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US

Securities Corporation of India



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No.	IN-UP01890589747078N
Certificate Issued Date	24-Sep-2015 11:49 AM
Account Reference	SHCIL (FIV)upsc101/BAREILLY/UP-BLY
Unique Doc. Reference	SUBIN-UPUPSHCIL-0101659807848251N
Purchased by	MS ANAND LIFESPACE DEVELOPMENT LLP
Description of Document	Article 23 Conveyance
Property Description	1/12th SHARE IN 2.2960HEC i.e. 0.1913HEC SITUATED AT NAVDIYA ILAKA SINGHA, BAREILLY IN KHASRA NO. 104
Consideration Price (Rs.)	43,75,000 (Forty Three Lakh Seventy Five Thousand only)
First Party	SALONI VERMA
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)



REGISTERED
BAREILLY

Signature

Please write any note below this line

For Anand Lifespace Development LLP

Signature

Authorised Signatory

0001857373

Statutory Audit

1. The e-Stamp is issued by the Government of India. For more information, visit the website www.e-stamp.gov.in.
2. The e-Stamp is valid for use in all states of India.
3. The e-Stamp is valid for use in all districts of India.

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: Smt. Saloni Verma, wife of Sh. Sanjeev Kumar Verma, Resident of H.No.16, Jatavpura, Bareilly. PAN: ACZPV9435B	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

सत्यापित



For: Anand Lifespace Development LLP



T. Singh
Authorised Signatory





S. B. Saxena
Advocate
Bareilly

SALE DEED

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

Smt. Saloni Verma, wife of Sh. Sanjeev Kumar Verma, Resident of H.No.16, Jatavpura, 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.

24/09/15



For: Anand Lifespace Development LLP



T. Singh Rawat
Authorised Signatory

4,375,000.00 / 3,927,000.00

विशेष पत्र

19,000.00

20

10,020.00

1,000

प्रतिफल शालिग्राम
श्रीमती शालोनी वर्मा
पत्नी श्री संजीव कुमार वर्मा

फील्ड रजिस्ट्री

भक्त व प्रति भुक्त

दोष

राष्ट्र अधिपति

व्यवसाय गृहिणी

निवासी (स्थायी) म०न० 16 जाटवपुरा बरेली

अवस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 24/9/2015

समय 5:30PM

बारे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

निष्पादन लेखपत्र वाच सन्ने व संग्रहने कनून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

निवेदता

क्रेता

श्रीमती शालोनी वर्मा
पत्नी श्री संजीव कुमार वर्मा
पेशा गृहिणी

निवासी म०न० 16 जाटवपुरा बरेली



श्री म०आनन्द ला०डेवल०लि०द्वारा अधो०हरता०दीका

सिंह रावत

पुत्र श्री धनसिंह रावत

पेशा व्यापार

निवासी डबल०ए०-72 शकूरपुर दिल्ली



ने निष्पादन स्वीकार किया।

निवेदनी पहचान श्री अंकुर अग्रवाल

पुत्र श्री अरुण कुमार अग्रवाल

पेशा

निवासी ए 39 शालीमार गार्डन साहिबगंज गाजियाबाद

व श्री नवनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी श्री 40 अचलिका कालोनी मुरादाबाद

ने की।

प्रत्यक्षतः भद्र गतिश्री के निधान अंगुठे निष्पादनुसार निवेदनी में

दिनेता ए० क्रेता - पैनकार्ड



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

[Signature]

[Signature]

[Signature]

[Signature]

WHEREAS the Vendor is exclusive Owner and Bhumidhar with Transferable rights of Agricultural Land comprised in Khata/Khatauni No. 00060, Khasra No. 104, having 1/6 Share in total Area 2.2960 Hectare i.e., 0.3826 Hectare, Situated at Village Navadiya Ilaka Singhai, Pargana, Tehsil & District Bareilly out of which she agrees to sell her $\frac{1}{2}$ share i.e., 0.1913 hectare ($\frac{1}{12}^{\text{th}}$ of 2.2960) (hereinafter referred to as the 'Said Land').

AND WHEREAS Vendor purchased the said Land from Sh. Awadesh Narain Mehrotra, son of Late 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 273 to 324 at Serial No. 8936 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.40,25,000/- (Rupees Forty Lakhs Twenty Five Thousand Only) after deducting the TDS amount due Rs. 3984750/- (Rupees Thirty Nine Lakhs Eighty Four Thousand Seven Hundred and Fifty Only) through Demand Draft bearing No. 693987, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.
- (ii) Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) after deducting the TDS amount due Rs.346500/- (Rupees Three Lakhs Forty Six Thousand Five Hundred Only) through Demand Draft bearing No. 828908, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

21/09/15



For: Anand Lifespace Development LLP



Authorized Signatory

विकेता

Registration No.: 10665

Year: 2015

Book No.: 1

0101 सलोनी वर्मा

संजीव कुमार वर्मा

गठन 16 जाटपपुरा हरेली

पृथिवी



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 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.

अनी-री एन



For: Anand Lifespace Development LLP



T. S. Raut
Authorised Signatory

क्रेता

Registration No. : 10665

Year : 2,015

Book No. : 1

0201 मै०आनन्द ला०डेवल०लि०द्वारा अधो०हस्ता०टीका सिंह रावत
वसिष्ठ रावत
डब्लू०ए०-72 सकूरपुर दिल्ली
भाषातः



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

2101/11/CPA

For: Anand Lifespace Development LLP



A. S. Raut
Authorised Signatory



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

25/01/2017

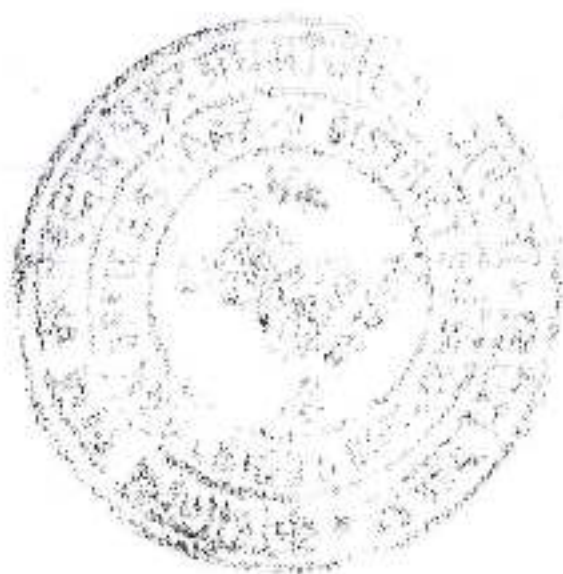
Vendor

For: Anand Litespace Development LLP



Authorised Signatory

Vendee

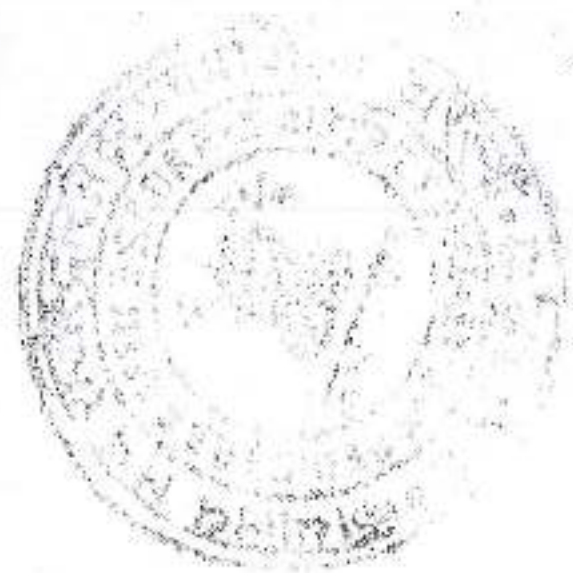


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E-STAMP CERTIFICATE NO. UP/3805894430791

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.

अनुराग कुमार
Vendor

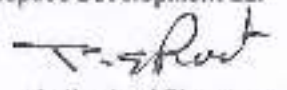


Navneet

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

For: Anand Litespace Development LLP




Authorised Signatory

Vendee

Drafted by:


आज दिनांक 24/09/2015 को

वही सं. 1 जिल्द सं. 7449

पृष्ठ सं. 111 से 128 पर क्रमांक 10665

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


ब्रिजेश कुमार

उप निबन्धक प्रथम

बरेली

24/9/2015

