



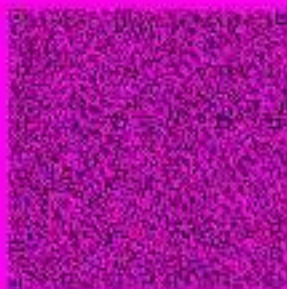
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP01380078118411N
Certificate Issued Date	: 24-Sep-2015 11:58 AM
Account Reference	: SHCIL (FT)/bphcil01/ BAREILLY/ UP-BLY
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101655742139454N
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 SINGHAJ, BAREILLY IN KHASRA NO. 104
Consideration Price (Rs.)	: 43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	: DHARMENDRA 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.....



For Anand Lifespace Development LLP



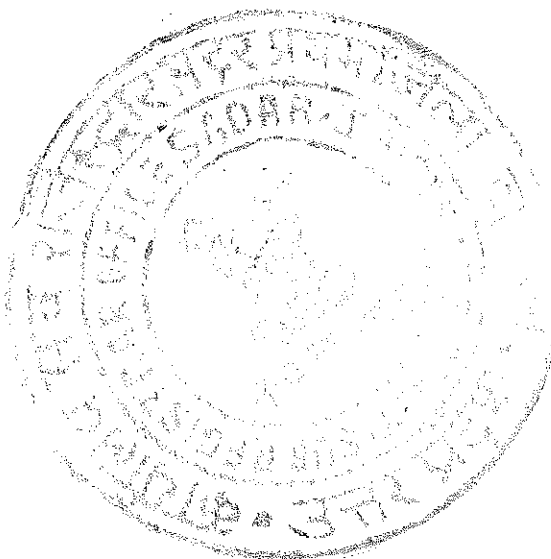
Authorized Signatory

WIN 0001957378

Statutory Alert

1. The authenticity of this Stamp Certificate can be verified at: www.e-stamps.gov.in or www.upstamp.gov.in or by scanning the QR code on the Certificate with a QR code reader.
2. The stamp duty received is valid only for the purpose of the Certificate.
3. It is not valid for any other purpose.

FILE



T-19638

E-STAMP CERTIFICATE NO. IN-UP01380678118411W

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. Dharmendra Gupta Son of Sh. Angan Lal Gupta, Resident of Keshlata Hospital, Stadium Road, Delapeer, Bareilly. PAN: AKLPG3259L	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



Sh. Dharmendra Gupta

For Anand Lifespace Development LLP



Shri. Tika Singh Rawat
Authorised Signatory



For more information (University of Toronto)



Reg. No.

02



Reg. No. UP01194/02

SALE DEED

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

Sh. Dharmendra Gupta, Son of Sh. Angan Lal Gupta, Resident of Keshlata Hospital, Stadium Road, Delapeer, Bareilly. U.P (hereinafter referred to as 'the Vendor') of the One Part; and



For Anand Lifespace Development LLP

T. S. Shrivastava
Authorized Signatory

आचार्य
कोष
प्रमाणिका

पृष्ठ ३३



For Andhra Pradesh Development (L.P.)

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 1/12th 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 (1/12th 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 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.

AD
Rupitg



For Anand Lifespace Development LLP
T. S. Rawat
Authorized Signatory



विक्रय पत्र

4,375,000.00 / 3,927,000.00 10,000.00 20 10,020.00 1,000

प्रतिफल मालिक
श्री धर्मेन्द्र गुप्ता
पुत्र श्री अंगन लाल गुप्ता

फीस रजिस्ट्री सेवक व प्रति मुल्य देय अन्तःभाग

अवस्थाप

निवासी पक्षा केरलता हास्पिटल स्टेडियम रोड डेलापीर बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 26/9/2015 समय 1:39PM

यहां 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 प्रत्येकानुसार उक्त

विक्रेता

क्रेता

श्री धर्मेन्द्र गुप्ता
पुत्र श्री अंगन लाल गुप्ता
पेशा
निवासी केरलता हास्पिटल स्टेडियम रोड डेलापीर
बरेली

श्री
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स्ताटीकारिंहाराव
पुत्र श्री धन सिंह रावत
पेशा व्यापार
निवासी डब्लू-72 राकुरपुर दिल्ली

ने निष्पादन स्वीकार किया।

जिन्की पहचान श्री ईशान अग्रवाल

पुत्र श्री राकेश अग्रवाल

पेशा

निवासी ए-302 आनन्दा रोक्टर-48 नोएडा

पुत्र श्री नयनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी सी-40 अवन्तिका कालीनी जि0 मुरादाबाद

रे को

प्रत्यक्षतः भद्र सक्षिओं के निशान अंगुठे नियमानुसार लिये गये हैं

विक्रेता एवं क्रेता - मेनकाई

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली

26/9/2015

For Andhra Pradesh Development LLP

Authorised Signatory

Navneet

4182750/- (Rupees Forty One Lakhs Eighty Two Thousand Seven Hundred Fifty Only) through Demand Draft bearing No. 828918, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

- (ii) Rs.150,000/- (Rupees One Lakh Fifty Thousand Only) after deducting the TDS amount due Rs. 148500/- (Rupees One Lakh Forty Eight Thousand Five Hundred Only) through Demand Draft bearing No.828917, 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.

For Anand Litespace Development LLP

Authorised Signatory

विक्रेता

Registration No.: 10685

Year: 2,015

Book No.: I

0101 धर्मनंद गुप्ता

अंगन लाल गुप्ता

फेरारला हासिगल स्टेडियम रोड टेलीफोन बरेली



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.
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.

For Anand Litespace Development LLP



T. S. Raut
 Authorised Signatory

Pooja



प्रेता

Registration No. : 10685

Year : 2015

Bank No. : 1

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बन सिंह रायत
बसु-72 राकुरपुर दिल्ली
प्यापार



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

Purbi

Vendor



For Anand Lifespace Development LLP

T. Shant

Authorised Signatory



Vendee

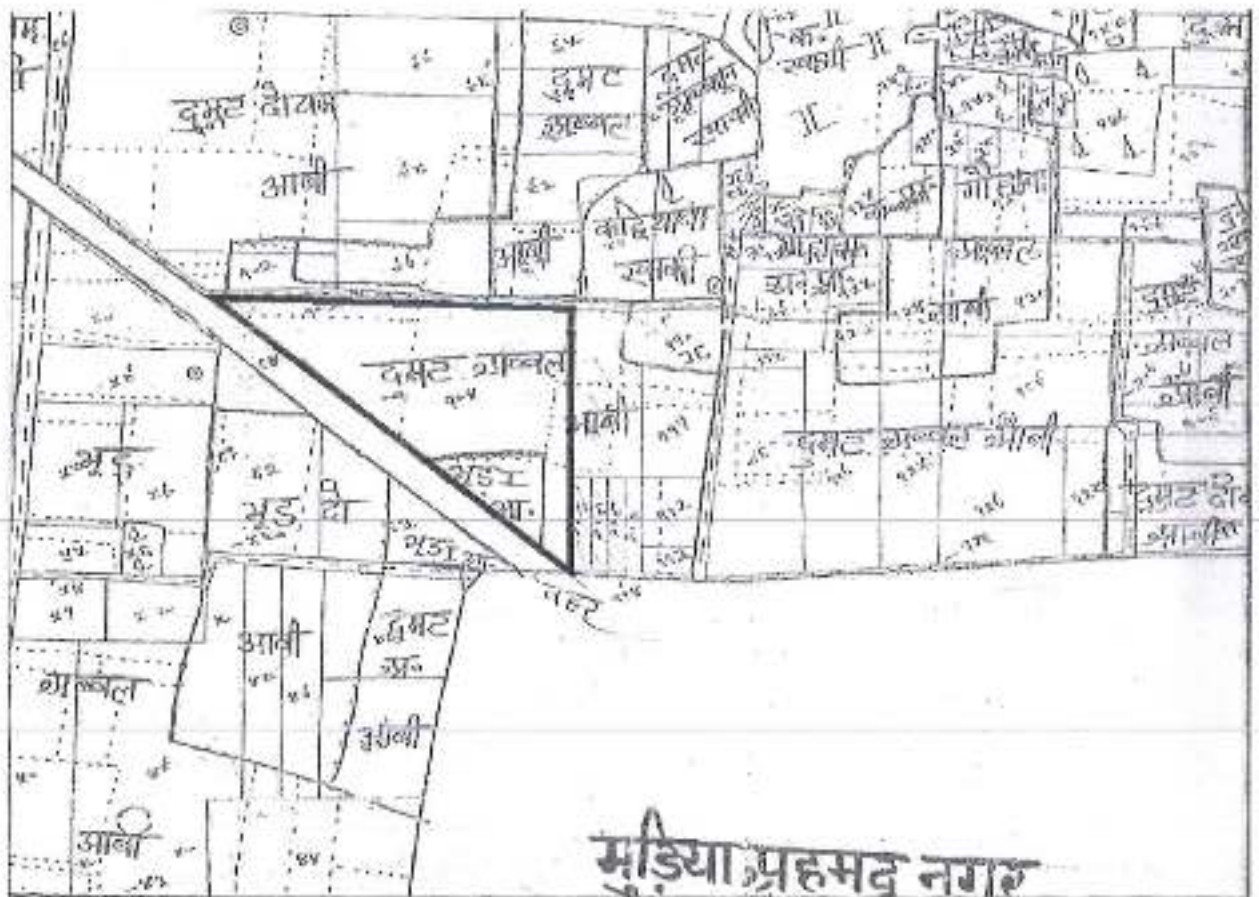


For And Lissac Development LLP

Attorney General

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



For World Heritage Development 125

Agreement 125

आज दिनांक 26/09/2015 को

वही सं. 1 जिल्द सं. 7450

पृष्ठ सं. 37 से 54 पर क्रमांक 10685

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ब्रिजेश कुमार

उप निबन्धक प्रथम
वरेली

26/9/2015

