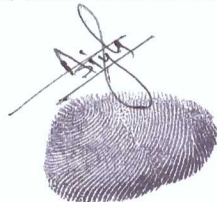


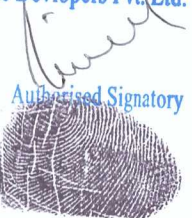
**DETAILS OF INSTRUMENT IN SHORT**

|                         |   |   |
|-------------------------|---|---|
| Ward/Pargana            | : | Dewa  |
| Mohalla/Village         | : | Khajoor Gaon                                |
| Details of Property     | : | Part of Khasra Nos. 13, 57, 81, 83, 94 & 98 |
| Standard of measurement | : | Hectare                                     |
| V-Code                  | : | 1109  |
| Area of land            | : | 0.4442                                      |
| Type of Property        | : | Agricultural Land                           |

USHA TECHNOBUILDERS LLP



Gallantt Lifespace Developers Pvt. Ltd.



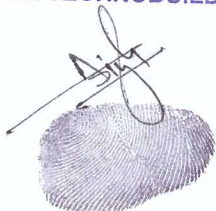


Gallant Lifespans Developers Pvt. Ltd.



|   |   |  |
|---|---|--|
| Consideration   | : | Rs. 65,12,000/-  |
| Valuation   | : | Rs. 57,37,000/-  |
| Stamp Duty  | : | Rs. 100/- paid through this instrument.<br>(Rs. 3,25,600/- 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. Pandey Permanent and Present resident of C-1/190, Vishesh Khand, Gomti Nagar, Lucknow, (AADHAR No. 4954 7845 1487).</b>       |   |  |

USHA TECHNOBUILDERS LLP



Gallantt Lifespace developers Pvt. Ltd.

  
Authorised Signatory



**SALE DEED**

THIS SALE DEED MADE on this 14<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 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**).

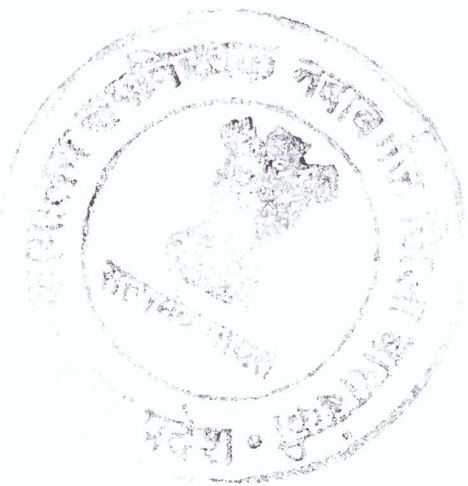
USHA TECHNOBUILDERS LLP



Gallantt Litespace Developers Pvt. Ltd.



Authorized Signatory



Government of India

Ministry of Health and Family Welfare

Director General of Health Services

TECHNOLOGICAL

**WHEREAS** the Seller is the owner of Land comprising of Part of Khasra Nos. 13, 57, 81, 83, 94 & 98 total measuring 0.4442 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) 1/4<sup>th</sup> undivided share in Khasra No. 13 total measuring 0.0710 Hectare through the Sale Deed dated 25.08.2014 vide Book No. I, Jild 7982 at Pages 109/142 at Serial No. 15810 on 26.08.2014 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) 2/3<sup>rd</sup> undivided share in Khasra No. 57 total measuring 0.0350 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.
- (III) 2/3<sup>rd</sup> undivided share in Khasra No. 81 total measuring 0.2940 Hectare through the Sale Deed dated 10.11.2014 vide Book No. I, Jild 8186 at

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Gallant Lifespace Developers Pvt.Ltd.





ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಂಪನ್ಮೂಲ ಸಚಿವರು

TECHNOBULBERS

ಸಂಪನ್ಮೂಲ ಸಚಿವರು

Pages 269/294 at Serial No. 20789 on 11.11.2014 in the office of Sub-Registrar-Sadar, Barabanki.

(IV) 2/3<sup>rd</sup> undivided share in Khasra No. 83 total measuring 0.2130 Hectare through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5696 at Pages 217/252 at Serial No. 5018 on 04.05.2017 in the office of Sub-Registrar-Sadar, Barabanki.

(V) 1/16<sup>th</sup> undivided share in Khasra No. 94 total measuring 0.4190 Hectare through the Sale Deed dated 07.05.2015 vide Book No. I, Jild 8654 at Pages 85/100 at Serial No. 8490 on 08.05.2015 in the office of Sub-Registrar-Sadar, Barabanki.

(VI) 1/16<sup>th</sup> undivided share in Khasra No. 98 total measuring 0.6260 Hectare through the Sale Deed dated 07.05.2015 vide Book No. I, Jild 8654 at Pages 85/100 at Serial No. 8490 on 08.05.2015 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

USHA TECHNOBUILDERS LLP



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

Gallant Lifespace developers Pvt., Ltd.



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



the said property to the Purchaser for a consideration of Rs. 65,12,000/-only (Rupees Sixty Five Lakh Twelve Thousand only) vide registered agreement to sell dated 13.11.2021.

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

- i. Rs. 4,95,000/- only by Cheque No. 000079 dated 15.11.2021 drawn on HDFC Bank, Lucknow.
- ii. Rs. 59,51,880/- only by Cheque No. 000351 dated 03.06.2022 drawn on HDFC Bank, Lucknow
- iii. Rs. 65,120/- 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

USHA TECHNOBUILDERS LLP


Gallantt Lifespace Developers Pvt. Ltd.

  
  
Authorized Signatory



ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಸಚಿವರು

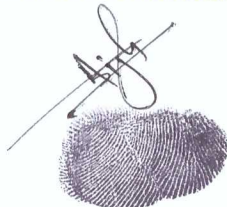
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TECHNOBUILDERS LLP

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 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 Part of Khasra Nos. 13, 57,

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Gallantt Lifespace Developers Pvt. Ltd.





Gallant I Space Developers Pvt. Ltd.

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81, 83, 94 & 98 is measuring 0.4442 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  $0.5147 - 0.0250 = 0.4192$  Hectare @ Rs. 1,10,00,000/- per Hectare comes to Rs.46,11,200/- only. Thus, the total valuation of the property comes to Rs. 57,36,200/- only say Rs. 57,37,000/- 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. 14563 at Pages 123 to 144 Serial No. 22212 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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Gallant Lifespace developers Pvt. Ltd.

  
Authorised Signatory





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

**SCHEDULE OF PROPERTY**

Part of Khasra Nos. 13, 57, 81, 83, 94 & 98 total measuring 0.4442 Hectare situated at Village-Khajoor 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> |
|-------------------|-------------------|------------------|
| 13                | 0.0710            | 0.0177           |
| 57                | 0.0350            | 0.0233           |
| 81                | 0.2940            | 0.1960           |
| 83                | 0.2130            | 0.1420           |
| 94                | 0.4190            | 0.0261           |
| 98                | 0.6260            | 0.0391           |

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Gallantt Lifespace Developers Pvt. Ltd.



विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23784

वर्ष: 2022

प्रतिफल- 6512000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 5737000 पंजीकरण शुल्क - 65120 प्रतिलिपिकरण शुल्क - 80 योग : 65200

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

*(Handwritten signature)*



श्री, गैलेन्ट लाईफस्पेस डेवलपर्स प्राईवेट लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 02/11/2022 एवं  
01:31:03 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*(Signature)*  
सुनीता बाबयणी  
उप निबंधक :सदर  
बाराबंकी  
02/11/2022

*(Signature)*  
वीना झां .  
निबंधक लिपिक  
02/11/2022

प्रिंट करें



**BOUNDARIES OF KHASRA NO. 13**

EAST : Khasra No. 15, 17  
WEST : Khasra No. 12  
NORTH : Khasra No. 11  
SOUTH : Khasra No. 14

**BOUNDARIES OF KHASRA NO. 57**

EAST : Khasra No. 56  
WEST : Khasra No. 49  
NORTH : Khasra No. 55  
SOUTH : Khasra No. 58

**BOUNDARIES OF KHASRA NO. 81**

EAST : Khasra No. 84  
WEST : Khasra No. 75, 76  
NORTH : Khasra No. 82, 83  
SOUTH : Khasra No. 80

**BOUNDARIES OF KHASRA NO. 83**

EAST : Khasra No. 159, 153, 154  
WEST : Khasra No. 82  
NORTH : Khasra No. 165  
SOUTH : Khasra No. 84, 81

**BOUNDARIES OF KHASRA NO. 94**

EAST : Khasra No. 93  
WEST : Khasra No. 98  
NORTH : Khasra No. 69, 70 & others  
SOUTH : Khasra No. 95

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Gallant Lifespace Developers Pvt. Ltd.



बही सं०: 1

रजिस्ट्रेशन सं०: 23784

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, खरिकी, चेलीबाग, 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

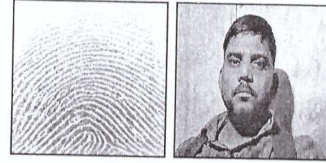


श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायण पाण्डेय

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

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री सुमित, पुत्र श्री राजेश

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

व्यवसाय: नौकरी

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

टिप्पणी :



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

वीना झां .  
निबंधक लिपिक बाराबंकी  
02/11/2022

प्रिंट करें

**PHOTOGRAPH**

Part of Khasra Nos. 13, 57, 81, 83, 94 & 98 total measuring 0.4442 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki



USHA TECHNOBUILDERS LLP



**SELLER**

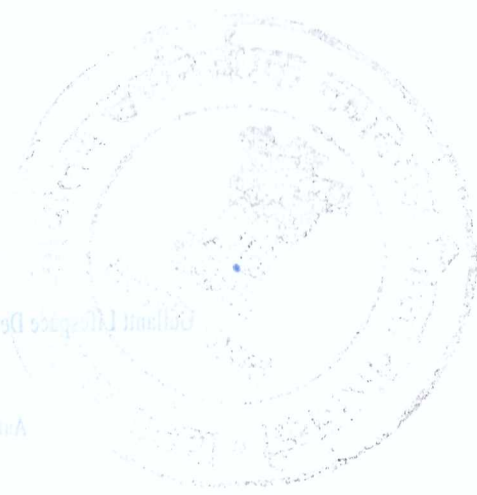
Gallant Lifespace Developers Pvt. Ltd.



**PURCHASER**



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Handwritten text: "Gallant Software Developers Pvt. Ltd."

Handwritten text: "Andheri, Mumbai"



**BOUNDARIES OF KHASRA NO. 98**

EAST : Khasra No. 95, 94  
WEST : Khasra No. 117  
NORTH : Khasra No. 99, 69  
SOUTH : Khasra No. 97

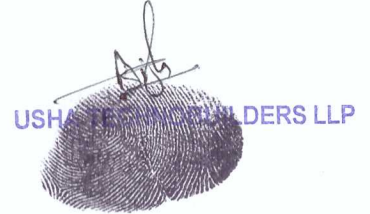
**WITNESSES :-**

**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



RS. Pandey



USHA REAL ESTATE BROKERS LLP

**SELLER**

**2. (Sumit)**

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



Sumit



Gallantt Lifespace Developers Pvt Ltd.

Authorized Signatory



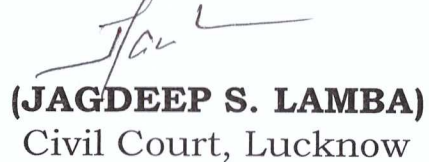
**PURCHASER**

Drafted By:

  
**Advocate Adv.**

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

Typed By:

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

Gallant E Respac Developers Pvt. Ltd.

Authorized Signatory

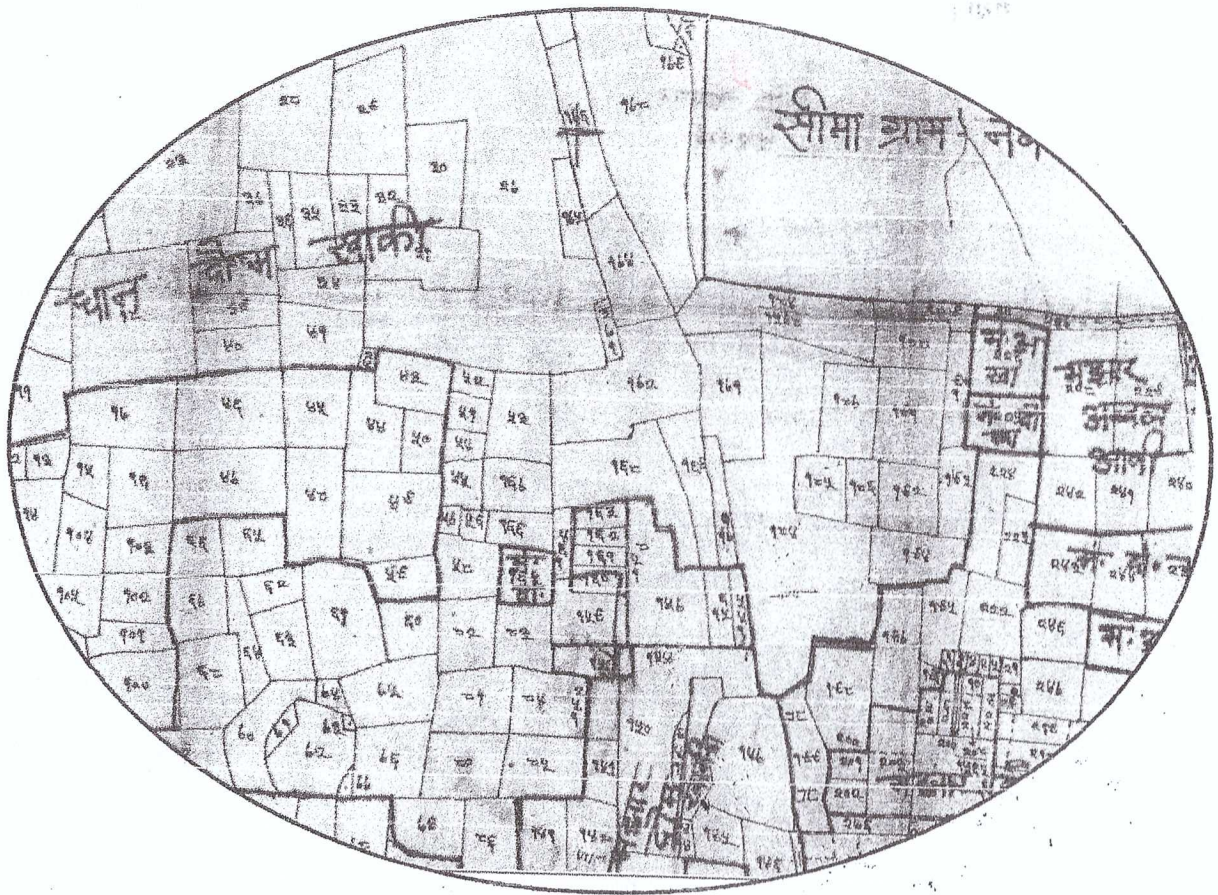


## SITE MAP

Part of Khasra Nos. 13, 57, 81, 83, 94 & 98 total measuring 0.4442 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.

  
  
Authorized Signatory  
**PURCHASER**

आवेदन सं०: 202200898029767

बही संख्या 1 जिल्द संख्या 15640 के पृष्ठ 85 से 112 तक क्रमांक 23784 पर  
दिनांक 02/11/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि  
लेखपत्र सं० 2202/21... का  
स्टाम्प शुल्क ₹ 325.50/-  
विक्रय पत्र में सहायोजित किया  
गया।

उपरोक्त  
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

