



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP06513265725481R  
Certificate Issued Date : 21-Aug-2019 11:17 AM  
Account Reference : SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD  
Unique Doc. Reference : SUBIN-UPUPSHCIL0107752256925071R  
Purchased by : MM ENTERPRISES  
Description of Document : Article 23 Conveyance  
Property Description : AGRICULTURE LAND AT VILL HARTHALA EHATMALI TEH AND DISTT MORADABAD (KHASRA NO-312 AND OTHERS)  
Consideration Price (Rs.) :  
First Party : GAINFUL HOMES PVT LTD  
Second Party : MM ENTERPRISES  
Stamp Duty Paid By : MM ENTERPRISES  
Stamp Duty Amount(Rs.) : 5,60,500  
(Five Lakh Sixty Thousand Five Hundred only)

8

269



Verified By

Locked By

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

Shalini Tiwari



Shalini Tiwari



SIR 0003171441

**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. 80,03,000/-**

**Market Value Rs. 80,03,000/-**

**Stamp Duty Rs. 5,60,500/-**

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

**by**

**Gainful Homes Pvt. Ltd. (PAN AABCG5072C) having its registered office at H.No. 250 Akashdarshan Apartment Mayur Vihar Phase I New Delhi East-110091 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**

**MM ENTERPRISES (PAN ABLFM4584D) a partnership firm having its registered office at 8, Todarmal Lane, Ground Floor, Bengali Market New Delhi 110001 acting through its Authorized Signatory Mr. Atulesh Kumar Rajvanshi S/o Late**

*Shalini Tiwari*



*Atulesh Kumar*





SUBHASH MATHUR  
(ADVOCATE)

Reg. No. P029/4/99

E-mail-subhashmathuradvocate@gmail.com  
Opp. District Judge Court Near Registrey  
Office Moradabad-9837165000



**Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur Vihar Phase II Delhi-110091 appointed vide Board Resolution Passed Dated 08-08-2019 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 0.5097 Hect. bearing Khata No. 313 Khasra No. 312 Area 0.0310 Hect. And Khasra No. 313 Area 0.164 Hect. And Khata No. 111 Khasra No. 315mi/1 Area 0.3147 (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 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.**

*Shalini Tiwari*

*Shalini Tiwari*



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. 80,03,000/- (Rupees Eighty Lac Three Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 80,03,000/- (Rupees Eighty Lac 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.

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.

Shalini Tiwari



A handwritten signature in black ink is located above the second fingerprint impression.



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



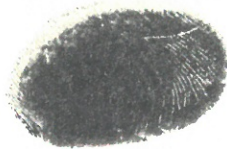
Shalini Tiwari



- 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

Shalini Tiwari



As per



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.

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

Shalini Tiwari



Ashwini



आवेदन सं०: 201900719031662


## विक्रय पत्र

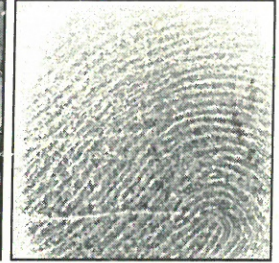
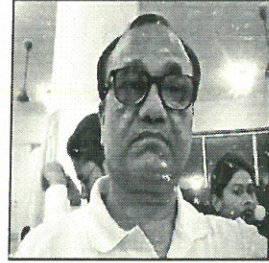
बही सं०: 1

रजिस्ट्रेशन सं०: 7292

वर्ष: 2019

प्रतिफल- 8003000 स्टाम्प शुल्क- 560500 बाजारी मूल्य - 8003000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग : 20060

श्री एम एम एन्टरप्राइजेज बंगाली मार्केट नई दिल्ली द्वारा  
अतुलेश कुमार राजवंशी अधिकृत पदाधिकारी/प्रतिनिधि,  
पुत्र श्री घनश्याम दास   
व्यवसाय : अन्य  
निवासी: 134 बी पाकेट बी मयूर विहार 2 दिल्ली 110091




श्री, एम एम एन्टरप्राइजेज बंगाली मार्केट  
नई दिल्ली द्वारा

अतुलेश कुमार राजवंशी  
अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक  
21/08/2019 एवं 03:10:41 PM बजे  
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
प्रवीण कुमार यादव  
उप निबंधक : सदर दिस्तीय  
मुरादाबाद  
21/08/2019

मुरादाबाद सदर दिस्तीय पवन कुमार सिंह  
निबंधक लिपिक

**SCHEDULE OF PROPERTY**

All that piece and parcel of Agriculture Property measuring 0.5097 Hect. bearing Khata No. 313 Khasra No. 312 Area 0.0310 Hect. And Khasra No. 313 Area 0.164 Hect. And Khata No. 111 Khasra No. 315mi/1 Area 0.3147 (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. 80,03,000/- recieved before the Registration of Sale Deed as Rs. 79,22,970/- by Cheque No. 304054 Dated 16-08-2019 drawn on Federal Bank Ltd. New Delhi/Chandni Chowk Delhi And Rs. 80,030/- Deduction of TDS.

Shalini Tiwari

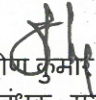



Ashap



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

  
प्रवीण कुमार यादव  
उप निबंधक : सदर दितीय  
मुरादाबाद

  
मुरादाबाद सदर दितीय प्रवेन 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. 5,60,500/- E-Stamp Certificate No. IN-UP06513265725481R

**VENDOR**  
Gainful Homes Pvt. Ltd.  
Director



*Shalini Tiwari*  
**Mrs. Shalini Tiwari**  
**VENDEE**

**MM 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
  - 2- **Mubarik Husain Advocate**  
S/o Shri Abdul Rashid *Mubarik Husain*  
R/o Didora, Majhola  
Moradabad



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



**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 Registrey  
Office Moradabad-9837165000

आवेदन सं०: 201900719031662

बही सं०: 1

रजिस्ट्रेशन सं०: 7292

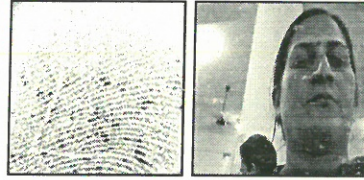
वर्ष: 2019

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

श्रीमती गेनफुल होम्स प्रा0लि0 के द्वारा शालिनी तिवारी, पुत्री श्री सत्य पाल सरन ओझा

निवासी: सी 119 रामगंगा विहार फेस 2 मुरादाबाद

व्यवसाय: अन्य

क्रेता: 1 *Shalini Tiwari*

श्री एम एम एन्टरप्राइजेज बंगाली मार्केट नई दिल्ली के द्वारा अतुलेश कुमार राजवंशी, पुत्र श्री घनश्याम दास

निवासी: 134 बी पाकेट बी मयूर विहार 2 दिल्ली 110091

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता : 1

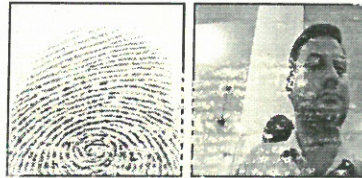


श्री पुष्पेन्द्र शर्मा, पुत्र श्री रूप किशोर शर्मा

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

व्यवसाय: अन्य

पहचानकर्ता : 2

*Pushpanand Sharma*

श्री मुवारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद

निवासी: डिडोरा मझोला मुरादाबाद

व्यवसाय: वकालत

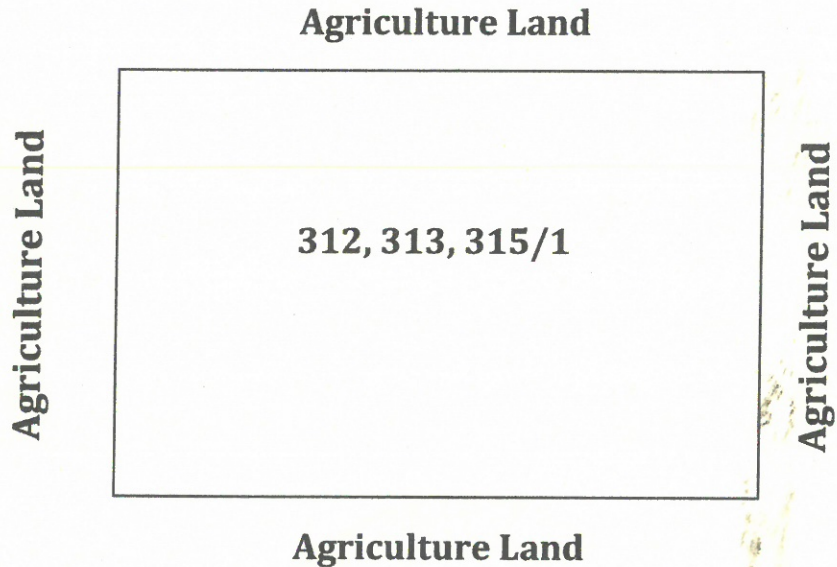
*Muwarik Husain*

**A Site Plan of the Agriculture land measuring 0.5097 Hect. bearing Khasra No. 312 Area 0.0310 Hect. And Khasra No. 313 Area 0.164 And Khasra No. 315mi/1 Area 0.3147 (As per CH-11) Situated at Village Harthala Ehatmali Teh. & Distt. Moradabad.**

**VENDOR - Gainful Homes Pvt. Ltd.**

**VENDEE - MM ENTERPRISES**

**Note-Agriculture Land of the Reduced being are 200 meter**



*Shalini Tiwari*



*Ashtap*



आवेदन सं०: 201900719031662

बही संख्या 1 जिल्द संख्या 12282 के पृष्ठ 181 से 200 तक  
क्रमांक 7292 पर दिनांक 21/08/2019 को रजिस्ट्रीकृत किया गया।

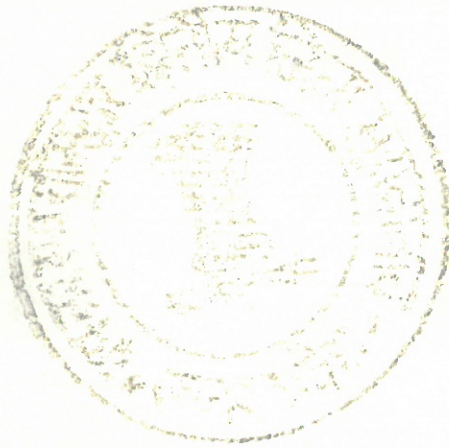
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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 2019265016185

आवेदन संख्या : 201900719031662

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 8003000 / 8003000

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. मुह्तार के अधिप्रमाणी करण 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

7292/15