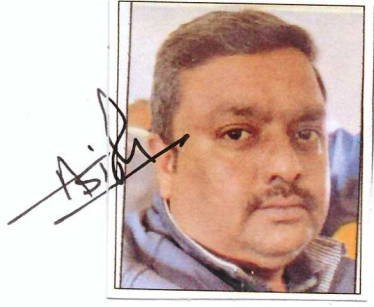




HRIVT INFRABOLDE



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 82 Ka, 131, 174 Ka
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.8020
Type of Property	:	Agricultural Land
Consideration	:	Rs. 96,72,000/-
Valuation	:	Rs. 96,72,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 4,83,600/- (already paid on agreement to sell with possession dated 13.11.2021))


THRIVE INFRABUILDERS LLP




Gallant Lifestyle Developers Pvt. Ltd.

Authorised Signatory





No. of persons in First Part (1)

Details of SELLER :

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).

S A L E D E E D

THIS SALE DEED MADE on this 27TH day of September, 2022, by **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)**


THRIVE INFRABUILDERS LLP



Gallantt Lifespace developers Pvt. Ltd.


Authorized Signatory

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

WHEREAS the Seller is the owner of Land comprising of Khasra No. 82 Ka, 131, 174 Ka, total measuring 0.8020 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**").


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

- (I) Khasra No. 82 Ka total measuring 0.2080 Hectare through the Sale Deed dated 05.07.2014 vide Book No. I, Jild 7823 at Pages 41/72 at Serial No. 12274 on 07.07.2014 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) Khasra No. 131 total measuring 0.2780 Hectare through the Sale Deed dated 05.07.2014 vide Book No. I, Jild 7823 at Pages 41/72 at Serial No. 12274 on 07.07.2014 in the office of Sub-Registrar-Sadar, Barabanki.
- (III) Khasra No. 174 Ka total measuring 0.3160 Hectare through the Sale Deed dated 05.07.2014 vide Book No. I, Jild 7823 at Pages 41/72 at Serial No. 12274 on 07.07.2014 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


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Authorized Signatory

Rs. 96,72,000/-only (Rupees Ninety Six Lakhs Seventy Two Thousand only) vide registered agreement to sell dated 13.11.2021.

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

- i. Rs. 49,50,000/- only by Cheque No. 000039 dated 03.09.2021 drawn on HDFC Bank, Lucknow
- ii. Rs. 46,25,280/- only by Cheque No. 000352 dated 03.06.2022 drawn on HDFC Bank, Lucknow
- iii. Rs. 96,720/- 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 far held and enjoyed by the seller to

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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 his 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. 82 Ka, 131, 174 Ka is measuring 0.8020 Hectare, as per chart given hereinafter 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.


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1950/1951



11,25,000/-, and for remaining 0.8020 - 0.0250 = 0.7770 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs.85,47,000/-only. Thus, the total valuation of the property comes to Rs. 96,72,000/-only. There is no construction, no trees, no tube well on the said property and there is no Abadi within a radius of 200 metres.

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. 14561 at Pages 87 to 104 Serial No. 22163 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 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.


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Gallant Signatory

Gallant Signatory



आवेदन सं०: 202200898028481

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 22975

वर्ष: 2022

प्रतिफल- 9672000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 9672000 पंजीकरण शुल्क - 96720 प्रतिलिपिकरण शुल्क - 80 योग : 96800

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 18/10/2022 एवं
03:50:39 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० प्र० बी० सिंह
उप निबंधक :सदर
बाराबंकी
18/10/2022

वीना झां.
निबंधक लिपिक
18/10/2022

प्रिंट करें



THE REGISTRAR OF COMPANIES, UTTAR PRADESH, LUCKNOW

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. 82 Ka, 131 & 174 Ka, total measuring 0.8020 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
82 Ka	0.2080	0.2080
131	0.2780	0.2780
174 Ka	0.3160	0.3160

BOUNDARIES OF KHASRA NO. 82 Ka

EAST : Khasra No. 83
WEST : Khasra No. 60,75
NORTH : Khasra No. 58
SOUTH : Khasra No. 81

BOUNDARIES OF KHASRA NO. 131

EAST : Khasra No. 133,132
WEST : Khasra No. 130,152
NORTH : Khasra No. 88,139
SOUTH : Khasra No. 132,351

BOUNDARIES OF KHASRA NO. 174 Ka

EAST : Khasra No. 178
WEST : Khasra No. 175,173, 27


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Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 22975

वर्ष: 2022

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

श्री थ्राइव इन्फ्रा बिल्डिंस 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 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

ए० ए० बी० सिंह

उप निबंधक : सदर

बाराबंकी

18/10/2022

वीना झां .

निबंधक लिपिक बाराबंकी

18/10/2022

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

प्रिंट करें

NORTH : Khasra No. 176

SOUTH : Khasra No. 172

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




THRIVE INFRABUILDERS LLP



SELLER



2. (Sumit)

S/o Sri Rajesh
R/o 202/115, Mankameshwar
Mandir, Barouliya, Daliganj,
Diguria, Lucknow.
Aadhar- 7887 7923 6883
Mobile No. – 8564093218



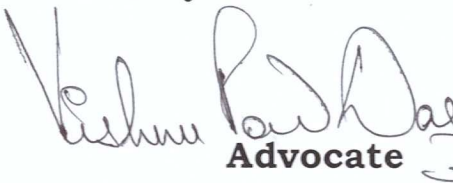
Gallantt Lifespace developers Pvt. Ltd.

Authorised Signatory

PURCHASER




Drafted By:


Advocate Adv

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

Typed By:


(JAGDEEP S. LAMBA)
Civil Court, Lucknow



PHOTOGRAPH

Khasra Nos. 82 Ka, 131 & 174 Ka, total measuring 0.8020 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki





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SELLER

Gallantt Lifespace developers Pvt. Ltd.


Authorised Signatory

PURCHASER

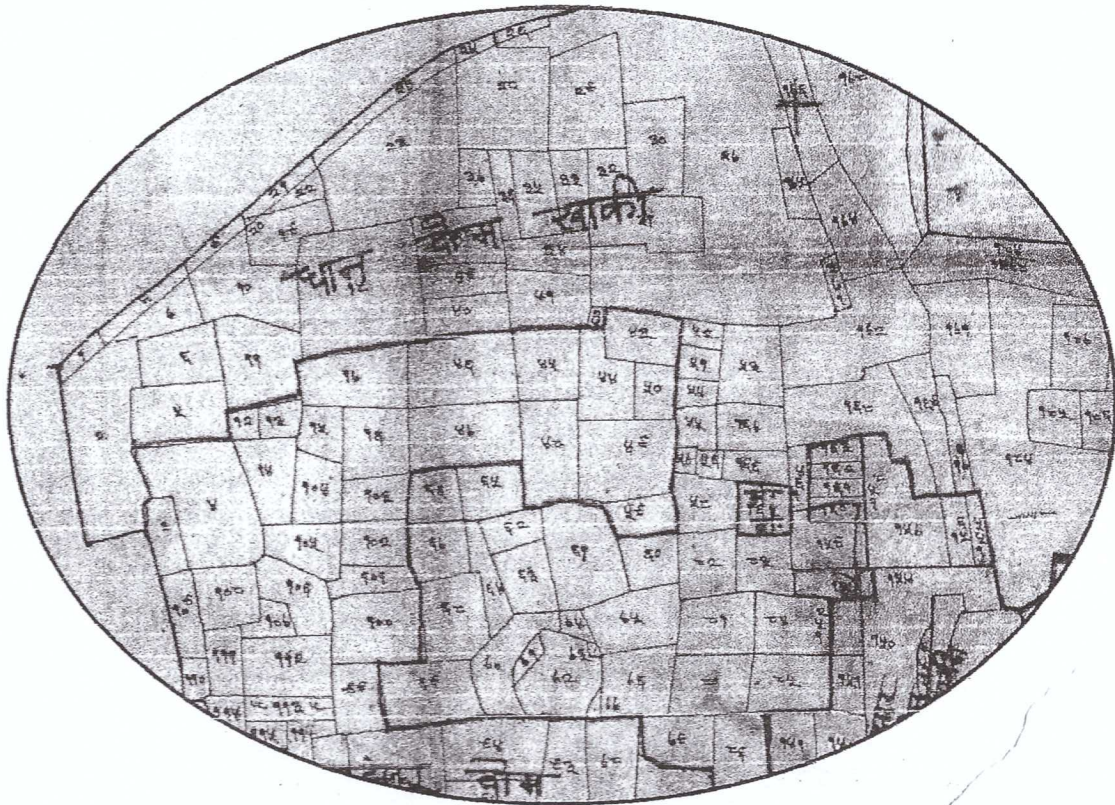


SITE MAP

Khasra Nos. 82 Ka, 131 & 174 Ka, total measuring 0.8020 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : 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

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



THRIVE INFRABUILDERS LLP



SELLER

Gallantt Lifespace developers Pvt. Ltd.

Authorized Signatory

PURCHASER

आवेदन सं०: 202200898028481

बही संख्या 1 जिल्द संख्या 15608 के पृष्ठ 387 से 410 तक क्रमांक 22975 पर दिनांक 18/10/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाणित किया जाता है
लेखपत्र सं० 22153/21
स्टाम्प शुल्क ₹ 683500/-
विक्रय पत्र में सनायोजित किया
गया।

उपरोक्त नकाशा, बाराबंकी

प्र० एस० बी० सिंह
उप निबंधक : सदर
बाराबंकी
18/10/2022

प्रिंट करें

