

270/119



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh



## e-Stamp

Certificate No.	: IN-UP06513144806742R
Certificate Issued Date	: 21-Aug-2019 11:05 AM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107752437224779R
Purchased by	: SS ENTERPRISES
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND AT VILL HARTHALA EHATMALI TEH AND DISTT MORADABAD (KHASRA NO-311 MI. AND OTHERS)
Consideration Price (Rs.)	:
First Party	: SANTOSHA CRAFTS PVT LTD
Second Party	: SS ENTERPRISES
Stamp Duty Paid By	: SS ENTERPRISES
Stamp Duty Amount(Rs.)	: 21,39,000 (Twenty One Lakh Thirty Nine Thousand only)

270

270



Verified By

Locked By

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

Shalini Tiwari



SR 0003171439

**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. 3,05,53,000/-**

**Market Value Rs. 3,05,53,000/-**

**Stamp Duty Rs. 21,39,000/-**

**This SALE DEED is executed at Moradabad on this 21<sup>th</sup> day of August 2019**

**by**

**Santosha Crafts Pvt. Ltd. (PAN AAFCS1971A) having its registered office RN- 37 Basement B Block Market Sector 62 Noida Gautam Buddha Nagar 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**

**S S ENTERPRISES (PAN ADXFS8150K) a partnership firm having its registered office at B-4, Namdhari Chambers 9/54 D.B. Gupta Road, Karol Bagh New Delhi 110005 acting through its Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late**

*Shalini Tiwari*



*Atulesh Kumar Rajvanshi*





SUBHASH CHANDRA MATHUR  
(ADVOCATE)

Reg. No. UP02904799  
C.O.P. No. 027875, D.J. Code S 88  
E-mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-9837165000



**Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar Phase II Delhi-110091 appointed vide Board Resolution Passed Dated 14-08-2019 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 1.9460 Hect. bearing Khata No. 468 Khasra No. 311 mi Area 0.0810 Hect. And Khata No. 313 khasra No. 312 Area 0.0570 Hect. And Khasra No. 313 Area 0.1476 Hect. And Khata No. 480 Khasra No. 314/3 mi Area 0.4050 Hect. and Khata No. 459 Khasra No. 317/1mi Area 0.093 Hect. And Khasra No. 318 Area 0.081 Hect. and Khata No. 64 Khasra No. 321 Area 0.3824 Hect. And Khasra No. 322 Area 0.1908 Hect. And Khasra No. 323 Area 0.0674 Hect. And Khasra No. 324 Mi Area 0.2730 Hec. And Khata No. 469 Khasra No. 288 Area 0.1418 Hect. and Khata No. 474 Khasra No. 477/1 Area 0.0260 Hect. (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**

*Shalini Tiwari*



*As per*



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. 3,05,53,000/- (Rupees Three Crore Five lac Fifty Three Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 3,05,53,000/- (Rupees Three Crore Five lac Fifty 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.

Shalini Tiwari



A. R. Singh



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.

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.

Shalini Tiwari



Aditya



- 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 suffered by the VENDEE and keep the VENDEE

Shalini Tiwari



A. D. Singh



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.

#### SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property measuring 1.9460 Hect. bearing Khata No. 468 Khasra No. 311 mi Area 0.0810 Hect. And Khata No. 313 khasra No. 312 Area 0.0570 Hect. And Khasra No. 313 Area 0.1476 Hect. And Khata No. 480 Khasra No. 314/3 mi Area 0.4050

Shalini Tiwari



A. D. Singh



आवेदन सं०: 201900719031671

## विक्रय पत्र

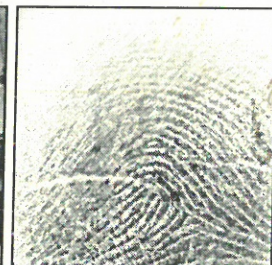
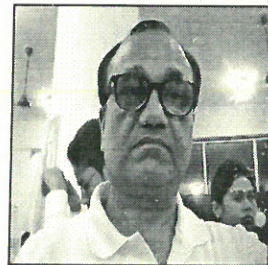
बही सं०: 1

रजिस्ट्रेशन सं०: 7293

वर्ष: 2019

प्रतिफल- 30553000 स्टाम्प शुल्क- 2139000 बाजारी मूल्य - 30553000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री एस एस एन्टरप्राइजेज करोल बाग नई दिल्ली द्वारा  
अतुलेश कुमार राजवंशी अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री घनश्यामदास  
व्यवसाय : अन्य  
निवासी: 134 बी पाकेट बी मयूर विहार फेस 2 दिल्ली 110091



श्री, एस एस एन्टरप्राइजेज करोल बाग नई दिल्ली द्वारा  
अतुलेश कुमार राजवंशी  
अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक  
21/08/2019 एवं 03:12:51 PM बजे  
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रदीप कुमार यादव  
उप निबंधक :सदर दितीय  
मुरादाबाद  
21/08/2019

मुरादाबाद सदर दितीय पवन कुमार सिंह  
निबंधक लिपिक

Hect. and Khata No. 459 Khasra No. 317/1mi Area 0.093 Hect. And Khasra No. 318 Area 0.081 Hect. and Khata No. 64 Khasra No. 321 Area 0.3824 Hect. And Khasra No. 322 Area 0.1908 Hect. And Khasra No. 323 Area 0.0674 Hect. And Khasra No. 324 Mi Area 0.2730 Hec. And Khata No. 469 Khasra No. 288 Area 0.1418 Hect. and Khata No. 474 Khasra No. 477/1 Area 0.0260 Hect. (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. 3,05,53,000/- recieved before the Registration of Sale Deed as Rs. 3,02,47,470 By Cheque No. 304071 Dated 16-08-2019 drawn on Federal Bank Ltd. New Delhi/Chandni Chowk Delhi And Rs. 3,05,530/- Deduction of TDS.

Shalini Tiwari





As per



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

  
प्रवीण कुमार यादव  
उप निबंधक : सदर द्वितीय  
मुरादाबाद

  
मुरादाबाद सदर दितीय प्रवीण कुमार  
सिंह  
निबंधक लिपिक



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. 21,39,000/- E-Stamp Certificate No. IN-UP06513144806742R

**VENDOR**

**Santosh Crafts Pvt. Ltd.**

**Director**



*Shalini Tiwari*

**Mrs. Shalini Tiwari**

**VENDEE**

**S S ENTERPRISES**

**Authorized Signatory**

*Atulesh Kumar Rajvanshi*

**Mr. Atulesh Kumar Rajvanshi**

**WITNESSES :-**

*Pushpendra Sharma*

**1- Mr Pushpendra Sharma  
S/o Shri Roop Kishor Sharma  
R/o 101 K Ward 13 Kamelpur Road  
Mohlla Mahadev Dhanaura Distt. Amroha**

*Mubarik Husain Advocate*

**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. UP02S/4/99  
C.O.P. No. 027875, D.J. Code-S 88  
E-mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registry  
Office Moradabad-9837165000

आवेदन सं०: 201900719031671

बही सं०: 1

रजिस्ट्रेशन सं०: 7293

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्रीमती संतोषा क्राफ्ट प्रा0लि0 के द्वारा शालिनी तिवारी,  
पुत्री श्री सत्यपाल सरन ओझा

निवासी: सी 119 रामगंगा विहार फेस 2 मुरादाबाद

व्यवसाय: अन्य

क्रेता: 1 *Shalini Tiwari*

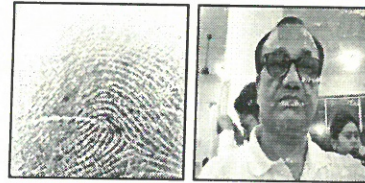
श्री एस एस एन्टरप्राइजेज करोल बाग नई दिल्ली के  
द्वारा अनुलेश कुमार राजवंशी, पुत्र श्री घनश्यामदास

निवासी: 134 बी पाकेट बी मयूर विहार फेस 2 दिल्ली  
110091

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1



श्री पुष्पेन्द्र शर्मा, पुत्र श्री रूप किशोर शर्मा

निवासी: 101 के वार्ड 13 केमलपुर रोड मौ0 महादेव  
धनुपुरा जिला अमरोहा

व्यवसाय: अन्य

पहचानकर्ता : 2

*Rupesh Sharma*

श्री मुबारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद

निवासी: डिडोला मझोला मुरादाबाद

व्यवसाय: अन्य



A Site Plan of the Agriculture land measuring 1.9460 Hect. bearing Khasra No. 311 mi Area 0.0810 Hect. And khasra No. 312 Area 0.0570 Hect. And Khasra No. 313 Area 0.1476 Hect. And Khasra No. 314/3 mi Area 0.4050 Hect. and Khasra No. 317/1mi Area 0.093 Hect. And Khasra No. 318 Area 0.081 Hect. and Khasra No. 321 Area 0.3824 Hect. And Khasra No. 322 Area 0.1908 Hect. And Khasra No. 323 Area 0.0674 Hect. And Khasra No. 324 Mi Area 0.2730 Hec. And Khasra No. 288 Area 0.1418 Hect. and Khasra No. 477/1 Area 0.0260 Hect. (As per CH-11) Situated at Village Harthala Ehatmali Teh. & Distt. Moradabad.

VENDOR - Santosha Crafts Pvt. Ltd.

VENDEE - SS ENTERPRISES

Note-Agriculture Land of the Reduced being are 200 meter

Agriculture Land

Agriculture Land

311, 312, 313, 314/3  
317/1, 318, 321, 322,  
323, 324, 288, 477/1

Agriculture Land

Agriculture Land

Shalini Tiwari



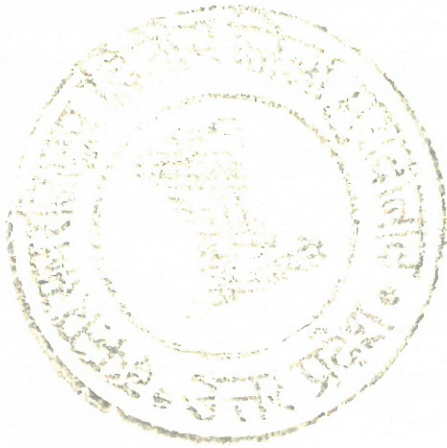
Adarsh



आवेदन सं०: 201900719031671

बही संख्या 1 जिल्द संख्या 12282 के पृष्ठ 201 से 220 तक  
क्रमांक 7293 पर दिनांक 21/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रवीण कुमार यादव  
उप निबंधक - सदर द्वितीय

मुरादाबाद  
21/08/2019

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर द्वितीय मुरादाबाद क्रम 2019265016186

आवेदन संख्या : 201900719031671

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-08-21 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अतुलेश कुमार राजवंशी

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 30553000 / 30553000

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 20060

शुल्क वसूल करने का दिनांक 2019-08-21 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-08-21 00:00:00

<https://irsun.gov.in/irsun/getPaymentReceiptDirectSlipGeneration>

उप निबन्धक द्वितीय  
मुरादाबाद

7293/19