

7256/4

INDIA NON JUDICIAL Government of Uttar Pradesh



सत्यमेव जयते

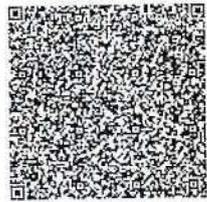
e-Stamp



Certificate No.	: IN-UP15786785423541T
Certificate Issued Date	: 26-Jul-2021 04:16 PM
Account Reference	: NEWIMPACC (SV)/ up14162404/MURADABAD SADAR/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUP1416240419834723499858T
Purchased by	: SMT VEENA DUDEJA WO VIJAY KUMAR DUDEJA
Description of Document	: Article 23 Conveyance
Property Description	: PROPERTY SITUATED AT- VILL. HARTHALA EHATMALI TEH AND DISTT MORADABAD
Consideration Price (Rs.)	:
First Party	: B M FARMS AND OTHER
Second Party	: SMT VEENA DUDEJA WO VIJAY KUMAR DUDEJA
Stamp Duty Paid By	: SMT VEENA DUDEJA WO VIJAY KUMAR DUDEJA
Stamp Duty Amount(Rs.)	: 5,62,000 (Five Lakh Sixty Two Thousand only)

[Handwritten Signature]

253



Verified By *[Signature]*

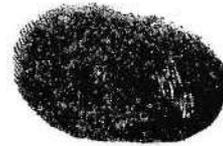
Locked By *[Signature]*

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

Shabini Tiwari

Neena Dey

Neena Dey



GT 0002512880

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholeatamp.com' or using e-Stamp Mobile App of State Trading Corporation. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

SALE DEED

Consideration Value	Rs. 81,67,140/-
Market Value	Rs. 81,67,140/-
Stamp Duty	Rs. 5,62,000/-

This SALE DEED is executed at Moradabad on this 28th day of July 2021.

By

B. M. FARMS (PAN-AAHFB0153G) having its registered office C-225, Deen Dayal Nagar, Moradabad acting through its Authorised Partner Mrs. Shalini Tiwari D/o Late Satya Pal Saran Ojha R/o A-128, Sai Garden Ram Ganga Vihar, Moradabad appointed by partners Resolution Passed on 12.07.2021 And Mr. Neeraj Kumar Gupta, S/o Mr. Indra Dev Gupta, R/o 79, Kazal Vashan Ganj, Moradabad Through Power of Attorney Madhur Prakash Goel (PAN-AGAPG8052E) S/o Mr. Arvind Kumar Goel R/o 25 Civil Lines, Madhur Vihar Colony, Moradabad Power of Attorney Registration dated 20-07-2021 Bahi No. 4 Serial no 6293 in the office of Joint sub-Registrar Andheri 2 of the District Mumbai Sub Urban District (Maharashtra) hereinafter called "THE VENDOR" (which expression shall mean and include their legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

Shalini Tiwari



Neeraj Kumar Gupta



IN FAVOUR OF

Smt. VEENA DUDEJA (PAN-AFHPD6464P) W/o Late VIJAY KUMAR DUDEJA R/o B-24, Madhur Green Villa, Ram Ganga Vihar Phase-II, Mordadabad 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/bhumidhar of agriculture Land, admeasuring 0.5202 Hect. fully described in SCHEDULE 'A' of this deed situated at 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.

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. 81,67,140/- (Rupees Eightyone Lacs Sixty Seven Thousand One Hundred Fourty Only).

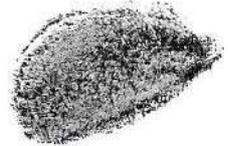
Shalini Tiwari



Neeraj



Veena Dudgey



NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 81,67,140/- (Rupees Eightyone Lacs Sixty Seven Thousand One Hundred Fourty Only) which has already been received by the VENDOR from the VENDEE as per SCHEDULE 'B' 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.

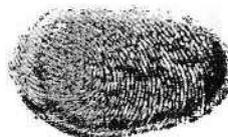
That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.

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.

Shalini Tiwari



Neeraj



Neeraj Dyalga



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.
- 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.

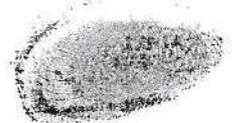
Shalini Tiwari



Neena Dyalga



Neena Dyalga



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.

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.

Shalini Tiwari



Neena Dyalje



Neena Dyalje



That all the expenses of this sale deed viz. stamp duty, registration charges etc., has been borne and paid by the VENDEE.

SCHEDULE 'A' OF PROPERTY

All that piece and parcel of Agriculture Land situated at village Harthala Ehatmali Teh. and Distt. Moradabad (U.P.)

KHATA No.	KHASRA No.	Total Area of KHASRA (Hect.)	Saleable Area (Hect.)
237	288/3 Mi	0.729	0.4382
323	288/3 Mi	0.097	0.0514
469	288/3 Mi	0.934	0.0306
Total Sale Area			0.5202

(as per C.H. 11) Total Sale Area 0.5202 Hect. situated at Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P.).

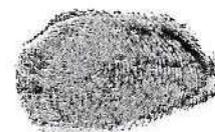
Shalini Tiwari



Neena Dyalgi



Neena Dyalgi



आवेदन सं०: 202100719031519

विक्रय पत्र

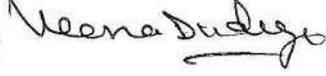
बही सं०: 1

रजिस्ट्रेशन सं०: 7256

वर्ष: 2021

प्रतिफल- 8167140 स्टाम्प शुल्क- 562000 बाजारी मूल्य - 8167140 पंजीकरण शुल्क - 81680 प्रतिलिपिकरण शुल्क - 60 योग: 81740

श्रीमती वीना डुडेजा,
पत्नी श्री विजय कुमार डुडेजा
व्यवसाय: अन्य
निवासी: मधुर ग्रीन विला रामगंगा विहार फेस-2 मुरादाबाद




ने यह लेखपत्र इस कार्यालय में दिनांक 28/07/2021 एवं 11:41:48 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार भादव
उप निबंधक :सदर दितीय
मुरादाबाद
28/07/2021

पवन कुमार सिंह सदर दितीय,
निबंधक लिपिक

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. Rebate for Ladies obtained. The power of attorney executer is alive and power of attorney is not revoked. The Photo of parties attested by Shri Subhash Chandra Mathur Advocate.

SCHEDULE 'B'

DETAIL OF PAYMENT

S. No.	DATE	AMOUNT	CH/DD. NO	NAME OF BANK
1.	22-07-2021	Rs. 4,75,616/-	000338	ICICI BANK, Moradabad
2.	22-07-2021	Rs. 76,09,853/-	000339	ICICI BANK, Moradabad
3.		Rs. 81,671/-	TDS	
SALE VALUE		Rs. 81,67,140/-		

Shalini Tiwari



Neeraj



Neeraj Dhalgi



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. 5,62,000/- E-Stamp Certificate No. IN-UP15786785423541T

VENDOR

Shalini Tiwari



VENDOR

Neeraj



VENDEE

Neena Dyalgi



WITNESSES:

1-Mr. Manish Agarwal

S/o Lt. Ashok Agarwal

R/o Maya Bhavan, Putli Ghar
Road, Linepar Moradabad.

2-Mr. Gulab Singh

S/o Mr. Rajaram

R/o Purana R.T.O. office Road
Chakkar Ki Milak Moradabad.

Dated - 28-07-2021

Place - Moradabad

Drafted By - Sri Subhash Chandra Mathur Advocate

Prepared by - Shubham Bhatnagar



SUBHASH CHANDRA MATHUR
(ADVOCATE)
Reg. No. UP0261/1999
C.O.P. No. 027875, D.J. Code S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-2237165000

आवेदन सं०: 202100719031519

बही सं०: 1

रजिस्ट्रेशन सं०: 7256

वर्ष: 2021

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

विक्रेता: 1

श्रीमती बी०एम० फार्मस के द्वारा शालिनी तिवारी, पुत्री श्री सत्य
पाल सरन ओझा

निवासी: ए-128 साईं गार्डन रामगंगा विहार मुरादाबाद

व्यवसाय: व्यापार

विक्रेता: 2

Shalini Tiwari

श्री मधुर प्रकाश गोयल के द्वारा नीरज कुमार गुप्ता, पुत्र श्री
इन्द्र देव गुप्ता

निवासी: कजल वाशान गंज मुरादाबाद

व्यवसाय: व्यापार

क्रेता: 1

Neeraj Kumar Gupta



श्रीमती वीना डुडेजा, पत्नी श्री विजय कुमार डुडेजा

निवासी: मधुर ग्रीन विला रामगंगा विहार फेस-2 मुरादाबाद

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

Vineeta Dudgeja



श्री मनीष अग्रवाल, पुत्र श्री अशोक अग्रवाल

निवासी: माया भवन पुतली घर रोड लाईनपार मुरादाबाद

व्यवसाय: अन्य

पहचानकर्ता: 2

Manish Agrawal



श्री गुलाब सिंह, पुत्र श्री राजाराम

निवासी: पुराना आर०टी०ओ० ऑफिस रोड चक्कर कि
मिलक मुरादाबाद

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए है।
टिप्पणी:

Gulab Singh



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Praveen Kumar Yadav
उप निबंधक: सदर द्वितीय
मुरादाबाद

A Site Plan of the Agriculture land Situated at village Harthala Ehatmali Teh. and Distt. Moradabad -

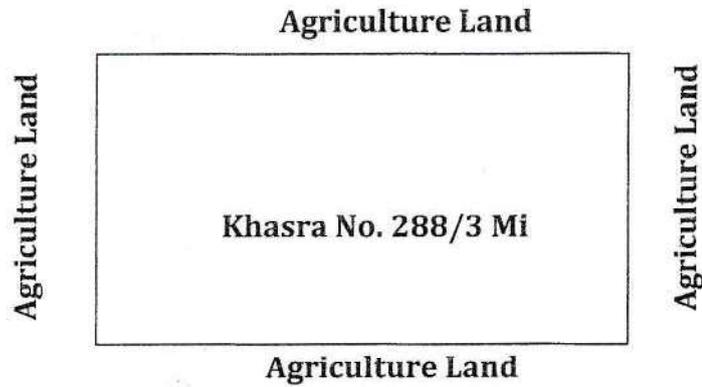
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469	288/3 Mi	0.934	0.0306
Total Sale Area			0.5202

(as per C.H. 11) situated at Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P.).

VENDOR - B. M. FARMS and Others

VENDEE - Smt. VEENA DUDEJA

Note - Agriculture Land of the Reduced being are 200 Meter.



Shalini Tiwari



Neena Dubeja



Neena Dubeja



आवेदन सं०: 202100719031519

बही संख्या 1 जिल्द संख्या 13371 के पृष्ठ 263 से 282 तक क्रमांक
7256 पर दिनांक 28/07/2021 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुरादाबाद
28/07/2021

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

पनिवन्धक सरर द्वितीय

पुरादाबाद

क्रम

2021285014490

आवेदन संख्या : 202100719031519

नेत्र या प्रार्थना पत्र प्रस्तुत करने का दिनांक

2021-07-28 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम

वीना इडेगा

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

8167140

/ 8167140.00

1. रजिस्ट्रीकरण शुल्क

81680

2. प्रतिलिपिकरण शुल्क

60

3. निरीक्षण या तलाश शुल्क

4. मुद्रांक के अधिभगणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग

81740

शुल्क वसूल करने का दिनांक

2021-07-28 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा

2021-07-28 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

~~उप निवन्धक द्वितीय~~
पुरादाबाद

7256/4

Shabini ji 2024

Worship