

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 46, 65, 66Ka, 68, 92, 99, 103, 109, 111, 113 Ka,
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	2.2920
Type of Property	:	Agricultural Land


SIDHIVINAYAK TECHNOBUILDERS LLP



Gallantt Lifespace developers Pvt. Ltd.


Authorized Signatory





Valuation	:	Rs. 2,60,62,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 13,03,100/- already paid on agreement to sell with possession dated 13.11.2021)
No. of persons in First Part (1)		
Details of Seller :		
SIDHIVINAYAK TECHNOBUILDERS PVT.LTD, now known as SIDHIVINAYAK TECHNOBUILDERS LLP, a Company registered under the Companies Act, having it's registered office at CP-3, Vikrant Khand, Gomti Nagar, Lucknow (PAN-ADYFS3794A) 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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SALE DEED

THIS SALE DEED MADE on this 27th day of September, 2022, by **SIDHIVINAYAK TECHNOBUILDERS PVT.LTD, now known as SIDHIVINAYAK TECHNOBUILDERS LLP, a Company registered under the Companies Act, having it's registered office at CP-3, Vikrant Khand, Gomti Nagar, Lucknow (PAN-ADYFS3794A) 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


SIDHIVINAYAK TECHNOBUILDERS LLP



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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 Part of Khasra Nos. 46, 65, 66Ka, 68, 92, 99, 103, 109, 111, 113 Ka, total measuring 2.2920 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. 46 total measuring 0.4320 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) Khasra No. 65 total measuring 0.1980 Hectare through the Sale Deed dated 03.05.2012 vide


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Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (III) Khasra No. 66 Ka total measuring 0.1700 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (IV) Khasra No. 68 total measuring 0.3180 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (V) Khasra No. 92 total measuring 0.3160 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (VI) Khasra No. 99 total measuring 0.2380 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at


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Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (VII) Khasra No. 103 total measuring 0.1930 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (VIII) Khasra No. 109 total measuring 0.1520 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (IX) Khasra No. 111 total measuring 0.1550 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (X) Khasra No. 113 Ka total measuring 0.1200 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 99/140 at Serial No. 5032 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.


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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. 2,60,62,000/-only (Rupees Two Crore Sixty Lakhs Sixty Two Thousand only) free from all encumbrances whatsoever.

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

- i. Rs. 2,47,50,000/- only through Cheque No. 000034 dated 03.09.2021.
- ii. Rs. 10,51,380/- only through Cheque No. 000130 dated 23.12.2021
- iii. Rs. 2,60,620/- 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


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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.
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


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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 his 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. 46, 65, 66Ka, 68, 92, 99, 103, 109, 111, 113Ka, is measuring 2.2920 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 2.2920 - 0.0250 = 2.2670 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs.2,49,37000/-only. Thus, the total valuation of the entire land comes to Rs. 2,60,62,000/- only. There is no construction, no trees, no tube well on the


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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 141 to 164 Serial No. 22166 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.
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 District Magistrate, Barabanki has granted permission under Section 89 (4) of the U.P. Revenue Code-2006 vide it's Order dated 14.09.2022 passed in Case No. 2312 of 2022, to purchase this land.
9. 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


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Coliantt Lifespace Development Pvt. Ltd.
Authenticated Signature



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

SCHEDULE OF PROPERTY

Khasra Nos. 46, 65, 66Ka, 68, 92, 99, 103, 109, 111, 113 Ka total measuring 2.2920 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
46	0.4320	0.4320
65	0.1980	0.1980
66 Ka	0.1700	0.1700
68	0.3180	0.3180
92	0.3160	0.3160
99	0.2380	0.2380
103	0.1930	0.1930
109	0.1520	0.1520
111	0.1550	0.1550
113 Ka	0.1200	0.1200

BOUNDARIES OF KHASRA NO. 46

EAST : Khasra No. 45

WEST : Khasra No. 17

NORTH : Khasra No. 40,18

SOUTH : Khasra No. 47


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BOUNDARIES OF KHASRA NO. 65

EAST : Khasra No. 48
WEST : Khasra No. 66
NORTH : Khasra No. 47
SOUTH : Khasra No. 62,64

BOUNDARIES OF KHASRA NO. 66 Ka

EAST : Khasra No. 65
WEST : Khasra No. 103
NORTH : Khasra No. 47
SOUTH : Khasra No. 67

BOUNDARIES OF KHASRA NO. 68

EAST : Khasra No. 64,70
WEST : Khasra No. 100,101
NORTH : Khasra No. 67, 64
SOUTH : Khasra No. 69, 70


BOUNDARIES OF KHASRA NO. 92

EAST : Khasra No. 91,124
WEST : Khasra No. 95, 96
NORTH : Khasra No. 78, 93
SOUTH : Khasra No. 123,122


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आवेदन सं०: 202200898028421

विक्रय पत्र

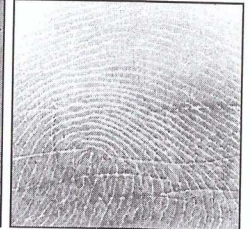
बही सं०: 1

रजिस्ट्रेशन सं०: 22949

वर्ष: 2022

प्रतिफल- 26062000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 26062000 पंजीकरण शुल्क - 260620 प्रतिलिपिकरण शुल्क - 100 योग : 260720

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



श्री, गैलेन्टा लाईफस्पेस डेवलपर्स प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 18/10/2022 एवं
01:53:03 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह
उप निबंधक :सदर
बाराबंकी
18/10/2022

वीना झा .
निबंधक लिपिक
18/10/2022

प्रिंट करें



BOUNDARIES OF KHASRA NO. 99

EAST : Khasra No. 69
WEST : Khasra No. 112,116,113
NORTH : Khasra No. 100
SOUTH : Khasra No. 98,117

BOUNDARIES OF KHASRA NO. 103

EAST : Khasra No. 66
WEST : Khasra No. 104
NORTH : Khasra No. 16
SOUTH : Khasra No. 102

BOUNDARIES OF KHASRA NO. 109

EAST : Khasra No. 108,111
WEST : Boundary of Village Tindaula
NORTH : Khasra No. 3
SOUTH : Khasra No. 110

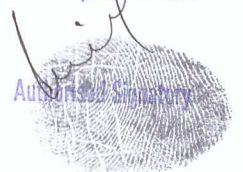
BOUNDARIES OF KHASRA NO. 111

EAST : Khasra No. 112, 107
WEST : Khasra No. 109,110
NORTH : Khasra No. 108
SOUTH : Khasra No. 114


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Gallantt Lifespace developers Pvt. Ltd.



बही सं०: 1

रजिस्ट्रेशन सं०: 22949

वर्ष: 2022

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

विक्रेता: 1

श्री सिद्धिविनायक टेक्नोबिल्डर्स एल0एल0पी0 के द्वारा अमित कुमार सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खन्का, तैलीबाग, लखनऊ

व्यवसाय: नौकरी

क्रेता: 1



श्री गैलेन्टा लाईफस्पेस डेवलपर्स 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

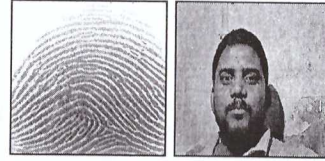
पहचानकर्ता : 1

श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

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

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री सुमित, पुत्र श्री राजेश

निवासी: 202/115 मनकामेश्वर मंदिर बरौलिया डालीगंज लखनऊ

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० नरसिंह बी० सिंह

उप निबंधक : सदर

बाराबंकी

18/10/2022

वीना झां .

निबंधक लिपिक बाराबंकी

18/10/2022

प्रिंट करें

PHOTOGRAPH

Khasra Nos. 46, 65, 66Ka, 68, 92, 99, 103, 109, 111, 113 Ka total measuring 2.2920 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



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SELLER

Gallantt Lifespace developers Pvt. Ltd.

Authorized Signatory

PURCHASER

BOUNDARIES OF KHASRA NO. 113 Ka

EAST : Khasra No. 99
WEST : Khasra No. 114
NORTH : Khasra No. 112
SOUTH : Khasra No. 115, 116

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




SIDHIVINAYAK TECHNOBUILDERS I



SELLER

2. (Sumit)

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

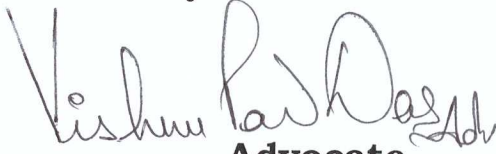


Gallantt Lifespace developers Pvt. Ltd.




PURCHASER

Drafted By:


Advocate

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

Typed By:


(JAGDEEP S. LAMBA)
Civil Court, Lucknow

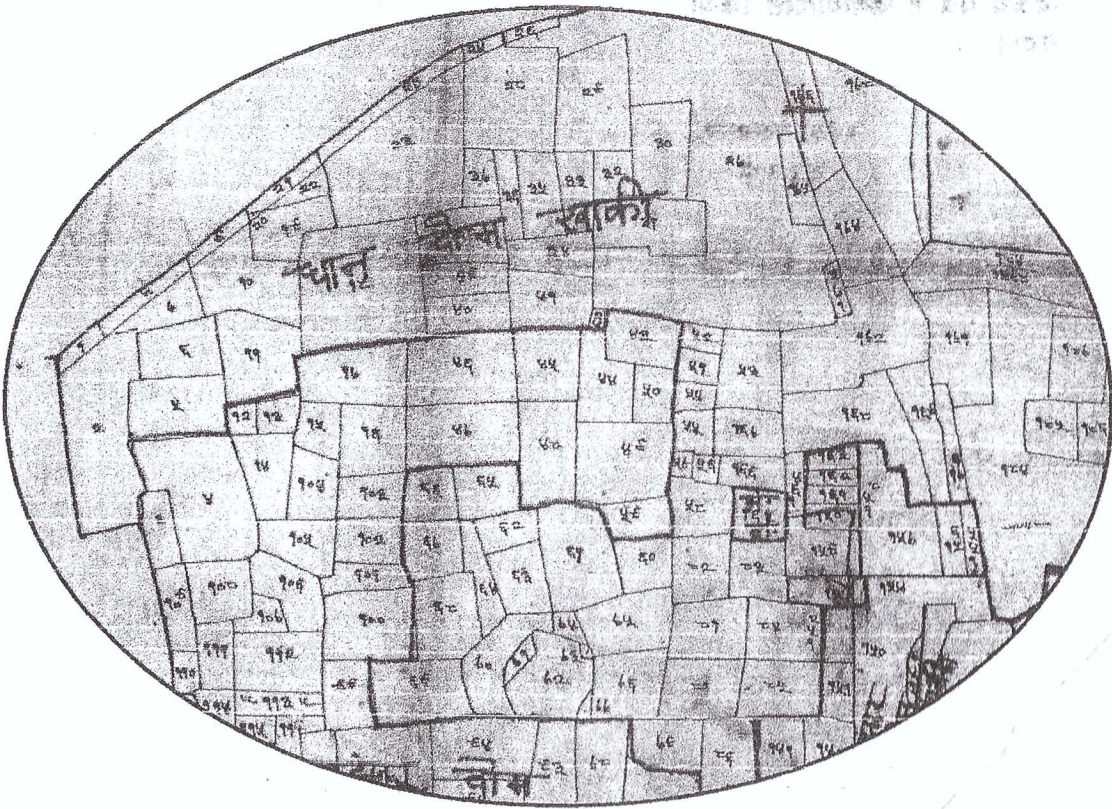


SITE MAP

Khasra Nos. 46, 65, 66Ka, 68, 92, 99, 103, 109, 111, 113 Ka total measuring 2.2920 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki

SELLER : SIDHIVINAYAK TECHNOBUILDERS PVT.LTD, now known as SIDHIVINAYAK TECHNOBUILDERS LLP, 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)

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



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SELLER

Gallantt Lifespace developers Pvt. Ltd.

Authorised Signatory

PURCHASER

आवेदन सं०: 202200898028421

बही संख्या 1 जिल्द संख्या 15607 के पृष्ठ 303 से 336 तक क्रमांक 22949 पर दिनांक 18/10/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि
लेखपत्र सं० 22/166/21.....
स्टाम्प शुल्क रु० 1,30,3000..
विक्रय पत्र में समायोजित किया
गया।

उपरोक्त न्यायमंत्र,
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० एस० बी० सिंह
उप निबंधक : सदर
बाराबंकी
18/10/2022

