

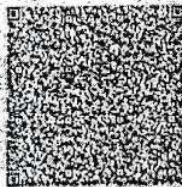
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP06104930202495R
Certificate Issued Date	: 23-May-2019 11:17 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107273123345659R
Purchased by	: SPARSH TELE DEVICES PRIVATE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND SITUATED AT VILLAGE TRILOKPUR TEH. AND DISTT. MORADABAD (KHASRA NO. 1145)
Consideration Price (Rs.)	:
First Party	: A/M CITIZENS
Second Party	: SPARSH TELE DEVICES PRIVATE LIMITED
Stamp Duty Paid By	: SPARSH TELE DEVICES PRIVATE LIMITED
Stamp Duty Amount (Rs.)	: 7,48,500 (Seven Lakh Forty Eight Thousand Five Hundred only)

157

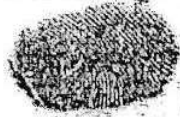


VERIFIED BY

LOCKED BY

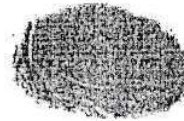
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मनीष सिंह



For Sparsh Tele Devices Pvt Ltd

Auth. Signatory/Director



0004044604

Statutory Alert:

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

SALE DEED

Consideration Value Rs. 1,06,92,000/-

Market Value Rs. 1,06,92,000/-

Stamp Duty Rs. 7,48,500/-

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

by

A. M. Citizens (PAN AALFA0572C) having its office at Near Kaushalya Inter College Deputy Ganj Moradabad through its authorised Partner Mr. Manohar Singh S/o Shri Bhukan Singh R/o Behind Prathma Bank Harpal Nagar Moradabad Present Address House No. 84 B.S.C. Wali Gali Gandhi Nagar Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include its legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

SPARSH TELE DEVICES PRIVATE LIMITED (PAN-AAQCS0263A) having its registered office at 201-202 ROOTS TOWER, 7 LAXMI NAGAR, DISTRICT CENTRE DELHI-110092 acting through its Authorized Signatory Mr.

मनोहर सिंह



For Sparsh Tele Devices Pvt. Ltd.

Manish Jain
Auth. Signatory/Director



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).


WHEREAS the VENDOR herein, is the sole, absolute and
exclusive owner/bhumidar of agriculture Land measuring
1.620 Hec. bearing Khasra No. 1145 Mi Area 3.240 Hec.
Land Revenue Rs. 69.00/- Khata No. 00201 situated in
Village Trilokpur Teh. and Distt. Moradabad. (U.P),
hereinafter referred to as 'THE SAID Property'.

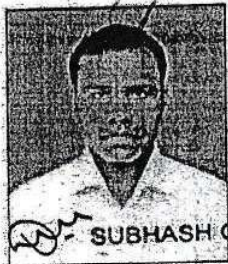
AND WHEREAS the said Property is the self acquired
property of the VENDOR and the same also stands mutated
in the name of the VENDOR in Revenue Records as
owner/bhumidar and the VENDOR has full rights &
absolute authority to sell dispose off and transfer the
aforesaid Property.

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

संजोहर सिंह


For Sparsh Tele Devices Pvt. Ltd.

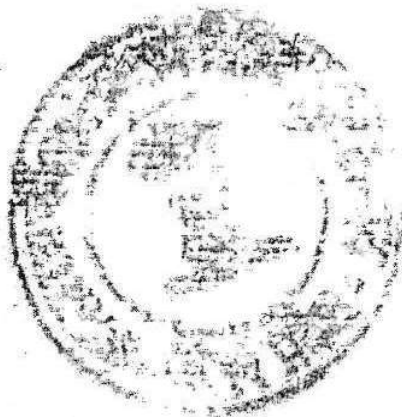
Manish Jain

Signature/Director



SUBHASH C



Reg No 0102004194
C.O.P No 027875, D.J Code-S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-9837165000



consideration of Rs. 1,06,92,000/- (Rupees One Crore Six Lac Ninety Two Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,06,92,000/- (Rupees One Crore Six Lac Ninety Two Thousand Only) which has already been received by the 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

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For Sparsh Tele Devices Pvt. Ltd.

Mavish Saini

Auth. Signatory/Director





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.

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.

स जोहर सिंह



For Sparsh Tele Devices Pvt. Ltd.

Auth. Signatory/Director



- 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 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,

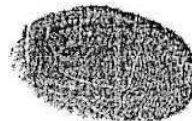
सनी एर रिह



For Sparsh Tele Devices Pvt. Ltd.

Manish Jain

Auth. Signatory/Director



7
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.

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property measuring 1.620 Hec. bearing Khasra No. 1145 Mi Area 3.240 Hec. Land Revenue Rs. 69.00/- Khata No. 00201 Measured according to map Attached situated in the

मनीष सिंह



For Sparsh Tele Devices Pvt. Ltd.

Auth. Signatory/Director



आवेदन सं०: 201900719018681

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8774

वर्ष: 2019

प्रतिफल- 10692000 स्टाम्प शुल्क- 748500 बाजारी मूल्य- 10692000 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 60 योग: 20060

श्री ए० एम० सिटीजन्स निकट कौशल्या इंटर कालेज मुरादाबाद द्वारा

मनोहर सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,

पुत्र श्री भूकन सिंह

व्यवसाय: अन्य

निवासी: प्रथमा बैंक के पीछे हरपाल नगर मुरादाबाद हाल नि० 84 वी०एस०सी०

वाली गली गांधी नगर मुरादाबाद

श्री ए० एम० सिटीजन्स निकट कौशल्या इंटर कालेज मुरादाबाद द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक

27/05/2019 एवं 11:26:23 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

Village Trilokpur Teh. & Distt. Moradabad (U.P.) and bounded as under:

East - Chak Road

West - Chak Road

North- Chak Road

South- Agriculture Land Khasra No. 1144, 1130

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. 1,06,92,000/- recieved before the Registration of Sale Deed as Rs. 1,05,85,080/- by Cheque No. 341957 Dated 20-05-2019 drawn on Axis Bank Ltd New Delhi and Rs. 1,06,920/- Deduction of TDS.

सजोहर सिंह



For Sparsh Tele Devices Pvt. Ltd.

Mandla

Auth. Signatory/Director



श्री मुबारिक हुसैन, पुत्र श्री अब्दुल रशीद

निवासी: डिडौरा मझोला मुरादाबाद

व्यवसाय: वकालत

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


तेज सिंह खादव
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. 7,48,500/- E-Stamp Certificate No. IN-UP06104930202495R

मनोहर सिंह VENDOR
A. M. Citizens
Authorized Partner
Mr. Manohar Singh



VENDEE
SPARSH TELE DEVICES PRIVATE LIMITED
Authorized Signatory

Mr. Manish Jain
For Sparsh Tele Devices Pvt. Ltd.

Auth Signatory/Director

WITNESSES :-

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

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

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



Subhash Chandra Mathur
SUBHASH CHANDRA MATHUR
(ADVOCATE)
Reg No UP0290408
C.O.P No 027875 D J Code-S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-244001

आवेदन सं०: 201900719018681

बही सं०: 1

रजिस्ट्रेशन सं०: 8774

वर्ष: 2019

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

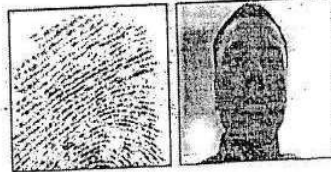
विक्रेता: 1

श्री ए० एम० सिटीजन्स निकट कौशल्या इंटर कालेज
मुरादाबाद के द्वारा मनोहर सिंह, पुत्र श्री भूकन सिंह
निवासी: प्रथमा बैंक के पीछे हरपाल नगर मुरादाबाद
हाल नि० 84 वी०एस०सी० वाली गली गांधी नगर
मुरादाबाद

व्यवसाय: अन्य

क्रेता: 1

मनीएल सिंह

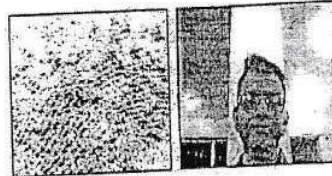


श्री सूर्यशे टेली डिवाइसेस प्राइवेट लिमिटेड के द्वारा
मनीष जैन, पुत्र श्री आर० के० जैन

निवासी: केएल 35 कवि नगर गाजियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया जिसकी पहचान
पहचानकर्ता:



श्री शुभम भटनागर, पुत्र श्री प्रदीप भटनागर

निवासी: चौरासी घंटा मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2



A Site Plan of the Agriculture land measuring 1.620 Hec. bearing Khasra No. 1145 Area 3.240 Hec. Situated at Village Trilokpur Teh. & Distt. Moradabad.

VENDOR - A. M. Citizens

VENDEE - SPARSH TELE DEVICES PRIVATE LIMITED

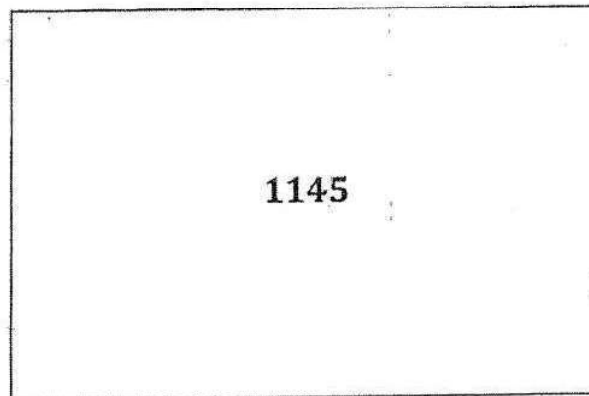
Note-Agriculture Land of the Reduced being are 200 meter

N



Chak Road

Chak Road



Chak Road

1145

Agriculture Land Khasra No. 1144, 1130
R.M.S. Real Traders & R.M. Traders & Others

9
11/11/14



For Sparsh Tele Devices Pvt. Ltd.

Manish Jain
Auth Signatory/Director



आवेदन सं०: 201900719018681

बही संख्या 1 जिल्द संख्या 15293 के पृष्ठ 1 से 20 तक
क्रमांक 8774 पर दिनांक 27/05/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


तेज सिंह यादव

उप निबंधक : सदर प्रथम

मुरादाबाद
27/05/2019