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NOTES AND DUTY

Uttar Pradesh



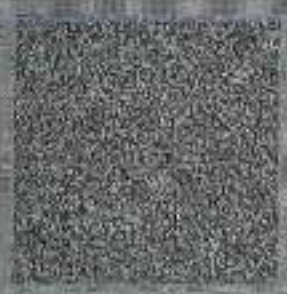
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh



## e-Stamp

Certificate No.	IN-UP01360527713005N
Certificate Issued Date	24-Sep-2015 11:43 AM
Account Reference	SHCIL (FIN upshcil) BAREILLY UMBLY
Unique Doc. Reference	SUB-IN-UP/UPS/HCL/01/01600354600626N
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	1/12th SHARE IN 2.2960HECTA, 0.1918HECTA SITUATED AT NAVDIYA LAKA SINGHAJBAREILLY IN KHASRA NO 104
Consideration Price (Rs.)	43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	VISHAL KUMAR
Second Party	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Paid By	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Amount (Rs.)	3,09,500 (Three Lakh Three Thousand Five Hundred only)



*(Handwritten Signature)*

Please write or type below this line

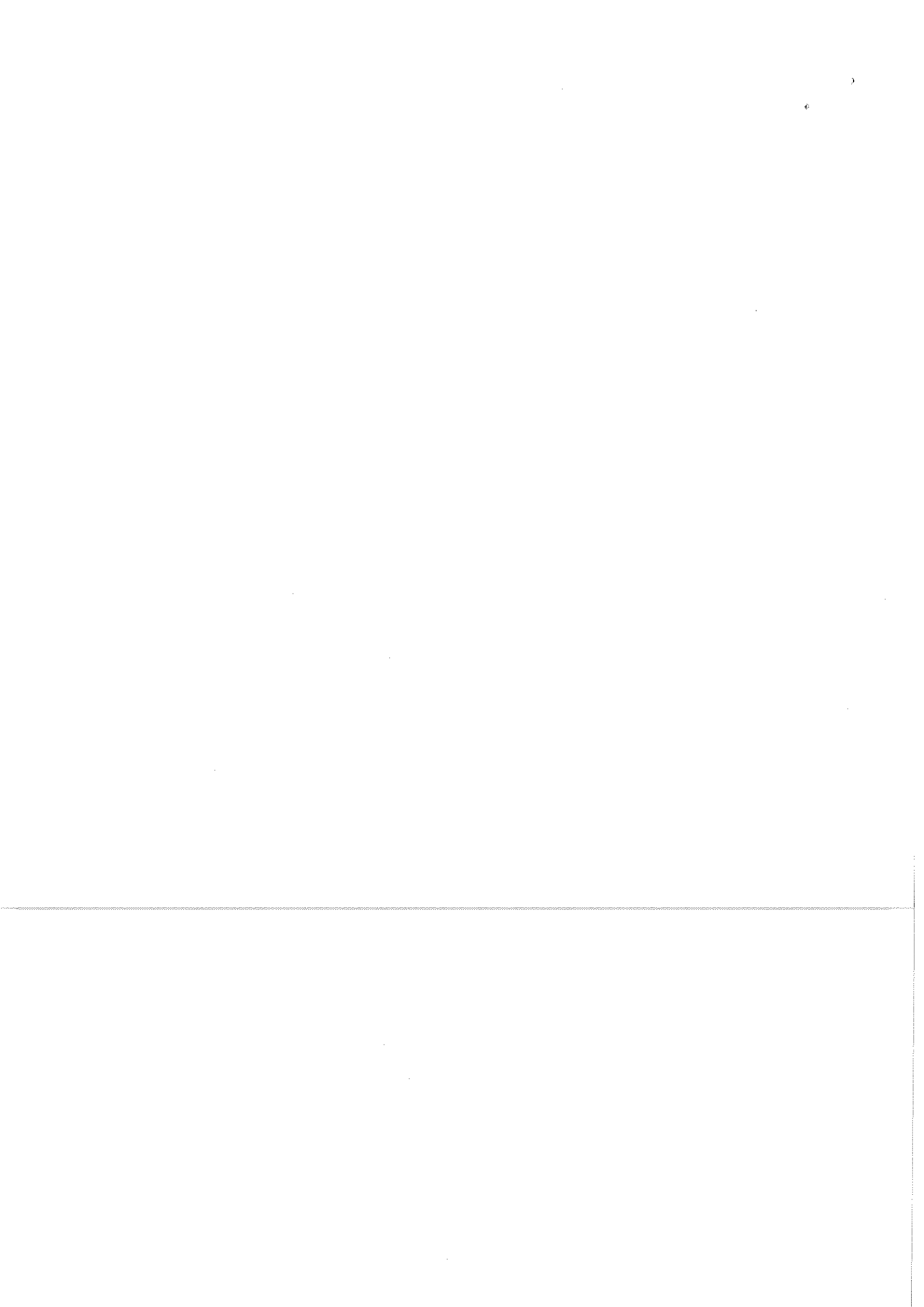
For Anand Litespace Development LLP  
*(Handwritten Signature)*  
Authorized Signatory

0001957371

### Shrubby Alert

1. The authenticity of the e-stamp is verified by the State Government. All other agencies are liable to verify the e-stamp and its validity. The Government is not liable for any loss or damage caused by the use of the e-stamp.

2. The e-stamp is valid only for the purpose of the document for which it is issued. It is not valid for any other purpose.



T-19646

E-STAMP CERTIFICATE NO. IN-UP/013806/27713005N

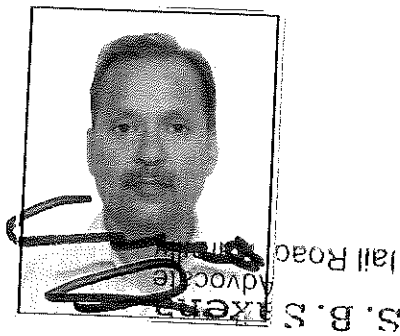
BRIEF DESCRIPTION OF DOCUMENT

Registrar	Sub-Registrar-I, Bareilly.
Document	Sale Deed
Name of Property	Semi Urban area, Page No.38, Sr. No.206, Column No.8, Code1054.
Category of Land	Agricultural Land
Mohalla/Village	Navdiya Ilaka Singhai
Details of Property	Khasra No. 104
Unit of Measurement	Hectare
Area of Property	1/12 <sup>th</sup> of 2.2960 Hectare i.e., 0.1913 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.3926500/-
Total Consideration Paid	Rs.4375000/-
Stamp Duty Paid	Rs. 306500/-
Boundaries: East : West : North : South :	Khasra No.109 & 105 Link Road Chak Road and boundaries of Kh. No. 102, 97 & 91. boundaries of other Village
Number of First Party: One	Number of Second Party: One
Details of First Party: <b>Sh. Vishal Kumar</b> Son of Sh. Dharmendra Kumar Gupta, Resident of 25, Gulmohar, Bareilly. (PAN: BZNPk5061J) through its Attorney Smt. Geeta Gupta wife of Dharmendra Gupta, R/o 25, Gulmohar, Bareilly.	Details of Second Party: <b>M/s Anand Lifespace Development LLP</b> (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 <b>Shri. Tika Singh Rawat</b> , Son of Shr. Dhan Singh Rawat, Resident of WA-72, Shakurpur, Delhi-110092. PAN: AAVFA5851E



For Anand Lifespace Development LLP  
  
Authorised Signatory





**SALE DEED**

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

**Sh. Vishal Kumar son of Sh. Dharmendra Kumar Gupta, Resident of 25, Gulmohar Colony, Bareilly through its Attorney Smt. Geeta Gupta wife of Dharmendra Gupta, R/o 25, Gulmohar Colony Bareilly, who is been duly authorized vide Power Attorney dated 29/06/2010, duly registered in Book No.4, Volume No. 166, at pages 33 to 46 at Serial No. 196 registered on 29/06/2010 in the office of Sub-Registrar**

For Anand Lifespace Development LLP



Authorised Signatory

विक्रय पत्र

4,375,000.00 / 3,927,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग शब्द लगभग

श्रीमती गीता गुप्ता मु0आम विशाल कुमार

पत्नी श्री धर्मेन्द्र कुमार गुप्ता

व्यवसाय गृहिणी

निवासी स्थायी 25 गुलमोहर बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 24/9/2015

समय 5:43PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार  
उप निबन्धक प्रथम

बरेली

24/9/2015

निष्पादन लेखपत्र वाद सनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त  
विक्रेता

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श्रीमती गीता गुप्ता मु0आम विशाल कुमार

पत्नी श्री धर्मेन्द्र कुमार गुप्ता

पेशा गृहिणी

निवासी 25 गुलमोहर बरेली

श्री मे0आनन्द ला0डेवल0लि0द्वारा अधो0हस्ता0टीका  
सिंह रावत

पुत्र श्री धन सिंह रावत

पेशा व्यापार

निवासी डब्लू0ए0-72 शकूरपुर दिल्ली

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री अंकुर अग्रवाल

पुत्र श्री अरुण कुमार अग्रवाल

पेशा

निवासी ए 39 एस-1 शालीमार गार्डन साहिबाबाद जि0

व श्री नवनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी बी 40 अवन्तिका कालोनी मुरादाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

विक्रेता एवं क्रेता - पेनकार्ड

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार  
उप निबन्धक प्रथम

बरेली

24/9/2015

Navrood

**E-STAMP CERTIFICATE NO.**

**Second, Bareilly (hereinafter referred to as 'the Vendor') of the One Part; and**

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

It is hereby specifically declared that the terms "Vendor" and "Vendee" used in this Deed, shall mean to include their respective legal heirs, successors, assignees, transferees and attorneys etc. as and when the context so requires for the best interpretation of these terms.

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

**AND WHEREAS** Vendor purchased the said Land from Sh. Surender Singh Son of Shri Nannumal R/o Navadiya Ilaka Singhai, Bareilly vide a registered Sale Deed Dated 29-05-2012 duly registered in Book No. 1, Volume No. 4971 on pages 85 to 112 at Serial No. 6217 registered on 29-05-2012 in the office of Sub-Registrar- I, Bareilly, Uttar Pradesh. The Name of the Vendor is duly mutated in the revenue records.

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

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

- (i) Rs.43,75,000/- (Rupees Forty Three Lakhs Seventy Five Thousand Only) after deducting the TDS amount due Rs. 4331250/- (Rupees Fort Three Lakhs Thirty One Thousand Two Hundred Fifty Only) through Demand Draft bearing No. 693991,



For Anand Lifespace Development LLP  
  
Authorised Signatory

विक्रेता

Registration No.: 10668

Year : 2,015

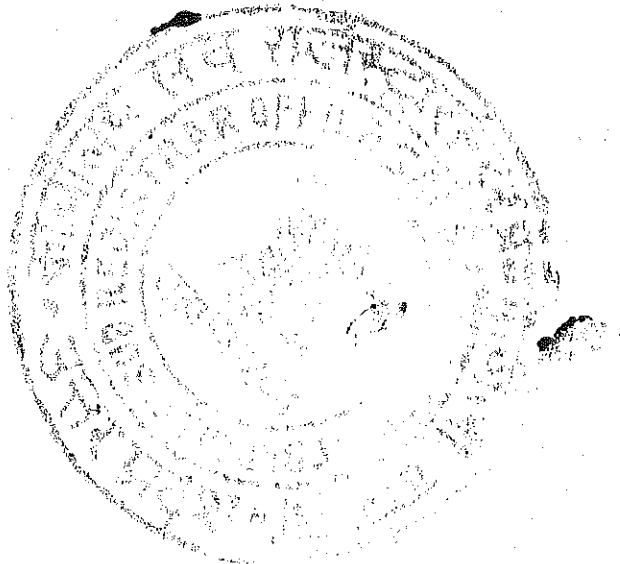
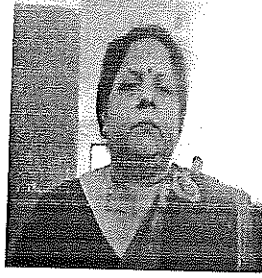
Book No. : 1

0101 गीता गुप्ता मु0आम विशाल कुमार

धर्मन्द्र कुमार गुप्ता

25 गुलमोहर बरेली

गृहिणी





**E-STAMP CERTIFICATE NO. IN-UP01380527713005N**

Hundred Fifty Only) through Demand Draft bearing No. 693991, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-**

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





For Anand Lifespace Development LLP



  
Authorized Signatory

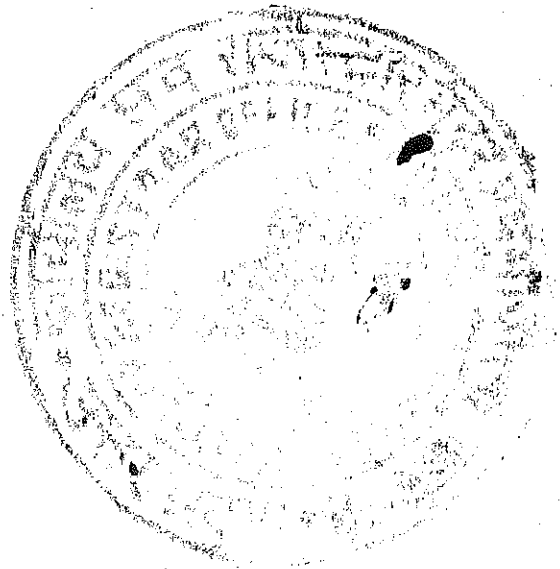
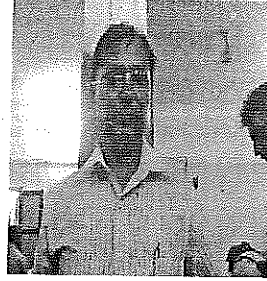
क्रेता

Registration No. : 10668

Year : 2,015

Book No. : 1

0201 मै०आनन्द ला०डेवल०लि०द्वारा अधो०हस्ता०टीका सिंह रावत  
धन सिंह रावत  
डब्लू०ए०-72 शकूरपुर दिल्ली  
व्यापार



E-STAMP CERTIFICATE NO. IN-VP013805277 13005N

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

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

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

**Boundaries:**

East : Khasra No.109 & 105

West : Link Road

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

South : boundaries of other Village

For Anand Lifespace Development LLP



*T. S. Rawat*  
Authorised Signatory

*[Signature]*



**SCHEDULE OF PROPERTY**

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

East : Khasra No.109 & 105

West : Link Road

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

South : boundaries of other Village



Vendor

For Anand Lifespace Development LLP



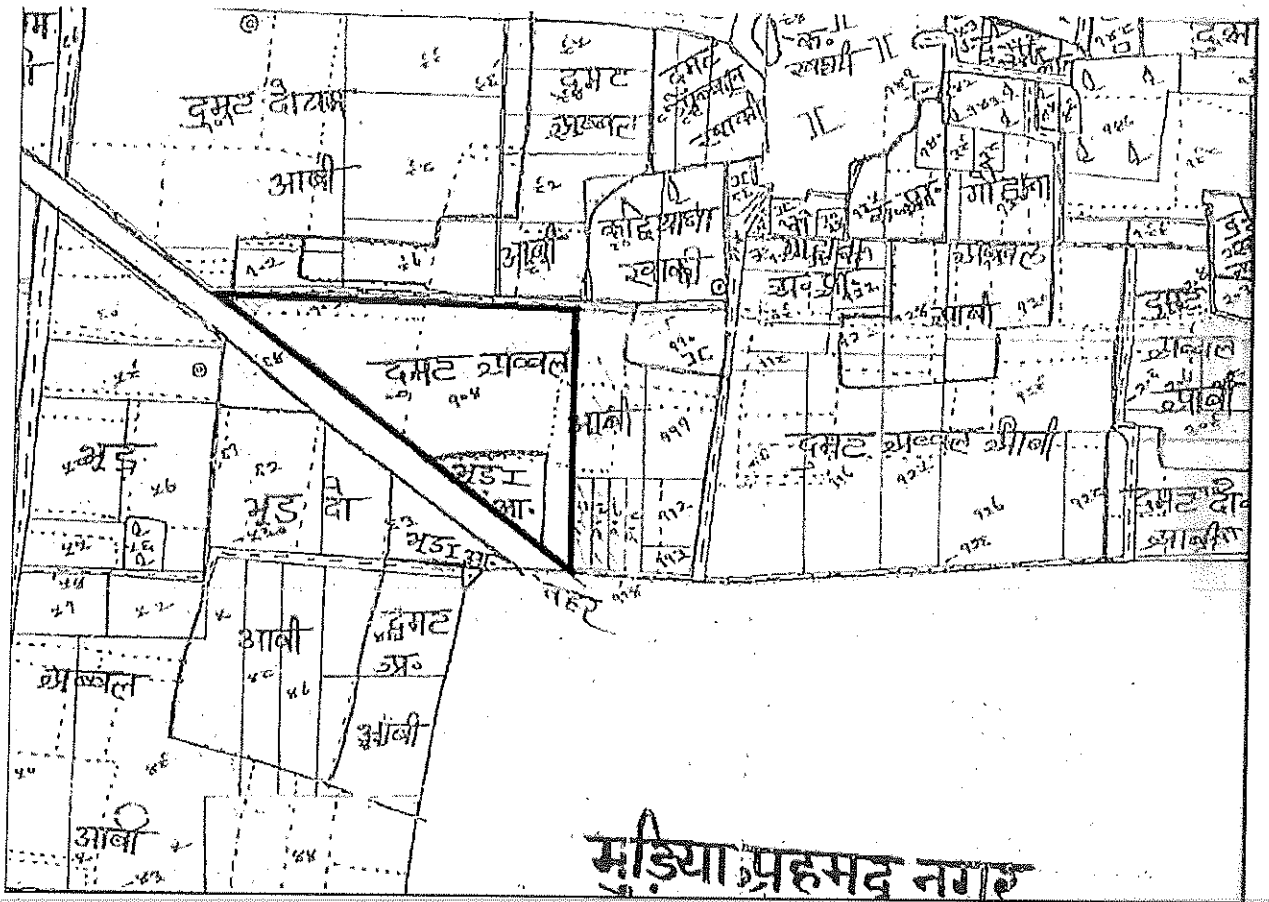
Authorized Signatory

Vendee



**SITE-PLAN**

Site Plan of Khasra No.104, situated at Village Navadiya Ilaqa Singhai, Pargana, Tehsil & District Bareilly.



  
Vendor

For Anand Lifespace Development LLP

  
Authorized Signatory


Vendee



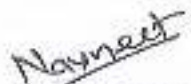


In Witness whereof, the Vendor and the Vendees have signed and executed this Sale-Deed on the date and month and year first above mentioned, in the presence of the following:

Witnesses :

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

  
Vendor  


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

For Anand Litespace Development LLP



  
Authorized Signatory

Vendee

Drafted by:

राम गोपाल मिश्रा, कानून  
कार्डिनल केंद्र विभागाध्यक्ष, तहक विभाग  
जिला और स्थान ..... जिला शहर .....  
ही गैर कोड नियमानुसार हस्ताक्षर  
न्यायिक सचिव के हस्ताक्षर

आज दिनांक 24/09/2015 को  
वही सं. 1 जिल्द सं. 7449  
पृष्ठ सं. 165 से 182 पर क्रमांक 10668  
रजिस्ट्रीकृत किया गया ।

पंजीकृत संख्या

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Rybs*

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

