INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

सत्यमेव जयते

Certificate No.	IN-UP01360764396089N
Certificate Issued Date	24-Sep-2015 12:08 PM
Account Reference	SHCIL (FI) up360101/ BAREILLY/ UP-BLY
Unique Doc. Reference	SUBIN-UPUPSHCIL0101659616465689N
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	KHASRA NO.103, MEASURING 0.005 HECT SITUATED AT NAVDIYA ILAKA SINGHAI, BAREILLY.
Consideration Price (Rs.)	24,00,000 (Twenty Four Lakh only)
First Party	Pramod Kumar Vivek Yadav and Smt Shashi
Second Party	M/S ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Paid By	MS ANAND LIFESPACE DEVELOPMENT LLP
Stamp Duty Amount(Rs.)	1,91,500 (One Lakh Ninety One Thousand Five Hundred only)

Please verify this document by visiting www.shcilestamp.com

For: Anand Lifespace Development LLP

Authorised Signatory

0001957332

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilestamp.com. Any discrepancy in the details on this Certificate and as displayed on the website invalidates the document.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

T-19636

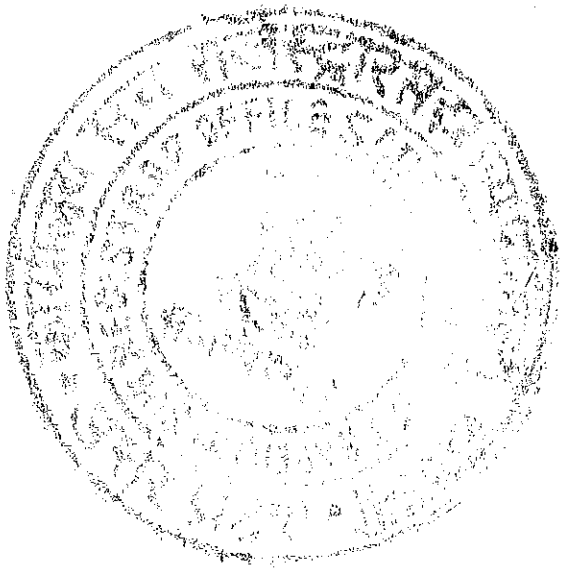
E-STAMP CERTIFICATE NO. IN-UP01380764396659

BRIEF DESCRIPTION OF DOCUMENT

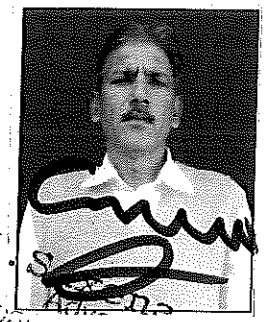
Registrar	Sub-Registrar-I, Bareilly
Document	Sale Deed
Name of Property	Semi Urban area, Page No.38, Sr. No.206, Column No.8, Code1054.
Category of Land	Agricultural Land
Mohalla/Village	Navdiya Ilaka Singhai
Details of Property	Khasra No. 105
Unit of Measurement	Hectare
Area of Property	0.065 Hectare
Land Status (Situated at National/State Highway or District Road/Link Road	Situated on Link Road
Value of Property as per circle rate	Rs.27,30,000/-
Total Consideration Paid	Rs./-
Stamp Duty Paid	Rs. 1,91,500/-
Boundaries: East : West : North : South :	 Khasra No.104 Khasra No.106 & 107 Khasra No.109 Link Road and thereafter Khasras of other village
Number of First Party: Four	Number of Second Party: One
Details of First Party: 1. **Sh. Pramod Kumar Son of Sh. Sunder Lal Yadav, Resident of H.No.24, Navdia Ilaka Singhai, Bareilly.** 2. **Sh. Vivek Yadav S/o Late Ashok Prakash Yadav, Resident of H.No.743, Brahmpura, Bareilly.** 3. **Smt. Shashi W/o Late Ashok Prakash Yadav, Resident of H.No.743, Brahmpura, Bareilly.**	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**

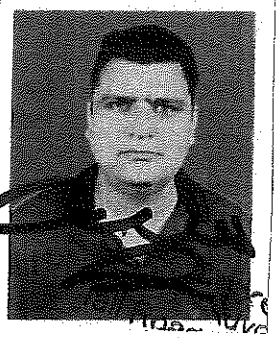
For: Anand Lifespace Development LLP

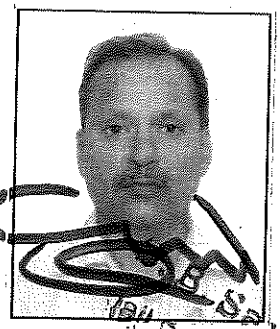
Authorised Signatory



E-STAMP CERTIFICATE NO. IN-UP01380764396659N







SALE DEED

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

Sh. Pramod Kumar Son of Sh. Sunder Lal Yadav,Resident of H.No.24, Navdia Ilaka Singhai, Bareilly, (2) Sh. Vivek Yadav S/o Late Ashok Prakash Yadav, Resident of H.No.743, Brahmpura, Bareilly and (3) Smt. Shashi W/o Late Ashok Prakash Yadav, Resident of H.No.743, Brahmpura, Bareilly, U.P (hereinafter referred to as 'the Vendors') of the One Part; and

For: Anand Lifespace Development LLP

Authorised Signatory

E-STAMP CERTIFICATE NO. IN-UP01380764396659N

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 "Vendors" 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 Vendors are exclusive Owner and Bhumidhar with Transferable rights of Agricultural Land comprised in Khata/Khatauni No. 00004, Khasra No. 105, total Area 0.065 Hectare, Situated at Village Navdiya Ilaka Singhai, Pargana, Tehsil & District Bareilly (hereinafter referred to as the 'Said Land').

AND WHEREAS Late Ashok Prakash Yadav and Sh. Pramod Kumar have purchased the said Land from Smt. Laxmi Devi, Wife of Sh. Sanjay Kumar vide a registered Sale Deed Dated 21-11-2006 duly registered in Book No. 1, Volume No. 1684 on pages 387 to 404 at Serial No. 8313 registered on 21-11-2006 in the office of Sub-Registrar-I, Bareilly, Uttar Pradesh. The Name of the Vendor is duly mutated in the revenue records.

AND WHEREAS after the demise of Late Ashok Kumar Yadav names of his legal heirs were duly got mutated in the revenue records.

AND WHEREAS the Vendors as absolute owner of the Said Land, which is free from all encumbrances whatsoever have agreed to sell, transfer and assign absolutely and forever the Said Land to the Vendee for a total consideration of Rs.24,00,000/- (Rupees Twenty Four Lakhs only) hereinafter referred to as the 'Said Consideration' and the Vendee has agreed to purchase the same on the said Consideration.

AND WHEREAS the Vendors have received the Said Consideration amount from the Vendee in the manner detailed below:

For: Anand Lifespace Development LLP

Authorised Signatory

विक्रय पत्र

प्रतिफल	मालियत	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	शब्द लगभग
2,400,000.00 /	**2,730,000.00**	30,000.00	20	30,020.00	1,000

श्री प्रमोद कुमार

पुत्र श्री सुन्दर लाल यादव

व्यवसाय

निवासी स्थायी म0न0 24 नवदिया इलाका सिंघाई बरेली

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 24/9/2015 समय 5:54PM

बजे निबन्धन हेतु पेश किया।

प्रमोद कुमार

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

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

विक्रेता

श्री प्रमोद कुमार
पुत्र श्री सुन्दर लाल यादव
पेशा
निवासी म0न0 24 नवदिया इलाका सिंघाई बरेली

क्रेता

श्री मै0आनन्द ला0डेवल0लि0द्वारा अधो0हस्ता0टीका
सिंह रावत
पुत्र श्री धन सिंह रावत
पेशा व्यापार
निवासी डब्लू-72 शकूरपुर दिल्ली

श्री विवेक यादव
पुत्र श्री स्व0 अशोक प्रकाश यादव
पेशा
निवासी म0न0 743 ब्रहमपुरा बरेली

श्रीमती शशी
पत्नी श्री स्व0 अशोक प्रकाश यादव
पेशा गृहिणी
निवासी म0न0 743 ब्रहमपुरा बरेली

प्रमोद कुमार

E-STAMP CERTIFICATE NO.

(i) Rs.11,50,000/- (Rupees Eleven Lakhs Fifty Thousand Only) through Demand Draft bearing No. 693986, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida, in favor of Pramod Kumar.

(ii) Rs.50,000/- (Rupees Fifty Thousand Only) through Demand Draft bearing No. 693988, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida, in favor of Pramod Kumar

(iii) Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) through Demand Draft bearing No. 693984, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida, in favor of Vivek Yadav.

(iv) Rs.50,000/- (Rupees Fifty Thousand Only) through Demand Draft bearing No. 693985, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida, in favor of Vivek Yadav.

(v) Rs.6,00,000/- (Rupees Six Lakhs Only) through Demand Draft bearing No. 693983, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida, in favor of Smt. Shashi.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. That having received the Said Consideration amount of Rs.24,00,000/- (Rupees Twenty Four Lakhs only) in the manner detailed above, the Vendors 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 Vendors have 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

For: Anand Lifespace Development LLP

Authorised Signatory

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री अंकुर अग्रवाल

पुत्र श्री अरूण कुमार अग्रवाल

पेशा

निवासी ए 39 एस-1 शालीमार गार्डन साहिबाबाद जि0

व श्रीमती ईशू यादव

पत्नी श्री अंशुल यादव

पेशा

निवासी डी/99-ए से0 3 चिरंजीव विहार गाजियाबाद

ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

विक्रेता एंव क्रेता - पेनकार्ड

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली
24/9/2015

and enjoy the same forever free from all encumbrances whatsoever.

3. That if any person claims through the Vendors 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 Vendors undertake to indemnify the Vendee to the extent of such loss or losses as the case may be from there 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 Vendors and thereafter shall be paid by the Vendee.

5. That Vendors confirms that they have 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 Vendors.

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

प्रमोद कुमार
शर्मा

For Anand Lifespace Development LLP

Authorised Signatory

विक्रेता

Registration No.: 10671 Year : 2,015 Book No. : 1

0101 प्रमोद कुमार

सुन्दर लाल यादव

म0न0 24 नगदिया इलाका हिंघाई बरेली

0102 विवेक यादव

स्व0 अशोक प्रकाश यादव

म0न0 743 ब्रहमपुरा बरेली

0103 शशी

स्व0 अशोक प्रकाश यादव

म0न0 743 ब्रहमपुरा बरेली

गृहिणी

E-STAMP CERTIFICATE NO. IN-UP01380716439 66591

Abhaypur Bhikampur Link Road, the Stamp Duty is computed and paid in conformity with page no.38, Serial No.206, column 6 and Code No:1054 of Circle Rate List as fixed by the Collector, Bareilly and the calculation is as under:

Area		**Valuation**
650 Mtr x 4200	:	Rs. 27,30,000/-
Consideration Amount	:	Rs.24,00,000/-
Stamp Duty Paid	:	Rs. 1,91,500/-

11. That the Stamp Duty is paid in accordance with the provision of Sec-27(A) of the stamp Act & nothing of the facts has been concealed.

Boundaries:

East : Khasra No.104

West : Khasra No.106 & 107

North : Khasra No.109

South : Link Road and thereafter Khasras of other village

For: Anand Lifespace Development LLP

Authorised Signatory

क्रेता

Registration No. : 10671 Year : 2,015 Book No. : 1

0201 मै0आनन्द ला0डेवल0लि0द्वारा अधो0हस्ता0टीका सिंह रावत

धन सिंह रावत

डब्लू-72 शकूरपुर दिल्ली

व्यापार

E-STAMP CERTIFICATE NO. IN-UP01380764396659

SCHEDULE OF PROPERTY

Agricultural Land comprised in Khata/Khatauni No. 00004, Khasra No. 105, having total Area 0.0650 Hectare, Situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly, which is bounded as below:

East :	Khasra No.104
West :	Khasra No.106 & 107
North :	Khasra No.109
South :	Link Road and thereafter Khasras of other village

For: Anand Lifespace Development LLP

Authorised Signatory

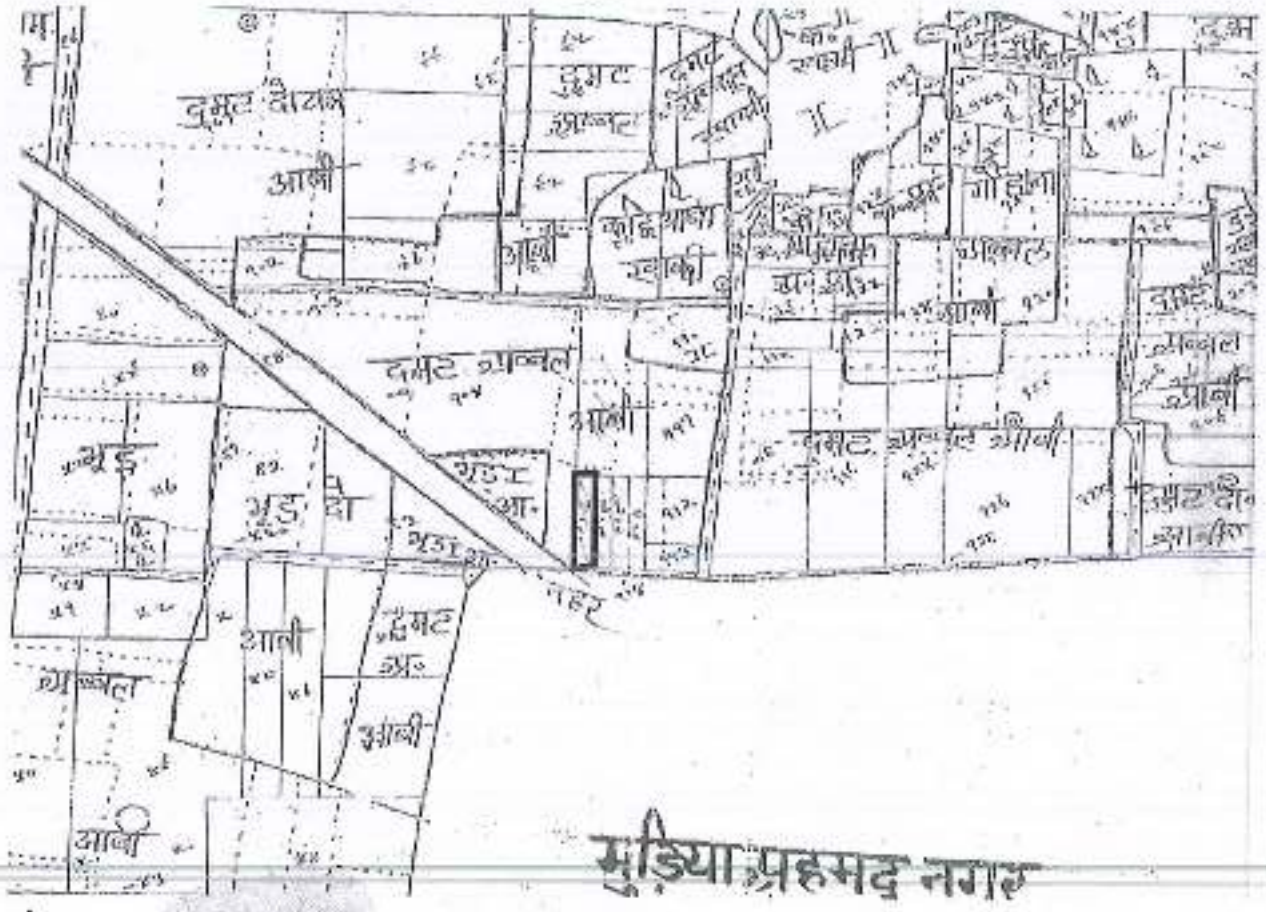
Vendors

Vendee

E-STAMP CERTIFICATE NO. IN-UP01380764396659R

SITE-PLAN

Site Plan of Khasra No.105, situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly.

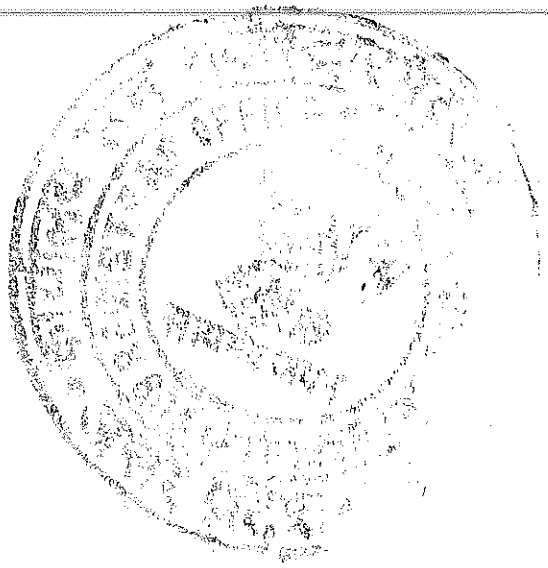


For: Anand Lifespace Development LLP

Authorised Signatory

Vendors

Vendee



E-STAMP CERTIFICATE NO. IN-UP01380764396659N

In Witness whereof, the Vendors and the Vendoes have signed and executed this Sale-Deed on the date and month and year first above mentioned, in the presence of the following:

Witnesses :

Vendors

Yesha Yadav
Wife of Anshul Yadav
D/99-A, Sec-3,
Chitranjeev Vihar,
Ghaziabad, U.P.

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

For: Anand Lifespace Development LLP

Authorised Signatory

Vendee

Drafted by:

अनूप दीक्षित, कातिब
जिला कलेक्ट्रेट गाजियाबाद
पंजीकरण सं. 17 दिनांक 31-3-2016 तक विधिमान्य
जिला और स्थान ..... दिल्ली .....
की एवं फीस 1.25 लाख ..... रुपये
दस्तावेज लेखक के हस्ताक्षर.....
अनूप दीक्षित

आज दिनांक **24/09/2015** को

वही सं. **1** जिल्द सं. **7449**

पृष्ठ सं. **217** से **236** पर कमांक **10671**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015