

211



सत्यमेव जयते

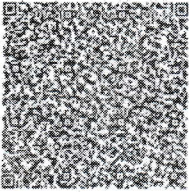
INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP06298834413032R
Certificate Issued Date : 03-Jul-2019 02:16 PM
Account Reference : SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference : SUBIN-UPUPSHCIL0107500319742074R
Purchased by : S A ENTERPRISES
Description of Document : Article 23 Conveyance
Property Description : AGRICULTURE LAND SITUATED AT VILLAGE TRILOKPUR TEH.
AND DISTT. MORADABAD (KHASRA NO. 1135)
Consideration Price (Rs.) :
First Party : MANAS COMMUNICATION PVT LTD
Second Party : S A ENTERPRISES
Stamp Duty Paid By : S A ENTERPRISES
Stamp Duty Amount(Rs.) : 7,06,000
(Seven Lakh Six Thousand only)

211



VERIFIED BY

LOCKED BY

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

Manoj

S. A. Enterprises

SIR 0003171153

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.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.

SALE DEED

Consideration Value Rs. 1,00,79,000/-

Market Value Rs. 1,00,79,000/-

Stamp Duty Rs. 7,06,000/-

This SALE DEED is executed at Moradabad on this 8th day of July 2019

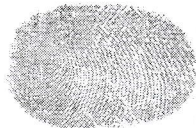
by

Manas Communication Pvt. Ltd. (PAN AAECM4743R) R.N. 37 Basement, B Block Marker, Sector 62 Noida Gautam Buddha Nagar U.P. 201309 so its Authorized Signatory Mr. Neeraj Kumar Gupta S/o Late Shri Indra Dev Gupta R/o 79 Kazal Vashan Ganj Moradabad appointed vide Board Resolution Passed Dated 01-04-2019 hereinafter called "THE VENDOR" (which expression shall mean and include its legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

S A ENTERPRISES (PAN ADXFS8148K) having its registered office at B-4, Namdhari Chambers 9/54 D.B. Gupta Road, Karol Bagh New Delhi 110005

Neeraj





S A Enterprises





acting through its Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar Phase II Delhi-110091 appointed vide Board Resolution Passed Dated 26-06-2019 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 Khata No. 01000 Khasra No. 1135 Area 1.527 Hect. Land Revenue Rs. 26.95/- Full Share 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. 1,00,79,000/- (Rupees One Crore Seventy Nine Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,00,79,000/- (Rupees One Crore Seventy Nine 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 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

Mooney



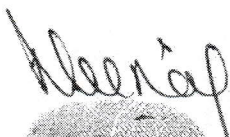

Aschapel



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,




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 Land Khata No. 01000 Khasra No. 1135 Area 1.527 Hect. Land Revenue Rs. 26.95/- Full Share Measured according to map Attached situated in the Village

Meenap



Adarsh



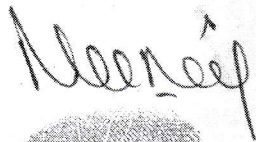
Trilokpur Teh. & Distt. Moradabad (U.P.) and bounded as under:

East - Chak Road
West - Agriculture Land Khasra No. 1131
North - Agriculture Land Khasra No. 1136
South - Agriculture Land Khasra No. 1134

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.

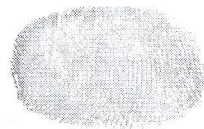
DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs. 1,00,79,000/- recieved before the Registration of Sale Deed as Rs. 99,78,210/- by Cheque No. 304112 Dated 01-07-2019 drawn on Federal Bank Ltd New Delhi/Chandni Chowk and Rs. 1,00,790/- Deduction of TDS.









आवेदन सं०: 201900719025816

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 11810

वर्ष: 2019

प्रतिफल- 10079000 स्टाम्प शुल्क- 706000 बाजारी मूल्य - 10079000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री मानस कम्यूनिकेशन प्रा० लि० द्वारा
नीरज कुमार गुप्ता अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री इन्द्रदेव गुप्ता
व्यवसाय : अन्य
निवासी: 79 कजल वाशान गंज मुरादाबाद



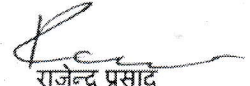
श्री, मानस कम्यूनिकेशन प्रा० लि० द्वारा

नीरज कुमार गुप्ता अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
08/07/2019 एवं 12:34:03 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राजेन्द्र प्रसाद
उप निबंधक :सदर प्रथम
मुरादाबाद
08/07/2019

मुरादाबाद सदर प्रथम ईश्वर सिंह
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. 7,06,000/- E-Stamp Certificate No. IN-UP06298834413032R

VENDOR
Manas Communcation Pvt. Ltd.
Authorized Signatory



Neeraj
Mr. Neeraj Kumar Gupta

VENDEE
S A ENTERPRISES
Authorized Signatory

Atul

Mr. Atulesh Kumar Rajvanshi

WITNESSES :-

1-Mr. Gulab Singh
S/o Shri Rajaram
R/o Purana RTO Office
Road Chakkar Ki Milak
Moradabad

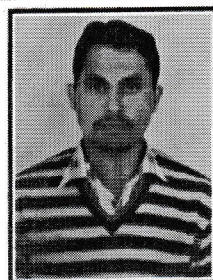
Gulab Singh



2-Mr. Mubarik Husain Advocate
S/o Abdul Rashid
R/o Village Didora Majhola
Moradabad

Mubarik

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



Subhash

SUBHASH CHANDRA MATHUR
(ADVOCATE)
Reg. No. UP02514/99
C.O.P. No. 027875, D.J. Code-S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-9837165000

आवेदन सं०: 201900719025816

बही सं०: 1

रजिस्ट्रेशन सं०: 11810

वर्ष: 2019

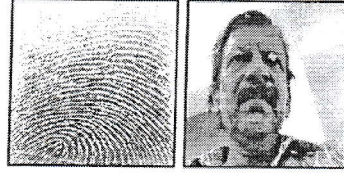
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री मानस कम्यूनिकेशन प्रा० लि० के द्वारा नीरज कुमार
गुप्ता, पुत्र श्री इन्द्रदेव गुप्ता

निवासी: 79 कजल वाशान गंज मुरादाबाद

व्यवसाय: अन्य

क्रेता: 1

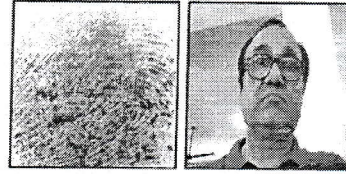


श्री एस० ए० एन्टरप्राइजेज के द्वारा अतुलेश कुमार
राजवंशी, पुत्र श्री घनश्यामदास

निवासी: 134 बी पॉकेट बी मयूर विहार फेस 2 दिल्ली
110091

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

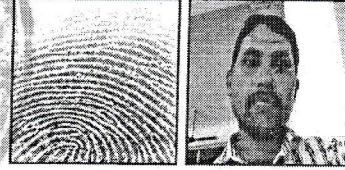


श्री गुलाब सिंह, पुत्र श्री राजाराम

निवासी: पुराना आर० टी० ओ० आफिस रोड चक्कर की
मिलक मुरादाबाद

व्यवसाय: अन्य

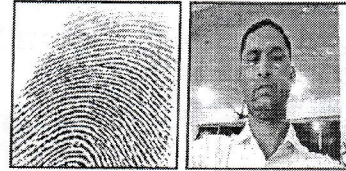
पहचानकर्ता : 2



श्री मुबारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद

निवासी: ग्राम डिडोरा मझोला मुरादाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


राजेंद्र प्रसाद

उप निबंधक : सदर प्रथम
मुरादाबाद

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

मुरादाबाद सदर प्रथम ईश्वर सिंह
निबंधक लिपिक

A Site Plan of the Agriculture land bearing Khasra No. 1135 Area 1.527 Hec. Full Share Situated at Village Trilokpur Teh. & Distt. Moradabad.

VENDOR - Manas Communication Pvt. Ltd.

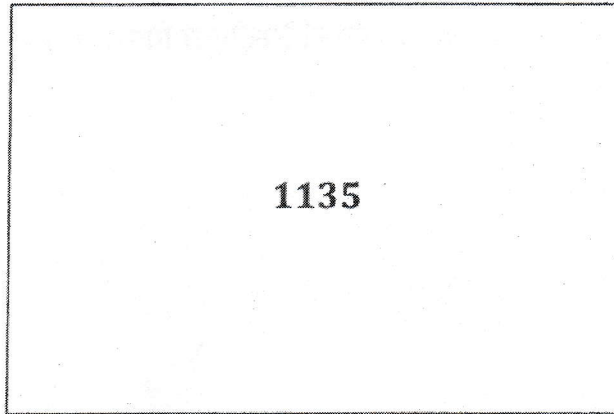
VENDEE - S A ENTERPRISES

Note-Agriculture Land of the Reduced being are 200 meter



Agriculture Land Khasra No.
1131

Agriculture Land Khasra No. 1136



Chak Raod

Agriculture Land Khasra No. 1134

Manoj



Aswani



आवेदन सं०: 201900719025816

बही संख्या 1 जिल्द संख्या 15416 के पृष्ठ 173 से 192 तक
क्रमांक 11810 पर दिनांक 08/07/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



राजेन्द्र प्रसाद

उप निबंधक : सदर प्रथम

मुरादाबाद

08/07/2019



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

सदर प्रथम मुरादाबाद क्रम 2019264017841

संवेदन संख्या : 201900719025816

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-07-08 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम नीरज कुमार गुप्ता

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 10079000 / 10079000

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिनिधिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 20060

शुल्क वसूल करने का दिनांक 2019-07-08 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-07-08 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निवेदनक प्रथम
मुरादाबाद

18/10/2019