

आवेदन संख्या : 202300787038365 आवेदन दिनांक : 02-09-2023
 संव्यवहार की प्रकृति : बही संख्या -(1) लेखपत्र का प्रकार : विक्रय पत्र

प्रस्तुतकर्ता का विवरण

नाम (हिन्दी में) : सन्दीप कुमार सिंह नाम (अंग्रेजी में) : SANDEEP KUMAR SINGH
 ई - मेल : मोबाइल : 9810721821
 संपत्ति की सं. : 1

सम्पत्ति की स्थिति का विवरण

जनपद : बरेली तहसील : बरेली
 वार्ड/परगना : बरेली मोहल्ला/गाँव : मुडिया अहमदनगर
 सम्पत्ति का विवरण : खेत नम्बर 163, 168, 254, 256 कुल रकवा 2.1480है० यानि 21480 वर्ग मी० बय किया
 सम्पत्ति प्राप्त का श्रोत : प्राधिकरण/परिषद्/अन्य/विरासत

सम्पत्ति का प्रकार

सम्पत्ति का प्रकार : आवासीय(अकृषक)
 क्षेत्रफल : 21480.0 भूमि की इकाई : वर्ग मीटर
 प्रतिफल : 117500000 संगमैट प्रकार : सामान्य रास्ता ६ मीटर से कम चौडा
 निर्माण की स्थिति : अनिर्मित

सम्पत्ति की विशिष्ट संख्या : विद्युत् संयोजन संख्या :
 जल संयोजन संख्या :

सम्पत्ति मूल्यांकन विवरण

बाजारी मूल्य : 128880000/- वास्तविक बाजारी मूल्य : 128880000.00/-
 कुल देय स्टाम्प शुल्क : 9021600/- वास्तविक स्टाम्प शुल्क : 9022000/-
 कुल देय निबन्धन शुल्क : 1.2888e+06/-

सम्पत्ति की चौहद्दी

पूर्व	पश्चिम	उत्तर	दक्षिण	खसरा संख्या	प्लॉट संख्या /अवन संख्या/दुकान संख्या	संलग्न नक्शा
खसरा नं० 169 व 170	नहर शारदा व खसरा नं० 164	खसरा नं० 162, 164, 165, 166 व 167	चकरोड 8 फिट 3 इंच			

समस्त संपत्तियों से प्राप्त शुल्क का विवरण

बाजारी मूल्य : 128880000/- वास्तविक बाजारी मूल्य : 128880000.00/-
 कुल देय स्टाम्प शुल्क : 9021600/- वास्तविक स्टाम्प शुल्क : 9022000/-
 कुल देय निबन्धन शुल्क : 1288800/-

अन्य विवरण

प्रपत्र में कुल प्रश्नों की संख्या (दोनों तरफ) : 60

प्रतिलिपिकरण शुल्क-रु० : 140

आवेदन संख्या	202300787038365	आवेदन दिनांक	04-09-2023					
संव्यवहार की प्रकृति	बही संख्या -(1)	लेखपत्र का प्रकार	विक्रय पत्र					
पक्षकार का विवरण								
क्रम सं	पक्षकार प्रकार	नाम	पिता / माता /पति / अन्य का नाम	स्थायी पता	व्यवसाय	प्रस्तुतकर्ता	आधार संख्या/पैन संख्या/मोबाइल नं०	संलग्न
1	विक्रेता	श्री आनन्द लाईफस्पेस इवलपमेन्ट एल०एल०पी० के द्वारा श्री नसीम अहमद	पुत्र श्री बदरुद्दीन खान	बी/119, बी-2 न्यू विजन एकेडमी स्कूल अली नगर कॉलोनी अनीसाबाद फुलवारी पटना	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A AAVFA5851E	
2	क्रेता	श्री औरिका होम्स प्रा०लि० के द्वारा श्री सन्दीप कुमार सिंह	पुत्र श्री घासी सिंह सिसौंदिया	मकान नं० 5 सैकेण्ड फ्लोर गली नं० 02 वेस्ट गुरु अंगद नगर लक्ष्मी नगर ईस्ट दिल्ली	अन्य	अधिकृत पदाधिकारी/ प्रतिनिधि	N/A AAVCA7397N	
3	गवाह- प्रथम	श्री लोटन सिंह	पुत्र श्री छदम्मी लाल	सिधाई कायस्थान मुडिया अहमद नगर बरेली	अन्य		N/A 9927922170	
4	गवाह- द्वितीय	श्री शिवम पटेल	पुत्र श्री लालता प्रसाद	मुनि मन्दिर के पीछे 500 नेकपुर गल्ला मंडी बरेली	अन्य		N/A 8869897219	
<p>नोट*:- उप निबंधक कार्यालय :- सदर प्रथम में आवेदक द्वारा दिनांक 05-09-2023 को "लेखपत्र पंजीकरण हेतु अपॉइंटमेंट" दिनांक:- 05-09-2023, Counter 4, समय :- 10.10 AM - 10.20 AM का चयन सफलतापूर्वक संपन्न हुआ। कृपया दिनांक 05-09-2023, Counter 4, समय :- 10.10 AM - 10.20 AM पर सदर प्रथम उप निबंधक कार्यालय में उपस्थित होकर रजिस्ट्री का कार्य पूर्ण कराने का कष्ट करें।</p>								



Comptroller
S. V. Advocate
Jail Road, Bareilly



Impaled By Me
S. B. Saxena
Advocate
Jail Road, Bareilly

VALUATION OF PROPERTY

Property Address:	Khsara No. 163,168, 254 & 256, Village Mudiya Ahmednagar, Bareilly
Area of Property :	21480 sq. mtr (2.1480 hectare)
Circle rate as per rate list :	6000/ sq. mt.
Value as per circle rate :	12,88,80,000/-
Transaction Value :	11,75,00,000/-
Stamp Duty :	90,22,000/-

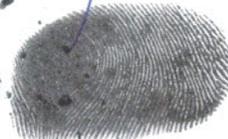
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Aurika Homes Private Limited

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SALE DEED

This Sale Deed ("**Sale Deed**") is executed at Bareilly as of this 1st day of September, 2023 amongst:

ANAND LIFESPACE DEVELOPMENT LLP, (PAN NO. AAVFA5851E), a limited liability partnership incorporated under the Limited Liability Partnership Act, 2008, having LLPIN: AAA-8227 and registered office at 711/92, Deepali, Nehru Place, New Delhi – 110019 and having its corporate office at ATSI Tower, Plot No. 16, Sector – 135, Noida, Uttar Pradesh through its Authorised Signatory **Mr. Nasim Ahmad**, son of Mr. Badruddin Khan, resident of B/119, B-2, New vision academy school, Ali nagar colony Anisabad, Phulwari, Patna, Bihar - 800002, duly authorized vide Board's Resolution dated 22/08/2023 (hereinafter referred to as "**Seller**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in interest and assigns) of the FIRST PART;

AND

AURIKA HOMES PRIVATE LIMITED, (PAN NO. AAVCA7397N), a private limited company incorporated under the Companies Act, 2013, having CIN: U70109DL2021PTC386139 and registered office at Shop No. 8, Ground Floor, C.S.C. AGCR Enclave, Delhi - 110092 through its Authorised Signatory **Mr. Sandeep Kumar Singh**, son of Ghasi Singh Sisodia, resident of H. No-5, Second Floor, Gali No.-02 West Guru Angad Nagar, Laxmi Nagar, East Delhi - 110092, duly authorized vide Board's Resolution dated 25th August 2023 (hereinafter referred to as "**Buyer**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors-in interest and assigns);

The Seller and the Buyer are hereinafter jointly referred to as the "**Parties**" and individually as a "**Party**".

WHEREAS:

- A. The Seller represents and warrants that it is the absolute, legal, beneficial and registered owner of land measuring 21,480 Sq. Mtrs. i.e. 5.3078 acres situated in Village Mudiya Ahmed Nagar, Bareilly Uttar Pradesh, bearing Khasra Numbers 163,168,254 and 256 and more particularly described under **Schedule I** hereto ("**Said Land**"). The Seller has the absolute unencumbered, legal, and marketable title of the Said Land along with unfettered physical possession of the same.
- B. The Seller represents and warrants that the Seller is seized and possessed of the Said Land and the Seller is well and sufficiently entitled to sell the Said Land and the title of the Said Land is free, clear and marketable and is free from Encumbrances (*as defined hereinafter*) of any nature whatsoever;
- C. The Seller further represents and warrants that: (i) the Seller has unhindered, unobstructed, continuous and peaceful possession of the Said Land; (ii) the Seller is duly authorized and entitled to sell/ Transfer (*as defined hereinafter*), convey or deal with the Said Land in any manner whatsoever and no other person/ entity/ group of person(s)/ company(ies), has/ have any right, title, claim, interest or share therein; (iii) there is no impediment for this sale and Transfer of the Said Land in favour of the

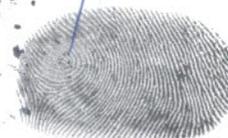
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"**Encumbrance(s)**" shall mean shall mean award, interest, disputes, notices, demands, orders judgments, gift, exchange, previous sale, notifications, lien, charge, assignment, hypothecation adverse possession, title retention, preferential right, trust arrangement, right of set-off, counterclaim or banker's lien, privilege or priority of any kind having the effect of security, any designation of loss payees or beneficiaries or any similar arrangement under or with respect to any insurance policy, any mortgage, pledge, equitable interest, assignment by way of security, conditional sales contract hypothecation, right of other persons, Claim, Security Interest, encumbrance, Defect, title retention agreement, voting trust agreement, interest, option, lien, charge, commitment, restriction or limitation of any nature whatsoever, including restriction on use, Transfer, receipt of income or exercise of any other attribute of ownership, right of set-off, any arrangement (for the purpose of, or which has the effect of, granting security), or any agreement, whether conditional or otherwise, to create any of the same;

"**Execution Date**" shall mean the execution date of this Sale Deed i.e. 2nd September 2023;

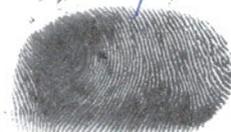
"**Government Authority(ies)**" shall mean any government authority, statutory or regulatory authority government department, agency, commission, board, tribunal or court or any other law, rule or regulation making entity having or purporting to have jurisdiction on behalf of the Republic of India or any state or other subdivision thereof or any municipality, district or other subdivision thereof including any municipal/local authority;

"**Law**" and "**Applicable Law(s)**" means any statute, law, bye-law, enactment, regulation, ordinance enactment, policy, treaty, rule, notification, approval, direction, directive, guideline, circular, order decree, judgment or any restriction or condition including any similar form of decision of or determination, application or execution by or interpretation or pronouncement or adjudication having the force of law of any the foregoing, by any concerned authority having jurisdiction over the matter in question;

"**Security Interest**" shall mean any mortgage, pledge, hypothecation, assignment, deposit arrangement, Encumbrance, lien (statutory or other), preference, priority or other security agreement of any kind or nature whatsoever including, without limitation, any conditional sale or other title retention agreement, any financing or similar statement or notice filed under any recording or notice statute, and any lease having substantially the same effect as any of the foregoing;

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Buyer under any order, decree or contract; (iv) there is no order of attachment by any taxation authority and, or, by any other Government Authorities (*as defined hereinafter*); (vi) there is no existing or pending litigation with respect to the Said Land and (vi) the Said Land is owned solely by the Seller;

- D. The Seller does hereby declare that the Said Land is free from encumbrances, mortgages, charges, liens, restrictions, disputes, litigations of any nature whatsoever; and that the Seller has not entered into any agreement(s) or arrangement(s) or memorandum of understanding, collaboration, joint venture or term sheet, of any nature whatsoever, with any Third Party (*as defined hereinafter*) for any sale or transfer of the Said Land;
- E. The Buyer, relying on the various representations, warranties, stipulations, assurances, covenants, undertakings and indemnities of the Seller, as set out in this Sale Deed has agreed to purchase the Said Land free from all encumbrances, Claims (*as defined hereinafter*), disputes, litigations, liens, charges etc. of any nature whatsoever with clear, marketable title and legal possession; and
- F. The Seller is executing this Sale Deed in favour of the Buyer for irrevocable and absolute sale, transfer, conveyance, assignment, grant and delivery of the Said Land in favour of the Buyer.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH HEREIN, THIS SALE DEED WITNESSETH AS FOLLOWS:

1. DEFINITIONS AND INTERPRETATION.

1.1 Definitions.

In addition to the definitions contained herein in the Sale Deed, the capitalized terms used in this Sale Deed shall have the meaning as specified in hereunder written.

"Approvals" means any and all approvals, authorizations, licenses, permissions, consents, no objection certificates obtained for the acquisition/ purchase/ use of the Said Land, including without limitation the licenses, change of land use, conversions, all other approvals and, or, permissions from any other statutory or Government Authorities, whether State or Central and all other approvals, permissions and consents.

"Claims" shall mean any and all claims, demands, actions, cause of actions, damages, losses, costs, liabilities or expenses, including, without limitation, reasonable professional fees and all costs incurred in pursuing any of the foregoing or any proceeding relating to any of the foregoing;

"Defect" means any defect, imperfection, deficiency or inadequacy or any other fault in the title of the Said Land or any part thereof;

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"Third Party" means all other persons or entities other than the Parties to this Sale Deed;

"Transfer" shall mean and include sale, transfer and conveyance of all unfettered rights, title, interest ownership, benefits, privileges, interest, enjoyment, easements and entitlements, and "Transferred", "Transfers" and "Transferring" shall be construed accordingly;

- 1.2 That the Recitals of this Sale Deed shall form part and parcel of the operative part of the Sale Deed and shall be read accordingly.
- 1.3 Schedules to this Sale Deed shall be deemed to form an integral part of this Sale Deed, and all references to this Sale Deed shall include reference to schedules hereto.
- 1.4 Reference to a Party in this Sale Deed shall, where the context permits, include such Party's respective successors, legal representatives and permitted assigns.
- 1.5 In addition to terms defined in Clause 1.1, certain other capitalized terms are defined elsewhere in this Sale Deed and whenever such terms are used in this Sale Deed, they shall have their respective defined meanings, unless the context expressly or by necessary implication otherwise requires.

2. SALE AND CONVEYANCE AND SALE CONSIDERATION.

- 2.1 The Seller doth hereby irrevocably, absolutely and forever, sells, transfers, grants, conveys, alienates, assigns, assures and deliver all its rights, title and interests in the Said Land as more particularly described in **Schedule I**, in favour of Buyer for a total sale consideration of Rs. **11,75,00,000/- (Rupees Eleven Crore and Seventy Five Lakh only)** (hereinafter referred to as "**Sale Consideration**") along with all the rights of ownership, possession together with all easements, privileges, rights appurtenant thereof along with all the benefits, rights to passage attached and appurtenant thereto, any constructions thereon, along with all rights, (including any and all development rights including right to demolish, reconstruct, develop, mortgage, monetize etc.), free from any and all Encumbrances, mortgages, Claims, disputes, litigations, charges etc. of any nature whatsoever including from or against any Government Authority (*as defined hereinbefore*), or Third Party (*as defined hereinbefore*), and the Buyer shall hereinafter become the absolute and sole owner of the Said Land and shall enjoy absolute rights of ownership and privileges attached to the Said Land.
- 2.2 That the total Sale Consideration of Rs. 11,75,00,000/- (Rupees Eleven Crore and Seventy Five Lakh Only) has been paid by the Buyer to the Seller in the following manner:

- (a) An amount of Rs. 1,00,00,000/- (Rupees One Crore only) has been paid by the Buyer to the Seller vide demand draft dated 18/07/2023, bearing number 506997 drawn on ICICI Bank Limited;

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- (b) An amount of Rs. 6,40,00,000/- (Rupees Six Crore and Forty Lakh only) has been paid by the Buyer to the Seller vide demand draft dated 04/08/2023, bearing number 509004 drawn on ICICI Bank Limited;
- (c) An amount of of Rs. 4,22,11,200/- (Rupees Four Crore Twenty Two Lakh Eleven Thousand and Two Hundred only) has been paid by the Buyer to the Seller vide demand draft dated 29/08/2023, bearing number 500089 drawn on ICICI Bank Limited; and
- (d) An amount of 12,88,800/- (Rupees Twelve Lakh Eighty Eight Thousand and Eight Hundred only) has been paid by the Buyer towards TDS in relation to the sale and purchase transaction under this Sale Deed, to the relevant Governmental Authority u/s 194IA of the Income Tax Act 1961 (bearing Challan Number 50089) on 25/08/2023.
- 2.3 The Sale Consideration has been paid by the Buyer to the Seller as above and the Seller hereby admits and acknowledges its receipt and sufficiency in full and that no other amounts of any nature whatsoever remain due, outstanding or payable by the Buyer to the Seller pursuant to the same. The Buyer has provided/shall provide necessary TDS certificate to the Seller towards such TDS deducted, in accordance with applicable laws.
- 2.4 The Seller hereby agrees and acknowledges that the Buyer has purchased and acquired the Said Land and the Sale Consideration has been determined and paid solely relying upon the representations, warranties, assurances, covenants and undertakings provided by the Seller, including but not limited to the representations, warranties, assurances and covenants set out in Clause 5 herein below.
- 2.5 The Seller hereby agrees and acknowledges that upon execution of this Sale Deed, the Buyer shall be absolutely and irrevocably entitled to the exclusive, legal and absolute ownership of the Said Land, on a freehold basis, free from all Encumbrances, Claims, disputes, litigations, liabilities, liens, charge etc. of any nature whatsoever, from or against any Government Authority or any Third Party and shall have all the benefits, rights, entitlements, title, interest and ownership, and any other rights and entitlements attached thereto or that is or may be available in the future with respect to the Said Land exclusively and absolutely together with the right to passage, easememnts, benefits, privilege attached or appurtenant thereto. The Seller confirms that, the Seller is left with no right, title, interest claims, ownership and entitlement in the Said Land and the Buyer has become the sole and absolute owner of the Said Land and has the absolute right to Transfer, assign, sell, convey, encumber, charge, monetize, mortgage, dispose-off, alienate the Said Land to any person as it deems fit and has all the entitlements for the development, construction, marketing, operating, leasing and sale, conveyance, Transfer and monetization of the Said Land, to earn any profits, proceeds and income from the Said Land and all such other rights to commercially exploit the Said Land on such terms and conditions as it deems fit and proper, without any objection or hindrance from the Seller or any other person claiming through or under the Seller
- 2.6 The Seller hereby absolutely and irrevocably agrees, undertakes and confirms to the execution of this Sale Deed and agrees not to challenge, protest the execution of this Sale Deed and the sale, Transfer, conveyance, grant, assignment of the Said Land by the Seller in favour of the Buyer.

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2.7 The Parties hereby agrees and confirms that the Buyer shall be entitled to affect the necessary entries of mutation and updation of revenue records with respect to the Said Land in the name of the Buyer.

3 STAMP DUTY, OTHER COSTS AND EXPENSES.

3.1 The Buyer shall be solely responsible and liable for the stamp duty, registration charges, transfer charges, levies, surcharges, or any statutory and other fees payable, or interest/ payments levied on account thereof and any other related costs arising from the execution and registration of this Sale Deed as required under Applicable Laws or otherwise;

3.2 All taxes, charges, rents, demands, revenue, cesses, ground rent, lease rent and municipal charges Claims and all other dues and outstandings towards any municipality or Government Authority payable in respect of the Said Land including any interest/ penalty thereof, up to the date of registration of the Sale Deed shall be borne solely by the Seller irrespective of when such demand claim for payment is made or received.

4 POSSESSION OF SAID LAND AND TITLE DOCUMENTS.

4.1 The Seller does hereby grant, transfer and assure the quiet, vacant, peaceful and unencumbered, legal and juridical possession of the entire Said Land along with all rights, title, interests, ownership easements, privileges and appurtenances thereto to the Buyer.

4.2 The Seller hereby agrees, undertakes and covenants that simultaneously with the execution of this Sale Deed, the following actions shall be undertaken:

- (i) handover of exclusive, absolute, legal, physical and vacant possession of the Said Land free of all Encumbrances, charges, litigations, to the Buyer;
- (ii) handover to the Buyer, originals of the Said Land title documents; and
- (iii) handover of all the property tax receipts and all other documents in respect of the Said Land to the Buyer.

4.3 With the execution and registration of this Sale Deed, all the Approvals/ sanctions/ permissions wherever applicable, shall stand transferred and assigned in favour of the Buyer. The Seller shall provide all help and co-operation including without limitation, execution of relevant documents for submission with the Government Authority, as may be required for implementation of transfer of the Approvals/ sanctions/ permissions in the name of the Buyer.

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5 REPRESENTATIONS, WARRANTIES, COVENANTS, DECLARATIONS AND UNDERTAKINGS OF THE PARTIES.

5.1 The Buyer represents and warrants that:

- (i) the Buyer has the full legal right, capacity and authority to enter into this Sale Deed and this Sale Deed constitutes a legal, valid and binding obligation of the Buyer.
- (ii) The Buyer has/shall duly discharge its payment obligations under this Sale Deed.
- (iii) The Buyer acknowledges and confirms that the description and reference of the Said Land given by the Seller is only to acquaint the Buyer with regard to the location of the Said Land and has conducted its own due diligence prior to entering into this Sale Deed.

5.2 The Seller hereby severally represent and warrant that:

- (i) The Seller has the full legal right, capacity and authority along with all necessary authorization and approvals (including consents and approvals from any Third Parties) to enter into and deliver the terms and provisions of this Sale Deed and this Sale Deed constitutes a legal, valid and binding obligation of the Seller.
- (ii) The Said Land or any part thereof is not a subject matter of any suit, attachment, acquisition or litigation or court proceedings/administrative/mediation/ arbitration/conciliation, investigations Claims, actions, other proceedings or hearings and no proceedings have been initiated/filed/pending by or against the Seller or the Said Land or any part by any by any counterparties to any of the contracts, or any Third Parties before Government Authority, any court, arbitrator, tribunal, quasi-judicial, regulatory or similar body or agency in any jurisdiction ("Proceedings") and in the event any legal or quasi legal proceedings are initiated by any person at any time in respect of Said Land or any part thereof and/or against any documents executed by and/or in favour of the Seller with their predecessor in title and, or, even otherwise the same shall be resolved by the Seller at its sole costs.
- (iii) The Buyer shall be entitled to construct/ develop on the Said Land by utilizing the entire FS available for development on the Said Land. The description of the Said Land as provided in this Sale Deed is true and correct and not misleading in any respect and corresponds to the description as mentioned in the land and revenue records maintained in the office of the concerned revenue officials and the sub-registrar of assurances.
- (iv) All the Said Land title documents have been registered, adequately stamped, and are valid binding, enforceable and Transfer rights, title, interest and ownership in the Said Land prior to the execution of this Sale Deed vests solely in favour of the Seller.

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- (v) There are no circumstances that exist or threats that are likely to cause termination, invalidity, cancellation, revocation etc. of any of the Said Land title documents and there are no adverse orders, notices issued by any competent authority pursuant to the Said Land title documents.
- (vi) There are no impediments with regard to the development and construction on the Said Land and there are no trespassers and, or, squatters, possessory rights and, or, any encroachments on the Said Land.
- (vii) Access to and egress from the Said Land is absolutely available for the purpose of construction, development, occupation, use, marketing, sale, lease, Transfer or any other commercial exploitation of the Said Land.
- (viii) That there are no co-owners, partners, tenants, encroachers, trespassers, occupants or squatters on the Said Land and no other person or persons including any worker, labourer, staff (in respect of any pending dues like wages retrenchment or retirement dues, or any other benefits etc.) has/ have any right, title, interest, claim or demand of any nature whatsoever in, to or upon the Said Land.
- (ix) There is no other matter of which the Seller, are, or ought to be, aware which adversely affects the value of the Said Land or casts any doubt on the right or title of Seller thereto or on the use of the Said Land.
- (x) There are no subsisting or outstanding loans or overdraft facilities or any financing facilities or any other indebtedness of any nature whatsoever from any person in relation to or in connection with the Said Land or pertaining to creation of any Security Interest on the Said Land or any part thereof and except as disclosed the Seller has no liabilities or amounts due/ payable to any person or Third Parties in relation to the same.
- (xi) The Said Land and all parts of it are free from all kinds of Encumbrance and third party claims including any prior sale/ agreement to sell, gift, mortgage, tenancy, license, trust, exchange, lease, encroachment by or settled possession of a Third Party, legal flaw, Claims, prior agreement to sell, loan, surety, security, lien, court injunction, litigation, stay order, notices, charges, disputes, acquisition, attachment in the decree of any court, hypothecation, income tax or wealth tax attachment or any other registered or unregistered Encumbrance whatsoever.
- (xii) As of the Execution Date, there are no subsisting notices or *lis pendens*, Proceedings outstanding that have been filed/registered in respect of Seller and/or Said Land or unsatisfied judgments, decrees or orders of any such court, commission, arbitrator or Government.

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Authority that would that seek to prevent, restrict, delay or terminate the rights, occupation, use, enjoyment and Transfer of the Said Land to the Buyer or consummation of the transactions under this Sale Deed.

(xiii) All the warranties, information, documents or statements relating to, or provided by, the Seller in this Section which is relied upon by the Buyer and, or, its affiliates, advisors, consultants and representatives are true, accurate, complete and correct in all respects and not misleading in any manner there is no suppression of any material facts.

5.3 Each of the Warranties shall be construed as a separate and independent representation, warranty, covenant or undertaking, as the case may be, and shall not be limited by the terms of any other warranties or by any other term of this Sale Deed.

6 INDEMNITY

6.1 The Seller hereby agrees and undertakes that it shall, at all times, keep and hold the Buyer and its affiliates, directors, officers, employees, assignees, ("**Indemnified Parties**"), fully indemnified, saved, defended and harmless, from and against all Claims, suits, actions, proceedings, litigation, and costs, charges, expenses, fines, penalties, prosecutions, losses, damages, liabilities and demands (including, without limitation attorneys' fees) which the Indemnified Parties, may bear, incur or suffer, and, or, which may be made, levied or imposed on the Indemnified Parties, and, or, claimed from the Indemnified Parties, due to or by reason or virtue of:

- (i) any Defect in, or want of any right, title and interest to the ownership, marketability or possession or full and quiet enjoyment and usage of the Said Land or any part thereof or any other entitlements as set forth in the Sale Deed and, or,
- (ii) any investigation, legal, quasi-legal, administrative, Claims, actions, notices, litigations, arbitrations, mediations, conciliations, garnishee or other proceedings against or with respect to the Said Land, and, or,
- (iii) any of the representations, warranties, covenants, assurances and other terms and conditions of this Sale Deed being found to be false, untrue and, or, misleading in any manner whatsoever or are not fully enforceable in any manner whatsoever.

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7 MISCELLANEOUS.

7.1 Stamp Duty, Registration and Other Charges.

The Parties hereby agree that the stamp duty and registration charges on this Sale Deed, shall be borne and paid by the Buyer.

7.2 Further Acts.

The Parties shall do and cause to be done all such acts, deeds, matters and things and shall execute and deliver such documents and instruments as may be reasonably necessary to enable the Parties to perform their respective obligations and to give effect to the completion of transaction contemplated under this Sale Deed.

7.3 Relationship.

Nothing contained in this Sale Deed or in any document referred to in it shall constitute any of the Parties as a partner of the other, nor shall the execution and implementation of this Sale Deed confer on any Party any power to bind or impose any obligations on the other Party..

7.4 Governing Law and Jurisdiction.

This Sale Deed and also its formation, execution, validity, interpretation and implementation shall be governed by and construed in accordance with the laws of India. The Courts at [Bareilly, Uttar Pradesh] shall have exclusive jurisdiction to try and entertain all the disputes arising between the Parties.

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7.5 The provisions of this Sale Deed shall enure to the benefit of and be binding on the Parties and their respective permitted successors (including, without limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger or acquisition of any Party) and permitted assigns and legal representatives.

7.6 Severability.

If any provision of this Sale Deed is determined to be invalid or inoperative or unenforceable in whole or in part, such invalidity or unenforceability shall attach only to such provision or the applicable part of such provision and the remaining part of such provision and all other provisions of this Sale Deed shall continue to remain in full force and effect.

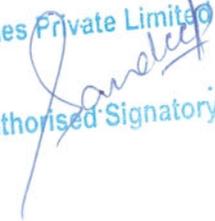
7.7 Entire Agreement:

This Sale Deed along with its schedule constitutes the entire agreement between the Parties with respect to the Said Land. It supersedes all prior or contemporaneous communications, representations or understandings, arrangement whether oral or written, relating to the Said Land from either Party.

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SCHEDULE I

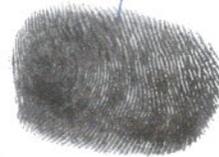
(DETAILS AND DESCRIPTION OF THE SAID LAND)

S. No	Sale Deed No.	Khasra No.	Village	Area in Hectares
1	0.1840 hectares through deed no. 1310 dated 05/02/2016	163	Mudiya Ahmednagar	0.1840 Hectares/ 1840 Sq. Mtrs.
2	0.1626 hectares through deed no. 1309 dated 05/02/2016 and 0.5693 hectares through deed no. 1310 dated 05/02/2016	168	Mudiya Ahmednagar	0.7320 Hectares / 7320 Sq. Mtrs.
3	0.2790 hectares through deed no. 3053 dated 28/03/2016	254	Mudiya Ahmednagar	0.2790 Hectares / 2790 sq. Mtrs.
4	0.1906 hectares through deed no. 1309 dated 05/02/2016 and 0.7624 hectares through deed no. 4862 dated 12/05/2016	256	Mudiya Ahmednagar	0.9530 Hectares / 9530 Sq. Mtrs.
		Total		2.1480 Hectares / 21,480 Sq. Mtrs.

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Boundaries of Khara No. 163 and 168, village Mudiya Ahmednagar, Bareilly

East : Khasra No. 169 & 170
West : Nahar Sharda & Khasra No. 164
North : Khasra No. 162,164,165,166 & 167
South : Chak Road 8 feet 3 inch

Boundaries of Khara No. 254 and 256, village Mudiya Ahmednagar, Bareilly

East : Nali and Khasra No. 255
West : Nahar Sharda
North : Chak Road 8 feet 3 inch
South : Khasra No. 257 and 255

Declaration

We the parties hereto hereby declare that the property under Sale is in semi urban area defined in Valuation list and located 200 Meters away from Bareilly Pilibhit Road, described at Page No. 36 and the Stamp Duty is Computed and paid in conformity with Semi Urban Segment Serial No. 288 Column No. 05 , Code No. 1088 The Particulars mention in Deed is correct and we have observed the compliance of Section 27 of the Stamp Act.

Anand Lifespace Development LLP

Non
Authorised Signatory



Aurika Homes Private Limited

Sandip
Authorised Signatory



खसरा

ग्राम परगना

तहसील

जिला

खसरा.....

फसली

क्र. सं.	खसरा सं.	खसरी के भाग 1 के वर्गीकरण अनुसार खातेदार का नाम	खसरी के भाग 2 के वर्गीकरण अनुसार खाता का नाम यदि कोई हो	क्र. सं.	फसलों का क्षेत्रफल						दो फसलों का क्षेत्रफल		मिलन खसरा खातों के अनुसार अक्षय विना फसली वाली भूमि का खोरा		कुल				
					खरीफ	रबी	जायद	फसलों का क्षेत्रफल	अक्षय	अक्षय	अक्षय	अक्षय	अक्षय						
1	163	अशोक कुमार		5	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
2	354	अशोक कुमार																	

अनंद लाइसप्राइस डेवलपमेंट लिपि
Anand Lifespace Development LLP
Authorised Signatory



Notary





Hindi

खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : मुडिया अहमदनगर परगना : (बोली) तहसील : बोली जनपद : बोली पसली वर्ष : 1430-1435 (01 जुलाई, 2022 से 30 जून, 2028) भाग : 1 खाता संख्या : 00354

खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	खसरा संख्या	क्षेत्रफल (हे.)	आदेश	टिप्पणी
श्रेणी 1-क / भूमि जो संक्रमणीय भूमिचरों के अधिकार में हो। श्री 0 अनन्द रौईफ स्पेस डेवेलपर्स प्राइवेट लिमिटेड / उमेश चन्द्र शर्मा / F10 874 शिव शक्ति नगर, बृहन्मुंबई	163	0.1840	1425 ^फ अदेश श्रीमान न्यायालय उप विलयिकारी सदर बोली बाद सं. 33/2017/प्रा 803 ^अ राजस्व संहिता 2006/ अनन्द लाइफ स्पेस डेवेलपमेंट एलएलपी. बनाम सरकार /तहसीलदार सदर बोली /दि. 23.6.17/तहसीलदार सदर बोली की आख्या से सहमत होते हुए आगामी स्थित ग्राम मुडिया अहमदनगर के वर 1418-1423 ^फ के गाटा सं. 161/0.154 ^{हे} व गाटा सं. 162/0.1840 ^{हे} व गाटा सं. 163/0.184 ^{हे} व गाटा सं. 164/0.184 ^{हे} व गाटा सं. 168/0.732 ^{हे} व गाटा सं. 254/0.279 ^{हे} व गाटा सं. 256/0.953 ^{हे} भूमि जिस पर कृषि कार्य नहीं हो रहा है तथा अबादी में है को अक्रषिक घोषित किया जाता है। तहसीलदार सदर बोली के आख्या दि. 8.9.2016 एवं नजरी नक्शा इस आदेश का अंग रहेगा। 25.6.17/5.7.17	
योग	1	0.1840		

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Aster Program

Hindi

खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : मुडिया अहमदनगर परगना : (बोली) तहसील : बोली जपद : बोली फसली बर्ष : 1430-1435 (01 जुलाई, 2022 से 30 जून, 2028) भाग : 1 खाता संख्या : 00360

खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान

खसरा संख्या

क्षेत्रफल
(हे.)

आदेश

टिप्पणी

श्रेणी 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

मैसर्स आनन्द लार्डफ द्वारा अधिकृत श्री सचिन कुमार / उमेश चन्द / नि0 874 शिव शक्ति नार बृहमपुरी मेठ

168

0.7320

योग

1

0.7320

कृपया उपरोक्त सभी प्रतिक्रिया आदेश (गवर्नर के आदेश प्रदान किया है) के तहत प्रदान किया है (गवर्नर के आदेश प्रदान किया है) और खसरा संख्या पर विवरण है।

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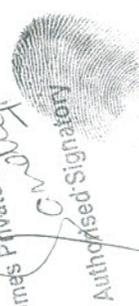


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Hindi

खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : मुडिया अहमदनगर परगना : (बोली) तहसील : बोली जन्मद : बोली खसरा संख्या : 254

फसली वर्ष : 1430-1435 (01 बुलाई, 2022 से 30 जून, 2028) भाग : 1 खाता संख्या : 00433

खातेदार का नाम / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

श्रेणी 1-क / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।

वाटरशाह / कुन्दन / फि0ग्राम

क्षेत्रफल (हे.) 0.2790

आदेश

टिप्पणी

1424फ० आदेश श्रीमान न्यायालय तहसीलदार सर बोली बाद सं० टी 20161213011455/9.8.16/आदेश हुआकि गाटा 254/0.279हे० लगान 60ख अनुसर विकेता बाबशाह पुत्र कुन्दन नि०ग्राम मुडिया अहमदनगर तह०जि०बोली का नाम विक्रित आराजी 0.2790हे० से खारीज कर केता मैसर्स आनन्द लाईफस्पेस डेवलपमेंट एलएलपी (ए लिमिटेड लाईबिल्टी पारदर्शिय इन्कॉर्पोरेट अण्डर द एलएलपी एक्ट 2009) पंजीकृत कार्यालय 711/92 दीपली नेहरू प्लेस नई दिल्ली -110019द्वारा अभिवृत्त हस्ताक्षरी श्री सचिन कुमार शर्मा पुत्र उमेश चन्द शर्मा नि० 874 शिव शक्ति नगर ब्रह्मपुरी मेठ उ००० का नाम पंजीकृत विक्रय पत्र दि० 12.5.2016 के आधार पर दर्ज होहाइल० 27.8.16/6.9.16

1425फ० आदेश श्रीमान न्यायालय उ० जिलाधिकारी सर बोली बाद सं० 33/2017/धारा 80उ०० राजस्व संहिता 2006/ आनन्द लाईफ स्पेस डेवलपमेंट एल०एल०पी० बनाम सरकार /तहसीलदार सर बोली /दि० 23.6.17तहसीलदार सर बोली की आख्या से सहमत होते हुए आराजी स्थित ग्राम मुडिया अहमदनगर के वर्ड 1418-1423फ० के गाटा सं० 161/0.154हे० व गाटा सं० 162/0.1840हे० व गाटा सं० 163/0.184हे० व गाटा सं० 164/0.184हे० व गाटा सं० 168/0.732हे० व गाटा सं० 254/0.279हे० व गाटा सं० 256/0.953हे० भूमि जिस पर कृषि कार्य नहीं हो रहा है तथा आबादी में है को अकृषिक घोषित किया जाता है। तहसीलदार सर बोली के आख्या दि० 8.9.2016 एवं नकरी नक्शा झ अदेश का अंग रहेगाहल०क० 25.6.17/5.7.17

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Witness Signatory



For



Signature
Fingerprint

1425म0 न्यायालय उप जिलाधिकारी सदन जिला कोरली बाट सं 02/2018 धार: 101 राजस्व संहिता 2006 दि0 11.05.2018/ आदेश हुआ है कि ग्राम मुडिया अहमदनगर स्थित भूमि गाटा सं0 254, 256 व 196 सम्बन्धी उपरोक्त बाट में निम्न आदेश पारित किये गये हैं:-
 "तहसीलदार सदन कोरली एवं विद्वान जिला शासकीय अभिलेख(रा0) कोरली की आख्या से सहमत होते हुये ग्राम मुडिया अहमदनगर स्थित आराजी गाटा सं0 254/0.279है0 व 256/0.953है0 भूमि में से कुल क्षेत्रफल 1463.16 वर्ग मी0 किस्म जमीन दो0अम्बल आजी जो मैसर्स अन्नन्द 1463.16 वर्ग मी0 किस्म जमीन दो0अम्बल आजी जो मैसर्स अन्नन्द लाइफ स्पेस एल एल पी सचिव सचिन कुमार शर्मा का नाम श्रेणी 1 सं0भू0 में दर्ज हो, का विनियम गाटा सं0 196/0.330है0 में से 1089 वर्ग मी0 किस्म जमीन दो0अम्बल आजी तथा जो श्रेणी-6-2 के अन्तर्गत मुख्य मार्ग में दर्ज है से किया जाता है। तदुसार गाटा सं0 मुडिया अहमदनगर स्थित आराजी गाटा सं0 254/0.279है0 व 256/0.953है0 भूमि में से कुल क्षेत्रफल 1463.16 वर्ग मी0 किस्म जमीन दो0अम्बल आजी पर दर्ज खातेदार मैसर्स आनन्द लाइफ स्पेस एल एल पी सचिव सचिन कुमार शर्मा का नाम निरस्त कर श्रेणी 6(2) के अन्तर्गत मुख्य मार्ग दर्ज किया जाये तथा गाटा सं0 196/0.330है0 में से 1089 वर्ग मी0 किस्म जमीन दो0अम्बल आजी पर श्रेणी 6(2) मुख्य मार्ग से निरस्त होकर मैसर्स आनन्द लाइफ स्पेस एल एल पी सचिव सचिन कुमार शर्मा का नाम श्रेणी 1 सं0भू0 में दर्ज हो। तहसीलदार सदन कोरली की आख्या दि0 13.04.2018 एवं भू0प्र0समिति के प्रस्ताव दि0 18.01.2018 तथा विद्वान जिला शासकीय अभिलेख(रा0) कोरली की आख्या दि0 11.05.2018 इस आदेश के अंग रहेंगे।ह0र0क0 25.05.18/25.05.18

1425म0 न्यायालय उप जिलाधिकारी सदन कोरली बाट सं0 टी 201812130102281 धारा 101 राजस्व संहिता 2006 ग्राम मुडिया अहमदनगर पर0 व तह0 कोरली में0 आनन्द लाइफ स्पेस डेवलपमेंट बनाम सरकार दि0 29.05.2018/ ग्राम मुडिया अहमदनगर स्थित भूमि गाटा सं0 254, 256 एवं 196 के विनियम सम्बन्धी उपरोक्त बाट में निम्न आदेश पारित किये गये हैं:- " पूर्ण पारित आदेश दि0 11.05.2018 निरस्त किया जाता है। संक्रमणीय भूमिधारी अधिकारो वाली भूमि का श्रेणी-6-(2) मुख्य मार्ग/विक्रमार्ग से विनियम सम्बन्धी होने के कारण प्रस्ताव शासन को सर्वोर्ध्वत किये जाने हेतु जिलाधिकारी महोदय की ओर से पत्रालेख तैयार कर प्रेषित किया जाये।" ह0र0क0 02.06.18/05.06.18

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Anika Homes Private Limited

Anika Homes Private Limited



यह दस्तावेज़ का प्रमाणित प्रतिलिपि है। यदि आप इसे प्रमाणित प्रतिलिपि के रूप में उपयोग करना चाहते हैं, तो आपको इसे प्रमाणित प्रतिलिपि के रूप में उपयोग करना होगा।

यह दस्तावेज़ का प्रमाणित प्रतिलिपि है। यदि आप इसे प्रमाणित प्रतिलिपि के रूप में उपयोग करना चाहते हैं, तो आपको इसे प्रमाणित प्रतिलिपि के रूप में उपयोग करना होगा।

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यह दस्तावेज़ का प्रमाणित प्रतिलिपि है। यदि आप इसे प्रमाणित प्रतिलिपि के रूप में उपयोग करना चाहते हैं, तो आपको इसे प्रमाणित प्रतिलिपि के रूप में उपयोग करना होगा।

mailto:CSO@lekhni.computer.com

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Anand Lifespace Development LLP

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Aurika Homes Private Limited

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भारत सरकार
जिला पंचायत

Hindi

खाता विवरण (अप्रमाणि प्रति)

ग्राम का नाम : मुंडिया अहमदनगर	परगना : (बोली)	तहसील : बोली	जन्मद : बोली	फसली बर् : 1430-1435 (0	भाग : 1	खाता संख्या : 00130
खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान	खसरा संख्या	क्षेत्रफल (हे.)	रादेश	टिप्पणी		
श्रेणी 1-क / भूमि जो सड़कमार्गीय भूमिधरो के अधिकार में हो। जमुना प्रसाद / कल्लू / नि.ग्राम मैसर्स आनन्द लॉर्डफ द्वारा अधिकृत श्री सचिन कुमार / उमेश चन्द्र / नि 874 शिव शक्ति नगर बृहमपुरी मेरठ	256	0.9530		425फ० आदेश श्रीमान न्यायालय उप जिलाधिकारी सदर बोली बाद सं० 3/2017/घारा 80उ०फ० राजस्व संहिता 2006/ आनन्द लॉर्डफ सेस बलेकॉन्ट एल०एल०सी० बनाम सरकार /तहसीलदार सदर बोली /दि० 3.6.17/तहसीलदार सदर बोली की आख्या से सहमत होते हुए अपाजी शेत ग्राम मुंडिया अहमदनगर के वर्ष 1418-1423फ० के गाटा सं० 61/0.154हे० व गाटा सं० 162/0.1840हे० व गाटा सं० 63/0.184हे० व गाटा सं० 164/0.184हे० व गाटा सं० 68/0.732हे० व गाटा सं० 254/0.279हे० व गाटा सं० 56/0.953हे० भूमि जिस पर कृषि कार्य नहीं हो रहा है तथा आबादी में है 1) अकृषिक घोषित किया जाता है। तहसीलदार सदर बोली के अख्या दि० 9.2016 एवं नजदी नक्शा इस आदेश का अंग रहेगा।ह०र०क० 5.6.17/5.7.17		
Anand Lifespace Development LLP				425फ० न्यायालय उप जिलाधिकारी सदर जिला बोली बाद सं० 2/2018 घारा 101 राजस्व संहिता 2006 दि० 11.05.2018/ आदेश हुआ है कि ग्राम मुंडिया अहमदनगर स्थित भूमि गाटा सं० 254, 56 व 196 संबन्धी उपरोक्त बाद में निम्न आदेश पारित किये गये हैं:- तहसीलदार सदर बोली एवं चिट्ठा न जिला शासकीय अधिवक्ता(रा०) बोली की आख्या से सहमत होते हुए ग्राम मुंडिया अहमदनगर स्थित आराजी गाटा सं० 254/0.279हे० व 256/0.953हे० भूमि में से कुल क्षेत्रफल 463.16 वर्ग मी० किस्म जमीन दे०अबल आजी जो मैसर्स आनन्द लॉर्डफ सेस एल एन पी सचिव सचिन कुमार शर्मा का नाम श्रेणी 1 सं०भ० दर्ज हो, का विनियम गाटा सं० 196/0.330हे० में से 1089 वर्ग मी० केस जमीन दे०अबल आजी तथा जो श्रेणी-6-2 के अन्तर्गत मुख्य मार्ग		

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मे दर्ज है से किया जाता है। तदनुसार गाटा सं० मुडिया अहमदनगर स्थित अराजी गाटा सं० 254/0.279२0 व 256/०.953२0 भूमि में से कुल क्षेत्रफल 1463.16 वर्ग मी० किस्म जमीन टो०अब्बल अजी पर दर्ज खातेदार मेहसूर अनन्द लाइफ स्पेस एल एल पी सचिव सचिव कुमार शर्मा का नाम निरस्त कर श्रेणी 6(2) के अन्तर्गत मुख्य मार्ग दर्ज किया जाये तथा गाटा सं० 196/0.330२0 में से 1089 वर्ग मी० किस्म जमीन टो०अब्बल अजी पर श्रेणी 6(2) मुख्य मार्ग से निरस्त होकर मेहसूर अनन्द लाइफ स्पेस एल एल पी सचिव सचिव कुमार शर्मा का नाम श्रेणी 1 सं०भू० में दर्ज हो। तदनुसार सरदार बोलेली की आख्या दि० 13.04.2018 एवं भू०प०समिति के प्रस्ताव दि० 18.01.2018 तथा विद्वान जिला शासकीय अभियन्ता(रा०) बोलेली की आख्या दि० 11.05.2018 इस आदेश के अंग रहेगे।ह०००क० 25.05.18/25.05.18

1425०० न्यायालय उप जिलाधिकारी सरदार बोलेली वाद सं० टी 201812130102281 भाग 101 राजस्व संहिता 2006 ग्राम मुडिया अहमदनगर पर० व तह० बोलेली में० अनन्द लाइफ स्पेस डेवलपमेंट बनाम सरकार दि० 29.05.2018/ ग्राम मुडिया अहमदनगर स्थित भूमि गाटा सं० 254, 256 एवं 196 के विनियम सम्बन्धी उपरोक्त वाद में निम्न आदेश पारित किये गये है:- " पूर्व पारित आदेश दि० 11.05.2018 निरस्त किया जाता है। संक्रमणीय भूधिकारी अधिकारों वाली भूमि का श्रेणी-6-(2) मुख्य मार्ग/चक्रमार्ग से विनियम सम्बन्धी होने के कारण प्रस्ताव शासन को संदर्भित किये जाने हेतु जिलाधिकारी महोदय की ओर से पत्रालेख तैयार कर प्रेषित किया जाये।" ह०००क० 02.06.18/05.06.18

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यह पत्र और उसके की प्रतिलिपि (यदि) केवल एक विभाग (अन्वय/संकेत) हेतु तैयार किया गया है।
 Disclaimer: इस पत्र और उसके की प्रतिलिपि (यदि) केवल एक विभाग (अन्वय/संकेत) हेतु तैयार किया गया है।
 Above contents is its information. The information provided online is updated and no physical visit is required. For Certified copy apply through e-district portal/CSO/Tejsh Computer Centre.
 Software Powered by: National E-Governance State Unit, Ludhiana Aurika Homes Private Limited

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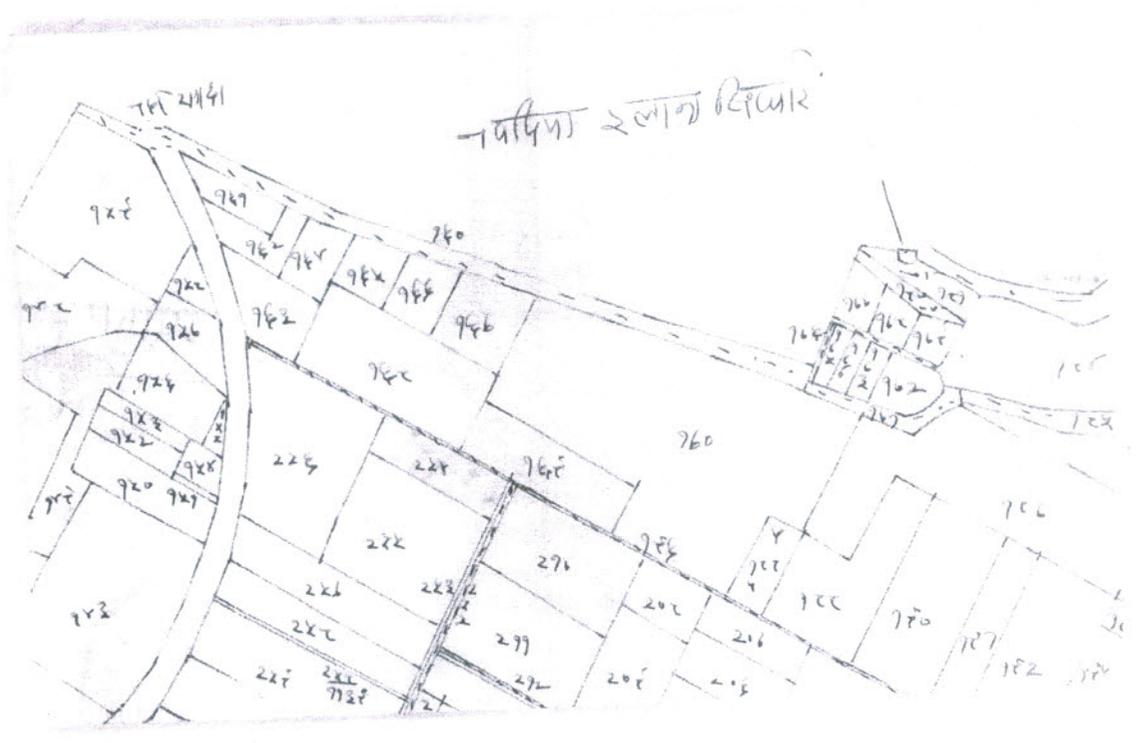


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नकाशा नजदीक आवासीय क्षेत्रातील जागेच्या तपसुला अंतर्गत नगर ठरली २००१
 विक्रीत - आनंद लाइफ स्पेस डेव्हलपमेंट एलएलपीक पीठ
 विक्रीत - आरिका होम्स प्रा० लि०
 क्षेत्र न० १६३, १६४, २५५, व २५६

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Aurika Homes Private Limited

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Sandeep



विलेख सं० _____ वर्ष _____

सम्पत्ति का फोटो

शहरी क्षेत्र, बरेली

सकान नं०/प्लॉट नं० खेत नं० 163, 168, 254, 256

सम्पत्ति स्थिति आम्र गाँव सुप्रीमा इन्डिया नगर बरेली

विक्रेता आनन्द आर्य प्रोपर्टी डेवलपमेंट एल०एल०पी०

क्रेता श्रीमती सोनिया शर्मा



Anand Lifespace Development LLP

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Authorised Signatory



Aurika Homes Private Limited
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Authorised Signatory

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Anand Lifespace Development LLP

Corporate Office: ATS Tower, Plot No. 16, Sector-135, Noida 201 305.

Call: 0120-7111500 | Email: compliance@homekraft.in

LLPIN: AAA-8227

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF ANAND LIFESPACE DEVELOPMENT LLP ("LLP") AT THEIR MEETING HELD ON 22ND AUGUST, 2023 AT 11:00 A.M, AT THE REGISTERED OFFICE OF THE LLP AT 711/92, DEEPALI, NEHRU PLACE, NEW DELHI – 110019

EXECUTION OF SALE DOCUMENTS

The Partners of the LLP were informed that the LLP is the owner of a parcel of land bearing Khasra No. 163, 168, 254 and 256 in village Mudiya Ahmed Nagar, Bareilly, Uttar Pradesh ("Said Land").

In accordance with mutual understanding arrived at between the LLP and **Aurika Homes Private Limited**, a private limited company incorporated under the Companies Act, 2013, having CIN: U70109DL2021PTC386139 and registered office at Shop No. 8, Ground Floor, C.S.C. AGCR Enclave, Delhi - 110092 ("Purchaser") the LLP has agreed to sell the Said Land to the Purchaser in accordance with the terms and conditions contained under an agreement to sell and sale deed to be executed pursuant to the terms of such agreement to sell ("Sale Documents") proposed to be executed between the LLP and the Purchaser.

The drafts of the Sale Documents were tabled before the Partners and duly initialed for identification.

After discussion following resolutions were passed in this regard: -

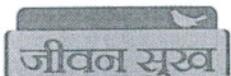
RESOLVED THAT the drafts of the Sale Documents which were placed before the Partners, be and are hereby approved.

"RESOLVED FURTHER THAT the Partners do hereby accord their approval to the LLP to execute the Sale Documents, subject to such other terms and conditions as the Partners may deem fit in the interest of the LLP.

RESOLVED FURTHER THAT Mr. Ankit Goenka, Mr. Nasim Ahmad and Mr. Tushar Goel or in their absence any other person(s) who the Partners may designate ("**Authorized Officers**") be and are hereby authorised severally to negotiate and to execute, sign and deliver for and on behalf of the LLP the Sale Documents, appear before the relevant Governmental authorities such as Bareilly Development Authority, Bareilly Registrar office and any other government Authority as required from time to time, on behalf of the LLP for the purposes of giving effect to the registration of the Sale Document(s), execute any other documents/agreements, including but not limited to declarations, certificates, instruments and writings, and such other documents/agreements and take such other actions as may be considered necessary for the purpose of giving effect to the terms of the Sale Documents and giving effect to the sale of the Said Land in favour of the Purchaser.

Anand Lifespace Development LLP.
Dashed Line Product

Anand Lifespace Development LLP.
Dashed Line Product





Anand Lifespace Development LLP

Corporate Office: ATS Tower, Plot No. 16, Sector-135, Noida 201 305.

Call: 0120-7111500 | Email: compliance@homekraft.in

LLPIN: AAA-8227

S.No.	Specimen Signature
1. Mr. Ankit Goenka (PAN: - ADMPG0072D)	
2. Mr. Nasim Ahmad (PAN: - AEKPA3714R)	
3. Mr. Tushar Goel (PAN: - BVPPG3021C)	

RESOLVED FURTHER THAT a certified copy of this resolution be furnished, as may be required, under the signatures of any one of the Partners of the LLP.”

**Certified True Copy
For ANAND LIFESPACE DEVELOPMENT LLP**

Anand Lifespace Development LLP

Anand Lifespace Development LLP

Designated Partner

Designated Partner

Getamber Anand
Partner
DPIN: -00120610

Udaivir Anand
Partner
DPIN: - 08572352

EXTRACTS OF THE MINUTES OF THE DULY CONVENED, HELD AND CONDUCTED MEETING OF BOARD OF DIRECTORS OF MIRV INFRA PRIVATE LIMITED ON 25th DAY OF AUGUST 2023 AT 12 P.M. AT THE REGISTERED OFFICE WHERE PROPER QUORUM AS REQUIRED BY LAW WAS REMAIN PRESENT.

EXECUTION OF SALE DOCUMENTS:

“RESOLVED THAT Mr. Sandeep Kumar Singh and Mr. Ram Bhushan Maurya (“Authorized Officers”), are hereby severally authorized to negotiate and to execute, sign and deliver for and on behalf of the Company the Sale Documents, appear before the relevant Governmental authorities such as Sub-Registrar Bareilly and any other government authority as required from time to time, on behalf of the Company for the purpose of giving effect to the registration of the Sale Document(s), execute any other document/agreements, including but not limited to declarations, certificates, instruments and writings, and such other documents/agreements and take such other actions as may be considered necessary for the purpose of giving effect to terms of Sale Document(s) in relation to land admeasuring 5.30 acres (21,480 sq. mt.) situated at Khasra No. 163,168,254 and 256, village Mudiya Ahmednagar, Bareilly, Uttar Pradesh.

Name of Signatory	Specimen Signature
Mr. Sandeep Kumar Singh (PAN No: BAUPS2060M)	
Mr. Ram Bhushan Maurya (PAN No: BIBPM3992F)	

Certified True Copy
For AURIKA HOMES PRIVATE LIMITED


(Parul Mittal)
Director
DIN: 09489872


(Ram Bhushan Maurya)
Director
DIN: 09490155

Date – 25th AUGUST 2023
Place – New Delhi

AURIKA HOMES PRIVATE LIMITED

Registered Address : Shop No. 8, Ground Floor, CSC AGCR Enclave, Delhi 110092.

भारत सरकार
Government of India

लोटन सिंह
Lotan Singh
जन्म तिथि / DOB : 01/01/1971
पुरुष / Male



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आधार - आम आदमी का अधिकार

9927922170

भारत सरकार
Unique Identification Authority of India

पता
अलमज उदममी लाल, सिघाई
कायस्थान, मुंडिया अहमद नगर,
मुरौली, मुंडिया अहमद नगर, उत्तर
प्रदेश, 243122

Address:
S/O: Chhadammi Lal, sighai
kayasthan, Mundia Ahmed Nagar,
Bareilly, Mundia Ahamad Nagar,
Uttar Pradesh, 243122

4471 0862 4427

1947
1600 300 1947

hsip@uidai.gov.in

www.uidai.gov.in

INCOME TAX PAN SERVICES UNIT

(Managed by National Securities Depository Limited)
3rd Floor, Sapphire Chambers, Near Baner Telephone Exchange,
Baner. Pune - 411 045

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANAND LIFESPACE DEVELOPMENT LLP



05/03/2012

Permanent Account Number

AAVFA5851E

07062 112

The Income Tax Department takes pleasure in informing that the PAN allotted to you is :

AAVFA5851E

and the PAN card is enclosed herewith. Further, for filling the return of income, please contact :

ITO WARD 36(1)

Quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate **credit of taxes paid by you and faster processing** of return of income. Moreover, quoting PAN on all other communications with the department will help to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For further details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against law** and may attract **penalty of upto Rs. 10,000/-**.

Any errors in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above and on the reverse of the PAN Card.

Income Tax Department

PKG ID : PRC13099201 / 19 / 15 / 07/06/2012 / BLU



DEL / 66 / 102702014524163191 / 72687635

ANAND LIFESPACE DEVELOPMENT LLP

ANAND LIFESPACE DEVELOPMENT LLP
711/92
DEEPALI
NEHRU PLACE
NEW DELHI
DELHI - 110019
TEL. NO.: 9810870227



भारत सरकार

Government of India



नसीम अहमद

Nasim Ahmad

जन्म तिथि / DOB : 01/01/1978

पुरुष / Male



5434 7330 0039

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: मो बदरुद्दीन, बी/119, बी-2,
नया विज्ञान अकॅडमी विद्यालय, अली
नगर कॉलोनी, अनीसाबाद, फुलवारी,
अनीसाबाद, पटना, बिहार, 800002

Address:

S/O: Md Badruddin, B/119, B-2,
new vision academy school, ali
nagar colony, anisabad, Phulwari,
Anisabad, Patna, Bihar, 800002

5434 7330 0039



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1800 300 1947

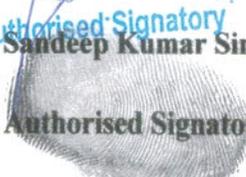


help@uidai.gov.in

WWW

www.uidai.gov.in

IN WITNESS WHEREOF, the Seller and the Buyer named hereinabove have hereunto set and subscribed their respective hands at the place and on the day, month and year, first above written and in the presence of the following witnesses.

Anand Lifespace Development LLP	
Signature :  Authorised Signatory	Signature :  Authorised Signatory
Name : Nasim Ahmad 	Name : Sandeep Kumar Singh 
Designation : Authorised Signatory	Designation : Authorised Signatory
Duly authorised to sign for and on behalf of Seller, i.e., ANAND LIFESPCAE DEVELOPMENT LLP	Duly authorised to sign for and on behalf of Buyer, i.e., AURIKA HOMES PRIVATE LIMITED

WITNESSES:

1.

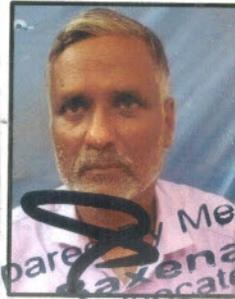


Shivam
Shivam Patel 50 Latha Road
Nehru Park Gurgaon RLY
8869897219

Compared by
S. B. Saxena
Advocate
Jail Road, Bareilly

2.

जायल सिंह



*जायल सिंह 86 रकम
इदमालिक आदि सिद्ध
व्यवस्था*

9927922170

Compared by Me
S. B. Saxena
Advocate
Jail Road, Bareilly

Dated- 01/09/2023

Drafted & Typed By-

313
313
5000
313
313

आवेदन सं०: 202300787038365

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 13091

वर्ष: 2023

प्रतिफल- 117500000 स्टाम्प शुल्क- 9022000 बाजारी मूल्य - 128880000 पंजीकरण शुल्क - 1288800 प्रतिलिपिकरण शुल्क - 140 योग
: 1288940

श्री औरिका होम्स प्रा०लि० द्वारा
सन्दीप कुमार सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री घासी सिंह सिसौदिया
व्यवसाय : अन्य
निवासी: मकान नं० 5 सैकेण्ड फ्लोर गली नं० 02 वेस्ट गुरू अंगद नगर लक्ष्मी
नगर ईस्ट दिल्ली

Sandip



श्री, औरिका होम्स प्रा०लि० द्वारा

सन्दीप कुमार सिंह अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
05/09/2023 एवं 02:11:51 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक / सदर प्रथम
बरेली
05/09/2023

वीरेन्द्र पाल सिंह
निबंधक लिपिक
05/09/2023



प्रिंट करें

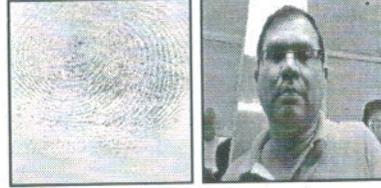
बही सं०: 1

रजिस्ट्रेशन सं०: 13091

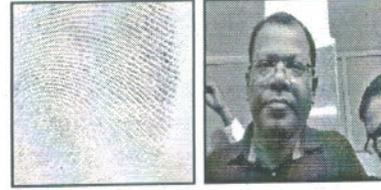
वर्ष: 2023

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

श्री आनन्द लाईफस्पेस डवलपमेन्ट एल०एल०पी० के
द्वारा नसीम अहमद, पुत्र श्री बदरुद्दीन खान
निवासी: बी/119, बी-2 न्यू विजन एकेडमी स्कूल
अली नगर कॉलोनी अनीसाबाद फुलवारी पटना
व्यवसाय: अन्य
क्रेता: 1



श्री औरिका होम्स प्रा०लि० के द्वारा सन्दीप कुमार
सिंह, पुत्र श्री घासी सिंह सिसौदिया
निवासी: मकान नं० 5 सैकेण्ड फ्लोर गली नं० 02
वेस्ट गुरु अंगद नगर लक्ष्मी नगर ईस्ट विल्ली
व्यवसाय: अन्य
क्रेता: 1

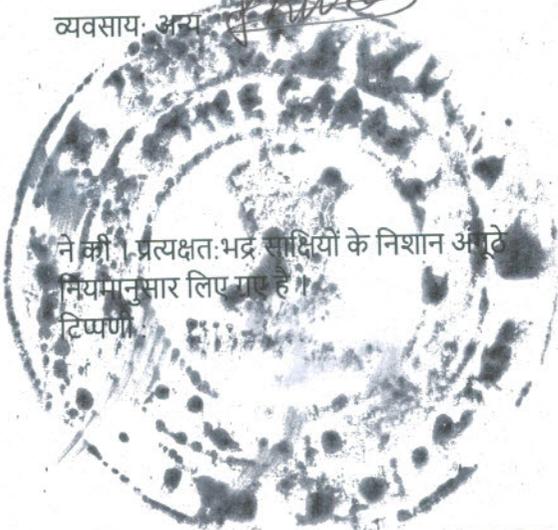


ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

श्री लोटन सिंह, पुत्र श्री छदम्मी लाल
निवासी: सिघाई कायस्थान मुडिया अहमद नगर
बरेली
व्यवसाय: अन्य
पहचानकर्ता : 2



श्री शिवम पटेल, पुत्र श्री लालता प्रसाद
निवासी: मुनि मन्दिर के पीछे 500 नेकपुर गल्ला मंडी
बरेली
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रवि प्रकाश वर्मा
उप निबंधक : सदर प्रथम
बरेली
05/09/2023

वीरेन्द्र पाल सिंह
निबंधक लिपिक बरेली
05/09/2023

