



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No.	IN-UPD1380500556202N
Certificate Issued Date	24-Sep-2015 11:52 AM
Account Reference	SHCIL (FT) upsh01/BAREILLY/UP-BLY
Unique Doc. Reference	SUBIN-UPUPSHO1D101669539052520N
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	1/12th SHARE OF 2.2960 HEC & 0.19 JHEC SITUATED AT NAVDIYA ILAKA SINGHA, BAREILLY IN KHASRA NO. 104
Consideration Price (Rs.)	43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	PRADEEP KUMAR GARG
Second Party	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Paid By	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Amount (Rs.)	3,06,500 (Three Lakh Six Thousand Five Hundred only)



Please write or type below this

[Signature]

For Anand Lifespace Development LLP

[Signature]

For Anand Lifespace Development LLP

0001957375

Statutory Warrant

1. The undersigned hereby certifies that the above document is a true and correct copy of the original document as filed in the office of the Registrar of Companies, Government of Uttar Pradesh, Bareilly. 2. The undersigned hereby certifies that the above document is a true and correct copy of the original document as filed in the office of the Registrar of Companies, Government of Uttar Pradesh, Bareilly. 3. The undersigned hereby certifies that the above document is a true and correct copy of the original document as filed in the office of the Registrar of Companies, Government of Uttar Pradesh, Bareilly.

T-19642

E-STAMP CERTIFICATE NO.

BRIEF DESCRIPTION OF DOCUMENT

Registrar	Sub-Registrar-I, Bareilly.
Document	Sale Deed
Name of Property	Semi Urban area, Page No.38, Sr. No.206, Column No.8, Code1054.
Category of Land	Agricultural Land
Mohalla/Village	Navdiya Ilaka Sanghai
Details of Property	Khasra No. 104
Unit of Measurement	Hectare
Area of Property	1/12 th of 2.2960 Hectare i.e., 0.1913 Hectare
Land Status (Situating at National/State Highway or District Road/Link Road)	Situating on Link Road
Value of Property as per circle rate	Rs.3926500/-
Total Consideration Paid	Rs.4375000/-
Stamp Duty Paid	Rs. 306500/-
Boundaries: East : West : North : South :	Khasra No.109 & 10 Link Road Chak Road and boundaries of Kh. No. 102, 97 & 91. boundaries of other Village
Number of First Party: One	Number of Second Party: One
Details of First Party: Sh. Pradeep Kumar Garg Son of Late Ram Murti Lal, Resident of H.No. 227, Aalamagiri Ganj, Bareilly. PAN: AHDPG8491K	Details of Second Party: M/s Anand Lifespace Development LLP (a limited liability partnership incorporated under the LLP Act, 2009), having its registered Office at 711/92, Deepali, Nehru Place, New Delhi-110019 through its Authorised Signatory Shri. Tika Singh Rawat, Son of Shr. Dhan Singh Rawat, Resident of WA-72, Shakurpur, Delhi-110092. PAN: AAVFA5851E

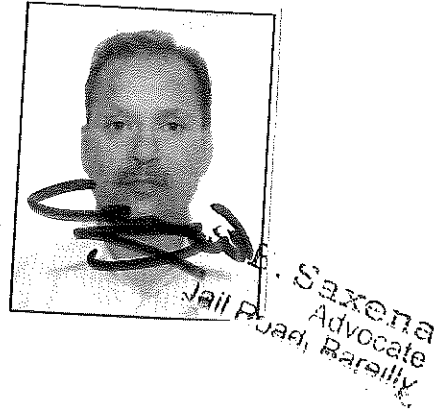
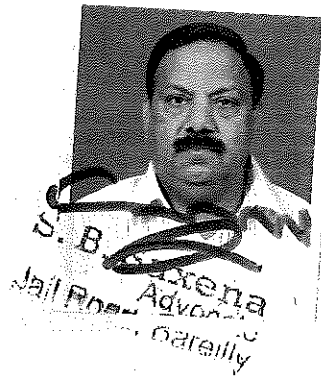


For Anand Lifespace Development LLP

Tika Singh Rawat



E-STAMP CERTIFICATE NO.



SALE DEED

This Sale Deed is made at Bareilly on this 24th day of September, 2015 between

Sh. Pradeep Kumar Garg, Son of Sh. Ram Murti Lal, Resident of H.No. 227, Aalamagiri Ganj, Bareilly U.P (hereinafter referred to as 'the Vendor') of the One Part; and

M/s Anand Lifespace Development LLP (a limited liability partnership incorporated under the LLP Act, 2009), having its registered Office at 711/92, Deepali, Nehru Place, New Delhi-110019 through its Authorised Signatory Shri. Tika Singh Rawat, Son of Shr. Dhan Singh Rawat, Resident of WA-72, Shakurpur, Delhi-110092 (hereinafter referred to as 'the Vendee') of the Other Part. Parties are Indians and not a member of Schedule Caste & Schedule Tribe. The Property under Sale is not a Nuzul, Wagf, Church or enemy property.

It is hereby specifically declared that the terms "Vendor" and "Vendee" used in this Deed, shall mean to include their respective legal heirs,



For Anand Lifespace Development LLP



Authorised Signatory

विक्रय पत्र

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प्रतिफल मालियत
श्री प्रदीप कुमार गर्ग
पुत्र श्री राम मूर्ति लाल

नकल व प्रति शुल्क योग शब्द लगभग

व्यवसाय

निवासी स्थायी 227 आलमगिरिगंज बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/9/2015 समय 5:20PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली

24/9/2015

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

विक्रेता

क्रेता

श्री प्रदीप कुमार गर्ग
पुत्र श्री राम मूर्ति लाल
पेशा
निवासी 227 आलमगिरिगंज बरेली



श्री मै0आनन्द लाइफरस्पेस डेवल0लि0द्वारा टीका सिंह
पुत्र श्री धन सिंह राव
पेशा
निवासी डब्लू ए 72 शकरपुर दिल्ली 42



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री नवनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी बी 40 अवन्तिका कालोनी मुरादाबाद

व श्री अकुर अग्रवाल
पुत्र श्री अरुण कुमार अग्रवाल

पेशा

निवासी ए 39 एस0-1 शालीमार गार्डन साहिबाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

विक्रेता एवं क्रेता पैर कार्ड



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली

24/9/2015

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E-STAMP CERTIFICATE NO.

successors, assignees, transferees and attorneys etc. as and when the context so requires for the best interpretation of these terms.

WHEREAS the Vendor is exclusive Owner and Bhumidhar with Transferable rights of Agricultural Land comprised in Khata/Khatauni No. 00060, Khasra No. 104, having 1/12 Share in total Area 2.2960 Hectare i.e., 0.1913 Hectare, Situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly he agrees to sell his share i.e., 0.1913 hectare (1/12th of 2.2960) (hereinafter referred to as the 'Said Land').

AND WHEREAS Vendor purchased the said Land from Sh. Surrender Singh Son of Shri Nannumal, R/o Navadiya Ilaka Sanghai, Bareilly vide a registered Sale Deed Dated 29-05-2012 duly registered in Book No. 1, Volume No. 4971 on pages 113 to 124 at Serial No. 6218 registered on 29-05-2012 in the office of Sub-Registrar- I, Bareilly, Uttar Pradesh. The Name of the Vendor is duly mutated in the revenue records.

AND WHEREAS the Vendor as absolute owner of the Said Land, which is free from all encumbrances whatsoever has agreed to sell, transfer and assign absolutely and forever the Said Land to the Vendee for a total consideration of Rs.43,75,000/- (Rupees Forty Three Lakhs Seventy Five Thousand only) hereinafter referred to as the 'Said Consideration' and the Vendee has agreed to purchase the same on the said Consideration.

AND WHEREAS the Vendor has received the Said Consideration amount from the Vendee in the manner detailed below:

- (i) Rs.41,25,000/- (Rupees Forty One Lakhs Twenty Five Thousand Only) after deducting the TDS amount due Rs. 40,83,750/- (Rupees Forty Lakhs Eighty Three Thousand Seven Hundred and Fifty Only) through Demand Draft bearing No. 828910, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.
- (ii) Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) after deducting the TDS amount due Rs. 247500/- (Rupees Two Lakhs Forty Seven Thousand Five Hundred Only) through Demand Draft bearing No.693989, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.



For Anand Lifespace Development LLP

Authorised Signatory

विक्रेता

Registration No.: 10663

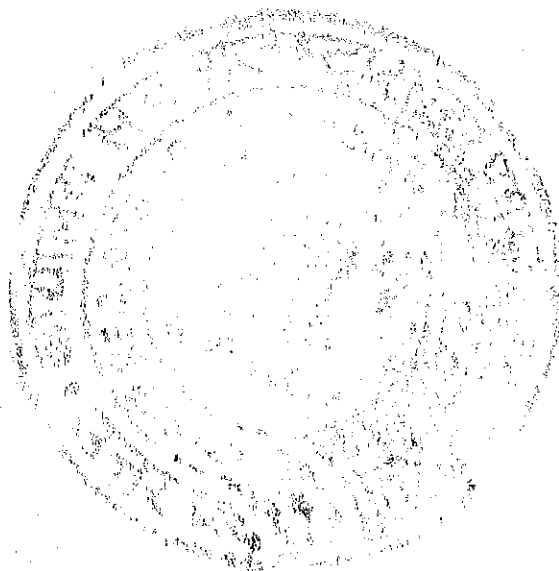
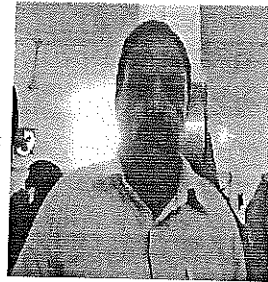
Year : 2,015

Book No. : 1

0101 प्रदीप कुमार गर्ग

राम मूर्ति लाल

227 आलमगिरिगंज बरेली




E-STAMP CERTIFICATE NO.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That having received the Said Consideration amount of Rs.43,75,000/- (Rupees Forty Three Lakhs Seventy Five Thousand only) in the manner detailed above, the Vendor doth hereby sell, convey and assign absolutely to the Vendee the Said Land and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof.
2. That the Vendor has handed over the vacant possession of the Said Land mentioned above to the Vendee with all its rights and privileges so far held and enjoyed by the Vendor to HOLD and enjoy the same forever free from all encumbrances whatsoever.
3. That if any person claims through the Vendor any right or privileges in respect of the Said Land mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the Vendee is deprived of the Said Land or any portion of the Said Land mentioned above or any proprietary right therein, by reason of any defect in the title, the Vendor undertake to indemnify the Vendee to the extent of such loss or losses as the case may be from his other moveable or immovable properties wherever found in existence at that time.
4. That all the dues, taxes and demands regarding the Said Land till the date of registration of this sale deed shall be paid by the Vendor and thereafter shall be paid by the Vendee.
5. That Vendor confirms that he had not executed any receipt, agreement to sell etc. or created any sort of encumbrance on the Said Land whatsoever and no dispute of any nature is pending before any competent court of Law with respect to Said Land.
6. That the Said Land is not subject matter of acquisition under any Scheme of Bareilly Development Authority or Housing Board or any other Government Authority.




For Anand Lifespace Development LLP


Authorized Signatory

क्रेता

Registration No. : 10663

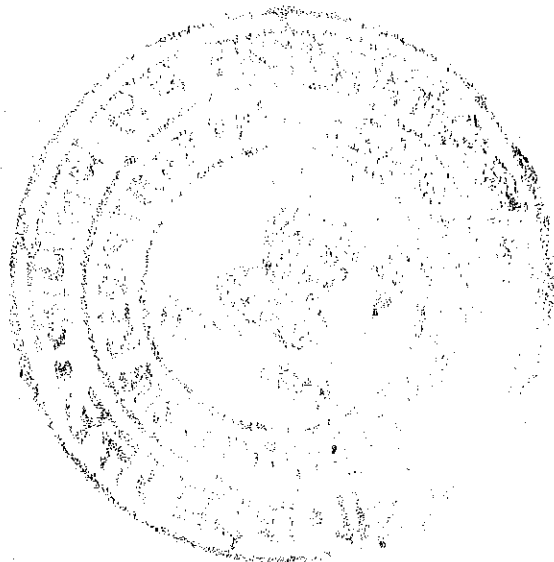
Year : 2,015

Book No. : 1

0201 मै०आनन्द लाइफस्पेस डेवल०लि०द्वारा टीका सिंह

धन. सिंह राव

डब्लू ए 72 शकरपुर दिल्ली 42



E-STAMP CERTIFICATE NO.

7. That there exists no structures, tube wells, tress etc. on the Said Land,
8. That the Vendee is fully entitled to get the Said Land mutated and transferred in its own name in the records of the concerned revenue authorities on the basis of this Sale Deed in the absence of the Vendor.
9. That the said land is surrounded by agricultural land in radius of 200 Mtr. and the said land is cultivated land.
10. That the Said Land is situated in semi urban area defined in valuation list and located at nearest nominated road Rithora to Abhaypur Bhikampur Link Road, the Stamp Duty is computed and paid in conformity with page no.38, Serial No.206, column 8 and Code No:1054 of Circle Rate List as fixed by the Collector, Bareilly and the calculation is as under:

Area		Valuation
First 500 Mtr x 4200	:	Rs. 21,00,000/-
Next 500 Mtr x 2100	:	Rs. 10,50,000/-
Remaining 913.33 Mtr x 850	:	Rs. 7,76,330.50/-
Total Value	:	Rs. 39,26,330.50/-
Say	:	Rs. 39,26,500/-

11. That as the consideration amount is higher than the market value of the property. Therefore the stamp duty is calculated and paid on Consideration amount and in accordance with the provision of Sec-27(A) of the stamp Act & nothing of the facts has been concealed.

Boundaries:

East : Khasra No.109 & 105

West : Link Road

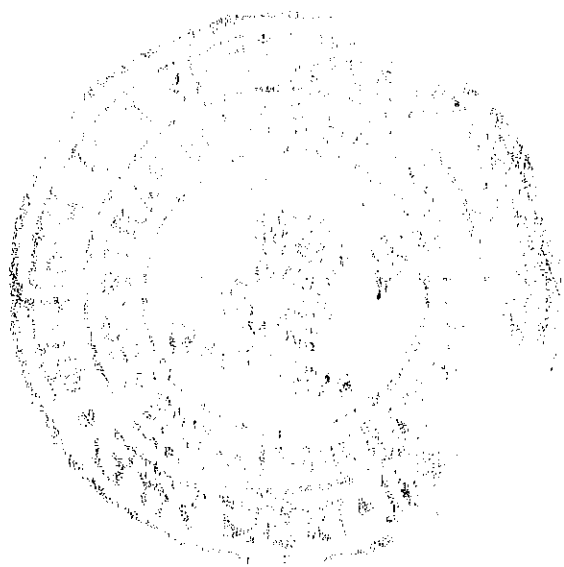
North : Chak Road and boundaries of Kh. No. 102, 97 & 91.

South : boundaries of other Village


Signature

For Anand Lifespace Development LLP


Signature
Authorized Signatory



E-STAMP CERTIFICATE NO.

SCHEDULE OF PROPERTY

Agricultural Land comprised in Khata/Khatauni No. 00060, Khasra No. 104, 1/12 Share in total Area 2.2960 Hectare i.e., 0.1913 Hectare (i.e., $\frac{1}{2}$ of 0.3826, Situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly, which is bounded as below:

East : Khasra No.109 & 105

West : Link Road


North : Chak Road and boundaries of Kh. No. 102, 97 & 91.

South : boundaries of other Village

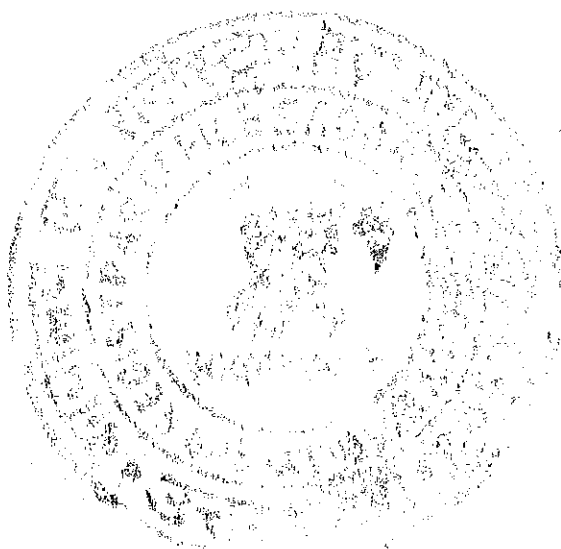

Vendor

For Anand Lifespace Development LLP

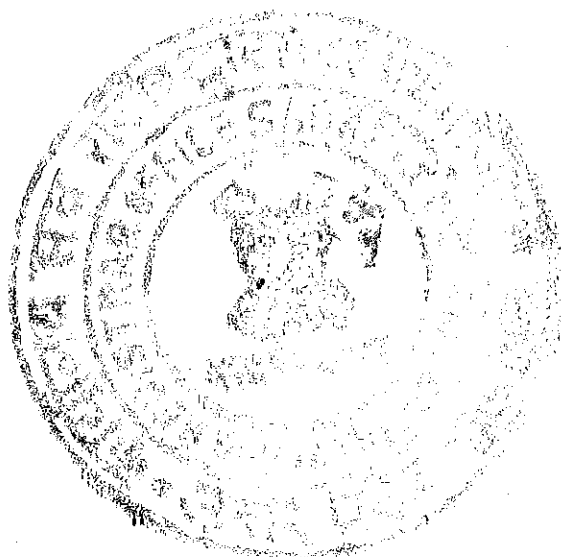



Authorised Signatory

Vendee



For Award License Development



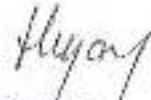
E-STAMP CERTIFICATE NO.

In Witness whereof, the Vendor and the Vendees have signed and executed this Sale-Deed on the date and month and year first above mentioned, in the presence of the following:

Witnesses :



- 1- Ankur Aggarwal
S/o Sh. Arun Kumar Aggarwal,
R/o: A-39, S-1, Shalimar Garden,
Sahibabad,
Ghaziabad-U.P.

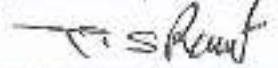


Vendor



- 2- Navneet Kumar
S/o Sh. Jitender Singh
R/o: B-40, Avantika Colony,
MDA-Moradabad.

For Anand Lifespace Development LLP



Authorised Signatory

Vendee



Drafted by:

राम गोपाल मिश्रा, कातिब

बाईलेस सं. 27 दिनांक 31/3/16 तक विधिमात्र
जिजा और हस्ताक्षर 24/3/2016
डी आई कीर्ति निवासी मुआवजे 1
रस्तावेज विद्यमान है हस्ताक्षर

आज दिनांक 24/09/2015 को

वही सं. 1 जिल्द सं. 7448

पृष्ठ सं. 389 से 406 पर क्रमांक 10663

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

