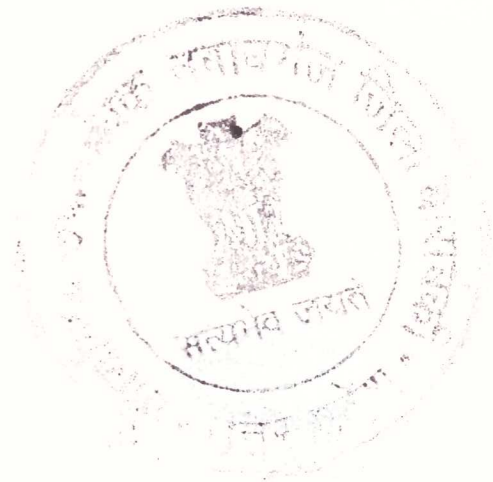


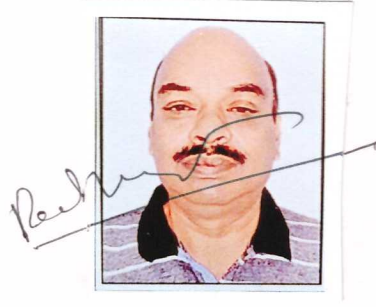
SHCIL



Bluepace Builders Pvt. Ltd.

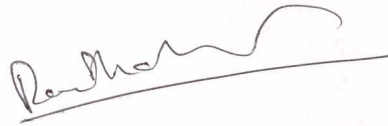
Bluepace Builders Pvt. Ltd.

Bluepace Builders Pvt. Ltd.



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Part of Khasra No. 70, 71, 106 & 128
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.318
Consideration	:	Rs. 48,00,000/-
Valuation	:	Rs. 43,48,000/-
Stamp Duty	:	Rs. 2,40,000/-





Bluespace Buildcon Pvt. Ltd.


Authorised Signatory



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Part of Khassa No 70 VI, 100 A 128
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.318
Consideration	:	Rs. 48,00,000/-
Valuation	:	Rs. 43,48,000/-
	:	Rs. 2,40,000/-



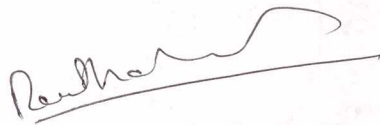
Bluspace for [unclear] Ltd.

Authorized Signatory

No. of person in First Part (1)
Details of Seller :
RAM SHANKER VERMA son of Sri Barsati Lal Permanent and Present resident of 176, Chota Chandganj, District-Lucknow, (Aadhar- XXXX XXXX 3660) (PAN-ACSPV9576E, Mobile-9415107634),
No. of person in Second Part (1)
Details of Purchaser :
BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having it's registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB5721C) through it's Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID No. XXXX XXXX 1487, Mobile-9506011114)

SALE DEED

THIS SALE DEED MADE ON this 23rd day of July, 2022 BY RAM SHANKER VERMA son of Sri Barsati Lal Permanent and Present resident of 176, Chota Chandganj, District-Lucknow,





Bluespace Buildcon Pvt. Ltd.


Authorized Signatory



No. of person in First Part (1)

Details of Seller :

RAM SHANKER VERMA son of Sh Bansi Lal
Permanent and Present resident of 176, Chola
Chandganj, District-Lucknow, (Aadhar- xxxx xxxx
8860) (PAN-ACBPV576E, Mobile-9415107634)

No. of person in Second Part (1)

Details of Purchaser :

BLUE SPACE BUILDCON PRIVATE LIMITED, a
Company registered under the Companies Act, having
its registered office at Villa No.4, Shalimar Grand,
Jopling Road, Lucknow, (PAN-AAKCB5721C) through
its Authorized Signatory Vivek Pandey son of Sh R.S.
Pandey Permanent & Present resident of C 1/190,
Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID
No. xxxx xxxx 1487, Mobile-9506011114)

SALE DEED

THIS SALE DEED MADE ON this 13th day of
2022 BY RAM SHANKER VERMA son of Sh
Permanent and Present resident of
Chandganj, District-Lucknow,



Blue Space Buildcon Pvt. Ltd.

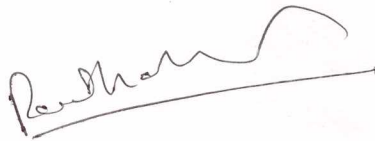
Authorized Signatory

(Aadhar- XXXX XXXX 3660) (PAN-ACSPV9576E, Mobile-9415107634), (hereinafter referred to as **SELLER**).

IN FAVOUR OF

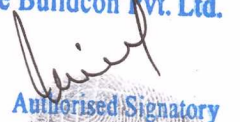
BLUE SPACE BUILDCON PRIVATE LIMITED, a Company registered under the Companies Act, having its registered office at Villa No.4, Shalimar Grand, Jopling Road, Lucknow, (PAN-AAKCB5721C) through its Authorized Signatory Vivek Pandey son of Sri R.S. Pandey Permanent & Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR ID No. XXXX XXXX 1487, Mobile-9506011114), (hereinafter referred to as **PURCHASER**).

WHEREAS the Seller is the owner of land comprising of Part of Khasra No. 70,71, 106 & 128 measuring 0.318 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 deed, (hereinafter referred to as the "**Said Property**"), having purchased the same from its' ex-owners Guniram Verma & others through a registered Sale





Bluespace Buildcon Pvt. Ltd.


Authorized Signatory



Deed dated 04.10.2021 which instrument is duly registered vide Book No. I, Jild 14433, at Pages 231 to 252, at Serial No. 18717, on 05.10.2021 in the office of Sub-Registrar-Sadar, Barabanki and Mohd. Faiz son of Mohd. Gayas through a registered Sale Deed dated 11.11.2021 which instrument is duly registered vide Book No. I, Jild 14540, at Pages 267 to 282, at Serial No. 21624, on 15.11.2021 in the office of Sub-Registrar-Sadar, Barabanki.

AND WHEREAS the Seller as absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property, to the purchaser for a consideration of Rs. 48,00,000/- only (Rupees Forty Eight Lakhs only).

AND WHEREAS the Seller has received the said consideration amount from the Purchaser in the manner detailed in the Schedule of Payment given at the foot of this deed.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the said consideration amount, in the manner detailed below the





Bluespace Buildcon Pvt. Ltd.


Authorised Signatory



Deed dated 04.10.2021 which instrument is duly registered vide Book No. I, Jild 14433, at Pages 231 to 252, at Serial No. 18717, on 05.10.2021 in the office of Sub-Registrar-Sadar, Baramulla and Mohd. Faris son of Mohd. Gajaz through a registered sale deed dated 11.11.2021 which instrument is duly registered vide Book No. I, Jild 14540, at Pages 207 to 285, at Serial No. 21624, on 15.11.2021 in the office of Sub-Registrar-Sadar, Baramulla.

AND WHEREAS the Seller as absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of Rs. 48,00,000/- only (Rupees Forty Eight Lakhs only).

AND WHEREAS the Seller has received the said consideration amount from the purchaser in the manner detailed in the Schedule of Payment given at the foot of this deed.

NOW THIS SALE DEED WITNESSETH AS

UNDER:-

That having received the said consideration amount in the manner detailed below the



Bluepace Builders Pvt. Ltd.

Authorized Signatory

Seller doth hereby sells, conveys and assigns absolutely to the Purchaser the said property mentioned above & 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 free of all encumbrances whatsoever.

2. That the Seller has handed over the vacant possession of said property to the Purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.
3. That if any person claims through the Seller any right or privileges in respect of the 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 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





Bluespace Buildcon Pvt. Ltd.


Authorised Signatory



Seller doth hereby sell, convey and assigns absolutely to the Purchaser the said property mentioned above & 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 free of all encumbrances whatsoever.

That the Seller has handed over the vacant possession of said property to the Purchaser with all its rights and privileges so far as and enjoyed by the Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.

That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be void, 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 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

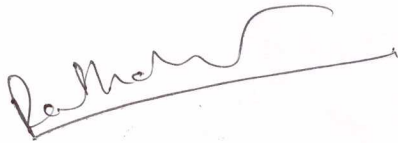


Bluespace Builders Pvt. Ltd.

Authorized Signatory

may be from its other moveable or immovable properties wherever found in existence at that time.

4. That land hereby sold is situated in vikas sheel rural area. Area of Khasra No. 70, 71, 106 & 128 hereby sold is measuring 0.318 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 $0.318 - 0.0250 = 0.293$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 32,23,000/-only. Thus, the total valuation of the entire land comes to Rs. 43,48,000/- only. It is not situated on any Segment Road. There is no construction, no trees, no tube well on the said property. There is no commercial/ industrial activity within a radius of 50 meters.
5. That the land hereby sold is not subject matter of any acquisition under any of the





Bluespace Buildcon Pvt. Ltd


Authorised Signatory



may be from its other movable or immovable properties wherever found in existence at that time.

4. That land hereby sold is situated in vikas sheel rural area. Area of Khasta No. 30, 71, 106 & 128 hereby sold is measuring 0.318 Hectare, market value whereof for the purposes of stamp duty as per rates fixed by Collector, Barabanki for first 0.250 Hectare - 250 sq.mtr. @ Rs. 4,500/- per sq.mtr. comes to Rs.11,25,000/-, and for remaining 0.318 - 0.250 = 0.293 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 32,23,000/- only. Thus, the total valuation of the entire land comes to Rs. 43,48,000/- only. It is also situated on any Segment Road. There is no construction, no trees, no tube well on the said property. There is no commercial/ industrial activity within a radius of 50 meters.

5. That the land hereby sold is not subject to any acquisition under any of the



Biospace Builders Pvt. Ltd.

Authorized Signatory



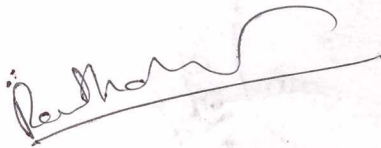
Schemes notified by Development Authority or Housing Board or any other Authority till date.

6. That the Seller is not a member of Scheduled Caste and as such there is no impediment against sale.
7. That the expressions "**Seller**" and the "**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 WE the above named Seller and Purchaser have put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Part of Khasra No. 70, 71 and 106¹²⁸ 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 :-





Bluespace Buildcon Pvt. Ltd.


Authorised Signatory



आवेदन सं०: 202200898019523

विक्रय पत्र

बही सं०: 1

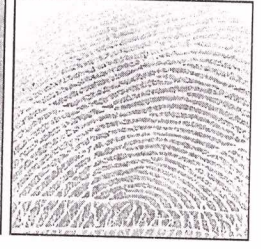
रजिस्ट्रेशन सं०: 16410

वर्ष: 2022

प्रतिफल- 4800000 स्टाम्प शुल्क- 240000 बाजारी मूल्य - 4348000 पंजीकरण शुल्क - 48000 प्रतिलिपिकरण शुल्क - 80 योग : 48080

श्री ब्लू स्पेस बिल्डकॉन प्रा० लि० द्वारा
विवेक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री आर एस पाण्डेय
व्यवसाय : नौकरी
निवासी: सी-1/190, विशेष खण्ड, गोमती नगर, लखनऊ

(Handwritten signature)



श्री. ब्लू स्पेस बिल्डकॉन प्रा० लि० द्वारा
विवेक पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 26/07/2022 एवं
12:52:36 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह

उप निबंधक :सदर

बाराबंकी
26/07/2022

वीना झां .

निबंधक लिपिक
26/07/2022

प्रिंट करें



Bluespace Builders Pvt. Ltd.

Authorized Signatory

Khasra No.	Total Area (In Hectare)	Area Sold (In Hectare)
70	0.2800	0.1400 (1/2 part)
71	0.0300	0.0150 (1/2 Part)
106	0.2220	0.1110 (1/2 Part)
128	0.1040	0.0520 (1/2 Part)
Total	0.6360	0.3180

BOUNDARIES OF KHASRA NO. 70 & 71

EAST : Khasra No. 73 & 72
WEST : Khasra No. 68 & 69
NORTH : Khasra No. 64 & 63
SOUTH : Khasra No. 94

BOUNDARIES OF KHASRA NO. 106

EAST : Khasra No. 100 & 101
WEST : Khasra No. 108 & 107
NORTH : Khasra No. 105
SOUTH : Khasra No. 107 and 112

BOUNDARIES OF KHASRA NO. 128

EAST : Khasra No. 129
WEST : Khasra No. 127
NORTH : Khasra No. 125 & 126
SOUTH : Khasra No. 365

Per Khan



Bluespace Buildcon Pvt. Ltd

[Signature]
Authorised Signatory

आवेदन सं०: 202200898019523

बही सं०: 1

रजिस्ट्रेशन सं०: 16410

वर्ष: 2022

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

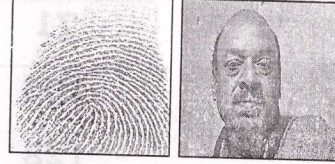
विक्रेता: 1

श्री राम शंकर वर्मा, पुत्र श्री बरसाती लाल

निवासी: 176, छोटा चाँदगंज, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1



श्री ब्लू स्पेस बिल्डकॉन प्रा० 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 शोनेंदु कुमार श्रीवास्तव, पुत्र श्री शेषनाथ श्रीवास्तव

निवासी: भवन सं० 715डी, पार्वतीपुरम, चकसा हुसेन, वार्ड सं०
24, गोरखपुर, उ०प्र०

व्यवसाय: नौकरी

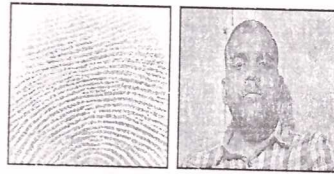
पहचानकर्ता: 2



श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

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

व्यवसाय: नौकरी



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

टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सस० बी० सिंह

उप निबंधक : सदर

बाराबंकी

26/07/2022

वीना झां.

निबंधक लिपिक बाराबंकी

26/07/2022

प्रिंट करें

SCHEDULE OF PAYMENT

1. Rs. 47,52,000/- only by RTGS vide UTR No. HDFCR52022062778022784 dated 27.06.2022
2. Rs. 48,000/- deducted towards TDS.

WITNESSES :-



शिव शिव
1. (SHONENDU K. SRIVASTAVA)
S/O SHESH NATH SRIVASTAVA
FISD, PARWATI PURAM
CHAKSHA HUSSAIN WARD No - 24
GORAKHPUR
Mob - 7669282584
AADHAR - XXXX XXXX 1134



राम पण्डेय
2. (RAM SAJIWAN PANDAY)
S/O PREM NARAYAN PANDAY
SI-A, ANUSHAKA GREEN
SALARGAN, CHINHAT LUCKNOW
Mob - 9554192501
AADHAR - XXXX XXXX 8867


SELLER

Bluespace Buildcon Pvt. Ltd.


Authorized Signatory

PURCHASER

Drafted By:



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

Typed By:



(SHUBHAM MAURYA)
Civil Court, Lucknow

SCHEDULE OF PAYMENT

- 1. Rs. 47,52,000/- only by RTGS vide UTR No. HDPCR5202506277802784 dated 27.06.2022
- 2. Rs. 48,000/- deducted towards TDS.

WITNESSES :

1. *(Signature)*
 2. *(Signature)*
 3. *(Signature)*
 4. *(Signature)*
 5. *(Signature)*

6. *(Signature)*
 7. *(Signature)*
 8. *(Signature)*
 9. *(Signature)*
 10. *(Signature)*



Seller
Bluespace Builders Pvt. Ltd.


Authorized Signatory

PURCHASER

Dated By:

Dated By:

(Signature)
 (SHUBHAM MAURYA)
 Civil Court, Lucknow

(Signature)
 Advocate
 Civil Court, Lucknow


चरुपा २९
प्लाट २

स्थित - अताम - खल्लुरगाव, पागना - देवा, तहसील - नवावगेज
जिल्हा - बारबाकी

गाटा नं० - नं० ७१, १०६ & १२८

विक्रेता - राम शेखर वामी

क्रेता - ब्लूस्पेस बिल्डकॉन प्रा० लि०





विक्रेता



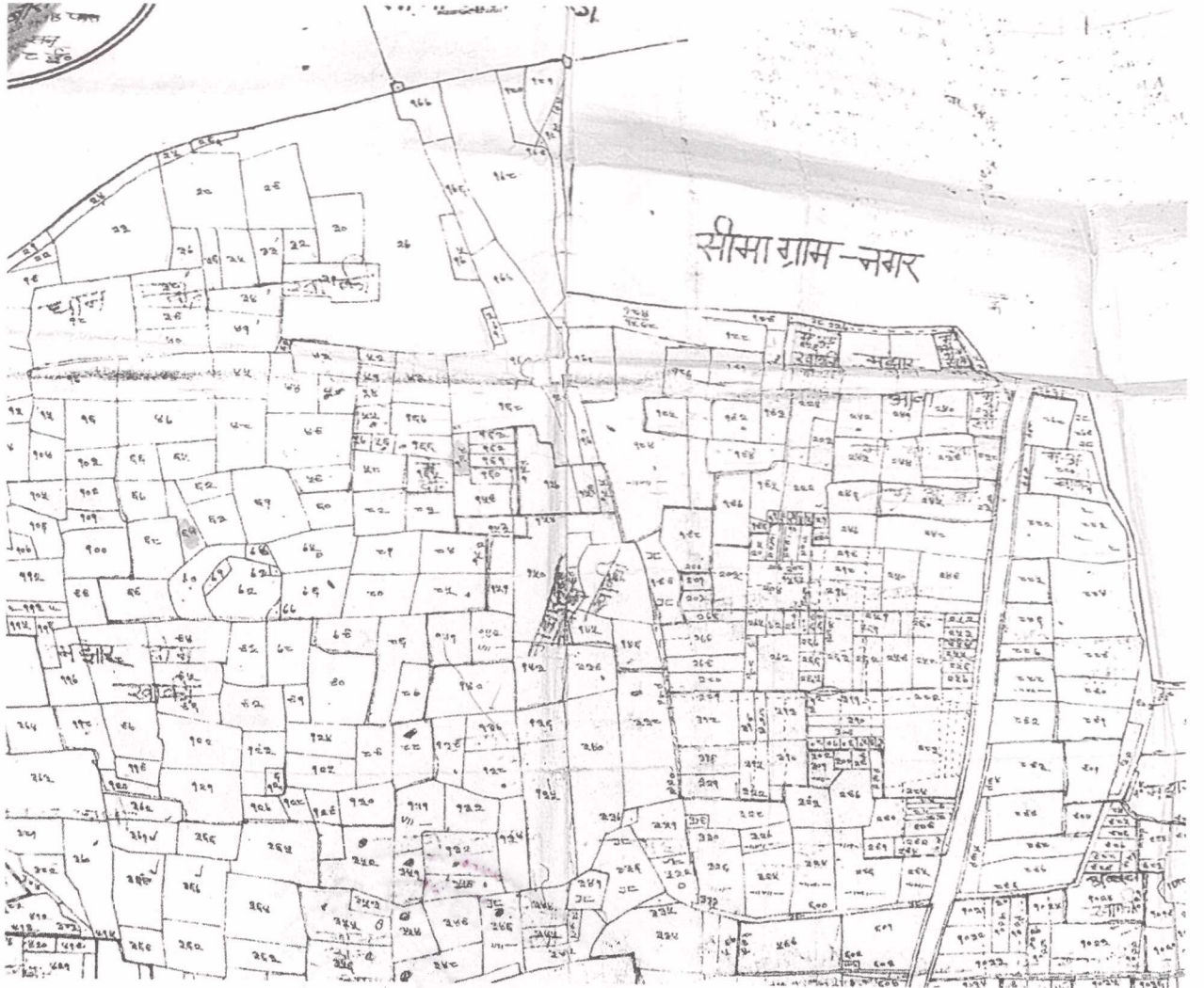
Bluespace Buildcon Pvt. Ltd.


Authorised Signatory

क्रेता

MAP

Part of Khasra No. 70, 71 and 106 as per chart given below, situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



[Handwritten Signature]

SELLER



Bluespace Buildcon Pvt. Ltd.

[Handwritten Signature]
Authorised Signatory

PURCHASER

आवेदन सं०: 202200898019523

MAP

बही संख्या 1 जिल्द संख्या 15346 के पृष्ठ 307 से 330 तक क्रमांक
16410 पर दिनांक 26/07/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह

उप निबंधक : सदर

बाराबंकी

26/07/2022



Bluespace Builders Pvt. Ltd.

Authorized Signatory

PURCHASER

SELLER