

3

MM

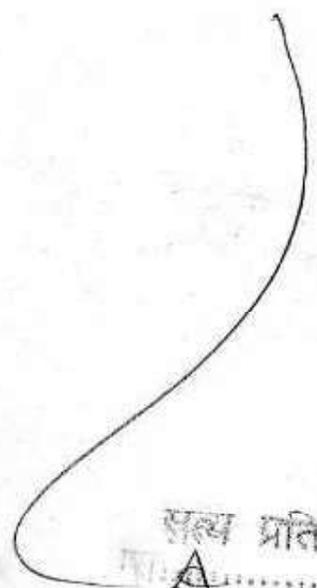
45/4/22

217



उत्तर प्रदेश UTTAR PRADESH

कल प्रशानाभा 66AE 044762
 अरुल पर स्टांप् 20,000/-
 कल पर स्टांप् 10/-
 संपत्ति डी ह्वे हीमस प्राव लि
 समक समक समक समक समक



सत्य प्रतिलिपि
 No. A
 Date 6/6
 य निबन्धक विरीष्ट
 मुरादाबाद
 19/4/22

7291/19



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP06513378147847R
Certificate Issued Date	: 21-Aug-2019 11:25 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107752293993310R
Purchased by	: MM ENTERPRISES
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND AT VILL HARTHALA EHATMALI TEH AND DISTT MORADABAD (KHASRA NO-314/3 MI AND OTHERS)
Consideration Price (Rs.)	:
First Party	: GATEWAY HOMES PVT LTD
Second Party	: MM ENTERPRISES
Stamp Duty Paid By	: MM ENTERPRISES
Stamp Duty Amount(Rs.)	: 20,09,000 (Twenty Lakh Nine Thousand only)



Verified By [Signature] Lock By [Signature]

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

Shalini Tiwari

Ashish
प्रतिनिधि
A
मिशनरक डिप्टी
मुरादाबाद

Shalini Tiwari

Ashish

SIR 0003171442

दिनांक

SALE DEED

Consideration Value Rs. 2,86,95,000/-

Market Value Rs. 2,86,95,000/-

Stamp Duty Rs. 20,09,000/-

This SALE DEED is executed at Moradabad on this 21th day of August 2019

by

Gateway Homes Pvt. Ltd. (PAN AABCG5078J) having its registered office H.No. 250 Akashdarshan Apartment Mayur Vihar Phase 1 New Delhi East-110091 acting through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha R/o C-119 Ramganga Vihar Phase-2 Moradabad Appointed by Board Resolution Passed on 06-06-2019 hereinafter called "THE VENDOR" (which expression shall mean and include his legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

MM ENTERPRISES (PAN ABLFM4584D) a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bengali Market New Delhi 110001 acting through its Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late

Shalini Tiwari

सुना.....
.....

Atulesh Kumar Rajvanshi



Atulesh Kumar Rajvanshi

दिनांक कर्ता.....
दि कर्ता.....

Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar Phase II Delhi-110091 appointed vide Board Resolution Passed Dated 08-08-2019 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 1.8277 Hect. bearing Khata No. 97 Khasra No. 314/3 mi Area 0.595 Hect. And Khata No. 104 khasra no. 315/1 mi Area 0.204 Hect. And Khata No. 107 Khasra No. 315/1 mi Area 0.2210 and Khata No. 111 Khasra No. 315/1mi Area 0.0597 Hect. And Khata No. 104 Khasra No. 316 Area 0.2270 Hect. And Khata No. 52 Khasra No. 317/1mi Area 0.5210 Hect. (As per GH-11) situated in Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P), hereinafter referred to as 'THE SAID Property'.

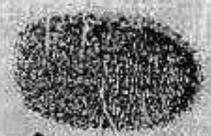
AND WHEREAS the said Property is the self acquired property of the VENDOR and the same also stands mutated in the name of the VENDOR in Revenue Records as owner/bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

Shalini Tiwari



Shalini Tiwari

Ashap



Ashap

पदा A
सुना C
[Stamp]

पिस्तान रस्ता.....

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. 2,86,95,000/- (Rupees Two Crore Eighty Six lac Ninety Five Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 2,86,95,000/- (Rupees Two Crore Eighty Six lac Ninety Five 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.

Shalini Tiwari



Shalini Tiwari

Aslaph



Aslaph

पढ़ा
सुना.....

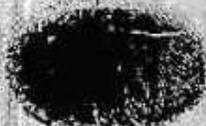
Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said Property and the VENDEE has become the absolute owner of the said Property, with full right to use and enjoy the same as absolute owner without any hindrance or objection by the VENDOR or any other 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.

Shalini Tiwari



Shalini Tiwari

पढ़ा ... A
सुना ... 6

Ashanti



Ashanti

दिनांक वर्ष

- 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.

Shalini Tiwari



Shalini Tiwari

Aslam



Aslam

पदा
मुना 46

पिठाव कर्ता.....

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 1.8277 Hect. bearing Khata No. 97 Khasra No. 314/3 mi Area 0.595 Hect. And Khata No. 104 khasra no. 315/1 mi Area 0.204 Hect. And Khata No. 107 Khasra No. 315/1 mi Area 0.2210 and Khata No. 111 Khasra No. 315/1mi Area 0.0597 Hect. And Khata No. 104 Khasra No. 316 Area 0.2270 Hect. And Khata No. 52 Khasra No. 317/1mi Area 0.5210 Hect. (As per CH-11) Measured

Shalini Tiwari



Shalini Tiwari

Aslam A. C.



Aslam

आवेदन सं०: 201900719031667

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 7291

वर्ष: 2019

प्रतिकल- 28695000 स्टाम्प शुल्क- 2009000 बाजारी मूल्य- 28695000 पंजीकरण शुल्क- 20000 प्रतिलिपिकरण शुल्क- 60 योग: 210060

श्री एम एम एन्टरप्राइजेज बंगाली मार्केट नई दिल्ली द्वारा
अनुदेश कुमार राजवंशी अधिकृत पदाधिकारी प्रतिनिधिपुत्र श्री घनश्याम दास
व्यवसाय: अन्य

निवासी: 134.बी पार्कट श्री गयूर विहार फेस 2 दिल्ली 110091

श्री. एम एम एन्टरप्राइजेज बंगाली मार्केट
नई दिल्ली द्वाराअनुदेश कुमार राजवंशी
अधिकृत पदाधिकारी
प्रतिनिधिने यह लेखपत्र इस कार्यालय में दिनांक
21/08/2019 एवं 03:08:52 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


 पंकज कुमार यादव
 उप निबंधक-सदर द्वितीय
 मुरादाबाद
 21/08/2019

मुरादाबाद सदर द्वितीय पवन कुमार सिंह
 निबंधक लिपिक

according to map Attached situated in the Village Harthala Ehatmali Teh. & Distt. Moradabad (U.P.) and bounded as under:

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. 44 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. 2,86,95,000/- recieved before the Registration of Sale Deed as Rs. 2,84,08,050/- by Cheque No. 304055 Dated 16-08-2019 drawn on Federal Bank Ltd. New Delhi/Chandni Chowk Delhi And Rs. 2,86,950/- Deduction of TDS.

Shalini Tiwari



Shalini Tiwari

Acharya



Acharya

पढ़ा A
सुना 6

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ले की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे
लियमानुसार लिए गए हैं।
टिप्पणी:

~~प्रधान कुमार यादव
उप निदेशक सदर द्वितीय
मुरदाबाद~~

मुरदाबाद सदर द्वितीय घजन कुमार
सिंह
नियंत्रक लिपिक



9

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. 20,09,000/- E-Stamp Certificate No. IN-UP06513378147847R

VENDOR

Gateway Homes Pvt. Ltd.

Director



Shalini Tiwari

Shalini Tiwari

Mrs. Shalini Tiwari

VENDEE

MM ENTERPRISES

Authorized Signatory

Atulesh Kumar Rajvanshi

WITNESSES :-

Pushpendra Sharma
Pushpendra Sharma

Mr. Atulesh Kumar Rajvanshi

1- Mr Pushendra Sharma
S/o Shri Roop Kishor Sharma
R/o 101 K Ward 13 Kamelpur Road
Mohlla Mahadev Dhanaura Distt. Amroha



Atulesh Kumar Rajvanshi

2- Mubarik Husain Advocate
S/o Shri Abdul Rashid
R/o Didora, Majhola
Moradabad

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



पढ़ा
सुना

SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg. No. UP025/4/99
C.O.P. No. 027875, D.J. Code S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Reg. Strey
Office Moradabad-8837105000

आवेदन सं०: 201900719031667

वही सं०: 1

रजिस्ट्रेशन सं०: 7291

वर्ष 2019

निष्पादन लेखपत्र बाद सुनने व समझने मजसुब व प्राप्त धनराशि रु प्रत्येकानुसार उक्त
विक्रेता: 1

श्रीमती गेंदवे होमस प्रा० लि० के द्वारा शालिनी तिवारी,
पुत्री श्री सत्यपाल सरल ओझा

निवासी: सी 119 रामगंगा विहार फेस 2 मुरादाबाद

व्यवसाय: अन्य

प्रेता: 1 *Shalini Tiwari*

श्री एस एम एनटरप्राइजेज बंगाली मार्केट लई दिल्ली
के द्वारा अतुलेश कुमार राजधारी, पुत्र श्री घनशंकर
दास

निवासी: 134 डी पार्क डी लार्ड विहार फेस 2 दिल्ली
110091

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री पुष्पेन्द्र शर्मा, पुत्र श्री रूप किशोर शर्मा

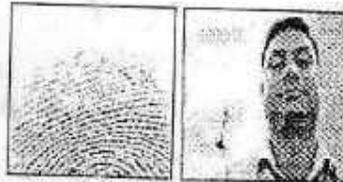
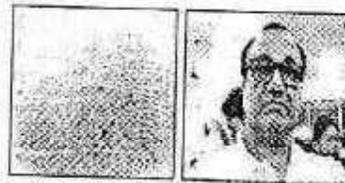
निवासी: 101 के फाई 13 केमलपुर रोड माँ० महादेव
धनुपुरा जिला अमरोहा

व्यवसाय: अन्य

पहचानकर्ता: 2

श्री मुबारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद

निवासी: डिंडोरा मझोला मुरादाबाद



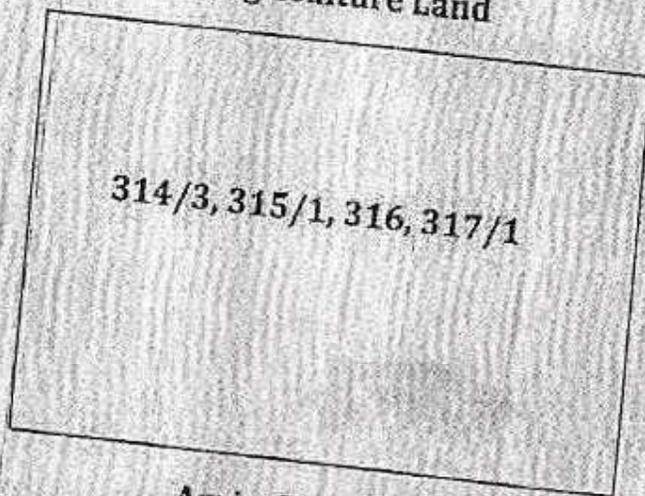
A Site Plan of the Agriculture land measuring 1.8277 Hect. bearing Khasra No. 314/3 mi Area 0.595 Hect. And khasra no. 315/1 mi Area 0.204 Hect. And Khasra No. 315/1 mi Area 0.2210 and Khasra No. 315/1mi Area 0.0597 Hect. And Khasra No. 316 Area 0.2270 Hect. And Khasra No. 317/1mi Area 0.5210 Hect. (As per CH-11) Situated at Village Harthala Ehatmali Teh. & Distt. Moradabad.

VENDOR - Gateway Homes Pvt. Ltd.

VENDEE - MM ENTERPRISES

Note-Agriculture Land of the Reduced being are 200 meter

Agriculture Land



Agriculture Land

314/3, 315/1, 316, 317/1

Agriculture Land

Agriculture Land

Shalini Tiwari



Shalini Tiwari

Ashap



Ashap 19/9/22

पिन को.....

आवेदन सं०: 201900719031667

वही संख्या 1 जिल्द संख्या 12282 के पृष्ठ 161 से 180 तक
क्रमांक 7291 पर दिनांक 21/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव

उप निबंधक : सदर द्वितीय

मुरादाबाद

21/08/2019

