



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP67200739546447T
 Certificate Issued Date : 16-Apr-2021 02:54 PM
 Account Reference : SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
 Unique Doc. Reference : SUBIN-UPUPSHCIL0121809351905513T
 Purchased by : JUPITER LAMINATORS PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : PROPERTY SITUATED AT HARTHALA EHATMALI, TEH. AND DISTT. MORADABAD KAHSRA NO. 309/1 AND OTHERS
 Consideration Price (Rs.) :
 First Party : GAINFUL HOMES PVT LTD AND OTHERS
 Second Party : JUPITER LAMINATORS PVT LTD
 Stamp Duty Paid By : JUPITER LAMINATORS PVT LTD
 Stamp Duty Amount(Rs.) : 24,72,800
 (Twenty Four Lakh Seventy Two Thousand Eight Hundred only)



Verified By

Locked By

-----Please write or type below this line-----

Waseem



Shalini Tiwari



23/04/21



QT 0000904918

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shoilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.

2. The ink of the signature and the verification is on the users of the certificate.

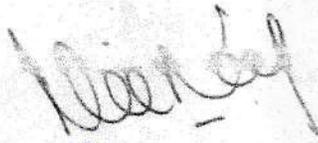
SALE DEED

Consideration Value Rs. 3,53,22,000/-
Market Value Rs. 3,53,22,000/-
Stamp Duty Rs. 24,72,800/-

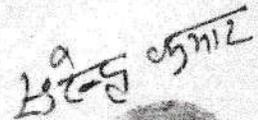
This SALE DEED is executed at Moradabad on this 17th day of April 2021.

By

Gainful Homes Pvt. Ltd. (PAN-AABCG3072C) having its registered office at H.No. 250 Akashdarshan Apartment Mayur Vihar Phase I New Delhi East acting through its Director Mr. Neeraj Kumar Gupta S/o Mr. Indra Dev Gupta R/o 79, Kazal Vashan Ganj Moradabad Appointed by Board Resolution Passed on dated 12-04-2021 And Gateway Homes Pvt. Ltd. (PAN-AABCG5078D) having its registered office at H.No. 250 Akashdarshan Apartment Mayur Vihar Phase I New Delhi East acting through its Director Mr. Neeraj Kumar Gupta S/o Mr. Indra Dev Gupta R/o 79, Kazal Vashan Ganj Moradabad Appointed by Board Resolution Passed on dated 12-04-2021 And Santosha Crafts Pvt. Ltd. (PAN-AAFCS1971A) having its registered office at RN- 37 Basement B Block Market Sector 62 Noida acting through its Director Mr. Neeraj Kumar Gupta S/o Mr. Indra Dev Gupta R/o 79, Kazal Vashan Ganj Moradabad Appointed by Board Resolution Passed on dated 12-04-2021 And B. M. Farms (PAN-AAHFB0153G) having its registered office at C-225 Deen



Shalini Tiwari



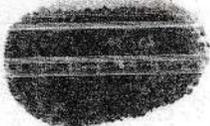


Dayal Nagar Moradabad acting through its Authorized Partner Mr. Neeraj Kumar Gupta S/o Mr. Indra Dev Gupta R/o 79, Kazal Vashan Ganj Moradabad And Madhur Floriculture (PAN-AALFM3312J) having its registered office at E-101 Avantika Colony, Moradabad acting through it's partner Mrs. Shalini Tiwari D/o Late Satya Pal Saran Ojha R/o A-128, Sai Garden Ram Ganga Vihar, Moradabad And Rose Garden Traders (PAN-AAHFR8481M) having its registered office at MMIG E-21 Ramganga vihar Phase-II Mordabad acting through its Authorized Partner Mrs. Shalini Tiwari D/o Late Satya Pal Saran Ojha R/o A-128, Sai Garden Ram Ganga Vihar, Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

JUPITER LAMINATORS PRIVATE LIMITED (PAN-AABCJ2883L) having its registered office at 25/33, 3rd Floor East Patel Nagar New Delhi-110008 having its authorized signatory Mr. Surendra Kumar S/o Mr. Guru Prasad R/o D.C.F. Market, Deputy Ganj Opposite Shahni Hotel, Moradabad Appointed by Board Resolution Passed on dated 12-04-2021, hereinafter called "THE VENDEE" (which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

Neeraj Gupta



Shalini Tiwari



25/04/2021

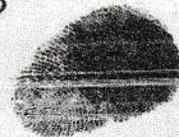


WHEREAS (the VENDOR herein), is the sole, absolute and exclusive owner/bhumidhar of agriculture land measuring 0.0120 Hec. bearing Khasra No. 481/1 Area 0.076 Hec. Khata No. 105 And measuring 0.700 Hec. bearing Khasra No. 309/1 Mi Area 0.700 Hec. Khata No. 112 And measuring 0.0500 Hec. bearing Khasra No. 309/1 Mi Area 0.050 Hec. Khata No. 113 And measuring 0.3313 Hec. bearing Khasra No. 315/1 Area 1.605 Hec. Khata No. 290 And measuring 0.0190 Hec. bearing Khasra No. 480/1 Area 0.100 Hec. Khata No. 351 And measuring 0.0200 Hec. bearing Khasra No. 310 Mi Area 0.0200 Hec. Khata No. 477 And measuring 0.5100 Hec. bearing Khasra No. 288/3 Mi Area 0.628 Hec. Khata No. 417 And measuring 0.2290 Hec. bearing Khasra No. 288/3 Mi Area 1.052 Hec. Khata No. 323 And measuring 0.0300 Hec. bearing Khasra No. 312 Area 0.121 Hec. Khata No. 313 And measuring 0.2230 Hec. bearing Khasra No. 310 Mi Area 0.223 Hec. Khata No. 314 And measuring 0.0655 Hec. bearing Khasra No. 309/1 Mi Area 0.270 Hec. Khata No. 104 And measuring 0.0600 Hec. bearing Khasra No. 311 Mi Area 0.061 Hec. Khata No. 56 (as per C.H. 11) Total Sale Area 2.2498 Hect. situated at Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P), hereinafter referred to as 'THE SAID Property'.

Wendee

Shaliniwari

WTE 3/12



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. 3,53,22,000/- (Rupees Three Crore Fifty Three Lac Twenty Two Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

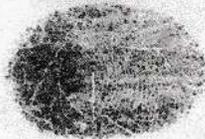
That in consideration of the sum of Rs. 3,53,22,000/- (Rupees Three Crore Fifty Three Lac Twenty Two Thousand Only) which has already been received by the **VENDOR** from the **VENDEE**, in the following manner; the receipt of which the **VENDOR** hereby admits and acknowledges, in full and final settlement, 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.

Deen Day

Shalini Tiwari

9/5/2022



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 and conveying the absolute title in the said Property in favour of the VENDEE.

Shadini Tiwari

Shadini Tiwari

Shadini Tiwari



- 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.

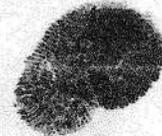
That the VENDOR further assures the VENDEE that the said Property is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, court injunction, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement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

K. D. K. K. K.

Shalini Tiwari

23/02/2012



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.

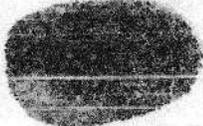
SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property measuring 0.0120 Hec. bearing Khasra No. 481/1 Area 0.076 Hec. Khata No. 105 And measuring 0.700 Hec. bearing Khasra No. 309/1 Mi Area 0.700 Hec. Khata No. 112 And measuring 0.0500 Hec. bearing Khasra No. 309/1 Mi Area 0.050 Hec. Khata No. 113 And measuring 0.3313 Hec. bearing Khasra No. 315/1 Area 1.605 Hec. Khata No. 290 And measuring 0.0190 Hec. bearing Khasra No. 480/1 Area 0.100 Hec. Khata No. 351 And measuring 0.0200 Hec. bearing Khasra No. 310 Mi Area 0.0200 Hec. Khata No. 477 And measuring 0.5100 Hec. bearing Khasra No. 288/3 Mi Area 0.628 Hec. Khata No. 417 And measuring 0.2290 Hec. bearing Khasra No. 288/3 Mi Area 1.052 Hec. Khata No. 323 And measuring 0.0300 Hec. bearing Khasra No. 312 Area 0.121 Hec. Khata No. 313 And measuring 0.2230 Hec. bearing Khasra No. 310 Mi Area 0.223 Hec. Khata No. 314 And measuring 0.0655 Hec. bearing Khasra No. 309/1 Mi Area 0.270

Handwritten signature

Shalini Tiwari

Handwritten signature

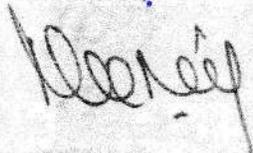
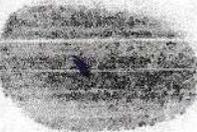


Hec. Khata No. 104 And measuring 0.0600 Hec. bearing Khasra No. 311 Mi Area 0.061 Hec. Khata No. 56 (as per C.H. 11) Total Sale Area 2.2498 Hect. situated at Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P),

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. 1,57,00,000/- per Hect. mentioned at Page No. 50 Format-4, V-Code No. 1046. The Vender does not belong to S.C./S.T. category. The Photo of parties attested by Sri Subhash Chandra Mathur Advocate.

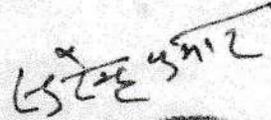
DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs. 3,53,22,000/- received before the Registration of Sale Deed as Rs. 1,69,77,619/- through cheque no. 001261 dated 16-04-2021 and Rs. 19,19,560/- through cheque no. 001262 dated 16-04-2021 and Rs. 2,64,230/- through cheque no. 001263 dated 16-04-2021 and Rs. 1,14,86,277/- through cheque no. 001264 dated 16-04-2021 and Rs. 40,25,637/- through cheque no. 001265 dated 16-04-2021 and Rs. 2,95,317/- through cheque no. 001266 dated 16-04-2021 All Cheques are of HDFC Bank and Rs. 3,53,220/- Deduction of TDS.

Shalini Tiwari






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.

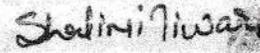
Rs. 24,72,800/- E-Stamp Certificate No. IN-UP67200739546447T

VENDOR

**Gainful Homes Pvt. Ltd. & Gateway Homes Pvt. Ltd. &
Santosh Crafts Pvt. Ltd. & B. M. Farms
(Through its Director/Partner)**


(Mr. Neeraj kumar Gupta)

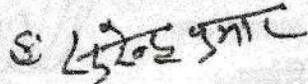
And



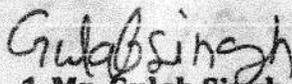
**Madhur Floriculture & Rose Garden Traders
(Through its Partner Mrs. Shalini Tiwari)**

VENDEE

JUPITER LAMINATORS PRIVATE LIMITED


(Through its authorized signatory
Mr. Surendra Kumar)

WITNESSES :-


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


2- Mr. Manish Agarwal
S/o Mr. Ashok Agarwal
R/o Maya Bhawan,
Putli Ghar Road, Linepar
Moradabad

Drafted By - Sri Subhash Chandra Mathur Advocate

Typed By - Shubham Bhatnagar



SUBHASH CHANDRA MATHUR
ADVOCATE

CORNER NO. 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
E-mail: subhashmathur@rediffmail.com
Opp. District J.C. Office, Moradabad
Office Moradabad-246001

बही सं०: 1

रजिस्ट्रेशन सं०: 4452

वर्ष: 2021

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

श्री गेनफुल होम्स प्रा० लि० के के द्वारा नीरज कुमार गुप्ता, पुत्र श्री इन्द्रदेव गुप्ता

निवासी: 79 कजल वाशान गंज मुरादाबाद

व्यवसाय: अन्य

विक्रेता: 2

Neeraj



श्री गेटवे होम्स प्रा० लि० के के द्वारा नीरज कुमार गुप्ता, पुत्र श्री इन्द्रदेव गुप्ता

निवासी: उक्त

व्यवसाय: अन्य

विक्रेता: 3

Neeraj



श्री सन्तोषा क्राफ्टस प्रा० लि० के के द्वारा नीरज कुमार गुप्ता, पुत्र श्री इन्द्रदेव गुप्ता

निवासी: उक्त

व्यवसाय: अन्य

विक्रेता: 4

Neeraj



श्री बी०एम० फार्मस के के द्वारा नीरज कुमार गुप्ता, पुत्र श्री इन्द्रदेव गुप्ता

निवासी: उक्त

व्यवसाय: अन्य

विक्रेता: 5

Neeraj



श्रीमती मधुर फ्लोरीकल्चर के के द्वारा शालिनी तिवारी, पुत्री श्री सत्यपाल सरन ओझा

निवासी: ए 128 साई गार्डन मुरादाबाद

व्यवसाय: अन्य

विक्रेता: 6

Shalini Tiwari



श्रीमती रोज गार्डन ट्रेडर्स के के द्वारा शालिनी तिवारी, पुत्री श्री सत्यपाल सरन ओझा

निवासी: उक्त

व्यवसाय: अन्य

विक्रेता: 1

Shalini Tiwari



श्री पिटर लेमिनेटर्स प्रा० लि० के के द्वारा सुरेन्द्र कुमार, पुत्र श्री

A Site Plan of the Agriculture land measuring 0.0120 Hec. bearing Khasra No. 481/1 Area 0.076 Hec. And measuring 0.700 Hec. bearing Khasra No. 309/1 Mi Area 0.700 Hec. And measuring 0.0500 Hec. bearing Khasra No. 309/1 Mi Area 0.050 Hec. And measuring 0.3313 Hec. bearing Khasra No. 315/1 Area 1.605 Hec. And measuring 0.0190 Hec. bearing Khasra No. 480/1 Area 0.100 Hec. And measuring 0.0200 Hec. bearing Khasra No. 310 Mi Area 0.0200 Hec. And measuring 0.5100 Hec. bearing Khasra No. 288/3 Mi Area 0.628 Hec. And measuring 0.2290 Hec. bearing Khasra No. 288/3 Mi Area 1.052 Hec. And measuring 0.0300 Hec. bearing Khasra No. 312 Area 0.121 Hec. And measuring 0.2230 Hec. bearing Khasra No. 310 Mi Area 0.223 Hec. And measuring 0.0655 Hec. bearing Khasra No. 309/1 Mi Area 0.270 Hec. And measuring 0.0600 Hec. bearing Khasra No. 311 Mi Area 0.061 Hec. (as per C.H. 11) Total Sale Area 2.2498 Hect. situated at Village Harthala Ehatmali Teh. and Distt. Moradabad.

VENDOR - Gainful Homes Pvt. Ltd. and Others

VENDEE - JUPITER LAMINATORS PRIVATE LIMITED

Note :- Agricultural land is cultivated in a radius of 200 meters.

Agriculture Land

Agriculture Land

481/1, 309/1 Mi, 315/1, 480/1,
310 Mi, 288/3 Mi, 312, 309/1 Mi,
311 Mi

Agriculture Land

Agriculture Land

Shalini Tiwari

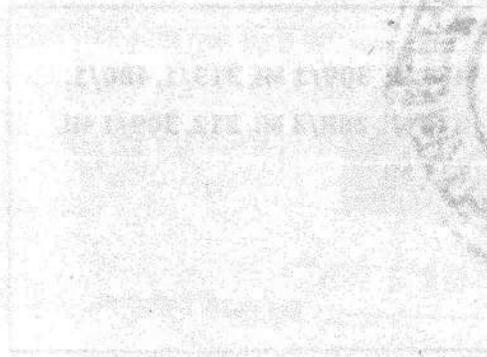
481-1 309/1



बही संख्या 1 जिल्द संख्या 13266 के पृष्ठ 187 से 208 तक क्रमांक
4452 पर दिनांक 17/04/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
17/04/2021



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

सदर द्वितीय मुरादाबाद क्रम 2021265008956

संख्या : 202100719018590

लेख वा प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-04-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सुरेन्द्र कुमार

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 35322000 / 35322000.00

1. रजिस्ट्रीकरण शुल्क 353220
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 353300

शुल्क वसूल करने का दिनांक 2021-04-17 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2021-04-17 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प निबन्धक द्वितीय
मुरादाबाद

4/15/21

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 4452

वर्ष: 2021

प्रतिफल- 35322000 स्टाम्प शुल्क- 2472800 बाजारी मूल्य- 35322000 पंजीकरण शुल्क - 353220 प्रतिलिपिकरण शुल्क - 80 योग : 353300

श्री पिटर लेमिनेटर्स प्रा० लि० के द्वारा
सुरेन्द्र कुमार अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री गुरू प्रसाद
व्यवसाय : अन्य
निवासी: डिग्री गंज अपोजिट साहनी होटल मुरादाबाद

Surendra Kumar
सुरेन्द्र कुमार अधिकृत
पदाधिकारी/ प्रतिनिधि



श्री, पिटर लेमिनेटर्स प्रा० लि० के द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक
17/04/2021 एवं 12:43:20 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Praveen Kumar Yadav
प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
17/04/2021

मुरादाबाद सदर द्वितीय, प्रमोद कुमार सिंह
निबंधक लिपिक



निवासी: डिग्री गंज अपोजिट साहनी होटल मुरादाबाद

व्यवसाय: अन्य

Handwritten signature



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री गुलाब सिंह, पुत्र श्री गुरू प्रसाद

निवासी: डिग्री गंज मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2

Gulab Singh



श्री मनीष अग्रवाल, पुत्र श्री अशोक अग्रवाल

निवासी: माया भवन लाइनपार मुरादाबाद

व्यवसाय: अन्य

Handwritten signature



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

Handwritten signature
प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद

मुरादाबाद सदर द्वितीय, प्रवीण कुमार
सिंह
निबंधक लिपिक

