



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh

e-Stamp



Certificate No.	TN-LIP01380924805981N
Certificate Issue Date	24-Sep-2015 11:54 AM
Account Reference	SHCIL (FI) upshcil01 BAREILLY/UP-BLY
Unique Doc. Reference	SUBIN-LIPUPSHCIL0101689569735543N
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	1/12th SHARE OF 2.2060 HEC (i.e. 0.1913 HEC) SITUATED AT NAVDOLA ILAKA SINGHA, BAREILLY IN KHASRA NO. 104
Consideration Price (Rs.)	43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	BMT POONAM GARD
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

*Prasad*

For: Anand Lifespace Development LLP

*Ram*  
Authorized Signatory

0001957376

Statutory Notice

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T-19641

E-STAMP CERTIFICATE NO. ~~24-0613806288059814~~ 10650BRIEF 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 <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. Poonam Garg, wife of Sh. Pradeep Kumar Garg,</b> Resident of H.No. 227, Aalamagiri Ganj, Bareilly. PAN: AHDPG8490J	Details of Second Party: <b>M/s Anand Lifespace Development LLP (a limited liability partnership incorporated under the LLP Act, 2009),</b> having its registered Office, at 711/92, Deepali, Nehru Place, New Delhi-110019 through its Authorised Signatory <b>Shri. Tika Singh, Son of Shr. Dhan Singh, Resident of 711/92, Deepali, Nehru Place, New Delhi-110019.</b> PAN: AAVFA5851E

Poonam

For: Anand Lifespace Development LLP



Authorised Signatory



ҚАЗАҚСТАН РЕСПУБЛИКАСЫ

БІЛІМ ЖӘНЕ ҒЫЛЫМ МИНИСТРЛІГІ



S. B. Saxena  
Jail Road, Bareilly



S. B. Saxena  
Jail Road, Bareilly

## SALE DEED

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

Smt. Poonam Garg, wife of Sh. Pradeep Kumar Garg, Resident of H.No. 227, Aalamagiri Ganj, 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 Son of Shri.Dhan Singh, Resident of 711/92, Deepali, Nehru Place, New Delhi-110019 (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,



Poonam

For: Anand Lifespace Development LLP  
  
Tika Singh  
Authorised Signatory

विक्रय पत्र

4,375,000.00 / 3,927,000.00

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20

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प्रतिफल मालियत

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्रीमती पूनम गर्ग

पत्नी श्री प्रदीप कुमार गर्ग

व्यवसाय गृहिणी

निवासी स्थायी म0न0 227 आलमगिरीगंज बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/9/2015 समय 5:49PM

बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Signature*  
ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

निष्पादन लेखपत्र बाद सनने व समझने मजमून व प्राप्त धनराशि रू प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्रीमती पूनम गर्ग

पत्नी श्री प्रदीप कुमार गर्ग

पेशा गृहिणी

निवासी म0न0 227 आलमगिरीगंज बरेली



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सिंह रावत

पुत्र श्री धन सिंह रावत

पेशा व्यापार

निवासी 711/92 नेहरू पैलेस नई दिल्ली



ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री अंकुर अग्रवाल

पुत्र श्री अरुण कुमार अग्रवाल

पेशा

निवासी ए 39 एस-1 शालीमार गार्डन साहिबाबाद जि0

व श्री नवनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी बी 40 अवन्तिका कालोनी मुरादाबाद

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगुठे नियमानुसार लिये गये हैं।

विक्रेता एवं क्रेता - पैनकार्ड



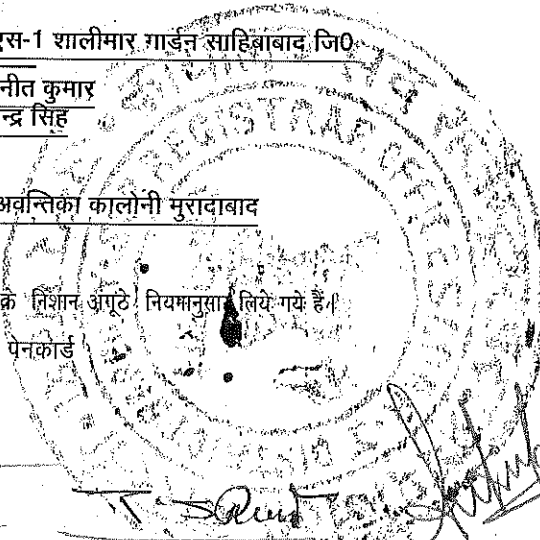
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Signature*  
ब्रिजेश कुमार  
उप निबन्धक प्रथम  
बरेली

24/9/2015

*Signature*

*Signature*



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 Ilaqa 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. Tarun Jagota, son of Sh.R.P.Jagota, R/o Springdale College, Bareilly vide a registered Sale Deed Dated 30-08-2011 duly registered in Book No. 1, Volume No. 4379 on pages 91 to 116 at Serial No. 9092 registered on 30-08-2011 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.828912, 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.828907, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

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

*Pooja*

For: Anand Litespace Development LLP

*[Signature]*  
Authorised Signatory

विक्रेता

Registration No.: 10670

Year : 2,015

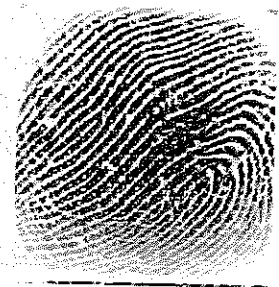
Book No. : 1

0101 पूनम गर्ग

प्रदीप कुमार गर्ग

म0न0 227 आलमगिरीगंज बरेली

गृहिणी



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.
7. That there exists no structures, tube wells, tress etc. on the Said Land.

*Loonen*



For: Anand Litespace Development LLP



*R. S. Arant*

Authorised Signatory

क्रेता

Registration No. : 10670

Year : 2,015

Book No. : 1

0201 श्रीमानच लालदेवलालिद्वारा अधोहरताटीका सिंह रायत  
पुन सिंह रायत  
711/92नेहरू रोड नई दिल्ली  
व्यापार



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:

<u>Area</u>		<u>Valuation</u>
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	:	<b>Rs. 39,26,500/-</b>

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

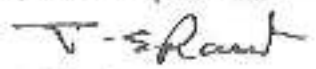

West : Link Road

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

South : boundaries of other Village

*Pooja*  


For: Anand Litespace Development LLP

  
  
Authorised Signatory


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**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

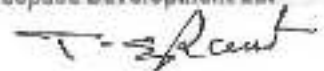


Vendor



For: Anand Litespace Development LLP





Authorised Signatory

Vendee



**SITE-PLAN**

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



Vendor



For: Anand Lifespace Development LLP

*T. Shand*

Authorised Signatory



Vendee



E-STAMP CERTIFICATE NO. TH-VPO1380628805921 N

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 :

*[Signature]*

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

2024

Vendor

Normaal

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

For: Anand Life space Development LLP

r. plant

Authorised Signatory

## Vendee

Drafted by:

**राम मापाल मश**, काठिब  
बाइसेल नं. २७ दिनांक ३०/११/६८ क विद्यमान  
बिला मोर भवान... सयकमिनी  
भी गई कि रि रामा मुआ २ बाई  
सहायीक रिफार के रिफार... मिताए

आज दिनांक 24/09/2015 को

बही सं. 1 जिल्द सं. 7449

पृष्ठ सं. 201 से 216 पर क्रमांक 10670

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

