

7293/19



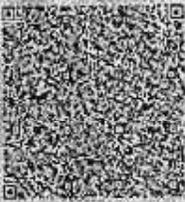
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP06513144806742R
Certificate Issued Date	: 21-Aug-2019 11:05 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107752437224779R
Purchased by	: SS ENTERPRISES
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND AT VILL HARTHALA EHATMALI TEH AND DISTT MORADABAD (KHASRA NO-311 MI. AND OTHERS)
Consideration Price (Rs.)	:
First Party	: SANTOSHA CRAFTS PVT LTD
Second Party	: SS ENTERPRISES
Stamp Duty Paid By	: SS ENTERPRISES
Stamp Duty Amount(Rs.)	: 21,39,000 (Twenty One Lakh Thirty Nine Thousand only)



Verified By

[Signature]

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

Shalini Tiwari



Shalini Tiwari

Acharya प्राला लाय



Acharya

SR 0003171439

SALE DEED

Consideration Value Rs. 3,05,53,000/-

Market Value Rs. 3,05,53,000/-

Stamp Duty Rs. 21,39,000/-

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

by

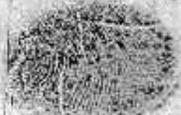
Santosh Crafts Pvt. Ltd. (PAN AAFCS1971A) having its registered office RN- 37 Basement B Block Market Sector 62 Noida Gautam Buddha Nagar acting through its Director Mrs. Shalini Tiwari D/o Shri Satya Pal Saran Ojha R/o C-119 Ramganga Vihar Phase-2 Moradabad Appointed by Board Resolution Passed on 06-06-2019 hereinafter called "THE VENDOR" (which expression shall mean and include its legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

S S ENTERPRISES (PAN ADXFS8150K) a partnership firm having its registered office at B-4, Namdhari Chambers 9/54 D.B. Gupta Road, Karol Bagh New Delhi 110005 acting through its Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late

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Shalini Tiwari



Shalini Tiwari



Atulesh Kumar Rajvanshi

दिनांक 21/08/2019

Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar Phase II, Delhi-110091 appointed vide Board Resolution Passed Dated 14-08-2019 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 1.9460 Hect. bearing Khata No. 468 Khasra No. 311 mi Area 0.0810 Hect. And Khata No. 313 khasra No. 312 Area 0.0570 Hect. And Khasra No. 313 Area 0.1476 Hect. And Khata No. 480 Khasra No. 314/3 mi Area 0.4050 Hect. and Khata No. 459 Khasra No. 317/1 mi Area 0.093 Hect. And Khasra No. 318 Area 0.081 Hect. and Khata No. 64 Khasra No. 321 Area 0.3824 Hect. And Khasra No. 322 Area 0.1908 Hect. And Khasra No. 323 Area 0.0674 Hect. And Khasra No. 324 Mi Area 0.2730 Hec. And Khata No. 469 Khasra No. 288 Area 0.1418 Hect. and Khata No. 474 Khasra No. 477/1 Area 0.0260 Hect. (As per CH-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

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Shalini Tiwari



Shalini Tiwari

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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. 3,05,53,000/- (Rupees Three Crore Five lac Fifty Three Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 3,05,53,000/- (Rupees Three Crore Five lac Fifty Three 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.

Shalini Tiwari



Shalini Tiwari

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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.

Shalini Tiwari



Shalini Tiwari

अक्षय सुता



अक्षय सुता

आवेदन सं०: 201900719031671

विक्रय पत्र

वर्ष: 2019

वही नं०: 1

रजिस्ट्रेशन सं०: 7293

प्रतिफल - 30553000 स्टाम्प शुल्क - 2139000 बाजारी मूल्य - 30553000 पंजीकरण शुल्क - 20000 प्रतिनिधिकरण शुल्क - 60 योग: 20000

श्री एस एस एन्टरप्राइजेज करोल बाग नई दिल्ली द्वारा
अतुलेश कुमार राजवंशी अधिकृत पदाधिकारी प्रतिनिधि,
पुत्र श्री घनश्यामदास
व्यवसाय: अन्य
निवासी: 134 वीं पोस्ट वी नयूर बिहार फस 2 दिल्ली 110091



श्री एस एस एन्टरप्राइजेज करोल बाग नई दिल्ली द्वारा
अतुलेश कुमार राजवंशी
अधिकृत पदाधिकारी
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
21/08/2019 एवं 03:12:51 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक सदर दिल्ली
मुरादाबाद
21/08/2019

मुरादाबाद सदर दिलीप पवन कुमार सिंह
निबंधक लिपिक

- 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.
- 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

Shalini Tiwari



Shalini Tiwari

A. K. Singh



A. K. Singh

रजिस्ट्रार अफिसर के हस्ताक्षर

ने की। प्रत्यक्ष अदालतों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी :

पवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद

मुरादाबाद सदर द्वितीय पवन कुमार
सिंह
निबंधक लिपिक



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 1.9460 Hect. bearing Khata No. 468 Khasra No. 311 mi Area 0.0810 Hect. And Khata No. 313 khasra No. 312 Area 0.0570 Hect. And Khasra No. 313 Area 0.1476 Hect. And Khata No. 480 Khasra No. 314/3 mi Area 0.4050

Shalini Tiwari



Shalini Tiwari

Ashapurna
सुता A E



Ashapurna

आवेदन सं०: 201900719031671

पृथी सं०: 1

रजिस्ट्रेशन सं०: 7293

वर्ष: 2019

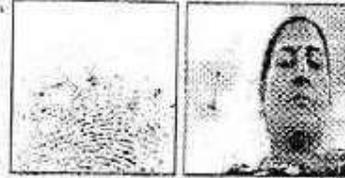
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
धिक्रता: 1

श्रीमती संतोषा झफ्ट प्रा.लि. के द्वारा शालिनी तिवारी,
पुत्री श्री सत्यपाल सरन जोड़ा

निवासी: सी 119 रामगंगा विहार फेस 2 मुरादाबाद

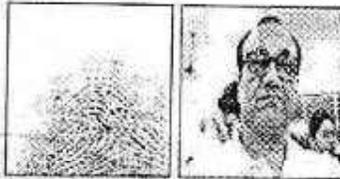
व्यवसाय: अन्य

क्रेता: 1 Shalini Tiwari



श्री एस एस एन्टरप्राइजेज कारील बाग नई दिल्ली के
द्वारा अतुलेश कुमार राजवंशी, पुत्र श्री घनश्यामदास
निवासी: 134 वीं फ्लैट वी मयूर विहार फेस 2 दिल्ली
110091

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री पुष्पेन्द्र शर्मा, पुत्र श्री रूप विश्वर शर्मा

निवासी: 101 के वार्ड 13 केमलपुर रोड सी० महादेव
धनुपुरा जिला अमरोहा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मुबारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद

निवासी: डिडोला मड़ोला मुरादाबाद

व्यवसाय: अन्य



Hect. and Khata No. 459 Khasra No. 317/1mi Area 0.093
 Hect. And Khasra No. 318 Area 0.081 Hect. and Khata No.
 64 Khasra No. 321 Area 0.3824 Hect. And Khasra No. 322
 Area 0.1900 Hect. And Khasra No. 323 Area 0.0674 Hect.
 And Khasra No. 324 Mi Area 0.2730 Hec. And Khata No.
 469 Khasra No. 288 Area 0.1418 Hect. and Khata No. 474
 Khasra No. 477/1 Area 0.0260 Hect. (As per CH-11)
 Measured 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. 3,05,53,000/-
 recieved before the Registration of Sale Deed as
 Rs. 3,02,47,470 By Cheque No. 304071 Dated 16-08-2019
 drawn on Federal Bank Ltd. New Delhi/Chandni Chowk
 Delhi And Rs. 3,05,530/- Deduction of TDS.

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Shalini Tiwari



Ashraf

Ashraf

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. 21,39,000/- E-Stamp Certificate No. IN-UP06513144806742R

VENDOR

Santosh Crafts Pvt. Ltd.

Director



Shalini Tiwari

Shalini Tiwari

Mrs. Shalini Tiwari

VENDEE

S S ENTERPRISES

Authorized Signatory

WITNESSES :- *Pushendra Sharma* / *Mr. Atulesh Kumar Rajvanshi*
Pushendra Sharma

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

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

SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg. No. UP02614/99
C.O.P. No. 027875, D.J. Code S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-224002



पदा
सुना

A Site Plan of the Agriculture land measuring 1.9460 Hect. bearing Khasra No. 311 mi Area 0.0810 Hect. And khasra No. 312 Area 0.0570 Hect. And Khasra No. 313 Area 0.1476 Hect. And Khasra No. 314/3 mi Area 0.4050 Hect. and Khasra No. 317/1mi Area 0.093 Hect. And Khasra No. 318 Area 0.081 Hect. and Khasra No. 321 Area 0.3824 Hect. And Khasra No. 322 Area 0.1908 Hect. And Khasra No. 323 Area 0.0674 Hect. And Khasra No. 324 Mi Area 0.2730 Hec. And Khasra No. 288 Area 0.1418 Hect. and Khasra No. 477/1 Area 0.0260 Hect. (As per CH-11) Situated at Village Harthala Ehatmali Teh. & Distt. Moradabad.

VENDOR - Santosha Crafts Pvt. Ltd.

VENDEE - SS ENTERPRISES

Note-Agriculture Land of the Reduced being are 200 meter

Agriculture Land

Agriculture Land

311, 312, 313, 314/3

317/1, 318, 321, 322,

323, 324, 288, 477/1

Agriculture Land

Agriculture Land

Shalini Tiwari

SS Enterprises
11/9/22



Shalini Tiwari

SS Enterprises

आवेदन सं०: 201900719031671

वही संख्या 1 जिल्द संख्या 12282 के पृष्ठ 201 से 220 तक
क्रमांक 7293 पर दिनांक 21/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव

उप निबंधक : सदर द्वितीय

मुरादाबाद

21/08/2019

