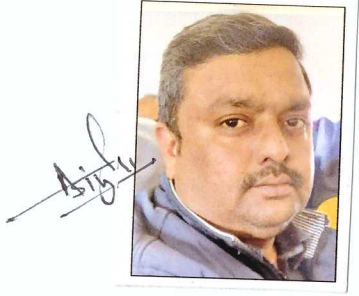




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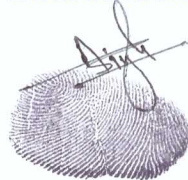
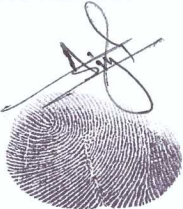
DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 40, 60, 116 144 & 172
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	1.2980
Type of Property	:	Agricultural Land
Consideration	:	Rs. 1,51,28,000/-

SIDHIVINAYAK TECHNOBUILDERS LLP

JATIN INFRABUILDERS LLP

Gallantt Lifespace Developers Pvt. Ltd.





Gallant Enterprise Developers Pvt. Ltd.

Authorized Signatory

Valuation	:	Rs. 1,51,28,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 7,56,400/- already paid on agreement to sell with possession dated 13.11.2021)
No. of persons in First Part (2)		
Details of SELLERS :		
(1) SIDHIVINAYAK TECHNOBUILDERS PVT.LTD, now known as SIDHIVINAYAK TECHNOBUILDERS LLP, a Company registered under the Companies Act, having it's registered office at CP-3, Vikrant Khand, Gomti Nagar, Lucknow (PAN-ADYFS3794A) 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) JATIN INFRABUILDERS PVT. LTD, now known as JATIN INFRABUILDERS LLP. a Company registered under the Companies Act, having it's registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAPFJ2827D) 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.		

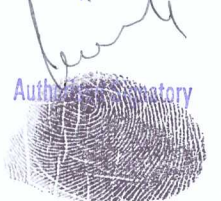
SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallantt Litespace developers private limited


Authorized Signatory



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 12th day of October, 2022, by (1) **SIDHIVINAYAK TECHNOBUILDERS PVT.LTD**, now known as **SIDHIVINAYAK TECHNOBUILDERS LLP**, a Company registered under the Companies Act, having its registered office at CP-3, Vikrant Khand, Gomti Nagar, Lucknow (PAN-ADYFS3794A) through its 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) **JATIN INFRABUILDERS PVT. LTD**, now known as **JATIN INFRABUILDERS LLP**. a Company registered under the Companies Act, having its registered office at CP-3/10, Vijayant Khand, Gomti Nagar, Lucknow (PAN-AAPFJ2827D) through its 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**).

SIDHIVINAYAK TECHNOBUILDERS LLP

JATIN INFRABUILDERS LLP

Gallantt Lifespace Developers Pvt Ltd.



Authorized Signatory

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Gallant Infosys Developers Pvt. Ltd.

Authorized Signatory



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 Sellers are the owners of Land comprising of Khasra Nos. 40, 60, 116 144 & 172, total measuring 1.2980 Hectare, situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-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. 40 total measuring 0.2400 Hectare
2/5th undivided share purchased by Seller No. 1 through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at Pages 305 to 378 at Serial No.

SIDHMINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP

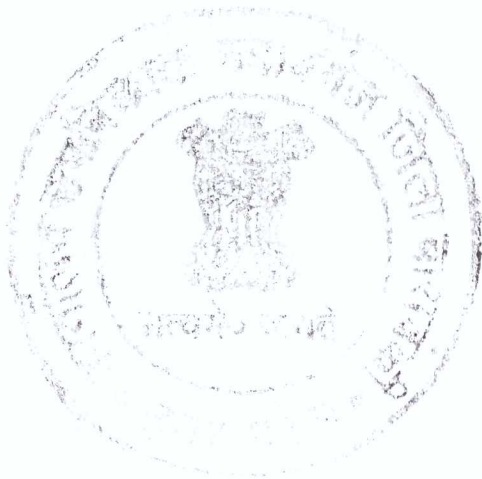
Gallantt Lifespace Developers Pvt. Ltd.









Authorized Signatory



Gallant Lifespace Developers Pvt. Ltd.

2nd Floor, 2nd Stage,

6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

7/20th undivided share purchased by Seller No. 2 through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 141 to 166 at Serial No. 5033 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(II) Khasra No. 60 total measuring 0.2030 Hectare

2/5th undivided share purchased by Seller No. 1 through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at Pages 305 to 378 at Serial No. 6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

3/5th undivided share purchased by Seller No. 2 through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 141 to 166 at Serial No. 5033 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(III) Khasra No. 116 total measuring 0.1450 Hectare

2/5th undivided share purchased by Seller No. 1 through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at Pages 305 to 378 at Serial No.

SIDHIVINAYAK TECHNOBUILDERS LLP

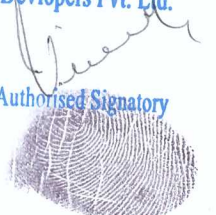


JATIN INFRABUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.

Authorised Signatory





Gallant Infosys Developers Pvt. Ltd.

And used Signatory

6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

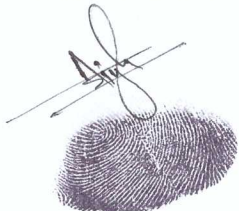
3/5th undivided share purchased by Seller No. 2 through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 141 to 166 at Serial No. 5033 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(IV) Khasra No. 144 total measuring 0.0250 Hectare 2/9th undivided share was purchased by Seller No. 1 through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 141/166 at Serial No. 5033 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

7/9th undivided share was purchased by Seller No. 2 through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at Pages 305/378 at Serial No. 6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(V) Khasra No. 172 total measuring 0.7450 Hectare 2/9th undivided share was purchased by Seller No. 1 through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 141/166 at Serial

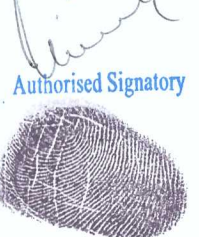
SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.



Authorised Signatory

No. 5033 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

7/9th undivided share was purchased by Seller No. 2 through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at Pages 305/378 at Serial No. 6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

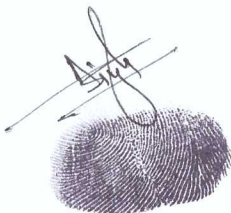
AND WHEREAS the names of the Sellers are duly mutated in the Revenue Records.

AND WHEREAS the Seller agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 1,51,28,000/-only (Rupees One Crore Fifty One Lakhs Twenty Eight Thousands only) free from all encumbrances whatsoever.

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

- i. Rs. 2,97,000/- only by Cheque No. 000082 dated 15.11.2021 in favour of Sidhivinayak Technobuilders LLP

SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallant Lifespace Developers Pvt. Ltd.
Authorised Signatory





- ii. Rs. 5,49,121/- only by Cheque No. 000130 dated 23.12.2021 in favour of Sidhivinayak Technobuilders LLP
- iii. Rs. 24,82,039/- only by Cheque No. 000327 dated 27.04.2022 in favour of Sidhivinayak Technobuilders LLP
- iv. Rs. 1,98,000/- only by Cheque No. 000083 dated 15.11.2021 in favour of Jatin Infrabuilders LLP
- v. Rs. 24,40,350/- only by Cheque No. 000259 dated 02.02.2022 in favour of Jatin Infrabuilders LLP
- vi. Rs. 24,45,300/- only by Cheque No. 000155 dated 18.02.2022 in favour of Jatin Infrabuilders LLP
- vii. Rs. 65,64,906/- only by Cheque No. 000328 dated 27.04.2022 in favour of Jatin Infrabuilders LLP
- viii. Rs. 1,51,284/- 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 the purchaser the said property mentioned above and all that it has including all rights of easement and

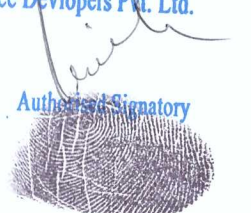
SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.





Gallant Lifespace Developers Pvt. Ltd.

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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 its 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 immoveable properties wherever found in existence at that time.
4. That the seller has sold its entire share in the said khasra numbers through the present deed and in

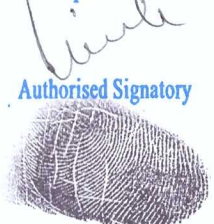
SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.





Gallant Lifespace Developers Pvt. Ltd.

Authorized Signatory

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. 40, 60, 116, 144 & 172 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. There is no market/commercial area within a radius of 50 meters of the said land.
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 in Book No. I, Jild No. 14563 at Pages 33 to 58 Serial No. 22207 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

SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallantt Lifespace developers Pvt.Ltd.



Authorised Signatory





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.

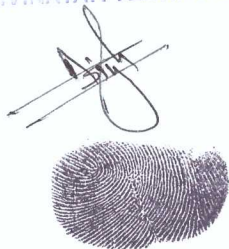
IN WITNESS WHEREOF the above named parties hereto have put their respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Khasra Nos. 40, 60, 116, 144 & 172 total measuring 1.2980 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

Khasra No.	Total Area	Area Sold
40	0.2400	0.1800
60	0.2030	0.2030

SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP



Gallant Lifespace Developers Pvt. Ltd.



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23761

वर्ष: 2022

प्रतिफल- 15128000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 15128000 पंजीकरण शुल्क - 151280 प्रतिलिपिकरण शुल्क - 100 योग : 151380

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
ने यह लेखपत्र इस कार्यालय में दिनांक 02/11/2022 एवं
11:42:20 AM बजे
निबंधन हेतु पेश किया।

विवेक पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बाजपेयी
उप निबंधक :सदर
बाराबंकी
02/11/2022
वीना झां .
निबंधक लिपिक
02/11/2022

प्रिंट करें



116	0.1450	0.1450
144	0.0250	0.0250
172	0.7450	0.7450

BOUNDARIES OF KHASRA NO. 40

EAST : Khasra No. 41
WEST : Khasra No. 18
NORTH : Khasra No. 39
SOUTH : Khasra No. 46

BOUNDARIES OF KHASRA NO. 60

EAST : Khasra No. 82
WEST : Khasra No. 61
NORTH : Khasra No. 59
SOUTH : Khasra No. 75

BOUNDARIES OF KHASRA NO. 116

EAST : Khasra No. 99, 117
WEST : Sarhad Gram Tindaula
NORTH : Khasra No. 113
SOUTH : Khasra No. 117

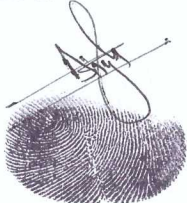
BOUNDARIES OF KHASRA NO. 144

EAST : Khasra No. 145
WEST : Khasra No. 150
NORTH : Khasra No. 148
SOUTH : Khasra No. 143, 339

BOUNDARIES OF KHASRA NO. 172

EAST : Khasra No. 171, 184/1578
WEST : Khasra No. 53

SIDHIVINAYAK TECHNOBUILDERS LLP



JATIN INFRABUILDERS LLP Gallantt Lifespace Developers Pvt. Ltd.



बही सं०: 1

रजिस्ट्रेशन सं०: 23761

वर्ष: 2022

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

विक्रेता: 1

श्री सिद्धिविनायक टेक्नोबिल्डर्स एल एल पी के द्वारा अमित कुमार सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

विक्रेता: 2

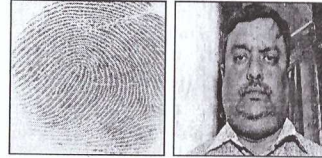


श्री जतिन इन्फ्राबिल्डर्स एल एल पी के द्वारा अमित कुमार सिंह, पुत्र श्री योगेन्द्र सिंह

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

सुनीता बाजपेयी

उप निबंधक : सदर

बाराबंकी

02/11/2022

वीना झां

निबंधक लिपिक बाराबंकी

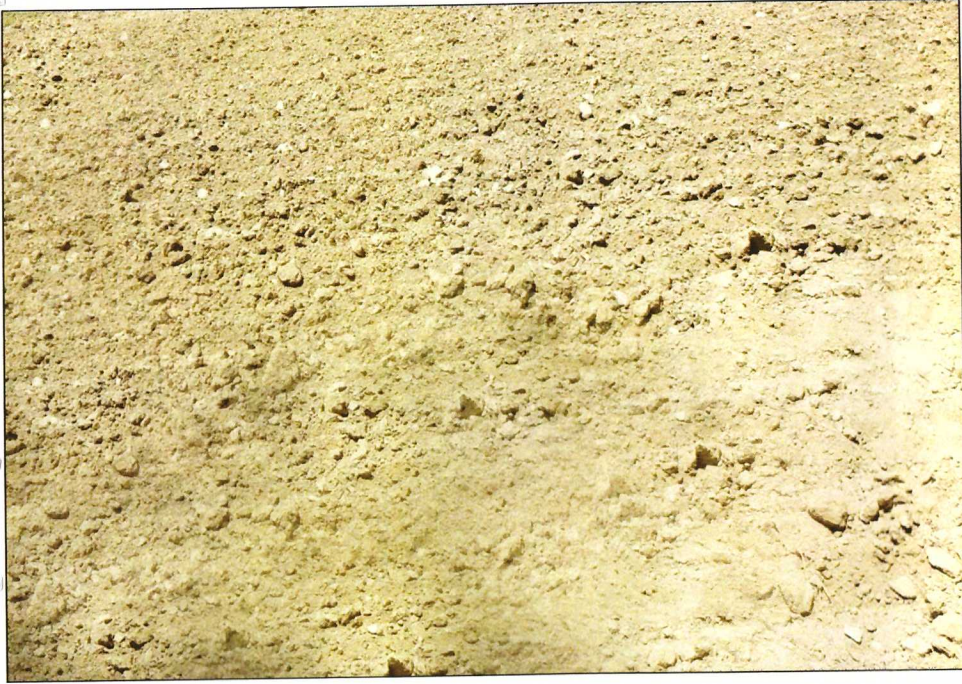
02/11/2022

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

Development Pvt Ltd

PHOTOGRAPH

Khasra Nos. 40, 60, 116, 144 & 172 total measuring 1.2980 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki



HIVINAYAK TECHNOBUILDERS LLP

JATIN INFRABUILDERS LLP



SELLER

Gallantt Lifespace Developers Pvt. Ltd.

Authorised Signatory

PURCHASER





Gallant I. Aerospace Developers Pvt. Ltd.

Approved Signature



NORTH : Khasra No. 27, 174, 173

SOUTH : Khasra No. 168, 169

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



ADHIVINAYAK TECHNOBUILDERS LI



JATIN 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



Gallant Litespace Developers Pvt. Ltd.




PURCHASER

Drafted By:


Advocate Adv

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

Typed By:


(JAGDEEP S. LAMBA)
Civil Court, Lucknow

Gallant Etespa Developers Pvt. Ltd.

Authorized Signatory

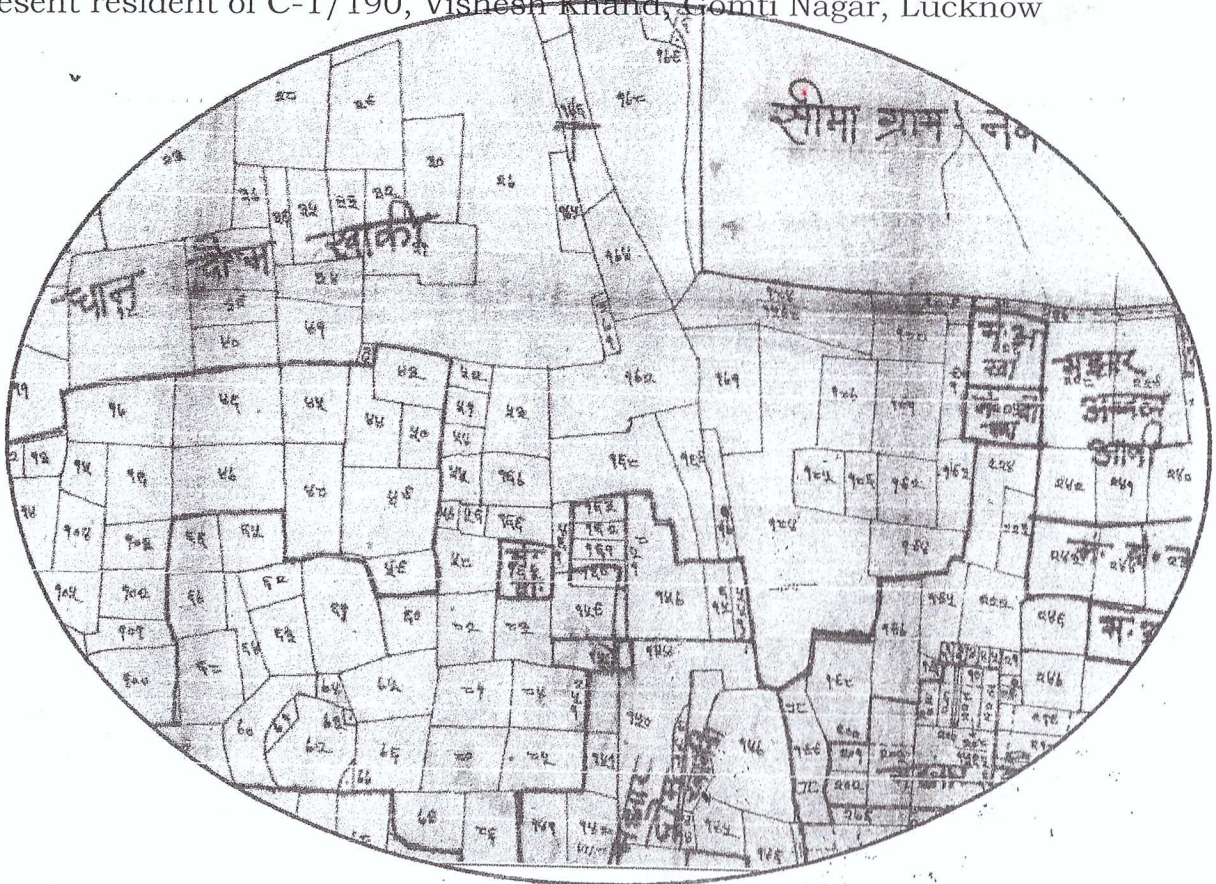


SITE MAP

Khasra Nos. 40, 60, 116, 144 & 172 total measuring 1.2980 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki

SELLER : (1) SIDHIVINAYAK TECHNOBUILDERS PVT.LTD, now known as SIDHIVINAYAK TECHNOBUILDERS LLP, through it's Authorized Signatory Amit Kumar Singh, son of Sri Yogendra Singh, Permanent and Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow & (2) JATIN INFRABUILDERS PVT. LTD, now known as JATIN 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 DEVLOPERS 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



SIDHIVINAYAK TECHNOBUILDERS LLP




JATIN INFRABUILDERS LLP




SELLER

Gallantt Lifespace Developers Pvt. Ltd.


Authorized Signatory

PURCHASER

आवेदन सं०: 202200898029764

बही संख्या 1 जिल्द संख्या 15639 के पृष्ठ 51 से 82 तक क्रमांक 23761 पर दिनांक 02/11/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि
लेखपत्र सं० १११९१/११.५३
स्टाम्प मुल्य रु० ३५६९००/-
विक्रय पत्र में सनायोजित किया
गया।

उ०११० नवाबगंज,
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी
उप निबंधक : सदर
बाराबंकी
02/11/2022

