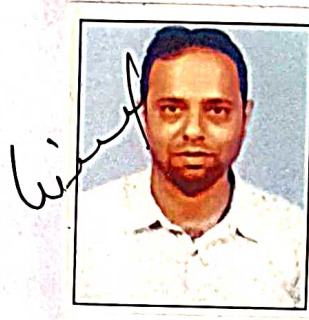
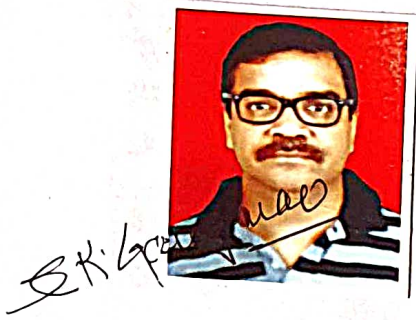


SHCIL





DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Part of Khasra No. 81
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.0980

S.K. Gangrao



Bluespace Buildcon Pvt. Ltd.

S.K. Gangrao
Authorized Signatory



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana :	Deva
Mohalla/Village :	Khasjor Gauri
Details of Property :	Part of Khasta No. 81
Standard of measurement :	Hectare
V-Code :	110
Area of land :	0.00



Bluepace Builders Pvt Ltd.

Authorised Signatory

Consideration	:	Rs. 16,00,000/-
Valuation	:	Rs. 15,78,000/-
Stamp Duty	:	Rs. 80,000/-
No. of person in First Part (1)		
Details of Seller :		
SANJAY KUMAR GANGWAR son of Sri Abhay Pradeep Gangwar Permanent and Present resident of Flat No. G-2, Tower-M, Shalimar Gallant, District-Lucknow, (Aadhar- XXXX XXXX 4160) (PAN-AANPG7980N, Mobile-9819373338),		
No. of person in Second Part (1)		
Details of Purchaser :		
BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB5721C) through it's Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID No. XXXX XXXX 1487, Mobile-9506011114)		

B.K. Gangwar



Bluespace Buildcon Pvt. Ltd.

Vivek

Authorised Signatory



Consideration	: Rs. 10,00,000
Location	: Rs. 15,78,000
Stamp Duty	: Rs. 80,000

No. of person in First Part (1)

Details of Seller:

SANJAY KUMAR GANDWAR son of Shri Anjay Pradeep
 Gangwar Permanent and Present resident of Flat No. G-
 2, Tower-M, Shalimar Gallant, District-Lucknow,
 (Adhar- book xxx 4180) (PAN-AANFG7980N, Mobile-
 9819373332)

No. of person in Second Part (1)

Details of Purchaser:

BLUE SPACE BUILDCON PRIVATE LIMITED, a Company
 registered under the Companies Act, having its
 registered office at Villa No. 4, Shalimar Grand, Joking
 Road, Lucknow, (PAN-AANCG8771C) through its
 Authorized Signatory Virek Pandey son of Shri R.S.
 Pandey Permanent & Present resident of C-1183,
 Vishakh Khand, Gomti Nagar, Lucknow, PIN-226013 No.
 xxx xxx 1487, Mobile-950-1141



Blue Space Buildcon Pvt. Ltd.

Authorized Signatory

SALE DEED

THIS SALE DEED MADE ON this 23rd day of July, 2022 BY SANJAY KUMAR GANGWAR son of Sri Abhay Pradeep Gangwar Permanent and Present resident of Flat No. G-2, Tower-M, Shalimar Gallant, District-Lucknow, (Aadhar- ~~XXXX~~ ~~XXXX~~ 4160), (PAN-AANPG7980N, Mobile-9819373338), (hereinafter referred to as **SELLER).**

IN FAVOUR OF

BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB5721C) through it's Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID No. ~~XXXX~~ ~~XXXX~~ 1487, Mobile-9506011114), (hereinafter referred to as **PURCHASER).**

S.K. Gangwar



Bluespace Buildcon Pvt Ltd.

Vivek
Authorized Signatory

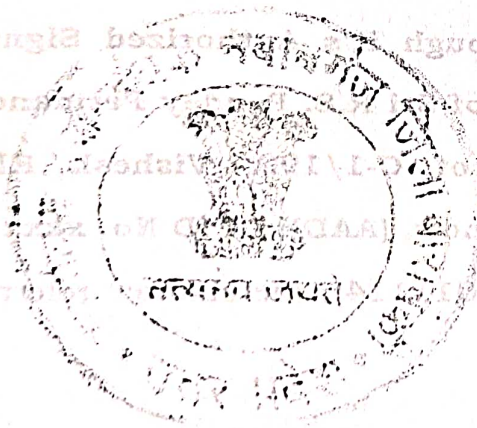


SALE DEED

THIS SALE DEED MADE ON THE 23rd day of July, 2022 BY BANJAY KUMAR GANGWAR son of Sri Abhay Pradyep Gangwar Permanent and Present resident of Flat No. G-2, Tower-M, Shalimar Garden, District-Lucknow, (Aadhar-XXXX XXXX 4160), (PAN-AANPOT90N, Mobile-9819373338), (hereinafter referred to as SELLER).

IN FAVOUR OF

BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having its registered office at Villa No. 4, Shalimar Garden, Jajing Road, Lucknow, (PAN-AANPOT90N) through its authorized Signatory Vivesh Pandey son of ... Present resident of ... G-1, ... Shalimar Garden, Gomti Nagar, Lucknow, (Aadhar-XXXX XXXX 4160), (PAN-AANPOT90N, Mobile-9819373338), (hereinafter referred to as PURCHASER).



Blue Space Buildcon Pvt Ltd

Am...

WHEREAS the Seller is the owner of land being Part of Khasra No. 81 measuring 0.0980 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki, more specifically detailed in the Schedule of Property, given at the foot of this deed, (hereinafter referred to as the "**Said Property**"), having purchased the same from its' ex-owner Amar Singh through a registered Sale Deed dated 04.10.2021 which instrument is duly registered vide Book No. I, Jild 14433, at Pages 109 to 124, at Serial No. 18709, on 05.10.2021 in the office of Sub-Registrar-Sadar, Barabanki.

AND WHEREAS the Seller as absolute owner 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. 16,00,000/- only (Rupees Sixteen Lakhs only).

S.K. Gangra


Bluespace Buildcon Pvt. Ltd.
[Signature]
Authorised Signatory


WHEREAS the seller is the owner of land being
 Part of khasra No. 814433, situated at Village-Khajoor, Taluk-Bawal,
 District-Nawalpuri, more specifically detailed in the Schedule of Property, given
 at the foot of this deed, hereinafter referred to as the
 "Said Property", having purchased the same from
 his ex-owner Amar Singh through a registered Sale
 Deed dated 04.10.2021 which instrument is duly
 registered vide Book No. 1, Jild 14433, at Pages 109 to
 124, at Serial No. 18709, on 05.10.2021 in the office
 of Sub-Registrar-Sadar, Bawal.

AND WHEREAS the Seller is absolute owner of
 the said property, and
 circumstances whatsoever, the Seller has
 assign absolutely the said property to the Buyer
 for a consideration of Sixteen Lakhs only.



Bawal, District-Nawalpuri
 05/10/2021

AND WHEREAS the Seller has received the said consideration amount from the Purchaser in the manner detailed in the Schedule of Payment given at the foot of this deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount, in the manner stated below the Seller doth hereby sells, conveys and assigns absolutely to the Purchaser the said property mentioned above & 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 free of all encumbrances whatsoever.
2. That the Seller has handed over the vacant possession of said property to the Purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the

S. K. Gangwar



Bluespace Buildcon Pvt. Ltd.

[Signature]
Authorised Signatory

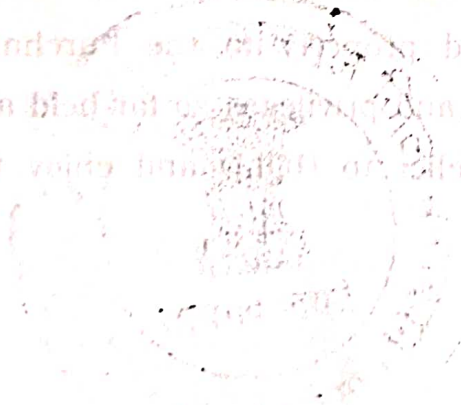


AND WHEREAS the Seller has received the said consideration amount from the Purchaser in the manner detailed in the schedule of Payment given at the foot of this deed.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:-

1. That having received the said consideration amount in the manner stated below the Seller doth hereby sell, convey and assigns absolutely to the Purchaser the said property mentioned above & 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 free of all encumbrances whatsoever.

2. That the Seller has pacified with the vacant possession of said property to the Purchaser with all its rights and appurtenances to hold and enjoy to the Seller to the full and entire



Bluepace Builders Pvt Ltd.
Authorized Signatory

same for ever free from all encumbrances whatsoever.

3. That if any person claims through the Seller any right or privileges in respect of the 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 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.
4. That land hereby sold is situated in vikas sheel rural area. Area of Khasra No. 81 hereby sold is measuring 0.0980 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by Collector, Barabanki for 0.0147 Hectare = 147sq.mtr. @ Rs. 4,500/- per sq.mtr. comes to Rs.6,61,500/-, and for remaining 0.0980 - 0.0147 = 0.0833 Hectare @

S.K. Gangwar



Bluespace Buildcon Pvt. Ltd.

[Signature]
Authorised Signatory



same for even but from all circumstances
whatsoever.

3. That if any person claims through the Seller any
right or privileges in respect of the 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 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 his other
movable or immovable properties wherever
found in existence at that time.

4. That land hereby sold is situated in village of
Kunal area, Area of Khasra No. 21, the area sold is
measuring 0.0982 Hectare, the market value
whereof for the purpose of stamp duty as per
rates fixed by Government, Bangalore for 01-1-17
there is Rs. 1,75,000/- (One Lakh and 75,000/-)
comes to Rs. 1,75,000/- (One Lakh and 75,000/-)
0.0982 Hectare @ 1,75,000/-

Business Bulletin No. 124

...

Rs.1,10,00,000/- per Hectare comes to Rs.9,16,300/-only. Thus, the total valuation of the entire land comes to Rs.15,77,800/- only say Rs. 15,78,000/- only. It is not situated on any Segment Road. There is no construction, no trees, no tube well on the said property. There is no commercial/industrial activity within a radius of 50 meters.

5. That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Development Authority or Housing Board or any other Authority till date.
6. That the Seller is not a member of Scheduled Caste and as such there is no impediment against sale.
7. That the expressions "**Seller**" and the "**Purchaser**" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

B.K. Gangwar



Bluespace Buildcon Pvt. Ltd.

[Signature]

Authorised Signatory



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 16411

वर्ष: 2022

प्रतिफल- 1600000 स्टाम्प शुल्क- 80000 बाजारी मूल्य - 1578000 पंजीकरण शुल्क - 16000 प्रतिलिपिकरण शुल्क - 80 योग : 16080

श्री ब्लू स्पेस बिल्डकॉन 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, ब्लू स्पेस बिल्डकॉन प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2022 एवं
12:48:14 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० रस० बी० सिंह

उप निबंधक :सदर

बाराबंकी

26/07/2022

वीना झां .

निबंधक लिपिक

26/07/2022

प्रिंट करें

IN WITNESS WHEREOF WE the above named Seller and Purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Khasra No. 81 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

Khasra No.	Total Area (In Hectare)	Area Sold (In Hectare)
81	0.2940	0.0980 1/3 (Part)

BOUNDARIES OF KHASRA NO. 81

EAST : Khasra No. 84
WEST : Khasra No. 75
NORTH : Khasra No. 82
SOUTH : Khasra No. 80

B.K. Gangman



Bluespace Buildcon Pvt. Ltd

[Signature]
Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 16411

वर्ष: 2022

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

विक्रेता: 1

श्री संजय कुमार गंगवार, पुत्र श्री अभय प्रदीप गंगवार

निवासी: फ्लैट सं० जी-2, टॉवर-एम, शालीमार गैलेंड, लखनऊ

व्यवसाय: व्यापार

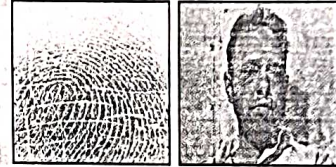
क्रेता: 1



श्री ब्लू स्पेस बिल्डकॉन 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 शोनेंदु कुमार श्रीवास्तव, पुत्र श्री शेषनाथ श्रीवास्तव

निवासी: भवन सं० 715डी, पार्वतीपुरम, चकसा हुसेन, वार्ड सं० 24, गोरखपुर, उ०प्र०

व्यवसाय: नौकरी



पहचानकर्ता: 2

श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नासायन पाण्डेय

निवासी: 51ए, अनुष्का ग्रीन, सलारगंज, चिनहट, लखनऊ-226028

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह

उप निबंधक: सदर

बाराबंकी

26/07/2022

वीजा झां,

निबंधक लिपिक बाराबंकी

26/07/2022

प्रिंट करें

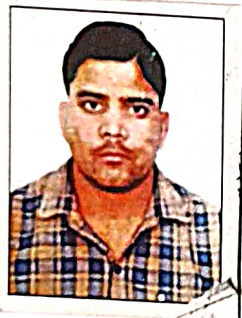
SCHEDULE OF PAYMENT

1. Rs. 15,00,000/- only by Cheque No. 000023 dated 28.06.2022 drawn on HDFC Bank, Lucknow.
2. Rs. 1,00,000/- only by Cheque No. 000026 dated 20.07.2022 drawn on HDFC Bank, Lucknow.

WITNESSES :-



SK Srivastava
1. (SHONENDU K. SRIVASTAVA)
S/o Sⁿ SHESHNATH SRIVASTAVA
H.No-715D, PARWATIPURAM
CHAKSHTA MUSSAM WARD No-24
GORAKHAPUR
MO - 7669282584
ADHAR - XXXX XXXX 1134



R. S. Panday
2. (RAM SAJAN PANDAY)
S/o Sⁿ PREM NARAYAN PANDAY
H.No-51A, ANUSHKA GREEN
SALARPANJ, CHINHAT LUCKNOW
MOB - 9554192001
ADHAR - XXXX XXXX 8867

Drafted By:

V. P. Das

Advocate
Civil Court, Lucknow
Mob. No. 9452296917
Regn. No. 1235/2002

S. K. Gauguan

SELLER

Bluespace Buildcon Pvt. Ltd.

[Signature]

Authorized Signatory

PURCHASER

Typed By:

S. S. Pandey

(SHUBHAM MAURYA)
Civil Court, Lucknow

[Handwritten mark]

SCHEDULE OF PAYMENT

1. Rs. 15,00,000/- only by Cheque No. 000023 dated 28.06.2023 drawn on HDFC Bank, Indraw.

2. Rs. 1,00,000/- only by Cheque No. 000020 dated 30.07.2023 drawn on HDFC Bank, Indraw.

WITNESSES:

1. (Name of witness)
2. (Name of witness)

Bluepace Builders Pvt. Ltd.

Authorized Signatory

PURCHASER

Typed By:



V. S. Das

Advocate
Civil Court, Indraw
Mob. No. 982200917
Regn. No. 1234/202

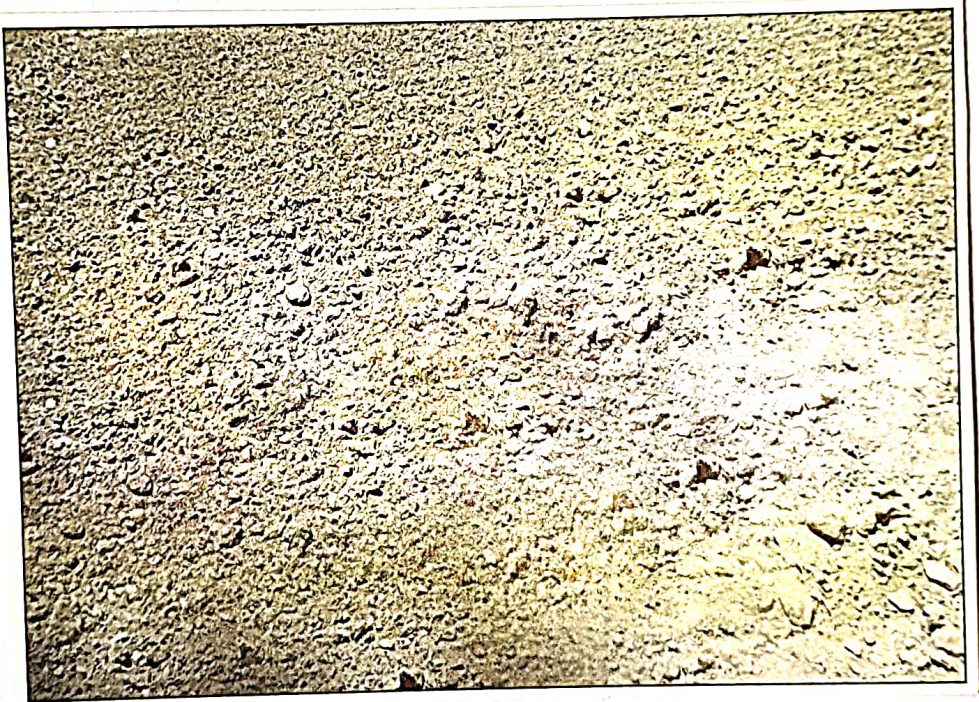
चक्रा प्लॉट

स्थित - ग्राम - खजूरगाव, पातना - देवा, तहसील - नवाबगंज
जिला - बाराबंकी

गायक - 81

विक्रेता - संजय कुमार गोगवार

क्रेता - बलराम बिन्दवान (प्रा.) लि.



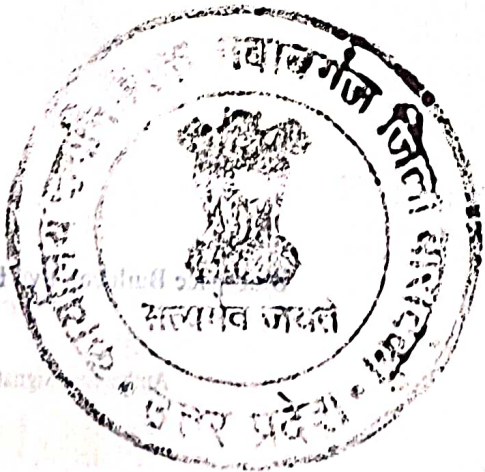
B.K. Gangwar

विक्रेता

Bluespace Buildcon Pvt. Ltd.

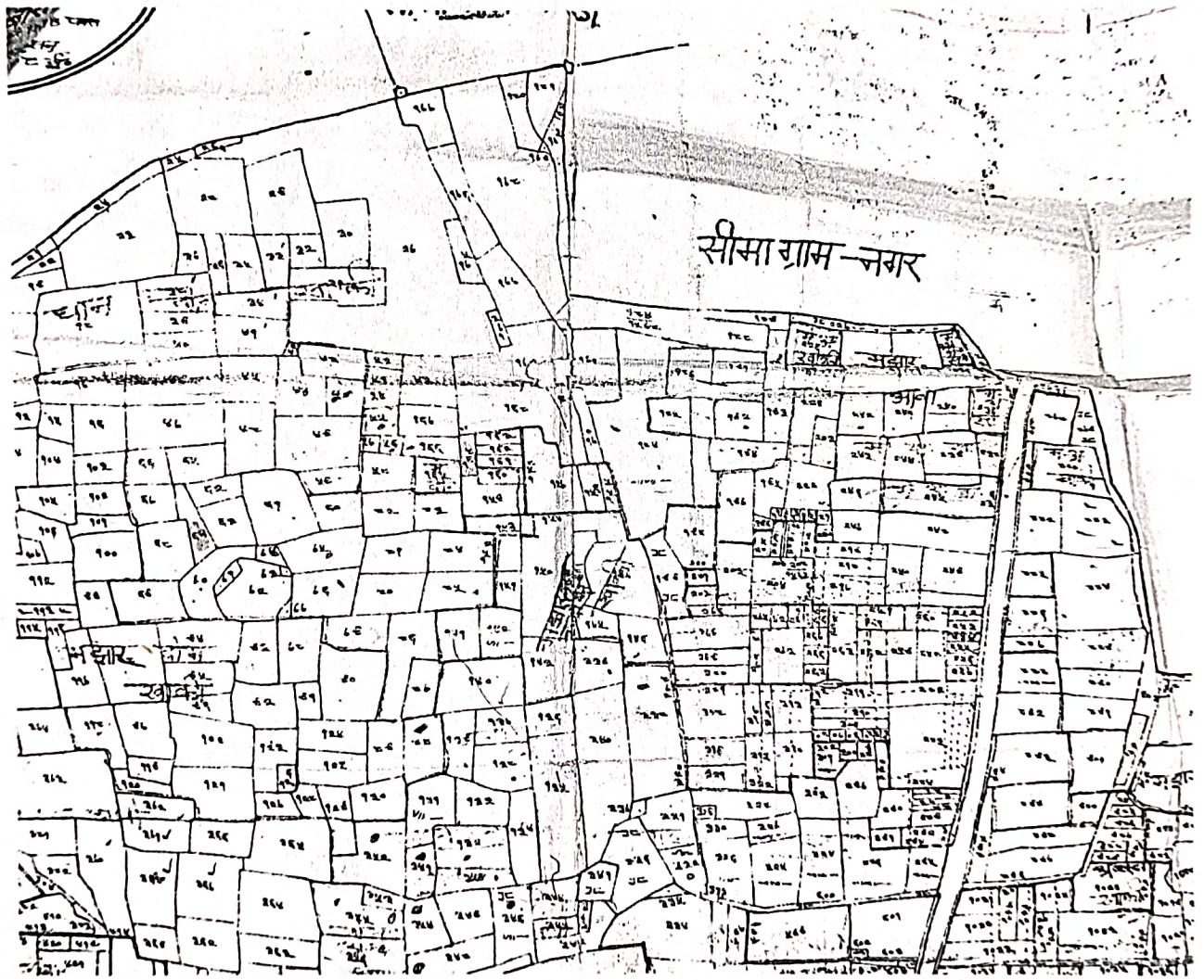
Authorized Signatory

Handwritten text in Hindi, including the number '18' and some illegible characters.



MAP

Part of Khasra No. 81 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



Bluespace Buildcon Pvt. Ltd.

B. K. Gangman

SELLER



Authorized Signatory

[Handwritten Signature]

PURCHASER



आवेदन सं०: 202200898019521

SAM

बही संख्या 1 जिल्द संख्या 15346 के पृष्ठ 331 से 354 तक क्रमांक 16411 पर दिनांक 26/07/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह

उप निबंधक : सदर

बाराबंकी

26/07/2022



REGISTRAR, BARABANKI, BIHAR

REGISTRAR, BARABANKI, BIHAR

REGISTRAR, BARABANKI, BIHAR

REGISTRAR, BARABANKI, BIHAR