



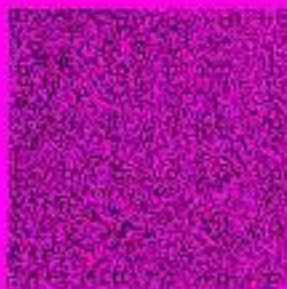
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP01380712297977N
Certificate Issued Date : 24-Sep-2015 12:01 PM
Account Reference : SHCIL (FI)/upshcil01/BAREILLY/UP-BLY
Unique Doc. Reference : SJSIN-UPUPSHCIL0101059791690023N
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)



Please write or type below this line.....

सत्यमेव जयते

For: Anand Lifespace Development LLP

[Signature]

Authorized Signatory

WN 0001957380

Statutory Alert:

1. The validity of this stamp is subject to its use as per the terms and conditions of the stamp. Any discrepancy in the details on this certificate shall be considered as the purchaser's responsibility.
2. The stamp is not valid if the stamp is not used as per the terms and conditions of the stamp.
3. In case of any discrepancy in the details on this certificate, the purchaser shall be responsible.

SHCIL



For Assistant Secretary Development LLP

Authorized Signatory

T-19647

E-STAMP CERTIFICATE NO. IN-UP013807122979777

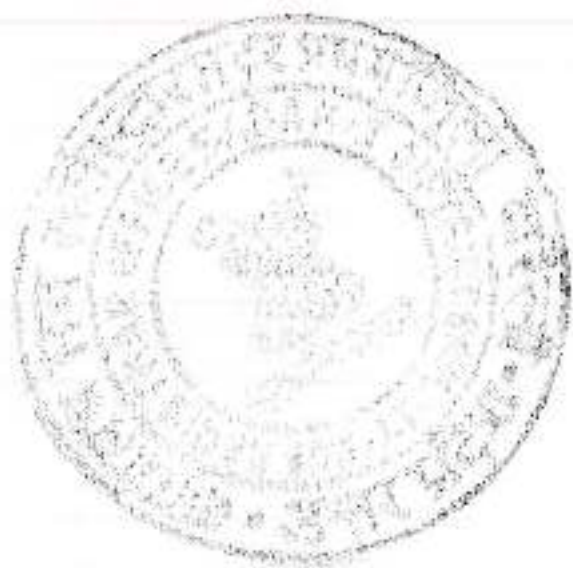
BRIEF DESCRIPTION OF DOCUMENT

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

21/07/2021

For: Anand Lifespace Development LLP

 Authorised Signatory



For Arts and Humanities Development

United States



SALE DEED

This Sale Deed is made at Bareilly on this 26th 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 &



For: Anand Lifespace Development LLP

Tika Singh Rawat
Authorised Signatory



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 Ilaga Singhai, Pargana, Tehsil & District Bareilly, agrees to sell her 1/12th 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 Sh. Nannumal, R/o Navdiya Ilaga Sanghai, Bareilly vide a registered Sale Deed Dated 29-05-2012 duly registered in Book No. 1, Volume No. 4971 on pages 125 to 136 at Serial No. 6219 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.43,75,000/- (Rupees Forty Three Lakhs Seventy Five Thousand Only) after deducting the TDS amount due Rs.4331250/- (Rupees Forty Three Lakhs Thirty One Thousand Two Hundred and Fifty Only) through Demand Draft bearing No. 828913, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

2017-18


For: Anand Lifespace Development LLP



Authorised Signatory

विक्रय पत्र

4,375,000.00 / 3,927,000.00

10,000.00

20

10,020.00

1,000

प्रतिफल मालिक
श्रीमती सलोनी वर्मा
पत्नी श्री संजीव कुमार वर्मा

मूल खिन्दी

वक्र व पति शुल्क

योग

शुद्ध लगभग

आवसाय गृहिणी

निवासी खामी म0न0 16 जाटवपुरा बरेली

आस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 26/9/2015

समय 2:52PM

यहां निबन्धन हेतु पेश किया।



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली

26/9/2015

निष्पादन लेखपत्र बाद सनने व समझने मजबूत व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विशेषता

क्रेता

श्रीमती सलोनी वर्मा

पत्नी श्री संजीव कुमार वर्मा

पेशा गृहिणी

निवासी म0न0 16 जाटवपुरा बरेली

श्री

म0आनन्दलाईफ0टे0एल0एल0पी0लि0द्वाराअथ0हस्ता

0टीकासिंह रायत

पुत्र श्री धन सिंह रावत

पेशा व्यापार

निवासी बन्सू-72 शकुनपुर दिल्ली



ने निष्पादन स्वीकार किया।

हिनकी पहचान श्री वृशान अग्रवाल

पुत्र श्री राकेश अग्रवाल

पेशा

निवासी ए-302 आनन्दा सेक्टर-48 नोएडा

व श्री नवनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी अवन्तिका कालीनी जि0 मुरादाबाद

ने जो।

प्रत्यक्षतः भद्र माधियों के निशान अंगुठे निष्पादुशार लिये गये हैं।

विशेषतः एव क्रेता वें पेनकांड

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

ब्रिजेश कुमार
उप निबन्धक प्रथम
बरेली

26/9/2015

Navneet

अवन्तिका कालीनी

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.

2100-11 11/11/11



For: Anand Lifespace Development LLP



T. Shant
Authorised Signatory

विक्रेता

Registration No.: 10697

Year: 2015

Book No.: 1

0101 सलोनी वर्मा

संजीव कुमार वर्मा

मकाना 16 जाटपुरा बरेली

गृहिणी



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

21/01/2024



For: Anand Litespace Development LLP

[Signature]

Authorised Signatory

क्रेता

Registration No. : 10697

Year : 2015

Book No. : 1

0201 मै०आनन्दलाल०डे०एल०एल०पी०लि०द्वाराअधो०हरता०टीका
धन सिंह रावत
कम्पू-72 शकुलपुर दिल्ली
व्यापार



For more information visit www.nli.ac.in

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SCHEDULE OF PROPERTY

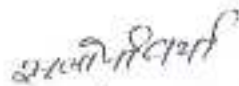
Agricultural Land comprised in Khata/Khatauni No. 00060, Khasra No. 104, 1/12 Share in total Area 2.2960 Hectare i.e., 0.1913 Hectare (i.e., $\frac{1}{2}$ of 0.3826, Situated at Village Navadiya Ilaga Singhai, Pargana, Tehsil & District Bareilly, which is bounded as below:

East : Khasra No.109 & 105

West : Link Road

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

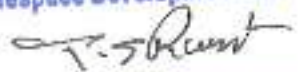
South : boundaries of other Village



Vendor



For: Anand Lifespace Development LLP



Authorised Signatory



Vendee

Handwritten notes in the top right corner.



For Andhra Pradesh Development Ltd.

Authorized Signatory

SITE-PLAN

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



श्री. लो. पी. वर्मा
Vendor

For: Anand Lifespace Development LLP



T.S. Rawat
Authorised Signatory
Vendee



For: Andhra Pradesh Development Corp.

Authorized Signatory

E-STAMP CERTIFICATE NO. IN-UP01380412297973 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 :

- Ishan*
1- Ishan Agarwal
S/o Sh. Rakesh Agarwal,
R/o: A-302, Ananda,
Sector-48,
Noida -U.P.

शशो-तीवरी
Vendor



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

For Anand Lifespace Development LLP

Navneet
Authorized Signatory

Vendee



Drafted by:

अमर दीक्षित, कानूनी
दस्तावेज 47 दिनांक 31-3-2016
वसुधैव कुटुम्बकम्
सी गई कीर्ति मिश्रा/अमर दीक्षित
आपके सेक्टर के इलाका

अमर दीक्षित

आज दिनांक 26/09/2015 को
वही सं. 1 जिल्द सं. 7450
पृष्ठ सं. 351 से 368 पर कर्मांक 10697

रजिस्ट्रीकृत किया गया।

रजिस्ट्रार अधिकारी के हस्ताक्षर


बिजेश कुमार
उप निबन्धक प्रथम
बरेली
26/9/2015

