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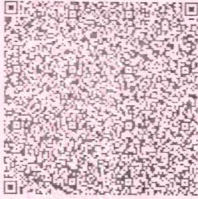


INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP28499186183898U
 Certificate Issued Date : 19-Oct-2022 02:27 PM
 Account Reference : NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1431670449751746170699U
 Purchased by : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : KHASRA NO-4,9,10 AND 59, SITUATED AT VILL-KHAJJOORGAON, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
 Consideration Price (Rs.) :
 First Party : PHOENIX BUILD TECH LLP AND OTHERS
 Second Party : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED
 Stamp Duty Paid By : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED
 Stamp Duty Amount(Rs.) : 19,000
 (Ninteen Thousand only)



VERIFY-BY



Please write or type below this line

[Signature]
[Fingerprint]

[Signature]
[Fingerprint]

[Signature]
[Fingerprint]

JD 0013990998

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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.
2. The onus of checking the legitimacy is on the Users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM 19-Oct-2022 02:27 PM

GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED

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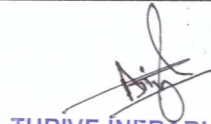
DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 4,9,10 & 59
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	1.2980
Type of Property	:	Agricultural Land
Consideration	:	Rs. 1,51,28,000/-
Valuation	:	Rs. 1,58,46,000/-
Stamp Duty	:	Rs. 100/- (paid through this instrument) (Rs. 7,73,400/- already paid on agreement to sell with possession dated 13.11.2021)



PHOENIX BUILD TECH LLP





THRIVE INFRABUILDERS LLP



Gallantt Lifespace developers Pvt. Ltd.



Authorised Signatory





THRIVE INFRABUILDERS

No. of persons in First Part (2)
Details of Sellers :
(1) PHOENIX BUILDTECH PVT. LTD, now known as PHOENIX BUILDTECH LLP, a Company registered under the Companies Act, having it's registered office at 175, Chhota Chandganj, Lucknow (PAN-ABBFP1549H) 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) THRIVE INFRABUILDERS PVT. LTD, now known as THRIVE INFRABUILDERS LLP, a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAPFT3130M) 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).

SALE DEED

THIS SALE DEED MADE on this 19th day of October, 2022, by (1) **PHOENIX BUILDTECH PVT. LTD, now known as PHOENIX BUILDTECH LLP, a Company registered under the Companies Act,**


PHOENIX BUILD TECH LLP


THRIVE INFRABUILDERS LLP


Gallantt Lifespace developers Pvt. Ltd.



having it's registered office at 175, Chhota Chandganj, Lucknow (PAN- ABBFP1549H) 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) THRIVE INFRABUILDERS PVT.LTD, now known as THRIVE INFRABUILDERS LLP, a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAPFT3130M) 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 jointly referred to as the **SELLERS**).

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


GEMX BUILD TECH LLP


THRIVE INFRABUILDERS LLP

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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 PURCHASER).

WHEREAS the Sellers are the owners of Land comprising of Khasra Nos. 4, 9, 10 & 59, total measuring 1.2980 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 it's ex-owners in the following manner:-

(I) Khasra No. 4 total measuring 0.7350 Hectare

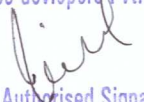
2/3rd undivided share was purchased by First Party No. 1 through the Sale Deed dated 13.04.2012 vide Book No. I, Jild 5653 at Pages 79/134 at Serial No. 4193 on 13.04.2012 in the office of Sub-Registrar-Sadar, Barabanki.

1/3rd undivided share was purchased by First Party No.2 through the Sale Deed dated 11.10.2012 vide Book No. I, Jild 6066 at Pages


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4/59 at Serial No. 12517 on 12.10.2012 in the office of Sub-Registrar-Sadar, Barabanki

(II) Khasra No. 9 total measuring 0.0600 Hectare

2/3rd undivided share was purchased by First Party No. 1 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.

1/3rd undivided share was purchased by First Party No.2 through the Sale Deed dated 11.10.2012 vide Book No. I, Jild 6066 at Pages 4/59 at Serial No. 12517 on 12.10.2012 in the office of Sub-Registrar-Sadar, Barabanki

(III) Khasra No. 10 total measuring 0.3780 Hectare

2/3rd undivided share was purchased by First Party No. 1 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.

1/3rd undivided share was purchased by First Party No.2 through the Sale Deed dated 11.10.2012 vide Book No. I, Jild 6066 at Pages


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TRIAVE INK/8102

4/59 at Serial No. 12517 on 12.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(IV) Khasra No. 59 total measuring 0.1250 Hectare 2/3rd undivided share was purchased by First Party No. 1 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.

1/3rd undivided share was purchased by First Party No.2 through the Sale Deed dated 11.10.2012 vide Book No. I, Jild 6066 at Pages 4/59 at Serial No. 12517 on 12.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

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


AND WHEREAS the Sellers agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 1,51,28,000/- only


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(Rupees One Crore Fifty One Lakhs Twenty Eight Thousands only) vide registered agreement to sell dated 13.11.2021.

AND WHEREAS the Sellers have received the said consideration amount from the purchaser as per details given below :-

- i. Rs. 2,97,000/- only by Cheque No. 000085 dated 15.11.2021 in favour of Phoenix Buildtech LLP
- ii. Rs. 96,87,479/- only by Cheque No. 000353 dated 03.06.2022 in favour of Phoenix Buildtech LLP
- iii. Rs. 1,98,000/- only by Cheque No. 000086 dated 15.11.2021 in favour of Thrive Infrabuilders LLP
- iv. Rs. 47,94,240/- only by Cheque No. 000157 dated 18.02.2022 in favour of Thrive Infrabuilders LLP
- v. Rs. 1,51,281/- 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 Sellers do hereby sell, convey and assign absolutely to



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THRIVE INFRABUILDERS LLP



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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 Sellers have 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 their rights and privileges so far held and enjoyed by the sellers to HOLD and enjoy the same forever free from all encumbrances whatsoever.
3. That if any person claims through the Sellers 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 immovable properties wherever found in existence at that time.


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MADE IN INDIA

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. Total area of Khasra Nos. 4, 9, 10, 59 is measuring 1.2980 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 $1.2980 - 0.0250 = 1.2730$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs.1,40,03,000/-only. Thus, the total valuation of the entire land comes to Rs. 1,51,28,000/- only. There is no construction, no trees, no tube well on the said property.
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


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No. 14671 at Pages 53 to 74 Serial No. 25002 on 24.12.2021 in the office of Sub-Registrar, Sadar, Barabanki, on which a stamp duty of Rs. 7,73,400/- only has already been paid which is adjusted as per explanation attached to Article 23 of Schedule I-B of Stamp Act.

7. That the Sellers are not the members of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
8. That the expressions "Sellers" 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. 4, 9, 10 & 59 total measuring 1.2980 Hectare situated at Village-Khajoor Gaon, Pargana-


PHOENIX BUILD TECH LLP



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अ.वेदन सं०: 202200898028485

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23058

वर्ष: 2022

प्रतिफल- 15128000 स्टाम्प शुल्क-15100 बाजारी मूल्य - 15846000 पंजीकरण शुल्क - 158460 प्रतिलिपिकरण शुल्क - 100 योग : 158560

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 19/10/2022 एवं

02:41:17 PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजिपरी

उप निबंधक :सदर

बाराबंकी

19/10/2022

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक

19/10/2022

प्रिंट करें



Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

Khasra No.	Total Area	Area Sold
4	0.7350	0.7350
9	0.0600	0.0600
10	0.3780	0.3780
59	0.1250	0.1250

BOUNDARIES OF KHASRA NO. 4

EAST : Khasra No. 14, 105
WEST : Khasra No. 2, 3
NORTH : Khasra No. 5
SOUTH : Khasra No. 108, 106

BOUNDARIES OF KHASRA NO. 9

EAST : Khasra No. 20, 21
WEST : Khasra No. 8
NORTH : Link Marg (Tindaula to Behta)
SOUTH : Khasra No. 10

BOUNDARIES OF KHASRA NO. 10

EAST : Khasra No. 18, 19
WEST : Khasra No. 7
NORTH : Khasra No. 9, 19, 20
SOUTH : Khasra No. 11

BOUNDARIES OF KHASRA NO. 59

EAST : Khasra No. 58
WEST : Khasra No. 61


DENIX BUILD TECH LLP




THRIVE INFRABUILDERS LLP



Gallantt Lifespace developers Pvt. Ltd.


Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 23058

वर्ष: 2022

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

विक्रेता: 1

श्री फिनिक्स बिल्डटेक एल० एल० पी० के द्वारा अमित कुमार सिंह, पुत्र
श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2

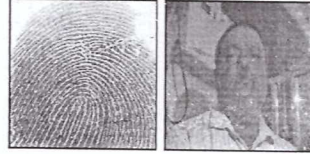


श्री थाइव इन्फ्रा बिल्डर्स एल० एल० पी० के द्वारा अमित कुमार सिंह,
पुत्र श्री योगेन्द्र सिंह

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 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, बरोलिया, डालीगंज, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

सुनीता बाजपेयी.

उप निबंधक : सदर

बाराबंकी

19/10/2022

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

19/10/2022

NORTH : Khasra No. 49

SOUTH : Khasra No. 60

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



R.S. Pandey.



HOENIX BUILD TECH LLP



THRIVE INFRABUILDERS LLP



SELLERS

2. (Sumit)

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



Sumit



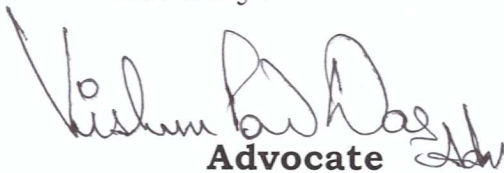
Gallant Lifespace developers Pvt. Ltd.

Authorised Signatory



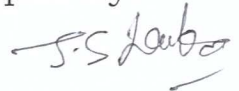
PURCHASER

Drafted By:


Advocate

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

Typed By:


(JAGDEEP S. LAMBA)
Civil Court, Lucknow

SRIVE REFRABUILDERS LTD



[Faint handwritten signature]

PHOTOGRAPH

Khasra Nos. 4, 9, 10 & 59 total measuring 1.2980 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



~~PHOENIX BUILD TECH LLP~~



~~THRIVE INFRABUILDERS LLP~~



SELLER



Gallantt Lifespace developers Pvt. Ltd.

[Handwritten Signature]
Authorised Signatory

PURCHASER

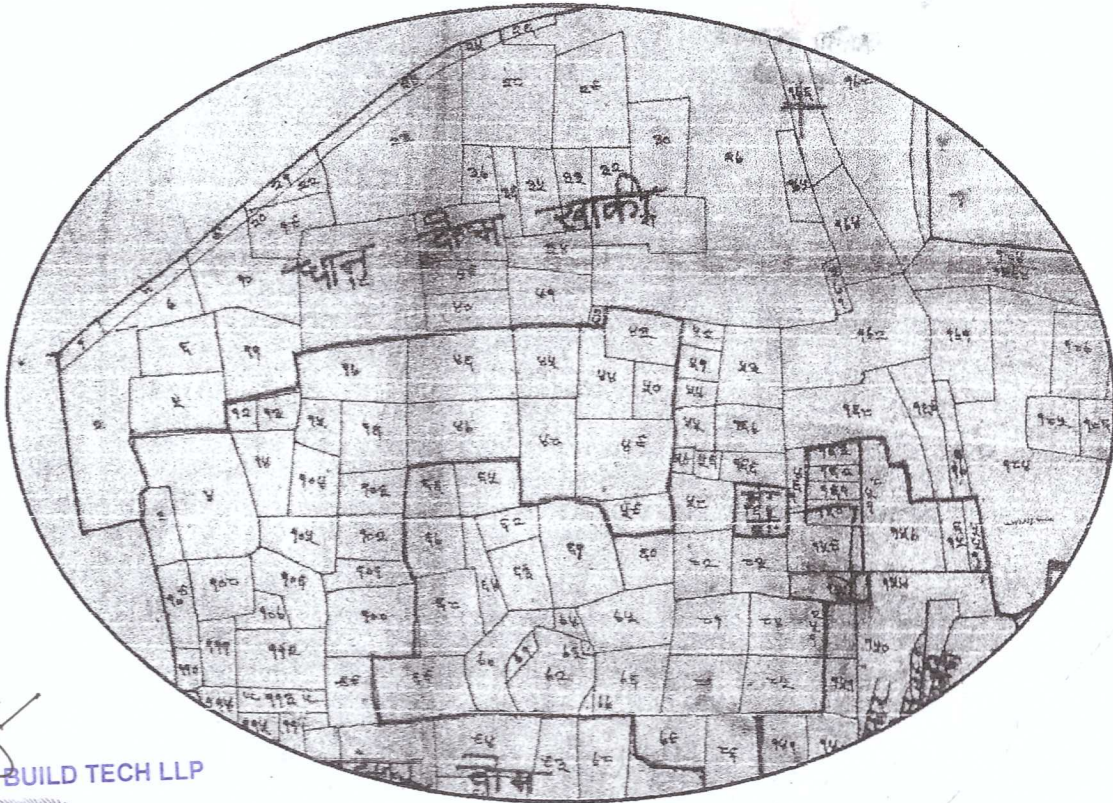


SITE MAP

Khasra Nos. 4, 9, 10 & 59 total measuring 1.2980 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : (1) 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 (Aadhar No. 2593 3148 8281) (2) THRIVE INFRABUILDERS PVT. LTD, now known as THRIVE INFRABUILDERS LLP, 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))

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




THRIVE INFRABUILDERS LLP



SELLER

Gallantt Lifespace developers Pvt. Ltd.


Authorized Signatory

PURCHASER

आवेदन सं०: 202200898028485

बही संख्या 1 जिल्द संख्या 15611 के पृष्ठ 389 से 420 तक क्रमांक
23058 पर दिनांक 19/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाणित किया जाता है कि
लेखपत्र सं०... 25802/21...
स्टाम्प शुल्क रु०... 778300/-
विक्रय पत्र में सनायोजित किया
गया।

उपनिवेशपंज,
बाराबंकी

सुनीता बाजपेयी
उप निबंधक : सदर
बाराबंकी
19/10/2022

