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For Stock Holding Corporation Ltd

Authorised Signatory



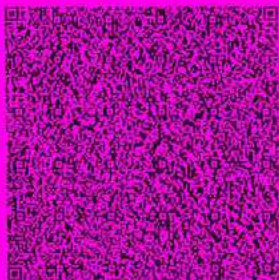
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP021695477626210
Certificate Issued Date	: 08-Jul-2016 02:24 PM
Account Reference	: SHCIL (FI)/ upshcil01/ BAREILLY/ UP-BLY
Unique Doc. Reference	: SUBIN-UPUPSHCIL01025909194958820
Purchased by	: ANAND RURAL BUILDLINE LLP
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA NO.170, MEASURING 0.3165 HECT, SITUATED AT MUDIYA AHMAD NAGAR, BAREILLY
Consideration Price (Rs.)	: 1,07,00,000 (One Crore Seven Lakh only)
First Party	: WASIM IMTIAZ SO SHRI IMTIAZ HUSAIN
Second Party	: ANAND RURAL BUILDLINE LLP
Stamp Duty Paid By	: ANAND RURAL BUILDLINE LLP
Stamp Duty Amount(Rs.)	: 7,50,000 (Seven Lakh Fifty Thousand only)



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



Anand Rural Buildline LLP,

Authorised Signatory

VO 0000760227

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

5401



Authorized Rural Building L.P.

Authorized Signatory

E-STAMP CERTIFICATE NO. IN-UP021695477626210**BRIEF DESCRIPTION OF DOCUMENT**

Registrar	Sub-Registrar-I, Bareilly.
Document	Sale Deed
Name of Property	Semi Urban area, Page No. 41, Sr. No.295, Column No.08, Code 1086.
Category of Land	Agricultural Land
Mohalla/Village	Mudiya Ahmad Nagar
Details of Property	Khasra No.170
Unit of Measurement	Hectare
Area of Property	0.3165 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.1,02,09,000/-
Total Consideration Paid	Rs.1,07,00,000/-
Stamp Duty Paid	Rs.7,50,000/-
Boundaries of : <u>Khasra No.170</u>	East : Khasra No. 187 & 188 West : Khasra No. 167 & 168 North : 18 Meter Wide Link Road (Navdiya Road) South : Khasra No. 169, chak road and thereafter Kh. No. 278.
Number of First Party: One	Number of Second Party: One
Details of First Party: Sh. Wasim imtiaz Son of Imtiaz Husain, Resident of: 480, Biharipur Memaran, Tehsil & District Bareilly, U.P. PAN: AAEP18055P Mob.No: 09837027153	Details of Second Party: M/s Anand Rural Buildline 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: ABFFA4357E Mob. No: 9999122167


Law

Anand Rural Buildline LLP.

Authorised Signatory



And Rural Building (R)

And Rural Building (R)



SALE DEED

This Sale Deed is made at Bareilly on this 8th day of July, 2016 between

Sh. Wasim imtiaz, Son of Imtiaz Husain, Resident of 480, Biharipur Memaran, Tehsil & District Bareilly, U.P (hereinafter referred to as 'the Vendor') of the One Part; and

M/S ANAND RURAL BUILDLINE 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.

Wasim

Anand Rural Buildline LLP
Tika Singh Rawat
Authorised Signatory



Anand Rural Building LLP

Authorized signatory

E-STAMP CERTIFICATE NO. IN-UP021695477626210

Parties are Indians and the Vendor and Vendee is 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, 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. 00032, Khasra No.170, measuring 0.3165 Hectare i.e., 1/8th part of 2.5320 Hectare, Situated at Village Mudiya Ahmad Nagar, Pargana, Tehsil & District Bareilly (hereinafter referred to as the 'Said Land').

AND WHEREAS Smt. Zaibun Nisha mother of the Vendor purchased the said khasra No. 170 from Sh. Adeep Gupta, Son of Shri Vijay Kumar Gupta resident of 10, Civil Lines, Bareilly, vide a registered Sale Deed Dated 17-12-1998 duly registered in Book No. 1, Khand No. 648 on pages 31 to 44 at Serial No. 4113 registered on 17-12-1998 in the office of Sub-Registrar- I, Bareilly, Uttar Pradesh and after her demise the share of 1/8th i.e, 0.3165 Hectare in khasra No.170 was devolved upon the Vendor. 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 his entire (full) share in the Said Land to the Vendee for a total consideration of Rs. 1,07,00,000/- (Rupees One Crore Seven Lakh 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.1,07,00,000/- (Rupees One Crore and Seven Lakhs Only) after deducting the TDS, amount due is Rs. 1,05,93,000/- (Rupees One Crore Five Lakhs and Ninety Three Thousand Only) through Demand Draft bearing No. 433750 , Dated 08/07/2016 , Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.



Anand Rural Buildline LLP.

Authorized Signatory

10,700,000.00 / 10,250,000.00

प्रतिफल

मालियत

वसीम इन्ताय

पुत्र श्री

धनसाय

निवासी स्थायी

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 11/7/2016

समय 4:18PM

वजे निबन्धन हेतु पेश किया।

विक्रय पत्र

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20,100.00

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फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजेश कुमार

उप निबन्धक प्रथम

बरेली

11/7/2016

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

क्रेता

श्री वसीम इन्ताय

पुत्र श्री

पेशा

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ने निष्पादन स्वीकार किया।

जिनकी पहचान

पेशा

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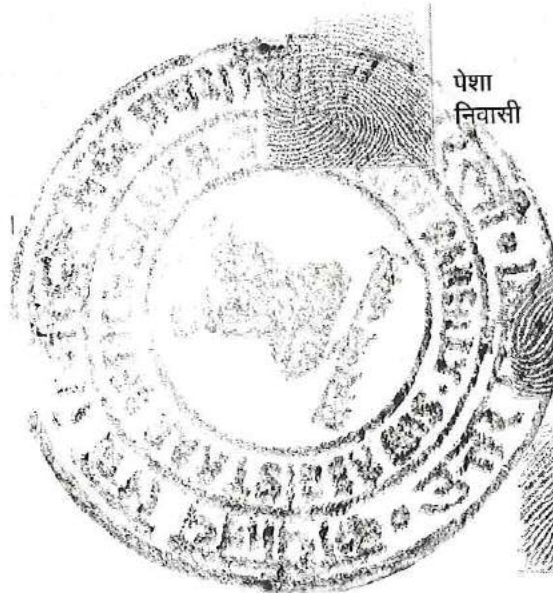
व

पेशा

निवासी

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजेश कुमार


उप निबन्धक प्रथम

बरेली

11/7/2016

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That having received the Said Consideration amount of Rs. 1,07,00,000/- (Rupees One Crore Seven Lakh 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 or in the permission to transfer resulting which the complete land vest with Government in accordance with the U.P. Zamindari Abolition & Land Reform Act, 1950, 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, GPA, MOU 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.



La

Anand Rural Buildline LLP.

T. S. Rana
Authorised Signatory

विक्रेता

Registration No.: 7283

Year : 2,016

Book No. : 1

0101 वसीम इन्ताय



And Rural Building LLP

Authorised signatory

E-STAMP CERTIFICATE NO. IN-UP021695477626210

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.
7. That there exists no structure but there are 550 nos. of eucalyptus trees, 22 nos. of Mango Trees and 8 nos. of Sesham Trees total value of trees as per rate list is Rs.49,30,000/- (Rs. Forty Nine Lakhs and Thirty Thousand Only) and 4(Four) numbers of Bore well of Rs. 1,00,000/- (Rs. One Lakh Only) out of which 12.5% of his share is added in the valuation for the purpose of calculating Stamp Duty. Brief description of valuation of trees is given in schedule of property.
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 Agricultural 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.2, Rule 12 and Page No. 41, Sr. No.295, Column No.08, Code 1086 of Circle Rate List as fixed by the Collector, Bareilly and the calculation is as under:

<u>Area</u>		<u>Valuation</u>
First 500 Mtr x 7000	:	Rs. 35,00,000/-
Next 500 Mtr x 3500	:	Rs. 17,50,000/-
Remaining 0.2165 Hect x 2,00,00,000/-	:	Rs. 43,30,000/-
Cost of Trees (1/8)	:	Rs.6,16,250/-
Cost of Bore wells (1/8)	:	Rs. 12,500/-
Total Value	:	Rs.1,02,08,750/-
Say	:	Rs.1,02,09,000/-
Consideration Paid	:	Rs.1,07,00,000/-



Anand Rural Buildline LLP.

Authorised Signatory

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Registration No. : 7283

Year : 2,016

Book No. : 1

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Anand Rural Building LLP

Authorised Signatory

E-STAMP CERTIFICATE NO. IN-UP021695477626210

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.

SCHEDULE OF PROPERTY

Agricultural Land comprised in 170, measuring 0.3165 Hectare i.e., 1/8th part of 2.5320, Situated at Village Mudiya Ahmad Nagar, Pargana, Tehsil & District Bareilly, which are bounded as below:

East : Khasra No. 187 & 188

West : Khasra No. 167 & 168

North : 18Meter Wide Link Road (Navdiya Road)

South : Khasra No. 169, chak road and thereafter Khasra No. 278.

Number of Trees, type and cost :

Name of Tree	Number	Value as per circle Rate list	Total Value
Eucalyptus	550	@8000/-	Rs.44,00,000/-
Mango	22	@15000/-	Rs.3,30,000/-
Sheesham	08	@25000/-	Rs.2,00,000/-
Total Value			Rs. 49,30,000/-

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:



Anand Rural Buildline LLP.

Authorised Signatory

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Registration No.: 7283

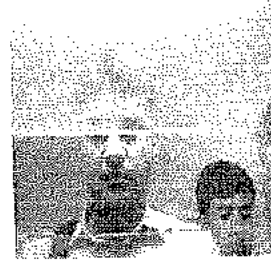
Year: 2016

Book No. : 1

W1 ईशान अग्रवाल
राकेश अग्रवाल
302 ए आनन्दा सेक्टर 48 नोएडा

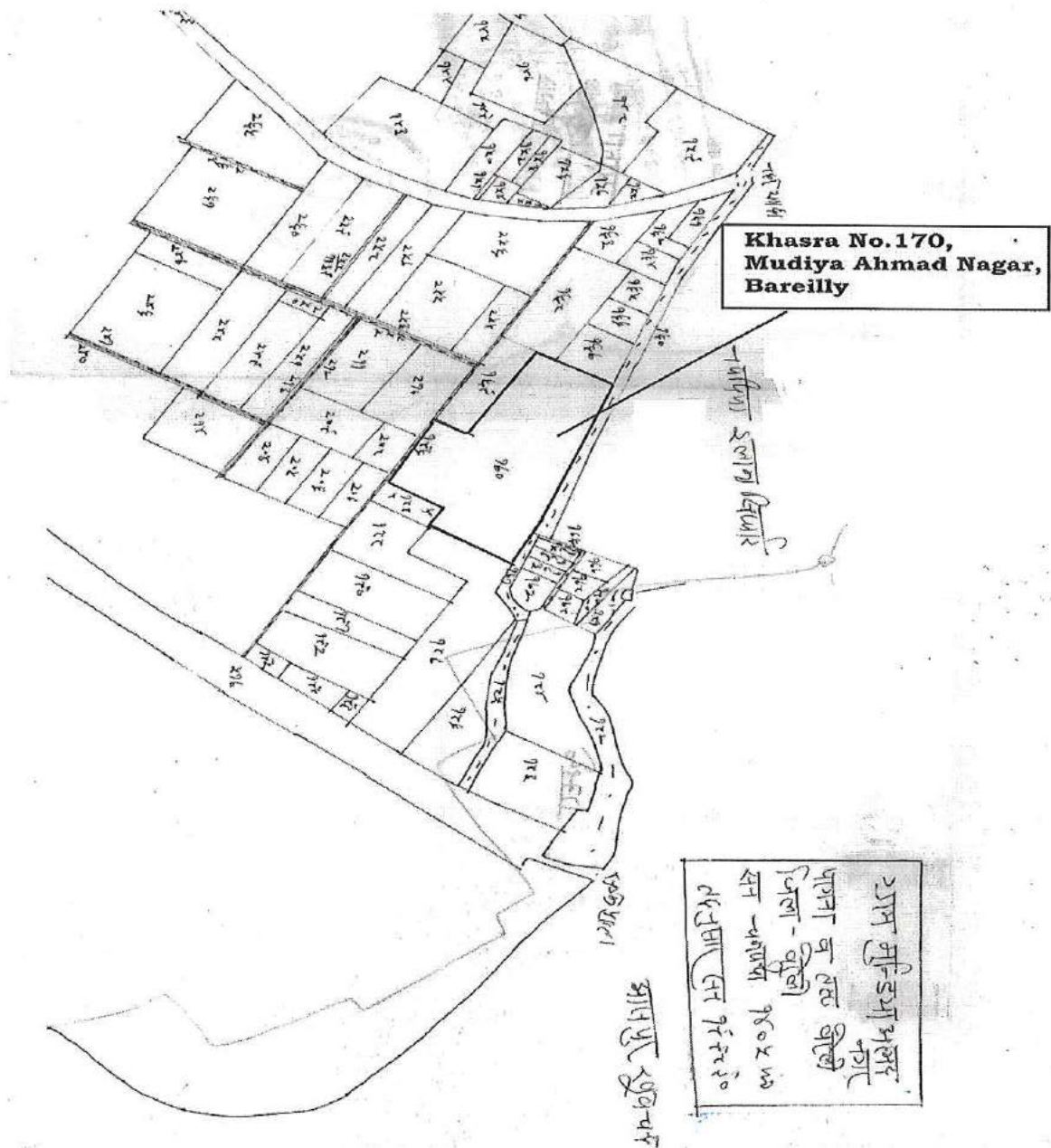


W2 विपिन कुमार मटोला
नरेन्द्र कुमार
232 मन्डोरा मेरठ



SITE-PLAN

Site Plan of Khasra No. 170, situated at Village Mudiya Ahmad Nagar, Pargana, Tehsil & District Bareilly.





Vendor





Vendee



And Rural Building 11 B

X

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAEP18055P



नाम /NAME

WASIM IMTIAZ

पिता का नाम /FATHER'S NAME

IMTIAZ HUSAIN

जन्म तिथि /DATE OF BIRTH

17-12-1968

M.H. Khuram

हस्ताक्षर /SIGNATURE

Wasim Imtiaz

आयकर अधिकारी, लखनऊ

COMMISSIONER OF INCOME-TAX, LUCKNOW



Anand Rural Buildline LLP.



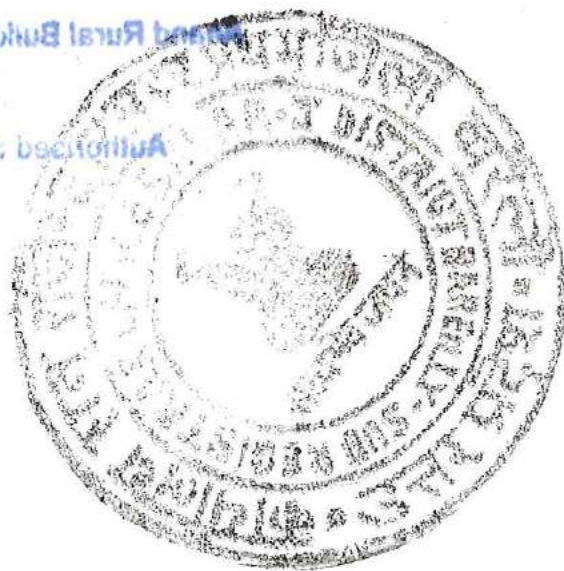
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Authorised Signatory

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें

Wood Rural Building L.P.

Authorized signatory





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 2017/93189/08147

Wasim Intiaz (वसीम इम्तियाज़)

S/O: Intiaz Hussain, 480, Memaran Biharipur, Bareilly,
Bareilly,
Uttar Pradesh - 243003

आपका आधार क्रमांक/ Your Aadhaar No.:

2470 9121 0071



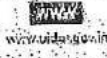
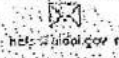
सूचना:

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

आधार-आम आदमी का अधिकार



Signature valid

Digitally signed by S. Deep Bhardwaj
Date: 2015.05.30 15:57:33 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं, इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहाय्य होगी।

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भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



वसीम इम्तियाज़
Wasim Intiaz
जन्म तिथि/ DOB: 17/12/1963
पुरुष / MALE



पता:

आत्मज: इम्तियाज़ हुसैन,
480, मेमरान बिहारीपुर,
बरेली, बरेली,
उत्तर प्रदेश - 243003

Address:

S/O: Intiaz Hussain, 480, Memaran
Biharipur, Bareilly, Bareilly,
Uttar Pradesh - 243003

2470 9121 0071

2470 9121 0071

आधार-आम आदमी का अधिकार

Aadhaar-Aam Admi ka Adhikar



Anand Rural Buildline LLP.

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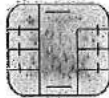


Grand Rural Building L.P.

Transport Department Government of Delhi

Licence to Drive Vehicles Throughout India

Licence No. : DL-0720110091340 (P) N
Name : TIKA SINGH RAWAT
S/W : SH DHAN SINGH RAWAT
DOB : 01/01/1960 BG : U
Address :
W/A 72 SHAKARPUR, DELHI 110092



Authorisation to Drive : LMV-NT
Date of Issue : 22/07/2011
M.CYL. : 22/07/2011

(Holder's Signature)

Issue Date : 22/07/2011
Validity : 21/07/2016
Inv Carr No : NA

Issuing Authority (EZ)

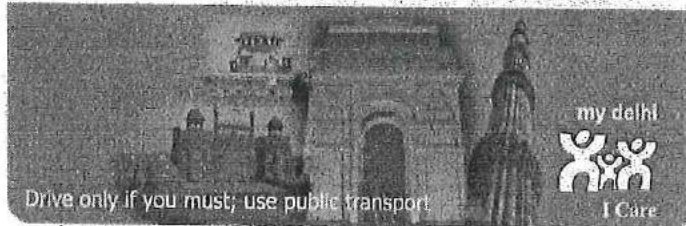
Form-7
8061-020



GOVERNMENT OF NATIONAL CAPITAL
TERRITORY OF DELHI

DRIVING LICENCE

Driving Licence particulars not to be used as Residence Proof



Drive only if you must; use public transport



Anand Rural Buildline LLP.

Authorised Signatory



INCOME TAX PAN SERVICES UNIT

(Managed by NSDL e-Governance Infrastructure Limited)

5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/8, Model Colony,
Near Deep Bungalow Chowk, Pune - 411 016.



The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is :

ABFFA4357E

and the PAN card is enclosed herewith. For filing the return of income, please contact :

CIRCLE 5(2), DELHI

We wish to inform you that 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. Please quote PAN in all communications with department as it helps 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 details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139 A 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 the law** and may attract **penalty of upto Rs. 10,000/-**.

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

Income Tax Department maintains a website - www.incometaxindia.gov.in and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing Information and services to citizens. This site contains detailed information on PAN also.

Income Tax Department

PKG ID : PRC / 00023 / 17062016 02 / BLU



DEL/33/8820201460400251191/17061640705

ANAND RURAL BUILDLINE LLP

ANAND RURAL BUILDLINE LLP,
711/92, DEEPALI, NEHRU PLACE,
NEW DELHI,
DELHI - 110019
TEL NO.: 120 - 7111500

Anand Rural Buildline LLP



TS Ramesh
Secretary

(This being a computer-generated letter, no signature is required)



ANAND RURAL BUILDLINE LLP

Regd. Off.: 711/92, Deepali, Nehru Place, New Delhi - 110 019

LPIN: AAG-3223; Ph: 0120-7111500; Fax: 0120-7111550

Email: compliances@atsgreens.com; website: www.atsgreens.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF DESIGNATED PARTNERS OF ANAND RURAL BUILDLINE LLP ('LLP') HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 711/92, DEEPALI, NEHRU PLACE, NEW DELHI-110019 ON 27th JUNE 2016 AT 06:50 P.M

AUTHORISATION FOR EXECUTION OF CONVEYANCE DEED:

"RESOLVED THAT" Mr. Manish Chaubey, son of Shri R. K. Chaubey, resident of A-1007, Shipra Krishna Vista, Ahinsha Khand-1, Indirapuram, Ghaziabad, Uttar Pradesh, Mr. Sachin Kumar Sharma, Son of Mr. Umesh Chand Sharma, resident of 874-Shiv Shakti Nagar, Brahmpuri, Meerut-250002, Uttar Pradesh, Mr. Sandeep Kumar Madan (Pan-ADHPM7283R) and Mr. Tika Singh Rawat (Pan-APAPR0617R) be and are hereby jointly and severally authorized to for executing and signing the Conveyance Deed, affidavits, application form before the Sub-Registrar office, Bareilly and get the Mutation & CLU of the same from the office of Tehsildar and Collector for the following property *Imtiyaz Land (Kh. Nos. 169 & 170, Mudiya Ahmad Nagar, Bareilly).*"


Certified True Copy
For Anand Rural Buildline LLP



Getamber Anand
Designated Partner
DPIN-00120610
Address- C-226, Sector-44,
Noida-201301



Harjinder Singh Bagga
Designated Partner
DPIN- 02592038
Address- C-8, Sector 44, Noida,
Uttar Pradesh - 201301



2016

Anand Rural Buildline LLP.



Signature

For more details visit: www.bharat.gov.in

भारत





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



नामांकन क्रमांक/Enrolment No.: 1418/20261/00263

Date: 11/03/2016
Ishan Agarwal (ईशान अग्रवाल)
S/O: Rakesh Agarwal, A2/302 Eldeco Ananda
Apartment, Sector-48, Noida, Gautam Buddha
Nagar,
Uttar Pradesh - 201301

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

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Ishan Agarwal
जन्म तिथि/ DOB: 18/06/1991
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भारतीय विशिष्ट पहचान प्राधिकरण
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पता:

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MEERAADHAAR, MERI PEHACHAN

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आरंभ रूरल बुइलिंग लिमिटेड

अधिकृत सहायक


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EPIC नाम **विपिन कुमार मोतला**
NAME **VIPIN KUMAR MOTLA**
पिता का नाम **नरेन्द्र कुमार**
FATHER'S NAME **NARENDRA KUMAR**

लिंग / SEX **MALE/पुरुष**
 जन्म तिथि/Date of Birth **10/10/1984**
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ADDRESS **H.No. 232, MANDORA 2, Thana Daurala, TEH. Sardhana, District- Meerut, Pincode- 250223**

DATE 18/03/2014 **निर्वाचक रजिस्ट्रार अधिकारी**
ELECTORAL REGISTRATION OFFICER

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ASSEMBLY CONSTITUENCY NO & NAME **44 Sardhana**

भाग संख्या व भाग नाम **182 पडो 310 मण्डोरा कड रोड 2**
PART NO & PART NAME **182 PRATHMIK VIDHALAYA MANDORA ROOM NO.2**

नोट / Note :

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Witnesses :

Ishan
1. ISHAN AGARWAL
S/o RAKESH AGARWAL
R/o A-302, ELDECO ANANDA
SECTOR-48, NOIDA



he

Vendor

2.

Motla



Manish Chaubey
MANISH CHAUBEY
ADVOCATE
Reg. No. UP01194/02

VIPIN KUMAR MOTLA
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Drafted by:

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रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

By

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

11/7/2016

