

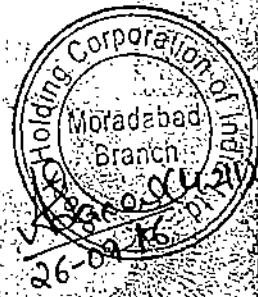
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31



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP024262783997190
 Certificate Issued Date : 26-Sep-2016 01:36 PM
 Account Reference : SHCIL (FI) upshcil01/ MORADABAD/UP-MRD
 Unique Doc. Reference : SUBIN-UPUPSHCIL01028782531887580
 Purchased by : INDIAN RAILWAY WELFARE ORGANISATION
 Description of Document : Article 23 Conveyance
 Property Description : LAND SITUATED AT VILLAGE MANOHARUR, TEHSIL AND DISTT MORADABAD
 Consideration Price (Rs.) : 2,62,61,963
 (Two Crore Sixty Two Lakh Sixty One Thousand Nine Hundred And Sixty Three only)
 First Party : FUL KUNVAR
 Second Party : INDIAN RAILWAY WELFARE ORGANISATION
 Stamp Duty Paid By : INDIAN RAILWAY WELFARE ORGANISATION
 Stamp Duty Amount (Rs.) : 43,13,200
 (Forty Three Lakh Thirteen Thousand Two Hundred only)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

Verified By

Locked By

Please write or type below this line

BALDEV SINGH
 General Manager
 Authorised Sign
 (I.R.W.O.)

WN 0001980810

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



उत्तर प्रदेश UTTAR PRADESH

DF 83641

2

DEED OF SALE.

Circel Rate 9,900/-per Sq. metre

SALE DEED for Rs.2,62,61,963/-

Stamp Duty Rs. 43,13,700/-

THIS INDENTURE OF SALE made at Moradabad, Uttar Pradesh this 26th day of September, Two Thousand and Sixteen between Shri. Ful Kunvar, son of Shri Khimma, resident of Village. Manoharpur, Tehsil & Distt. Moradabad, Uttar Pardesh. (PAN No. ELYPK1362Q), hereinafter called the "VENDOR/LAND OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and

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BALDEV SINGH
General Manager
Authorised Signatory
(R.W.O.)



श्रीमान देवेंद्र चेलमेकर शेरगढी जिला नई दिल्ली

23/9/16 दिनांक 26-9-16

आपका पत्र मिला। धन्यवाद।

आपका पत्र मिला। धन्यवाद।

आपका पत्र मिला। धन्यवाद।

आपका पत्र मिला। धन्यवाद।

26-9-16



सुभाष चंदा गुर

35, आवास विकास निगम बिल्डिंग
मुरादाबाद : मो 9837165000



उत्तर प्रदेश UTTAR PRADESH

DF 836415

3

assigns) of the FIRST PART. The "VENDOR" are represented by his "Constituted Attorney" Shri. Sandeep Jain, son of Shri Kishan Swaroop Jain.

AND

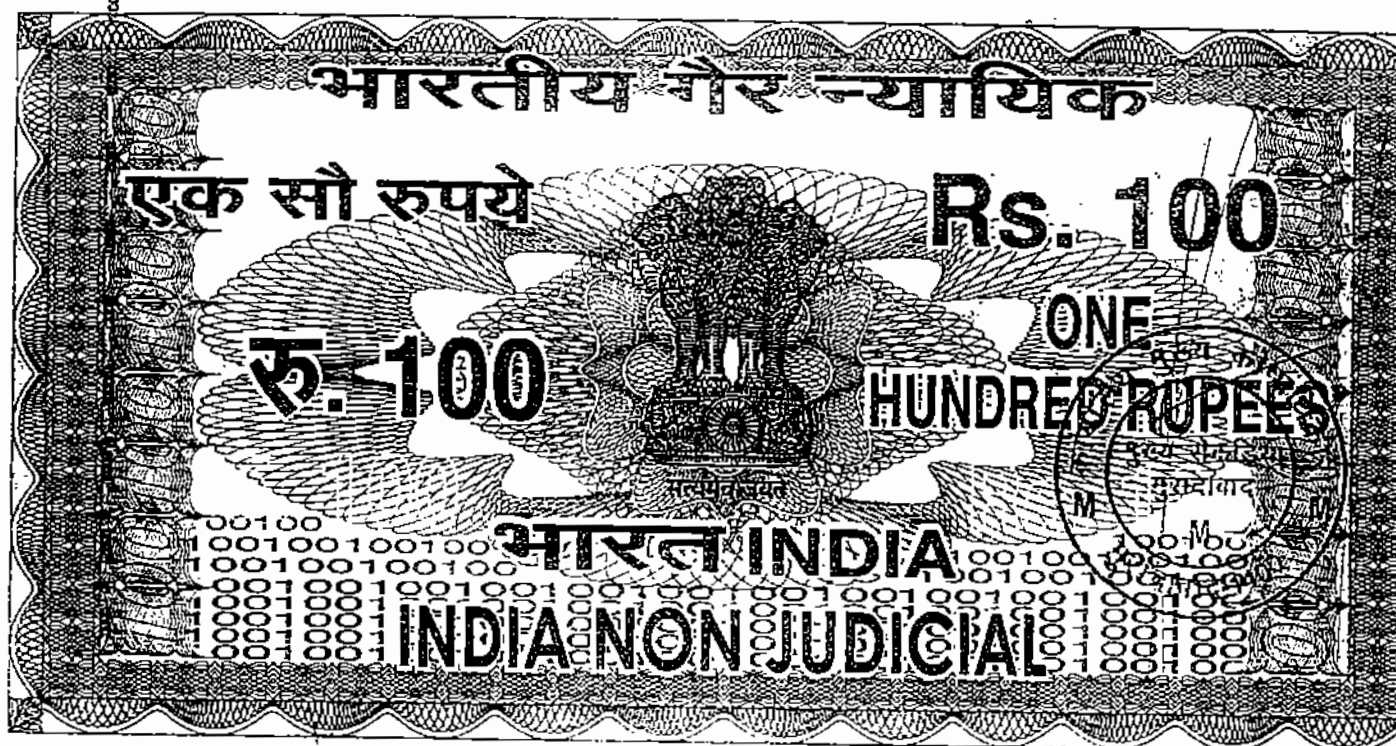
Shri. Sandeep Jain, son of Shri Kishan Swaroop Jain, resident of 29, Civil Lines, Moradabad, U.P. and Partner M/s. K.S. Jain Builders 29, Civil Lines, Moradabad hereinafter called the "CONSENTING PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PARTY.

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BALDEV SINGH
General Manager
Authorised Signatory
(L.R. 1000000)



26-9-16



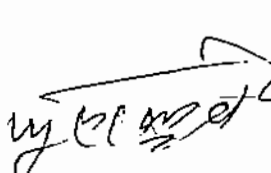
उत्तर प्रदेश UTTAR PRADESH

DF 836414

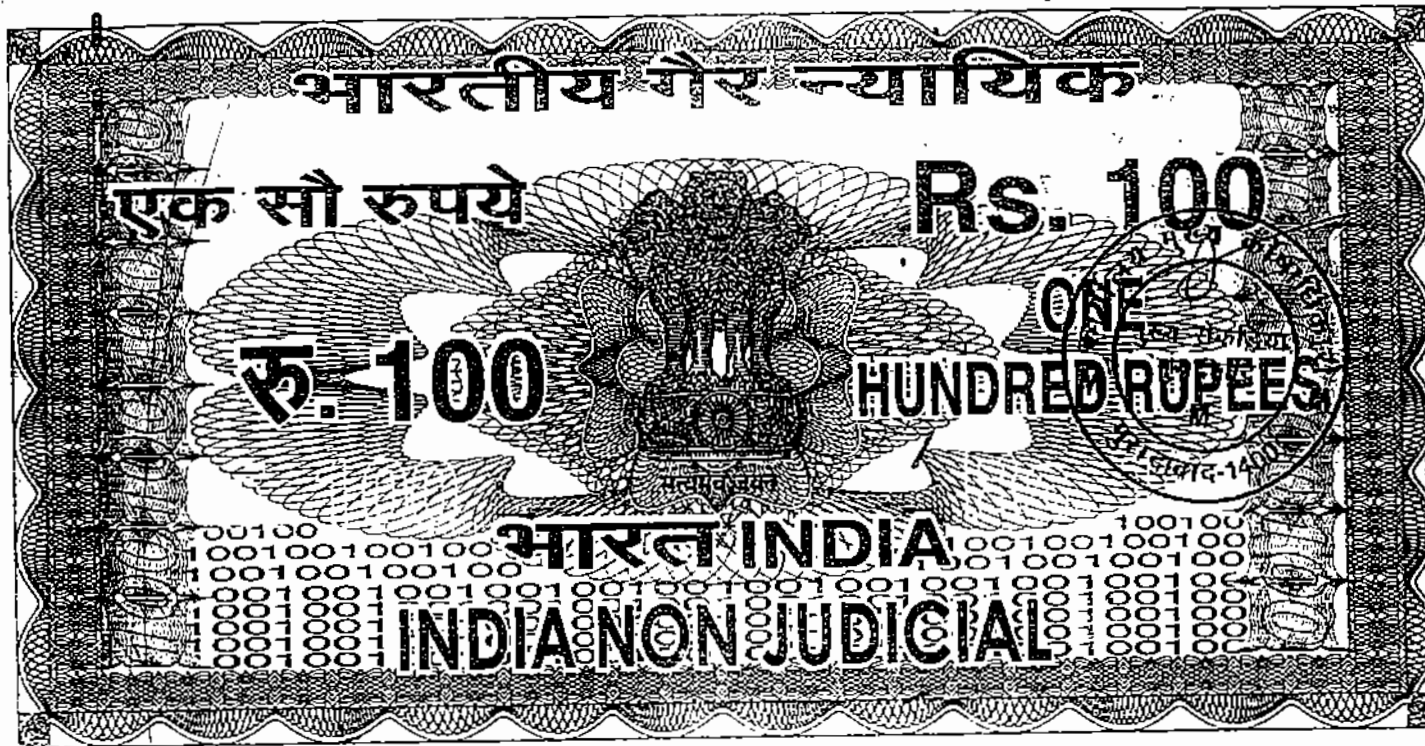
4

AND

Indian Railway Welfare Organisation (PAN NO. AAAT10400L), a Society registered under the Societies Registration Act, XXI of 1860, having its Registered Office at Railway Complex, Behind Shankar Market, New Delhi 110-001, and represented by Shri. Baldev Singh, son of Late Shri Mohinder Singh, General Manager, hereinafter referred to as the "PURCHASER" which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns of the THIRD PARTY:


BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)

26-9-16



उत्तर प्रदेश UTTAR PRADESH

DF 836412

5

WHEREAS the Vendor/Land Owner is owner of the schedule piece and parcel of land admeasuring 0.622394 Ha out of 0.843 Ha comprised in Khata No.00269 Khasra No.751 situated at Village. Manoharpur Tehsil & Distt Moradabad (UP).

AND WHEREAS Vendor/Land Owner of the scheduled land acquired the same after death of his father on 13-3-1986.

AND WHEREAS the Consenting Party in terms of Authorisation letter dated 14-3-2016, has been empowered and authorized by the VENDOR/ LAND OWNER to negotiate and to sell the scheduled property of the piece and parcel of land admeasuring 0.622394 Ha out of 0.842994 (Ha)

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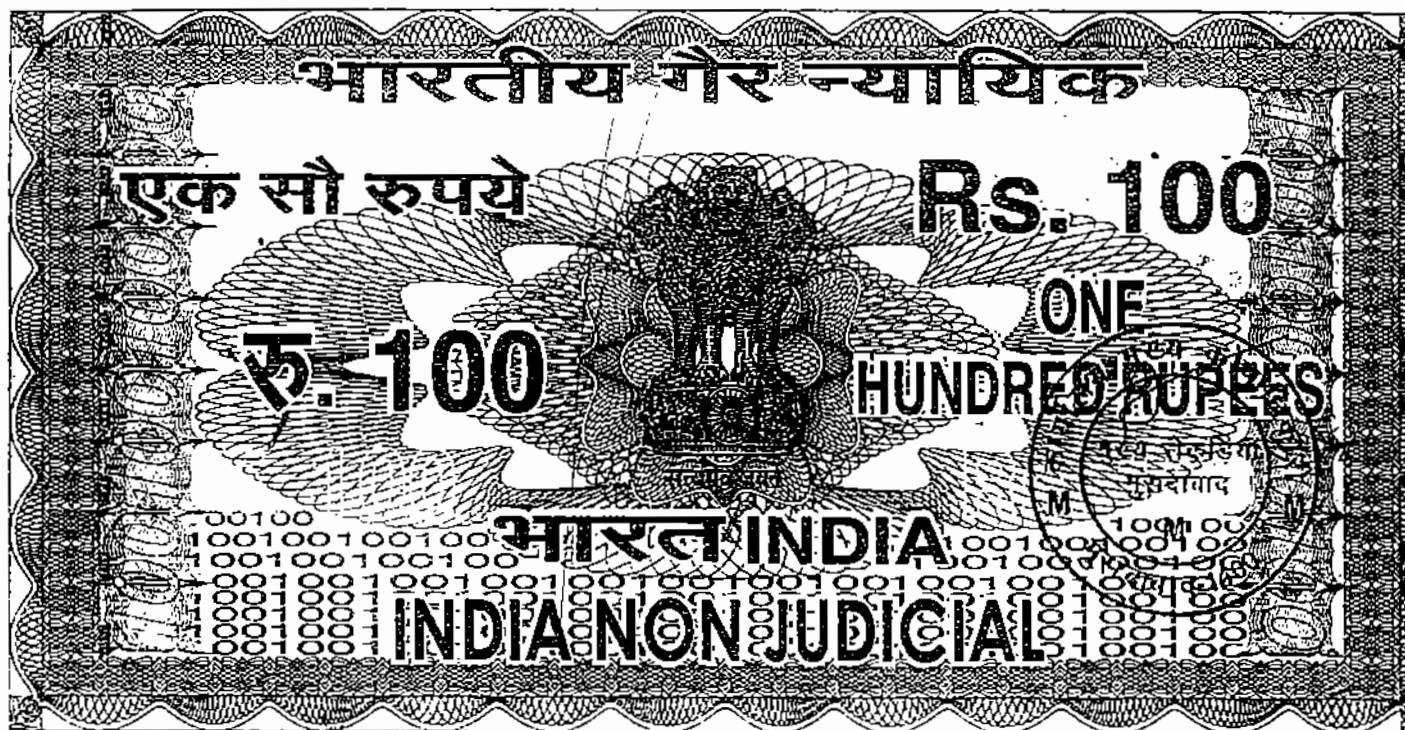
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BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)



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26-9-16



उत्तर प्रदेश UTTAR PRADESH

DF 836413

6

situated at Village Manoharpur, Tehsil & Distt Moradabad (U.P.) as more fully and particularly described in the schedule hereinafter written.

AND WHEREAS in terms of an Agreement dated 30-8-2016 executed by and between the M/s. K.S. Jain Builders (Consenting Party/(party of the Second Part) and Indian Railway Welfare Organisation/Purchaser (Party of the Third Part) contents and obligations thereof the Vendors/Land Owners herein are conversant and aware of have through a consent letter dated 14-3-2016, empowered said Consenting Party through its partner, to discharge its obligations under the Agreement dated 30-8-2016 and Letter of Intent

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BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)

fy
2-6-9-16

dated 28-6-2016 have agreed to sell the Schedule property to the Purchaser/Third Party.

AND WHEREAS the VENDOR/Land Owner is the absolute land owner(s) of the Schedule property which is free from all encumbrances.

AND WHEREAS in terms of the agreement entered into by and between the CONSENTING PARTY/ATTORNEY and the PURCHASER, the PURCHASER herein agrees to pay to the VENDOR/LAND OWNER a sum of Rs.2,62,61,963 (Rupees Two Crore Sixty Two Lakhs Sixty One Thousand Nine Hundred and Sixty Three only) on account of consideration for transferring the right, title, interest, claim or demand of the land owner in the Scheduled property in favour of the Purchaser.

AND WHEREAS the VENDOR/LAND OWNER has received a sum of Rs.2,62,61,963 (Rupees Two Crore Sixty Two Lakhs Sixty One Thousand Nine Hundred and Sixty Three only) from the PURCHASER, which the LAND OWNER admits, accepts and acknowledges as being the full, final and complete consideration for transferring the said property in favour of the said PURCHASER, to which the LAND OWNERS and the CONSENTING PARTY have given their unequivocal consent and that the LAND OWNERS and the CONSENTING PARTY hereinafter shall have no right or claim with respect to the title, possession and rights whatsoever in the said property which hereinafter shall vests exclusively and forever with the PURCHASER/ Third Party.

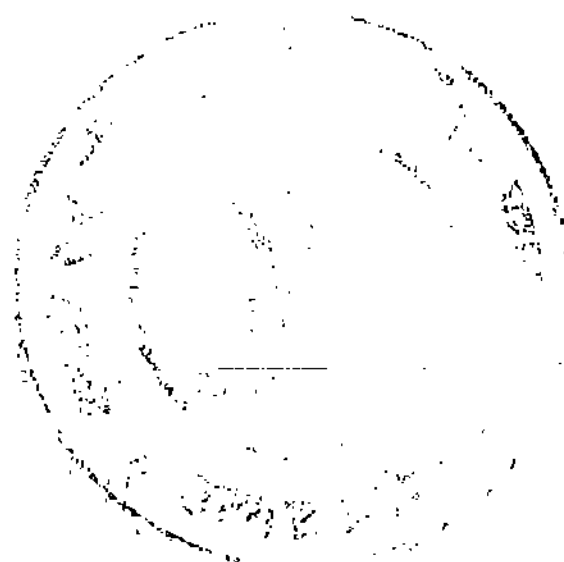
NOW THIS INDENTURE WITNESSETH THAT:-

1. In full and final consideration of the said sum of Rs.2,62,61,963 (Rupees Two Crore Sixty Two Lakhs Sixty One Thousand Nine Hundred and Sixty Three only) paid

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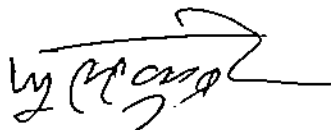
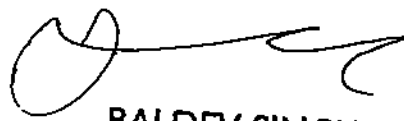
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BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)





by the PURCHASER to the CONSENTING PARTY as well as the LAND OWNER on or before the execution of these presents, the receipt and acknowledgment whereof the CONSENTING PARTY/ATTORNEY and the LAND OWNER(S) do hereunder admit and acknowledge.

2. VENDORS/LAND OWNERS, THE CONSENTING PARTY/ ATTORNEY admit and acknowledge that every right and title of the VENDOR/LAND OWNER AND CONSENTING PARTY stands acquitted, released absolutely and forever discharged in favour of the PURCHASER.
3. VENDOR/LAND OWNER AND THE CONSENTING PARTY do hereby grant, transfer, convey, assign, assure absolutely and for ever unto the Purchaser all the piece of parcel of land measuring a contiguous parcel of land admeasuring 0.622394 Ha out of 0.842994 (Ha) situated at Village Manoharpur, Tehsil & Distt Moradabad (U.P.) as more fully and particularly described in the schedule hereinafter written with structure and plantation more fully described in the Schedule hereunder and shown in the site plan annexed hereto.
4. VENDOR also further willfully transfer the said scheduled property absolutely and for ever under meausage, tenement land, hereditaments and properties, which are, or is or heretofore were, or was situated, tenanted, butted, bounded, called, known, numbered, described or distinguished together with all structures thereon ways, paths, passages, sewers, drains, water courses and all manner of former or other rights liberties, easements, privileged advantages, commodities and appurtenances whatsoever to the said meausage tenement land,

BALDEV SINGH
General Manager
Authorised Signatory
(L.R.W.O.)





hereditaments and premises belonging to or in any way appertaining to or with the same or any part thereof which nor are or is or at any time heretofore or was held, used, occupied, enjoyed or accepted, or known as part parcel or number thereof and the reversions, remainder(s) yearly, monthly or other rents, issue and profits thereof and all the states rights title, interest, property claim or demand whatsoever both at law and in equity of the VENDOR/Land Owner.

5. VENDOR/Land Owner also transfers, quits, release, discharge and relinquish absolutely and for ever forever all deeds, pattahs, rights and evidence of title which in any way relate to the said meausage tenement land, hereditament and premises or part thereof which nor are or here after shall or may be in the custody possession or power of the VENDOR/Land Owner including the Consent Party/Attorney or any person(s) from whom they can or may procure the same with out any action or suit at law or in equity.
6. VENDOR/Land Owner and the CONSENTING PARTY herein admit and acknowledge that the rights of ownership and transfer of the aforesaid land to the Purchaser, hereinafter to be held by the said PURCHASER and forever are free from all encumbrances, whatsoever and that the VENDOR/Land Owner, the Consenting Party/ATTORNEY do hereby undertake and agree to render harmless the PURCHASER from any action, claim or demand with respect to this property hereinafter by their heirs, executors, administrators, legal representatives and assigns or attorneys notwithstanding any act, deed, matter or thing done, executed by the VENDOR/Land

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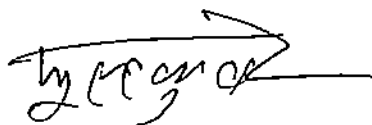
BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)





Owner, the Consenting Party /Attorney knowingly resulting into injury, claim or demand.

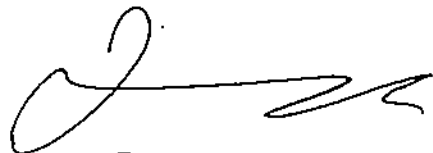
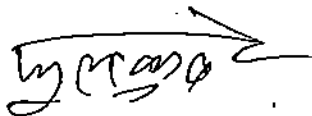
7. VENDOR/Land Owner has unto this deed, good right, full power and absolute authority to grant and convey the said measuage tenement land, hereditaments and premises hereby granted or expressed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid and further that the PURCHASER shall or may be at all times hereinafter peaceably and quietly possess and enjoy the said measuage tenement land, hereditaments and premises and receive any rents, issues and profits thereof without any eviction, interruption, claim or demand whatsoever from the VENDOR/Land Owner, the Consenting Party/Attorney or any person(s) lawfully claiming from through under or in trust for the VENDOR/Land Owner.
8. VENDOR/Land Owner, the Consenting Party further acknowledges and admits that the land sold/transferred to the PURCHASER is not encumbered in any manner by way of granting lien, loan, gifts, Will or in any other way, nor debt is taken against the said land and it is further assured that no dispute, such as family dispute, allotment of area, encroachment are pending in respect of the said land in the Revenue, Civil or Criminal Courts and that any complaint, claim, demand, if received in respect of any charge on the said land on account of the VENDOR/Land Owner in that case it shall be the responsibility of the VENDOR/Land Owner, the Consenting Party/Attorney to ward off the same and that the VENDOR further undertakes to render the PURCHASER harmless.



BALDEV SINGH
 General Manager
 Authorised Signatory
 (I.R.W.O.)




9. Property described in the Schedule hereinafter has not been acquired or required for government or public purposes. Further the said land has not been declared as excess land under Ceiling Act and to this respect the VENDOR/Land Owner assure the PURCHASER.
10. VENDOR/Land Owner have paid all Taxes and Cess of the said scheduled property upto this date and in future the PURCHASER shall pay all kinds of Cess and Taxes in respect of the said property as the owner thereof. Arrears etc. if any, the VENDOR/Land Owner, the Consenting Party shall make good the same to the PURCHASER and that the VENDOR/Land Owner shall not put the PURCHASER to losses on such account(s).
11. There is no oral or written agreement for assigning the sale of said scheduled property with any party other than the Purchaser herein and that this transaction is the transaction of perpetual sale and that for the said transaction, therefore, there shall be no condition from the VENDOR/Land Owner and the Consenting Party/Attorney hereunder. Further the scheduled property together with its possession, use and ownership has been transferred without reason or any objection to the PURCHASER under this date. Further, if in future, anyone causes hindrances to the PURCHASER with respect to ownership, rights, title or possession thereof, the VENDOR/Land Owner and the Consenting Party/Attorney shall ward off the same or after the VENDOR/Land Owner, their heirs, successors, assigns, attorneys agents etc. as the case may be on their own cost.



BALDEV SINGH
General Manager
Authorised Signatory
(R.W.)



गवाह

Registration No.: 9204

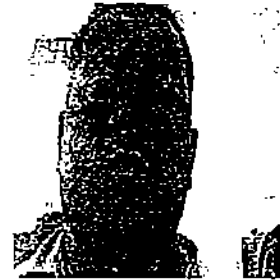
Year : 2016

Book No. : 1

W1 प्रेम

जगत सिंह

मनोहरपुर जिला मुरा0



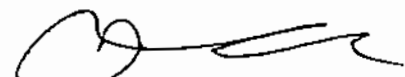
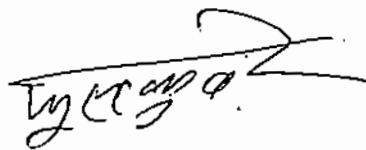
W2 पवन कुमार गुप्ता

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नोर्थन रेलवे कांम्प0 शिवा जी ब्रिज शंकर मार्केट दिल्ली



12. This Sale Deed of the scheduled property is executed in writing on the day, month and year mentioned above by the VENDOR/Land Owner and the Consenting Party/Attorney in favour of the PURCHASER perpetually and that the VENDOR/Land Owner will never refuse to have executed the said documents and that the VENDOR/LAND OWNER and have also executed a separate Affidavit to this extent which is given to the purchaser separately.
13. Entire costs of the Sale Deed of this property, typing charges, statements, vendors charges, Registry charges etc. having been borne by the PURCHASER and the Vendor/Consenting Party acknowledge in writing, and therefore, have nothing to do with the said costs.
14. VENDOR/Land Owner and the Consenting Party do hereby agree, accept and acknowledge that the property is perpetually sold to the PURCHASER and that the PURCHASER shall be entitled to enter its name in the column of ownership in the records of rights of the said property and also in all such documents as may be otherwise required. For that purpose, the VENDOR/Land Owner, the Consenting Party/Attorney consent to sign any such documents as required for entering the name of the PURCHASER and that the said signature and seal as the case may be, the VENDOR/Land Owner, the Consenting Party /Attorney shall give and/ or append the same free of charge, and at that time VENDOR/Land Owner, the Consenting Party/Attorney shall not demand any consideration from the Purchaser.



BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)



क्रेता

Registration No. : 9204

Year : 2,016

Book No. : 1

0201 इण्डियन रेलवे वेल0आर्गो0द्वारा बलदेव सिंह AAAT/ 0400L

स्व0 महेन्द्र सिंह

शंकर गार्क के पिछे नई दिल्ली



15. At the time of execution of this Deed of Sale all original documents with respect to the title of ownership of this property, affidavits, receipts, possession receipts have been handed over by the VENDOR/Land Owner, the Consenting Party/Attorney to the PURCHASER for its enjoyment for the said land which has been sold.
16. The total amount of consideration of the property fixed at Rs.2,62,61,963 (Rupees Two Crore Sixty Two Lakhs Sixty One Thousand Nine Hundred and Sixty Three only) is the correct and prevailing market price, which amount of consideration the Vendor/Land Owner through its Attorney have received from the PURCHASER.

SCHEDULE OF THE PROPERTY.

All that piece and parcel of land measuring an area of 0.622394 Ha out of 0.843 Ha comprised in Khata (s) No.00269 Khasra No 751 situated at Village Manoharpur, Tehsil & Distt Moradabad, (U.P.) within the limit of Sub-Registration Office, Moradabad and according to the settlement Record of Rights finally published, the plot is located at village Manoharpur Tehsil & Distt. Moradabad in the District of Moradabad, Uttar Pradesh. The Property is abutted and bounded as follows:

On the North	-	Chakroad 4.20 Miter Wide
On the South	-	Rest Part of Khasra No. 751
On the West	-	Khasra No. 752,753
On the East	-	Chak Road 4.00 Meter Wide

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BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)



विक्रेता

Registration No.: 9204

Year: 2,016

Book No.: 1

0101 फूल कुंदर ELYPK 1362Q

खिम्मा

ग्राम गनोहरपुर जिला मुन्सिरी



Note- Market value of the said Property according to the Rate List issued by the District Collector, Moradabad, applicable from 01-08-2016. According to the circle rate of Rs.9,000/-Per. Sq. mtr mentioned at Schedule 4 Page 34 serial Number 1025. Plot is situated with two-side roads, so 10% extra applicable over the circle rate.

MEMO OF CONSIDERATION

Paid Rs.2,62,61,963/- (Rupees Two Crore Sixty Two Lakhs Sixty One Thousand Nine Hundred and Sixty Three only) have been given by the PURCHASER to the THE VENDOR/LAND OWNER as follows:

FUL KUNVAR (PAN No.ELYPK1362Q)
Rs. 2,00,000/- by Cheque No.016269 Dated 07/07/2016 (Prathama Bank, M.Linepar, Moradabad) given to FUL KUNVAR.

Rs.2,58,01,343/- by Cheque No.213220 Dated 20/09/2016 drawn on Indian Overseas Bank, Gole Market, New Delhi handed over to FUL KUNVAR.

Rs 2,60,620/- T.D.S. deducted by the PURCHASER.

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BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)



विक्रय पत्र

26,261,963.00 / 61,618,000.00

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20,100.00

32

फीस रजिस्ट्री

नकल व प्रति भुक्त

योग

पृष्ठों की संख्या

प्रतिफल

भालियत

श्री

फूल कुंवर ELYPK 1362Q

पुत्र श्री

खिम्मा

व्यवसाय

निवासी स्थायी ग्राम मनोहरपुर जिला मुरा0

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक

26/9/2016

समय

3:01PM

वजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अमिताभ कुमार

उप निबन्धक (द्वितीय)

मुरादाबाद

26/9/2016

निष्पादन लेखपत्र बाद मुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री फूल कुंवर ELYPK 1362Q

पुत्र श्री खिम्मा

पेशा

निवासी ग्राम मनोहरपुर जिला मुरा0

श्री इण्डियन रेलवे वेल0आर्गी0द्वारा बलदेव सिंह

AAATI 0400L

पुत्र श्री स्व0 महेन्द्र सिंह

पेशा

निवासी शंकर मार्केट के पिछे नई दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान

प्रेम

जगत सिंह

पेशा

निवासी मनोहरपुर जिला मुरा0

व

पवन कुमार गुप्ता

जे0 पी0 गुप्ता

पेशा

निवासी नोर्थन रेलवे काम्प0 शिवा जी ग्रिज शंकर मार्केट दिल्ली

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निबन्धनानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अमिताभ कुमार

उप निबन्धक (द्वितीय)

मुरादाबाद

26/9/2016

IN WITNESS WHEREOF THE VENDORS/LAND OWNERS, THE
CONSENTING PARTY/ATTORNEY AND THE PURCHASER have
hereunto set and subscribed their hands and seals on the day
month and year first above written.

Rs. 43,13,200/- E-Stamp Certificate No. IN-UP02426783997190

Photographs of Parties attested by Shri Subhash Chandra
Mathur, Advocate.

WITNESSES:

1.

कुम्हार
श्री जगत सिंह
श्री मंगेश कुमार
श्री राजा

FUL KUNVAR.

S/o Khimma

(VENDOR/LAND OWNER).



Shri. Sandeep Jain (Partner)
For M/s. K.S. Jain Builders
(CONSENTING PARTY)

2.

Lawson Kumar Gupta Sh. J.P. Gupta
Sh. J.P. Gupta
A/C-E-5, Shatabdi Vihar
Sec-52, NO 10A

Shri. Baldev Singh (General Manager)
For Indian Railway Welfare Organisation
(PURCHASER)
BALDEV SINGH
General Manager
Authorised Signatory
(I.R.W.O.)

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



सुभाष चन्द्र माथुर
एडवोकेट
35. आवास विकास सिविल लाईन,
भुवनेश्वर : फोन नं-9837165000

आज दिनांक / 26/09/2016 को

वही सं. 1 जिल्द सं. 10703

पृष्ठ सं. 377 से 408 पर कमांक 9204

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

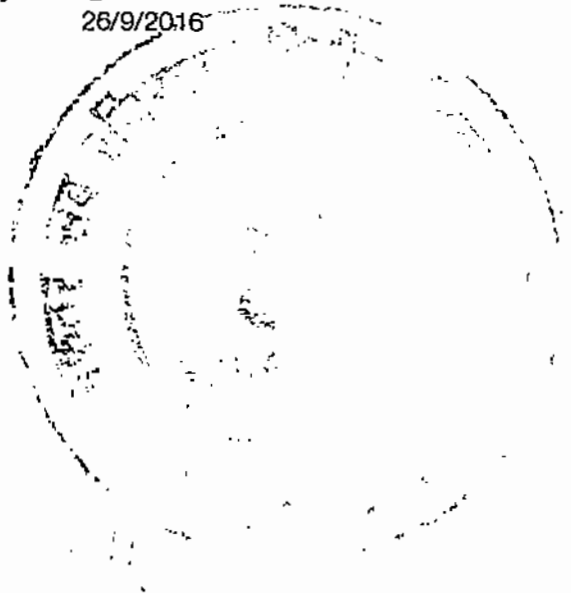


अमिताभ कुमार

उप निबन्धक (द्वितीय)

मुरादाबाद

26/9/2016

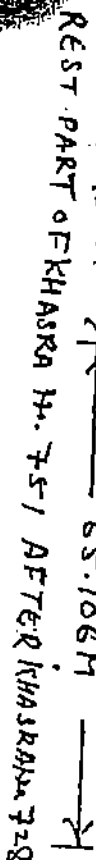


गिरि राजू वं . . . १०५

1.843 kg morning 0.064377 Mecher.

गिरि राजू व. १०६

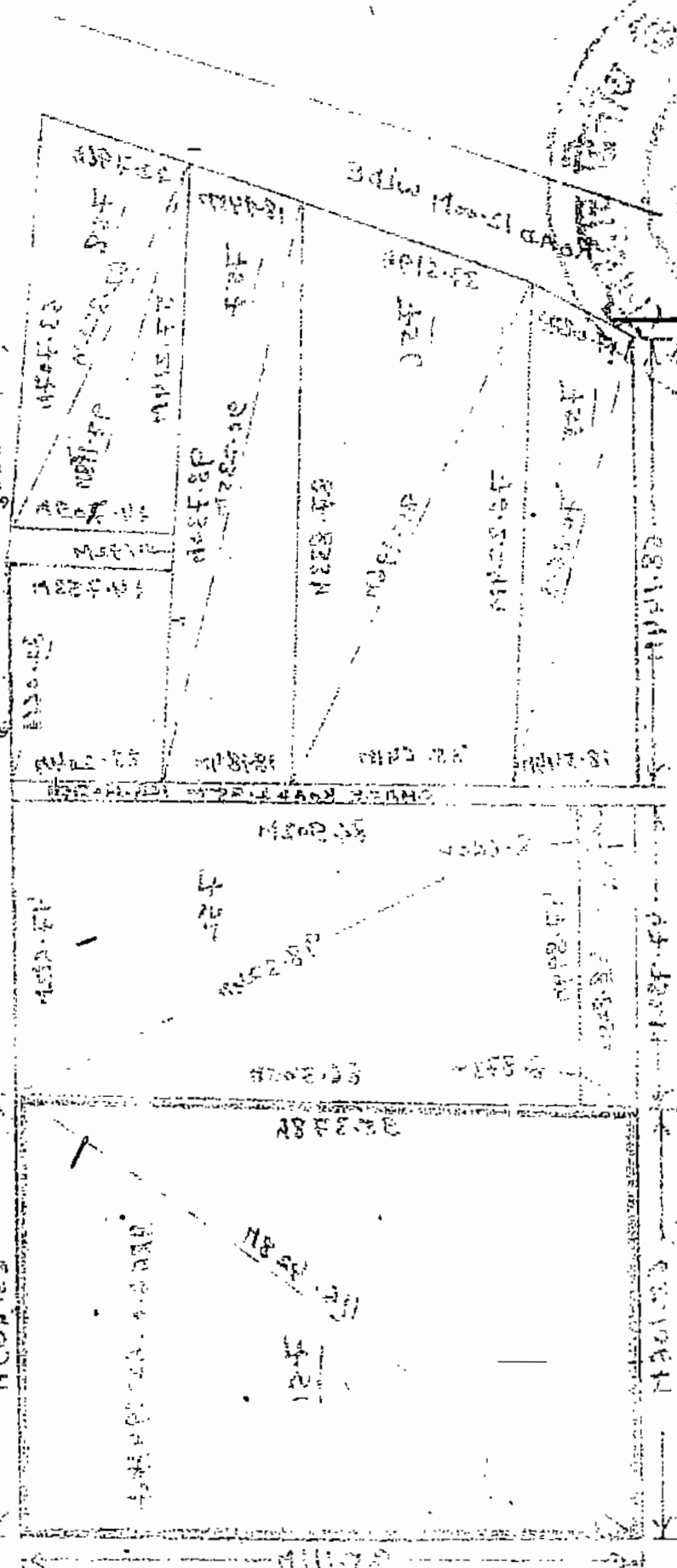
આ પ્રવૃત્તિ કોઈ પણ



W. A. G. M.

507-1-3457

वीर्य पत्र सं० । के साथ प्रस्तुत

[illegible]

7
BALDEV SINGH
General Manager
United States
Steel Corp.
KOLKATA

一、關於經濟問題

गतिदीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला।

उप निदेश (द्वितीय)

कम सं० 18072

मुरादाबाद

लेन या अर्थना पत्र प्रस्तुत करने का दिनांक

26-Sep-2016

प्रस्तुतकर्ता या प्रार्थी का नाम

कृष्ण कुंवर ELYPK 1362Q

लेन का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

26,261,963. / 61,618,000.00

1. गतिदीकरण शुल्क 20,000.0

2. प्रतिलिपिकरण शुल्क 100

3. निर्गमन या तलाश शुल्क

4. मुख्याग्राहक के अधिपत्राणा करण के लिए शुल्क

5. कमीशन शुल्क

6. विविधि

7. वारिक भत्ता

1 से 6 तक का योग

20,100.0

शुल्क वसूल करने का दिनांक

26-Sep-2016

दिनांक जब लेन प्रतिलिपि या तलाश पत्राण पत्र

वापस करने के लिए तैयार किया

26-Sep-2016

गतिदीकरण अधिकारी के हस्ताक्षर

गतिदीकरण अधिकारी के हस्ताक्षर

चापुट जी

9204/16

निबन्धक द्वितीय
मुख्याग्राहक

MTS

Edward Support & Assoc. Inc.

Aug 1956
wired