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सत्यमेव जयते

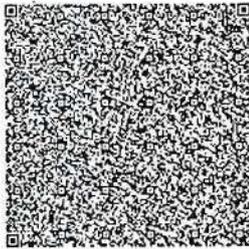
INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP05164124285009Q
Certificate Issued Date : 15-Oct-2018 03:14 PM
Account Reference : SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference : SUBIN-UPUPSHCIL0106170286308683Q
Purchased by : MS SEDENTARY BUILDCON LLP
Description of Document : Article 23 Conveyance
Property Description : AGRICULTURE LAND SITUATED AT VILLAGE HARTHAA
EHATMALI TEH AND DISTT MORADABAD (KHASRA NO-288/2
MIN)
Consideration Price (Rs.) :
First Party : RAJENDRA KUMAR
Second Party : MS SEDENTARY BUILDCON LLP
Stamp Duty Paid By : MS SEDENTARY BUILDCON LLP
Stamp Duty Amount(Rs.) : 10,30,900
(Ten Lakh Thirty Thousand Nine Hundred only)

367



Verified By

Locked By

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

राजेंद्र कुमार



Aaditya



TQ 0004036304

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.

SALE DEED

Consideration Value Rs. 1,47,27,000/-

Market Value Rs. 1,47,27,000/-

Stamp Duty Rs. 10,30,900/-

This SALE DEED is executed at Moradabad on this 15th day of October 2018 by

Mr. Rajendra Kumar (PAN APGPK3739P) S/o Shri Meharban R/o Civil Line Moradabad at Present R/o Prasadi Lal Road Tarikhana Moradabad hereinafter called "THE VENDOR" (which expression shall mean and include her legal heirs, successors, legal representatives, administrators, executors, nominees and assigns).

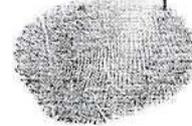
IN FAVOUR OF

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

राजेंद्र कुमार



Atulesh Kumar



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 0.938 Hec. bearing Khasra No. 288/2 Mi Area 1.000 Hec Land Revenue Rs. 10.30/- situated in Village Harthala Ehatmali Teh. and Distt. Moradabad. (U.P), hereinafter referred to as 'THE SAID Property'.

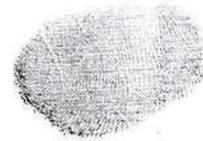
AND WHEREAS the said Property is the self acquired property of the VENDOR and the same also stands mutated in the name of the VENDOR in Revenue Records as owner /bhumidar and the VENDOR has full rights & absolute authority to sell dispose off and transfer the aforesaid Property.

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. 1,47,27,000/- (Rupees One Crore Forty Seven Lac Twenty Seven Thousand Only)

शिवेंद्र कुमार



Acharya



NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,47,27,000/- (Rupees One Crore Forty Seven Lac Twenty Seven 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.

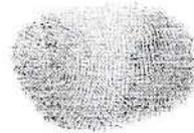
That the actual physical possession of the said Property has been delivered by the VENDOR to the VENDEE, on the spot, at the time of registration of this Sale Deed.

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

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Acharya



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.

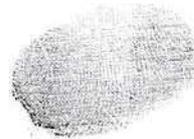
That the VENDOR hereby assures, represents and covenants with the VENDEE as follows :

- 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 conveying the absolute title in the said Property in favour of the VENDEE.

21 जेए एम



A. Chappu



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.

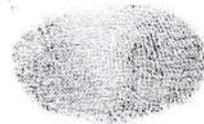
e) That the VENDOR has a marketable title in respect of the said Property.

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.

राजेश कुमार



Ashraf



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.

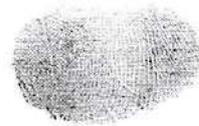
That the land Revenue and other dues and demands if any payable in respect of the said Property shall be paid by the VENDOR upto the date of handing over the possession to the VENDEE and thereafter the VENDEE will be responsible for the payment of the same.

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

राजेश कुमार



A. Chandra



SCHEDULE OF PROPERTY

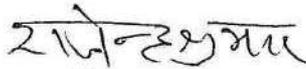
All that piece and parcel of Agriculture Property admeasuring 0.938 Hec. bearing Khasra No. 288/2 Mi Area 1.000 Hec Land Revenue Rs. 10.30/- Khata No. 361 (as per C.H. 11) Measured according to map Attached situated in the Village Harthala Ehatmali Teh. & Distt. Moradabad (U.P.) and bounded as under:

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. 50 Format-4 V-Code No. 1046. The Vender does not belong to S.C./S.T. category.

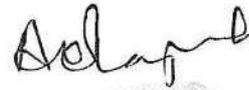
The Photo of parties attested by Sri Subhash Chandra Mathur Advocate.

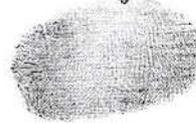
DETAIL OF PAYMENT

Detail of Payment :- Total payment Rs.1,47,27,000/- received before the Registration of Sale Deed as Rs.1,45,79,730 /- by Cheque No. 571163 Dated 15-10-2018 drawn on Yes Bank Noida And Rs. 1,47,270/- Deduction of TDS.









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. 10,30,900/- E-Stamp Certificate No. IN-UP05164124285009Q

VENDOR

2 मं राजेश Mr. Rajendra Kumar



Atul VENDEE
M/s SEDENTARY BUILDCON LLP
Authorized Signatory
Mr. Atulesh Kumar Rajvanshi

WITNESSES :-

Ankit Garg

1-Mr. Ankit Garg
S/o Shri Vijay Kumar Garg
R/o Flat No. 1206, Block D
Charms Castle Raj Nagar
Extension Ghaziabad U.P. 201017

Mohit Kumar Shukla

2-Mr. Mohit Kumar Shukla
S/o Shri Krishna Kumar Shukla
R/o Rameshwar Colony Majhola
Linepar Moradabad

Drafted By- Sri Subhash Chandra Mathur Advocate

Typed by- Sourabh Nandan



Subhash Chandra Mathur
SUBHASH CHANDRA MATHUR
(ADVOCATE)

Reg. No. UP02504793
C.O.P. No. 027875, D.J. Code-S 88
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-9837165000

विक्रय पत्र

प्रतिफल- 14727000 स्टाम्प शुल्क- 1030900 बाजारी मूल्य - 14727000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

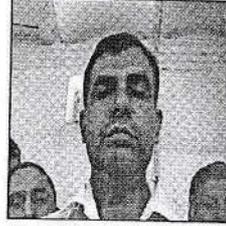
श्री राजेन्द्र कुमार,

पुत्र श्री मेहरवान

व्यवसाय : अन्य

निवासी: सिविल लाईन्स मुरादाबाद

राजेन्द्र कुमार



ने यह लेखपत्र इस कार्यालय में दिनांक 16/10/2018 एवं 03:17:26

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार देव

उप निबंधक - सदर द्वितीय

मुरादाबाद

16/10/2018

मुरादाबाद सदर द्वितीय पवन कुमार सिंह
कनिष्ठ सहायक (निबंधन) - नियमित

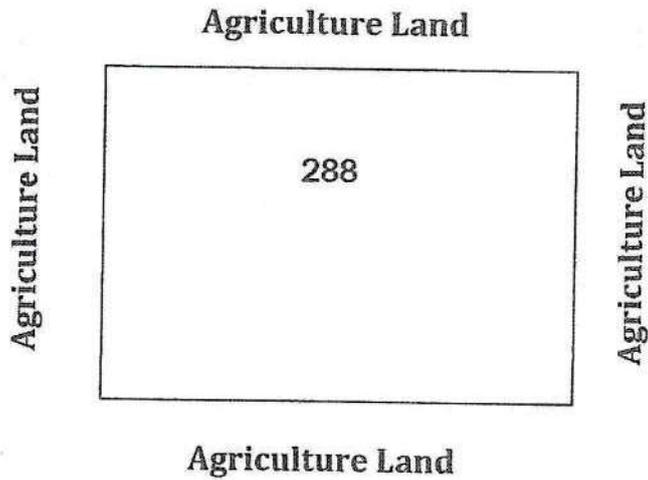


A Site Plan of the Agriculture land measuring Area 0.938 Hec. related Khasra No. 288/2 Mi Area 0.1000 Hects. Situated at Village Harthala Ehatmali teh & Distt Moradabad.

VENDOR-MR. RAJEDNRA KUMAR

VENDEE- M/s SEDENTARY BUILDCON LLP

Note - Agriculture Land of the Reduced being are 200 Miter



21/11/23



Acharya



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

विक्रेता: 1

श्री राजेन्द्र कुमार, पुत्र श्री मेहरवान

निवासी: सिविल लाईन्स मुरादाबाद

व्यवसाय: अन्य *राजेन्द्र कुमार*

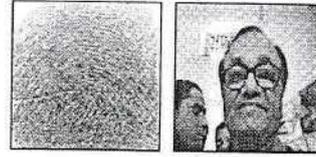


क्रेता: 1

श्री मै० सेंडेनटरी बिल्डकॉन एल०एल०पी० दिल्ली के
द्वारा अतुलेश कुमार राजवंशी, पुत्र श्री घनश्याम दास

निवासी: मयूर विहार फेस 2 मुरादाबाद

व्यवसाय: अन्य *Kolapuri*



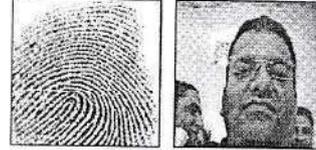
ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री अंकित गर्ग, पुत्र श्री विजय कुमार गर्ग

निवासी: 1206 ब्लॉक डी चार्मस कैसल राजनगर
एक्सटेंशन गाजियाबाद

व्यवसाय: अन्य *Ankit Garg*



पहचानकर्ता : 2

श्री मोहित कुमार शुक्ला, पुत्र श्री कृष्ण कुमार शुक्ला

निवासी: रामेश्वर कालोनी मझोला लाईनपार मुरादाबाद

व्यवसाय: अन्य *Mohit Kumar Shukla*



ने की। प्रत्यक्षतः श्रद्ध साक्षियों के निशान अंगूठे
नियमानुसार लिए गए हैं।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Praveen Kumar Yadav

उप निबंधक सदर द्वितीय

मुरादाबाद

मुरादाबाद सदर द्वितीय पवन कुमार

सिंह

कनिष्ठ सहायक (निबंधन) - नियमित

बही संख्या 1 जिल्द संख्या 11747 के पृष्ठ 71 से 90 तक क्रमांक
8260 पर दिनांक 16/10/2018 को रजिस्ट्रीकृत किया गया।

संयोजक के कार्यालय 19 द्वारा
12 वीं अगस्त 194-19
Smy Sharma
19-1-19

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रवीण कुमार यादव

उप निबंधक : सदर द्वितीय

मुरादाबाद

16/10/2018

