



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

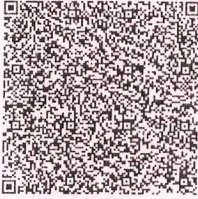
₹72,500

e-Stamp



Certificate No. : IN-UP50222033080115U
Certificate Issued Date : 23-Jul-2022 12:43 PM
Account Reference : NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference : SUBIN-UPUP1431670492610260444517U
Purchased by : BLUESPACE BUILDCON PVT LTD
Description of Document : Article 23 Conveyance
Property Description : KHASRA NO-327, SITUATED AT VILL-TINDOLA, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
Consideration Price (Rs.) :
First Party : RAM SHANKER VERMA
Second Party : BLUESPACE BUILDCON PVT LTD
Stamp Duty Paid By : BLUESPACE BUILDCON PVT LTD
Stamp Duty Amount(Rs.) : 72,500
 (Seventy Two Thousand Five Hundred only)

VERIFY-BY



Please write or type below this line

IN-UP10222033080115U

Ram Shanker



Bluespace Buildcon Pvt. Ltd.

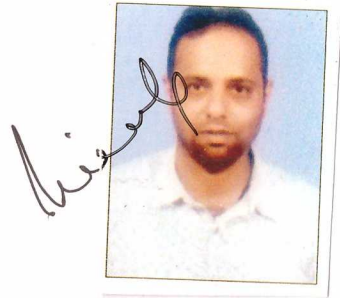
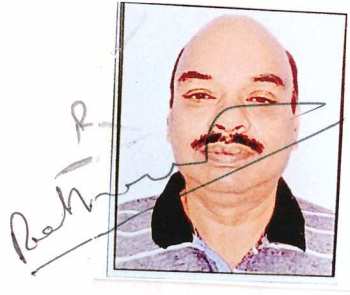
Authorised Signatory

JD 0004825406

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shocestamp.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.





DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Village	:	Tindola (under chakbandi)
Details of Property	:	Khasra No. 327
Standard of measurement	:	Hectare
V-Code	:	1210
Area of land	:	0.08375

R. Pathan



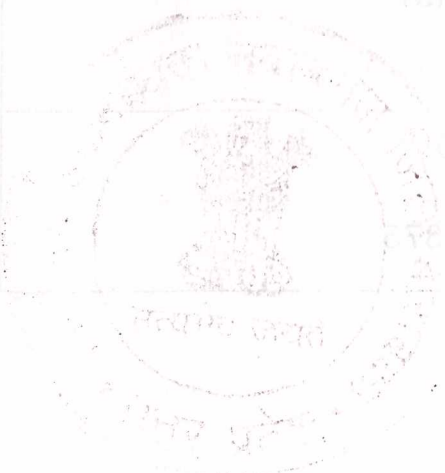
Bluespace Buildcon Pvt. Ltd.

Authorized Signatory



DETAILS OF INSTRUMENT IN SHORT

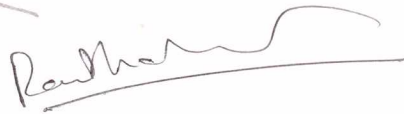
Ward/Potgram	: Dera
Village	: Tindola (under chakbar)
Details of Property	: Khata No. 327
Standard of measurement	: Hectar
V-Code	: 1210
Area of land	: 0.0837



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Authorized Signatory

Consideration	:	Rs. 14,50,000/-
Valuation	:	Rs. 13,49,000/-
Stamp Duty	:	Rs. 72,500/-
No. of person in First Part (1)		
Details of Seller :		
RAM SHANKER VERMA son of Sri Barsati Lal Permanent and Present resident of 176, Chota Chandganj, District-Lucknow, (Aadhar- XXXX XXXX 3660) (PAN-ACSPV9576E, Mobile-9415107634),		
No. of person in Second Part (1)		
Details of Purchaser :		
BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB5721C) through it's Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID No. XXXX XXXX 1487, Mobile-9506011114),		

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Authorized Signatory


1. Name of the person in First Part (1)
2. PAN No. of the person in First Part (1)
3. Aadhar No. of the person in First Part (1)

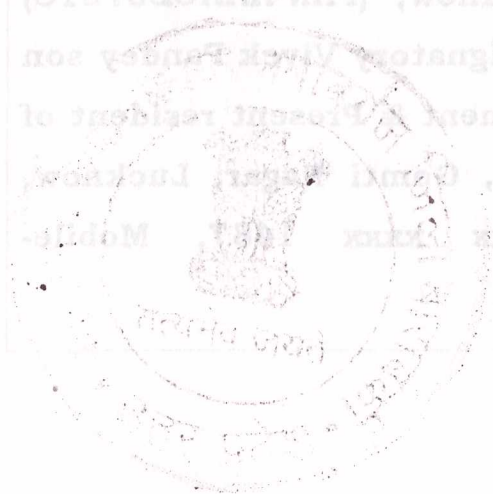
Details of Seller

RAM SHANKER VERMA son of Sh. Bansi Lal
Permanent and Present resident of 176, Chota
Chandganj, District-Lucknow, (Aadhar- XXXX XXXX
3660) (PAN-AOSPVS56E, Mobile-945107584)

No. of person in Second Part (1)

Details of Purchaser

BLUE SPACE BUILDCON PRIVATE LIMITED, a
Company registered under the Companies Act,
having its registered office at Villa No.4, Shastri
Grand, Joking Road, Lucknow, (PAN-AAKCB5731C)
through its Authorized Signatory, Virender Pandey son
of Sh. R. S. Pandey Permanent and Present resident of
C-1/190, Vishesh Khand, Ganga Nagar, Lucknow,
(AADHAR ID No. XXXX XXXX XXXX XXXX Mobile-
950801114)



Blue Space Buildcon Pvt. Ltd.

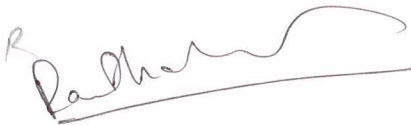


SALE DEED

**THIS SALE DEED MADE ON this 23rd day of July, 2022 BY RAM SHANKER VERMA son of Sri Barsati Lal Permanent and Present resident of 176, Chota Chandganj, District-Lucknow, (Aadhar-
XXXX XXXX 3660) (PAN-ACSPV9576E, Mobile-
9415107634), (hereinafter referred to as **SELLER**).**

IN FAVOUR OF

BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB5721C) through it's Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID No. XXXX XXXX 1487, Mobile-9506011114), (hereinafter referred to as **PURCHASER).**





Bluespace Buildcon Pvt. Ltd.


Authorized Signatory



SALE DEED

THIS SALE DEED MADE ON THE 23rd day of 2012 by SHAM SHANKER VERMA son of Sri Prasad Lal Parmar and present resident of 176, Chola Chaudhary, District Lucknow, (Aadhar-XXXX XXXX 9880) (PAN-ACBPV9570E, Mobile-9415107634), (hereinafter referred to as SELLER,

IN FAVOUR OF

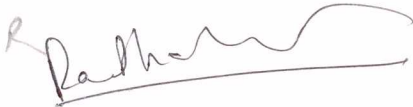
BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having its registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB2721C) through its Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Parmar & present resident of C-1/100, Shalimar Grand, Ganga Nagar, Lucknow, (Aadhar-XXXX XXXX 9887, Mobile-9506011111), (hereinafter referred to as PURCHASER).



Blue Space Buildcon Pvt. Ltd.
Authorized Signatory

WHEREAS the Seller is the owner of land Khasra No. 327 measuring 0.0837 Hectare situated at Village-Tindola, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki, 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 its' ex-owner Santlal Yadav through a registered Sale Deed dated 11.11.2021 which instrument is duly registered vide Book No. I, Jild 14540, at Pages 221 to 236, at Serial No. 21621, on 15.11.2021 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 whatsoever agreed to sell, transfer and assign absolutely the said property, to the purchaser for a consideration of Rs. 14,50,000/- only (Rupees Fourteen Lakhs Fifty Thousand Only).



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WHEREAS the Seller as absolute owner of the said property which is free from all encumbrances whatsoever and is ready to be sold for a consideration of Rs. 14,50,000/- only for a consideration of Rs. 14,50,000/- only and the Seller has executed a Sale Deed dated 15.11.2021 with instrument is duly registered vide Book No. 1 and 14540, at pages 221 to 230, at Serial No. 21021, on 15.11.2021 in the office of Sub-Registrar, Gadar, Gadarbaki.

AND WHEREAS the Seller as absolute owner of the said property which is free from all encumbrances whatsoever and is ready to be sold for a consideration of Rs. 14,50,000/- only for a consideration of Rs. 14,50,000/- only and the Seller has executed a Sale Deed dated 15.11.2021 with instrument is duly registered vide Book No. 1 and 14540, at pages 221 to 230, at Serial No. 21021, on 15.11.2021 in the office of Sub-Registrar, Gadar, Gadarbaki.



Bluespace Builders Pvt. Ltd.
Authorized Signatory

AND WHEREAS the Seller has received the said consideration amount from the Purchaser in the manner detailed in the Schedule of Payment given at the foot of this deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount, in the manner detailed below 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.
2. That the Seller has handed over the vacant possession of said property to the Purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the

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Authorized Signatory


same for ever free from all encumbrances whatsoever.

3. 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 undertakes to indemnify the Purchaser to the extent of such loss or losses as the case may be from its other moveable or immovable properties wherever found in existence at that time.
4. That land hereby sold is situated in vikas sheel rural area. Area of Khasra No. 327 hereby sold is measuring 0.08375 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by Collector, Barabanki for first

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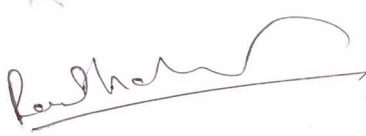



Bluespace Buildcon Pvt Ltd.

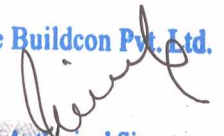

Authorised Signatory


0.0125625 Hectare = 125.625 sq.mtr. @ Rs.4,500/- per sq.mtr. comes to Rs.5,65,313/-, and for remaining 0.08375 - 0.0125625 = 0.0711875 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs.7,83,063/-only. Thus, the total valuation of the entire land comes to Rs.13,48,376/- only say Rs. 13,49,000/-. It is not situated on any Segment Road. There is no construction, no trees, no tube well on the said property. There is no commercial/industrial activity within a radius of 50 meters.

5. That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Development Authority or Housing Board or any other Authority till date.
6. That the Seller is not a member of Scheduled Caste and as such there is no impediment against sale.
7. That the expressions "**Seller**" and the "**Purchaser**" hereinbefore used unless repugnant to the context mean and shall always

Bluespace Buildcon Pvt. Ltd.



Authorised Signatory

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 16412

वर्ष: 2022

प्रतिफल- 1450000 स्टाम्प शुल्क- 72500 बाजारी मूल्य - 1349000 पंजीकरण शुल्क - 14500 प्रतिलिपिकरण शुल्क - 80 योग : 14580

श्री ब्लू स्पेस बिल्डकॉन प्रा० लि० द्वारा
विवेक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री आर एस पाण्डेय
व्यवसाय : नौकरी
निवासी: सी-1/190, विशेष खण्ड, गोमती नगर, लखनऊ

(Handwritten Signature)



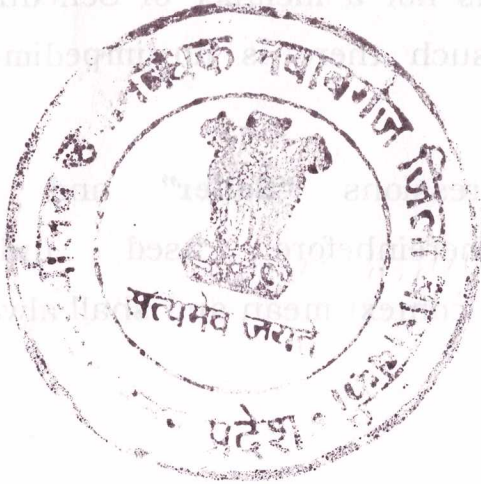
श्री, ब्लू स्पेस बिल्डकॉन प्रा० लि० द्वारा
ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2022 एवं
12:53:05 PM बजे
निबंधन हेतु पेश किया।

विवेक पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Handwritten Signature)
प्र० एस० बी० सिंह
उप निबंधक :सदर
बाराबंकी
26/07/2022

(Handwritten Signature)
वीना झां .
निबंधक लिपिक
26/07/2022



प्रिंट करें

mean and include their respective heirs, successors, legal representatives and assigns.

IN WITNESS WHEREOF WE the above named Seller and Purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Khasra No. 327 as per chart given below, situated at Village-Tindola, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

Khasra No.	Total Area (In Hectare)	Area Sold (In Hectare)
327	0.6700	0.08375 (1/8 Part)

BOUNDARIES OF KHASRA NO. 327

EAST : Khet ShriPal
WEST : Khet Sunil Kumar
NORTH : Khet Subasi Lal
SOUTH : Khet Subasi

Ranjan



Bluespace Buildcon Pvt. Ltd.

[Signature]
Authorized Signatory

Authorized Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 16412

वर्ष: 2022

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

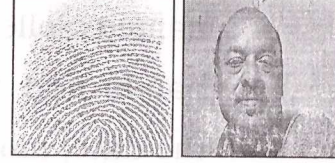
विक्रेता: 1

श्री राम शंकर वर्मा, पुत्र श्री बरसाती लाल

निवासी: 176, छोटा चाँदगंज, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1



श्री ब्लू स्पेस बिल्डकॉन प्रा० 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 शोनेंदु कुमार श्रीवास्तव, पुत्र श्री शेषनाथ श्रीवास्तव

निवासी: भवन सं० 715डी, पार्वतीपुरम, चकसा हुसेन, वार्ड सं०
24, गोरखपुर, उ०प्र०

व्यवसाय: नौकरी

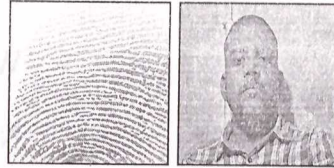


पहचानकर्ता : 2

श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

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

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह

उप निबंधक : सदर

बाराबंकी

26/07/2022

वीना झां.

निबंधक लिपिक बाराबंकी

26/07/2022

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

टिप्पणी :

SCHEDULE OF PAYMENT

1. Rs. 14,35,500/- only by RTGS vide UTR No. HDFCR52022062778012214 dated 27.06.2022
2. Rs. 14,500/- deducted towards TDS.

WITNESSES :-



1. SK Sinhasder
(Shanendu Kumar Srivastava)
S/o Sri Sheshnath Srivastava
R/o - H.No. 715D, Parwati Puram
Chaksha Nussain, Ward no. 24
C/o Akhtar -
Mob. No. 7669282584
Aadhar - xxxx xxxx 1134

Parth...
R

SELLER

Bluespace Buildcon Pvt. Ltd.

Authorised Signatory



2. R.S. Pandey
(Ram Sasivan Pandey)
S/o Sri Prem Narayan Pandey.
R/o H.No. 51A, Anushka Green
Salarganj, Chinhati, Lucknow
Mob No. 9554192001
Aadhar - xxxx xxxx 8867

PURCHASER

Drafted By:

V. P. Das

Typed By:

J. Lamba

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

(JAGDEEP S. LAMBA)
Civil Court, Lucknow

SCHEDULE OF PAYMENT

1. The 1st payment shall be made by the Buyer to the Seller within 15 days of the date of the contract.

WITNESSES

SELLER

Bluepace Builders Pvt. Ltd.

Authorized Signatory

PURCHASER



Advocate
Civil Court Lucknow
Mob. No. 9830051327
Res. No. 135/2002

V. P. Singh

Dated this

चरपा प्लाट

स्थित - ग्राम तिन्दोला, परगना - देवा, तहसील - नवाखगेज
जिला - बाराबंकी

गाय क्र० - 327

विक्रेता - राम शंकर वर्मा

केता - ब्लू स्पेस विल्डमॉन (प्रा०) लि०



Ram Shankar

विक्रेता



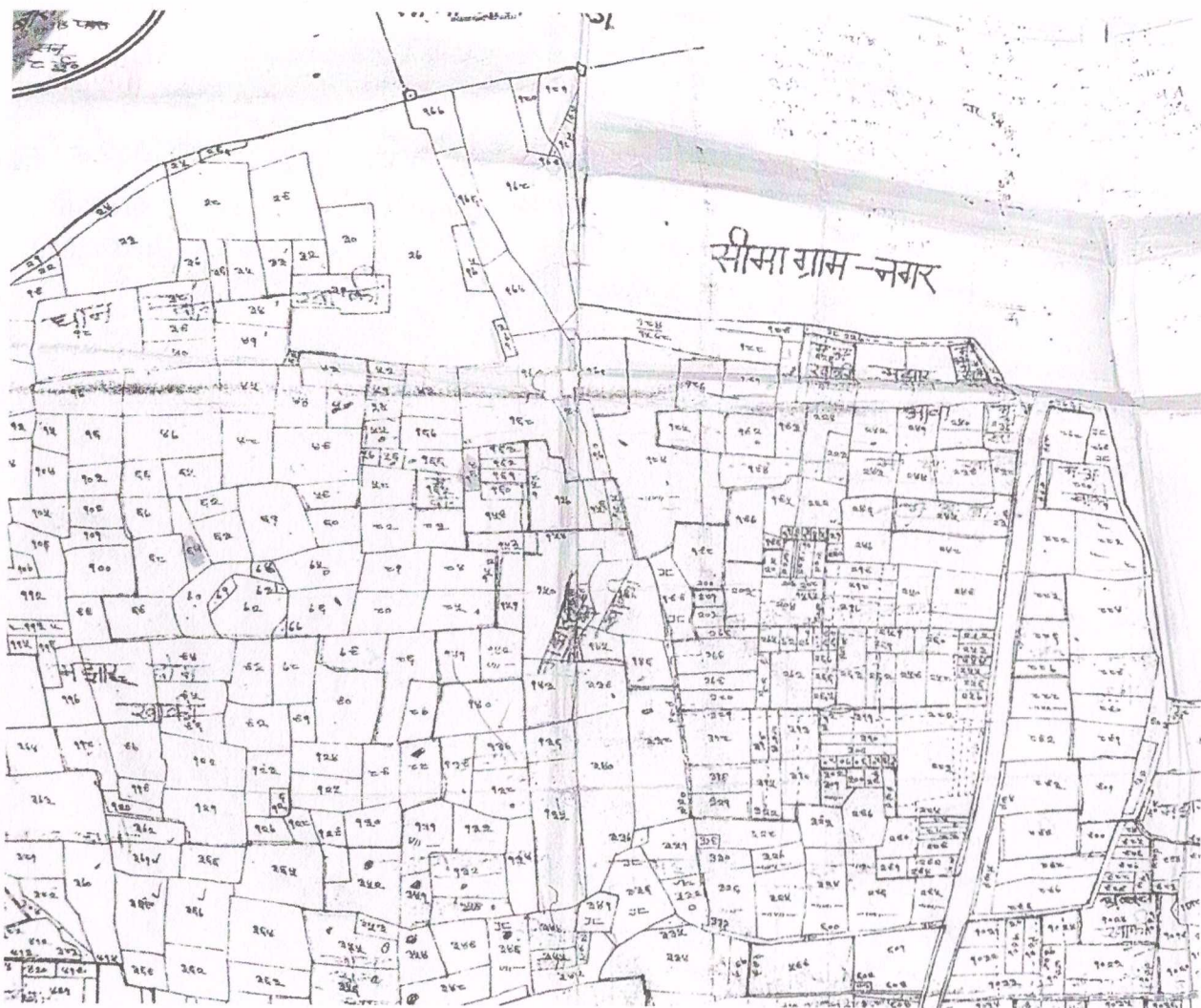
Bluespace Buildcon Pvt. Ltd.

[Signature]
Authorised Signatory

केता

MAP

Khasra No. 327 as per chart given below, situated at Village-Tindola, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



R. M. ...

SELLER



Bluespace Buildcon Pvt. Ltd.

[Signature]
Authorised Signatory

PURCHASER

आवेदन सं०: 202200898019525

MAR

बही संख्या 1 जिल्द संख्या 15346 के पृष्ठ 355 से 378 तक क्रमांक
16412 पर दिनांक 26/07/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह

उप निबंधक : सदर

बाराबंकी

26/07/2022



Authorised Signatory

PURCHASER

SELLER