

0778/18



सत्यमेव जयते

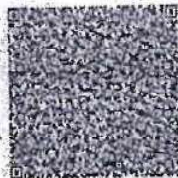
INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP06105025990076R
Certificate Issued Date	: 23-May-2019 11:28 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107271874618148R
Purchased by	: AYAAN FARMS PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND SITUATED AT VILLAGE TRILOKPUR TEH. AND DISTT. MORADABAD (KHASRA NO. 1073, 1131)
Consideration Price (Rs.)	:
First Party	: NATURAL GREEN FARM
Second Party	: AYAAN FARMS PRIVATE LIMITED
Stamp Duty Paid By	: AYAAN FARMS PRIVATE LIMITED
Stamp Duty Amount(Rs.)	: 12,00,300 (Twelve Lakh Three Hundred only)

163



VERIFIED BY

LOCKED BY

.....Please write or type below this line.....

रवीन्द्र कुमार



For AYAAN FARMS PVT. LTD.

Mamish Saini
Director/Authorised Signatory



0004044609

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.



उत्तर प्रदेश UTTAR PRADESH

2

EW 421134

SALE DEED

Consideration Value Rs. 1,71,46,800/-

Market Value Rs. 1,71,46,800/-

Stamp Duty Rs. 12,00,500/-

This SALE DEED is executed at Moradabad on this 27th day of May 2019

by

Natural Green Farm (PAN AAFFN3931L) having its office at C-225 Deen Dayal Nagar Moradabad through its Authorized Partner Mr. Rajender Kumar S/o Shri Mehrban R/o Parsadi Lal Road Gali No. 2 Near Totaram Shop Tarikhana Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include its legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

राजेंद्र कुमार



For AYAAN FARMS PVT. LTD.

Manish Singh

Director/Authorised Signatory





उत्तर प्रदेश UTTAR PRADESH

3

EW 421131

IN FAVOUR OF

AYAAN FARMS PRIVATE LIMITED (PAN-AAMCA5031E) having its registered office at 165 Functional Industrial Estate, Patparganj Delhi-110092 acting through its Authorized Signatory Mr. Manish Jain S/o R.K. Jain R/o KL-35, Kavi Nagar Ghaziabad U.P. 201001 appointed vide Board Resolution Passed Dated 29-04-2019 hereinafter called "THE VENDEE" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

श्री-हनुमान



For AYAAN FARMS PVT. LTD.

Manish Jain
Director/Authorised Signatory



नाम स्टांप केतु श्री मनोज कुमार सहस्रपाणि 570 लि 0 रु
 प्रीति संख्या 14 दिनांक 24.5.15
 मूल्य स्टांप 100 फासो इकरास्ता/दयनामा
 कुल किते 100 कुल मूल्य स्टांप 100
 के निम्नलिखित मूल्य वर्ग के स्टांप सुगठित है।
मनोज कुमार सहस्रपाणि
 सौ.नं० 170/C.M/2005/ रजिस्ट्री परिवार मंत्रालय

24.5.15
24.5.15



Reg No UP02904/99
 C.O.P No 027675, O J Code-S 88
 E-mail-subhashmathuradvocate@gmail.com
 Opp. District Judge Court Near Registry
 Office Moradabad-9637165000



WHEREAS the VENDOR herein, is the sole, absolute and exclusive owner/bhumidar of agriculture Land bearing Khasra No. 1073 Area 0.187 Hec. Full Share And measuring 2.411 Hec. bearing Khasra No. 1131 Mi Area 4.822 Hec. Land Revenue Rs. 108.40/- Khata No. 00678 Total Sale Area 2.598 Hec. situated in Village Trilokpur Teh. and Distt. Moradabad. (U.P), hereinafter referred to as 'THE SAID Property'.

AND WHEREAS the said Property is the self acquired property of the VENDOR and the same also stands mutated in the name of the VENDOR in Revenue Records as owner/bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

AND WHEREAS the VENDOR for his bonafide needs and requirements has agreed to sell and the VENDEE has agreed to purchase the said Property for a total consideration of Rs. 1,71,46,800/- (Rupees One Crore Seventy One Lac Forty Six Thousand Eight Hundred Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,71,46,800/- (Rupees One Crore Seventy One Lac Forty Six Thousand Eight Hundred Only) which has already been received by the

रविन्द्र कुमार



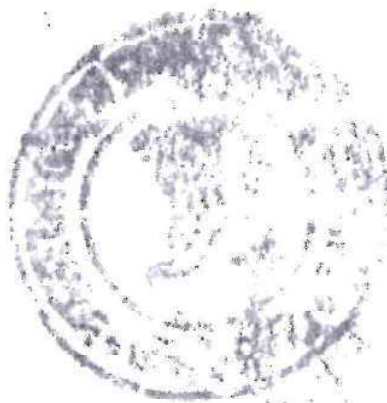
For AYAAN FARMS PVT. LTD.

Manish Jain
Director/Authorised Signatory



प्राप्तिस 100
नाम स्टांप देता श्री भद्रा सुभाष जाणल रुद्र
क्रम संख्या 123 दिनांक 25-5-2014
मूल्य स्टांप 100 शीर्षक इकरारनामा/वसूली
कुल किते 3 कुल मूल्य स्टांप 700
के निम्नलिखित मूल्य वर्ग के स्टांप सुनिश्चित है।
मंजोर चक्रवर्त सुभाष जाणल
सॉ 6 नं० 170/C.M/2005/ रजिस्ट्री नं० 170/2005/

Ne-1
25-5-2014



VENDOR from the VENDEE, in the following manner; the receipt of which the VENDOR hereby admits and acknowledges, in full and final settlement, the VENDOR doth hereby sell, convey and transfer the said Property to the VENDEE, who shall hereafter be the absolute owner/bhumidar of the same and shall enjoy all rights of ownership, possession, privileges, easements and appurtenances whatsoever of the said Property, unto the VENDEE, absolutely and forever.

That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.

Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said Property and the VENDEE has become the absolute owner of the said Property, with full right to use and enjoy the same as absolute owner without any hindrance or objection by the VENDOR or any other person claiming under him.

That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said Property in any way be impaired or whereby the VENDOR may be prevented from transferring the said Property.

21/03/2016



For AYAAN FARMS PVT. LTD.

Manish Jain
Director/Authorised Signatory



That the VENDOR hereby assures, represents and covenants with the VENDEE as follows :

- a) That the said Property is free from all encumbrances whatsoever or howsoever.
- b) That excepting the VENDOR no body else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property.
- c) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and conveying the absolute title in the said Property in favour of the VENDEE.
- d) That there is no subsisting agreement for sale in respect of the said Property hereby sold to the VENDEE and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
- e) That the VENDOR has a marketable title in respect of the said Property.

That the VENDOR further assures the VENDEE that the said Property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation ,acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell etc. and if it is ever proved otherwise, or if

21/10/2020



For AYAAN FARMS PVT. LTD.

Mantosh Jais
Director/Authorised Signatory



the whole or any portion of the said Property is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE.

That the VENDOR undertakes to have the said Property mutated in favour of the VENDEE in Revenue Records and other concerned authorities, otherwise, the VENDEE can also get the said Property mutated in its own name in Revenue Records and other concerned authorities on the basis of this Sale Deed for its certified true copy.

That the land Revenue and other dues and demands if any payable in respect of the said Property shall be paid by the VENDOR upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.

That all the expenses of this sale deed viz. stamp duty, registration charges etc., has been borne and paid by the VENDEE.

Signature



For AYAAN FARMS PVT. LTD.

Manish Jain
Director/Authorised Signatory



आवेदन सं०: 201900719018689

विक्रय पत्र

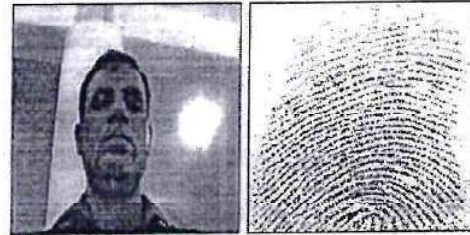
बही सं०: 1

रजिस्ट्रेशन सं०: 8779

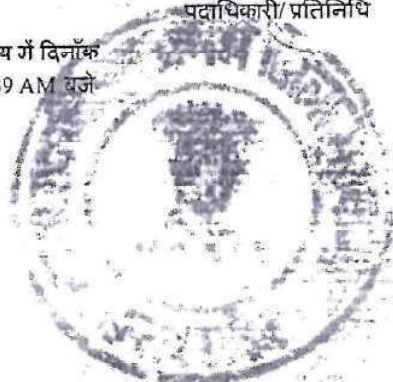
वर्ष: 2019

प्रतिफल- 17146800 स्टाम्प शुल्क- 1200500 बाजारी मूल्य- 17147000 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 60 योग: 20060

श्री नेचुरल ग्रीन फार्म सी 225 दीनदयाल नगर मुरादाबाद द्वारा
राजेन्द्र कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मेहरवात
व्यवसाय: अन्य
निवासी: परशादी लाल रोड गली नम्बर 2 निकट तौताराम शाप ताडीखाना
मुरादाबाद



श्री, नेचुरल ग्रीन फार्म सी 225 दीनदयाल नगर मुरादाबाद द्वारा
राजेन्द्र कुमार अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
27/05/2019 एवं 11:23:39 AM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तेज सिंह यादव
उप निबंधक :सदर प्रथम
मुरादाबाद
27/05/2019

मुरादाबाद सदर प्रथम सुरेश चन्द्र
निबंधक लिपिक

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property bearing Khasra No. 1073 Area 0.187 Hec. Full Share And measuring 2.411 Hec. bearing Khasra No. 1131 Mi Area 4.822 Hec. Land Revenue Rs. 108.40/- Khata No. 00678 Total Sale Area 2.598 Hec. Measured according to map Attached situated in the Village Trilokpur Teh. & Distt. Moradabad (U.P.) and bounded as under:

East	-	Agriculture Land Khasra No. 1136
West	-	Chak Road & Village Harthala Aehatmali
North	-	Chak Raod
South	-	Village Harthala Aehatmali

NOTE :- The Market value of the Agriculture Property according to the Rate List issued by the District Collector Moradabad according to the circle rate of Rs. 66,00,000/- per Hect. mentioned at Page No. 60 Format-4 V-Code No. 1232. The Vender does not belong to S.C./S.T. category
The Photo of parties attested by Sri Subhash Chandra Mathur Advocate.

DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs. 1,71,46,800/- recieved before the Registration of Sale Deed as Rs. 1,69,75,332/- by Cheque No. 048731 Dated 27-05-2019 drawn on Axis Bank Ltd New Delhi and Rs. 1,71,468/- Deduction of TDS.

21/05/2019



For AYAAN FARMS PVT. LTD.

Manish Jain
Director/Authorised Signatory



श्री मुबारिक हुसैन , पुत्र श्री अब्दुल रशीद

निवासी: डिडौरा मझोला मुरादाबाद

व्यवसाय: वकालत

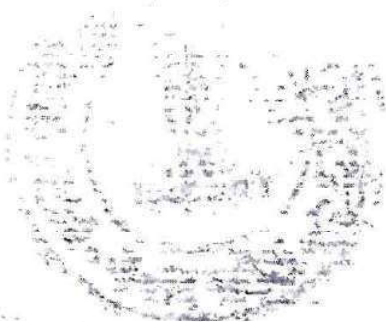


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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


तेज सिंह सादव
उप निबंधक : सदर प्रथम
मुरादाबाद

मुरादाबाद सदर प्रथम सुरेश चन्द्र
निबंधक लिपिक



IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at Moradabad on the date first mentioned above in the presence of the following witnesses.

Rs. 12,00,300/- E-Stamp Certificate No. IN-UP06105025990076R

Rs. 200/- vide India Non judicial Stamp paper No. EW 421134 & EW 421131 of Rs. 100 each.

VENDOR
Natural Green Farm
Authorized Partner
Mr. Rajender Kumar

VENDEE
AYAAN FARMS PRIVATE LIMITED
Authorized Signatory
For AYAAN FARMS PVT. LTD.

Mouish Jain
Director/Authorised Signatory

WITNESSES :-

Bhatnagar
1-Subham Bhatnagar
S/o Shri Pradeep Bhatnagar
R/o Chorasi Ghanta Moradabad

Mun
2-Mubarik Husain
S/o Abdul Rasid
Advocate
Didora Majhola Moradabad

Drafted By- Sri Subhash Chandra Mathur Advocate
Typed by- Sourabh Nandan



SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg No. UP02804/90
C.O.P No. 027875, D.J. Code-S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-9837185000

आवेदन सं०: 201900719018689

बही सं०: 1

रजिस्ट्रेशन सं०: 8779

वर्ष: 2019

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

विक्रेता: 1.

श्री नेचुरल ग्रीन फार्म सी 225 दीनदयाल नगर
मुरादाबाद के द्वारा राजेन्द्र कुमार, पुत्र श्री मेहरवान
निवासी: परशादी लाल रोड गली नम्बर 2 निकट
तोताराम शाप ताडीखाना मुरादाबाद

व्यवसाय: अन्य *राजेश कुमार*

क्रेता: 1



श्री अयान फार्म्स प्राईवेट लिमिटेड दिल्ली 92 के द्वारा
मनीष जैन . पुत्र श्री आर0 के0 जैन

निवासी: केएल 35 कवि नगर गाजियाबाद

व्यवसाय: अन्य *Manish Jain*



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री शुभम भटनागर, पुत्र श्री प्रदीप भटनागर

निवासी: चौसासी घंटा मुरादाबाद

व्यवसाय: अन्य

Shubham



A Site Plan of the Agriculture land bearing Khasra No. 1073 Area 0.187 Hec. Full Share And measuring 2.411 Hec. bearing Khasra No. 1131 Area 4.822 Hec. Total Sale Area 2.598 Hec. Situated at Village Trilokpur Teh. & Distt. Moradabad.

VENDOR - NATURAL GREEN FARM

VENDEE - AYAAN FARMS PRIVATE LIMITED

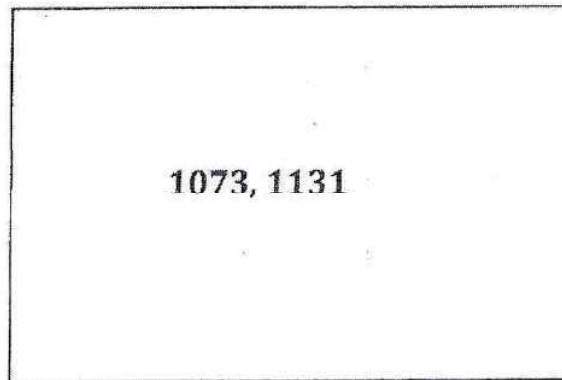
Note-Agriculture Land of the Reduced being are 200 meter

N



Chak Road & Village Harthala
AchatMali

Chak Road



1073, 1131

Agriculture Land Khasra
No. 1136 Rajesh Kumar & Other

Village Harthala Achatmali

21/11/2021



For AYAAN FARMS PVT. LTD.

Manish Jain
Director/Authorised Signatory



आवेदन सं०: 201900719018689

बही संख्या 1 जिल्द संख्या 15293 के पृष्ठ 101 से 120 तक
क्रमांक 8779 पर दिनांक 27/05/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तेज सिंह सादव

उप निबंधक : सदर प्रथम

मुरादाबाद

27/05/2019