

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 5, 27 Dha, 37, 52 Ka, 53 Ka, 62, 93, 102, 117 Ka, & 165
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	1.7360
Type of Property	:	Agricultural Land

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Gallant Lifespace Developers Pvt. Ltd.



Consideration	:	Rs. 2,31,96,000/-
Valuation	:	Rs. 2,32,68,000/-
Stamp Duty	:	Rs. 3650/- paid through this instrument (Rs. 11,59,850/- already paid on agreement to sell with possession dated 17.01.2022)
No. of persons in First Part (1)		
Details of Seller :		
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. Pandey Permanent and Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR No. 4954 7845 1487).		

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Authorized Signatory





SALE DEED

THIS SALE DEED MADE on this 29th 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, Gomti Nagar, Lucknow, (AADHAR No. 4954 7845 1487), (hereinafter referred to as the **PURCHASER**).

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WHEREAS the Seller is the owner of Land comprising of Khasra Nos. 5, 27 Dha, 37, 52 Ka, 53 Ka, 62, 93, 102, 117 Ka, & 165, total measuring 1.7360 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. 5 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.
- (II) Khasra No. 27 Dha total measuring 0.2290 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.
- (III) Khasra No. 37 total measuring 0.1390 Hectare through the Sale Deed dated 31.05.2012 vide Book

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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) Khasra No. 52 Ka total measuring 0.0270 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.
- (V) Khasra No. 53 Ka total measuring 0.0900 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) Khasra No. 62 total measuring 0.1140 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.
- (VII) Khasra No. 93 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.

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

(VIII) Khasra No. 102 total measuring 0.2050 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.



(IX) Khasra No. 117 Ka total measuring 0.1030 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.



(X) Khasra No. 165 total measuring 0.1840 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

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the said property to the Purchaser for a consideration of Rs. 2,31,96,000/-only (Rupees Two Crore Thirty One Lakh Ninety Six Thousands only) free from all encumbrances whatsoever.

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

- i. Rs. 49,50,000/- only through Cheque No. 000038 dated 03.09.2021 drawn on HDFC Bank Ltd. Lucknow
- ii. Rs. 99,00,000/- only through Cheque No. 000060 dated 29.10.2021 drawn on HDFC Bank Ltd. Lucknow
- iii. Rs. 56,04,390/- only through Cheque No. 000126 dated 23.12.2021 drawn on HDFC Bank Ltd. Lucknow
- iv. Rs. 25,09,650/- only through Cheque No. 000259 dated 02.02.2022 drawn on HDFC Bank Ltd. Lucknow
- v. Rs. 2,31,960/- 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

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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 17.01.2022 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 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

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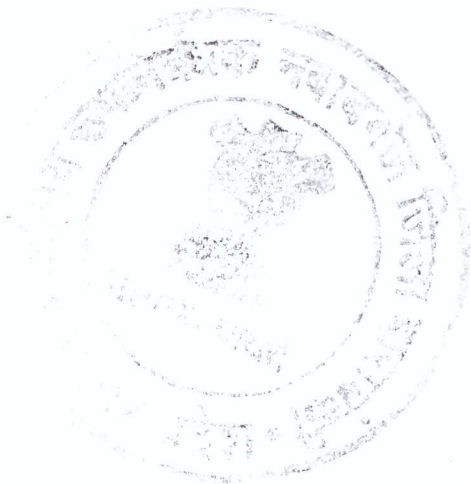


A handwritten signature in blue ink is written over a circular fingerprint impression. The signature appears to be 'Jatin'.

Gallantt Lifespace Developers Pvt. Ltd.



A handwritten signature in blue ink is written over a circular fingerprint impression. The signature appears to be 'Gallantt'.



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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 transferred is agricultural land, situated in Vikas Sheel Rural Area.

Khasra No. 27 Dha measuring 0.2290 Hectare is abutting main Dewa-Faizabad Road, market value whereof as per rates fixed by Collector, Barabanki, for first 0.0250 Hectare = 250 sq.mtr. @ Rs. 6,600/- per sq.mtr. comes to Rs. 16,50,000/-, and for balance area which it works out to $0.2290 - 0.0250 = 0.2040$ Hectare valuation whereof @ Rs.1,10,00,000/- per Hectare comes to Rs. 22,44,000/-only, as such the value comes to Rs. 38,94,000/-. Since it is on main road added with 50% it comes to Rs. 58,41,500/-.

Khasra Nos. 5,37,52Ka, 53 Ka, 62, 93, 102, 117 Ka, & 165 all forming one single plot on the spot total

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area 1.507 Hectare the market value whereof for first 0.0250 Hectare = 250 sq.mtr. @ Rs. 4,500/- per sq.mtr. comes to Rs. 11,25,000/-, and for balance area $1.572 - 0.0250 = 1.482$ Hectare valuation whereof @ Rs.1,10,00,000/- per Hectare comes to Rs. 1,63,02,000/-only, total Rs. 1,74,27,000/- only.

As such the total valuation of the instrument comes to Rs. 2,32,68,000/- only. It has no Tree, no tube well & no construction on the said land. These numbers are not situated on any road.

6. That with respect to the said property the parties to this deed entered into an agreement to sell with possession dated 17.01.2022 which instrument is duly registered in Book No. I, Jild No. 14735 at Pages 243 to 270 Serial No. 1079 on 18.01.2022 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.
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.

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Signature

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

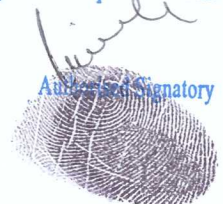
Khasra Nos. 5, 27 Dha, 37, 52 Ka, 53 Ka, 62, 93, 102, 117 Ka & 165, total measuring 1.7360 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki shown in the plan annexed and bounded as below :-

Khasra No.	Total Area	Area Sold
5	0.3920	0.3920
27 Dha	0.2290	0.2290
37	0.1390	0.1390
52 Ka	0.0270	0.0270
53 Ka	0.0900	0.0900
62	0.1140	0.1140
93	0.2530	0.2530
102	0.2050	0.2050
117 Ka	0.1030	0.1030
165	0.1840	0.1840

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BOUNDARIES OF KHASRA NO. 5

EAST : Khasra No. 11,12
WEST : Khasra No. 2
NORTH : Khasra No. 6
SOUTH : Khasra No. 4

BOUNDARIES OF KHASRA NO. 27 Dha

EAST : Khasra No. 173,174,175,176,177
WEST : Khasra No. 28,29,30,31,34,41
NORTH : Boundary of Village Tindaula
SOUTH : Khasra No. 43,52,53,172,42

BOUNDARIES OF KHASRA NO. 37

EAST : Khasra No. 36
WEST : Khasra No. 23
NORTH : Khasra No. 28
SOUTH : Khasra No. 38

BOUNDARIES OF KHASRA NO. 52 Ka

EAST : Khasra No. 53
WEST : Khasra No. 43
NORTH : Khasra No. 27
SOUTH : Khasra No. 51

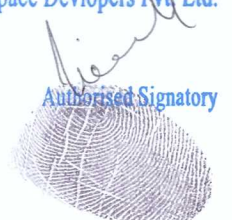
BOUNDARIES OF KHASRA NO. 53 Ka

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

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आवेदन सं०: 202200898029765

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23786

वर्ष: 2022

प्रतिफल- 23196000 स्टाम्प शुल्क- 3750 बाजारी मूल्य - 23268000 पंजीकरण शुल्क - 232680 प्रतिलिपिकरण शुल्क - 100 योग : 232780

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
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विवेक पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

वीना झां .
निबंधक लिपिक
02/11/2022

प्रिंट करें



Gallant Lifespace Pvt. Ltd.

7/11/2022

BOUNDARIES OF KHASRA NO. 62

EAST : Khasra No. 61
WEST : Khasra No. 64
NORTH : Khasra No. 65
SOUTH : Khasra No. 63

BOUNDARIES OF KHASRA NO. 93

EAST : Khasra No. 78
WEST : Khasra No. 94, 95
NORTH : Khasra No. 72
SOUTH : Khasra No. 92

BOUNDARIES OF KHASRA NO. 102

EAST : Khasra No. 67
WEST : Khasra No. 105
NORTH : Khasra No. 103
SOUTH : Khasra No. 101

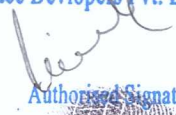

BOUNDARIES OF KHASRA NO. 117 Ka

EAST : Khasra No. 98
WEST : Khasra No. 116 & Boundary of Village Tindaula
NORTH : Khasra No. 116, 99
SOUTH : Khasra No. 118

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बही सं०: 1

रजिस्ट्रेशन सं०: 23786

वर्ष: 2022

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

विक्रेता: 1

श्री जतिन इन्फ्राबिल्ड्स 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

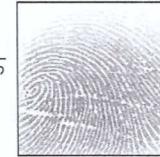
पहचानकर्ता : 2



श्री सुमित, पुत्र श्री राजेश

निवासी: 202/115, मनकामेश्वर मंदिर, बरौलिया, डालीगंज, लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

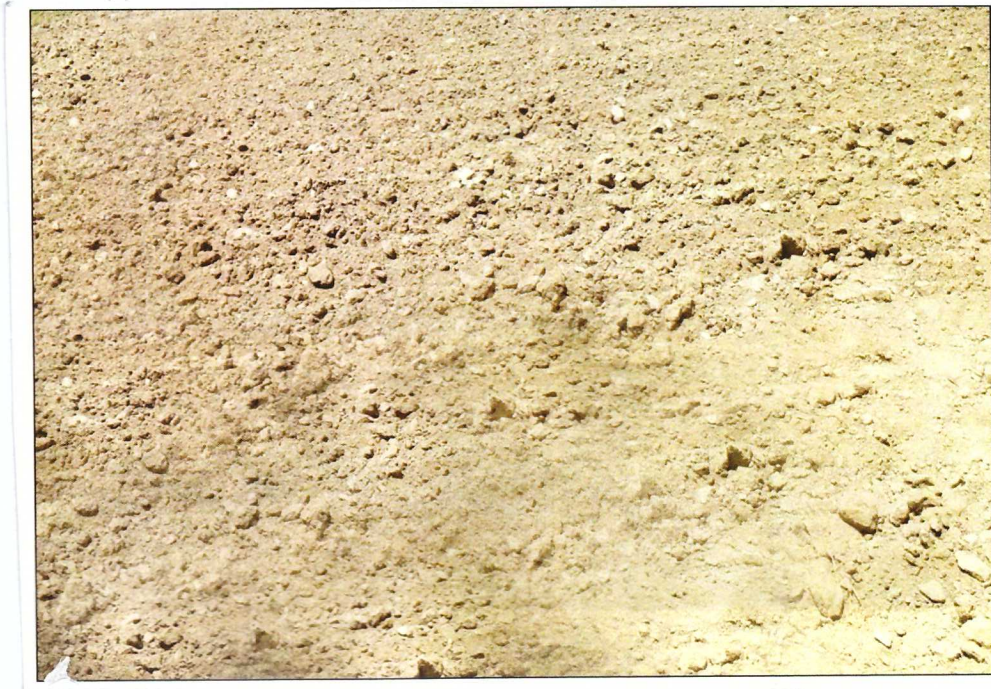
ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए
है।
टिप्पणी :

सुनीता बांधवैयी .
उप निबंधक : सदर
बाराबंकी
02/11/2022

वीना झां .
निबंधक लिपिक बाराबंकी
02/11/2022

PHOTOGRAPH

Khasra Nos. 5, 27 Dha, 37, 52 Ka, 53 Ka, 62, 93, 102, 117 Ka & 165, total measuring 1.7360 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. 165

EAST : Khasra No. 164,159
WEST : Khasra No. 58, 82
NORTH : Khasra No. 166
SOUTH : Khasra No. 83

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



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



Gallantt Litespace Developers Pvt. Ltd.

PURCHASER



Drafted By:

Advocate Adv.

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

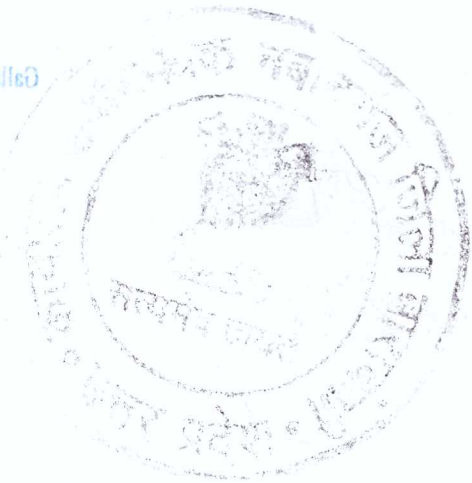
Typed By:

(JAGDEEP S. LAMBA)

Civil Court, Lucknow

Gallant Lifespa Developers Pvt. Ltd.

Authorized Signatory

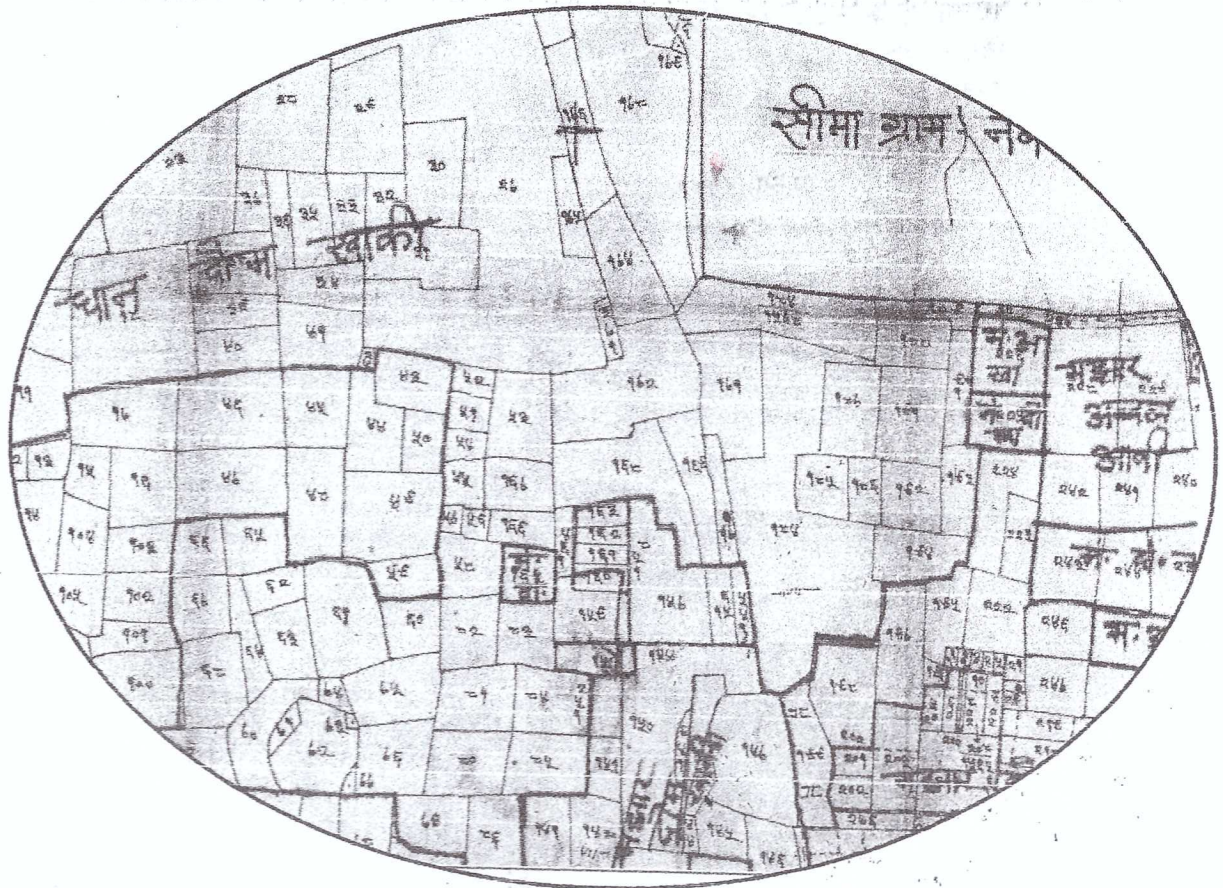


SITE MAP

Khasra Nos. 5, 27 Dha, 37, 52 Ka, 53 Ka, 62, 93, 102, 117 Ka & 165, total measuring 1.7360 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 LLP



SELLER

Gallantt Litespace Developers Pvt. Ltd.



Authorized Signatory

PURCHASER

आवेदन सं०: 202200898029765

बही संख्या 1 जिल्द संख्या 15640 के पृष्ठ 135 से 170 तक क्रमांक 23786 पर दिनांक 02/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाणित किया जाता है
लेखपत्र सं०..10.79/22...कर
स्टाम्प शुल्क रु०...126700/-
विक्रय पत्र में समायोजित किया
गया।

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

उपनिर्देशक,
बाराबंकी

