



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP021695985270610

Certificate Issued Date : 08-Jul-2016 02:27 PM

Account Reference : SHCIL (FI)/ upshcil01/ BAREILLY/ UP-BLY

Unique Doc. Reference : SUBIN-UPUPSHCIL01025908482470630

Purchased by : ANAND RURAL BUILDLINE LLP

Description of Document : Article 23 Conveyance

Property Description : KHASRA NO.170, MEASURING 0.633 HECT, SITUATED AT MUDIYA AHMAD NAGAR, BAREILLY

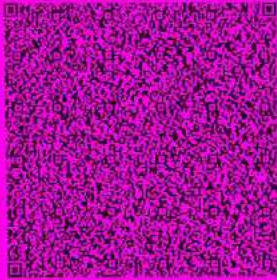
Consideration Price (Rs.) : 1,76,00,000
(One Crore Seventy Six Lakh only)

First Party : SHAZIA BEGUM DO SHRI IMTIAZ HUSAIN

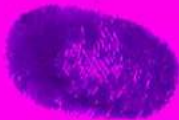
Second Party : ANAND RURAL BUILDLINE LLP

Stamp Duty Paid By : ANAND RURAL BUILDLINE LLP

Stamp Duty Amount(Rs.) : 12,32,000
(Twelve Lakh Thirty Two Thousand only)



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



Shazia Begum

Anand Rural Buildline LLP.



 Authorized Signatory

VO 0000760229

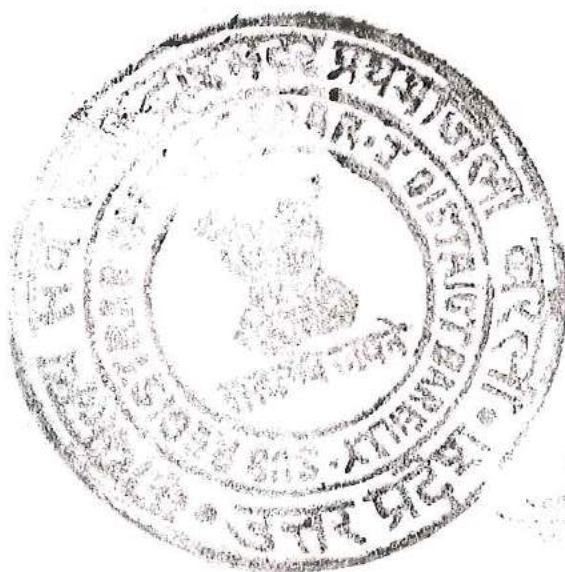
Statutory Alert:

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.

5411

And Rural Building LLP

Authorized Signatory



E-STAMP CERTIFICATE NO. IN-UP021695985270610**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	0.633 Hectare
Land Status (Situated at National/State Highway or District Road/Link Road)	Situated on Link Road
Value of Property as per circle rate	Rs. 1,71,68,000/-
Total Consideration Paid	Rs. 1,76,00,000/-
Stamp Duty Paid	Rs. 12,32,000/-
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: Smt. Shazia Begum Daughter of Imtiaz Husain, Wife of Mohammad Asif, Resident of: 54, Old Tehsil, Roorkee, Pargana and Tehsil Roorkee, District Haridwar, Uttarakhand. PAN: CAPPB1787E 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

Shazia Begum



Anand Rural Buildline LLP.

Tika Singh Rawat

Authorised Signatory



Anand Rural Building LLP

Authorized Signatory



MANISH CHAUBEY
ADVOCATE

Reg. No. UP01194/02



MANISH CHAUBEY
ADVOCATE

Reg. No. UP01194/02

SALE DEED

This Sale Deed is made at Bareilly on this 08th day of July, 2016 between

Smt. SHAZIA BEGUM, Daughter of Sh. Imtiaz Husain, Wife of Mohammad Asif, Resident of 54, Old Tehsil, Pargana & Tehsil Roorkee, District Haridwar, Uttarakhand (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.

Shazia Begum



Anand Rural Buildline LLP.



Authorised Signatory



Anand Rural Building LLP

Authorized Signatory

E-STAMP CERTIFICATE NO. IN-UP021695985270610

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 0.633 Hectare i.e., 1/4th part of 2.5320 Hectare, Situated at Village Mudiya Ahmad Nagar, Pargana, Tehsil & District Bareilly (hereinafter referred to as the 'Said Land').

AND WHEREAS Vendor has purchased the said khasra No. 170, measuring 0.633 Hectare 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 Registrar, 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 his entire (full) share in the Said Land to the Vendee for a total consideration of Rs.1,76,00,000/- (Rupees One Crore Seventy Six Lakhs 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. 1,76,00,000/- (Rupees One Crore and Seventy Six Lakhs Only) after deducting the TDS, amount due is Rs. 1,74,24,000/- (Rupees One Crore Seventy Four Lakhs and Twenty Four Thousand Only) through Demand Draft bearing No.433751, Dated 08/07/2016, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

Shazla Begum



Anand Rural Buildline LLP.



[Signature]

Authorised Signatory

विक्रय पत्र

17,600,000.00 / 17,249,000.00

20,000.00

100

20,100.00

32

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

पृष्ठों की संख्या

प्रतिफल मालियत
श्रीमती शाजिया बेगम
पत्नी श्री मोहम्मद आसिफ

व्यवसाय

Sharzia Begum

निवासी 54 पुरानी तहसील रुडकी जि० हरिद्वार

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 11/7/2016 समय 4:32PM

वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

1382

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

11/7/2016

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

क्रेता

श्रीमती शाजिया बेगम
पत्नी श्री मोहम्मद आसिफ
पेशा

निवासी 54 पुरानी तहसील रुडकी जि० हरिद्वार

श्री मे० आनन्द रुरल बिल्डिंग द्वारा अधि० ह० टीका सिंह
रावत

पुत्र श्री धन सिंह रावत

पेशा

निवासी डब्लू ए 72 शकूरपुर दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान ईशान अग्रवाल

राकेश अग्रवाल

पेशा

निवासी ए 302 एलडि को आनन्दा से० 48 नोएडा

व

विपिन कुमार

नरेन्द्र कुमार

पेशा

निवासी 232 मंडोला मेरठ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अगूठे नियमानुसार लिये गये हैं।

Sharzia Begum

पक्षकार योद्धा ३० आधार डी० ए०

Isam

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

1382

ब्रिजेश कुमार

उप निबन्धक प्रथम

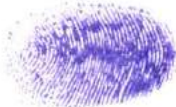
बरेली

11/7/2016

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That having received the Said Consideration amount of Rs.1,76,00,000/- (Rupees One Crore Seventy Six Lakhs 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.

Shazia Begum



Anand Rural Buildline LLP.

TS Raut



Authorised Signatory

विक्रेता

Registration No.: 7284

Year : 2,016

Book No. : 1

0101 शाजिया बेगम

मोहम्मद आसिफ

54 पुरानी तहसील रुडकी जि० हरिद्वार



Authorised Signatory

Authorised Signatory

E-STAMP CERTIFICATE NO. IN-UP021695985270610

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 25% 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 0.5330 Hectare x 2,00,00,000/-	: Rs. 1,06,60,000/-
Cost of Trees (1/4)	: Rs. 12,32,500/-
Cost of Bore Wells (1/4)	: Rs. 25,000/-
Total Value	: Rs. 1,71,67,500/-
Say	: Rs. 1,71,68,000/-
Consideration Paid	: Rs. 1,76,00,000/-

Shazia Begum



Anand Rural Buildline LLP.

[Signature]

Authorised Signatory

क्रेता

Registration No. : 7284

Year : 2,016

Book No. : 1

0201 मै0आनन्द रूरल बिल्डिंग द्वारा अधि0ह0टीका सिंह रावत
धन सिंह रावत
डब्लू ए 72 शकूरपुर दिल्ली



And Rural Building LLP

Authorised Signatory

E-STAMP CERTIFICATE NO. IN-UP021695985270610

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 Khasra No.170, measuring 0.633 Hectare i.e., 1/4th 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 : 18 Meter 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:

Shazia Begum



Anand Rural Buildline LLP.

Authorised Signatory

गवाह

Registration No.: 7284

Year : 2016

Book No. : 1

W1 ईशान अग्रवाल

राकेश अग्रवाल

ए 302 एल्लिको आनन्दा से0 48 नोएडा



W2 विपिन कुमार

नरेन्द्र कुमार

232 मंडोला मेरठ



Vendee



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHAZIA BEGUM

IMTIAZ HUSAIN

25/12/1973

Permanent Account Number

CAPPB1787E

Shazia Begum



16102014

Shazia Begum



Anand Rural Buildline LLP.



[Signature]

Authorized Signatory

Anand Rural Building L.P.




भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
NKN0364943

निर्वाचक का नाम : साजिया बेगम
Elector's Name : Sajiya Begam
पति का नाम : मी. आसिफ
Husband's Name : Md. Asif
लिंग / Sex : महिला / Female
1.1.2013 को आयु : 41
Age as on 1.1.2013

पता म.सं. : 54
गली/मोहल्ला : पुरानी तहसील
ग्राम/नगर : रुड़की
पटवारी/ले.पो. : रुड़की
थाना : गंगनहर
पोस्ट ऑफिस : रुड़की
तहसील : रुड़की
जिला : हरिद्वार

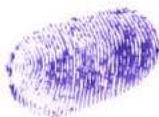
NKN0364943
पिन - 247667

Address H.No : 54
Street/Mohalla : Purani Talasail
Village/Town : Roorkee
Patwar/Lekh : Roorkee
Police Station : Gangnagar
Post Office : Roorkee
Tehsil : Roorkee
District : Haridwar

Pin - 247667

Date : 15 Jan 2013
31- हरद्वार निर्वाचन क्षेत्र के निर्वाचक रजिस्ट्रार
अधिकारी की हस्ताक्षर की अनुमति
Facsimile Signature of the Electoral Registration
Officer for 31 Roorkee Constituency

Shazie Begum



Anand Rural Buildline LLP.

Authorised Signatory

Central Postal Building L.P.

Authorized Signatory



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
M.CYL.


Date of Issue : 22/07/2011
22/07/2011


(Holder's Signature)

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

Issuing Authority (EZ)

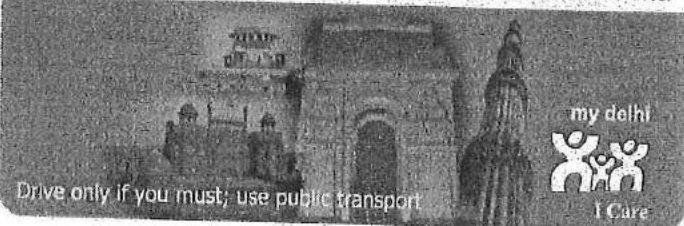
Form-7
80614020


सत्यमेव जयते

**GOVERNMENT OF NATIONAL CAPITAL
TERRITORY OF DELHI**

DRIVING LICENCE

Driving Licence particulars not to be used as Residence Proof



my delhi
I Care

Drive only if you must; use public transport

Shagier Begum



Anand Rural Buildline LLP.



Authorised Signatory



Approved Signature

Approved Signature



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 Bunglow 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.


Authorised Signatory

Shazia Begum

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



Authorized Signatory

Ministry of Agriculture

ANAND RURAL BUILDLINE LLP

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

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

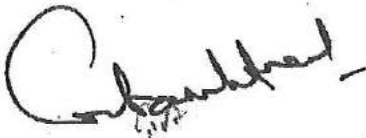
Email: compliances@atsgreens.com; website: www.atsgreens.com

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, Brahmपुरi, 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

Shazia Begum



Anand Rural Buildline LLP.



Authorised Signatory

Authorised Signatory

Authorised Signatory





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



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

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

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

आपका आधार क्रमांक/ Your Aadhaar No.:

9806 3963 1730



मेरा आधार, मेरी पहचान



1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified
Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2016.03.11 10:27:11 IST

- आधार देश भर में मान्य है।
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है।
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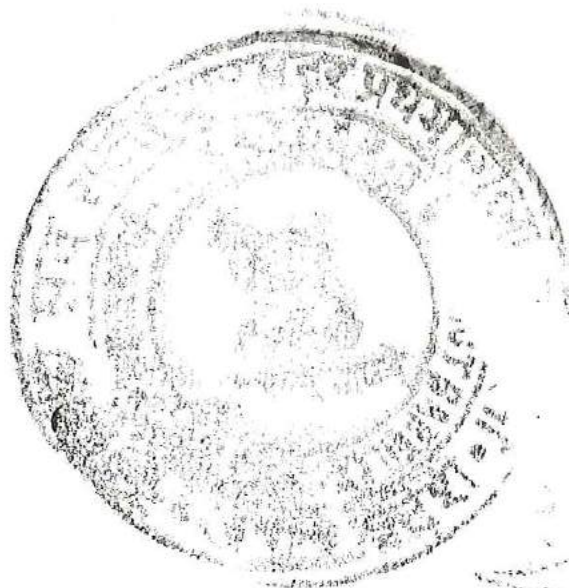
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