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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

66AE 044760

सकल व्ययनामा

अदायत पर स्टांप 11,200/-

सकल पर स्टांप 10/-

सकल समस्त रिगत ड्रेसी

सकल समस्त उत्तरप्रदेशीय

सत्य प्रतिलिप

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सकल द्वितीय

सकल

194/22

7294/19



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP06513212326298R
Certificate Issued Date	: 21-Aug-2019 11:14 AM
Account Reference	: SHCIL (FI) upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107752406527500R
Purchased by	: MM ENTERPRISES
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND AT VILL HARTHALA EHATMALI TEH AND DISTT MORADABAD (KHASRA NO 473/1 AND OTHERS)
Consideration Price (Rs.)	:
First Party	: SM REAL TRADERS
Second Party	: MM ENTERPRISES
Stamp Duty Paid By	: MM ENTERPRISES
Stamp Duty Amount(Rs.)	: 11,12,000 (Eleven Lakh Twelve Thousand only)



Verified By

Loat By

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

Keeraj



Keeraj

Asharh

सत्य प्रतिलिपि

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निलयक विभाग
मोरदाबाद

Asharh

SIR 0003171440

पिना संख्या

2

SALE DEED

Consideration Value Rs. 1,58,79,000/-

Market Value Rs. 1,58,79,000/-

Stamp Duty Rs. 11,12,000/-

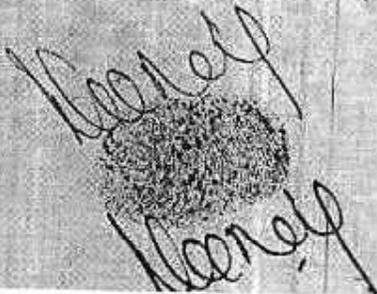
This SALE DEED is executed at Moradabad on this 21th day of August 2019

by

S.M. Real Traders (PAN ABAFS6476M) a partnership firm having its registered office at MMIG E-21 Phase-2 Ashiyana Moradabad acting through its Authorized Partner Smt. Sumitra Gupta W/o Shri Indra Dev Gupta R/o 79 Kazal Vashan Ganj Moradabad at Present Address Ramganga Vihar Colony Moradabad through Power of Attorney Mr. Neeraj Kumar Gupta S/o Shri Indra Dev Gupta R/o 79, Kazal Vashan Ganj Moradabad Power of Attorney Registraion Dated 14-08-2019 Bahi No. 4 Jild 338 Page No. 331/342 Serial No. 259 Sub Registrar II Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include its 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,


Neeraj


Acharya

दिनांक
सुना
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Ground Floor, Bengali Market New Delhi 110001
 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 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
 1.0114 Hect. bearing Khata No. 53 Khasra No. 473/1 Area
 0.066 Hect. And Khata No. 63 Khasra No. 653/6 mi Area 0.064
 Hect. And Khata No. 64 Khasra No. 321 Area 0.0546 Hect. And
 Khasra No. 322 Area 0.0273 Hect. And Khasra No. 323 Area
 0.010 Hect. And Khasra No. 324 Area 0.039 Hect. And Khata
 No. 111 Khasra No. 315/1 mi Area 0.1187 Hect. And Khata No.
 286 Khasra No. 653/6 mi Area 0.093 Hect. And Khata No. 304
 Khasra No. 320 mi Area 0.174 Hect. And Khata No. 353
 Khasra No. 319/2 mi Area 0.3652 Hect. (As per CH-11)
 situated in Village Harthala Ehatmali Teh. and Distt.
 Moradabad. (U.P), hereinafter referred to as 'THE SAID
 Property'.

Atulesh Kumar Rajvanshi

Atulesh Kumar Rajvanshi

Atulesh Kumar Rajvanshi

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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. 1,58,79,000/- (Rupees One Crore Fifty Eight Lac Seventy Nine Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,58,79,000/- (Rupees One Crore Fifty Eight Lac 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.

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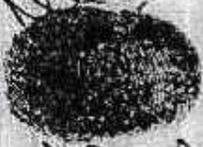
That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.

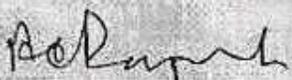
Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said Property and the VENDEE has become the absolute owner of the said Property, with full right to use and enjoy the same as absolute owner without any hindrance or objection by the VENDOR or any other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

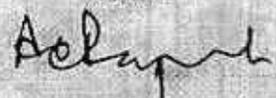
That the VENDOR hereby assures the VENDEE that the VENDOR has neither done nor been party to any act whereby the VENDOR's rights and title to the said Property in any way be impaired or whereby the VENDOR may be prevented from transferring the said Property.

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.
- c) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and



पदा... A ...
सुना... 6 ...



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.

K. Chand

K. Chand

A. Chand

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A. Chand

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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 1.0114 Hect. bearing Khata No. 53 Khasra No. 473/1 Area 0.066 Hect. And Khata No. 63 Khasra No. 653/6 mi Area 0.064 Hect. And Khata No. 64 Khasra No. 321 Area 0.0546 Hect. And Khasra No. 322 Area 0.0273 Hect. And Khasra No. 323 Area 0.010 Hect. And Khasra No. 324 Area 0.039 Hect. And Khata No. 111 Khasra No. 315/1 mi Area 0.1187 Hect. And Khata No.

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सुना 6



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आवेदन सं०: 201900719031664

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 7294

वर्ष: 2019

प्रतिफल- 15879000 स्टाम्प शुल्क- 1112000 बाजारी मूल्य - 15879000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री एम एम एन्टरप्राइजेज बंगाली मार्केट नई दिल्ली द्वारा
 अतुलेश कुमार राजवंशी अधिकृत पदाधिकारी: प्रतिनिधि,
 पुत्र श्री धनश्याम दास
 व्यवसाय: अन्य
 निवासी: 130 बी पोस्ट वी मसूर विहार फेस 2 दिल्ली 110091



श्री. एम एम एन्टरप्राइजेज बंगाली मार्केट नई दिल्ली द्वारा
 अतुलेश कुमार राजवंशी
 अधिकृत पदाधिकारी
 प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
 21/08/2019 एवं 03:14:34 PM बजे
 निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार शादव
 उप निबंधक, रावस्-द्वितीय
 मुरादाबाद
 21/08/2019

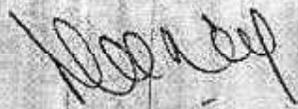
मुरादाबाद सदर द्वितीय पवन कुमार सिंह
 निबंधक लिपिक

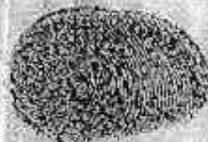
286 Khasra No. 653/6 mi Area 0.093 Hect. And Khata No. 304
Khasra No. 320 mi Area 0.174 Hect. And Khata No. 353
Khasra No. 319/2 mi Area 0.3652 Hect. (As per CH-11)
Measured according to map Attached situated in the Village
Harthala Ehatmali Teh. & Distt. Moradabad (U.P.) and
bounded as under:

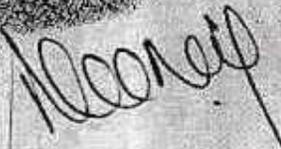
NOTE :- The Market value of the Agriculture Property
according to the Rate List issued by the District Collector
Moradabad according to the circle rate of Rs. 1,57,00,000/-
per Hect. mentioned at Page No. 44 Format-4, V-Code No.
1046. The Vender does not belong to S.C./S.T. category. Power
of Attorney has not been Revoked. The Power of Attorney
executer is alive. The Photo of parties attested by Sri Subhash
Chandra Mathur Advocate.

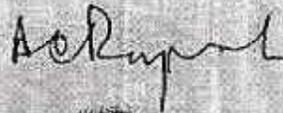
DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs. 1,58,79,000/-
recieved before the Registration of Sale Deed as
Rs. 1,57,20,210/- by Cheque No. 304053 Dated 16-08-2019
drawn on Federal Bank Ltd. New Delhi/Chandni Chowk Delhi
And Rs. 1,58,790/- Deduction of TDS.













पदा A
सुना U

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

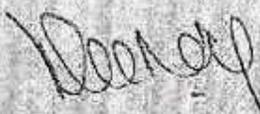

पवीण कुमार यादव
उप निबंधक : सदर-दिलीय
मुरादाबाद

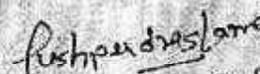
मुरादाबाद सदर दिलीय पवन कुमार
सिंह
निबंधक लिपिक



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. 11,12,000/- E-Stamp Certificate No. IN-UP06513212326298R

VENDOR
S.M. Real Traders
Partner
Smt. Sumitra Gupta Through POA


Mr. Neeraj Kumar Gupta
VENDEE
MM ENTERPRISES
Authorized Signatory

WITNESSES :-  Mr. Atulesh Kumar Rajvanshi

1- Mr Pushpendra 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. UP029/4/99
C.O.P. No. 027875, D.J. Ceds-5/98
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-231102600

पदा ... A ...
सुरा ... C ...

आवेदन सं०: 201900719031664

यही सं०)

रजिस्ट्रेशन सं०: 7294

वर्ष: 2019

निष्पादन लेखात्र वाद सुनने व समझने मज़मून व प्राप्त धनराशि रु प्रलेखानुसार उक्त विक्रेता: 1

श्री एस एम रियाल टेक्स्ट के द्वारा नीरज कुमार गुप्ता,
पुत्र श्री इन्द्र देव गुप्ता

निवासी: 79 कजल बाशन गंज गुरदाबाद

व्यवसाय: अन्य

क्रेता: 1



श्री एम एस एन्टरप्राइजेज मंगली सोफ्ट वर्क दिल्ली
के द्वारा अतुलेश कुमार राजवंशी, पुत्र श्री एनश्याम
दास

निवासी: 134 बी पाकेट बी मथुर विहार फेस 2 दिल्ली
110091

व्यवसाय: अन्य

से निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री पुष्पेन्द्रशर्मा, पुत्र श्री रूप किशोर शर्मा

निवासी: 101 के वाई 13 कमलपुर रोड मौ० महादेव
धनु०पुरा जिला अमरोहा

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मुचरिफ हुसैन एडवोकेट, पुत्र श्री अबदुल रशौद

निवासी: डिडोरा मझोला गुरदाबाद

व्यवसाय: अन्य



आवेदन सं०: 201900719031664

बही संख्या 1 जिल्द संख्या 12282 के पृष्ठ 221 से 240 तक
क्रमांक 7294 पर दिनांक 21/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव

उप निबंधक : सदर द्वितीय

मुरादाबाद

21/08/2019

