



SALE DEED

1. SALE CONSIDERATION : Rs. 24,99,000/-
2. MARKET VALUE as per Circle Rate : Rs. 19,44,000/-
3. TOTAL STAMP DUTY PAID : Nil:- According to UP Government Order No. 564 क०वि० नीति -2013/2021-22 dated 15 July 2021
4. AREA LOCATION : Village Kaamgaarpur, Pargana Nazibabad, Tehsil Nazibabad, Distt. Bijnor, Uttar Pradesh
5. KIND OF LAND : Rural Agricultural Land
No Non-Agricultural activity within 200 sq. mt. of said land
6. PARTICULARS OF THE LAND : Land admeasuring 0.6480 Hectares
bearing Khata No. 00252, Khasra No. 203
As per agricultural year 1424-1429
7. CIRCLE RATE : Rs. 30 Lacs/hectare. - Page 43/8
8. NAME AND ADDRESS OF SELLER

- 1) Mrs. Karnail Kaur w/o Late Shri Jogender Singh R/O Village Jogiwal Mafi, Chhiddarwala, Shiddar Wala, Distt. Dehradun, Uttarakhand 249204
- 2) Mr. Taranjit Singh s/o Late Shri Jogender Singh R/O Village Chak jogiwala, Chhiddarwala, Distt. Dehradun, Uttarakhand
- 3) Miss Harpal Kaur d/o Late Shri Jogender Singh R/O Village Jogiwal Mafi,

Handwritten signatures and names:
Karnail Kaur
Taranjit Singh
Harpal Kaur



Chhiddarwala, Shiddar Wala, Distt.
Dehradun, Uttarakhand 249204

9. NAME AND ADDRESS OF PURCHASER: M/s Motachi India Private Limited, a company incorporated under the Companies Act, 2013 and having its registered office at Nunawala, Bhaniyawala, Jolly Grant, Dehradun Uttarakhand through its Authorized Signatory, Mr. Damodar Prasad Dhaundiyaal s/o Shri Ram Prasad Dhaundiyaal R/o 16/16, Gurunanak Road, Gov Primary School, Nakraunda, Dehradun, Nakronda, Uttarakhand 248008;
Farm Manager of the Company



महाराज महाराज

Aranjit

हरपाल



बही नं०-1- 9436 /2021

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक नजीबाबाद

विजनौर

क्रम संख्या 2021089013556

आवेदन संख्या : 202100712011981

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2021-08-17 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम करनैल कौर

लेख का प्रकार

विक्रय पत्र

प्रतिफल की धनराशि

2499000

/ 1944000.00

1 . रजिस्ट्रीकरण शुल्क

25000

2 . प्रतिलिपिकरण शुल्क

80

3 . निरीक्षण या तलाश शुल्क

4 . मुद्दतार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग

25080

शुल्क वसूल करने का दिनांक

2021-08-17 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार

होगा

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप-निबन्धक

नजीबाबाद

4

PHOTOGRAPH OF PROPERTY HEREBY SOLD

ALL that piece or parcel of Land admeasuring 0.6480 Hectares falling and situated within revenue estate of Village Kaamgaarpur, Pargana Nazibabad, Tehsil Nazibabad, Distt. Bijnor, Uttar Pradesh.

Land admeasuring 0.6480 Hectares bearing Khata No. 00252, Khasra No. 203. As per agricultural year 1424-1429

Name of Seller: 1) Mrs. Karnail Kaur w/o Late Shri Jogendra Singh R/O Village Jogiwala Mafi, Chhiddarwala, Shiddar Wala, Distt. Dehradun, Uttarakhand 249204

2) Mr. Taranjeet Singh s/o Late. Shri Shri Jogendra Singh R/O Village Chak jogiwala, Chhiddarwala, Distt. Dehradun, Uttarakhand 249204

3) Ms. Harpal Kaur d/o Late Shri Jogendra Singh R/O Village Jogiwala Mafi, Chhiddarwala, Shiddar Wala, Distt. Dehradun, Uttarakhand 249204

Name of Purchaser: M/s Motachi India Private Limited, Authorized Signatory – Mr. Damodar Prasad Dhaundiyal



SALE DEED

This Deed of sale is made on this 10th day of August, 2021 by

- 1) Mrs. Kamal Kaur w/o Late Shri Jogender Singh R/O Village Jogiwala Mafi, Chhabrawala, Shikhar Wala, Dist Dehradun, Uttarakhand 249204
- 2) Mr. Harpal Singh s/o Late Shri Jogender Singh R/O Village Chak Jogiwala, Chhabrawala, Dist Dehradun, Uttarakhand 249204
- 3) Mrs. Harpal Kaur d/o Late Late Shri Jogender Singh R/O Village Jogiwala Mafi, Chhabrawala, Shikhar Wala, Dist Dehradun, Uttarakhand 249204

(hereinafter referred to as the "Seller") which expression shall, unless it is repugnant to the context thereof, shall mean and include their successors, heirs, administrators and permitted assigns of the first part.

IN FAVOR OF

M/s. Motachi India Private Limited, a company incorporated under the Companies Act, 2013 and having its registered office at **Vill. Nunnawala, Bhaniyawala, Dist. Dehradun-248001, Uttarakhand** through its Authorized Signatory **Mr. Damodar Prasad Dhandaival, Farm Manager of the Company** vide Resolution dated 19 April 2021, (hereinafter referred as "Purchaser" which expression shall, unless it is repugnant to the context thereof shall mean and include its successors and assigns) of the second part.

WHEREAS the seller is the absolute lawful owner in possession of the property located at **Village Kaamgaarpur, Pargana Nazibabad, Tehsil Nazibabad, Dist. Bijnor, Uttar Pradesh** (more fully described in the "SCHEDULE" at the foot of this deed), hereinafter call the "**Said Land**" and the seller has all the legal rights to sale/transfer the said land in any manner without any hindrance.

AND WHEREAS the said land is free from all encumbrances, charges and liens and is free from all kinds of attachment from Court or otherwise and respondents. The Seller holds a clear and a good marketable title without any shadow of defect and is competent to transfer the land by sale or any other mode of transfer.

AND WHEREAS, the Purchaser has approached the SELLER to Purchase the said land and the SELLER has agreed to sell the same to the Purchaser for a sum of **Rs. 24,99,000/- (Rupees Twenty Four Lacs Ninety Nine Thousand Only)** free from all type of lien, charges and encumbrances etc. along with all rights, title and easement, attachments, appurtenances whatsoever attached or reputed to be attached thereto.

Handwritten signature: *Harpal Singh*
 Handwritten signature: *Harpal Singh*
 Handwritten signature: *Harpal Singh*




NOW THIS DEED WITNESSETH AS UNDER:

1. That in consideration of the covenants contained hereunder and for a total sale consideration of a sum of Total **Rs. 24,99,000/- (Rupees Twenty Four Lacs Ninety Nine Thousand Only)** paid by the PURCHASER to the SELLER in the following manner, the receipt of which entire sale consideration, is hereby acknowledged and admitted by the SELLER at the time of presentation before the Sub Registrar, Rishikesh:
 - (a) Rs. 7,00,000/- (Rupees Seven Lacs) vide RTGS. SBI Bank, Doiwala dated 12 June 2021 (Mr. Taranjit Singh)
 - (b) Rs. 7,00,000/- (Rupees Seven Lacs) received vide Cheque No. 663956 drawn on SBI, Doiwala dated 10 June 2021 (Mrs. Karnail Kaur)
 - (c) Rs. 6,50,000/- (Rupees Six Lacs Fifty Thousand) received vide Cheque No. 663957 drawn on SBI, Doiwala dated 10 June 2021 (Miss Harpal Kaur)
 - (d) Rs. 1,82,740/- (Rupees One Lac Eighty Two Thousand Seven Hundred and Forty Only) vide NEFT, SBI Bank, Doiwala dated 23 July 2021 (Miss Harpal Kaur)
 - (e) Rs. 1,32,740/- (Rupees One Lac Thirty Two Thousand Seven Hundred and Forty Only) vide NEFT, SBI Bank, Doiwala dated 23 July 2021 (Mr. Taranjit Singh)
 - (f) Rs. 1,32,740/- (Rupees One Lac Thirty Two Thousand Seven Hundred and Forty Only) vide NEFT, SBI Bank, Doiwala dated 23 July 2021 (Mrs. Karnail Kaur)
 - (g) Rs. 780/- (Rupees Seven Hundred and Eighty Only) by Cash on 24 July 2021
2. The seller doth hereby grant, sell, transfer, convey and assign unto the Purchaser, ALL THAT its rights, interest, title and benefits in the above said Land, on as is where is basis admeasuring **0.6480 Hectares ("the said land")** and all its rights and interest and all the estate, right, title, interest, claim whatsoever of the Seller **UNTO AND UPON** the said Land in favour of the Purchaser forever and further **TO HAVE AND TO HOLD** the said Land hereby granted, sold, conveyed, assigned and assured or expressed or intended to be unto the Purchaser forever, free from all encumbrances, liens, notifications of acquisitions and attachments **TOGETHER WITH** all the structures, shrubs ways paths passages, waters, water-courses, liberties, privileges.

मरनल कौर
Taranjit
हर्पाल




casements, profits, advantages, rights, members and appurtenances whatsoever to the said land or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time here before usually held, used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances whatsoever **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the Seller and its' predecessors-in-title in, to, out of or upon the said land or any part thereof. The Seller hereby confirms to have sold, transferred, assigned and conveyed the said land to and in favour of the Purchaser

3. That the SELLER hereby further covenants with the "PURCHASER" as under:

- a. That the said land is free from all types of encumbrances, liens notifications of acquisitions and attachments,
- b. That the said land described or any part thereof is not subject matter of any (a) suit (b) petition (c) application (d) complaint (e) proceedings in any civil court or criminal Court or any other judicial proceedings as the case may be as on date hereof.
- c. That the Seller has paid all types of taxes, duties, levies and charges required to be paid by the Seller in respect of the said land under the law for the time being in force, up to date. Neither any dues are pending in respect of the said land in any manner nor any kind of notice has been received in regard to recovery in any manner from any statutory authority.
- d. The Seller has not been prohibited from sale transfer/ alienate the said Land under any statute or law for the time being in force. The said Land or any part thereof is not otherwise attached by or in possession or custody of receiver of judicial or revenue Court or any other Courts.
- e. That the Seller has not entered into any agreement or deal or arrangement or otherwise with any other party prior to execution of this deed.
- f. That the said land is not subject matter of any proceeding of acquisition or requisition pending before any court, authority or tribunal, nor is the said land, the subject matter of any court attachment or litigation pending in any court.

अज्ञात दल
Hansid

एरुपुल



The Seller agrees and hereby has agreed to indemnify and shall indemnify and keep harmless the Purchaser of, from, by and against any costs, charges and expenses, losses or damages including legal costs which the Purchaser may suffer or incur by virtue of or by reason of any acts, deed, matter or thing done or omitted to be done by the Seller or if the title of the Seller is found deficient in any manner, the Seller hereby agrees and undertakes to reimburse to the Purchaser all such costs, charges, expenses, losses and damages as the case may be forthwith on demand without any delay, default or demur.

That the seller has delivered actual physical vacant possession of the said land to the purchaser and the Purchaser has entered upon the said land as its absolute owner today.

That all taxes, lagun, cesses, land revenue, etc. in respect of the said land, upto the date of this present sale deed shall be paid and borne by the seller and hereafter execution of this present sale deed by the purchaser.

That the seller hereby further agrees to execute any more documents, papers, etc. for further more perfectly assuring the title and possession of the purchaser as owner of the said land in future.

That in case the said land or any part thereof goes out of the hands and possession of the purchaser or the right and privileges granted under these covenants come under any shadow on account of any defect in the title of the seller, then the Seller shall fully compensate the purchaser to the extent of the loss suffered at market rate.

The land area of the said land being sold is 0.6480 hectare. As per the prescribed Govt. circle rate (प्राक् 819/रएम प्राक् मुक्त 01/09/2020), the value of land comes to Rs. 19,44,000. (0.6480 hectares X Rs. 30 lacs/hectare).

That the land hereby sold is falling within the revenue estate of the Village Karamgarpur, Pargana Nazimbad, Tehsil Nazimbad, Distt. Bijnor, Uttar Pradesh.

The Seller does not belong to Schedule Caste/Tribes.









11. The Seller do hereby declare and covenant as under:

- (a) That the Seller shall sign and execute all forms, applications and affidavits as per the requirement of the concerned authority in order to have the said land duly transferred in the revenue records.
- (b) That the stamp duty, registration charges and out of pocket expenses of these presents has been borne and paid by Purchaser only:

12. That the seller and purchaser verified their signatures, thumb impression and photograph in the presence of each other and in the presence of witnesses.

महेश्वर चौक

अंगित



महेश्वर



SCHEDULE OF THE LAND

At 1 that piece or parcel of Land admeasuring 0.6480 Hectares falling and situated within revenue estate of

Land admeasuring 0.6480 Hectares bearing bearing Khata No. 00252, Khasra No. 203

As per agricultural year 1424-1429

TOTAL LAND 0.6480 Hectares

falling within the revenue estate of the Village Kaamgaarpur, Pargana Nazibabad, Tehsil Nazibabad, Distt. Bijnor, Uttar Pradesh morefully described in the annexed map, bounded and butted as under:

East - Property of Seller
West - 15 feet Road
North - Property of Seller
South - Property of Others

In witness whereof the Seller and the Purchaser have put their signatures on this deed on the day month and year herein above written.

WITNESSES:- Shahzad Alam, Shahzad Alam s/o Banne Miran, Pathan Purja NCEB

Jamamassid Nazibabad 941823750 - 10/8/21

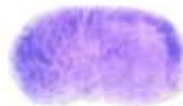
1. Rahul Sharma s/o Shri Pawan Kumar
Sharma s/o Makbara - Nazibabad

मुख्य पशु चिकित्सा अधिकारी
बिजनौर

अरवि अह

Aravind

हरमल



MAP

ALL that piece or parcel of Land admeasuring 0.6480 Hectares falling and situated within revenue estate of

1 and admeasuring 0.6480 Hectares bearing bearing Khata No. 00252, Khasta No. 201 and 203

As per agricultural year 1424-1429

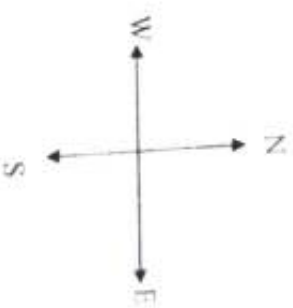
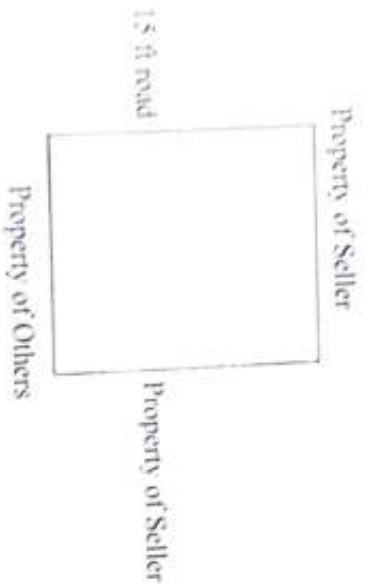
falling within the revenue estate of the Village Village Kaungharpur, Pargana Nazibabad, Tehsil Nazibabad, Dist. Bijnor, Uttar Pradesh

Name of Seller:

- 1) Mrs. Karnail Kaur w/o Late Shri Jogender Singh R/O Village Jogiwala Mafi, Chhiddarwala, Shuddar Wala, Dist. Dehradun, Uttarakhand 249204
- 2) Mr. Faranjit Singh s/o Late Shri Shri Jogender Singh R/O Village Chak jogiwala, Chhiddarwala, Dist. Dehradun, Uttarakhand 249204
- 3) Mrs. Harpal Kaur d/o Late Shri Jogender Singh R/O Village Jogiwala Mafi, Chhiddarwala, Shuddar Wala, Dist. Dehradun, Uttarakhand 249204

Name of Purchaser:

M/s. Motachi India Private Limited, Authorized Signatory - Mr. Damodar Prasad Dhandaival



Signature of Seller

Handwritten signature of Karnail Kaur

Handwritten signature of Faranjit Singh

Handwritten signature of Harpal Kaur



Signature of Purchaser



Handwritten text: राजीव कुमार शर्मा 17/8/21

Handwritten text: अनुजादि सख्या 76

Handwritten text: देसायज लेखक, नजीबाबाद

बही सं० :

रजिस्ट्रेशन सं०: 9436

वर्ष: 2021

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

श्रीमती करनैल कौर, पत्नी श्री जोगेन्द्र सिंह

निवासी: ग्राम चकजोगीवाला छिदरवाला देहरादून
(आ०का०)आरोग्य सेतु ऐप है

व्यवसाय: गृहिणी *करनैल कौर*

विक्रेता: 2



श्री तरनजीत सिंह, पुत्र श्री जोगेन्द्र सिंह

निवासी: ग्राम चकजोगीवाला छिदरवाला देहरादून
(आ०का०)आरोग्य सेतु ऐप है

व्यवसाय: अन्य

विक्रेता: 3

Taranjit



श्रीमती हरपाल कौर, पुत्री श्री जोगेन्द्र सिंह

निवासी: ग्राम चकजोगीवाला छिदरवाला देहरादून
(आ०का०)आरोग्य सेतु ऐप है

व्यवसाय: गृहिणी

क्रेता: 1

हरपाल कौर



श्री मोटाची इंडिया प्राइवेट लिमिटेड के द्वारा
दामोदर प्रसाद ढौंडियाल, पुत्र श्री राम प्रसाद
ढौंडियाल

निवासी: गुरुनानक रोड नकरोडा देहरादून
(आ०का०)आरोग्य सेतु ऐप है

व्यवसाय: व्यापार

Motachi India



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री शहजाद आलम, पुत्र श्री बत्रे मियां

निवासी: मौ० पठानपुरा निकट जामा मस्जिद
नजीबाबाद जिला बिजनौर (आ०का०)आरोग्य सेतु
ऐप है

व्यवसाय: अन्य

पहचानकर्ता: 2

Shahzad Alam



श्री राहुल शर्मा, पुत्र श्री पवन कुमार शर्मा

निवासी: मौ० मकबरा नगर नजीबाबाद जिला
बिजनौर (आ०का०)आरोग्य सेतु ऐप है

व्यवसाय: अन्य

Rahul



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश कुमार (प्रभारी)
उप निबंधक - नजीबाबाद
बिजनौर

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



आवेदन सं०: 202100712011981

वर्ष 2021

रजिस्ट्रेशन सं०: 9436

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

श्रीमती करनैत कौर, पत्नी श्री जोगेन्द्र सिंह

निवासी: ग्राम चकजोगीवाला छिंदरवाला देहरादून (आ०का०) आरोप सेतु ऐप है

व्यवसाय: गृहिणी

विक्रेता: 2



श्री हरनजीत सिंह, पुत्र श्री जोगेन्द्र सिंह

निवासी: ग्राम चकजोगीवाला छिंदरवाला देहरादून (आ०का०) आरोप सेतु ऐप है

व्यवसाय: अन्य

विक्रेता: 3



श्रीमती हरपाल कौर, पुत्री श्री जोगेन्द्र सिंह

निवासी: ग्राम चकजोगीवाला छिंदरवाला देहरादून (आ०का०) आरोप सेतु ऐप है

व्यवसाय: गृहिणी

विक्रेता: 1



श्री मोटाची इंडिया प्राइवेट लिमिटेड के द्वारा दामोदर प्रसाद डीडियल, पुत्र श्री राम प्रसाद डीडियल

निवासी: गुरुनानक रोड नकरोडा देहरादून (आ०का०) आरोप सेतु ऐप है

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। निम्नकी पहचान पहचानकर्ता: 1



श्री राजाजद आतम, पुत्र श्री बछे मियां

निवासी: मौ० पठानपुरा निकट जामा मस्जिद नजीबाबाद जिला बिजनौर (आ०का०) आरोप सेतु ऐप है

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री राहुल शर्मा, पुत्र श्री पवन कुमार शर्मा

निवासी: मौ० मकबरा नगर नजीबाबाद जिला बिजनौर (आ०का०) आरोप सेतु ऐप है

व्यवसाय: अन्य

ने की। उपर्युक्त भद्र साक्षियों के निशान अंगूठे निष्पादन के लिए दिए गए हैं।



रजिस्ट्रार अधिकारी के हस्ताक्षर

दिनेश कुमार (प्रभारी)

उप निबंधक - नजीबाबाद जिला

नवनीत कुमार माहेश्वरी निबंधक लिपिक

