

**DETAILS OF INSTRUMENT IN SHORT**

|                         |   |  |
|-------------------------|---|--|
| Ward/Pargana            | : | Dewa   |
| Mohalla/Village         | : | Khajoor Gaon   |
| Details of Property     | : | Part of Khasra Nos. 52 Kha, 53 Kha, 97, 117 Kha, 119, 124, 133 & 134 |
| Standard of measurement | : | Hectare  |
| V-Code                  | : | 1109   |
| Area of land            | : | 1.0502   |

JATIN INFRABUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.





|  |   |   |
|--|---|---|
| Type of Property   | : | Agricultural Land   |
| Consideration  | : | Rs. 1,30,30,000/-   |
| Valuation  | : | Rs. 1,24,22,000/-   |
| Stamp Duty   | : | Rs. 100/- paid through this instrument<br>(Rs. 6,51,500/- already paid on agreement to sell with possession dated 13.11.2021) |
| No. of persons in First Part (1)   |   |   |
| <b>Details of Seller :</b>   |   |   |
| <b>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)</b> |   |   |
| No. of persons in Second Part (1)  |   |   |
| <b>Details of Purchaser :</b>  |   |   |
| <b>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).</b>              |   |   |

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**SALE DEED**

THIS SALE DEED MADE on this 16<sup>th</sup> day of October, 2022, by **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) (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,

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

**WHEREAS** the Seller is the owner of Land comprising of Part of Khasra Nos. 52 Kha, 53 Kha, 97, 117 Kha, 119, 124, 133 & 134, measuring 1.0502 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**").

**AND WHEREAS** the Seller purchased the said property from it's ex-owner in the following manner :-

- (I) 1/2<sup>nd</sup> undivided share in Khasra No. 52 Kha total measuring 0.0520 Hectare 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.
- (II) 1/2<sup>nd</sup> undivided share in Khasra No. 53 Kha total measuring 0.1810 Hectare through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at

JATIN INFRABUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.

A handwritten signature in black ink is written over a circular fingerprint impression. Below the signature, the text 'Authorised Signatory' is printed in blue.



Handwritten marks or scribbles in the top right corner.



Gallant Eitespace Developers Pvt. Ltd.

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Handwritten signature or scribble in the bottom left corner.

Handwritten signature or scribble in the bottom right corner.

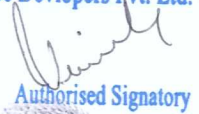
Pages 305 to 378 at Serial No. 6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (III) 3/4<sup>th</sup> undivided share in Khasra No. 97 total measuring 0.3920 Hectare 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.
- (IV) 1/2<sup>nd</sup> undivided share in Khasra No. 117 Kha total measuring 0.2060 Hectare 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.
- (V) 3/4<sup>th</sup> undivided share in Khasra No. 119 total measuring 0.1580 Hectare 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.
- (VI) 1/2<sup>nd</sup> undivided share in Khasra No. 124 total measuring 0.2150 Hectare through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at

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Pages 305/378 at Serial No. 6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(VII) 3/4<sup>th</sup> undivided share in Khasra No. 133 total measuring 0.2280 Hectare 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.

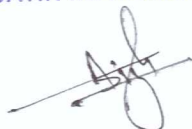
(VIII) 7/9<sup>th</sup> undivided share in Khasra No. 134 total measuring 0.2530 Hectare through the Sale Deed dated 31.05.2012 vide Book No. I, Jild 5763 at Pages 305/378 at Serial No. 6452 on 01.06.2012 in the office of Sub-Registrar-Sadar, Barabanki.

**AND WHEREAS** the name of the Seller is duly mutated in the Revenue Records.

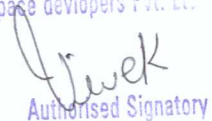
**AND WHEREAS** the Seller agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 1,30,30,000/-only (Rupees One Crore Thirty Lakh Thirty Thousands only) free from all encumbrances whatsoever.

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

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- i. Rs. 4,95,000/- only by Cheque No. 000077 dated 15.11.2021 drawn on HDFC Bank, Lucknow.
- ii. Rs. 99,00,000/- only by Cheque No. 000158 dated 26.02.2022 drawn on HDFC Bank, Lucknow.
- iii. Rs. 25,04,700/- only by Cheque No. 000155 dated 18.02.2022 drawn on HDFC Bank, Lucknow.
- iv. Rs. 1,30,300/- 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 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 has 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

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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 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 their other moveable or immovable 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. Part of Khasra Nos. 52 Kha, 53 Kha, 97, 117 Kha, 119, 124, 133 & 134 hereby transferred is

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measuring 1.0520 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. 11,25,000/-, and for remaining  $1.0520 - 0.0250 = 1.0270$  Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 1,12,97,000/-only. Thus, the total valuation of the entire land comes to Rs. 1,24,22,000/- only. There is no construction, no trees, no tube well on the said property.

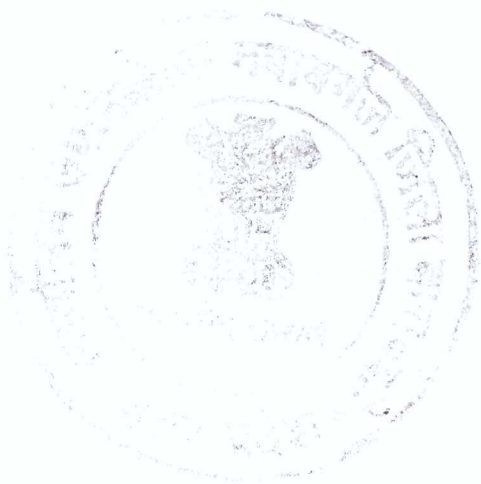
6. That with respect to the said property the parties to this deed entered into an agreement to sell with possession dated 13.11.2021 which instrument is duly registered in Book No. I, Jild No. 14670 at Pages 45 to 66 Serial No. 24980 on 24.12.2021 in the office of Sub-Registrar, Sadar, Barabanki, on 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.

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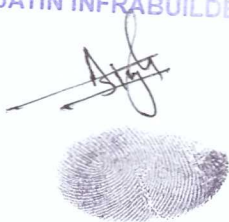
7. That the Seller is not the member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
8. That the expressions "Seller" and "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

**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**

Part of Khasra Nos. 52 Kha, 53 Kha, 97, 117 Kha, 119, 124, 133 & 134, total measuring 1.0502 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-

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Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

| <b>Khasra No.</b> | <b>Total Area</b> | <b>Area Sold</b> |
|-------------------|-------------------|------------------|
| 52 Kha            | 0.0520            | 0.0260           |
| 53 Kha            | 0.1810            | 0.0905           |
| 97                | 0.3920            | 0.2940           |
| 117 Kha           | 0.2060            | 0.1030           |
| 119               | 0.1580            | 0.1185           |
| 124               | 0.2150            | 0.1075           |
| 133               | 0.2280            | 0.114            |
| 134               | 0.2530            | 0.1967           |

**BOUNDARIES OF KHASRA NO. 52 Kha**

EAST : Khasra No. 53  
WEST : Khasra No. 43  
NORTH : Khasra No. 27  
SOUTH : Khasra No. 41

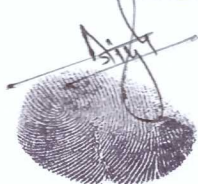
**BOUNDARIES OF KHASRA NO. 53 Kha**

EAST : Khasra No. 168, 172  
WEST : Khasra No. 51, 52, 54  
NORTH : Khasra No. 27  
SOUTH : Khasra No. 167

**BOUNDARIES OF KHASRA NO. 97**

EAST : Khasra No. 96,122  
WEST : Khasra No. 118

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Authorised Signatory



आवेदन सं०: 202200898029773

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23869

वर्ष: 2022

प्रतिफल- 13030000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 12422000 पंजीकरण शुल्क - 130300 प्रतिलिपिकरण शुल्क - 100 योग : 130400

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

*Vivek*



श्री, गैलेन्ट लाईफस्पेस डेवलपर्स प्राईवेट लि० द्वारा

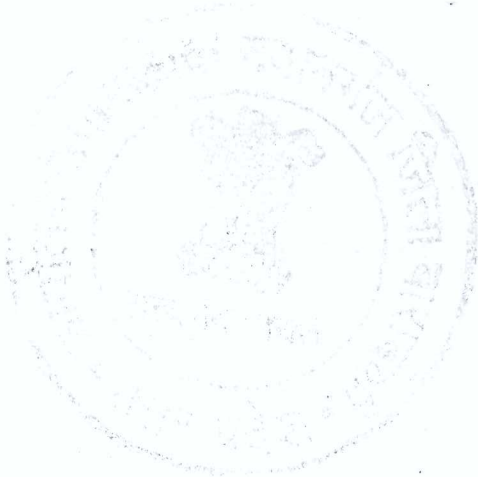
विवेक पाण्डेय अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/11/2022 एवं  
11:22:18 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Sunil Bajpai*  
सुनील बाजपेयी  
उप निबंधक : सदर  
बाराबंकी  
03/11/2022  
*Sury Prakash Pandey*  
सूर्य प्रकाश पाण्डेय  
निबंधक लिपिक  
03/11/2022

प्रिंट करें



Gallant Lifespace Developers Pvt. Ltd.

Digitized Signature

NORTH : Khasra No. 98

SOUTH : Khasra No. 119

**BOUNDARIES OF KHASRA NO. 117 Kha**

EAST : Khasra No. 98

WEST : Khasra No. 116 & Sarhad Gram Tindaula

NORTH : Khasra No. 116, 99

SOUTH : Khasra No. 118

**BOUNDARIES OF KHASRA NO. 119**

EAST : Khasra No. 121,122

WEST : Khasra No. 118, 120

NORTH : Khasra No. 97

SOUTH : Khasra No. 120

**BOUNDARIES OF KHASRA NO. 124**

EAST : Khasra No. 89

WEST : Khasra No. 92, 123

NORTH : Khasra No. 91, 90

SOUTH : Khasra No. 125

**BOUNDARIES OF KHASRA NO. 133**

EAST : Khet and Khasra No. 134

WEST : Khasra No. 131

NORTH : Khasra No. 138, 139

SOUTH : Khasra No. 168

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Gallantt Lifespace Developers Pvt. Ltd.


आवेदन सं०: 202200898029773

बही सं०: 1

रजिस्ट्रेशन सं०: 23869

वर्ष: 2022

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

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

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

टिप्पणी :



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बाजपेयी

उप निबंधक : सदर

बाराबंकी

03/11/2022

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

03/11/2022


प्रिंट करें

## PHOTOGRAPH



Part of Khasra Nos. 52 Kha, 53 Kha, 97, 117 Kha, 119, 124, 133 & 134, total measuring 1.0502 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



JATIN INFRABUILDERS LLP

  
  
**SELLER**

Gallantt Lifespace Developers Pvt. Ltd.

  
Authorised Signatory  
  
**PURCHASER**



**BOUNDARIES OF KHASRA NO. 134**

EAST : Khasra No. 135  
WEST : Khasra No. 133, 350, 132  
NORTH : Khasra No. 138  
SOUTH : Khasra No. 344, 346

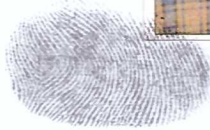
**WITNESSES :-**

**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



RS Pandey



JATIN INFRABUILDERS LLP



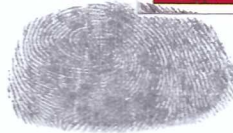
**SELLER**

**2. (Sumit)**

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



Sumit



Gallantt Lifespace Developers Pvt. Ltd.



**PURCHASER**

Drafted By:

**Advocate**

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

Typed By:

**(JAGDEEP S. LAMBA)**  
Civil Court, Lucknow

Gallant Etespa Developers Pvt. Ltd.

Registered Signatory



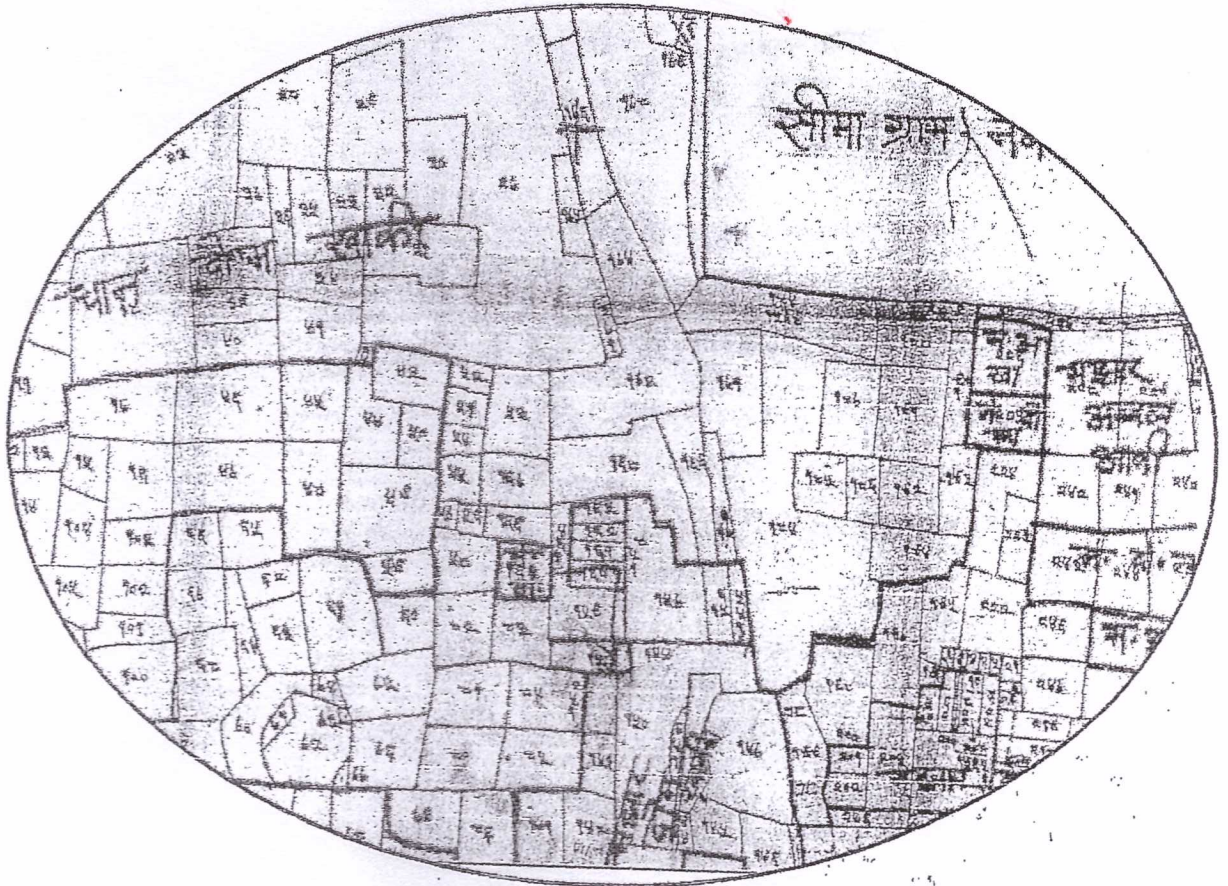
12/08/2024

## SITE MAP

Part of Khasra Nos. 52 Kha, 53 Kha, 97, 117 Kha, 119, 124, 133 & 134, total measuring 1.0502 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

**SELLER :** 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 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



JATIN INFRABUILDERS

**SELLER**

Gallantt Lifespace Developers Pvt. Ltd.

Authorized Signatory

**PURCHASER**

आवेदन सं०: 202200898029773

बही संख्या 1 जिल्द संख्या 15643 के पृष्ठ 103 से 134 तक क्रमांक 23869 पर दिनांक 03/11/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि  
लेखपत्र सं० 24980/21 पर  
स्टाम्प शुल्क रु० 657/00/-  
विक्रय पत्र में समायोजित किया  
गया।

उत्तम नवाचमंज,  
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाजपेयी  
उप निबंधक : सदर  
बाराबंकी  
03/11/2022

