



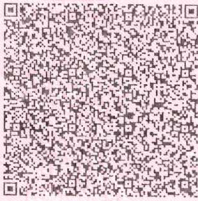
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

25724/22



Certificate No. : IN-UP41109044863392U
 Certificate Issued Date : 04-Nov-2022 06:36 PM
 Account Reference : NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1431670474998127489121U
 Purchased by : VATICAN ESTATE PVT LTD
 Description of Document : Article 23 Conveyance
 Property Description : KHASRA NO-155, SITUATED AT VILL-KHAJORGGAON, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
 Consideration Price (Rs.) :
 First Party : JATIN INFRABUILDERS LLP
 Second Party : VATICAN ESTATE PVT LTD
 Stamp Duty Paid By : VATICAN ESTATE PVT LTD
 Stamp Duty Amount(Rs.) : 78,300
 (Seventy Eight Thousand Three Hundred only)



VERIFY-BY



Please write or type below this line

JATIN INFRABUILDERS LTD

Asif



Gallantt Lifespace developers Pvt. Ltd.

Arvind

Authorized Signatory



Vatican Estate Pvt. Ltd.

P. Khristu

Authorized Signatory



JD 0014022244

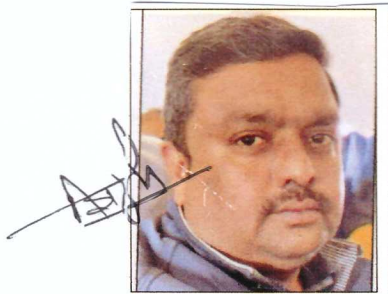
Statutory Alert:

- The authenticity of this Stamp certificate should be verified at 'www.shCILstamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.

SHCIL



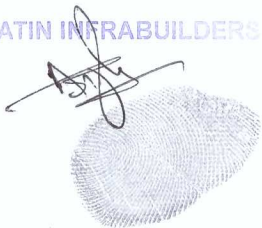
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DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra No. 155
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.0650

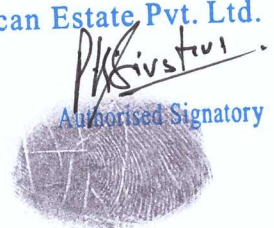
JATIN INFRABUILDERS U



Gallant Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.



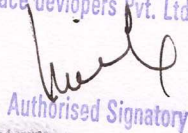


Type of Property	:	Agricultural Land
Consideration	:	Rs. 15,65,000/-
Valuation	:	Rs. 15,65,000/-
Stamp Duty	:	Rs. 78,300/-
No. of persons in First Part (1)		
Details of Seller :		
JATIN INFRABUILDERS PVT. LTD, now known as JATIN INFRABUILDERS LLP. a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAPFJ2827D) 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 :		
VATICAN ESTATE PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No. 4, Shalimar Grand, 10,		

JATIN INFRABUILDERS LLP



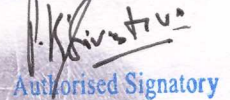
Gallantt Lifespace developers Pvt. Ltd.



Authorized Signatory



Vatican Estate Pvt. Ltd.



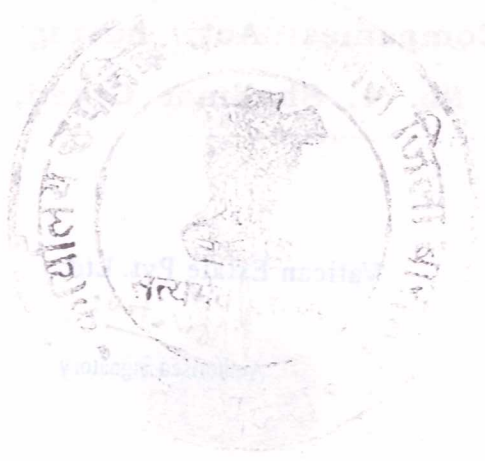
Authorized Signatory



Particulars	Debit	Credit
Balance b/d		Rs. 15,000
By Cash	Rs. 10,000	
By Bank	Rs. 5,000	
Total	Rs. 15,000	Rs. 15,000

Details of sales
 The following are the details of sales made by the company during the year ended 31st March 2019. The sales are made on credit terms of 30 days. The following are the details of sales made by the company during the year ended 31st March 2019.

Particulars



Jopling Road, Lucknow, (PAN- AAICV6126B) through it's Authorized Signatory Pramod Kumar Srivastava, son of Late Dr. H.N. Srivastava, Permanent and Present resident of House No. 503/67/1, Mankameshwar Mandir Marg, Baraulia, Aanshik Dailganj, Lucknow, (AADHAR No. XXXX XXXX 0452).

No. of persons in Confirming Party (1)


Details of Confirming Party :

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),

SALE DEED

THIS SALE DEED MADE on this 04th day of November, 2022, by **JATIN INFRABUILDERS PVT.**

JATIN INFRABUILDERS LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.





LTD, now known as JATIN INFRABUILDERS LLP, a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN- AAPFJ2827D) 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

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 Pramod Kumar Srivastava, son of Late Dr. H.N. Srivastava, Permanent and Present

JATIN INFRABUILDERS LLP





Gallantt Lifespace developers Pvt. Ltd.



Authorized Signatory

Vatican Estate Pvt. Ltd.



Authorized Signatory

... now known as ...
... registered under the Companies Act
... registered office at ...
... through its authorized signatory
... son of ...
... present resident of ...
... Lucknow ...
... (PAN ...)

IN FAVOUR OF

VATICAN ESTATE PRIVATE LIMITED
... registered under the Companies Act
... registered office at ...
... 10, ... Road, ...
... through its authorized

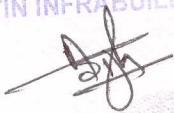


resident of House No. 503/67/1, Mankameshwar Mandir Marg, Baraulia, Aanshik Dailganj, Lucknow, (AADHAR No. XXXX XXXX 0452), (hereinafter referred to as the **PURCHASER**).

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), (hereinafter referred to as the **CONFIRMING PARTY**).

WHEREAS the Seller is the owner of Land comprising of Khasra No. 155 measuring 0.0650 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki, more

JATIN INFRABUILDERS LTD.



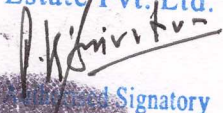
Gallantt Lifespace developers Pvt. Ltd.



Authorized Signatory



Vatican Estate Pvt. Ltd.



Authorized Signatory



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 through a registered sale deed dated 31.05.2012 which is duly registered vide Book No. I, Jild 5763 at Pages 305/378 at Serial No. 6452 on 01.06.2012 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 initially agreed to sell, transfer and assign absolutely Khasra Nos. 5, 27Dha, 37, 52Ka, 53Ka, 62, 93, 102, 117Ka, 155 & 165 to the Confirming Party free from all encumbrances whatsoever through the agreement dated 17.01.2022 which is duly registered vide Book No. I, Jild 14735 at Pages 243 to 270 at Serial No. 1079 on 18.01.2022 in the office of Sub-Registrar-Sadar, Barabanki.

AND WHEREAS by virtue of provision contained in Section 89 (2) of the U.P. Revenue Code 2006 the Confirming Party is unable to purchase the said property.

AND WHEREAS the Sale Deed in respect of Khasra Nos. 5, 27Dha, 37, 52Ka, 53Ka, 62, 93, 102, 117Ka & 165 has already been obtained by the Confirming Party through a registered sale deed

JATIN INFRA BUILDERS

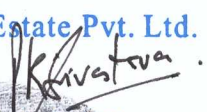




Gallantt Lifespace developers Pvt. Ltd.



Authorised Signatory

Vatican Estate Pvt. Ltd.



Authorised Signatory

dated 29.10.2022 which instrument is duly registered in Book No.I, Jild No. 15640 at Pages 135 to 170 Serial No. 23786 on 02.11.2022 in the office of Sub-Registrar, Sadar, Barabanki.


AND WHEREAS under the said agreement referred to above, as per Clause No.4, the Confirming Party has a right to nominate the ultimate purchaser.

AND WHEREAS in pursuance thereof the Confirming Party has nominated the present Purchaser for obtaining the sale deed with respect to the remaining Khasra numbers.

AND WHEREAS the Seller has agreed to sell, transfer & assign absolutely the said property for a consideration of Rs. 15,65,000/-only (Rupees Fifteen Lakh Sixty Five Thousand only) free from all encumbrances.

AND WHEREAS the consideration is already paid by the Confirming Party to the Seller and is being duly acknowledged by the Seller, discharging the Purchaser from any liability against payment.

JATIN INFRA BUILDERS





Gallantt Lifespace developers Pvt. Ltd.


Authorised Signatory



Vatican Estate Pvt. Ltd.


Authorised Signatory



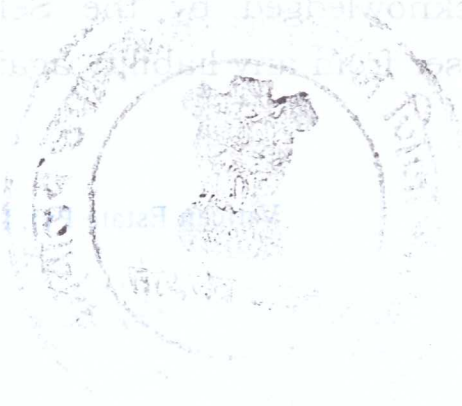
dated 29.10.2022 which instrument is duly registered in Book No. 1119 No. 15940 at Page 135 to 170 Serial No. 23786 on 02.11.2022 in the office of Sub-Registrar, Sadar, Barabanki.

AND WHEREAS under the said agreement referred to above, as per Clause 10th, the Contracting Party has a right to nominate the purchaser.

AND WHEREAS in pursuance thereof the Contracting Party has nominated the purchaser for obtaining the sale deed with respect to the remaining land numbers.

AND WHEREAS the seller has agreed to sell the land & assign absolutely the said property to the purchaser of Rs. 15,50,000/- only (Rupees fifteen lakhs five thousand only) for the said business.

AND WHEREAS the consideration of Rs. 15,50,000/- only has been paid by the Contracting Party to the seller and is being duly acknowledged by the seller in writing and the purchaser is ready to pay the balance of Rs. 15,50,000/- only for the said business.



NOW THIS SALE DEED WITNESSETH AS UNDER

:

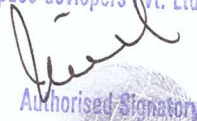
1. That having received the said consideration amount in the manner detailed above, and the nomination made by the Confirming Party, the Seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property mentioned above and all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof.
2. That the Purchaser has been placed in vacant possession of the said property mentioned above 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.

JATIN INFRABUILDERS LLP



A handwritten signature in black ink is written over a blue circular fingerprint. The signature appears to be 'Jatin'.

Gallantt Lifespace developers Pvt. Ltd.



A handwritten signature in black ink is written over a blue circular fingerprint. The signature appears to be 'Gallantt'.

Authorised Signatory

Vatican Estate Pvt. Ltd.





A handwritten signature in black ink is written over a blue circular fingerprint. The signature appears to be 'Vatican'.

Authorised Signatory

3. That if any person claims through the Seller or Confirming Party 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 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 number 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. Khasra No. 155 is measuring

JATIN INFRABUILDERS LTD.

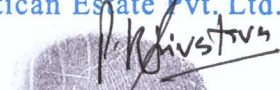




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Authorised Signatory



0.0650 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by the Collector Barabanki for first 0.0250 Hectare i.e. 250 sq.mtr. @ Rs. 4,500/- per sq.mtr. comes to Rs. 11,25,000/-, and for remaining $0.0650 - 0.0250 = 0.040$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 4,40,000/-only. Thus the total valuation of the entire land comes to Rs. 15,65,000/- only. There is no construction, no trees, no tube well on the said property.

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", "Purchaser" and "Confirming Party" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

JATIN INFRABUILDERS



Gallantt Lifespace developers Pvt. Ltd.



Authorised Signatory



Vatican Estate Pvt. Ltd.



Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 25724

वर्ष: 2022

प्रतिफल- 1565000 स्टाम्प शुल्क- 78300 बाजारी मूल्य - 1565000 पंजीकरण शुल्क - 15650 प्रतिलिपिकरण शुल्क - 80 योग : 15730

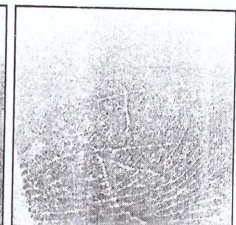
श्री वैटिकन इस्टेट प्रा० लि० द्वारा

प्रमोद कुमार श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि

पुत्र श्री स्व० डा० एच एन श्रीवास्तव

व्यवसाय : नौकरी

निवासी: भवन सं० 503/67/1, मनकामेश्वर मंदिर मार्ग, डालीगंज, लखनऊ



श्री, वैटिकन इस्टेट प्रा० लि० द्वारा

प्रमोद कुमार श्रीवास्तव अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 29/11/2022 एवं

04:27:40 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी .

उप निबंधक :सदर

बाराबंकी

29/11/2022

शंकर बहादुर सिंह

निबंधक लिपिक

29/11/2022

प्रिंट करें



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 No. 155, total measuring 0.0650 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
155	0.0650	0.0650

BOUNDARIES OF KHASRA NO. 155

EAST : Khasra No. 184

WEST : Khasra No. 156

JATIN INFRABUILDERS LTD



Gallantt Lifespace developers Pvt. Ltd.


Authorised Signatory

Vatican Estate Pvt. Ltd.


Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 25724

वर्ष: 2022

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

विक्रेता: 1

श्री जतिन इन्फ्राबिल्ड्स एल एल पी के द्वारा अमित कुमार सिंह, पुत्र
श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2



श्री गैलेन्ट लाईफस्पेस डेवलपर्स प्राईवेट लि० (पुष्टिकर्ता) के द्वारा
विवेक पाण्डेय, पुत्र श्री आर.एस पाण्डेय

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

व्यवसाय: नौकरी

क्रेता: 1



श्री वैटिकन इस्टेट प्रा० लि० के द्वारा प्रमोद कुमार श्रीवास्तव, पुत्र श्री
स्व० डा० एच एन श्रीवास्तव

निवासी: भवन सं० 503/67/1, मनकामेश्वर मंदिर मार्ग, डालीगंज,
लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

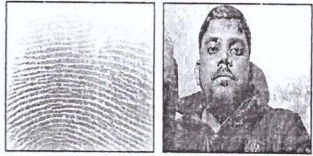
पहचानकर्ता : 1

श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

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

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री सुमित, पुत्र श्री राजेश

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

व्यवसाय: नौकरी

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

टिप्पणी :



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुजिता बाजपेयी .

उप निबंधक : सदर

बाराबंकी

29/11/2022

शंकर बहादुर सिंह

निबंधक लिपिक बाराबंकी

29/11/2022

NORTH : Khasra No. 170

SOUTH : Khasra No. 154

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



JATIN INFRABUILDERS



SELLER

2. (Sumit)

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



Vatican Estate Pvt. Ltd.



PURCHASER

Gallantt Lifespace developers Pvt. Ltd.



CONFIRMING PARTY

Drafted By:

Advocate

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

Typed By:

(JAGDEEP S. LAMBA)
Civil Court, Lucknow



11/11/2017
11/11/2017
11/11/2017




PHOTOGRAPH

Khasra No. 155, total measuring 0.0650 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



JATIN INFRABUILDERS

[Handwritten signature]


SELLER

Gallantt Lifespace developers Pvt. Ltd.

[Handwritten signature]

Authorised Signatory

CONFIRMING PARTY

Vatican Estate Pvt. Ltd.

[Handwritten signature]

Authorised Signatory

PURCHASER



सर्वोच्च न्यायालय
नया दिल्ली - 110002

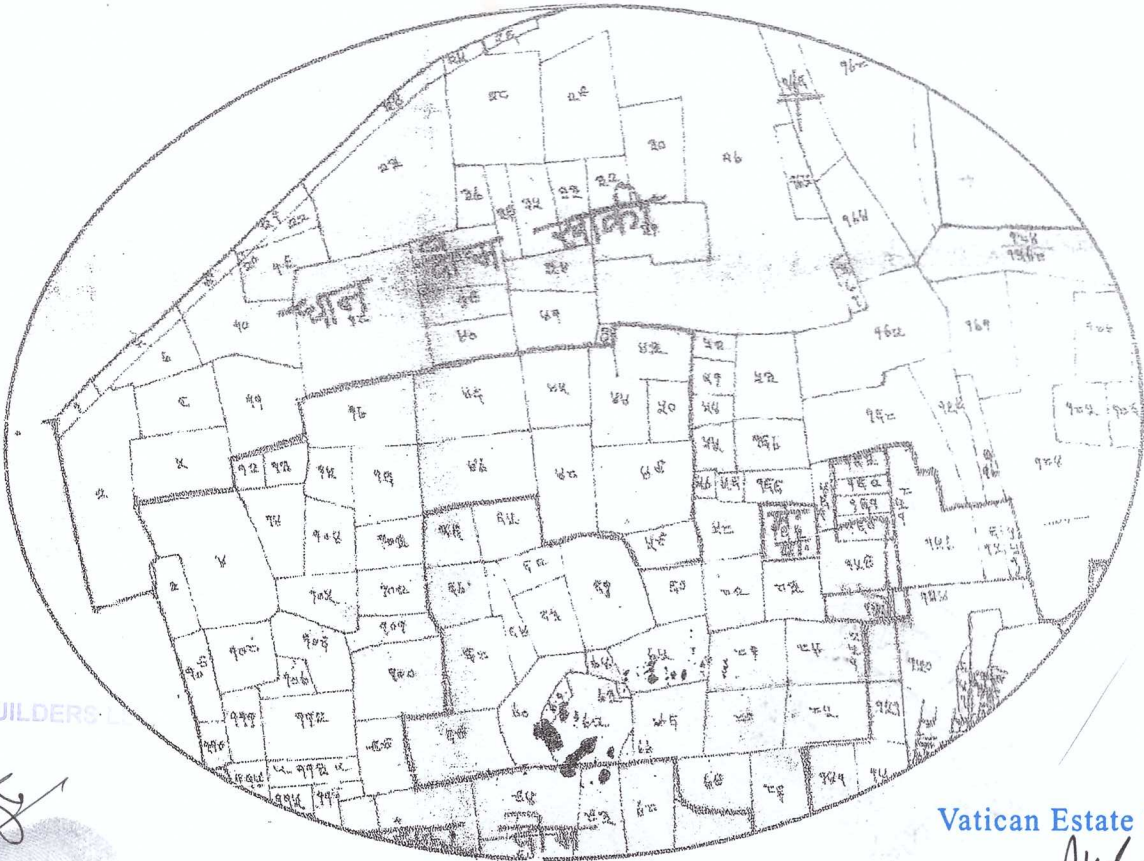
SITE MAP

Khasra No. 155, total measuring 0.0650 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



SELLER : JATIN INFRABUILDERS PVT. LTD, now known as JATIN INFRABUILDERS LLP. having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, 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

CONFIRMING PARTY : GALLANTT LIFESPACE DEVELOPERS 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, Permanent and Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow



JATIN INFRABUILDERS LTD

SELLER

Gallantt Lifespace developers Pvt. Ltd.




CONFIRMING PARTY

Vatican Estate Pvt. Ltd.




PURCHASER

आवेदन सं०: 202200898032479

बही संख्या 1 जिल्द संख्या 15712 के पृष्ठ 347 से 376 तक क्रमांक 25724 पर
दिनांक 29/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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



Digitally signed by
Sunita Bajpeyee
DN: cn=Sunita Bajpeyee, o=Registrar of Companies, Barabanki