

**DETAILS OF INSTRUMENT IN SHORT**

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.51601

ASHTAVINAYAK INFRADEVELOPERS LLP



Vatican Estate Pvt. Ltd.



Authorised Signatory

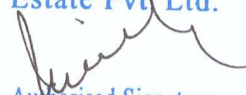



Type of Property	:	Agricultural Land
Consideration	:	Rs. 65,27,000/-
Valuation	:	Rs. 65,27,000/-
Stamp Duty	:	Rs. 3,26,350/-
No. of persons in First Part (1)		
<b>Details of SELLER :</b>		
<b>ASHTAVINAYAK INFRADEVELOPERS PVT. LTD, now known as ASHTAVINAYAK INFRADEVELOPERS LLP, a Company registered under the Companies Act, having it's registered office at 41, Ganeshpuri, Shivaji Marg, Lucknow (PAN-ABPFA5589G) 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)</b>		
No. of persons in Second Part (1)		
<b>Details of PURCHASER :</b>		
<b>VATICAN ESTATE 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- AAICV6126B) 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).</b>		

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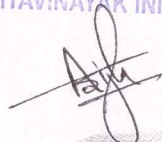
**SALE DEED**

THIS SALE DEED MADE on this 4<sup>th</sup> day of November, 2022, by **ASHTAVINAYAK INFRADEVELOPERS PVT. LTD**, now known as **ASHTAVINAYAK INFRADEVELOPERS LLP**, a Company registered under the Companies Act, having its registered office at 41, Ganeshpuri, Shivaji Marg, Lucknow (PAN-ABPFA5589G) through its 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**

**VATICAN ESTATE PRIVATE LIMITED**, a Company registered under the Companies Act, having its registered office at Villa No.4, Shalimar Grand, 10 Jopling Road, Lucknow, (PAN-AAICV6126B) through its Authorized Signatory Vivek Pandey son of Sri. R.S. Pandey Permanent and Present resident of C-1/190, Vishesh Khand, Gomti

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

**WHEREAS** the Seller are the owners of Land comprising of Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167, total measuring 0.51601 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 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) Khasra No. 33 total measuring 0.1400 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) Khasra No. 34 total measuring 0.2100 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No.

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13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (III) Khasra No. 35 total measuring 0.2340 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (IV) Khasra No. 36 total measuring 0.0920 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (V) Khasra No. 41 total measuring 0.2840 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (VI) Khasra No. 79 total measuring 0.2390 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No.

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13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(VII) Khasra No. 87 total measuring 0.1580 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(VIII) Khasra No. 167 total measuring 0.1900 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 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. 65,27,000/-only (Rupees Sixty Five Lakhs Twenty Seven Thousands only) free from all encumbrances whatsoever.

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**AND WHEREAS** Seller had received the said consideration amount as per details given below :-

- i. Rs. 49,50,000/- only through RTGS vide UTR No. HDFCR52022102855813660 Dated 28.10.2022
- ii. Rs. 15,11,730/- only through Cheque No. 000044 dated 04.11.2022 drawn on HDFC Bank, Lucknow.
- iii. Rs. 65,270/- 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.
2. That the Seller has handed over the vacant possession of the said property mentioned above to the purchaser with all its rights and privileges so

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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 undertake to indemnify the purchaser to the extent of such loss or losses as the case may be from their other moveable or immoveable properties wherever found in existence at that time.
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 Khasra Nos. 33, 34, 35, 36,

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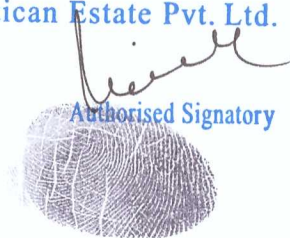
41, 79, 87 & 167 is measuring 0.51601 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by Collector, Barabanki for first 0.0250 Hectare = 250 Sq.Mtr. @ Rs. 4,500/- per Sq.Mtr. comes to Rs. 11,25,000/-, and for remaining 0.51601 - 0.0250 = 0.49101 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 54,01,110/-only, thus the valuation comes to Rs. 65,26,110/- say Rs. 65,27,000/- only. There is no construction, no trees, no tube well on the said property. There is no market/commercial area within a radius of 50 meters of the said land.

6. That the Seller is not the member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
7. 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.

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**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.

**SCHEDULE OF PROPERTY**

Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 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 :-

<b>Khasra No.</b>	<b>Total Area</b>	<b>Area Sold</b>
<b>33</b>	<b>0.1400</b>	<b>0.04673</b>
<b>34</b>	<b>0.2100</b>	<b>0.07000</b>
<b>35</b>	<b>0.2340</b>	<b>0.07800</b>
<b>36</b>	<b>0.0920</b>	<b>0.03073</b>
<b>41</b>	<b>0.2840</b>	<b>0.09473</b>
<b>79</b>	<b>0.2390</b>	<b>0.07973</b>
<b>87</b>	<b>0.1580</b>	<b>0.05273</b>
<b>167</b>	<b>0.1900</b>	<b>0.06336</b>

**BOUNDARIES OF KHASRA NO. 33, 34, 35, 36**

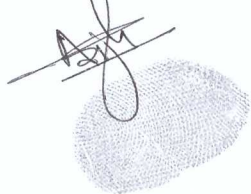
EAST : Khasra No. 30, 31, 27

WEST : Khasra No. 37, 38,

NORTH : Khasra No. 29, 28

SOUTH : Khasra No. 41, 31

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आवेदन सं०: 202200898032481

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 25727

वर्ष: 2022

प्रतिफल- 6527000 स्टाम्प शुल्क- 326350 बाजारी मूल्य - 6527000 पंजीकरण शुल्क - 65270 प्रतिलिपिकरण शुल्क - 80 योग : 65350

श्री वैटिकन इस्टेट 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, वैटिकन इस्टेट प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 29/11/2022 एवं  
04:30:35 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बाजपेयी .  
उप निबंधक :सदर  
बाराबंकी  
29/11/2022  
शंकर बहादुर सिंह  
निबंधक लिपिक  
29/11/2022

प्रिंट करें



**BOUNDARIES OF KHASRA NO. 41**

EAST : Khasra No. 27, 42

WEST : Khasra No. 18

NORTH : Khasra No. 38, 34

SOUTH : Khasra No. 44, 45, 46

**BOUNDARIES OF KHASRA NO. 79**

EAST : Khasra No. 86

WEST : Khasra No. 78

NORTH : Khasra No. 76, 80

SOUTH : Khasra No. 90

**BOUNDARIES OF KHASRA NO. 87**

EAST : Khasra No. 140

WEST : Khasra No. 86

NORTH : Khasra No. 86

SOUTH : Khasra No. 88

**BOUNDARIES OF KHASRA NO. 167**

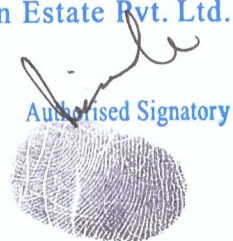
EAST : Khasra No. 168

WEST : Khasra No. 55

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बही सं०: 1

रजिस्ट्रेशन सं०: 25727

वर्ष: 2022

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

विक्रेता: 1

श्री अष्टविनायक इन्फ्राडेवलपर्स एल एल पी के द्वारा अमित कुमार सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी,

क्रेता: 1



श्री वैटिकन इस्टेट 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 नारायण पाण्डेय

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

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री सुमित, पुत्र श्री राजेश

निवासी: 202/115, मनकामेश्वर मंदिर, बरौलिया, डालीगंज, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी:

सुनीता बाजपेयी.

उप निबंधक : सदर

बाराबंकी

29/11/2022

शंकर बहादुर सिंह

निबंधक लिपिक बाराबंकी

29/11/2022

प्रिंट करें

**PHOTOGRAPH**

Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki





ASHTAVINAYAK INFRADEVELOPERS LLP


**SELLER**

Vatican Estate Pvt. Ltd.

  
  
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**PURCHASER**

100



NORTH : Khasra No. 53

SOUTH : Khasra No. 166

**WITNESSES :-**

ASHTAVINAYAK INFRADEVELOPERS LLP

**1. (Ram Sajivan Pandey)**

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



RS Pandey



**SELLER**

**2. (Sumit)**

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



Sumit



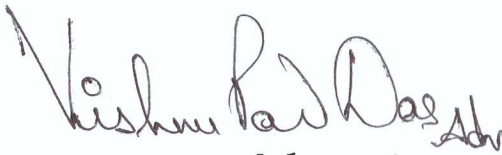
Vatican Estate Pvt.Ltd.

Authorised Signatory



**PURCHASER**

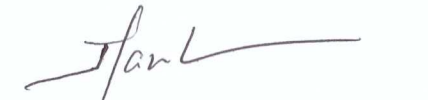
Drafted By:



**Advocate**

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

Typed By:

  
**(JAGDEEP S. LAMBA)**  
Civil Court, Lucknow

Notice of Estate Part 1 of 1

Advanced Signatory



1000 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004

## SITE MAP

Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

**SELLER** : ASHTAVINAYAK INFRADEVELOPERS PVT. LTD, now known as ASHTAVINAYAK INFRADEVELOPERS LLP, having it's registered office at 41, Ganeshpuri, Shivaji Marg, Lucknow through it's Authorized Signatory Amit Kumar Singh, son of Sri Yogendra Singh, Permanent and Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow

**PURCHASER** : VATICAN ESTATE PRIVATE LIMITED, having it's registered office at Villa No.4, Shalimar Grand, 10 Jopling Road, Lucknow, through it's Authorized Signatory Vivek Pandey son of Sri. R.S. Pandey resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow



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Vatican Estate Pvt/Ltd.

Authorised Signatory




**SELLER**

**PURCHASER**

आवेदन सं०: 202200898032481

बही संख्या 1 जिल्द संख्या 15713 के पृष्ठ 33 से 62 तक क्रमांक 25727 पर  
दिनांक 29/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
सुनीता बाजपेयी .  
उप निबंधक : सदर  
बाराबंकी  
29/11/2022

