

6322/19



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh



e-Stamp

Certificate No.	: IN-UP06378396975558R
Certificate Issued Date	: 19-Jul-2019 05:37 PM
Account Reference	: SHCIL (FI)/ upshcil01/ MORADABAD/ UP-MRD
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107592010828935R
Purchased by	: S R ENTERPRISES
Description of Document	: Article 23 Conveyance
Property Description	: AGRICULTURE LAND AT VILL. HARTHALA EHATMALI, TEH. AND DISTT. MORADABAD (KHASRA NO.315/1 MI AND OTHERS)
Consideration Price (Rs.)	: 13,14,500
First Party	: MADHUR FLORICULTURE
Second Party	: S R ENTERPRISES
Stamp Duty Paid By	: S R ENTERPRISES
Stamp Duty Amount (Rs.)	: 13,14,500 (Thirteen Lakh Fourteen Thousand Five Hundred only)

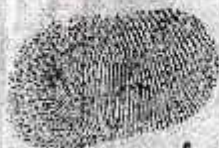


Verified By Sandeep Gupta

Checked By Acharya

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

सत्य प्रतिलिपि
Sandeep Gupta A Acharya



Sandeep Gupta



Acharya

SR 0003171250

SALE DEED

Consideration Value Rs. 1,87,75,000/-

Market Value Rs. 1,87,75,000/-

Stamp Duty Rs. 13,14,500/-

This SALE DEED is executed at Moradabad on this 19th day of July 2019

by

Madhur Floriculture (PAN AALFM3312J) a partnership firm having its registered office at E-101 Avantika Colony Moradabad acting through its Authorized Partner Mr. Sandeep Gupta S/o Shri Ram Prakash Gupta R/o Lajpat Nagar Moradabad Present Address 71, Prabhat Nagar Bareilly 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 R ENTERPRISES (PAN ADXFS8149J) 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 Shri Ghanshyam Dass R/o 134-B, Pocket B, Mayur

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Sandeep Gupta



Sandeep Gupta

Atulesh Kumar Rajvanshi



Atulesh Kumar Rajvanshi

Vihar Phase II Delhi-110091 appointed vide Board Resolution Passed Dated 09-07-2019 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 1.1958 Hec. bearing Khasra No. 315/1 Mi Area 0.8214 Hec. Khata No. 107 And Khasra No. 315/1 Mi Area 0.0429 Hec. Khata No. 111 And Khasra No. 312 Area 0.0061 Hec. Khata No. 313 And Khasra No. 313 Area 0.0164 Hec. Khata No. 313 And Khasra No. 311 Area 0.0010 Hec. Khata No. 56 And Khasra No. 288/3 Area 0.3080 Hec. Khata No. 315 (as per C.H. 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.

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Sandeep Gupta

Ashwani



Ashwani

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. 1,87,75,000/- (Rupees One Crore Eighty Seven Lac Seventy Five Thousand Only)

NOW THIS SALE DEED WITNESSETH AS UNDER: -

That in consideration of the sum of Rs. 1,87,75,000/- (Rupees One Crore Eighty Seven Lac Seventy Five 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.

Sandeep Gupta



Sandeep Gupta

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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.
- c) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and

Sandeep Gupta पदा A
सुना 6



Sandeep Gupta

Acharya



Acharya

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 indemnified, saved and harmless against all such losses,

Sandeep Gupta



Sandeep Gupta

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A. Gupta

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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.

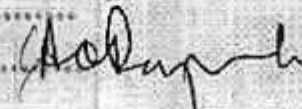
That all the expenses of this sale deed viz. stamp duty, registration charges etc., has been borne and paid by the VENDEE.

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture Property measuring 1.1958 Hec. bearing Khasra No. 315/1 Mi Area 0.8214 Hec. Khata No. 107 And Khasra No. 315/1 Mi Area 0.0429 Hec. Khata No. 111 And Khasra No. 312 Area 0.0061 Hec. Khata No. 313 And Khasra No. 313 Area

Sandeep Gupta

 Sandeep Gupta

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आवेदन सं०: 201900719027740

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 6322

वर्ष: 2019

प्रतिफल- 18775000 स्टाम्प शुल्क- 1314500 बाजारी मूल्य - 18775000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 60 योग - 20060

श्री एस० आर० एन्टरप्राइजेज करोल बाग दिल्ली द्वारा
अतुलेश कुमार राजवंशी अधिकृत पदाधिकारी प्रतिनिधि
पुत्र श्री धनश्याम दास
व्यवसाय: अन्य
निवासी: 134 बी बाकेट वी मथुरा बिहार फेस 2 दिल्ली



श्री. एस० आर० एन्टरप्राइजेज करोल बाग दिल्ली द्वारा
अतुलेश कुमार राजवंशी
अधिकृत पदाधिकारी प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनांक
23/07/2019 एवं 03:44:49 PM बजे
जिंम्वत हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रतीण कुमार यादव
उप निबंधक सदर दफ्तर
मुरादाबाद
23/07/2019

मुरादाबाद सदर दफ्तर
निबंधक लिपिक

0.0164 Hec. Khata No. 313 And Khasra No. 311 Area
 0.0010 Hec. Khata No. 56 And Khasra No. 288/3 Area
 0.3080 Hec. Khata No. 315 (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. 1,87,75,000/-
 recieved before the Registration of Sale Deed as
 Rs. 1,85,87,250/- by Cheque No. 304095 Dated 09-07-2019
 drawn on Federal Bank New Delhi/Chandni Chowk Delhi
 And Rs. 1,87,750/- Deduction of TDS.

Sandeep Gupta



Sandeep Gupta

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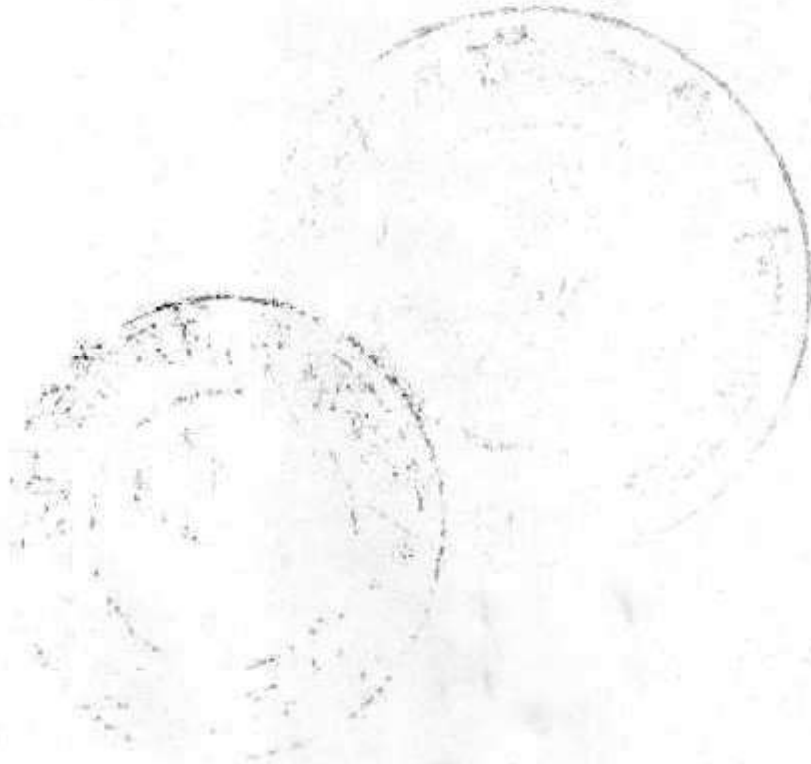
Acharya

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

प्रवीण कुमार यादव
उप निबंधक : सदर द्वितीय
मुस्ताबाद

मुस्ताबाद सदर द्वितीय
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. 13,14,500/- E-Stamp Certificate No. IN-UP06378396975558R

VENDOR
Madhur Floriculture
Partner

Sandeep Gupta
Mr. Sandeep Gupta *Sandeep Gupta*
VENDEE

S R ENTERPRISES
Authorized Signatory

Mohit Kumar Shukla
20/12/17

Atul Kumar Rajvanshi
Mr. Atul Kumar Rajvanshi

WITNESSES :-

- 1- Mr Mohit Kumar Shukla
S/o Krishan Kumar Shukla
R/o Rameshwar Colony
Majhola Moradabad
- 2- Mubarik Husain Advocate *Mubarik*
S/o Shri Abdul Rashid
R/o Didora, Majhola
Moradabad

Atul Kumar Rajvanshi

पढ़ा
सुना *(Signature)*

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



(Signature)
SUBHASH CHANDRA MATHUR
(ADVOCATE)
Reg. No. UP02-1799
C.O.P. No. 027875, D.J. Code-S 80
E-mail-subhashmathuradvocate@gmail.com
Opp. District Judge Court Near Registry
Office Moradabad-9837169000

सिद्धांत कर्मा
प्रतिपक्ष

आवेदन सं०: 201900719027740

वही सं०।

रजिस्ट्रेशन सं०: 6322

दि०: 2019

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

श्री मधुर पलोरीकलकर मुरादाबाद के दतार संदीप
गुप्ता, पुत्र श्री राम प्रकाश गुप्ता

निवासी: लाजपत नगर मुरादाबाद हाल निवासी रा
प्रभात नगर बरेली

व्यवसाय: अन्य *Scudaprafter*

क्रेता:।



श्री एस० आर० एन्टरप्राइजेज करोल बाग दिल्ली के
द्वारा अतुलेश कुमार राजवशी, पुत्र श्री घनश्याम दास

निवासी: 134 बी पाकेट वी न्यू विहार फेस 3 दिल्ली

व्यवसाय: अन्य *Arhane*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता:।

श्री मोहित कुमार शुक्ला, पुत्र श्री कृष्ण कुमार शुक्ला

निवासी: रामेश्वर बालोली मडगोला मुरादाबाद

व्यवसाय: अन्य *Mohit Kumar*

पहचानकर्ता: 2



श्री मुबारिक हुसैन एडवोकेट, पुत्र श्री अब्दुल रशीद

निवासी: डिंडोरा नडगोला मुरादाबाद

व्यवसाय: अन्य *Mubarak Hussain*



A Site Plan of the Agriculture land measuring 1.1958 Hec. Khasra No. 315/1 mi Area 0.08214 Hec. And Khasra No. 315/1 mi Area 0.0429 Hec. And Khasra No. 312 Area 0.0061 Hec. And Khasra No. 313 Area 0.00164 Hec. And Khasra No. 311 Area 0.0010 Hec. And Khasra No. 288/3 Area 0.3080 Hec. (as per C.H. 11) - Situated at Village Harthala Ehatmali Teh. & Distt. Moradabad.

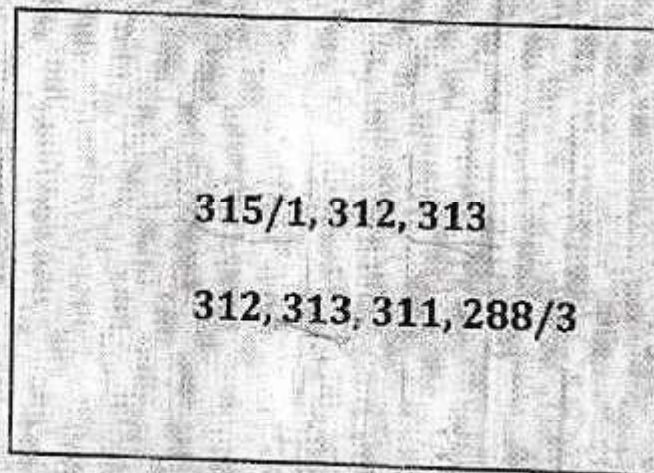
VENDOR - Madhur Floriculture

VENDEE - S R ENTERPRISES

Note-Agriculture Land of the Reduced being are 200 meter

Agriculture Land

Agriculture Land



Agriculture Land

Agriculture Land

Sandeep Gupta



Sandeep Gupta

प्रतिनिधि
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निबंधक
19/9/22

19/9/22

A. K. Gupta



A. K. Gupta

आवेदन सं०: 201900719027740

वही संख्या 1 जिल्द संख्या 12224 के पृष्ठ 399 से 418 तक
क्रमांक 6322 पर दिनांक 23/07/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रवीण कुमार यादव

उप निबंधक : सदर दफ्तर

मुरादाबाद

23/07/2019

