

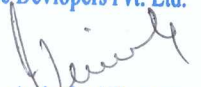
**DETAILS OF INSTRUMENT IN SHORT**

|                         |   |   |
|-------------------------|---|---|
| Ward/Pargana            | : | Dewa  |
| Mohalla/Village         | : | Khajoor Gaon                                |
| Details of Property     | : | Khasra Nos. 64, 78, 80, 143, 149, 151, 160, |
| Standard of measurement | : | Hectare                                     |
| V-Code                  | : | 1109  |
| Area of land            | : | 1.3680                                      |

USHA TECHNOBUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.

  
Authorised Signatory





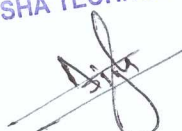

Gulbarga District Development P.W. Ltd.

Government of Karnataka



|   |   |  |
|---|---|--|
| Type of Property  | : | Agricultural Land  |
| Consideration   | : | Rs. 2,81,74,000/-  |
| Valuation   | : | Rs. 1,58,98,000/-  |
| Stamp Duty  | : | Rs. 100/- paid through this instrument<br>(Rs. 14,08,700/- 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>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)</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.</b>   |   |  |

USHA TECHNOBUILDERS LLP

Gallantt Lifespace developers Pvt. Ltd

  
  
Authorized Signatory



**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 16<sup>th</sup> day of October, 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**

**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

USHA TECHNOBUILDERS LLP


Gallantt Lifespace Developers Pvt.,Ltd.

  
  
Authorized Signatory



Gallant Lifespace Developers Pvt Ltd

Authorised 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 Nos. 64, 78, 80, 143, 149, 151 & 160 total measuring 1.3680 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**").

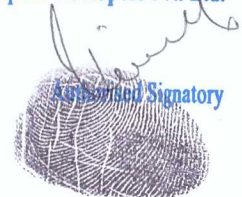
**AND WHEREAS** the Seller purchased the said property from it's ex-owner in the following manner :-

- (I) Khasra No. 64 total measuring 0.1740 Hectare through the Sale Deed dated 20.01.2011 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.
- (II) Khasra No. 78 total measuring 0.2800 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5696 at Pages 217/252 at Serial No.

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Gallantt Lifespace Developers Pvt. Ltd.

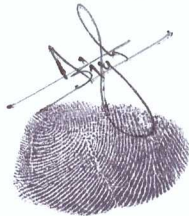




5018 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (III) Khasra No. 80 total measuring 0.3010 Hectare through the Sale Deed dated 25.08.2014 vide Book No. I, Jild 7982 at Pages 81/108 at Serial No. 15809 on 26.08.2014 in the office of Sub-Registrar-Sadar, Barabanki.
- (IV) Khasra No. 143 total measuring 0.3670 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.
- (V) Khasra No. 149 total measuring 0.0380 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.
- (VI) Khasra No. 151 total measuring 0.1150 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.

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Gallantt Lifespace Developers Pvt. Ltd.



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(VII) Khasra No. 160 total measuring 0.0930 Hectare through the Sale Deed dated 25.08.2014 vide Book No. I, Jild 7982 at Pages 109 to 142 at Serial No. 15810 on 26.08.2014 in the office of Sub-Registrar-Sadar, Barabanki.

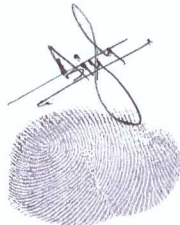
**AND WHEREAS** the name of the Seller is duly mutated in the Revenue Records.

**AND WHEREAS** the Seller agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 2,81,74,000/-only (Rupees Two Crore Eighty One Lakh Seventy Four Thousands only) free from all encumbrances whatsoever.

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

- i. Rs. 49,50,000/- only through Cheque No. 000036 dated 03.09.2021 drawn on HDFC Bank Ltd. Lucknow
- ii. Rs. 1,98,00,000/- only through Cheque No. 000122 dated 18.12.2021 drawn on HDFC Bank Ltd. Lucknow

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Gallantt Lifespace Developers Pvt. Ltd.

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





Infant Response Developers Pvt Ltd

Infant Response Developers Pvt Ltd

iii. Rs. 31,42,260/- only through Cheque No. 000151  
dated 20.12.2021 drawn on HDFC Bank Ltd.

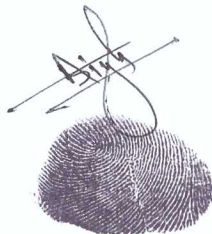
Lucknow

iv. Rs. 2,81,740/- 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 privileges so far held and enjoyed by the seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.

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Gallantt Lifespace Developers Pvt. Ltd.


Authorised Signatory





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 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 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. Total area of Khasra Nos. 64, 78, 80, 143, 149, 151 & 160 is measuring 1.3680 Hectare, market value whereof for the purposes of stamp

USHA TECHNOBUILDERS LLP

A handwritten signature in black ink is written over a circular blue fingerprint. The signature is stylized and appears to be 'Usha'.

Gallant Lifespace Developers Pvt. Ltd.

A handwritten signature in black ink is written over a circular blue fingerprint. The signature is stylized and appears to be 'Gallant'.



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  $1.3680 - 0.0250 = 1.3430$  Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 1,47,73,000/-only. Thus, the total valuation of the entire land comes to Rs. 1,58,98,000/- 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. 14561 at Pages 255 to 282 Serial No. 22172 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.

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Gallantt Lifespace Developers Pvt. Ltd.

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7. That the Seller is 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 "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**

Khasra Nos. 64, 78, 80, 143, 149, 151 & 160 total measuring 1.3680 Hectare situated at Village-Khajoor

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Gallantt Lifespace developers Pvt Ltd.



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Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

| <b>Khasra No.</b> | <b>Total Area</b> | <b>Area Sold</b> |
|-------------------|-------------------|------------------|
| 64                | 0.1740            | 0.1740           |
| 78                | 0.2800            | 0.2800           |
| 80                | 0.3010            | 0.3010           |
| 143               | 0.3670            | 0.3670           |
| 149               | 0.0380            | 0.0380           |
| 151               | 0.1150            | 0.1150           |
| 160               | 0.0930            | 0.0930           |

**BOUNDARIES OF KHASRA NO. 64**

EAST : Khasra No. 63  
WEST : Khasra No. 67  
NORTH : Khasra No. 65  
SOUTH : Khasra No. 70

**BOUNDARIES OF KHASRA NO. 78**

EAST : Khasra No. 90, 79  
WEST : Khasra No. 93  
NORTH : Khasra No. 77, 76  
SOUTH : Khasra No. 92, 91

**BOUNDARIES OF KHASRA NO. 80**

EAST : Khasra No. 85  
WEST : Khasra No. 76  
NORTH : Khasra No. 81

USHA TECHNOBUILDERS LLP


Gallantt Lifespace Developers Pvt. Ltd.

  
  
Authorized Signatory

आवेदन सं०: 202200898029771

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23871

वर्ष: 2022

प्रतिफल- 28174000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 15898000 पंजीकरण शुल्क - 281740 प्रतिलिपिकरण शुल्क - 100 योग : 281840

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

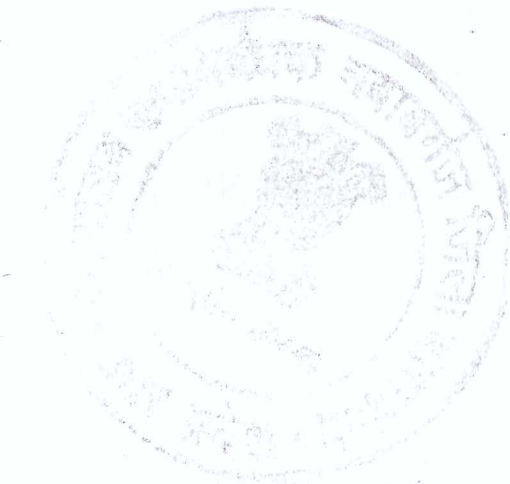
विवेक पाण्डेय अधिकृत  
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 03/11/2022 एवं  
11:25:33 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता हाजरेयी  
उप निबंधक :सदर  
बाराबंकी  
03/11/2022  
सूर्य प्रकाश पाण्डेय  
निबंधक लिपिक  
03/11/2022

प्रिंट करें



Gallant Lifespace Developers Pvt. Ltd

Registered Station

SOUTH : Khasra No. 79, 86

**BOUNDARIES OF KHASRA NO. 143**

EAST : Khasra No. 339

WEST : Khasra No. 140

NORTH : Khasra No. 150

SOUTH : Khasra No. 136

**BOUNDARIES OF KHASRA NO. 149**

EAST : Khasra No. 148

WEST : Khasra No. 150

NORTH : Khasra No. 150

SOUTH : Khasra No. 150

**BOUNDARIES OF KHASRA NO. 151**

EAST : Khasra No. 150

WEST : Khasra No. 85,152

NORTH : Khasra No. 153



SOUTH : Khasra No. 142

**BOUNDARIES OF KHASRA NO. 160**

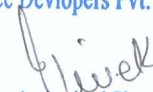
EAST : Khasra No. 158

WEST : Khasra No. 164,159

USHA TECHNOBUILDERS LLP

Gallant Lifespace Developers Pvt. Ltd.

  
Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 23871

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

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 नारायण 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

सुनीला बाजपेयी

उप निबंधक : सदर

बाराबंकी

03/11/2022

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

03/11/2022

प्रिंट करें

NORTH : Khasra No. 161

SOUTH : Khasra No. 159

**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**



**2. (Sumit)**

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



Gallant Lifespace Developers Pvt.Ltd.

Authorised Signatory

**PURCHASER**



Drafted By:

Typed By:

**Advocate**

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

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

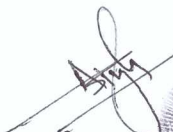


## PHOTOGRAPH

Khasra Nos. 64, 78, 80, 143, 149, 151 & 160 total measuring 1.3680 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



USHA TECHNOBUILDERS LLP

  
  
**SELLER**

Gallantt Lifespace Developers Pvt. Ltd.

  
Authorised Signatory

  
**PURCHASER**

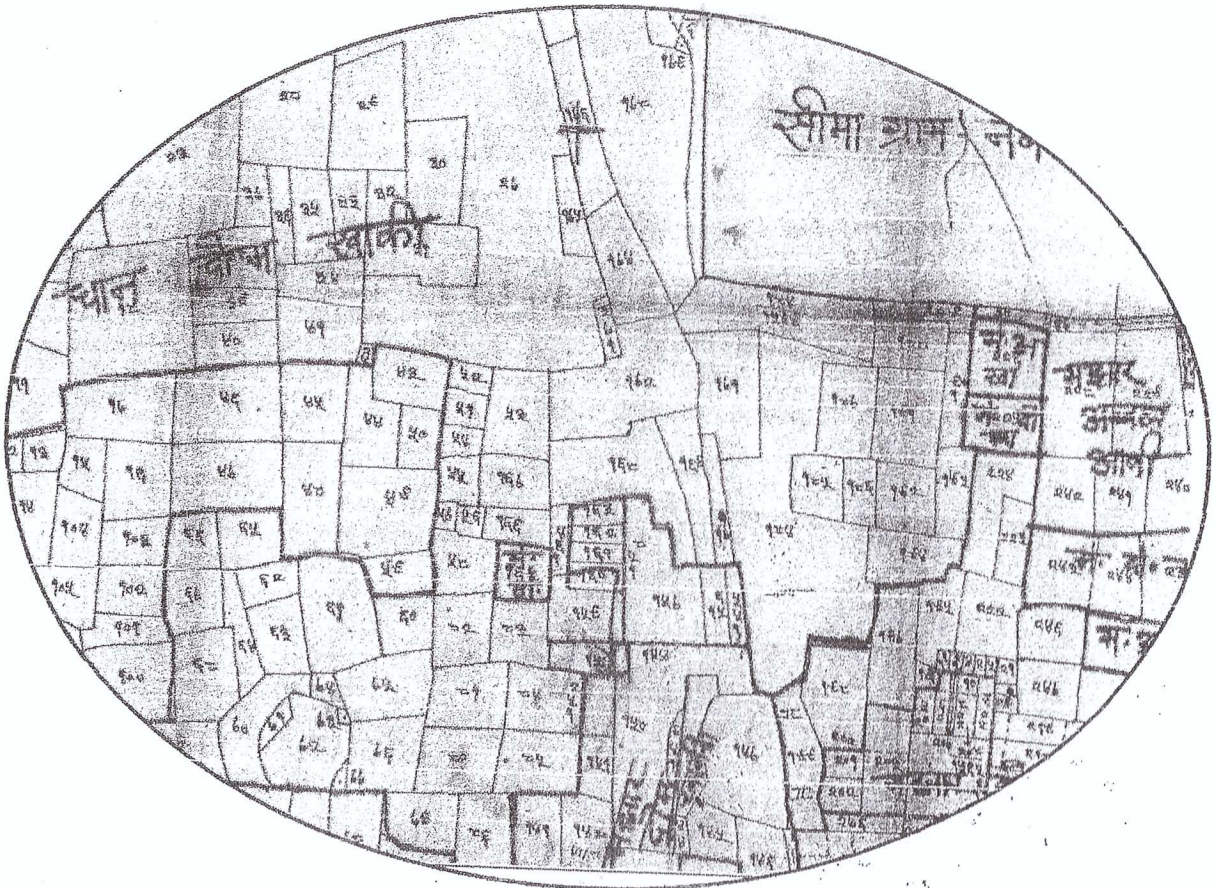


## SITE MAP

Khasra Nos. 64, 78, 80, 143, 149, 151 & 160 total measuring 1.3680 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

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



USHA TECHNOBUILDERS LLP



**SELLER**

Gallantt Lifespace Developers Pvt. Ltd.



**PURCHASER**

आवेदन सं०: 202200898029771

बही संख्या 1 जिल्द संख्या 15643 के पृष्ठ 175 से 206 तक क्रमांक 23871 पर दिनांक 03/11/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि  
वैचपत्र सं०. 221/22/21.... का  
स्टाम्प मुल्य रु०. 1,40,8,600/-  
विक्रय पत्र में समाविष्ट किया  
गया।

उपनि० नयामंज,  
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

