



सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	IN-UP01380561653278N
Certificate Issued Date	24-Sep-2015 11:47 AM
Account Reference	SHCIL (FI)/upahcil01/ BAREILLY/UP-BLY
Unique Doc. Reference	SUBIN-UPUPSHCIL0101659777267023N
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	1/12th SHARE OF 2.2960HEC i.e. 0.1913HEC SITUATED AT NAVDIYA ILAKA SINGHALBAREILLY IN KHASRA NO.104
Consideration Price (Rs.)	43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	ASHOK KUMAR GUPTA
Second Party	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Paid By	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Amount(Rs.)	3,06,500 (Three Lakh Six Thousand Five Hundred only)



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

[Signature]



For Anand Lifespace Development LLP



[Signature]
Authorized Signatory

WN 0001957372

Scrutiny Alert:

1. The authenticity of the Stamp Certificate should be verified in respect of the transaction. Any discrepancy in the details of the Certificate will be reported to the relevant authorities.
2. The stamp duty should be paid in full at the time of the transaction.
3. In case of any discrepancy, please report the same to the relevant authorities.

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E-STAMP CERTIFICATE NO. IN-0P01380561653278N

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 th 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: Sh. Ashok Kumar Gupta Son of Sh. Natthu Lal Gupta, Resident of 309, Chahavaee, Tehsil & District Bareilly. PAN: AGYPG4899F	Details of Second Party: 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. PAN: AAVFA5851E




For Anand Lifespace Development LLP

Authorised Signatory





SALE DEED

This Sale Deed is made at Bareilly on this 26th day of September, 2015 between

Sh. Ashok Kumar Gupta, Son of Sh. Natthu Lal Gupta, Resident of Resident of 309, Chahavaee, Tehsil & District Bareilly, U.P (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, Waf, 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 was exclusive Owner and Bhumidhar with Transferable rights of Agricultural Land comprised in Khata/Khatauni No. 00060, Khasra No. 104, having 1/6 Share in total Area 2.2960 Hectare i.e., 0.3826 Hectare, Situated at Village Navadiya Ilqa Singhai, Pargana, Tehsil & District Bareilly out of which he has already sold his 1/2 share and now vide this sale deed agrees to sell his remaining 1/2 share i.e., 0.1913 hectare (1/12th of 2.2960) (hereinafter referred to as the 'Said Land').

AND WHEREAS Vendor purchased the said Land from Sh. Vishal Gupta Son of Shri Dharmendra Kumar Gupta R/o 25, Gulmohar Park, Bareilly vide a registered Sale Deed Dated 13-06-2013 duly registered in Book No. 1, Volume No. 5812 on pages 217 to 260 at Serial No. 7592 registered on 13-06-2013 in the office of Sub-Registrar- I, Bareilly, Uttar Pradesh. The Names 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. 828915, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.



For Anand Litespace Development LLP




Authorized Signatory

विक्रय पत्र

4,375,000.00 / 3,927,000.00

10,000.00

20

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फीस रजिस्ट्री

मकल व प्रति शुल्क

योग

अदालत शुल्क

प्रतिफल

भालिमत

श्री

अशोक कुमार गुप्ता

पुत्र श्री

नरधू लाल गुप्ता

व्यवसाय

निवासी खास 309 चाहवाई बरेली

अस्थायी पता

वे यह लेखपत्र दल कार्यालय में

दिनांक

26/9/2015

समय

1:56PM

बजे निबन्धन हेतु पेश किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखनपत्र उक्त

विक्रेता

क्रेता

श्री अशोक कुमार गुप्ता

पुत्र श्री नरधू लाल गुप्ता

पेशा

निवासी 309 चाहवाई बरेली

श्री

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स्ताटीकासिंहराव

पुत्र श्री धन सिंह रावत

पेशा व्यापार

निवासी रुकु-72 राकुरपुर दिल्ली

ने निष्पादन स्वीकार किया ।

जिल्ला पट्टवान श्री इशान अग्रवाल

पुत्र श्री राकेश अग्रवाल

पेशा

निवासी ए-302 आनन्दा सेक्टर-48 नोएडा

व श्री

नवीन कुमार

पुत्र श्री

जितेन्द्र सिंह

पेशा

निवासी बी-40 अवन्तिका कालोनी जिला मुरादाबाद

ने की ।

प्रत्यक्ष मर साधियों के निशान अंगूठे नियन्त्रणार्थ लिखे गये हैं।

विक्रेता एप डेस - पैनकार्ड

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

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 Litespace Development LLP

Authorised Signatory

विक्रेता

Registration No.: 10688

Year: 2015

Book No.: 1

0101 अशोक कुमार गुप्ता

नल्लू लाल गुप्ता

3019 घाटघाई बरेली



सचिव, जिला न्यायालय, साहारापुर, उत्तर प्रदेश

पुनर्प्रेषण नं. 10688/15

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 Litespace Development LLP

Authorised Signatory

क्रेता

Registration No. : 10688

Year : 2,015

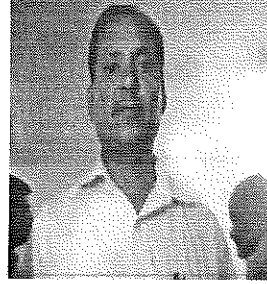
Book No. : 1

0201 मै0आनन्दलाईफ0डेवल0एल0एल0पी0लि0द्वाराअधो0हस्ताटीक

धन सिंह रावत

डब्लू-72 शकूरपुर दिल्ली

व्यापार



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

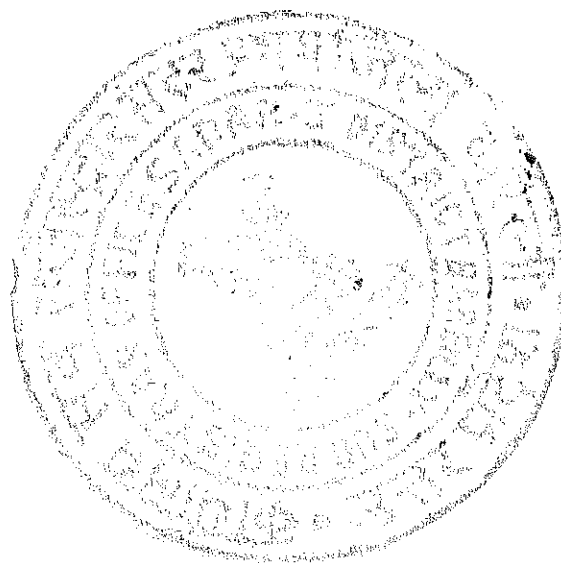


For Anand Litespace Development LLP



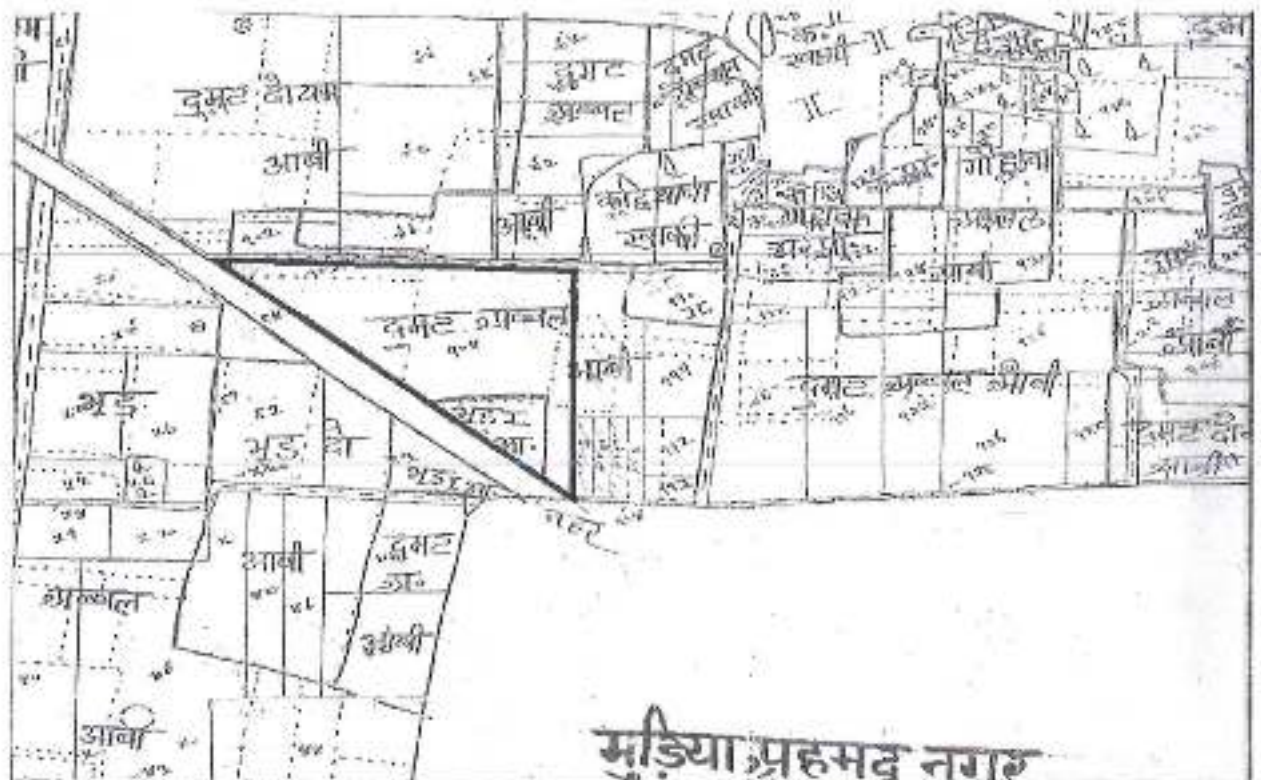

Authorised Signatory

Vendee



SSITE-PLAN

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

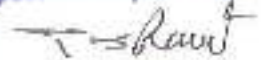



Vendor



For Anand Lifespace Development LLP




Authorized Signatory

Vendee



For Award Oversight Development LLP

E-STAMP CERTIFICATE NO. IN-UP01380561653278N

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 :

- Ishan
- 1- Ishan Agarwal
S/o Sh. Rakesh Agarwal,
R/o: A-302, Ananda,
Sector-48,
Noida -U.P.


Vendor


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

For Anand Lifespace Development LLP


Authorized Signatory
Vendee


Drafted by:

अनूप दीक्षित, कांतिब
हाईसेंस सं 42 दिनांक 31.3.2016 विधिमान
जिला और स्थान केरली
बी आई फीस 2200000 रुपये
अनूप दीक्षित के द्वारा

अनूप दीक्षित

आज दिनांक 26/09/2015 को

वही सं 1 जिल्द सं 7450

पृष्ठ सं 93 से 110 पर कर्नांक 10688

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली
26/9/2015

