







DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Part of Khasra Nos. 70, 71,72, 73, 94, 98 & 106
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.8888
Type of Property	:	Agricultural Land


HCEMIX BUILD TECH LLP


Gallantt Litespace developers Pvt. Ltd.

Authorized Signatory




Consideration	:	Rs. 1,06,27,000/-
Valuation	:	Rs. 1,06,27,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 5,31,440/- already paid on agreement to sell with possession dated 13.11.2021)
No. of persons in First Part (1)		
Details of Seller :		
PHOENIX BUILDTECH PVT. LTD, now known as PHOENIX BUILDTECH LLP, a Company registered under the Companies Act, having it's registered office at 175, Chhota Chandganj, Lucknow (PAN-ABBFP1549H) through it's Authorized Signatory Amit Kumar Singh, son of Sri Yogendra Singh, Permanent and Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow (Aadhar No. 2593 3148 8281)		
No. of persons in Second Part (1)		
Details of Purchaser :		
GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, 10 Jopling Road, Lucknow, (PAN-AAJCG1258J) through it's Authorized Signatory Vivek Pandey son of Sri. R.S. Pandey Permanent and Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR No. 4954 7845 1487).		

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SALE DEED

THIS SALE DEED MADE on this 28th day of September, 2022, by **PHOENIX BUILDTECH PVT. LTD**, now known as **PHOENIX BUILDTECH LLP**, a Company registered under the Companies Act, having it's registered office at 175, Chhota Chandganj, Lucknow (PAN-ABBF1549H) through it's Authorized Signatory Amit Kumar Singh, son of Sri Yogendra Singh, Permanent and Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow (Aadhar No. 2593 3148 8281) (hereinafter referred to as the **SELLER**).

IN FAVOUR OF

GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, 10, Jopling Road, Lucknow, (PAN-AAJCG1258J) through it's Authorized Signatory Vivek Pandey, son of Sri. R.S. Pandey, Permanent and Present resident of C-1/190, Vishesh Khand, Gomti Nagar,


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Gallantt Lifespace developers Pvt. Ltd.

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Lucknow, (AADHAR No. 4954 7845 1487),
(hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land comprising of Part of Khasra Nos. 70, 71,72, 73, 94, 98 & 106, total measuring 0.8888 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki, more specifically detailed in the Schedule of Property given at the foot of this sale deed, (hereinafter referred to as the "**Said Property**").

AND WHEREAS the Seller purchased the said property from it's ex-owner in the following manner:-

- (I) 1/4th undivided share in Khasra No. 70 total measuring 0.2800 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) 1/4th undivided share in Khasra No. 71 total measuring 0.0300 Hectare through the Sale


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Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(III) 2/3rd undivided share in Khasra No. 72 total measuring 0.3450 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(IV) 2/3rd undivided share in Khasra No. 73 total measuring 0.0050 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(V) 1/2nd undivided share in Khasra No. 94 total measuring 0.4190 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.


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(VI) 1/2nd undivided share in Khasra No. 98 total measuring 0.6260 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(VII) 1/4th undivided share in Khasra No. 106 total measuring 0.2220 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

AND WHEREAS the name of the Seller is duly mutated in the Revenue Records.

AND WHEREAS the Seller agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 1,06,27,000/-only (Rupees One Crore Six Lakhs Twenty Seven Thousands only) free from all encumbrances whatsoever.


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10/10/20

AND WHEREAS Seller has received the said consideration amount from the Purchaser as per details given below :-

- i. Rs. 4,95,000/- only by Cheque No. 000084 dated 15.11.2021 drawn on HDFC, Lucknow.
- ii. Rs. 1,00,25,730/- only by Cheque No. 000353 dated 03.06.2022 drawn on HDFC, Lucknow.
- iii. Rs. 1,06,270/- only deducted towards TDS.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed above, the Seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property mentioned above 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.


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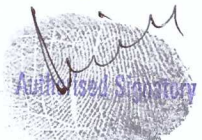


2. That the Seller had already handed over the vacant possession of the said property mentioned above to the purchaser at the time of registered agreement to sell dated 13.11.2021 with all its rights and privileges so far held and enjoyed by the seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.
3. That if any person claims through the Seller any right or privileges in respect of the said property, mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the said property mentioned above or any proprietary right therein, by reason of any defect in the title, the seller undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from its other moveable or immoveable properties wherever found in existence at that time.


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4. That the seller has sold his entire share in the said Khasra numbers through the present deed and in future shall have no claim of any nature if any, in respect of the said property.
5. That land hereby sold is situated at vikas sheel rural area. Total area of Part of Khasra Nos. 70, 71, 94, 98 & 106 is measuring 0.8888 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by Collector, Barabanki for first 0.0250 Hectare = 250 sq.mtr. @ Rs. 4,500/- per sq.mtr. comes to Rs. 11,25,000/-, and for remaining $0.8888 - 0.0250 = 0.8638$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 95,01,800/-only. Thus, the total valuation of the entire land comes to Rs. 1,06,26,800/- only say Rs. 1,06,27,000/-. There is no construction, no trees, no tube well on the said property and there is no Abadi within a radius of 200 meters.
6. That with respect to the said property the parties to this deed entered into an agreement to sell with possession dated 13.11.2021 which


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instrument is duly registered in Book No. I, Jild No. 14671 at Pages 75 to 96 Serial No. 25003 on 24.12.2021 in the office of Sub-Registrar, Sadar, Barabanki, on which a stamp duty of Rs. 5,31,440/- only has already been paid which is adjusted as per explanation attached to Article 23 of Schedule I-B of Stamp Act.


7. That the Seller is not the members of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
8. That the expressions "Seller" and "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

IN WITNESS WHEREOF the above named parties hereto have put their respective hands and thumb impressions to these presents on the date, month and year mentioned first above.


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Gallantt Lifespace developers Pvt. Ltd.


Authorized Signatory



आवेदन सं०: 202200898028525

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23051

वर्ष: 2022

प्रतिफल- 10627000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 10627000 पंजीकरण शुल्क - 106270 प्रतिलिपिकरण शुल्क - 80 योग : 106350

श्री गैलेन्ट लाईफस्पेस डेवलपर्स प्रा० लि० द्वारा
विवेक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री आर एस पाण्डेय
व्यवसाय : नौकरी
निवासी: सी-1/190, विशेष खण्ड, गोमती नगर, लखनऊ



श्री, गैलेन्ट लाईफस्पेस डेवलपर्स प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 19/10/2022 एवं
02:10:46 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बहट्टा
उप निबंधक : सदर
बाराबंकी
19/10/2022

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक
19/10/2022

प्रिंट करें



SCHEDULE OF PROPERTY

Part of Khasra Nos. 70, 71, 72, 73, 94, 98 & 106 total measuring 0.8888 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

Khasra No.	Total Area	Area Sold
70	0.2800	0.0700
71	0.0300	0.0075
72	0.3450	0.2300
73	0.0050	0.0033
94	0.4190	0.2095
98	0.6260	0.3130
106	0.2220	0.0555

BOUNDARIES OF KHASRA NO.

70,71,72,73,94,98

EAST : Khasra No. 58
WEST : Khasra No. 63
NORTH : Khasra No. 27
SOUTH : Khasra No. 95

BOUNDARIES OF KHASRA NO. 106

EAST : Khasra No. 104
WEST : Sarhad Gram Tindola


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Gallantt Lifespace developers Pvt. Ltd.



बही सं०: 1

रजिस्ट्रेशन सं०: 23051

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री फ्रीनिक्स बिल्डटेक एल0एल0पी0 के द्वारा अमित कुमार सिंह,
पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खन्का, तेलीबागा, लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री गैलेन्ट लाईफस्पेस डेवलपर्स प्रा० लि० के द्वारा विवेक पाण्डेय,
पुत्र श्री आर एस पाण्डेय

निवासी: सी-1/190, विशेष खण्ड, गोमती नगर, लखनऊ

व्यवसाय: नौकरी



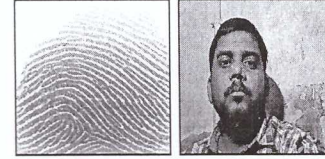
ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

निवासी: 51-ए, अनुष्का ग्रीन, सलारगंज, चिनहट लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री सुमित, पुत्र श्री राजेश

निवासी: 202/115 मनकामेश्वर मंदिर बरौलिया डालीगंज लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बाजपेयी

उप निबंधक : सदर

बाराबंकी

19/10/2022

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

19/10/2022

प्रिंट करें

PHOTOGRAPH

Part of Khasra Nos. 70, 71, 72, 73, 94, 98 & 106 total measuring 0.8888 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki




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SELLER

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PURCHASER



NORTH : Khasra No. 5

SOUTH : Khasra No. 112

WITNESSES :-

1. (Ram Sajivan Pandey)

S/o Sri Prem Narayan Pandey
R/o 51A, Anushka Green,
Salarganj, Chinhat,
Lucknow-226028
Aadhar- 9169 9897 8867
Mobile- 9554192001




HOENIX BUILD TECH LLP


SELLER

2. (Sumit)

S/o Sri Rajesh
R/o 202/115, Mankameshwar
Mandir, Barouliya, Daliganj,
Diguria, Lucknow.
Aadhar- 7887 7923 6883
Mobile- 8564093218



Gallantt Lifespace developers Pvt. Ltd.

Authorised Signatory

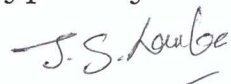
PURCHASER

Drafted By:


Advocate

Civil Court, Lucknow.
Mob. No. 9839051327
Regn. No. 1235/2002

Typed By:


(JAGDEEP S. LAMBA)
Civil Court, Lucknow



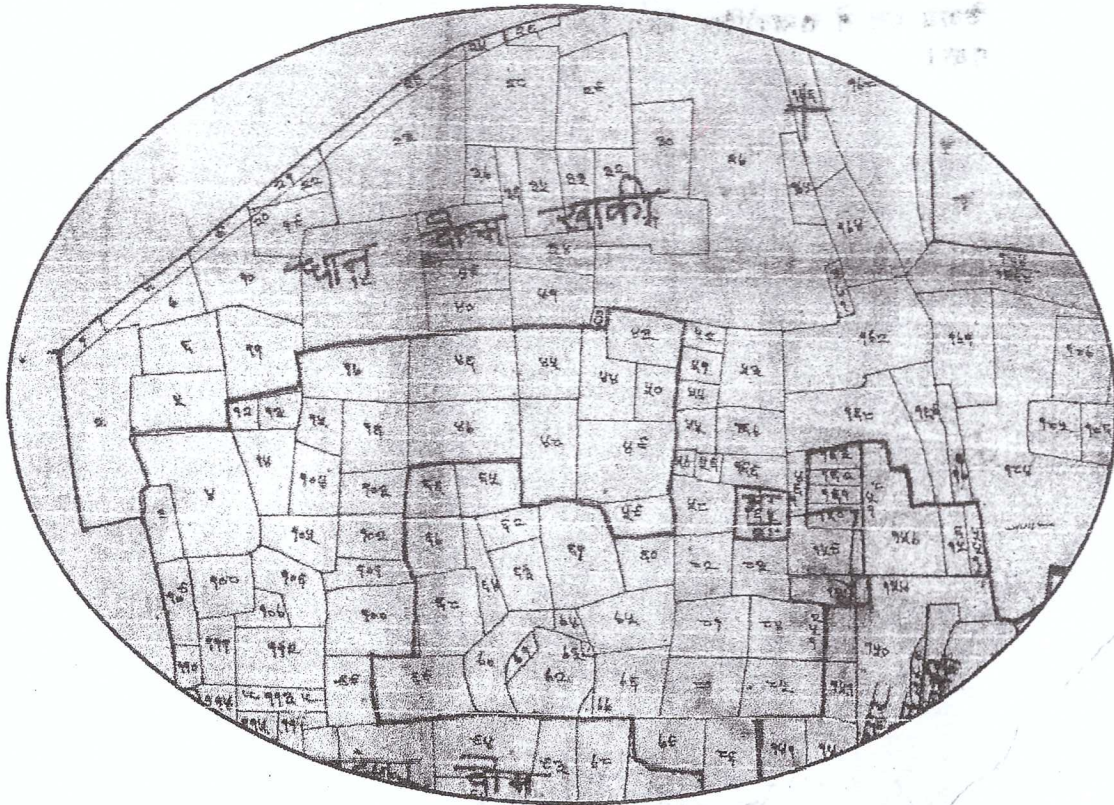
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SITE MAP

Part of Khasra Nos. 70, 71, 72, 73, 94, 98 & 106 total measuring 0.8888 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : PHOENIX BUILDTECH PVT. LTD, now known as PHOENIX BUILDTECH LLP, through it's Authorized Signatory Amit Kumar Singh, son of Sri Yogendra Singh, Permanent and Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow (Aadhar No. 2593 3148 8281)

PURCHASER : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED, through it's Authorized Signatory Vivek Pandey son of Sri. R.S. Pandey Permanent and Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow




PHOENIX BUILD TECH LLP



SELLER

Gallantt Lifespace developers Pvt. Ltd.


Authorized Signatory

PURCHASER

आवेदन सं०: 202200898028525

बही संख्या 1 जिल्द संख्या 15611 के पृष्ठ 247 से 276 तक क्रमांक 23051 पर दिनांक 19/10/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि
लेख पत्र सं० 25023/21... का
स्टाम्प शुल्क ₹ 531340/-
विक्रय पत्र में समाविष्ट किया
गया।

उमि नयनमंज,
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बासुपेयी
उप निबंधक : सदर
बाराबंकी
19/10/2022

