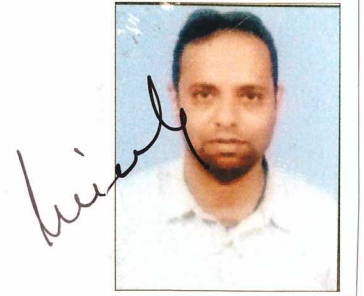


SHIL



000-000-000



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 14, 19 & 20
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.4570
Type of Property	:	Agricultural Land
Consideration	:	Rs. 58,77,000/-
Valuation	:	Rs. 58,77,000/-
Stamp Duty	:	Rs. 2,93,850/-

JATIN INFRA BUILDERS LLP

GENIX BUILD TECH LLP

Gallantt Lifespace developers Pvt. Ltd.

Vatican Estate Pvt. Ltd.

No. of persons in First Part (2)

Details of Sellers :

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) & (2) 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 :

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 resident of House No. 503/67/1, Mankameshwar Mandir Marg, Baraulia, Aanshik Dailganj, Lucknow.


JATIN INFRABUILDERS LLP



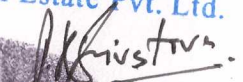


PHOENIX BUILD TECH LLP




Gallantt Lifespace Developers Pvt. Ltd.


Authorized Signatory


Vatican Estate Pvt. Ltd.


Authorized Signatory


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 4th day of
November, 2022, by **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) & (2) **PHOENIX**

JATIN INFRABUILDERS LLP

PHOENIX BUILD TECH LLP




Gallantt Lifespace developers Pvt. Ltd.



Authorized Signatory

Vatican Estate Pvt. Ltd.




Authorized Signatory

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 SELLERS).

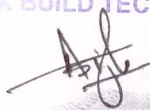

IN FAVOUR OF

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



JATIN INFRABUILDERS LLP

PHOENIX BUILD TECH LLP

Gallantt Lifespace developers Pvt. Ltd.



Authorized Signatory

Vatican Estate Pvt. Ltd.



Authorized Signatory

GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED, a Company registered under the Companies Act, having its registered office at Villa No.4, Shalimar Grand, 10, Jopling Road, Lucknow, (PAN-AAJCG1258J) through its 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**).

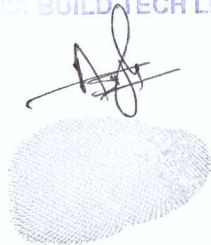
WHEREAS the Sellers are the owners of Land comprising of Khasra Nos. 14, 19 & 20, measuring 0.4570 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki, more specifically detailed in the Schedule of Property given at the foot of this sale deed, (hereinafter referred to as the "**Said Property**").

AND WHEREAS the Sellers purchased the said property from its ex-owner in the following manner :-

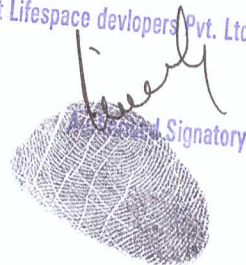
JATIN INFRABUILDERS LLP



CEIX BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.



(I) Khasra No. 14 total measuring 0.2380 Hectare

1/9th undivided share was purchased by Seller No.1 through the Sale Deed dated 31.05.2012 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

8/9th undivided share was purchased by Seller No. 2 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.

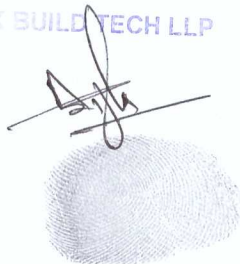
(II) Khasra No. 19 total measuring 0.2140 Hectare

1/9th undivided share was purchased by Seller No.1 through the Sale Deed dated 31.05.2012 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

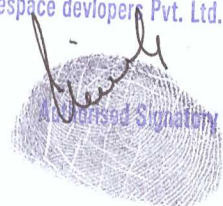
JATIN INFRABUILDERS LL




EMIX BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd
Authorised Signatory





American State Pvt. Li
Sponsored Signa

8/9th undivided share was purchased by Seller No. 2 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.

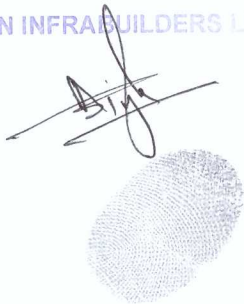
(III) Khasra No. 20 total measuring 0.0050 Hectare

1/9th undivided share was purchased by Seller No.1 through the Sale Deed dated 31.05.2012 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

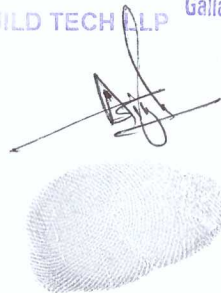
8/9th undivided share was purchased by Seller No. 2 through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

AND WHEREAS the name of the Sellers are duly mutated in the Revenue Records.

JATIN INFRABUILDERS LLP



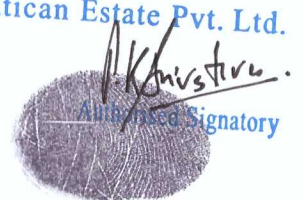
INDIA BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.





National Institute for Health
Department of Health and Human Services

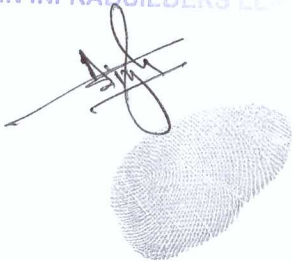
AND WHEREAS the Seller initially agreed to sell, transfer and assign absolutely the said property to the confirming party for a consideration of Rs. 58,77,000/- only (Rupees Fifty Eight Lakh Seventy Seven Thousand only) free from all encumbrances whatsoever through the agreement dated 13.11.2021 which is duly registered vide Book No. I, Jild 14562 at Pages 389/410 at Serial No. 22204 on 23.11.2021 in the office of Sub-Registrar-Sadar, Barabanki.

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

AND WHEREAS under the said agreement the confirming party has a right to nominate the ultimate purchaser as per Clause No. 4.

AND WHEREAS in pursuance thereof the confirming party has nominated the present purchaser for obtaining the sale deed.

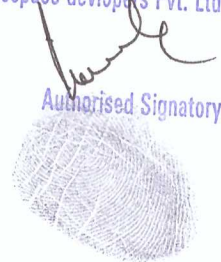
JATIN INFRABUILDERS LLP



BY BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.

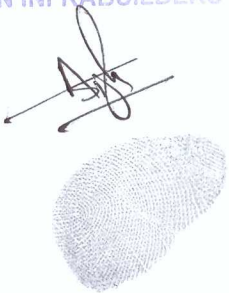


AND WHEREAS the consideration is already paid by the confirming party to the sellers and is being duly acknowledged by the sellers, discharging the purchaser from any liability against payment.

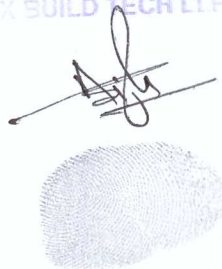
NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed above, and the nomination made by the Confirming Party, the Sellers do hereby sell, convey and assign 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.

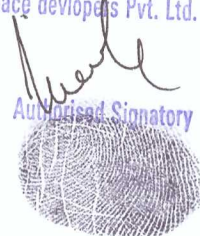
JATIN INFRABUILDERS LI



PHIX BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Authorized Signatory

Vatican Estate Pvt. Ltd.



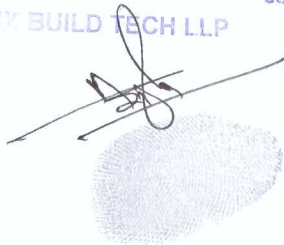
Authorized Signatory

3. That if any person claims through the Sellers 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 sellers 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 Sellers have sold their 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. Part of Khasra Nos. 14, 19, 20 is measuring 0.4570 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by

JATIN INFRABUILDERS LLP



CONIX BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 25726

वर्ष: 2022

प्रतिफल- 5877000 स्टाम्प शुल्क- 293850 बाजारी मूल्य - 5877000 पंजीकरण शुल्क - 58770 प्रतिलिपिकरण शुल्क - 100 योग : 58870

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 04:20:42 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

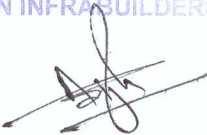
सत्यमेव जयते

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 $0.4570 - 0.0250 = 0.4320$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 47,52,000/-only. Thus the total valuation of the entire land comes to Rs. 58,77,000/- only. There is no construction, no trees, no tube well on the said property.

6. That the Sellers 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 "Sellers" "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.

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.

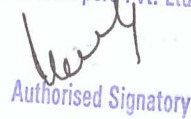
JATIN INFRA BUILDERS LLP



PNY BUILD TECH LLP



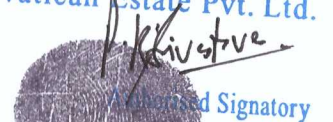
Gallantt Lifespace developer Pvt. Ltd.



Authorised Signatory



Vatican Estate Pvt. Ltd.



Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 25726

वर्ष: 2022

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

विक्रेता: 1

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

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी



विक्रेता: 2

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

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

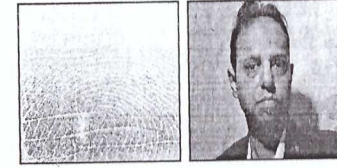


विक्रेता: 3

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

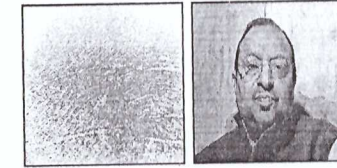


विक्रेता: 1

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 ग्रीन, सलारगंज, चिनहट, लखनऊ-226028

व्यवसाय: नौकरी



पहचानकर्ता : 2

श्री सुमित, पुत्र श्री राजेश

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

व्यवसाय: नौकरी



SCHEDULE OF PROPERTY

Khasra Nos. 14, 19 & 20, total measuring 0.4570 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
14	0.2380	0.2380
19	0.2140	0.2140
20	0.0050	0.0050

BOUNDARIES OF KHASRA NO. 14

EAST : Khasra No. 104, 15
WEST : Khasra No. 4
NORTH : Khasra No. 12 & 13
SOUTH : Khasra No. 105

BOUNDARIES OF KHASRA NO. 19

EAST : Khasra No. 23
WEST : Khasra No. 10
NORTH : Khasra No. 20, 21, 22
SOUTH : Khasra No. 10, 18

BOUNDARIES OF KHASRA NO. 20

EAST : Khasra No. 22, 19
WEST : Khasra No. 9, 10

JATIN INFRABUILDERS LLP



BY BUILD TECH LLP



Gallantt Lifespace developers Pvt. Ltd.



Vatican Estate Pvt. Ltd.



Authorized Signatory

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी .

उप निबंधक : सदर

बाराबंकी

29/11/2022

शंकर बेहादुर सिंह

निबंधक लिपिक बाराबंकी

29/11/2022

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

टिप्पणी :

प्रिंट करें



Barabanki District Registrar
Barabanki

NORTH : Khasra No. 21

SOUTH : Khasra No. 19

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 INFRA BUILDERS
SRI SRI TECH LLP
[Signatures]

SELLERS

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.
[Signature]
Authorised Signatory

PURCHASER

Gallantt Lifespace developers Pvt. Ltd.
[Signature]
Authorised Signatory

CONFIRMING PARTY

Drafted By:

[Signature]
Advocate

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

Typed By:

[Signature]

(JAGDEEP S. LAMBA)
Civil Court, Lucknow

PHOTOGRAPH

Khasra Nos. 14, 19 & 20, total measuring 0.4570 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



JATIN INFRABUILDERS LLP



SELLER

BUILD TECH LLP

Gallantt Lifespace developers Pvt. Ltd.

Authorised Signatory

CONFIRMING PARTY

Vatican Estate Pvt. Ltd.

Authorised Signatory

PURCHASER



State Pvt. Ltd.

...

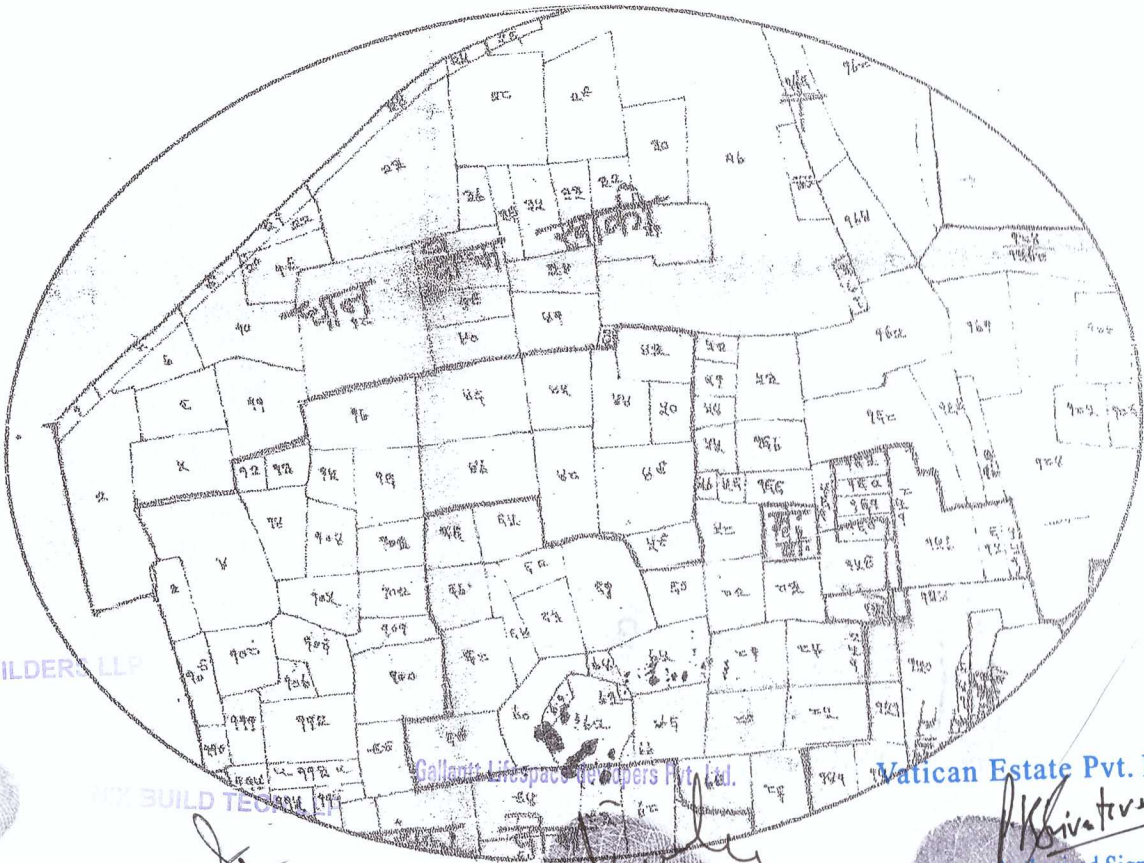
SITE MAP

Khasra Nos. 14, 19 & 20, total measuring 0.4570 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : (1) 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, resident of Gopal Nagar, Khanka, Telibagh, Lucknow (2) PHOENIX BUILDTECH PVT.LTD, now known as PHOENIX BUILDTECH LLP, having it's registered office at CP-175, Chhota Chandganj, Lucknow through it's Authorized Signatory Amit Kumar Singh, son of Sri Yogendra Singh, 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



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Gallantt Litespace Developers Pvt. Ltd.

Vatican Estate Pvt. Ltd.

Authorized Signatory

SELLER

CONFIRMING PARTY

PURCHASER

आवेदन सं०: 202200898032483

बही संख्या 1 जिल्द संख्या 15713 के पृष्ठ 1 से 32 तक क्रमांक
25726 पर दिनांक 29/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी .

उप निबंधक : सदर

बाराबंकी

29/11/2022

