



सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP01380687454639N  
Certificate Issued Date : 24-Sep-2015 12:00 PM  
Account Reference : SHCIL (FI) upshcil01/ BAREILLY/ UP-BLY  
Unique Doc. Reference : SUBIN-UPUPSHCIL0101659812338727N  
Purchased by : MS ANAND LIFESPACE DEVELOPMENT LLP  
Description of Document : Article 23 Conveyance  
Property Description : 1/12th SHARE IN 2.2060HEC 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.....

शरणी-सी वसी

Authorized Signatory

For: Anand Lifespace Development LLP

For: Anand Lifespace Development LLP

Authorized Signatory

0001957379

## Stamp Duty Alert:

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ಆಧಿಕಾರಿಗಳಿಗೆ ಮಾತ್ರ

ಕೃಷಿ, ಪಶುಪಾಲನೆ ಮತ್ತು ಮೀನುಗಾರಿಕೆ

ಕೃಷಿ, ಪಶುಪಾಲನೆ ಮತ್ತು ಮೀನುಗಾರಿಕೆ

ಆಧಿಕಾರಿಗಳಿಗೆ ಮಾತ್ರ

T-19645

E-STAMP CERTIFICATE NO. IN-VP01380687454639N

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 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. Saloni Verma, wife of Sh. Sanjeev Kumar Verma,</b> <b>Resident of H.No.16, Jatavpura, Bareilly.</b> <b>PAN: ACZPV9435B</b>	Details of Second Party: <b>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.</b> <b>PAN: AAVFA5851E</b>

समीक्षा



For: Anand Lifespace Development LLP

T. Singh Rawat  
Authorised Signatory

Authorized Signatory

For Anand Linapace Development LLP







## SALE DEED

This Sale Deed is made at Bareilly on this 24<sup>th</sup> 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,**

24-09-2015



For: Anand Lifespace Development LLP



*Tika Singh Rawat*

Authorised Signatory



For: Anand Lifestyle Development LLP

Authorized Signatory

**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 1/6 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 has already sold her 1/2 share and now vide this sale deed agrees to sell her remaining 1/2 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. 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.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. 828919, Dated 23/09/2015, Drawn on Kotak Mahindra Bank, Branch Sector-18, Noida.

अली-सी का



For: Anand Litespace Development LLP



T. S. Rawat  
Authorised Signatory



4,375,000.00 / 3,927,000.00

विक्रय मूल्य

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प्रतिफल भालिपत  
श्रीमती सलोनी वर्मा  
पत्नी श्री संजीव कुमार वर्मा

फॉर रजिस्ट्री

नकल व प्रति मुल्य

दोग

अप्य नगम

व्यवसाय गृहिणी

निवासी स्थान म०न० 16 जाटवपुरा बरेली  
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 26/9/2015 समय 1:40PM

उपे निबन्धन हेतु पेश किया।

सलोनी वर्मा



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

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

पिक्रेता

क्रेता

श्रीमती सलोनी वर्मा

पत्नी श्री संजीव कुमार वर्मा

पेशा गृहिणी

निवासी म०न० 16 जाटवपुरा बरेली

श्री

म०आनन्दलाईफ०सेवल०एल०एल०पी०लि०द्वाराअयो०ह

स्टार्टीकारिंदरम

पुत्र श्री धन सिंह रावल

पेशा व्यापार

निवासी ब्लू-72 शकुलपुर दिल्ली

ने निष्पादन स्वीकार किया।

जिम्मे पहचान श्री ईशान अग्रवाल

पुत्र श्री राकेश अग्रवाल

पेशा

निवासी ए-302 आनन्दा सेक्टर-48 नोएडा

व श्री नवनीत कुमार

पुत्र श्री जितेन्द्र सिंह

पेशा

निवासी बी-40 अवन्तिका कालीनी जि० मुरादाबाद

ने की।

उपस्थित भद्र अधिकारियों के निशान अंगूठे नियमानुसार भिजे गये हैं।

पिक्रेता एवं क्रेता - ऐनकार्ड

सलोनी वर्मा

रा. अग्रवाल

Raham

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

विजेश कुमार

उप निबन्धक प्रथम

बरेली

26/9/2015

Namast



**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.

अनीनी कमी



For: Anand Lifespace Development LLP



*T. Shankar*  
Authorised Signatory

विक्रेता

Registration No.: 10686

Year: 2015

Book No.: 1

0101 सलोनी वर्मा

राजीव कुमार वर्मा

MC-15 जयपुरा बरेली

गृहिणी



For: Grand Resource Development LLP

Authorized Signatory



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:

<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

अनंद-लैफस्पेस



For: Anand Lifespace Development LLP



V. S. Pant

Authorized Signatory



केता

Registration No. : 10686

Year : 2,015

Book No. : 1

0201 मै०आनन्दलाईफ०वेवल०एल०एल०पी०लि०द्वाराअयो०इ०स्टाडीफ  
धन सिंह रावत  
ठकुर-72 राकुरपुर दिल्ली  
व्यापार



For: Arand Lifestyle Development LLP

Authorized 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

सन्तोषी नारायण

Vendor



For: Anand Lifespace Development LLP



Authorised Signatory

Vendee

For: Anand Lifestyle Development LLP

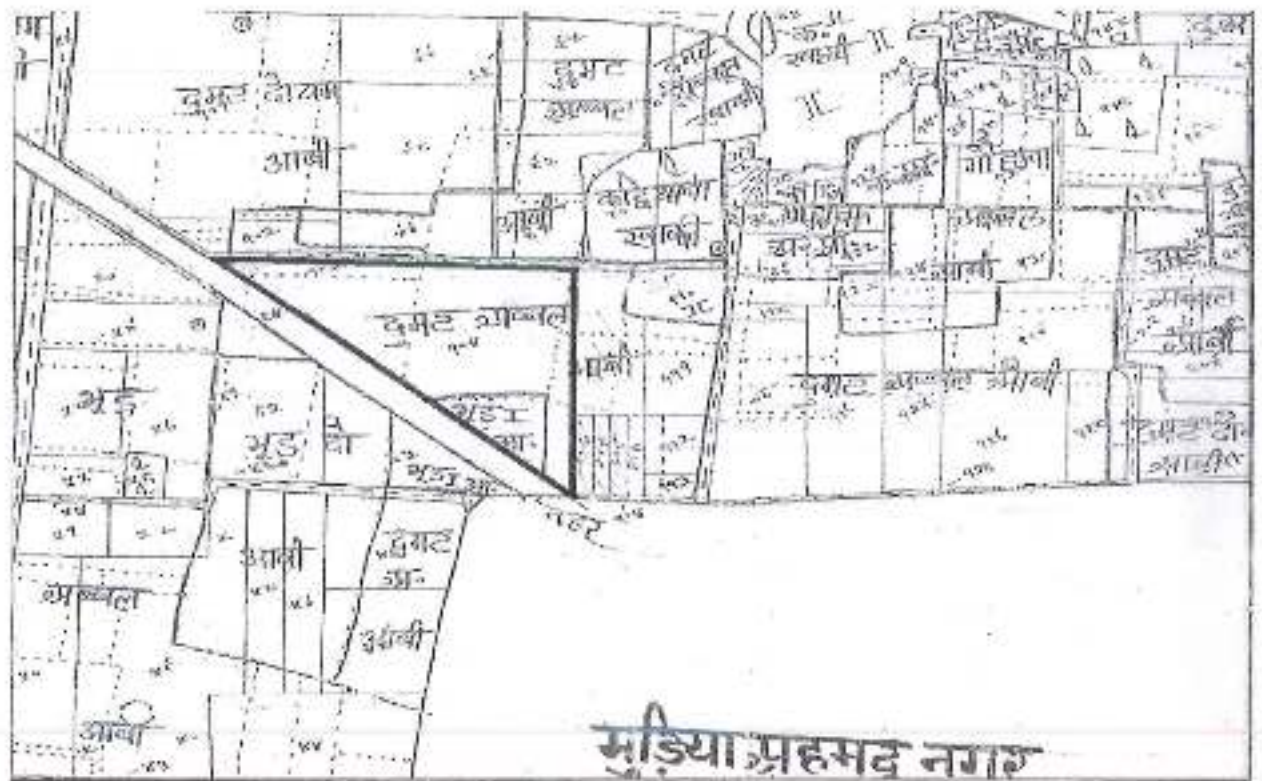
Authorized Signatory





## SITE-PLAN

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



2. 10. 1974

Vendor

For: Anand Lifespace Development LLP

— 55. Rand

**Authorised Signatory**

Vendee

For: Anne & Joseph Development LLP

Authorized Signatory



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.

शहरी नौवमी  
Vendor

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

For Anand Lifespace Development LLP

T. S. Rawat  
Authorized Signatory

Vendee

Drafted by:

पन्प दीक्षित, कांतिब  
47 दिनांक 31-3-2016  
जिन और स्थान के पक्ष  
सी गई फीस के पक्ष  
आवेद के पक्ष के पक्ष



आज दिनांक 26/09/2015 को  
वही सं 1 जिल्द सं 7450  
पृष्ठ सं 55 से 72 पर क्रमांक 10686

रजिस्ट्रीकृत किया गया।

रजिस्ट्रार अधिकारी के हस्ताक्षर

  
ब्रिजेश कुमार  
उप निबन्धक प्रथम  
बरेली  
26/9/2015

