

T- 2/1000

11280  
15

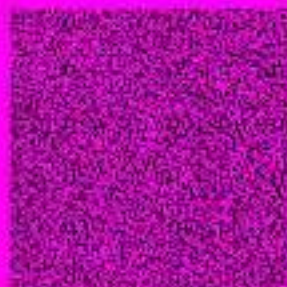
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP01421360979614N  
 Certificate Issued Date : 19-Oct-2015 12:53 PM  
 Account Reference : SHCIL (FY upshcil01/ BAREILLY/ UP-BLY  
 Unique Doc. Reference : SUBIN-UPUPSHCIL0101709660849387N  
 Purchased by : MS ANAND LIFESPACE DEVELOPMENT LLP  
 Description of Document : Article 23 Conveyance  
 Property Description : KHASRA NO. 106 SITUATED AT NAVDIYA ILAKA SANGHAI, BAREILLY  
 Consideration Price (Rs.) : 24,75,000  
 (Twenty Four Lakh Seventy Five Thousand only)  
 First Party : SHRI BADAM SINGH SO SHREERAM  
 Second Party : MS ANAND LIFESPACE DEVELOPMENT LLP  
 Stamp Duty Paid By : MS ANAND LIFESPACE DEVELOPMENT LLP  
 Stamp Duty Amount(Rs.) : 1,89,000  
 (One Lakh Eighty Nine Thousand only)



Please write or type below this line

Badam Singh

For: Anand Litespace Development LLP

Authorised Signatory

WN 0001961295

## Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at [www.districtsonline.com](http://www.districtsonline.com) (any discrepancy in the details on this Certificate will be available on the website mentioned above).
2. The issue of issuing this Certificate is on the basis of the certificate.
3. In case of any discrepancy please inform the competent authority.

SHIL



BRIEF DESCRIPTION OF DOCUMENT

Registrar	Sub-Registrar-I, Bareilly
DocumentP	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 Sanghai
Details of Property	Khasra No. 106
Unit of Measurement	Hectare
Area of Property	0.0640 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.26,88,000/-
Total Consideration Paid	Rs.24,75,000/-
Stamp Duty Paid	Rs. 1,89,000/-
Boundaries:	
East :	Khasra No.105
West :	Khasra No. 107 & 108
North :	Khasra No. 109.
South :	Link Road and thereafter Khasras of Other Village
Number of First Party: One	Number of Second Party: One
Details of First Party: <b>Sh. Badan Singh</b> <b>Son of Shreeram,</b> <b>Resident of House No.71,</b> <b>Singhaee kayasthan, P.S.</b> <b>Bhojipura, Bareilly.</b> <b>PAN: CCBPS2452P</b>	Details of Second Party: <b>M/s Anand Lifespace</b> <b>Development LLP (a limited</b> <b>liability partnership</b> <b>incorporated under the LLP Act,</b> <b>2009), having its registered</b> <b>Office at 711/92, Deepali, Nehru</b> <b>Place, New Delhi-110019</b> <b>through its Authorised</b> <b>Signatory Shri. Tika Singh</b> <b>Rawat, Son of Shr. Dhan Singh</b> <b>Rawat, Resident of WA-72,</b> <b>Shakurpur, Delhi-110092.</b> <b>PAN: AAVFA5851E</b>

Badan Singh

Authorised Signatory  
Tika Singh Rawat

For: Anand Lifespace Development LLP



Digitized by Google





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



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

## SALE DEED

This Sale Deed is made at Bareilly on this 19<sup>th</sup> day of October, 2015 between

**Sh. Badan Singh, Son of Shreeram, Resident of House No.71, Singhaee kayasthan, P.S. Bhojipura, Bareilly, U.P (hereinafter referred to as 'the Vendor') of the One Part; and**

*Badan Singh*

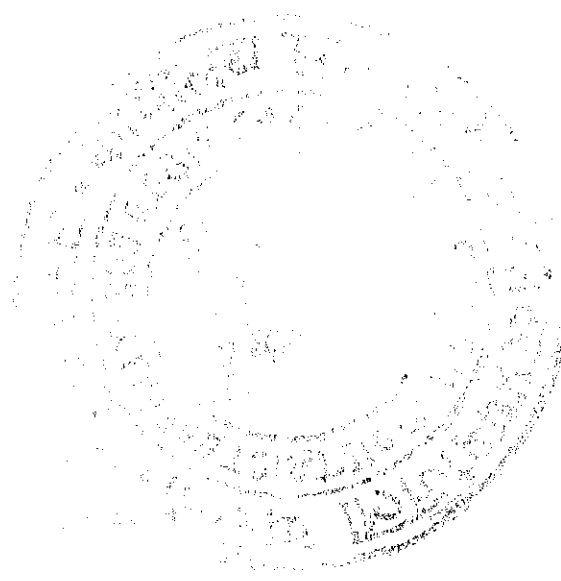


For: Anand Lifespace Development LLP



*T. S. Rana*

Authorised Signatory



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, bhumidhar and Cultivator with Transferable rights of Agricultural Land comprised in Khata/Khatauni No. 00057, Khasra No. 106, measuring 0.0640 Hectare Situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly (hereinafter referred to as the 'Said Land'). 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.24,75,000/- (Rupees Twenty Four 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:

- Rs.23,75,000/- (Rupees Twenty Three Lakhs Seventy Five Thousand Only) through Demand Draft bearing No.828994, Dated 13.10.2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

For: Anand Lifespace Development LLP



*Tika Singh Rawat*

Authorised Signatory

*Badan Singh*

विक्रय पत्र

2,475,000.00 / 2,688,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल मालियत  
श्री बादाम सिंह

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

पुत्र श्री श्रीराम

पेशा नौकरी

निवासी स्थायी म0न0 71 सिघाई कायस्थान बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 19/10/2015 समय 4:32PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

19/10/2015

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

विक्रेता

क्रेता

श्री बादाम सिंह

पुत्र श्री श्रीराम

पेशा नौकरी

निवासी म0न0 71 सिघाई कायस्थान बरेली



श्री मे0आनन्द लाईफ0डेव0एल0एल0पी0लि0

द्वाराअधो0हस्ता0 टीका सिंह

पुत्र श्री धन सिंह

पेशा नौकरी

निवासी डब्लू ए-72 शकूरपुर दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान 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 कालौनी मुरादाबाद



ने की

प्रत्यक्ष मंद गीतियों के निशान अंगूठे नियमानुसार लिये गये हैं।

विक्रेता एव क्रेता

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

19/10/2015



- Rs.1,00,000/- (Rupees One Lakh Only) through Demand Draft bearing No.828993, Dated 13.10.2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

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

- That having received the Said Consideration amount of Rs.24,75,000/- (Rupees Twenty Four 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.
- 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.
- 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.
- 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.
- 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

For: Anand Lifespace Development LLP



Authorised Signatory





विक्रेता

Registration No.: 11280

Year : 2,015

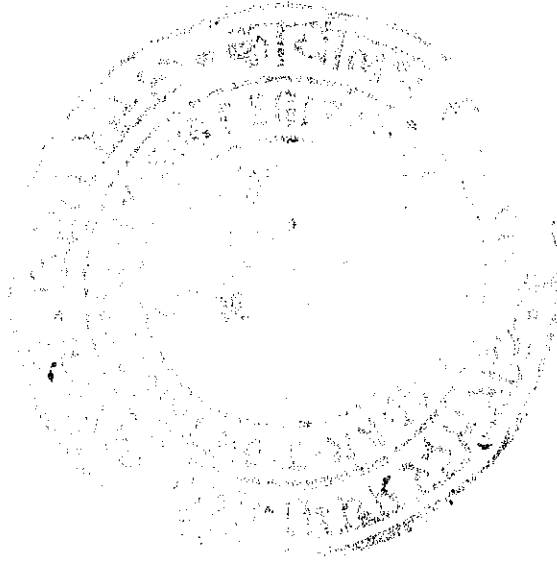
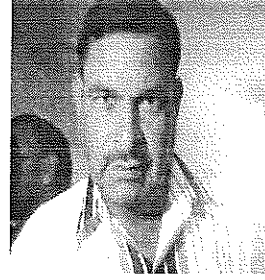
Book No. : 1

0101 बादाम सिंह

श्रीराम

म0न0 71 सिघाई कायस्थान बरेली

नौकरी



pending before any competent court of Law with respect to Said Land.

- 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.
- That there exists no structures, tube wells, tress etc. on the Said Land.
- 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.
- That the said land is surrounded by agricultural land in radius of 200 Mtr. and the said land is cultivated land.
- 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
640 Mtr x 4200	:	Rs. 26,88,000/-
Total Valuation	:	Rs. 26,88,000/-

- That the stamp duty is calculated and paid on the Market Value as per the DM circle rate list and in accordance with the provision of Sec-27(A) of the stamp Act & nothing of the facts has been concealed.

For: Anand Lifespace Development LLP



*T. S. Raut*

Authorised Signatory

*Bodan Singh*

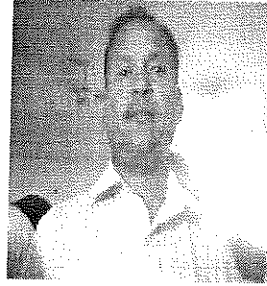
## क्रेता

Registration No. : 11280

Year : 2,015

Book No. : 1

0201 मै०आनन्द लाईफ०डेव०एल०एल०पी०लि० द्वाराअधो०हरता० टी  
धन सिंह  
डब्लू ए-72 शकूरपुर दिल्ली  
नौकरी



**SCHEDULE OF PROPERTY**

Agricultural Land comprised in Khata/Khatauni No. 00057, Khasra No. 106, measuring 0.0640 Hectare Situated at Village Navadiya Ilaga Singhai, Pargana, Tehsil & District Bareilly, which is bounded as below:

East	:	Khasra No.105
West	:	Khasra No. 107 & 108
North	:	Khasra No. 109.
South	:	Link Road and thereafter Khasras of Other Village

*Badam Singh*



For: Anand Lifespace Development LLP

*[Signature]*



Authorised Signatory

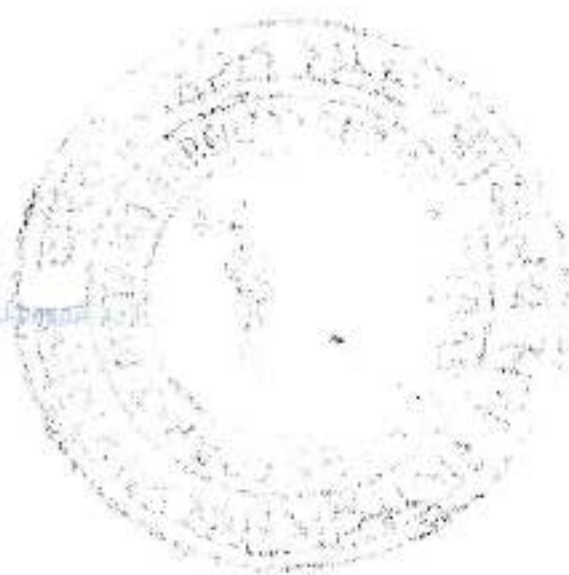


12. 12. 1944

12. 12. 1944







## E-STAMP CERTIFICATE NO.

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.

  
*Badam Singh*  
**Vendor**

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

For: Anand Lifespace Development LLP

  
*T. S. Raut*  
**Authorised Signatory**  
**Vendee**

Drafted by: *Manish Chaubey*  
**MANISH CHAUBEY**  
**ADVOCATE**  
**Reg. No. UP01194/02**

आज दिनांक 19/10/2015 को

बही सं. 1 जिल्द सं. 7479

पृष्ठ सं. 1 से 18 पर कर्नांक 11280

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रार अधिकाारी के हस्ताक्षर

  
विजेश कुमार

उप निबन्धक प्रथम

बरेली

19/10/2015

