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सत्यमेव जयते

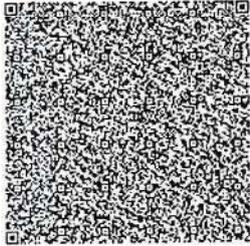
INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP05458421797867Q
Certificate Issued Date	: 26-Dec-2018 12:16 PM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0106515586106651Q
Purchased by	: MS SEDENTARY BUILDCON LLP
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND SITUATED AT VILLAGE HARTHALA EHATMALI, MORADABAD (KHASRA NO-288/3 MIN AND OTHERS)
Consideration Price (Rs.)	:
First Party	: B M FARMS
Second Party	: MS SEDENTARY BUILDCON LLP
Stamp Duty Paid By	: MS SEDENTARY BUILDCON LLP
Stamp Duty Amount(Rs.)	: 12,41,000 (Twelve Lakh Forty One Thousand only)

436



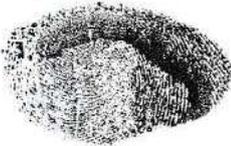
Verified By

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

SALE DEED

Consideration Value Rs. 1,77,25,300/-

Market Value Rs. 1,77,25,300/-

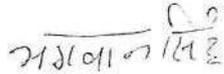
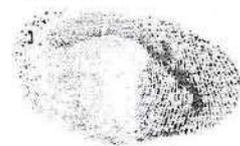
Stamp Duty Rs. 12,41,000/-

This SALE DEED is executed at Moradabad on this 28th day of December 2018 by

B. M. Farms (PAN AAHFB0153G) C-225 Deen Dayal Nagar Moradabad Partner Mr. Bhagwan Singh S/o Shri Shiv Charan R/o H.No. 326, Gali No. 03 Milan Vihar Delhi Road Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

IN FAVOUR OF

M/s SEDENTARY BUILDCON LLP (PAN ADSFS8851J) Reg. Office 4828/24, Plot No. -02, G/F Basement, Ward No. XI Daryaganj, Delhi-110002 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

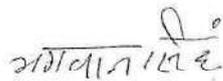






Dated 07/09/2018 hereinafter called "THE VENDEE"
(which expression shall mean and include its successors,
legal representatives, administrators, executors,
nominees and assigns).

WHEREAS (the VENDOR herein), is the sole, absolute and
exclusive owner/bhumidar of agriculture land
measuring 1.129 Hec. bearing Khasra No. 287 Mi
Area 0.020 Hec Khata No. 323 And Khasra No. 288/3 Mi
Area 0.572 Hec Khata No. 323 And bearing Khasra No.
289 Mi Area 0.024 Hec Khata No. 324 And Khasra No.
319/2 Mi Area 0.009 Hec Khata No. 353 And Khasra No.
288/2 Mi Area 0.062 Hec Khata No. 361 And And Khasra
No. 288/3 Mi Area 0.324 Hec Khata No. 216 And And
Khasra No. 288/3 Mi Area 0.118 Hec Khata No. 417
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









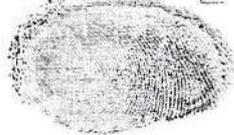
as owner /bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

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. 1,77,25,300/- (Rupees One Crore Seventy Seven Lac Twenty Five Thousand Three Hundred Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,77,25,300/- (Rupees One Crore Seventy Seven Lac Twenty Five Thousand Three Hundred 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,

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Acharya

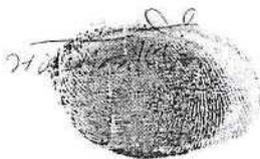


privileges, easements and appurtenances whatsoever of the said Property, unto the VENDEE, absolutely and forever.

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.

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.

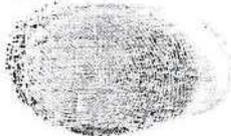


Aditya

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.

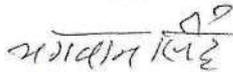
That the VENDOR further assures the VENDEE that the said Property is free from all kinds of encumbrances

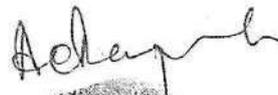
Dr
Harshvardhan


Acharya


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.


A circular ink smudge or stamp is located directly below the signature.


A circular ink smudge or stamp is located directly below the signature.

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 1.129 Hec. bearing Khasra No. 287 Mi Area 0.020 Hec Khata No. 323 And Khasra No. 288/3 Mi Area 0.572 Hec Khata No. 323 And bearing Khasra No. 289 Mi Area 0.024 Hec Khata No. 324 And Khasra No. 319/2 Mi Area 0.009 Hec Khata No. 353 And Khasra No. 288/2 Mi Area 0.062 Hec Khata No. 361 And And Khasra No. 288/3 Mi Area 0.324 Hec Khata No. 216 And And Khasra No. 288/3 Mi Area 0.118 Hec Khata No. 417 (as per C.H. 11) Measured according to map Attached situated in the

2/12/17





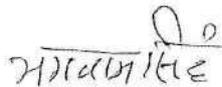

Village Harthala Ehatmali Teh. & Distt. Moradabad (U.P.)
and bounded as under:

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. 50 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. 1,77,25,300/- received before the Registration of Sale Deed as Rs. 1,75,48,047/- By Cheque No. 571171 Dated 21-12-2018 drawn on Yes Bank Noida And Rs. 1,77,253/- Deduction of TDS.


मिथुन




Acharya



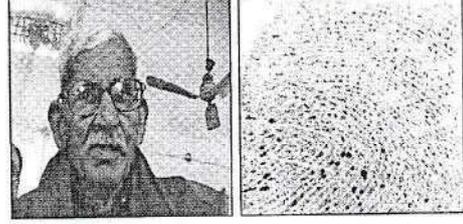
विक्रय पत्र

प्रतिफल- 17725300 स्टाम्प शुल्क- 1241000 बाजारी मूल्य - 17726000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री बी० एम० फार्मस सी 225 दीनदयाल नगर मुरादाबाद द्वारा
 भगवान सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुत्र श्री शिव चरन
 व्यवसाय : अल्प

भगवान सिंह

निवासी: 326 गली नम्बर 3 मिलन विहार दिल्ली रोड मुरादाबाद



श्री, बी० एम० फार्मस सी 225 दीनदयाल नगर मुरादाबाद द्वारा
 भगवान सिंह अधिकृत पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
 28/12/2018 एवं 03:49:51 PM बजे
 निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

जुल जमाल फैसल (प्र०)

उप निबंधक :सदर द्वितीय

मुरादाबाद

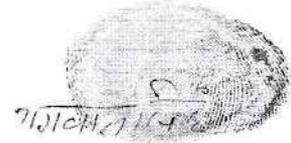
28/12/2018

मुरादाबाद सदर द्वितीय जुल जमाल फैसल
 कनिष्ठ सहायक (निबंधन) - नियमित

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. 12,41,000/- E-Stamp Certificate No. IN-UP05458421797867Q

VENDOR
B. M. Farms
Partner



Mr. Bhagwan Singh

VENDEE
M/s SEDENTARY BUILDCON LLP
Authorized Signatory



Mr. Atulesh Kumar Rajvanshi

WITNESSES :-

1-Mr. Mohit Kumar Shukla
S/o Shri Krishan Kumar Shukla
R/o Rameshwar Colony
Majhola Moradabad

2-Mr. Gulab Singh *Gulab Singh*
S/o Shri Rajaram
R/o Purana R.T.O. Office

Road Chakkar Ki Milak Moradabad

Drafted By- Sri Subhash Chandra Mathur Advocate

Typed by- Sourabh Nandan

mohit-kumar Shukla



SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg No UP02904/99
C.O.P No 027875. D J Code-S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-9837185000

A Site Plan of the Agriculture land measuring
Area 1.129 Hect. bearing Khasra No. 287 Mi
Area 0.020 Hect. And Khasra No. 288/3 Mi
Area 0.572 Hect. And Khasra No. 289 Mi
Area 0.024 Hect. And Khasra No. 319/2 Mi
Area 0.009 Hect. And Khasra No. 288/2 Mi
Area 0.062 Hect. And Khasra No. 288/3 Mi
Area 0.324 Hect. And Khasra No. 288/3 Mi
Area 0.118 Hect. Situated at Village Harthala Ehatmali
Teh. & Distt. Moradabad.

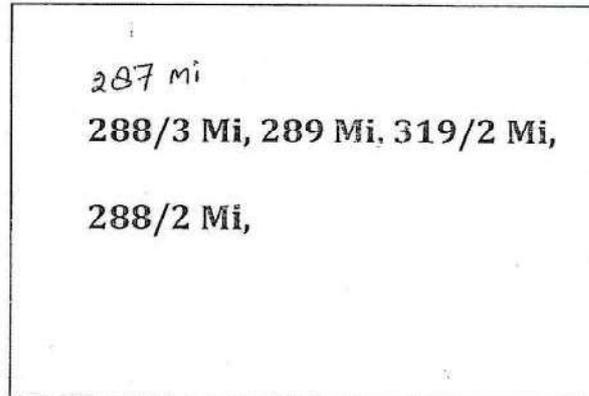
VENDOR - B.M. FARMS

VENDEE - M/S SEDENTARY BUILDCON LLP

Note-Agriculture Land of the Reduced being are 200 meter

Agriculture Land

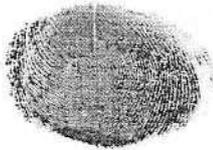
Agriculture Land



Agriculture Land

Agriculture Land

28/11/18
B.M. FARMS



A. K. Singh



बही संख्या 1 जिल्द संख्या 11866 के पृष्ठ 65 से 86 तक क्रमांक
10274 पर दिनांक 28/12/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

संख्या के बदलाव 29 के
26-2-19
डा. दाबिल खान
7-3-19

जुल जमाल फैसल (प्र०)
उप निबंधक : सदर द्वितीय
मुरादाबाद
28/12/2018