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उत्तर प्रदेश UTTAR PRADESH

66AE 044763

नकल खयनामा
 मूल पर खयनामा 5,695-00/-
 नकल पर खयनामा 10/-
 राजधानी नजुल होमर्स प्राठ लिठ
 अफस जगठ अफाठ अनाहर प्राठ जेज

सत्य प्रतिलिपि
 दि. A.....
 ति. k.....
 उप निवन्धिक क्षिती
 नारायणलख
 19/9/22

7292/19



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP06513265725481R
Certificate Issued Date	: 21-Aug-2019 11:17 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107752256925071R
Purchased by	: MM ENTERPRISES
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND AT VILL HARTHALA EHATMALI TEH AND DISTT MORADABAD (KHASRA NO-312 AND OTHERS)
Consideration Price (Rs.)	:
First Party	: GAINFUL HOMES PVT LTD
Second Party	: MM ENTERPRISES
Stamp Duty Paid By	: MM ENTERPRISES
Stamp Duty Amount(Rs.)	: 5,60,500 (Five Lakh Sixty Thousand Five Hundred only)



Verified By *[Signature]*

Loc *[Signature]* By

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

Shalini Tiwari



Shalini Tiwari

Shalini Tiwari



Shalini Tiwari

SIR. 0003171441

विशेष कार्य.....
कक्षा.....

SALE DEED

Consideration Value Rs. 80,03,000/-

Market Value Rs. 80,03,000/-

Stamp Duty Rs. 5,60,500/-

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

by

Gainful Homes Pvt. Ltd. (PAN AABCG5072C) having its registered office at H.No. 250 Akashdarshan Apartment Mayur Vihar Phase I 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 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, Ground Floor, Bengali Market New Delhi 110001 acting through its Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late

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Shalini Tiwari



Shalini Tiwari



Atulesh Kumar Rajvanshi

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 0.5097 Hect. bearing Khata No. 313 Khasra No. 312 Area 0.0310 Hect. And Khasra No. 313 Area 0.164 Hect. And Khata No. 111 Khasra No. 315mi/1 Area 0.3147 (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 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.

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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. 80,03,000/- (Rupees Eighty Lac Three Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 80,03,000/- (Rupees Eighty Lac 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.

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.

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Acharya

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.

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- 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

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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.

Shalini Tiwari



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Asok Singh



Asok Singh

आवेदन सं०: 201900719031662

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 7292

वर्ष: 2019

प्रतिफल - 8003000 स्टाम्प शुल्क - 560500 बाजारी नूल्य - 8003000 प्रजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20050

श्री एम एम एनटरप्राइजेज बंगाली मार्केट नई दिल्ली द्वारा
 अनुमेश कुमार राजवंशी अधिकृत पदाधिकारी प्रतिनिधि,
 पुत्र श्री घनश्याम दास *Aokap-h*
 व्यवसाय : अन्य
 निवासी: 134 वी पार्केट वी मयूर विहार-2 दिल्ली 110021



श्री. एम एम एनटरप्राइजेज बंगाली मार्केट
 नई दिल्ली द्वारा
 अनुमेश कुमार राजवंशी
 अधिकृत पदाधिकारी
 प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
 21/08/2019 एम 03:10:41 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
 प्रदीप कुमार यादव
 उप निबंधक, सदर-द्वितीय
 मुरादाबाद
 21-08-2019

मुरादाबाद सदर द्वितीय पवन कुमार सिंह
 निबंधक लिमिटेड

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property measuring 0.5097 Hect. bearing Khata No. 313 Khasra No. 312 Area 0.0310 Hect. And Khasra No. 313 Area 0.164 Hect. And Khata No. 111 Khasra No. 315mi/1 Area 0.3147 (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. 80,03,000/- recieved before the Registration of Sale Deed as Rs. 79,22,970/- by Cheque No. 304054 Dated 16-08-2019 drawn on Federal Bank Ltd. New Delhi/Chandni Chowk Delhi And Rs. 80,030/- Deduction of TDS.

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

वे को। प्रत्यक्षतः अद्र साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।
टिप्पणी:

पवीण कुमार यादव
अध निबंधक, सदर द्वितीय
मुरादाबाद

मुरादाबाद सदर द्वितीय पवन कुमार
सिंह
निबंधक निबंधक



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. 5,60,500/- E-Stamp Certificate No. IN-UP06513265725481R

VENDOR
Gainful Homes Pvt. Ltd.
Director

 Shalini Tiwari

Shalini Tiwari
Mrs. Shalini Tiwari

VENDEE
MM ENTERPRISES
Authorized Signatory



WITNESSES :- *Pushpendra Sharma* Mr. Atulesh Kumar Rajvanshi
Pushpendra 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. UP0251-3/90
C.O.P No. 027875, D.J. Cell S 98
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Fogalley
Office Moradabad-2537165030

पदा
सुना *A*



पिना कर्ता.....

आवेदन सं०: 201900719031662

वही सं०: 1

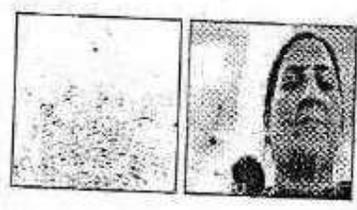
रजिस्ट्रेशन सं०: 2292

वर्ष: 2019

निष्पादन के खपत बाद सुनने व समझने मजबूत व पास धनराशि रु पलेखानुसार उक्त
दिकेता: 1

श्रीमती राजकुल होमस प्रा० लि० के द्वारा शालिनी
तिवारी, पुत्री श्री सत्य भाल सरन ओझा
निवासी: सी 119 रामगंगा बिहार फेस 2 मुरादाबाद
व्यवसाय: अन्य

केता: 1 *Shalini Tiwari*

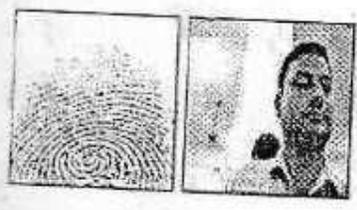


श्री एम एम एन्टरप्राइजेज बंगाली मार्केट नई दिल्ली
के द्वारा अतुलेश कुमार राजवशी, पुत्र श्री धनश्याम
दारा *Debaraj*
निवासी: 134 बी पार्केट बी नयूर बिहार 2 दिल्ली
110091
व्यवसाय: अन्य



ने निष्पादन स्टोकर किया: जिनकी पहचान
पहचानकर्ता: 1

श्री पुष्पेन्द्र शर्मा, पुत्र श्री रूप किशोर शर्मा
निवासी: 101 के वार्ड 13 केमलपुर रोड मी० महादेव
धननुपुरा जिला अमरोहा
व्यवसाय: अन्य *Pushpendra Sharma*
पहचानकर्ता: 2



श्री मुबारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद
निवासी: डिडोरा मझोला मुरादाबाद

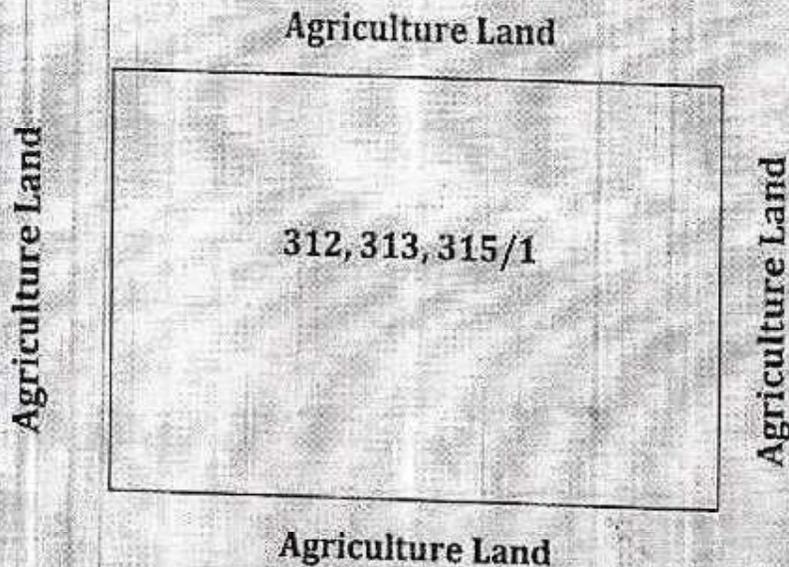


A Site Plan of the Agriculture land measuring 0.5097 Hect. bearing Khasra No. 312 Area 0.0310 Hect. And Khasra No. 313 Area 0.164 And Khasra No. 315mi/1 Area 0.3147 (As per CH-11) Situated at Village Harthala Ehatmali Teh. & Distt. Moradabad.

VENDOR - Gainful Homes Pvt. Ltd.

VENDEE - MM ENTERPRISES

Note-Agriculture Land of the Reduced being are 200 meter



Shalini Tiwari



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19/9/20

आवेदन सं०: 201900719031662

वही संख्या 1 जिल्द संख्या 12282 के पृष्ठ 181 से 200 तक
क्रमांक 7292 पर दिनांक 21/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
21/08/2019

