

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.5156

ASHTAVINAYAK INFRADEVELOPERS LLP

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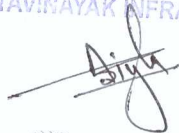
Gallantt Lifespace Developers Pvt. Ltd.

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Type of Property	:	Agricultural Land
Consideration	:	Rs. 65,22,000/-
Valuation	:	Rs. 65,22,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 3,26,100/- (already paid on agreement to sell with possession dated 17.01.2022))
No. of persons in First Part (1)		
Details of SELLER :		
ASHTAVINAYAK INFRADEVELOPERS PVT. LTD, now known as ASHTAVINAYAK INFRADEVELOPERS LLP, a Company registered under the Companies Act, having it's registered office at 41, Ganeshpuri, Shivaji Marg, Lucknow (PAN-ABPFA5589G) 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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Gallantt Lifespace developers Pvt. Ltd


Authorised Signatory



SALE DEED

THIS SALE DEED MADE on this 12th day of October, 2022, by **ASHTAVINAYAK INFRADEVELOPERS PVT. LTD,** now known as **ASHTAVINAYAK INFRADEVELOPERS LLP,** a Company registered under the Companies Act, having it's registered office at 41, Ganeshpuri, Shivaji Marg, Lucknow (PAN-ABPFA5589G) 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**).

ASHTAVINAYAK INFRADEVELOPERS LLP




Gallantt Lifespace Developers Pvt. Ltd.



Authorized Signatory



Gallant Life-care Developers Pvt. Ltd.

Authorized Signatory

WHEREAS the Seller are the owners of Land comprising of Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167, total measuring 0.5156 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 Seller purchased the said property from it's ex-owner in the following manner :-

- (I) Khasra No. 33 total measuring 0.1400 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) Khasra No. 34 total measuring 0.2100 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (III) Khasra No. 35 total measuring 0.2340 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No.

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Gallant Pvt. Ltd.

Signature

13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (IV) Khasra No. 36 total measuring 0.0920 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (V) Khasra No. 41 total measuring 0.2840 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (VI) Khasra No. 79 total measuring 0.2390 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (VII) Khasra No. 87 total measuring 0.1580 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

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Gallant Lifespace Developers Pvt. Ltd.

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(VIII) Khasra No. 167 total measuring 0.1900 Hectare through the Sale Deed dated 07.07.2012 vide Book No.I, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

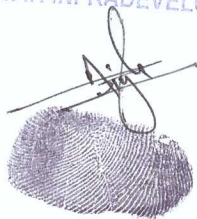
AND WHEREAS the name of the Seller is duly mutated in the Revenue Records.

AND WHEREAS the Seller agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 65,22,000/-only (Rupees Sixty Five Lakhs Twenty Two Thousands only) free from all encumbrances whatsoever.

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

- i. Rs. 49,50,000/- only through RTGS vide UTR No. HDFCR52021102974289626 Dated 29.10.2021
- ii. Rs. 9,46,440/- only through RTGS vide UTR No. HDFCR52021090362691390 dated 03.09.2021
- iii. Rs. 5,60,340/- only through Cheque No. 000350 dated 03.06.2022 drawn on HDFC Bank

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iv. Rs. 65,220/- only deducted towards TDS.

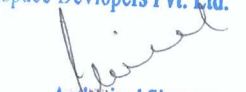

NOW THIS SALE DEED WITNESSETH AS UNDER :

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 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

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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 its 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 future shall have no claim of any nature in respect of the said property.
5. That land hereby sold is situated at vikas sheel rural area. Total area of Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 is measuring 0.5156 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 $0.5156 - 0.0250 = 0.4906$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 53,96,600/-only, thus the valuation comes to Rs. 65,21,600/- only say Rs. 65,22,000/- only. There is no construction, no trees, no tube well on the said property. There is no

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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 17.01.2022 which instrument is duly registered in Book No.I, Jild No. 14735 at Pages 175 to 206 Serial No. 1076 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.
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.

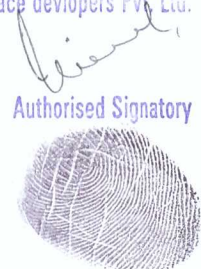
IN WITNESS WHEREOF the above named parties hereto have put their respective hands and

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Gallantt Lifespace developers Pvt. Ltd.



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



thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 as per chart given below, 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
33	0.1400	0.0466
34	0.2100	0.0700
35	0.2340	0.0780
36	0.0920	0.0306
41	0.2840	0.0946
79	0.2390	0.0796
87	0.1580	0.0526
167	0.1900	0.0633

BOUNDARIES OF KHASRA NO. 33, 34, 35, 36

EAST : Khasra No. 30, 31, 27

WEST : Khasra No. 37, 38,

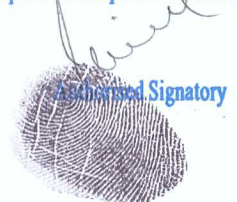
NORTH : Khasra No. 29, 28

SOUTH : Khasra No. 41, 31

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BOUNDARIES OF KHASRA NO. 41

EAST : Khasra No. 27, 42
WEST : Khasra No. 18
NORTH : Khasra No. 38, 34
SOUTH : Khasra No. 44, 45, 46

BOUNDARIES OF KHASRA NO. 79

EAST : Khasra No. 86
WEST : Khasra No. 78
NORTH : Khasra No. 76, 80
SOUTH : Khasra No. 90

BOUNDARIES OF KHASRA NO. 87

EAST : Khasra No. 140
WEST : Khasra No. 86
NORTH : Khasra No. 86
SOUTH : Khasra No. 88

BOUNDARIES OF KHASRA NO. 167

EAST : Khasra No. 168
WEST : Khasra No. 55

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Authorised Signatory


बही सं०: 1

रजिस्ट्रेशन सं०: 23763

वर्ष: 2022

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

विक्रेता: 1

श्री अष्टविनायक इन्फ्राडेवलपर्स 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

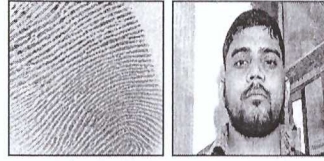


श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

निवासी: 51ए, अनुष्का ग्रीन, सलारगंज, चिनहट, लखनऊ-226028

व्यवसाय: नौकरी R.S. Pandey.

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

सुनीता बाजपेयी .

उप निबंधक : सदर

बाराबंकी
02/11/2022

वीना झां .

निबंधक लिपिक बाराबंकी


02/11/2022

PHOTOGRAPH

Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



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SELLER

Gallantt Lifespace Developers Pvt. Ltd.



PURCHASER



Gallant Lifespace Developers Pvt. Ltd.

Authorized Signatory

NORTH : Khasra No. 53

SOUTH : Khasra No. 166

WITNESSES :-

1. (Ram Sajivan Pandey)

S/o Sri Prem Narayan Pandey
R/o 51A, Anushka Green,
Salarganj, Chinhhat,
Lucknow-226028
Aadhar- 9169 9897 8867
Mobile- 9554192001



ASHTAVINAYAK INF... PERS 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 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 Lifespace Developers Pvt. Ltd.

Authorized Signatory

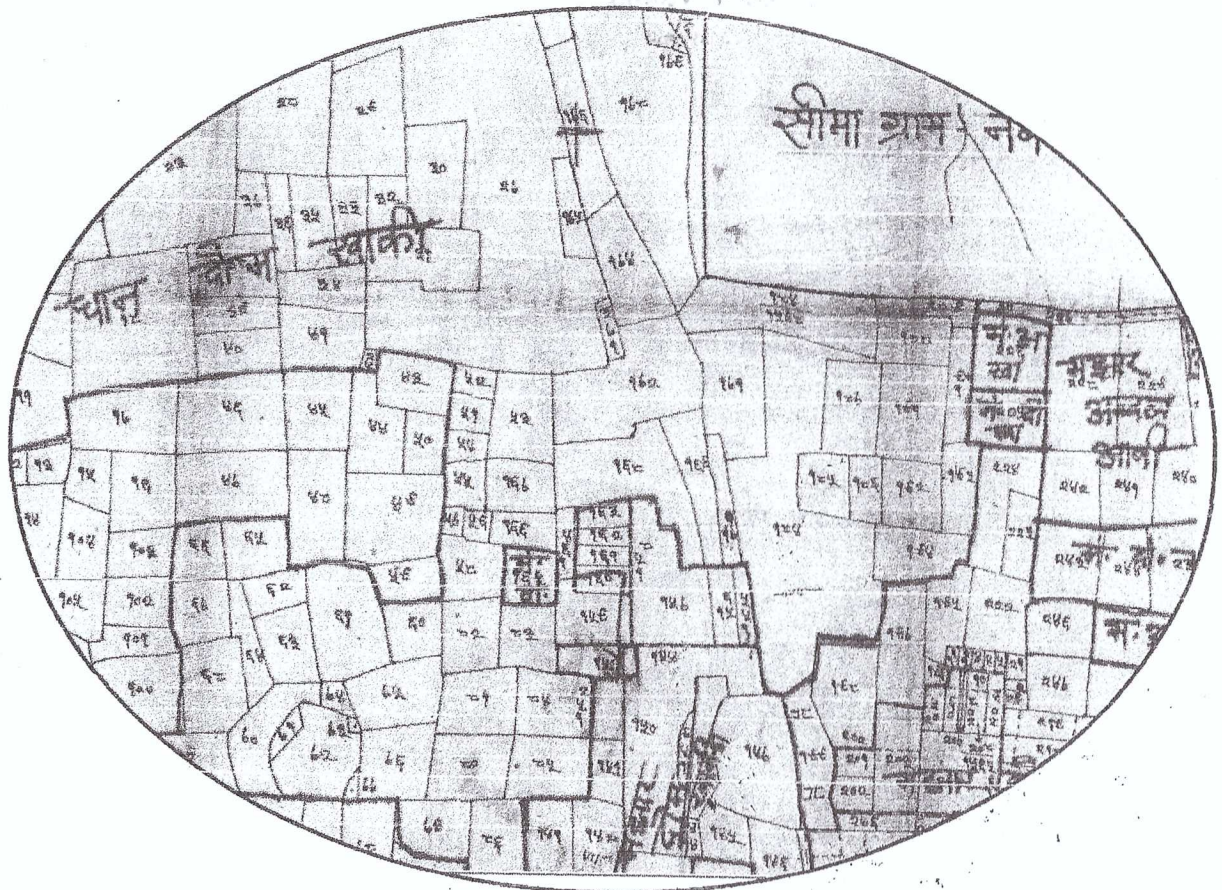


SITE MAP

Khasra Nos. 33, 34, 35, 36, 41, 79, 87 & 167 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : ASHTAVINAYAK INFRADEVELOPERS PVT. LTD, now known as ASHTAVINAYAK INFRADEVELOPERS 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

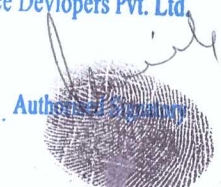


ASHTAVINAYAK INFRADEVELOPERS LLP



SELLER

Gallantt Lifespace Developers Pvt. Ltd.



PURCHASER

आवेदन सं०: 202200898029761

बही संख्या 1 जिल्द संख्या 15639 के पृष्ठ 99 से 128 तक क्रमांक 23763 पर दिनांक 02/11/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाणित किया गया कि
लेखपत्र सं०. 10.26/22..... का
स्टाम्प मुलक रु०. 326082/-
विक्रय पत्र में समायोजित किया
गया।

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

उ.नी. बाजपेयी
उप निबंधक

