muzaffarnagar (U.P.)
Total Land Area	:- 4.4195 Hectare
Situated at	:- Village Jarauda, Tehsil Sadar, District Muzaffarnagar
Valuation	:- Rs. 3,75,65,750/-
Sale Consideration	:- Rs 3,38,09,175/-
Total Stamp	:- Rs.26,30,000/-
Circle Rate	:- Rs. 85,00000/- per Hect.
Page	:-
V Code	:-

कार्यालय S.R.-I MZN.

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

KARVINDA ESTATE & FINANCE PVT.LTD.
Auth.Sign.

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

For SPARKSTONE REALTY LLP
Authorised Signatory

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

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

RADHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

INDIA NON JUDICIAL

IN-UP11074004346652V

Government of Uttar Pradesh

e-Stamp

₹26,30,000

Certificate No.	:	IN-UP11074004346652V
Certificate Issued Date	:	22-Dec-2023 02:45 PM
Account Reference	:	NEWIMPACO (SV)/ up14114604/ MUZAFFARNAGAR/ UP-MJF
Unique Doc. Reference	:	SUBIN-UPUP14114604063676311484437V
Purchased by	:	SPARKSTON REALTY LLP BY SHARAD KUMAR
Description of Document	:	Article 23 Conveyance
Property Description	:	AGRICULTURE LAND SITUTED AT VILL-JARAUDA KH N0-1422 ETC MUZAFFARNAGAR
Consideration Price (Rs.)	:	
First Party	:	KARVINDA ESTATE AND FIN PVT LTD ETC BY A S BISHT
Second Party	:	SPARKSTON REALTY LLP BY SHARAD KUMAR
Stamp Duty Paid By	:	SPARKSTON REALTY LLP BY SHARAD KUMAR
Stamp Duty Amount(Rs.)	:	26,30,000 (Twenty Six Lakh Thirty Thousand only)

सत्यमेव जयते

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

₹26,30,000

E-STAMP LOCKED BY.....

IN-UP11074004346652V

Please write or type below this line

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

KARVINDA ESTATE & FINANCE PVT. LTD.
Auth.Sign.

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

PAANINI ESTATE & REALITY PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

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

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

SAHARA CITY HOMES
Auth. Sign.

For Nripa Estate & Investment Pvt. Ltd.
Auth.Signatory

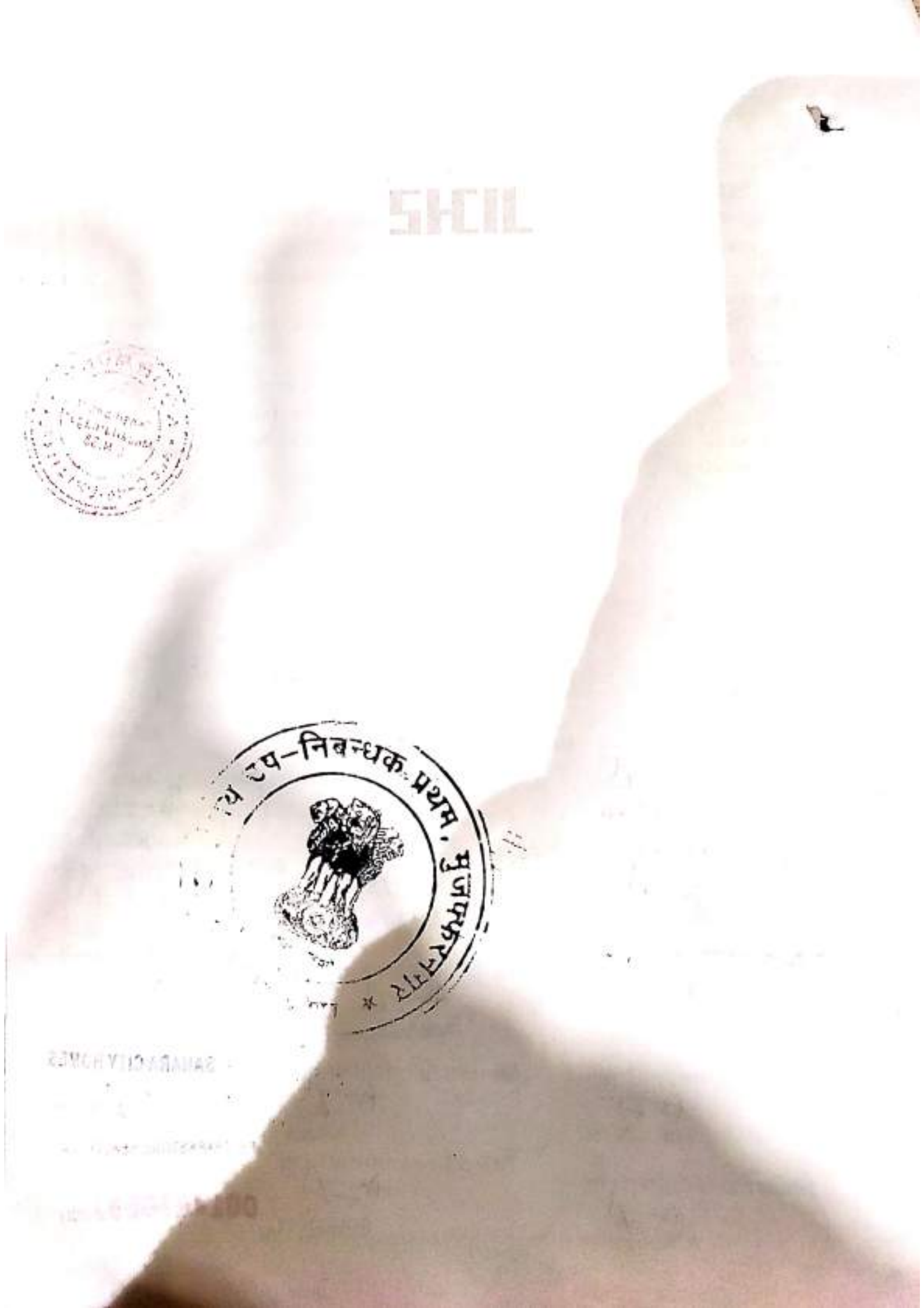
For SPARKSTONE REALTY LLP
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

RD 0014230587

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

Statutory Alert:
1. The authenticity of the 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.



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)

KARVINDA ESTATE & FINANCE PVT.LTD.
Auth.Sign.

PAANINI ESTATE & REALITY PV.TLTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

आवेदन सं०: 202300708045931

विक्रय पत्र

वही स०: 1 रजिस्ट्रेशन स०: 19523 वर्ष: 2023

प्रतिफल- 33809175 स्टाम्प शुल्क- 2630000 बाजारी मूल्य - 37566000 पंजीकरण शुल्क - 375660 प्रतिलिपिकरण शुल्क - 260 योग : 375920

श्री करविन्दा इस्टेट एण्ड फाइनेन्स प्रा० लि० द्वारा आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि, पुत्र श्री बचे सिंह बिष्ट
व्यवसाय : अन्य
निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

आनन्द सिंह बिष्ट अधिकृत पदाधिकारी/ प्रतिनिधि

श्री, करविन्दा इस्टेट एण्ड फाइनेन्स प्रा० लि० द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 22/12/2023 एवं 04:53:25 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक :सदर प्रथम
मुजफ्फरनगर
22/12/2023

अनिल सिंह लिपिक
निबंधक लिपिक
22/12/2023

प्रिंट करें

उप-निबन्धक प्रथम, मुजफ्फरनगर

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)

KAPIKRUPA Esta... ...v. Ltd.
Auth. Sign.

PAANINI ESTATE & REALITY PVT. LTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

आवेदन सं०: 202300708045931

बही सं०: 1 रजिस्ट्रेशन सं०: 19523 वर्ष: 2023

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

विक्रेता: 1

श्री करविन्दा इस्टेट एण्ड फाइनेन्स प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 2

श्री पानिनी इस्टेट 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 पानिनी डेवलपमेन्ट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 4

उप-निबन्धक प्रथम देहरादून

श्री [illegible] रियलिटी एण्ड डेवलपमेन्ट प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, [illegible] बिष्ट

[illegible]0 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 5

श्री श्री वेणुवा इस्टेट एण्ड रियलिटी प्रा० लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 6

श्री किरिता रियलिटी एण्ड फाइनेन्स प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 7

श्री कृपा डेवलपमेन्ट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

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)

KARVINDA ESTATE & FINANCE PVT. LTD.
Auth.Sign.

PAANINI ESTATE & REALITY PVT. LTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
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For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

विक्रेता: 8

श्री निरुपा रियलिटी एण्ड फाइनेन्स प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 9

श्री निशिकान्ता इस्टेट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 10

श्री श्री त्रीगा इस्टेट एण्ड इनवेस्टमेंट प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 11

श्री त्रिपा इस्टेट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 12

श्री आंगा इस्टेट एण्ड डेवलपमेण्ट प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

श्री [illegible] फाइनेन्स एण्ड लीजिंग प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री [illegible] बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 14

श्री ओमकार रियलिटी एण्ड लीजिंग प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 15

श्री कुशा डेवलपमेन्ट एण्ड रियलिटी प्रा०लि० के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

विक्रेता: 16

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)

KARVINDA ESTATE & FINANCE PVT.LTD.
Auth.Sign.

PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

श्री सहारा सिटी होम्स मु०नगर के द्वारा आनन्द सिंह बिष्ट, पुत्र श्री बचे सिंह बिष्ट

निवासी: 708/650 प्रगति विहार धर्मपुर देहरादून

व्यवसाय: अन्य

क्रेता: 1

श्री SPARKSTONE 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 सुशील कुमार सक्सेना, पुत्र श्री शिव गोपाल

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

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री मयंक काम्बोज, पुत्र श्रीमती एडवोकेट

निवासी: तहसील सदर मु०नगर

व्यवसाय: वकालत

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
22/12/2023

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

अनिल सिंह तिपिक
निबंधक तिपिक मुजफ्फरनगर
22/12/2023

उप-निबन्धक प्रथम, मुजफ्फरनगर

फिट करें

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)

KARVINDA ESTATE & FINANCE PVT. LTD.
Auth.Sign.

PAANINI ESTATE & REALITY PVT. LTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
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Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.
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NRIPA ESTATE & REALITY PVT. LTD.
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For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

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)

KARVINDA ESTATE & FINANCE PV.TLTD.
Auth.Sign.

PAANINI ESTATE & REALITY PV.TLTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
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Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
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Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
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SAHARA CITY HOMES
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For SPARKSTONE REALTY LLP
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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)

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Keshava Estate & Reality Pvt. Ltd.
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Kripa Development & Reality (P) Ltd.
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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)

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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)

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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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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)

For Nriga Estate & Investment Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
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Keshava Estate & Reality Pvt. Ltd.
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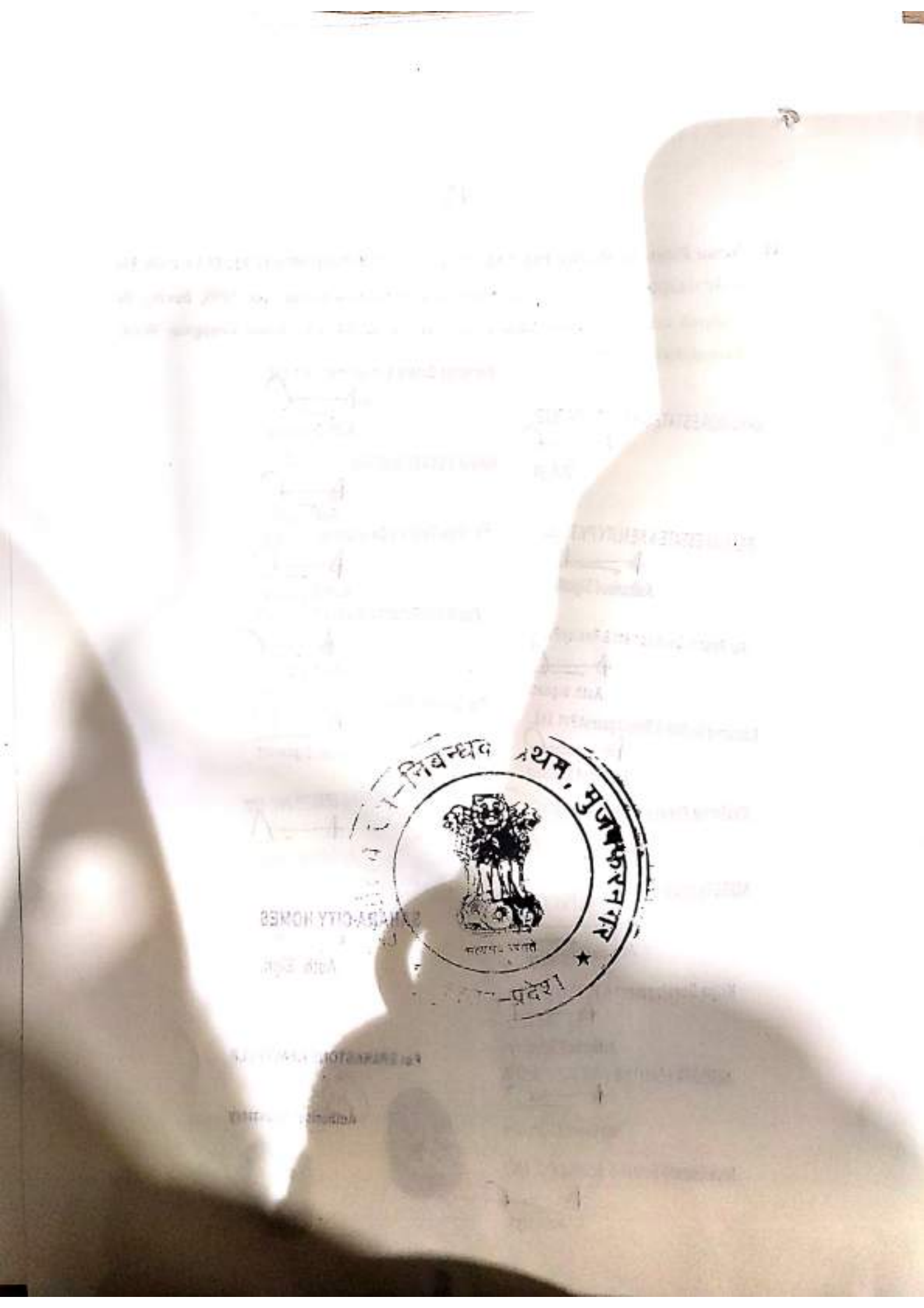

12. **Olga Estate & Development Pvt. Ltd.** (CIN No. U70100MH1997PTC107110 / PAN No AAACO6405C), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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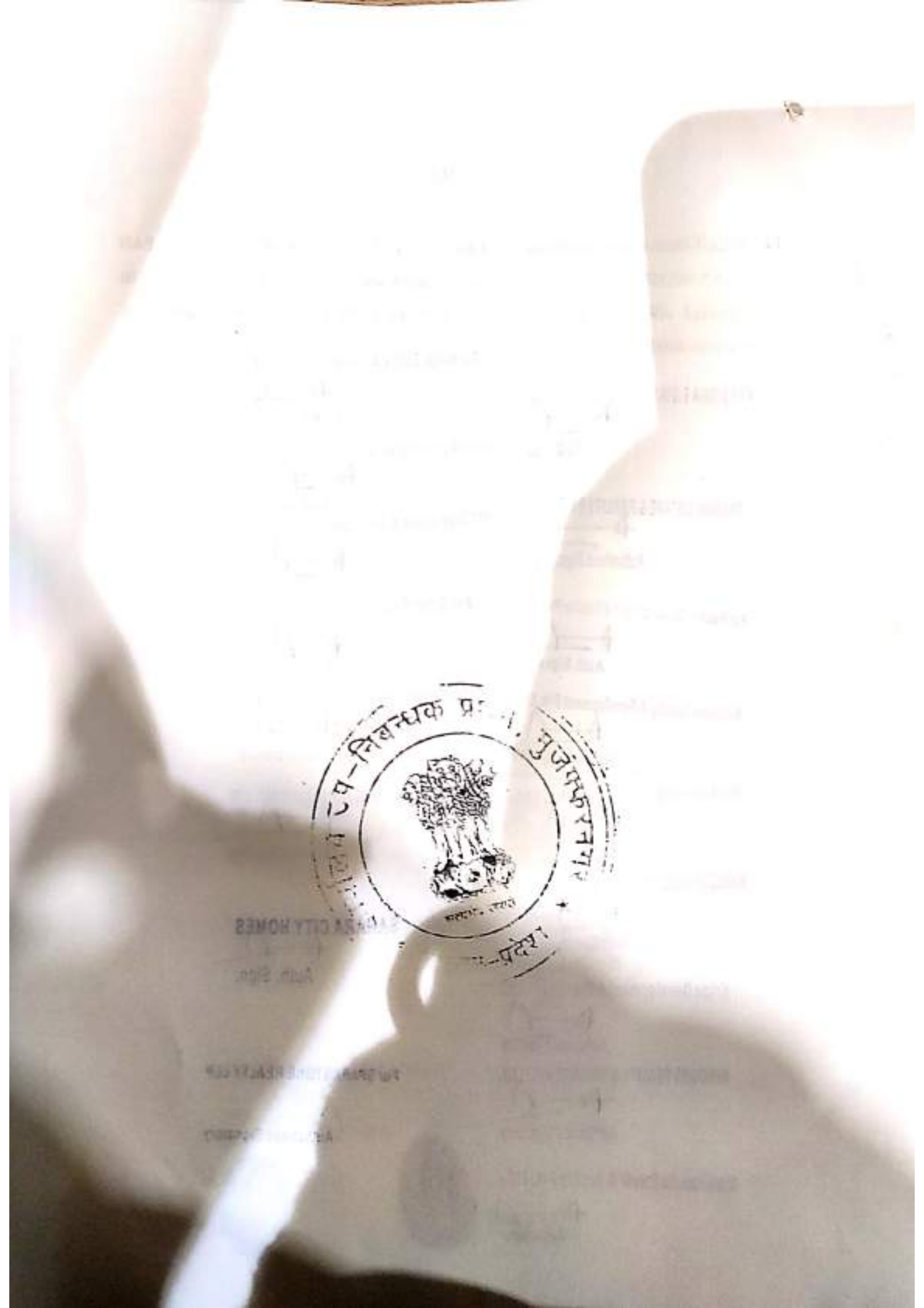

13. **Omar Finance & Leasing Pvt. Ltd.** (CIN No. U65910MH1997PTC108534 / PAN No AAACO6407A), a Company registered under the Companies Act 1956, having its registered office at Sahara India Point CTS 40 & 44 S.V. Road, Goregaon West, Mumbai-400038 (MH)

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उत्तर प्रदेश

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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Kasturee Reality & Development Pvt. Ltd.
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Keshava Estate & Reality Pvt. Ltd.
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Kripa Development & Reality (P) Ltd.
Authorised Signatory

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Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
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For Nriga Estate & Investment Pvt. Ltd.
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For Omar Finance & Leasing Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
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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).

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

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PAANINI ESTATE & REALITY PVT.LTD.
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For Olga Estate & Development Pvt. Ltd.
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For Omar Finance & Leasing Pvt. Ltd.
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Keshava Estate & Reality Pvt. Ltd.
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Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

For SPARKSTONE REALTY LLP
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

उप-निबन्धक प्रथम, प्रयागराज

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 Board of Resolutions of different dates 29-08-2023, 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;

KARVINDA ESTATE FINANCE PVT.LTD.
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PAANINI ESTATE & REALITY PV.TLTD.
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For Olga Estate & Development Pvt. Ltd.
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For Paanini Development & Reality Pvt. Ltd.
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For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

Kasturee Reality & Development Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
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KIREETA REALITY & FINANCE PVT. LTD.
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NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

For SPARKSTONE REALTY LLP
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

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 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.

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कार्यालय निबन्धक प्रथम, मुजफ्फरनगर
उत्तर-प्रदेश

AND

SPARKSTONE REALTY LLP (LLPN NO. ACD-6302/ PAN No. AFDFS3535C), is 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 its 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.

KARVINJA ESTATE FINANCE PVT.LTD.
Auth.Sign.

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

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Kripa Development & Reality (P) Ltd.
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WHEREAS the Vendors are the lawful owners and in possession of and otherwise having sufficient rights, title and interest in land parcel total admeasuring 4.4195 Hect. (10.92 acres) situated at Village Jaroda, Pargana and Tehsil Sadar, Distt. Muzaffarnagar.

KARVINUA ESTATE & FINANCE PV.TLTD.
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For SPARKSTONE REALTY LLP
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Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

Details of land						
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share	Total sold Area
1	167	1422	1.2490	0.1576	10914/12490	0.1576
2		1421	0.0410	0.0410	Nill	0.0410
3		1409	0.6150	0.0036	6114/6150	0.0036
4		1410M	0.2430	50/1330	1280/2430	0.0050
5		1408M	0.0310	0.0310	Nill	0.0310
6		1407/1	0.2050	0.0590	1460/2050	0.0590
7		1406	1.5040	0.0946	14094/15040	0.0946
8		1383	1.3310	0.1719	11591/13310	0.1719
9		1381M	0.0190	0.0190	Nill	0.0190

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For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

उप-निबन्धक प्रथम, मुजफ्फरपुर

Details of land						
S.no	Khata No.	Khasra no.	Area Hect.	Area Sold	Remaining Share	Total sold Area
10		1380	0.4100	0.0163	3937/4100	0.0163
11		1390	0.3280	0.3280	Nill	0.3280
12		1392	1.4230	0.1003	13227/14230	0.1003
13		1379/14	1.9590	0.8157	11433/19590	0.8157
14		1394	0.6350	0.6350	Nill	0.6350
15		1396	1.8440	1.8440	Nill	1.8440
16		1388	0.1790	0.0060	1730/1790	0.0060
17		1397M	0.0610	305/610	Nill	0.0305
18		1389	0.0510	0.0510	Nill	0.0510
19		1391	0.0100	0.0100	Nill	0.0100

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For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

AND WHERAS the Vendors are hereby willing to sell the total land described as 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.

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PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.
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For Paanini Development & Reality Pvt. Ltd.
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For Omar Finance & Leasing Pvt. Ltd.
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Kasturee Reality & Development Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
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Keshava Estate & Reality Pvt. Ltd.
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KIREETA REALITY & FINANCE PVT. LTD.
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SAHARA CITY HOMES
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Kripa Development & Reality (P) Ltd.
Authorised Signatory

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For SPARKSTONE REALTY LLP
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

सत्यमेव जयते

AND WHEREAS the Vendee has approached both the Vendors and the Confirming Party and has expressed desire to purchase the land and the Vendors and Confirming Party have agreed to sell the said Land to the Vendee, for a consideration of **Rs. 3,38,09,175/- (Rupees Three Crores Thirty Eight Lacs Nine Thousand One Hundred Seventy Five only).**

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उत्तर प्रदेश

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

1. That in consideration of the sum of **Rs. 3,38,09,175/- (Rupees Three Crores Thirty Eight Lacs Nine Thousand One 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.

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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.

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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.

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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.

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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.

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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.

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7. That the Vendee is purchasing the aforesaid land on 'as is where is' and whatever their 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.

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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 page4 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

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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.

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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.

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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.

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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.

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

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

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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.

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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/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

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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.

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Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

उप-निबन्धक
मु. मुजफ्फरनगर
उत्तर-प्रदेश

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.

KARVINDA ESTAT... FINANCE PVT. LTD.
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For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

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

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KRISHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

Kripa Development & Reality (P) Ltd.
Authorised Signatory

For SPARKSTONE REALTY LLP
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

सहायक निबन्धक प्र. 1, मुजफ्फरनगर
उत्तर-प्रदेश

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.

KARVINDA ESTATE & FINANCE PV.TLTD.
Auth.Sign.

PAANINI ESTATE & REALITY PV.TLTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
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KIREETA REALITY & FINANCE PVT. LTD.
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Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
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For Nriga Estate & Investment Pvt. Ltd.
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SAHARA CITY HOMES
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For SPARKSTONE REALTY LLP
Authorised Signatory

कार्यालय उप-निबन्धक प्रथम, मुजफ्फरनगर
उत्तर प्रदेश

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.

For Nriga Estate & Investment Pvt. Ltd.

Auth.Signatory

KARVINDA ESTATE & FINANCE PV.TLTD.

Auth.Sign.

NRIPA ESTATE & REALITY PVT. LTD.

Auth.Sign.

PAANINI ESTATE & REALITY PV.TLTD.

Authorised Signatory

For Olga Estate & Development Pvt. Ltd.

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Kasturee Reality & Development Pvt. Ltd.

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Keshava Estate & Reality Pvt. Ltd.

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KIREETA REALITY & FINANCE PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

Kripa Development & Reality (P) Ltd.

Authorised Signatory

For SPARKSTONE REALTY LLP

Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.

Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.

Auth.Sign.

कार्यालय उप-निबन्धक
सत्यमेव जयते
उत्तर-प्रदेश

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

22. That an amount of Rs. 3,38,092/- (Rupees Three Lakh Thirty Eight Thousand Ninety Two only) has been deducted on account of TDS and the same shall be deposited into the Government Account vide Challan receipts attached.

KARVINJA ESTATE PV.TLTD.
Auth.Siga.

PAANINI ESTATE & REALITY PV.TLTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
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Kripa Development & Reality (P) Ltd
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Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

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 and nothing is outstanding against the sale consideration.

KARVINDA ESTATE & FINANCE PVT.LTD.
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PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

For Paanini Development & Reality Pvt. Ltd.
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Keshava Estate & Reality Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
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SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

Details OF Payment						
Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
1	222963	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Karvinda Estate & Finance Pvt.Ltd.
2	222964	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Paanini Estate & Reality Pvt. Ltd.

KARVINDA ESTATE & FINANCE PVT.LTD.
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Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.
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For Paanini Development & Reality Pvt. Ltd.
Auth.Signatory

For Olga Estate & Development Pvt. Ltd.
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Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.
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Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

सहायक उप-निबन्धक प्रथम, मुजफ्फरनगर

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
3	222965	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Paanini Development & Reality Pvt. Ltd.
4	222966	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kasturee Reality & Development Pvt. Ltd.

KARVINDA ESTATE & FINANCE PV.TLTD.
Auth.Sign.

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

PAANINI ESTATE & REALITY PV.TLTD.
Authorised Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

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

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

Kasturee Reality & Development Pvt. Ltd
Authorised Signatory

For Omer Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

Keshava Estate & Reality Pvt. Ltd.
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KIREETA REALITY & FINANCE PVT. LTD.
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KUSHA DEVELOPMENT REALITY PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

कार्यालय उप-निबन्धक
उत्तर-प्रदेश

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
5	222967	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Keshava Estate & Reality Pvt. Ltd.
6	222969	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kireeta Reality & Finance Pvt. Ltd.

KARVINDA ESTATE & FINANCE PVT. LTD.
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PAANINI ESTATE & REALITY PVT. LTD.
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For Paanini Development & Reality Pvt. Ltd.
Auth.Signatory

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Nishikaanta Estate & Reality Pvt. Ltd.
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For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

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कार्यालय उप-निबन्धक
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उत्तर-प्रदेश

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Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
7	222970	SPARKSTONE REALTY LLP	2231405/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kripa Development & Reality Pvt. Ltd.
8	222971	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Niroopa Reality & Finance Pvt. Ltd.

KARVINDA ESTATE & FINANCE PV.TLTD.
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NIROOPA REALITY & FINANCE PVT. LTD.
Authorised Signatory

SAHARA CITY HOMES
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Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

PAANINI ESTATE & REALITY PVT. LTD.
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

For SPARKSTONE REALTY LLP
Authorised Signatory

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

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

For Omar Finance & Leasing Pvt.
Auth.Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality Pvt. Ltd.
Authorised Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
Authorised Signatory

कार्यालय उप-निबन्धक
उत्तर-प्रदेश

51

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
9	222974	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Nishikaanta Estate & Reality Pvt. Ltd.
10	222983	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Nriga Estate & Investment Pvt. Ltd.

KARVINDA ESTATE & FINANCE PVT.LTD.
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NIROOPA REALITY & FINANCE PVT. LTD.
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SAHARA CITY HOMES
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Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

For SPARKSTONE REALTY LLP
Authorised Signatory

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

NRIPA ESTATE & REALITY PVT. LTD.
Auth.Sign.

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

For Olga Estate & Development Pvt. Ltd.
Auth.Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

For Omar Finance & Leasing Pvt. Ltd.
Auth.Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

KUSHA DEVELOPMENT PVT. LTD.
Authorised Signatory

52

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
11	222977	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Nripa Estate & Reality Pvt. Ltd.
12	222978	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Olga Estate & Development Pvt. Ltd.

KARVINDA ESTATE & FINANCE PV.TLTD.
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PAANINI ESTATE & REALITY PV.TLTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
Authorised Signatory

Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
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Nishikaanta Estate & Reality Pvt. Ltd.
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For Nriga Estate & Investment Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
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SAHARA CITY HOMES
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For SPARKSTONE REALTY LLP
Authorised Signatory

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उत्तर-प्रदेश

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
13	222979	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Omer Finance & Leasing Pvt. Ltd.
14	222980	SPARKSTONE REALTY LLP	2231406/-	16-12-23	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Omkaar Reality & Leasing Pvt. Ltd.

KARVINDA ESTATE & FINANCE PVT.LTD.
Auth.Sign.

PAANINI ESTATE & REALITY PVT.LTD.
Authorised Signatory

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

Kasturee Reality & Development Pvt. Ltd.
Authorised Signatory

Keshava Estate & Reality Pvt. Ltd.
Authorised Signatory

KIREETA REALITY & FINANCE PVT. LTD.
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Kripa Development & Reality (P) Ltd.
Authorised Signatory

NIROOPA REALITY & FINANCE PVT. LTD.
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Nishikaanta Estate & Reality Pvt. Ltd.
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For Nriga Estate & Investment
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For Omkaar Reality & Leasing Pvt. Ltd.
Auth.Signatory

KUSHA DEVELOPMENT & REALITY PVT. LTD.
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SAHARA CITY HOMES
Auth. Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

कार्यालय उप-निबन्धक
उत्तर-प्रदेश

Sr. No.	Cheque No.	Issued by	Amount	Date	Drawn on	In Favour of
15	222981	SPARKSTONE REALTY LLP	2231406/-	16-12-2023	YES BANK Ltd., E-31, SAKET NEW DELHI 110017	Kusha Development & Reality Pvt. Ltd.

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

KARVINDA ESTATE & FINANCE PV.TLTD.
Auth.Sign.

Nishikaanta Estate & Reality Pvt. Ltd.
Auth.Sign.

For SPARKSTONE REALTY LLP
Authorised Signatory

For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

PAANINI ESTATE & REALITY PVT. LTD.
Authorised Signatory

NRIPA ESTATE & REALITY PVT. Ltd.
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Kripa Development & Reality (P) Ltd.
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

NIROOPA REALITY & FINANCE PVT. LTD
Authorised Signatory

कार्यालय उप-निबन्धक प्रथम, मुजफ्फरनगर
उत्तर-प्रदेश

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

For SPARKSTONE REALTY LLP

Authorised Signatory

Vendee

Vendors

KARVINDA ESTATE & FINANCE PV.TLTD.

Auth.Sign.

PAANINI ESTATE & REALITY PV.TLTD.

Authorised Signatory

For Paanini Development & Reality Pvt. Ltd.

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For Omkaar Reality & Leasing Pvt. Ltd.

Auth.Signatory

KUSHA DEVELOPMENT & REALTY PVT. LTD.

Authorised Signatory

SAHARA CITY HOMES

Auth. Sign.

Witness.....

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

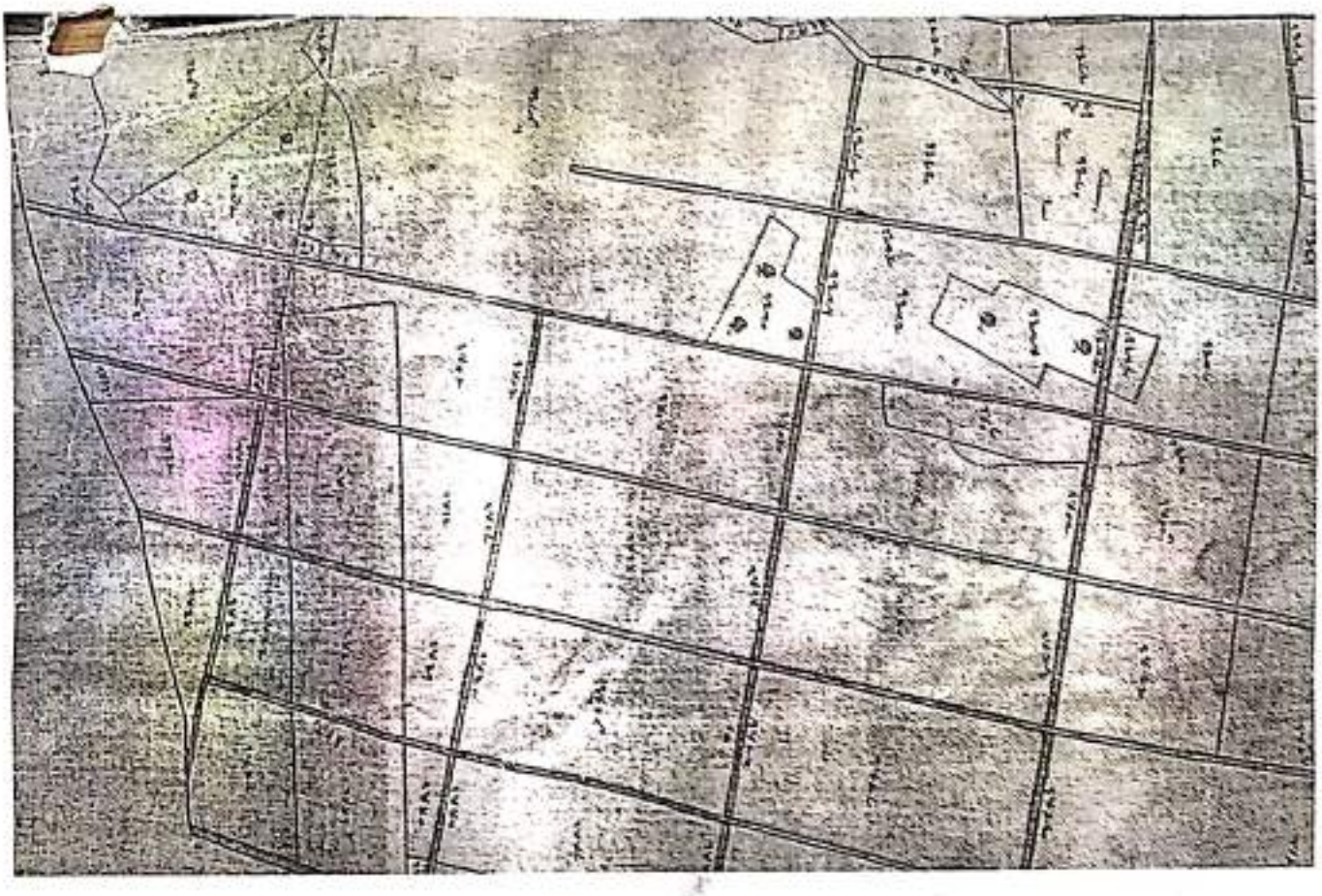
Witness.....

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

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

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

उत्तर-प्रदेश



KARVINDA ESTATE & FINANCE PVT. LTD.
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Nishkarnia Estate & Reality Pvt. Ltd.
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For Omkaar Reality & Leasing Pvt. Ltd.
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For Nriga Estate & Investment Pvt. Ltd.
Auth.Signatory

For SPARKSTONE REALTY
Authorised Signatory

SAHARA CITY HOMES
Auth. Sign.

आवेदन सं०: 202300708045931

बही संख्या 1 जिल्द संख्या 14067 के पृष्ठ 381 से 492 तक क्रमांक 19523 पर दिनाँक 22/12/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अनिरुद्ध कुमार यादव
उप निबंधक : सदर प्रथम
मुजफ्फरनगर
22/12/2023

उप-निबन्धक प्रथम, मुजफ्फरनगर
उत्तर प्रदेश