INDIA NON JUDICIAL

IN-UP50580295427404X

Government of Uttar Pradesh

e-Stamp

27333/25

ARPIT SRIVASTAVA
ACC.No.-UP14316704
LICENCE No.-164
DIST. BARABANKI U.P.

Certificate No.	:	IN-UP50580295427404X
Certificate Issued Date	:	18-Sep-2025 05:55 PM
Account Reference	:	NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1431670498387407058970X
Purchased by	:	SHALIMAR CORP LIMITED
Description of Document	:	Article 23 Conveyance
Property Description	:	GATA NO-43,44,48 AND 49, VILL-KHAJOOR GAON, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
Consideration Price (Rs.)	:	
First Party	:	GALLANTT LIFESPACE DEVLOPERS PVT LTD
Second Party	:	SHALIMAR CORP LIMITED
Stamp Duty Paid By	:	SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.)	:	51,61,500 (Fifty One Lakh Sixty One Thousand Five Hundred only)

Please write or type below this line

VERIFY BY

तहसील नवाबगंज, बाराबंकी (उ०प्र०)

Gallantt Lifespace Devlopers Pvt. Ltd.

Authorised Signatory

Shalimar Corp Ltd.

Authorised Signatory

QE 0001175458

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.

SALE DEED

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAION : Rs. 10,32,26,760/-

MARKET VALUE : Rs. 7,36,75,000/-

STAMP DUTY PAID : Rs. 51,61,500/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra No. 43, 44, 48 and 49
Type of Property	:	Non-Agriculture Land
V-Code	:	1109 Page- 68
Standard of measurement	:	Square Meter
Area of land	:	13700 Square Meter
Consideration/ Valuation	: :	Rs. 10,32,26,760/- Rs. 7,36,75,000/-

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory

Stamp Duty	:	Rs. 51,61,500/-
No. of persons in First Part (1)		
GALLANTT LIFESPACE DEVLOPERS PRIVATE LIMITED, (PAN-AAJCG1258J CIN-U45400UP2021PTC148452 a Company registered under the companies Act, having it's registered office at Gallantt Landmark, Bank Road, Gorakhpur through it's Authorized Signatory Vivek Pandey son of Sri. Ram Sahai Pandey Permanent and Present resident of C-1/61A, Vishesh Khand, Gomit Nagar, Lucknow, (AADHAR No. XXXX XXXX 1487 Mo- 9506011114)		
No. of persons in Second Part (1)		
Details of Purchaser :		
Shalimar Corp Limited, (PAN-AADCS9234L CIN-U70100DL1988PLC390006) a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3 FF Safdarjung Enclave, South Delhi, Delhi and a Local Head office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Sheo janam Chaudhari (ADHAR No. xxxx 2654, PAN : Mo-7408086999) S/o Sri C.D. Chaudhry R/o 81 Bal Vihar Picnic Spot Road Faridi Nagar Cimap Lucknow		

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory

SALE DEED

THIS SALE DEED MADE ON this **19th** Day of Sept., 2025 BY **GALLANTT LIFESPACE DEVLOPERS PRIVATE LIMITED, a Company registered under the companies Act, having it's registered office at Gallantt Landmark, Bank Road, Gorakhpur through its Authorized Signatory Vivek Pandey son of Sri. Ram Sahai Pandey Permanent and Present resident of C-1/61A, Vishesh Khand, Gomit Nagar, Lucknow** (hereinafter referred to as the **SELLER**).

IN FAVOUR OF

SHALIMAR CORP LIMITED, a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3 F.F., Safdarjung Enclave, South Delhi, Delhi and a Local Head office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through its Authorized Signatory Sheo Janam Chaudhari S/o Sri C.D. Chaudhry R/o 81 Bal Vihar, Picnic Spot Road, Faridi Nagar,

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory

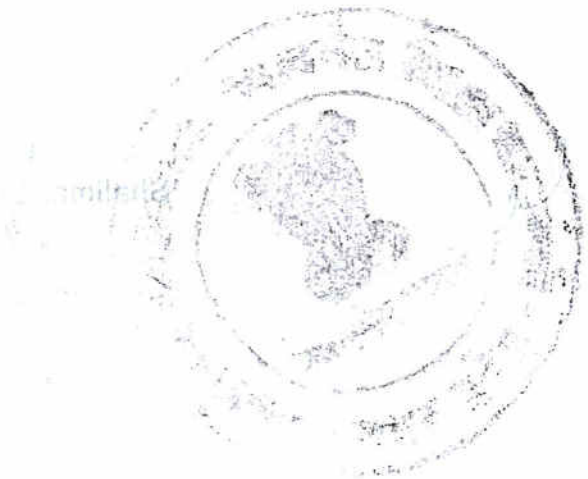
Cimap, Lucknow (hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land Gata No. 43 Area measuring 0.240 Hect. i.e. 2400 Sq. Mtr., Gata No. 44 Area measuring 0.283 Hect. i.e. 2830 Sq. Mtr., Gata No. 48 Area measuring 0.350 Hect. i.e. 3500 Sq. Mtr. and Gata No. 49 Area measuring 0.497 Hect. i.e. 4970 Sq. Mtr. situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District -Barabanki, total measuring 1.370 Hect. Or 13700 Square Meter more specifically detailed in the schedule of property given at the foot of this deed (hereinafter referred to as the "**said property**"), having purchased the same from it's ex-owner Gata No. 43 Area 0.240 Hect. Gata No. 44 Area 0.283 Hect. Gata No. 48 Area 0.350 Hect. Gata No. 49 Area 0.497 Hect. PHOENIX BUILDTECH PVT.LTD. through the sale deed dated 03.11.2022 Vide Book No. I, Jild No. 15643 at Pages 207 to 238 Serial No. 23872 registered on 03.11.2022 in the office of Sub-Registrar, Sadar, Barabanki.

AND WHEREAS the Seller as absolute owner of the said property, which is free from all encumbrances

Galiantt Lifespace Devlopers Pvt.Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory



whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of 10,32,26,760/- only (Rupees Ten Coror Thirty Two Lakh Twenty Six Thousand Seven Hundred Sixty only).

AND WHEREAS the Seller has received the said consideration amount from the purchaser in the manner detailed below:-

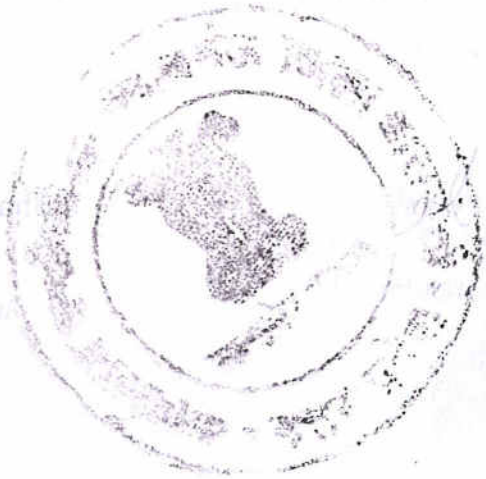
1. 10,21,94,492/- vide RTGS No. SBINR52025091698940364 dated 16.09.2025
2. Rs. 10,32,268/- TDS Challan No. 19301 Dt. 19.09.2025

NOW THIS SALE DEED WITNESSETH AS UNDER:-

(i) 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 & 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 free of all encumbrances whatsoever.

Gallantt Lifespace Devlopers Pvt Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory



(ii) That Seller has handed over the vacant possession of the property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller.

(iii) That if any person claims through the Seller any right or privileges in respect of the 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 property mentioned above or any proprietary right therein by reason of any defect in the title, the Seller under take to indemnify the purchaser from his other movable and immovable properties.

(iv) That the total area of the Land hereby sold is measuring total measuring 1.370 Hect. Or 13700 Square Meter. the market value whereof for the purposes of Stamp duty as per rates fixed by Collector Barabanki

Gata No.	Total Area in Hect. Or Sq. Mtr.	Saleable Area in Sq. Mtr.
43	0.240 Hect. Or 2400 Sq. Mtr.	2400
44	0.283 Hect. Or 2830 Sq. Mtr.	2830
48	0.350 Hect. Or 3500 Sq. Mtr.	3500
49	0.497 Hect. Or 4970 Sq. Mtr.	4970

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory

ावेदन सं०: 202500898034813

विक्रय पत्र

ही स०: 1 | रजिस्ट्रेशन स०: 27333 | वर्ष: 2025

तिफल- 103226760 स्टाम्प शुल्क- 5161500 बाजारी मूल्य - 73675000 पंजीकरण शुल्क - 1032270 प्रतिलिपिकरण शुल्क - 80 योग : 1032350

श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी द्वारा
शिव जनम चौधरी अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री सी.डी. चौधरी
व्यवसाय : व्यापार
निवासी: 81 बाल विहार पिकनिक स्पॉट रोड फरीदी नगर सीमैप लखनऊ

श्री, शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी द्वारा शिव जनम चौधरी अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में दिनाँक 25/09/2025 एवं 04:56:36 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक :सदर
बाराबंकी
25/09/2025

अमरेन्द्र कुमार .
निबंधक लिपिक
25/09/2025

प्रिंट करें

	Total Measuring 1.370 Hect. Or 13700 Square Meter	
	1000 sq. mtr. X 7000-00	70,00,000/-
	12700sq. mtr. X 7000-00–25%	6,66,75,000/-

Grand total of valuation of said property comes Rs. 7,36,75,000/- only. the actual Sale Consideration is Rs. -10,32,26,760/- As the Sale Consideration is higher than the Government Valuation so the stamp duty as 5% per the Government Ordinance No. S/V/K/N 5-6328/ 11-2008-500 (165) / 2007, Lucknow dated 2nd January, 2009, of Rs. 51,61,500/- is now being paid on this Sale Deed which is sufficient. It is not situated in 100 meter on any Segment/Other/ Interlocking Road. There is no commercial/Industrial activity within a radius of 50 Meters. There is no construction on the said land. There is no Tree, Tubewell on the said land. It is not situated on any Segment Road.

(v) That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Housing Board or any other Authority till date.

(vi) That the both parties are Indian Citizen And no Part is schedule caste member

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory

आवेदन सं०: 202500898034813

बही स०: 1 रजिस्ट्रेशन स०: 27333 वर्ष: 2025

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

विक्रेता: 1

श्री गैलेंट लाइफस्पेस डेवलपर्स प्रा० लि० द्वारा अधिकृत हस्ताक्षरी विवेक पाण्डेय, |GALLANTT LIFESPACE DEVLOPERS PRIVATE LIMITED


पुत्र श्री राम सहाय पाण्डेय

निवासी: सी-1/61ए, विशेष खंड, गोमित नगर, लखनऊ

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन **XXXXXX 258J**

क्रेता: 1

श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी के द्वारा शिव जनम चौधरी , |SHALIMAR CORP LIMITED


पुत्र श्री सी.डी. चौधरी

निवासी: 81 बाल विहार पिकनिक स्पॉट रोड फरीदी नगर सीमैप लखनऊ

व्यवसाय: व्यापार

पक्षकार द्वारा सत्यापित पैन **XXXXXX 234L**

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री अनिरुद्ध कुमार निगम, पुत्र श्री स्वर्गीय एच पी निगम


निवासी: न्यू 62 पुरैया खेड़ा लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री संजीव कुमार श्रीवास्तव, पुत्र श्री स्व.सतीश कुमार श्रीवास्तव


निवासी: आजाद नगर बाराबंकी

व्यवसाय: अन्य

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

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(vii) That the said Land Section 80(2) Revenue Code Act 2006 dated 23-06-2023, Sub-District Magistrate (Nyaik) Barabanki, computerized case number T202341248013528. has been granted.

(viii) That the expressions "Seller" and the "Purchaser" hereinbefore use unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

SCHEDULE OF PROPERTY

Land Gata No. 43 Area 0.240 Hect. Or 2400 Gata No. 44 Area 0.283 Hect. Or 2830 Sq. Mtr. Gata No. 48 Area 0.350 Hect. Or 3500 Sq. Mtr. Gata No. 49 Area 0.497 Hect. Or 4970 Sq. Mtr. situated at Village-Khajoor Gaon, Pargana-Dewan, Tehsil-Nawabganj, District -Barabanki, total measuring 1.370 Hect. Or 13700 Square Meter and bounded as below:-

Khasra No. 43, 44, 48 and 49 :-

EAST : Khasra Number 52, 51, 50, 55, 57

WEST: Khasra Number 42, 45, 57

NORTH: Khasra Number 50

SOUTH: Khasra Number 61, 59, 60

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

Shalimar Corp Ltd.
Authorised Signatory

हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
25/09/2025

अमरेन्द्र कुमार .
निबंधक लिपिक बाराबंकी
25/09/2025

प्रिंट करें

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.

Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory

WITNESSES:-

1- Anirudh Kumar Nigam S/o Late H P Nigam
R/o New 62 Puraiya Kheda Lucknow
Adhar-XXXX XXXX 5542 Mo- 7887006066

SELLER

Shalimar Corp Ltd.
Authorised Signatory

2- Sanjeev Kumar Srivastava S/o Late Satish Kumar Srivastava R/o Azad Nagar Barabanki
Adhar-XXXX XXXX 5747 Mo-9005700700

PURCHASER

CHASPA PHOTO		
VILLAGE	-	KHAJOOR GAON PARGANA DEVA TEHSIL-NAWABGANJ DISTRICT-BARABANKI
KHASRA NO	-	43, 44, 48 AND 49
SELLER	-	GALLANTT LIFESPACE DEVLOPERS PRIVATE LIMITED
PURCHASER	-	SHALIMAR CORP LIMITED

Gallantt Lifespace Devlopers Pvt. Ltd.

Authorised Signatory

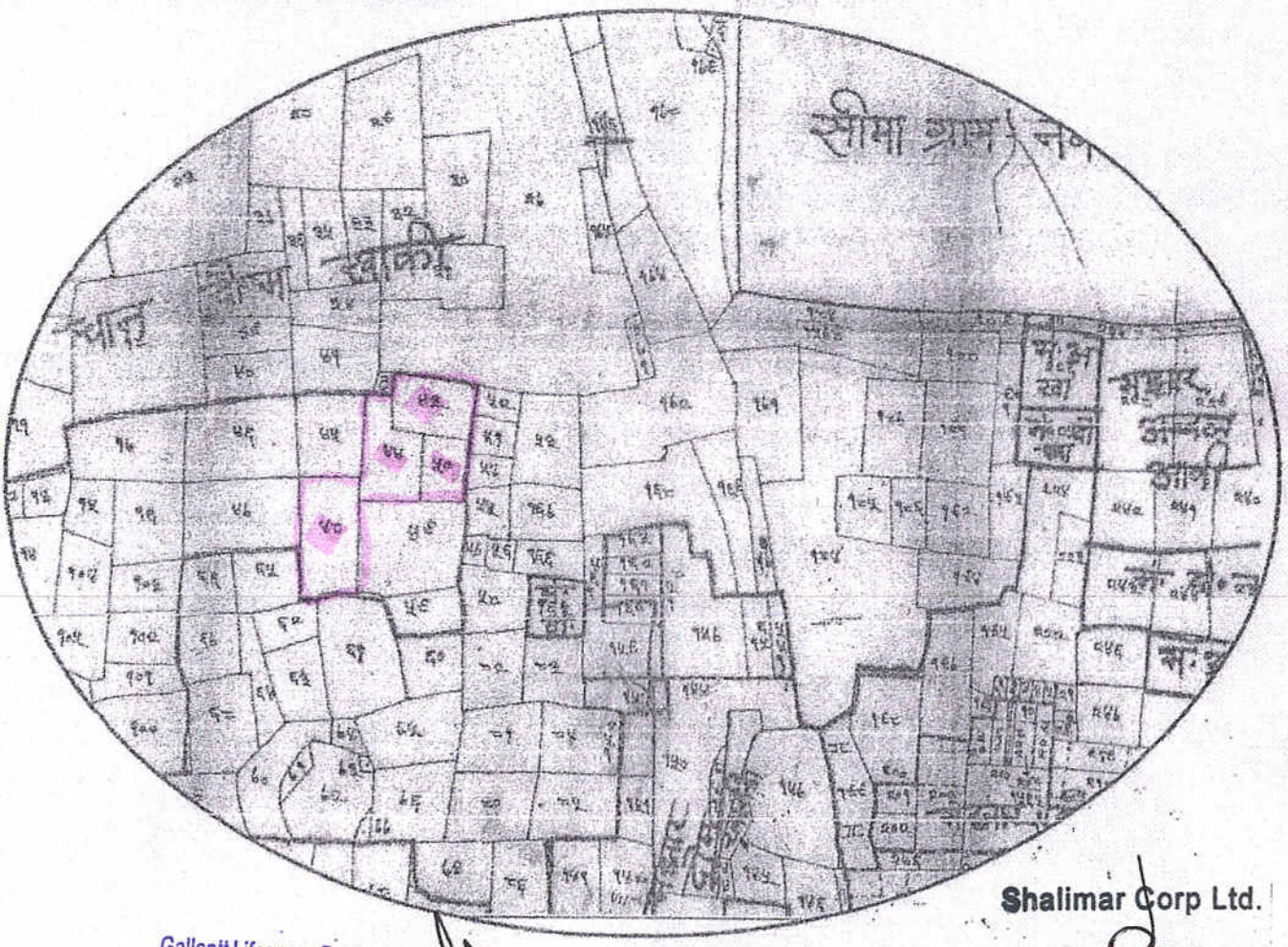
SELLER

Shalimar Corp Ltd.

Authorised Signatory

PURCHASER

NAZRI NAKSHA		
VILLAGE	-	KHAJOOR GAON PARGANA DEVA TEHSIL-NAWABGANJ DISTRICT-BARABANKI
KHASRA NO	-	43, 44, 48 AND 49
SELLER	-	GALLANTT LIFESPACE DEVLOPERS PRIVATE LIMITED
PURCHASER	-	SHALIMAR CORP LIMITED



Gallantt Lifespace Devlopers Pvt. Ltd.
Authorised Signatory
SELLER

Shalimar Corp Ltd.
Authorised Signatory
PURCHASER

आवेदन सं०: 202500898034813

बही संख्या 1 जिल्द संख्या 19361 के पृष्ठ 275 से 296 तक क्रमांक 27333 पर दिनाँक 25/09/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
25/09/2025

प्रिंट करें