

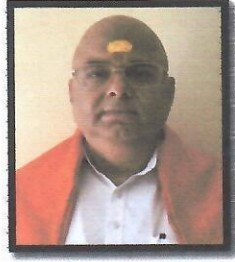
PROPERTY'S PHOTO

1/3 share of Land Khasra No. 556Ba sold area 0.253 Hectare out of Total area 0.7590 Hectare, situated at Village-Bhagu Khera, Pargana-Bijnaur, Tehsil-Sarojini Nagar, District-Lucknow.



For Truscapse Realty

Partner



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Bijnaur
Mohalla/Village	:	Bhagu Khera
Details of Property	:	1/3 share of Khasra No. 556Ba
Standard of measurement	:	Hectare
Area of Property	:	0.253 Hect.
Unique Code	:	1435380556200212 (556Ba)
Type of Property	:	Agriculture
Consideration	:	Rs. 30,00,000/-
Valuation	:	Rs. 21,63,000/-
Stamp duty paid	:	Rs. 2,10,000/-
No. of persons in First Part (1)		
Details of SELLER:		
SOM PUSHUP TRADERS AND INFRA DEVELOPERS through its Director Mr. Vivek Tangri son of Mr. Somnath Tangri residing at 1/45, Vishesh Khand, In front of Joggers Park,		

For Truscape Realty

Partner

Gomti Nagar, Lucknow, (PAN-AEofs5228N), Mob No. 9695200000.
No. of persons in Second Part (1)
Details of PURCHASER :
Truscapse Realty, (PAN-AAWFT5921D) a Partnership Firm, having it's registered office at 11/12 Sector-11, Vrindavan Colony, Lucknow, through it's authorized Partner Mr. Shashank Srivastava son of Sri Vinod Kumar Srivastava, Mob. No.-9616222620
Occupation-Business

SALE DEED

THIS SALE DEED MADE ON this 7th day of August, 2025 BY **SOM PUSHUP TRADERS AND INFRA DEVELOPERS** through its Director **Mr. Vivek Tangri** son of **Mr. Somnath Tangri** residing at **1/45, Vishesh Khand, In front of Joggers Park, Gomti Nagar, Lucknow;** (hereinafter collectively referred to as the "**SELLER**") which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.

IN FAVOUR OF

Truscapse Realty, (PAN-AAWFT5921D) a Partnership Firm, having it's registered office at 11/12 Sector-11, Vrindavan Colony, Lucknow, through it's authorized Partner Mr. Shashank Srivastava son of Sri Vinod Kumar Srivastava, (hereinafter referred to as the "**PURCHASER**") which expression, unless repugnant to the context, shall mean and include his heirs, legal representatives, successors, administrators, executors, transferees, assignees etc.



For Truscapse Realty



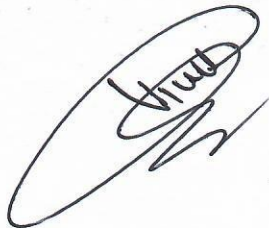
Partner

WHEREAS Seller is the owner and in possession of 1/3 share of Land Khasra No. 556Ba sold area 0.253 Hectare out of Total area 0.7590 Hectare, situated at Village-Bhagu Khera, Pargana-Bijnaur, Tehsil-Sarojini Nagar, District-Lucknow, more specifically detailed in the schedule of property given under this sale deed (hereinafter referred to as the '**Said Property/Land**').

AND WHEREAS Big Bull Infra Developers Pvt. Ltd. has purchased the said property from it's ex-owner Sujeet Kumar son of Sudheer Kumar and others through a registered sale deed which is duly registered vide Book No. I, Jild No. 7454 at Pages 397 to 412 at Serial No. 35758 on 15.11.2021 in the office of Sub-Registrar-Sarojninagar, Lucknow,.

AND WHEREAS Seller has purchased 1/3 share of Land Khasra No. 556Ba area 0.253 Hectare out of Total area 0.7590 Hectare, situated at Village-Bhagu Khera, Pargana-Bijnaur, Tehsil-Sarojini Nagar, District-Lucknow, from it's ex-owner M/s Bigg Bull Infra Developers Pvt. Ltd. through its Director Vaibhav Singh Chauhan son of Sarvendra Singh Chauhan through a registered sale deed dated 10.03.2023 which is duly registered vide Book No. I, Jild No. 10456 at Pages 281 to 296 at Serial No. 8322 on 13.03.2023 in the office of Sub-Registrar-Sarojninagar, Lucknow, name of the Seller is duly mutated in the Revenue Records.

AND WHEREAS the Seller as absolute owner and in possession of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of **Rs. 30,00,000/- (Rupees Thirty Lakh only)**.



For Truscape Realty


Partner

AND WHEREAS the Seller have received the said consideration amount from the Purchaser as per schedule of payment given at the foot of this sale deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That in consideration of the said sum of **Rs. 30,00,000/- (Rupees Thirty Lakh only)** paid by the Purchaser to the Seller, the receipt whereof the Seller hereby acknowledge, the Seller doth hereby transfers, conveys, releases and assigns by way of absolute sale of the 1/3 share of Land Khasra No. 556Ba sold area 0.253 Hectare out of Total area 0.7590 Hectare, situated at Village-Bhagu Khera, Pargana-Bijnaur, Tehsil-Sarojini Nagar, District-Lucknow, the property morefully detailed at the foot of this deed and shown in the annexed plan with ALL the estate, rights, title, interests, claims, demands, easements, privileges and appurtenances whatsoever of the Seller in or to the property hereby sold and every part thereof, with vacant possession, in favour of the Purchaser TO HOLD the same as absolute owner thereof with all rights, title and interest belonging to or enjoyed with the said land without any hindrances, interruption or interference from anybody whosoever.
2. That the Seller has delivered to the Purchaser the vacant and peaceful possession of the piece of land transferred under this deed and the Purchaser shall be entitled to use and enjoy the same in the manner in which it may consider proper.
3. That the Seller hereby declare and have assured the Purchaser that they are the sole owner of the property



For Truscapse Realty


Partner

transferred under this deed, having every right and legal capacity to transfer it to the Purchaser and the same is free from all sort of liens, charges, encumbrances and litigations and the same is not under any Court attachments or acquisition.

4. That the Seller have further assured the Purchaser that all dues, taxes, rents, demands etc. whatsoever liable to be paid with respect to the property transferred under this deed up to the date of execution of this deed of sale have been fully paid and no dues, rents, demands, taxes etc. of any nature whatsoever are outstanding against the Seller prior to the date of execution of this deed and in case the Purchaser has to pay any taxes, dues, rent demands etc. pertaining prior to the date of execution of this deed of sale the Seller will reimburse the same to the Purchaser. However, from the date of execution of this deed, the Purchaser shall be liable to pay all such taxes, rents, demands etc. payable with respect to the said property.
5. That, in case the Purchaser is deprived of whole or any portion of the property hereby conveyed to the Purchaser, on account of any defect in the title of the Seller, the Purchaser shall be entitled to recover from the Seller, their legal representatives, executors, administrators, successors etc. whole or part of the sale consideration together with all damages. Further, if at any time hereinafter, by reason of any act or default or omission or commission on the part of the Seller, any other person finally establishes any claim to the property transferred under this deed or to any part thereof, the Seller doth hereby agree to save harmless and

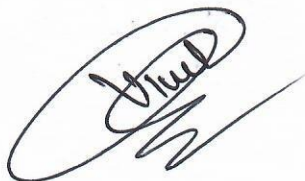


For Truscupe Realty


Partner

keep indemnified the Purchaser and to refund the sale consideration to the extent of right affected in the property transferred under this deed and to make good the loss, if any, sustained by the Purchaser.

6. That the cost for the stamp duty, expenses and charges for the registration of this Deed of Sale have been borne by the Purchaser.
7. That the Seller and all persons claiming under them do hereby further agree with the Purchaser that at all times hereafter and upon any reasonable request to do and execute, or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property or any part thereof to the Purchaser and their representative and placing it in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.
8. Provided always and it is hereby agreed that wherever such an interpretation would be requisite to give the fullest possible scope and effect to any contract or covenant herein contained the expressions "The Seller" and "the Purchaser" herein before used shall include their respective heirs, legal representatives, successors and assigns.
9. That the property transferred under this deed is not situated on any National Highway, State Highway, District Road or Link Road/Pakki Road. There are no trees, wells, constructions or tube-wells whatsoever on the aforesaid part of property hereby conveyed. The property is not situated at



For Truscape Realty


Partner

any segment road. The property hereby conveyed is an agricultural land. Further, the property hereby conveyed situates beyond the Municipal Limits. There is no residential activity present in radius of 200 Meter.

10. The property transferred under this deed has not been acquired by Government or any Authority like LDA & U.P. Avas Evam Vikas Parishad, or Body under any plan whatsoever.
11. The Seller further declare categorically that barring the instant Sale Deed they have not executed any other deed or document of any description whatsoever in respect of the property hereby transferred to the Purchaser.
12. That the land hereby sold is agricultural situated at Village-Bhagu Khera, which is not under Nagar Nigam area and situated in rural area. The total area of the land hereby sold is 0.253 Hectare. The market value whereof for the purposes of Stamp duty calculated for 500 mtr as per rats 2,500per Sq.mtr and rest 0.203 hectare at the rate Rs. 45,00,000/- per hectare. The total valuation for the agriculture land isRs. 21,63,000/-. The sale consideration is Rs. 30,00,000/-. Thus the total stamp duty Rs. 2,10,000/- through e-stamp has been paid on Consideration Amount which is higher than market value.
13. That the Seller is not member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
14. That this deed has been drafted as per statement and facts narrated by the parties of this deed. Identification of Seller and Purchaser has been done by the witnesses of this deed.



For Truscape Realty

Partner



आवेदन सं०: 202501041042455

विक्रय पत्र

बही सं०: 1

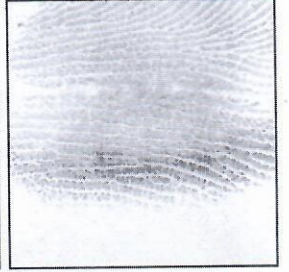
रजिस्ट्रेशन सं०: 15855

वर्ष: 2025

प्रतिफल- 3000000 स्टाम्प शुल्क- 210000 बाजारी मूल्य - 2163000 पंजीकरण शुल्क - 30000 प्रतिलिपिकरण शुल्क - 80 योग : 30080

श्री टूस्क्रेप रियल्टी द्वारा
शशांक श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री विनोद कुमार श्रीवास्तव
व्यवसाय : व्यापार
निवासी: 11/12, सेक्टर-11, वृन्दावन कॉलॉनी, लखनऊ

Shahank



श्री, टूस्क्रेप रियल्टी द्वारा

शशांक श्रीवास्तव अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
08/08/2025 एवं 05:26:58 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

श्रीति विक्रम

उप निबंधक :सरोजनीनगर

लखनऊ

08/08/2025

ज्ञानेन्द्र कुमार श्रीवास्तव

निबंधक लिपिक

08/08/2025



SCHEDULE OF PAYMENT

1. Seller have received Rs. 30,00,000/- through RTGS having UTR No. UTIBR52025072500361598 dated 25.07.2025 from Purchaser.

Thus the Seller have acknowledged **Rs. 30,00,000/- (Rupees Thirty Lakh Only)** from Purchaser and Seller have acknowledge the receipt.

SCHEDULE OF PROPERTY

1/3 share of Land Khasra No. 556Ba sold area 0.253 Hectare out of Total area 0.7590 Hectare, situated at Village- Bhagu Khara, Pargana-Bijnaur, Tehsil-Sarojini Nagar, District-Lucknow, shown in the plan annexed and bounded as below:-

Boundaries of Land Khasra No. 556Ba

EAST : Part of Land Khasra No. 556
WEST : Part of Land Khasra No. 556
NORTH : Part of Land Khasra No. 556
SOUTH : Land Khasra No. 608



For Truscape Realty


Partner



श्री जितेन्द्र शर्मा , पुत्र श्री स्व० उमा शंकर शर्मा

निवासी: 87/55, लालकुंवा रिशालदार, लखनऊ

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रीति विक्रम

उप निबंधक : सरोजनीनगर

लखनऊ

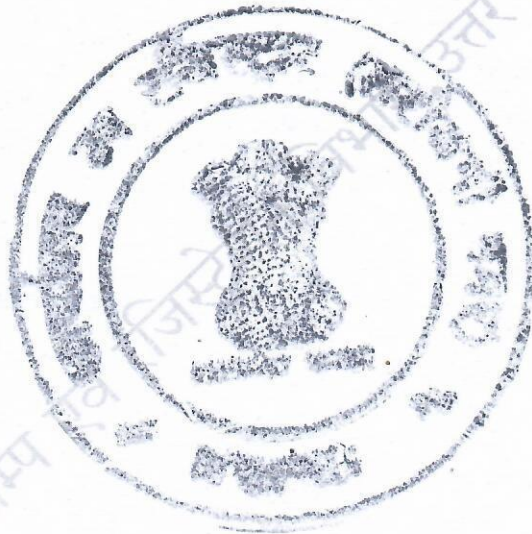
08/08/2025

ज्ञानेन्द्र कुमार श्रीवास्तव

निबंधक लिपिक लखनऊ

08/08/2025


ने की। प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।
टिप्पणी :प्रतिफल के प्राप्ति की विक्रेता द्वारा लेखपत्र में अंकित विवरण अनुसार
पुष्टि की गई।

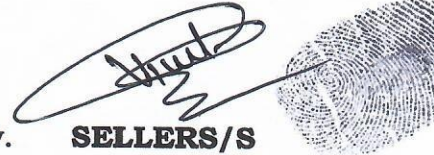


IN WITNESS WHEREOF WE the above named **SELLERS** and the Purchaser have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.

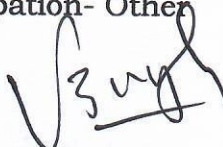
WITNESSES:-



1. 
(Mr. Jitendra Sharma)
S/o Late Uma Shankar Sharma,
R/o 87/55, Lalkunwa, Rishaldar, Lucknow.
Mob. No. 9506569901
Occupation- Other


SELLERS/S





2. 
(Mr. Vijay Kumar Singh)
S/o Sri Chandrika Nandan Singh
R/o House No. 404, Ailwal, Azamgarh,
Uttar Pradesh- 276001
Mob-7860027661

For Truscane Realty
PURCHASER

Partner



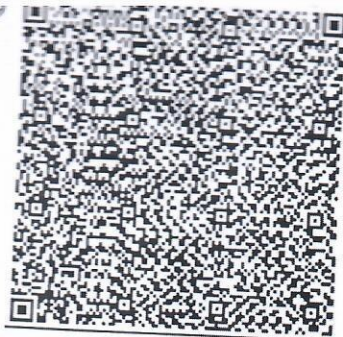
DRAFTED BY:

(B. R. SINGH)
Advocate

COMPOSED BY:

(SANDEEP SHUKLA)
Civil Court, Lucknow.

8/8/2025, 5:31 P

07-Aug-2025 08:34 PM 07-Aug-2025 08:34 PM 07-Aug-2025 08:34 PM 07-Aug-2025 08:34 PM

Caution Alert:
1. The authenticity of this
2. Any discrepancy in the
3. The trust of checking the
3. In case of any discrepancy



आवेदन सं०: 202501041042455

बही सं०: 1

रजिस्ट्रेशन सं०: 15855

वर्ष: 2025

निष्पादन लेखपत्र वाद सुनने व समझाने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री सोम पुष्प ट्रेडर्स एंड इन्फ्रा डेवलपर्स के द्वारा विवेक तांगड़ी ,

SOM-PUSHP TRADERS AND INFRA DEVELOPERS

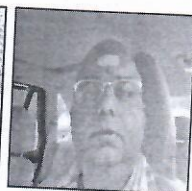
पुत्र श्री सोमनाथ तांगड़ी

निवासी: 1/45, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन XXXXXX 228N

क्रेता: 1



Handwritten signature

श्री ट्रस्क्रेप रियल्टी के द्वारा शशांक श्रीवास्तव ,

TRUSCAPE REALTY

पुत्र श्री विनाद कुमार श्रीवास्तव

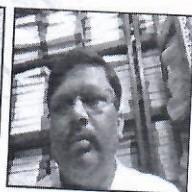
निवासी: 11/12, सेक्टर-11, वृन्दावन कॉलोनी, लखनऊ

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन XXXXXX 921D

ने निष्पादन स्वीकार किया है जिनकी पहचान

पहचानकर्ता : 1



Handwritten signature

श्री विजय कृष्ण सिंह , पुत्र श्री चंद्रिका नंदन सिंह

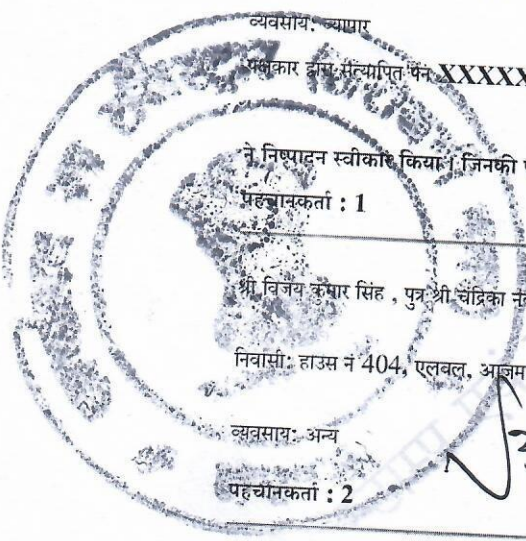
निवासी: हाउस नं 404, एलबल, आजमगढ़

व्यवसाय: अन्य

पहचानकर्ता : 2

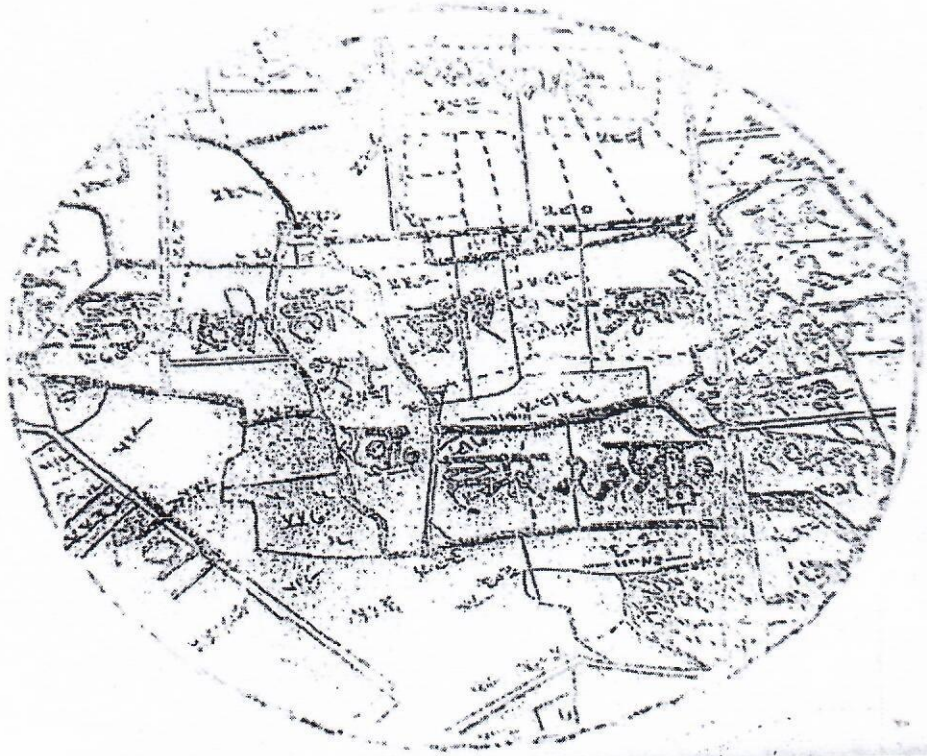


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MAP

1/3 share of Land Khasra No. 556Ba sold area 0.253 Hectare out of Total area 0.7590 Hectare, situated at Village-Bhagu Khera, Pargana-Bijnaur, Tehsil-Sarojini Nagar, District-Lucknow.



[Handwritten signature]

For Truscapse Realty

[Handwritten signature]
Partner



आवेदन सं०: 202501041042455

बही संख्या 1 जिल्द संख्या 14554 के पृष्ठ 47 से 70 तक क्रमांक 15855 पर दिनांक
08/08/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

A handwritten signature in red ink, appearing to be 'Prati Vikram', written over the text 'रजिस्ट्रीकरण अधिकारी के हस्ताक्षर'.

प्रति विक्रम

उप निबंधक : सरोजनीनगर

लखनऊ

08/08/2025

