

0273/11



सत्यमेव जयते

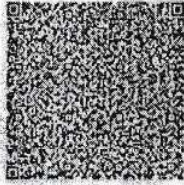
**INDIA NON JUDICIAL**  
**Government of Uttar Pradesh**

**e-Stamp**

10  
V. Shrivastava (11/11/19)  
23/05/19

Certificate No.	: IN-UP06105002014625R
Certificate Issued Date	: 23-May-2019 11:26 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107272122091015R
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. 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.)	: 11,13,900 (Eleven Lakh Thirteen Thousand Nine Hundred only)

162



VERIFIED BY

LOCKED BY

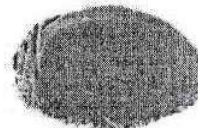
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श्री अरुण



For AYAAN FARMS PVT. LTD.

Manish Jain  
Director/Authorised Signatory



0004044608

**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 available on the website 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.





उत्तर प्रदेश UTTAR PRADESH

2

EW 421130

Consideration Value Rs. 1,59,12,600/-

Market Value Rs. 1,59,12,600/-

Stamp Duty Rs. 11,14,000/-

This SALE DEED is executed at Moradabad on this 27<sup>th</sup> 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 Tarikhiana 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 Jais  
Director/Authorised Signatory





**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).

**WHEREAS** the **VENDOR** herein, is the sole, absolute and  
exclusive owner/bhumidar of agriculture Land measuring  
2.411 Hec bearing Khasra No. 1131 Mi Area 4.822 Hec  
Land Revenue Rs. 104.35/- Khata No. 678 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.

21/08/2019



For AYAAN FARMS PVT. LTD.

Manish Jain  
Director/Authorised Signatory



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. 1,59,12,600/- (Rupees One Crore Fifty Nine Lac Twelve Thousand Six Hundred Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,59,12,600/- (Rupees One Crore Fifty Nine Lac Twelve Thousand Six 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.

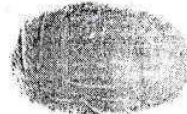
That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.

21/03/2011



For AYAAN FARMS PVT. LTD

M. Anis  
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

21-10-2014



For AYAAN FARMS 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 indemnified, saved and harmless against all such losses.

21/11/2020



For AYAAN FARMS PVT. LTD.

Manish Jain  
Director/Authorised Signatory





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

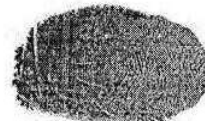
All that piece and parcel of Agriculture Property measuring 2.411 Hec bearing Khsra No. 1131 Mi Area 4.822 Hec Land Revenue Rs. 104.35/- Khata No. 678 (as per C.H. 45) Measured according to map Attached situated

21-10-2014



For AYAAN FARMS PVT. LTD.

Mavish Jain  
Director/Authorised Signatory



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. 1,59,12,600/- recieved before the Registration of Sale Deed as Rs. 1,57,53,474/- by Cheque No. 048732 Dated 27-05-2019 drawn on Axis Bank Ltd New Delhi and Rs. 1,59,126/- Deduction of TDS.

श्री अशोक कुमार



For AYAAN FARMS PVT. LTD.

Manish Jain

Director/Authorised Signatory





आवेदन सं०: 201900719018684

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 8773

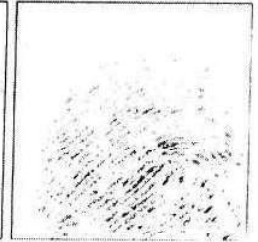
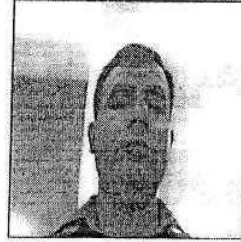
वर्ष: 2019

प्रतिफल- 15912600 स्टाम्प शुल्क- 1114000 बाजारी मूल्य - 15913000 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 मेहरवान  
व्यवसाय: अन्य  
निवासी: परशादी लाल रोड गली नम्बर 2 निकट लोताराम शोप/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 11:24:07 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 घट्ट  
निबंधक लिपिक

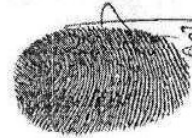
IN WITNESS WHEREOF the VENDOR and the VENDEE have signed this SALE DEED at Moradabad on the date first mentioned above in the presence of the following witnesses.

Rs. 11,13,900/- E-Stamp Certificate No. IN-UP06105002014625R

Rs. 100/- vide India Non judicial Stamp paper No. EW 421130

**VENDOR**

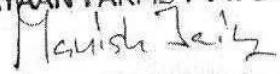
Natural Green Farm  
Authorized Partner  
Mr. Rajender Kumar



**VENDEE**


Authorized Signatory  
**AYAAN FARMS PRIVATE LIMITED**

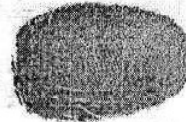
Mr. Manish Jain  
For AYAAN FARMS PVT. LTD.




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-9837165000



A Site Plan of the Agriculture land measuring 2.411 Hec bearing Khasra No. 1131 Area 4.822 Hec Situated at Village Trilokpur Teh. & Distt. Moradabad.

VENDOR - NATURAL GREEN FARM

VENDEE - AYAAN FARMS PRIVATE LIMITED

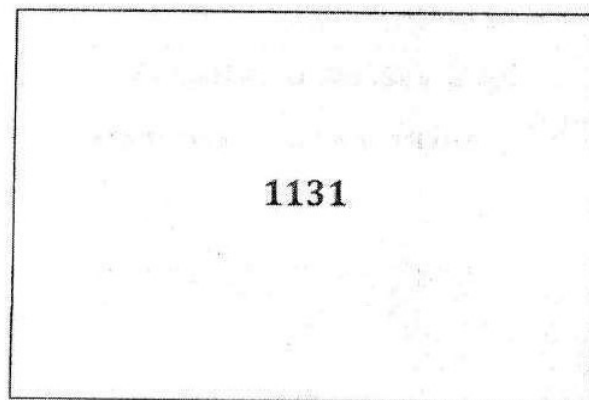
Note-Agriculture Land of the Reduced being are 200 meter

N



Chak Road & Village Harthala  
Aehatmali

Chak Road



Agriculture Land Khasra  
1136 Rajesh Kumar & Others

Village Harthala Aehatmali

21/10/2020



For AYAAN FARMS PVT. LTD.

Havish Saini

Director/Authorised Signatory



आवेदन सं०: 201900719018684

बही सं०: 1

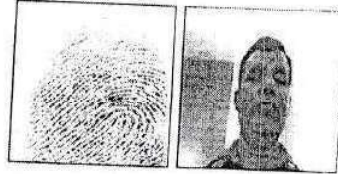
रजिस्ट्रेशन सं०: 8773

वर्ष: 2019

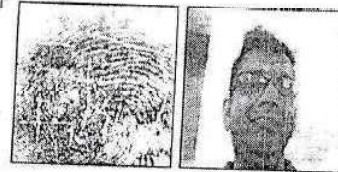
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार  
उक्त

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 शांति ताडीखाना मुरादाबाद  
व्यवसाय: अन्य *रजिस्ट्रार*  
क्रेता: 1



श्री अयान फार्मस प्राईवेट लिमिटेड दिल्ली 92 के द्वारा  
मन्नीष जैन, पुत्र श्री आर० के० 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: चौरासी घंटा मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2





आवेदन सं०: 201900719018684

बही संख्या 1 जिल्द संख्या 15292 के पृष्ठ 381 से 400 तक  
क्रमांक 8773 पर दिनांक 27/05/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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