

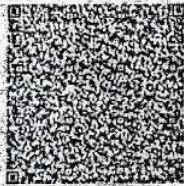


सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP06104993741360R  
Certificate Issued Date : 23-May-2019 11:24 AM  
Account Reference : SHCIL (FI)/upshcil017/MORADABAD/UP-MRD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0107272229953944R  
Purchased by : AYAAN DEVELOPERS PRIVATE LIMITED  
Description of Document : Article 23 Conveyance  
Property Description : AGRICULTURE LAND SITUATED AT VILLAGE TRILOKPUR  
AND DISTT. MORADABAD (KHASRA NO. 1130,1073/2875)  
Consideration Price (Rs.) :  
First Party : R.M. TRADERS  
Second Party : AYAAN DEVELOPERS PRIVATE LIMITED  
Stamp Duty Paid By : AYAAN DEVELOPERS PRIVATE LIMITED  
Stamp Duty Amount (Rs.) : 12,09,600  
(Twelve Lakh Nine Thousand Six Hundred only)



VERIFIED BY

LOCKED BY

Please write or type below this line

अधिकारी

For AYAAN DEVELOPERS PVT. LTD.

Manish Jain  
Director/Authorised Signatory

000404460

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as



**SALE DEED**

Consideration Value Rs. 1,72,78,800/-

Market Value Rs. 1,72,78,800/-

Stamp Duty Rs. 12,09,600/-

This SALE DEED is executed at Moradabad on this 27<sup>th</sup> day of May 2019

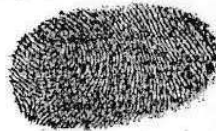
by

R.M. Traders (PAN AAHFR8035P) having its Office at MMIG E-21 Ramganga Vihar Phase II Moradabad through its Authorized Partner Mr. Avdhesh Kumar Sharma S/o Shri Ayodhya Prasad Sharma R/o 24/414 Gali No. 2 Parshadi Lal Road Kanjri Sarai 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**

AYAAN DEVELOPERS PRIVATE LIMITED (PAN-AAMCA5114G) 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

31/05/2019



For AYAAN DEVELOPERS PVT. LTD.

Manish Jain  
Director/Authorised Signatory



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 2.4300 Hec. bearing Khasra No. 1130 Mi Area 3.195 Hec. And Khasra No. 1073/2875 Area 0.188 Hec. Full Share Land Revenue Rs. 75.10/- Khata No. 00132 Total Sale Area 2.6180 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

31/04/2019



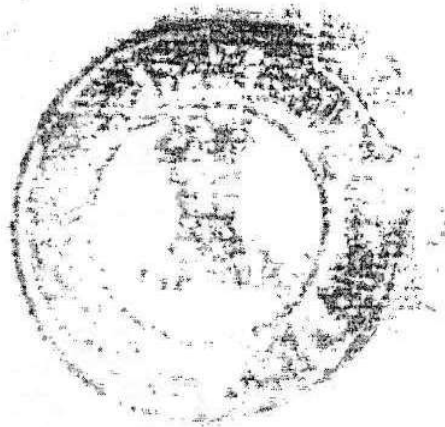
For AYAAN DEVELOPERS PVT. LTD.

Hanish Jais  
Director/Authorised Signatory





Reg. No. UP02904/20  
C.O.P. No. 027875, D.J. Code-S 88  
E-mail: subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-9837185000





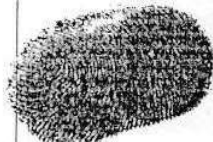
agreed to purchase the said Property for a total consideration of Rs. 1,72,78,800/- (Rupees One Crore Seventy Two Lac Seventy Eight Thousand Eight Hundred Only)

**NOW THIS SALE DEED WITNESSETH AS UNDER: -**

That in consideration of the sum of Rs. 1,72,78,800/- (Rupees One Crore Seventy Two Lac Seventy Eight Thousand Eight Hundred 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.

अभिलेखित



For AYAAN DEVELOPERS PVT. LTD

Maulish Jain  
Director/Authorised Signatory



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.

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

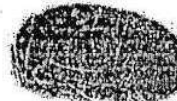
- a) That the said Property is free from all encumbrances whatsoever or howsoever.
- b) That excepting the VENDOR no body else has any right, title, interest, claim or demand whatsoever or howsoever in respect of the said Property.
- c) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring

9  
3/10/2017



For AYAAN DEVELOPERS PVT. LTD.

Manish Jain  
Director/Authorised Signatory





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 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

37/05/2012



For AYAAN DEVELOPERS PVT. LTD.

Maulish Jain  
Director/Authorised Signatory



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.

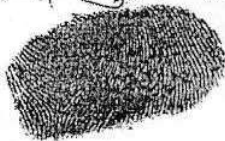
That the land Revenue and other dues and demands if any payable in respect of the said Property shall be paid by the VENDOR upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.

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

#### SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property measuring 2.4300 Hec. bearing Khasra No. 1130 Mi Area 3.195 Hec. And Khasra No. 1073/2875 Area 0.188 Hec. Full

31/09/2012



For AYAAN DEVELOPERS PVT. LTD.

Munish Jain  
Director/Authorised Signatory





Share Land Revenue Rs. 75.10/- Khata No. 00132 Total  
Sale Area 2.6180 Hec. Measured according to map  
Attached situated in the Village Trilokpur Teh. & Distt.  
Moradabad (U.P.) and bounded as under:

East - Chak Road  
West - Agriculture Land Khasra No. 1131  
North- Chak Road & Khasra No. 1145  
South- Agriculture Land Khasra No. 1136

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. 1,72,78,800/-  
recieved before the Registration of Sale Deed as  
Rs. 1,71,06,012 /- by Cheque No. 687941 Dated  
27-05-2019 drawn on Axis Bank Ltd New Delhi and  
Rs. 1,72,788/- Deduction of TDS.

3/10/2019

For AYAAN DEVELOPERS PVT. LTD.

Mavish Jaily

Director/Authorised Signatory

आवेदन सं०: 201900719018688

विक्रय पत्र

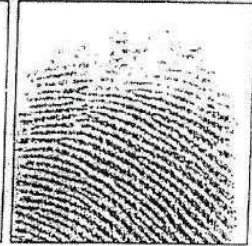
बही सं०: 1

रजिस्ट्रेशन सं०: 8775

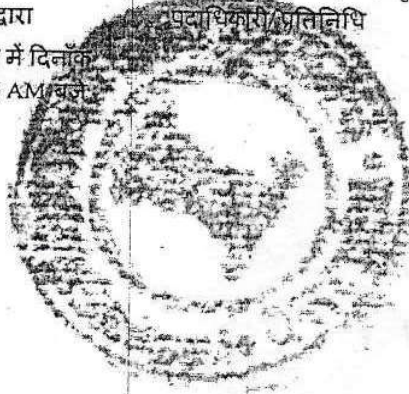
वर्ष: 2019

प्रतिफल- 17278800 स्टाम्प शुल्क- 1209600 बाजारी मूल्य - 17279000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री आर०एम० ट्रेडर्स एम०एम०आई०जी०ई 21 रामगंगा विहार मुरादाबाद द्वारा  
अवधेश कुमार शर्मा अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री अयोध्या प्रसाद शर्मा  
व्यवसाय: अन्य  
नियामी: 24/414 गली नम्बर 2 परशादी लाल रोड कंजरी सराय मुरादाबाद



श्री, आर०एम० ट्रेडर्स एम०एम०आई०जी०ई 21 अवधेश कुमार शर्मा अधिकृत  
रामगंगा विहार मुरादाबाद द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक  
27/05/2019 एवं 11:28:46 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



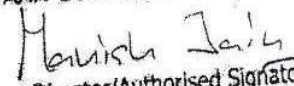
IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at Moradabad on the date first mentioned above in the presence of the following witnesses.

Rs. 12,09,600/- E-Stamp Certificate No. IN-UP06104993741360R


**VENDOR**  
R.M. Traders  
Authorized Partner  
Mr. Avdhesh Kumar Sharma


अवधेश कुमार शर्मा  
  


**VENDEE**  
AYAAN DEVELOPERS PRIVATE LIMITED  
Authorized Signatory

FOR AYAAN DEVELOPERS PRIVATE LIMITED  
Mr. Manish Jain  
  
Director/Authorised Signatory

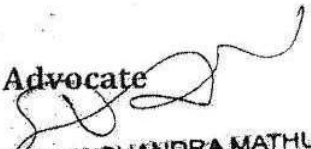
**WITNESSES :-**

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

  
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. UP02904/99  
C.O.P No. 027875, D.J. Code-S 88  
E-mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-224001

परचानकर्ता : 2

श्री मुबारिक हुसैन , पुत्र श्री अब्दुल रशीद

निवासी: डिडोरा मझोला मुरादाबाद

व्यवसाय: वकालत



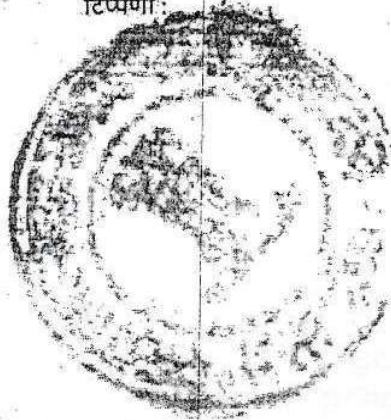
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

तेज सिंह बादव

उप निबंधक : सदर प्रथम  
मुरादाबाद

मुरादाबाद सदर प्रथम सुरेश चन्द्र  
निबंधक लिपिक

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





A Site Plan of the Agriculture land measuring 2.4300 Hec. bearing Khasra No. 1130 Area 3.195 Hec. And Khasra No. 1073/2875 Area 0.188 Hec. Total Sale Area 2.6180 Hec. Situated at Village Trilokpur Teh. & Distt. Moradabad.

VENDOR - R.M. Traders

VENDEE - AYAAN DEVELOPERS PRIVATE LIMITED

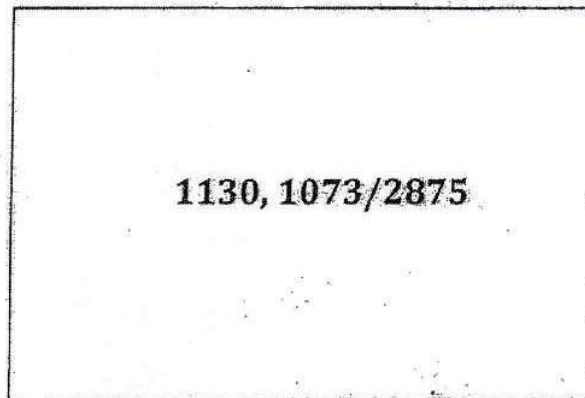
Note-Agriculture Land of the Reduced being are 200 meter

N



Agriculture Land Khasra No. 1131  
Natural Green Farm & Others

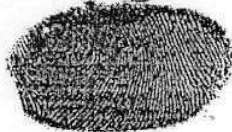
Chak Road & Khasra No. 1145  
A.M. Citizens



Chak Road

Agriculture Land Khasra No.  
1136 Rajesh Kumar

31 अक्टूबर 2012



For AYAAN DEVELOPERS PVT. LTD.

M. Anish Jais

Director/Authorised Signatory



आवेदन सं०: 201900719018688

बही सं०: 1

रजिस्ट्रेशन सं०: 8775

वर्ष: 2019

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

विक्रेता: 1

श्री आर०एम० ट्रेडर्स एम०एम०आई०जी० ई 21  
रामगंगा विहार मुरादाबाद के द्वारा अवधेश कुमार  
शर्मा, पुत्र श्री अयोध्या प्रसाद शर्मा  
निवासी: 24/414 गली नम्बर 2 परशादी लाल रोड  
कंजरी सराय मुरादाबाद

व्यवसाय: अन्य

केला

अवधेश कुमार



श्री अयान डेवलपर्स प्राइवेट लिमिटेड दिल्ली 92 के  
दास मनीष जैन, पुत्र श्री अरवि के० जैन

निवासी: कैपल 35 कवि नगर गाजियाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता ने



श्री शुभम भटनागर, पुत्र श्री प्रदीप भटनागर

निवासी: चौरासी घंटा मुरादाबाद

भटनागर भटनागर

Shubhman





आवेदन सं०: 201900719018688

बही संख्या 1 जिल्द संख्या 15293 के पृष्ठ 21 से 40 तक  
क्रमांक 8775 पर दिनांक 27/05/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
तेज सिंह यादव

उप निबंधक : सदर प्रथम

मुरादाबाद

27/05/2019



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम मुरादाबाद क्रम 2019264013506

आवेदन संख्या : 201900719018688

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-05-27 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अवधेश कुमार शर्मा

लेख का प्रकार विज्ञापन

प्रतिफल की धनराशि 17278800 / 17279000

1. रजिस्ट्रीकरण शुल्क 20000

2. प्रतिलिपिकरण शुल्क 60

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यादिक भत्ता

1 से 6 तक का योग 20060

शुल्क वसूल करने का दिनांक 2019-05-27 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-05-27 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

2019/5/27

उप निबन्धक प्रथम  
मुरादाबाद