INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

25723/22

Certificate No.	:	IN-UP41107056861513U
Certificate Issued Date	:	04-Nov-2022 06:31 PM
Account Reference	:	NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1431670475006435181512U
Purchased by	:	VATICAN ESTATE PVT LTD
Description of Document	:	Article 23 Conveyance
Property Description	:	KHASRA NO-47,107,142,184GHA,184CHA AND OTHERS, VILL-KHAJOORGAON, PAR-DEWA, TEH-NAWABGANJ, BARABANKI
Consideration Price (Rs.)	:	
First Party	:	USHA TECHNOBUILD LLP
Second Party	:	VATICAN ESTATE PVT LTD
Stamp Duty Paid By	:	VATICAN ESTATE PVT LTD
Stamp Duty Amount(Rs.)	:	6,56,300 (Six Lakh Fifty Six Thousand Three Hundred only)

STAMP VENDAR TAHSIL-NAWABGANJ ARPIT SRIVASTAVA ACC.No.-UP14316704 LICENCE No.-164 DISTT.-BARABANKI U.P.

VERIFY-BY

Please write or type below this line

USHA TECHNOBUILDERS LLP

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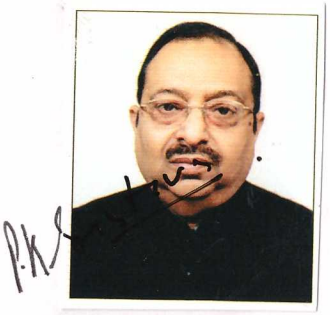
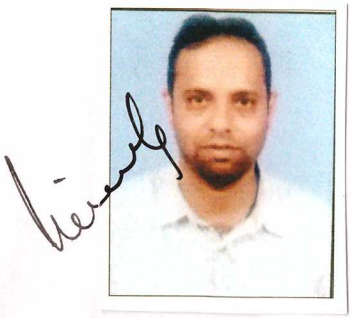
Authorised Signatory

Vatican Estate Pvt. Ltd.
Authorised Signatory

JD 0014022240

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
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid
3. The onus of checking the legitimacy is on the users of the certificate
4. In case of any discrepancy please inform the Competent Authority





DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra No. 47, 107, 142, 184 GHA, 184 CHA, 184 TA
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	1.116
Type of Property	:	Agricultural Land
Consideration	:	Rs. 1,31,26,000/-
Valuation	:	Rs. 1,31,26,000/-
Stamp Duty	:	Rs. 6,56,300/-

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No. of persons in First Part (1)
Details of Seller :
USHA TECHNOBUILD PVT. LTD, now known as USHA TECHNOBUILD LLP, a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAGFU0794B) 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, (AADHAR No. XXXX XXXX 0452).
No. of persons in Confirming Party (1)
Details of Confirming Party :
GALLANTT LIFESPACE DEVLOPERS 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).

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SALE DEED

THIS SALE DEED MADE on this 04th day of November, 2022, by **USHA TECHNOBUILD PVT. LTD, now known as USHA TECHNOBUILD LLP, a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAGFU0794B) 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

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, (AADHAR No.

USHA TECHNOBUILDERS LLP

Gallantt Lifespace devlopers Pvt. Ltd.
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Vatican Estate Pvt. Ltd.
Authorised Signatory

Vahcan Estate Pvt. Ltd.

XXXX XXXX 0452), (hereinafter referred to as the **PURCHASER**).

GALLANTT LIFESPACE DEVLOPERS 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 **CONFIRMING PARTY**).

WHEREAS the Seller is the owner of Land comprising of Khasra Nos. 47, 107, 142, 184 GHA, 184 CHA, 184 TA measuring 1.116 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 Seller purchased the said property from it's ex-owner in the following manner :-

(I) Khasra No. 47 total measuring 0.4630 Hectare through the Sale Deed dated 18.06.2015 vide Book No. I, Jild 8772 at Pages 287/304 at Serial No. 11579 on 18.06.2015 in the office of Sub-Registrar-Sadar, Barabanki.

(II) Khasra No. 107 total measuring 0.0630 Hectare through the Sale Deed dated 05.05.2012 vide Book No. I, Jild 5696 at Pages 217/252 at Serial No. 5018 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(III) Khasra No. 142 total measuring 0.1900 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5696 at Pages 217/252 at Serial No. 5018 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(IV) Khasra No. 184 Gha total measuring 0.2000 Hectare through the Sale Deed dated 19.12.2015

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vide Book No. I, Jild 9200 at Pages 61/92 at Serial No. 22254 on 19.12.2015 in the office of Sub-Registrar-Sadar, Barabanki.

(V) Khasra No. 184 Cha total measuring 0.1000 Hectare through the Sale Deed dated 20.10.2015 vide Book No. I, Jild 9068 at Pages 81/94 at Serial No. 19093 on 26.10.2015 in the office of Sub-Registrar-Sadar, Barabanki.

(VI) Khasra No. 184 Ta total measuring 0.1000 Hectare through the Sale Deed dated 20.10.2015 vide Book No. I, Jild 9068 at Pages 81/94 at Serial No. 19093 on 26.10.2015 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 initially agreed to sell, transfer and assign absolutely Khasra Nos. 47, 64, 78, 80, 107, 142, 143, 149, 151, 160, 184Gha, 184Cha & 184Ta to the Confirming Party free from all encumbrances whatsoever through the agreement dated 13.11.2021 which is duly registered vide Book No. I, Jild 14561 at Pages 255 to 282 at Serial No. 22172 on 23.11.2021 in the office of Sub-Registrar-Sadar, Barabanki.

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

AND WHEREAS the Sale Deed in respect of Khasra Nos. 64, 78, 80, 143, 149, 151 & 160 has already been obtained by the Confirming Party through a registered sale deed dated 16.10.2022 which instrument is duly registered in Book No.I, Jild No. 15643 at Pages 175 to 206 Serial No. 23871 on 03.11.2022 in the office of Sub-Registrar, Sadar, Barabanki.

AND WHEREAS under the said agreement referred to above, as per Clause No.4, the Confirming Party has a right to nominate the ultimate purchaser.

AND WHEREAS in pursuance thereof the Confirming Party has nominated the present Purchaser for obtaining the sale deed with respect to the remaining Khasra numbers.

AND WHEREAS the Seller has agreed to sell, transfer & assign absolutely the said property for a consideration of Rs. 1,31,26,000/-only (Rupees One Crore Thirty One Lakh Twenty Six Thousand only) free from all encumbrances.

AND WHEREAS the consideration is already paid by the Confirming Party to the Seller and is being duly acknowledged by the Seller, discharging the purchaser from any liability against payment.

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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 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 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.

3. That if any person claims through the Seller 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

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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 their 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 if any, in respect of the said property.

5. That land hereby sold is situated at vikas sheel rural area. Khasra Nos. 47, 107, 142, 184 GHA, 184 CHA, 184 TA is measuring 1.116 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by 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 1.116 – 0.0250 = 1.091 Hectare @ Rs. 1,10,00,000/- per Hectare comes to Rs. 1,20,01,000/-only. Thus the total valuation of the entire land comes to Rs. 1,31,26,000/- only. There

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is no construction, no trees, no tube well on the said property.

6. That the Seller 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 "Seller", "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.

SCHEDULE OF PROPERTY

Khasra Nos. 47, 107, 142, 184 GHA, 184 CHA, 184 TA, total measuring 1.116 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

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Khasra No.	Total Area	Area Sold
47	0.4630	0.4630
107	0.0630	0.0630
142	0.1900	0.1900
184 Gha	0.2000	0.2000
184 Cha	0.1000	0.1000
184 Ta	0.1000	0.1000

BOUNDARIES OF KHASRA NO. 47

EAST : Khasra No. 48

WEST : Khasra No. 16

NORTH : Khasra No. 46

SOUTH : Khasra No. 65 & 66

BOUNDARIES OF KHASRA NO. 107

EAST : Khasra No. 106

WEST : Khasra No. 108

NORTH : Khasra No. 106

SOUTH : Khasra No. 112

BOUNDARIES OF KHASRA NO. 142

EAST : Khasra No. 48

WEST : Khasra No. 16

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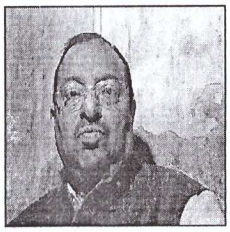
आवेदन सं०: 202200898032484

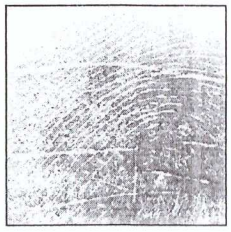
विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 25723 वर्ष: 2022

प्रतिफल- 13126000 स्टाम्प शुल्क- 656300 बाजारी मूल्य - 13126000 पंजीकरण शुल्क - 131260 प्रतिलिपिकरण शुल्क - 100 योग : 131360

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 दिनाँक 29/11/2022 एवं 04:34:23 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी .
उप निबंधक :सदर
बाराबंकी
29/11/2022

शंकर बहादुर सिंह
निबंधक लिपिक
29/11/2022

प्रिंट करें

NORTH : Khasra No. 46

SOUTH : Khasra No. 65 & 66

BOUNDARIES OF KHASRA NO. 184 Gha

EAST : Khasra No. 194,185,186,187

WEST : Khasra No. 170& 155

NORTH : Khasra No. 184

SOUTH : Khasra No. 143,199

BOUNDARIES OF KHASRA NO. 184 Cha

EAST : Khasra No. 194,185,186,187

WEST : Khasra No. 170& 155

NORTH : Khasra No. 184

SOUTH : Khasra No. 143,199

BOUNDARIES OF KHASRA NO. 184 Ta

EAST : Khasra No. 194,185,186,187

WEST : Khasra No. 170& 155

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Vatican Estate Pvt. Ltd.
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आवेदन सं०: 202200898032484

बही स०: 1 रजिस्ट्रेशन स०: 25723 वर्ष: 2022

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

विक्रेता: 1

श्री ऊषा टेक्नोबिल्ड एल एल पी के द्वारा अमित कुमार सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2

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

क्रेता: 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

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

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी

उप निबंधक : सदर

बाराबंकी

29/11/2022

शंकर बहादुर सिंह

निबंधक लिपिक बाराबंकी

29/11/2022

NORTH : Khasra No. 184

SOUTH : Khasra No. 143,199

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

USHA TECHNOBUILDERS LLP

SELLER

Vatican Estate Pvt. Ltd.

Authorised Signatory

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

PURCHASER

Gallantt Lifespace devlopers Pvt. Ltd.

Authorised Signatory

CONFIRMING PARTY

Drafted By:

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

Typed By:

(JAGDEEP S. LAMBA)
Civil Court, Lucknow

PHOTOGRAPH

Khasra Nos. 47, 107, 142, 184 GHA, 184 CHA, 184 TA, total measuring 1.116 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

USHA TECHNOBUILDERS LLP

Gallantt Lifespace devlopers Pvt. Ltd.
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Vatican Estate Pvt. Ltd.
Authorised Signatory

SELLER **CONFIRMING PARTY** **PURCHASER**

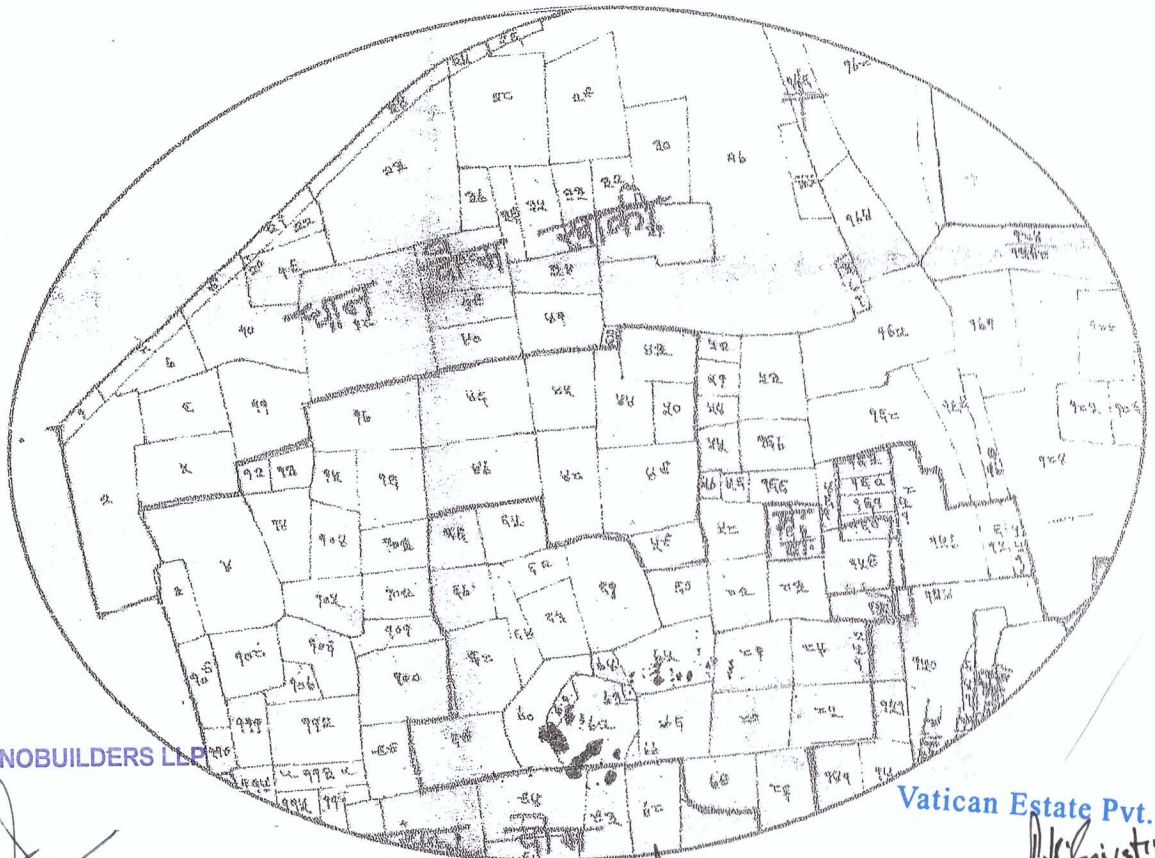
SITE MAP

Khasra Nos. 47, 107, 142, 184 GHA, 184 CHA, 184 TA, total measuring 1.116 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : USHA TECHNOBUILD PVT.LTD, now known as USHA TECHNOBUILD 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

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 DEVLOPERS 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



USHA TECHNOBUILDERS LLP

Gallantt Lifespace devlopers Pvt. Ltd.

Authorised Signatory

Vatican Estate Pvt. Ltd.

Authorised Signatory

SELLER **CONFIRMING PARTY** **PURCHASER**

आवेदन सं०: 202200898032484

बही संख्या 1 जिल्द संख्या 15712 के पृष्ठ 315 से 346 तक क्रमांक 25723 पर दिनाँक 29/11/2022 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी .
उप निबंधक : सदर
बाराबंकी
29/11/2022