



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No.	IN-UP01380944894315N
Certificate Issued Date	24-Sep-2015 11:50 AM
Account Reference	SHCIL (P) UP SHCIL0101639687190283R
Unique Doc. Reference	SUB IN-UPUPSHCIL0101639687190283R
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	1/12 SHARE OF 2.2960 HEC i.e. 9.1918 HEC SITUATED AT NAVDIYA ILAKA SINGHA, BARILLY IN KHASRA NO.104
Consideration Price (Rs.)	43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	GEETA GUPTA
Second Party	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Paid By	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Amount (Rs.)	3,03,500 (Three Lakh Six Thousand Five Hundred only)



*(Signature)*

For Anand Lifespace Development LLP

*(Signature)*

0001957377

**Disclaimer:**  
 1. The e-stamp is a legal document and should be used as such. It is not a substitute for a physical stamp.  
 2. The e-stamp is valid only for the purpose of stamp duty payment and not for any other purpose.  
 3. The e-stamp is valid only for the purpose of stamp duty payment and not for any other purpose.



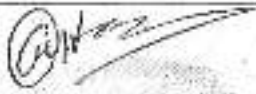


7-19639

E-STAMP CERTIFICATE NO. IN-UP01380644 09 4815N

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 (Situating at National/State Highway or District Road/Link Road)	Situating on Link Road
Value of Property as per circle rate	Rs.3926500/-
Total Consideration Paid	Rs.4375000/-
Stamp Duty Paid	Rs. 306500/-
Boundaries: East : West : North : South :	Khasra No.109 & 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>Smt. Geeta Gupta, wife of Sh. Dharmendra Kumar Gupta, Resident of 25, Gulmohar, Bareilly.</b> <b>PAN: AECPG3949Q</b>	Details of Second Party: <b>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.</b> <b>PAN: AAVFA5851E</b>



For Anand Lifespace Development LLP



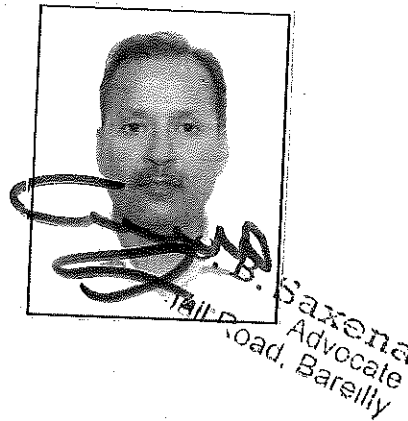


Authorised Signatory



University of Toronto

10-11




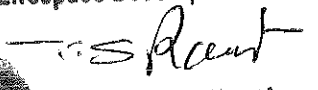
## SALE DEED

This Sale Deed is made at bareilly on this 24th day of september, 2015 between

**Smt Geeta Gupta, wife of Shri Dharmendra Kumar Gupta Residence of 25, Gulmohar Bareilly(herein after referred to as the vendor) of the One part and**

**M/s Anand Lifespace Developement LLP (a liability partnership incorporate under the LLP Act 2009), having its registered Office at 711/92, Deepali, Nehru Palace New Delhi 110019 through its Authorised Signature Shri. Tika Singh Rawat Son of shri Dhan Singh Rawat Resident Of WA-72 Shakurpur Delhi-110092 (herein after referred to as the vendee) of the other part. Parties are Indian and not a member of schedule Caste & schedule Tribe. The property under Sale is not a Nuzul, wagf, church or enemy property.**

For: Anand Lifespace Development LLP

  
  
Authorised Signatory

4,375,000.00 / 3,927,000.00

प्रतिफल  
श्रीमती  
पत्नी श्री  
वर्मेन्द्र कुमार गुप्ता

आवकाय गृहिणी

निवासी 26 गूलनोहर बरेली

अवकाय पता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/9/2015 समय 5:46PM

को निम्नानुसार देखा गया।

विक्रय पत्र

10,000.00 20 10,020.00 1,000  
पैसे मिले हैं नकद व प्रति शुल्क योग 20 ग्राम



रजिस्ट्रार अधिकारी के हस्ताक्षर

ब्रिजेश कुमार  
उप निबन्धक प्रथम  
बरेली

24/9/2015

निष्पादन लेखपत्र बाबत सुनने व समझने फलमूल व प्राप्त धनराशि रु. प्रलेखनकार उक्त

विलेता

क्रेता

श्रीमती गीता गुप्ता  
पत्नी श्री वर्मेन्द्र कुमार गुप्ता  
पेशा गृहिणी  
निवासी 25 गूलनोहर बरेली



श्री श्री 00आनन्द लाल 00बेमल 00लि 00दारा अयो 00हरता 00टीका  
सिंह रावत  
पुत्र श्री धन सिंह रावत  
पेशा व्यापार  
निवासी 0000-72 राऊरपुर बिल्ली



ने निष्पादन स्वीकार किया।

निम्नी परमाणु श्री अंकुर अग्रवाल

पुत्र श्री अरुण कुमार अग्रवाल

पेशा

निवासी ए 39 एत 1 शालीमार गार्डन साहिबाबाद गाजियाबाद

पुत्र श्री नयनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी बी 40 अवन्तिका कालोनी मुर्सेवाबाद

ने की।

प्रत्यक्ष नद कलेजों के निजान अंगुलि चिह्न सुनिश्चित गये हैं।

विलेता एवं क्रेता - ऐनकाई

रजिस्ट्रार अधिकारी के हस्ताक्षर

ब्रिजेश कुमार  
उप निबन्धक प्रथम  
बरेली

24/9/2015



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 undivided Share in total Area 2.2960 Hectare i.e., 0.1913 Hectare, Situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly agrees to sell her 1/12<sup>th</sup> 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 Sh. Nannumal, R/o Navdiya Ilaka Sanghai, 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.

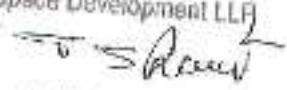
**AND WHEREAS** the Vendor has received the Said Consideration amount from the Vendee in the manner detailed below:

- (i) Rs.42,25,000/- (Rupees Forty Two Lakhs Twenty Five Thousand Only) after deducting the TDS amount due Rs. 4182750/- (Rupees Forty One Lakhs Eighty Two Thousand Seven Hundred Fifty Only) through Demand Draft bearing No.693990, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.
- (ii) Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) after deducting the TDS amount due Rs. 148500/- (Rupees One Lakh Forty Eight Thousand Only) through Demand Draft bearing No. 693997, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.



For Anand Lifespace Development LLP



  
Authorized Signatory

निकेला

Registration No.: 10669

Year: 2,015

Book No.: 1

0101 गीता गुप्ता

धर्मन्ध्र कुमार गुप्ता

25 गुलामोडर बरेली

गृहिणी





**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 Vendors 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 she 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



Authorised Signatory

क्रेता

Registration No. : 10669

Year : 2015

Book No. : 1

0201 श्रीमान्द लादेवल्डिदारा अयोहस्तादीका सिंह रावल  
धन सिंह रावल  
बख्शी-72 शकुरपुर दिल्ली  
व्यापार





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

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

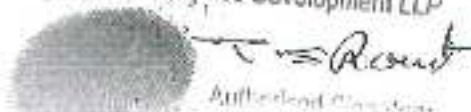
11. That as the consideration amount is higher than the market value of the property. Therefore the stamp duty is calculated and paid on Consideration amount and in accordance with the provision of Sec-27(A) of the stamp Act & nothing of the facts has been concealed.

#### Boundaries:

- East : Khasra No.109 & 105
- West : Link Road
- North : Chak Road and boundaries of Kh. No. 102, 97 & 91.
- South : boundaries of Other Village

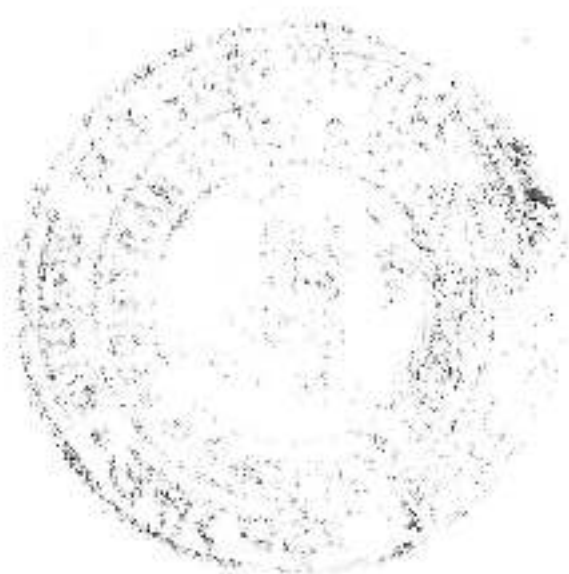


For Anand Lifestyles Development LLP



Authorized Signatory





SCHEDULE OF PROPERTY

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

East : Khasra No.109 & 105

West : Link Road

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

South : boundaries of Other Village

For Anand Lifespace Development LLP

  
Authorised Signatory

Vendor

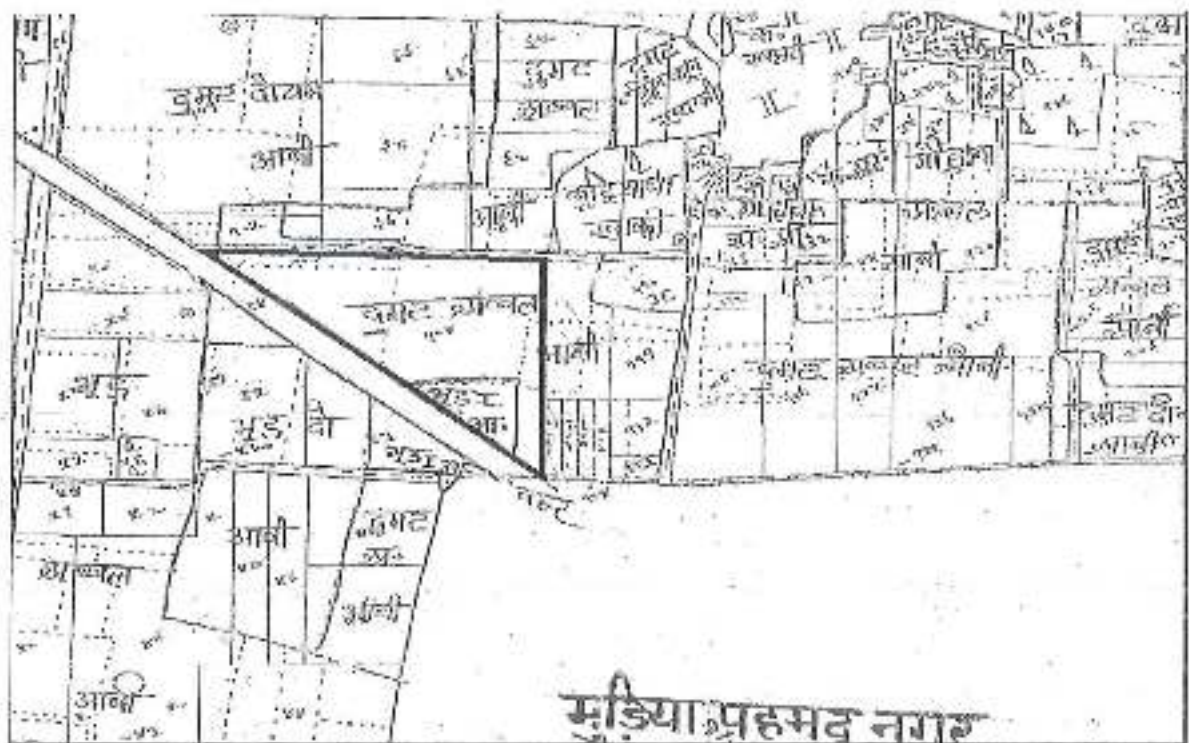
Vendee





## SITE-PLAN

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

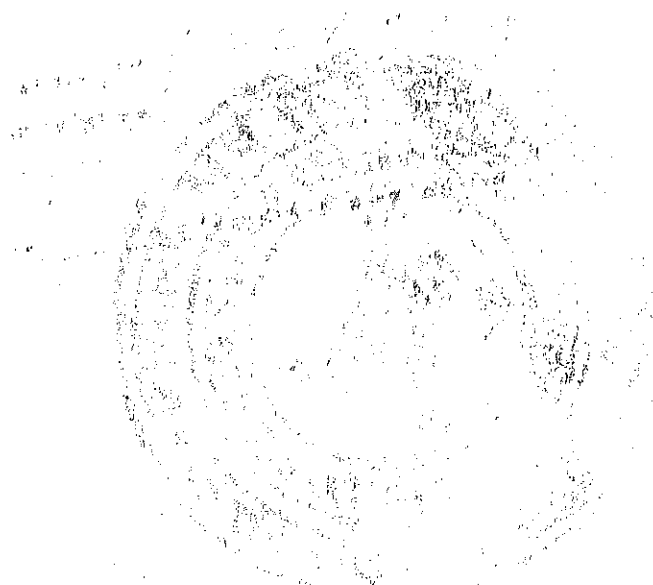
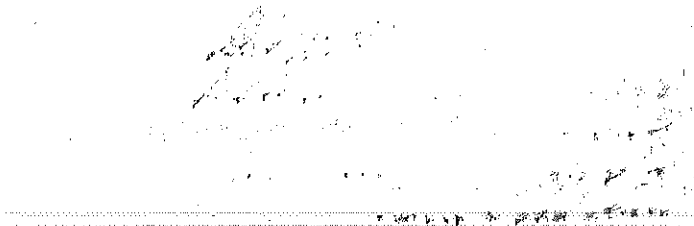


For Anand Lifespace Development LLP

Authorised Signatory


Vendee

Vendor

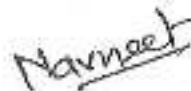


In Witness whereof, the Vendor and the Vendees have signed and executed this Sale-Deed on the date and month and year first above mentioned, in the presence of the following:

Witnesses :

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

  
Vendor  


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

For Anand Litespace Development LLP

  
Authorised Signatory  
  
Vendee

Drafted by:

राम गोपाल मिश्रा, कानून  
वाइसिस्त सं. 7 दिनांक 01/08/2024 तक विधिज्ञान  
विना थोर दखान करि (ली) रदर  
वी वही कोस (अपना) दखान  
व्यवहार के इतिहास



आज दिनांक 24/09/2015 को

बही सं. 1 जिल्द सं. 7449

पृष्ठ सं. 183 से 200 पर क्रमांक 10669

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

