



सत्यमेव जयते

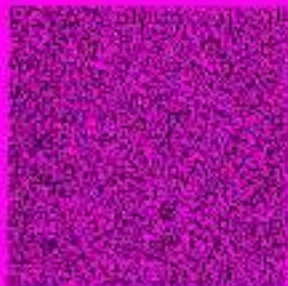
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP01380599202756N
 Certificate Issued Date : 24-Sep-2015 11:51 AM
 Account Reference : SHCIL (FI)/upshcil01/BAREILLY/UP-BLY
 Unique Doc. Reference : SUBIN-UPUPSHCIL0101659849026111N
 Purchased by : MS ANAND LIFESPACE DEVELOPMENT LLP
 Description of Document : Article 29 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 : PRADEEP KUMAR GARG
 Second Party : MS ANAND LIFESPACE DEVELOPMENT LLP
 Stamp Duty Paid By : MS ANAND LIFESPACE DEVELOPMENT LLP
 Stamp Duty Amount(Rs.) : 3,06,300
 (Three Lakh Six Thousand Five Hundred only)



Please write or type below this line:

Handwritten signature

For Anand Lifespace Development LLP

Handwritten signature
 Authorised Signatory

WN 0001957374

Statutory Alert

1. The authenticity of this Stamp Certificate should be verified at www.stampsonline.gov.in. Any discrepancy in the details in this Certificate and at www.stampsonline.gov.in should be reported to the nearest Sub-Registrar.
2. The role of showing this certificate will be voided if the details of the certificate are not as per the details in the Certificate.
3. In case of any complaint related to this Certificate, the Complainant should contact the nearest Sub-Registrar.

SECRET



Հայաստանի Հանրապետության
Բանակային Դպրոց

Հայաստանի Հանրապետության
Բանակային Դպրոց

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. 3065000/-
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. Pradeep Kumar Garg Son of Late Ram Murti Lal, Resident of H.No. 227, Aalamagiri Ganj, Bareilly. PAN: AHDPG8491K	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

Hegay

For Anand Lifespace Development LLP

Rawat
Authorised Signatory





SALE DEED

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

Sh. Pradeep Kumar Garg, Son of Late Ram Murti Lal, 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 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 1/12 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. Awadesh Narain Mehrotra Son of Shri Sant Narain Mehrotra, R/o 56, Prem Bhawan, Pulkaji, Bareilly vide a registered Sale Deed Dated 25-08-2011 duly registered in Book No. 1, Volume No. 4369 on pages 237 to 272 at Serial No. 8935 registered on 25-08-2011 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.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. 828909, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-



For Anand Lifespace Development LLP

Authorized Signatory

विक्रय पत्र

4,175,000.00 / 3,927,000.00 10,000.00 20 10,020.00 1,000

प्रतिफल

भालिका

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

अन्य लागत

श्री

प्रदीप कुमार गर्ग

पुत्र श्री

स्व० राममूर्ती लाल

पेशा व्यापार

निवासी

म०न० 227 आलमगीरीगंज बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 26/9/2015

समय 2:09PM

यहाँ नियन्त्रण हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

त्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

निष्पादन लेखपत्रवाद करने व समझने कजमन व प्राप्त बनराशि रु प्रलेखनकार उक्त

पिछेला

केला

श्री प्रदीप कुमार गर्ग

पुत्र श्री स्व० राममूर्ती लाल

पेशा व्यापार

निवासी म०न० 227 आलमगीरीगंज बरेली

श्री

मै०आनन्दलाईफ०डेवल०एल०एल०पी०लि०द्वाराजघो०ह

स्ताटीकासिंहरावर

पुत्र श्री धन सिंह रावत

पेशा व्यापार

निवासी डब्लू-72 शकूरपुर दिल्ली



ने निष्पादन स्वीकार किया

जिनसे पहचान श्री इशान अग्रवाल

पुत्र श्री राकेश अग्रवाल

पेशा

निवासी

ए-302 आनन्दा नोएडा

व श्री

नयनीत अग्रवाल

पुत्र श्री

जितेन्द्र सिंह

पेशा

निवासी

बी-40 अवन्तिका कालोनी जि० मुरादाबाद

ने की।



प्रत्यक्ष पत्र एकियों के निजान अंगुठे नियमानुसार लिखे गये हैं।

विशेषता एंश केला - पेनकार्ड

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

त्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

[Signature]

[Signature]

[Signature]

[Signature]

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



For Anand Lifespace Development LLP

Authorized Signatory

विकेता

Registration No.: 10690

Year: 2015

Book No.: 1

0101 प्रदीप कुमार गर्ग

रवO रामभुती जाल

नOनO 227 आलमगीरीगंज बरेली

आधार



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 Lifespace Development LLP

Authorized Signatory


क्रेता

Registration No. : 10690

Year : 2015

Book No. : 1

0201 श्रीमानन्दलाईक0वेवल0एल0एल0पी0लि0द्वाराअघो0हरताटीक
वन रिड राणा
बन्नु 72 शकुरपुर दिल्डी
बा.पार



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


Vendor



For Anand Litespace Development LLP


Authorized Signatory



Vendee

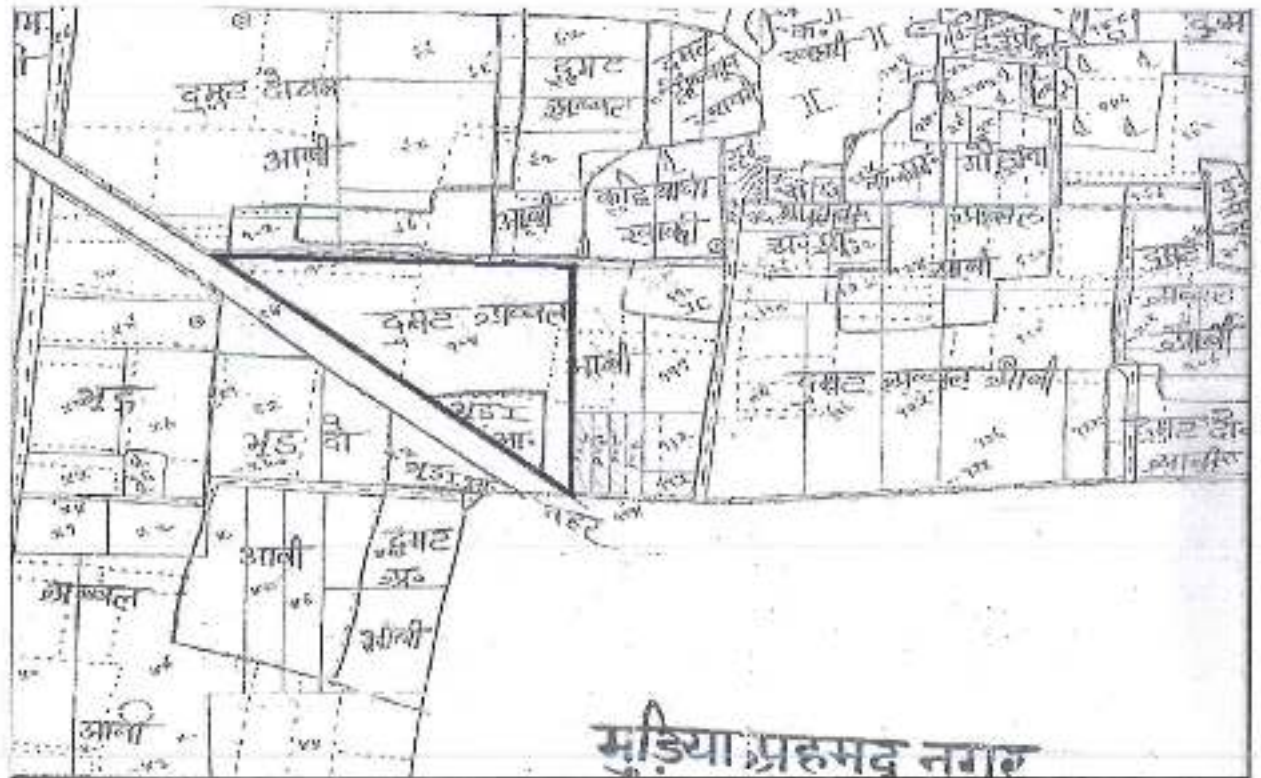


For World Language Development

Authorized Signature

SITE-PLAN

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



[Signature]
Vendor



For Anand Lifespace Development LLP

[Signature]
Authorised Signatory

Vendee



For Kansas University Libraries

Acquired through



E-STAMP CERTIFICATE NO. IN-UP01380599262756N

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



R. S. Rawat
Authorised Signatory

Vendee

Drafted by:

मनप दीक्षित, कानिब
बालिन्स 47 दिनांक 3-3-2016
बिला और स्थान कोली
वी आई फीस 154000/- रुपये
असाहेब रोड के इलाक़े

3-3-2016

आज दिनांक 26/09/2015 को

वही सं 1 जिल्द सं 7450

पृष्ठ सं 125 से 142 पर कनांक 10690

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

