

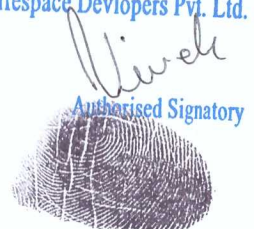
DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 3, 43, 44, 48, 49, 61, 161 & 163
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	2.054
Type of Property	:	Agricultural Land

PHOENIX BUILD TECH LLP



Gallantt Lifespace Developers Pvt. Ltd.

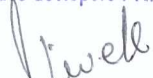


Consideration	:	Rs. 2,34,44,000/-
Valuation	:	Rs. 2,34,44,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 11,72,200/- already paid on agreement to sell with possession dated 13.11.2021)
No. of persons in First Part (1)		
Details of SELLER :		
PHOENIX BUILDTECH PVT.LTD, now known as PHOENIX BUILDTECH LLP, a Company registered under the Companies Act, having it's registered office at CP-175, Chhota Chandganj, Lucknow (PAN-ACWPV4169R) 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).		

PHOENIX BUILD TECH LLP




Gallantt Lifespace developers Pvt. Ltd.


Authorized Signatory



SALE DEED

THIS SALE DEED MADE on this 12th day of October, 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 CP-175, Chhota Chandganj, Lucknow (PAN-ACWPV4169R) 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,**

PHOENIX BUILD TECH LLP




Gallantt Lifespace Developers Pvt. Ltd.



Authorized Signatory



Gallant Lifesave Developers Pvt. Ltd.

1/2/2024

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

WHEREAS the Seller is the owner of Land comprising of Khasra Nos. 3, 43, 44, 48, 49, 61, 161 & 163, total measuring 2.054 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**").

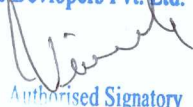
AND WHEREAS the Seller purchased the said property from it's ex-owners in the following manner:

- (I) Khasra No. 3 total measuring 0.1190 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) Khasra No. 43 total measuring 0.2400 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.

HOENIX BUILD TECH LLP




Gallantt Lifespace Developers Pvt. Ltd.


Authorised Signatory





Gallant Infosys Developers Pvt. Ltd.



and

- (III) Khasra No. 44 total measuring 0.2830 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) Khasra No. 48 total measuring 0.3500 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) Khasra No. 49 total measuring 0.4970 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.
- (VI) Khasra No. 61 total measuring 0.4550 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) Khasra No. 161 total measuring 0.0600 Hectare through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages

HOENIX BUILD TECH LLP




Gallantt Lifespace Developers Pvt. Ltd.


Authorised Signatory




Gallant Lifespace Developers Pvt. Ltd

Authorized Signatory

79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(VIII) Khasra No. 163 total measuring 0.0500 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. 2,34,44,000/-only (Rupees Two Crore Thirty Four Lakh Forty Four Thousands only) free from all encumbrances whatsoever.

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

- i. Rs. 49,50,000/- only through Cheque No. 000037 dated 03.09.2021.

GENIX BUILD TECH LLP




Gallantt Lifespace developers Pvt. Ltd.

Authorised Signatory





- ii. Rs. 83,59,560/- only through Cheque No. 000298 dated 10.03.2022
- iii. Rs. 99,00,000/- only through Cheque No. 000301 dated 10.03.2021
- iv. Rs. 2,34,440/- only deducted towards T.D.S.

NOW THIS SALE DEED WITNESSETH AS UNDER

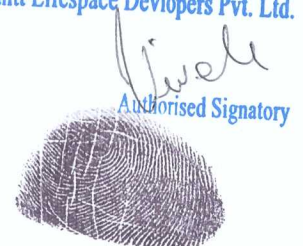
:

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 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

PHOENIX BUILD TECH LLP



Gallant Lifespace Developers Pvt. Ltd.


Authorised Signatory



Gallant Infosys Developers Pvt. Ltd

Authorized Signatory

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.
4. That the seller has sold its entire share in the said khasra numbers through the present deed and in future shall have no claim of any nature in respect of the said property.
5. That land hereby sold is situated at vikas sheel rural area. Total area of Khasra Nos. 3,

PHOENIX BUILD TECH LLP



Gallantt Lifespace Developers Pvt. Ltd.



Authorized Signatory




Government of Karnataka, Bangalore

Official Stamp

43, 44, 48, 49, 61, 161 & 163 is measuring 2.054 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 2.054 – 0.0250 = 2.029 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs.2,23,19,000/-only. Thus, the total valuation of the entire land comes to Rs. 2,34,44,000/- 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 with respect to the said property the parties to this deed entered into an agreement to sell with possession dated 13.11.2021 which instrument is duly registered in Book No. I, Jild No. 14563 at Pages 11 to 32 Serial No. 22206 on 23.11.2021 in the office of Sub-Registrar, Sadar, Barabanki, on which proper stamp duty has already been paid which is adjusted as per

OLD TECH LLP


Gallantt Lifespace developers Pvt. Ltd.

Authorized Signatory

explanation attached to Article 23 of Schedule I-B of Stamp Act.

7. That the Seller is not a member 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.

SCHEDULE OF PROPERTY

Khasra Nos. 3, 43, 44, 48, 49, 61, 161 & 163, total measuring 2.054 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

CENIX BUILD TECH LLP



Gallantt Lifespace Developers Pvt. Ltd.





Government of Karnataka

Department of Revenue

Khasra No.	Total Area	Area Sold
3	0.1190	0.1190
43	0.2400	0.2400
44	0.2830	0.2830
48	0.3500	0.3500
49	0.4970	0.4970
61	0.4550	0.4550
161	0.0600	0.0600
163	0.0500	0.0500

BOUNDARIES OF KHASRA NO. 3

EAST : Khasra No. 4

WEST : Khasra No. 2, Gram Tindaula

NORTH : Khasra No. 4

SOUTH : Khasra No. 109

BOUNDARIES OF KHASRA NO. 43

EAST : Khasra No.51, 52

WEST : Khasra No. 42, 44

NORTH : Khasra No. 27

SOUTH : Khasra No. 44, 50

BOUNDARIES OF KHASRA NO. 44

EAST : Khasra No. 50

WEST : Khasra No. 45, 48

NORTH : Khasra No. 42, 43

SOUTH : Khasra No. 49

HOENIX BUILD TECH LLP



Gallantt Lifespace Developers Pvt. Ltd.

Authorised Signatory



आवेदन सं०: 202200898029774

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23872

वर्ष: 2022

प्रतिफल- 23444000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 23444000 पंजीकरण शुल्क - 234440 प्रतिलिपिकरण शुल्क - 100 योग : 234540

श्री गैलेन्ट लाईफस्पेस डेवलपर्स प्राईवेट 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 प्राईवेट लि० द्वारा

विवेक पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/11/2022 एवं
11:37:01 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बाबूपेयी .
उप निबंधक :सदर
बाराबंकी
03/11/2022
सूर्य प्रकाश पाण्डेय
निबंधक लिपिक
03/11/2022

प्रिंट करें



Uttar Pradesh Government

Uttar Pradesh Government

BOUNDARIES OF KHASRA NO. 48

EAST : Khasra No. 44, 49
WEST : Khasra No. 47, 65
NORTH : Khasra No. 45
SOUTH : Khasra No. 61, 62

BOUNDARIES OF KHASRA NO. 49

EAST : Khasra No. 55, 57, 58
WEST : Khasra No. 48
NORTH : Khasra No. 44, 50
SOUTH : Khasra No. 59, 61

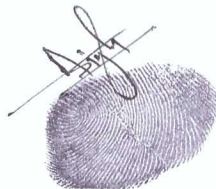
BOUNDARIES OF KHASRA NO. 61

EAST : Khasra No. 59, 60
WEST : Khasra No. 62, 63
NORTH : Khasra No. 48, 49
SOUTH : Khasra No. 74, 75

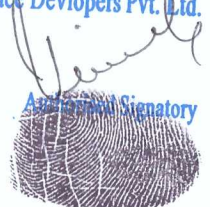
BOUNDARIES OF KHASRA NO. 161

EAST : Khasra No. 158
WEST : Khasra No. 164
NORTH : Khasra No. 162
SOUTH : Khasra No. 160

HOENIX BUILD TECH LLP



Gallantt Lifespace Developers Pvt. Ltd.



बही सं०: 1

रजिस्ट्रेशन सं०: 23872

वर्ष: 2022

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

श्री फिनिक्स बिल्डटेक एल एल पी के द्वारा अमित कुमार सिंह, पुत्र
श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री गैलेन्ट लाईफस्पेस डेवलपर्स प्राईवेट 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: 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

सुनीता बाजपेयी

उप निबंधक : सदर

बाराबंकी

03/11/2022

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक बाराबंकी
03/11/2022

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

प्रिंट करें

PHOTOGRAPH

Khasra Nos. 3, 43, 44, 48, 49, 61, 161 & 163, total measuring 2.054 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki





HOENIX BUILD TECH LLP



SELLER

Gallantt Lifespace Developers Pvt. Ltd.



PURCHASER



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

BOUNDARIES OF KHASRA NO. 163

EAST : Khasra No. 158
WEST : Khasra No. 164
NORTH : Khasra No. 168
SOUTH : Khasra No. 162

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



PHOENIX BUILD TECH LLP



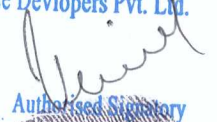
SELLER

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.



PURCHASER

Drafted By:

Advocate

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

Typed By:

(JAGDEEP S. LAMBA)
Civil Court, Lucknow

Andhra Pradesh Developers Pvt. Ltd.

Andhra Pradesh

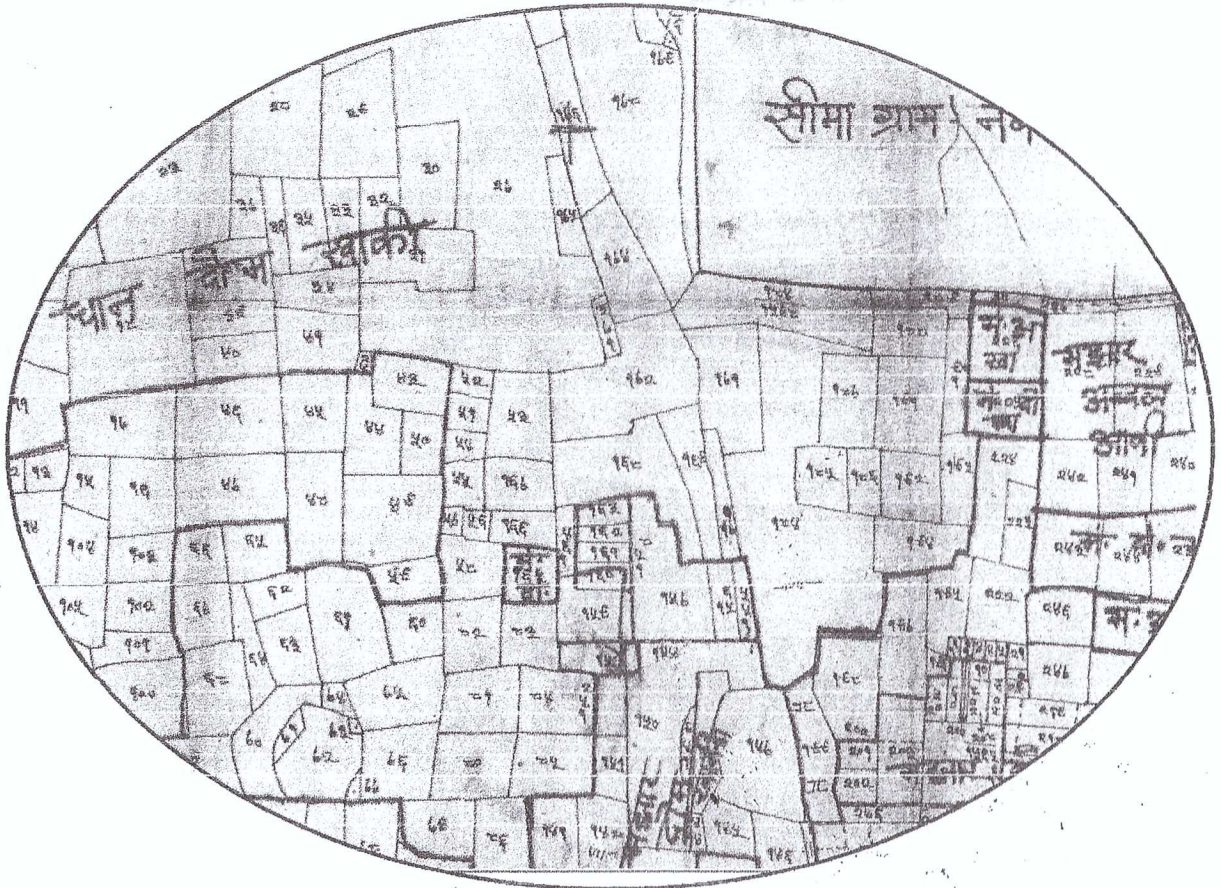


SITE MAP

Khasra Nos. 3, 43, 44, 48, 49, 61, 161 & 163, total measuring 2.054 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-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

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.



PURCHASER

आवेदन सं०: 202200898029774

बही संख्या 1 जिल्द संख्या 15643 के पृष्ठ 207 से 238 तक क्रमांक 23872 पर दिनांक 03/11/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि
लेखपत्र सं०. 22906/21 का
स्टाम्प शुल्क का०. 1129/2021
धिकृत्य पत्र में समायोजित किया
गया।

उपनि० नरसिंह,
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी
उप निबंधक : सदर
बाराबंकी
03/11/2022

