



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP0138266856754N
 Certificate Issued Date : 24-Sep-2015 04:10 PM
 Account Reference : SHCIL (FI/Upshcil01/BAREILLY/UP-BLY
 Unique Doc. Reference : SUBIN-UPUPSHCIL0101683354671934N
 Purchased by : MS ANAND LIFESPACE DEVELOPMENT LLP
 Description of Document : Article 23 Conveyance
 Property Description : 1/12th SHARE IN 2.2960 HECT I.e. 0.1913 HECT SITUATED AT
 NAVDIYA ILAKA SINGHA BLY IN KHASHA NO-104
 Consideration Price (Rs.) : 43,75,000
 (Forty Three Lakh Seventy Five Thousand only)
 First Party : PANKAJ 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

For Anand Litespace Development LLP

Authorized Signatory

0001957393

Disclaimer:

1. The full details of this Stamp Certificate should be visible at www.up.gov.in
2. In case of sharing the stamp duty is not to be split in the said duty
3. In case of any dispute regarding the Stamp Certificate, the user

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1. The first part of the document is a list of the names of the persons who have been appointed to the various offices of the corporation.

2. The second part of the document is a list of the names of the persons who have been appointed to the various offices of the corporation.

3. The third part of the document is a list of the names of the persons who have been appointed to the various offices of the corporation.

4. The fourth part of the document is a list of the names of the persons who have been appointed to the various offices of the corporation.

5. The fifth part of the document is a list of the names of the persons who have been appointed to the various offices of the corporation.

6. The sixth part of the document is a list of the names of the persons who have been appointed to the various offices of the corporation.

T-19640

E-STAMP CERTIFICATE NO.

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 Sanghai
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 :	Khasra No.109 & 105
West :	Link Road
North :	Chak Road and boundaries of Kh. No. 102, 97 & 91.
South :	boundaries of Other Village
Number of First Party: One	Number of Second Party: One
Details of First Party: Sh. Pankaj Kumar Gupta Son of Sh. Angan Lal Gupta, Resident of Opposite Satya Petrol Pump, Delapeer, Bareilly. PAN: AKLPG3260B	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



E-STAMP CERTIFICATE NO.

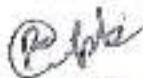


SALE DEED

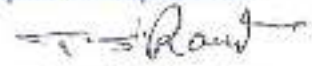
This Sale Deed is made at Bareilly on this 24th day of September, 2015 between

Sh. Pankaj Kumar Gupta Son of Sh. Angan Lal Gupta, Resident of Opposite Satya Petrol Pump, Delapeer, 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, Wagf, Church or enemy property.



For Anand Lifespace Development LLP



Authorised Signatory



E-STAMP CERTIFICATE NO.

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 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.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.828916, 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.828906, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

For Anand Litespace Development LLP



T. S. Raut
Authorized Signatory



विक्रेता

Registration No.: 10667

Year : 2,015

Book No. : 1

0101 पंकज कुमार गुप्ता

अंगन लाल गुप्ता

निकट सत्या पेट्रोल पम्प डेलापीर बरेली



E-STAMP CERTIFICATE NO.

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. : 10667

Year : 2,015

Book No. : 1

0201 मै०आनन्द ला०डेवल०लि०द्वारा अधो०हस्ता०टीका सिंह रावत
धन सिंह रावत
डब्लू०ए००७२ शकूरपुर दिल्ली
व्यापार



E-STAMP CERTIFICATE NO.

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



E-STAMP CERTIFICATE NO.

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 Ilaga 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



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11/11/11

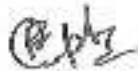


E-STAMP CERTIFICATE NO.

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 :


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 Lifespace Development LLP



Authorised Signatory

Vendee



Drafted by:

आज दिनांक 24/09/2015 को

वही सं. 1 जिल्द सं. 7449

पृष्ठ सं. 147 से 164 पर क्रमांक 10667

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

