



सत्यमेव जयते

12936/22

INDIA NON JUDICIAL

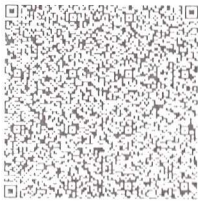
Government of Uttar Pradesh



e-Stamp

Certificate No. : IN-UP17323372329013U  
 Certificate Issued Date : 15-Jun-2022 12:21 PM  
 Account Reference : NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK  
 Unique Doc. Reference : SUBIN-UPUP1431670426263672344124U  
 Purchased by : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED  
 Description of Document : Article 23 Conveyance  
 Property Description : ARAZI NO-197, SITUATED AT VILL-KHAJJOORGAON, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI  
 Consideration Price (Rs.) :  
 First Party : SIDHIVINAYAK TECHNOBUILDERS LLP AND OTHERS  
 Second Party : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED  
 Stamp Duty Paid By : GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED  
 Stamp Duty Amount(Rs.) : 100  
 (One Hundred only)

VERIFY-BY



Please write or type below this line



SIDHIVINAYAK TECHNOBUILDERS LLP

Signature of Sidhivinayak Technobuilders LLP representative



GALLANTT LIFESPACE DEVELOPERS LLP

Signature of Gallantt Lifespace Developers Pvt. Ltd. representative



Gallantt Lifespace Developers Pvt. Ltd. Digitally signed by [Name] DN: cn=[Name], o=Gallantt Lifespace Developers Pvt. Ltd., ou=

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.stampsamp.com](http://www.stampsamp.com) or using e-Stamp Mobile app of Stock Holding Corporation of India Limited. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The duty of checking the authenticity is on the basis of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



**DETAILS OF INSTRUMENT IN SHORT**

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra No. 197
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.3220
Type of Property	:	Agricultural Land
Consideration	:	Rs. 43,92,000/-
Valuation	:	Rs. 43,92,000/-
Stamp Duty	:	Rs. 100/- (paid this instrument) Rs. 2,19,600/- (already paid at the time of agreement to sell with possession dated 13.11.2021)
No. of persons in First Part (2)		
<b>Details of SELLERS :</b>		
<b>(1) SIDDHIVINAYAK TECHNOBUILDERS PVT. LTD, now known as SIDDHIVINAYAK 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 &amp; Present resident of Gopal</b>		

SIDDHIVINAYAK TECHNOBUILDERS LLP

ASHTAVINAYAK INFRADEVELOPERS LLP

  
Authorized Signatory



  
Authorized Signatory



Gallantt Litespace Developers Pvt. Ltd.

  
Authorized Signatory





**DETAILS OF INSTRUMENT IN SHORT**

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
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SIDDHIVINAYAK TECHNOBUILDERS LLP

ASHTAVINAYAK INFRADEVELOPERS LLP

  
Authorized Signatory

  
Authorized Signatory

Gallantt Lifespace Developers Pvt. Ltd.

  
Authorized Signatory





Nagar, Khanka, Telibagh, Lucknow (Authorized vide Board Resolution dated 05.01.2022 ) (Aadhar ID No. 2593 3148 8281) & (2) 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 & Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow (Authorized vide Board Resolution dated 05.01.2022 ) (Aadhar ID 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 80, Silver Estate, Bareilly, (AADHAR ID No. 4954 7845 1487).

### SALE DEED


THIS SALE DEED MADE on this 16<sup>th</sup> day of June, 2022, by (1) **SIDDHIVINAYAK TECHNOBUILDERS PVT. LTD,** now known as **SIDDHIVINAYAK TECHNOBUILDERS LLP,** a Company registered under the Companies Act, having it's registered office at **CP-3, Vikrant Khand, Gomti Nagar, Lucknow (PAN-**

SIDDHIVINAYAK TECHNOBUILDERS LLP

ASHTAVINAYAK INFRADEVELOPERS LLP

  
Authorized Signatory  


  
Authorized Signatory  


  
Gallantt Litespace Developers Pvt. Ltd.  
Authorized Signatory  




ADYFS3794A) through it's Authorized Signatory Amit Kumar Singh son of Sri Yogendra Singh , Permanent & Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow (Authorized vide Board Resolution dated 05.01.2022 ) (Aadhar ID No. 2593 3148 8281) & (2) 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 & Present resident of Gopal Nagar, Khanka, Telibagh, Lucknow (Authorized vide Board Resolution dated 05.01.2022) (Aadhar ID No. 2593 3148 8281), (hereinafter referred to as the SELLERS).

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

SIDHIVINAYAK TECHNOBUILDERS LLP

ASHTAVINAYAK INFRADEVELOPERS LLP

  
Authorized Signatory



  
Authorized Signatory



Gallantt Lifespace Developers Pvt Ltd.

  
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**Vivek Pandey, son of Sri. R.S. Pandey, Permanent and Present resident of 80, Silver Estate, Bareilly, (AADHAR ID No. 4954 7845 1487),** (hereinafter referred to as the **PURCHASER**).

**WHEREAS** the Sellers are the owners of Land comprising of Khasra No. 197 total measuring 0.3220 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 deed, (hereinafter referred to as the "**Said Property**").

**AND WHEREAS** the Sellers purchased the said property from it's ex-owners in the following manner:

- (I) Khasra No. 197 total measuring 0.3220 Hectare 1/3<sup>rd</sup> undivided share was purchased by Seller No. 1 through the Sale Deed dated 03.05.2012 vide Book No. I, Jild 5697 at Pages 141/166 at Serial

SIDHIVINAYAK TECHNOBUILDERS LLP ASHTAVINAYAK INFRADEVELOPERS LLP

  
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No. 5033 on 04.05.2012 in the office of Sub-Registrar-Sadar, Barabanki.

2/3<sup>rd</sup> undivided share was purchased by Seller No.2 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 Sellers are duly mutated in the Revenue Records.

**AND WHEREAS** the Sellers as absolute owners 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. 43,92,000/-only (Rupees Forty Three Lakh Ninety Two Thousand only) as per agreement to sell dated 13.11.2021 detailed hereinafter.

ASHTAVINAYAK INFRADEVELOPERS LLP

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Authorised Signatory  




**AND WHEREAS** Sellers have received the said consideration amount as per details given below :-

- i. Rs. 2,97,000/- only by Cheque No. 000089 in favour of SIDDHIVINAYAK TECHNOBUILDERS LLP drawn on HDFC, Lucknow.
- ii. Rs. 1,98,000/- only by Cheque No. 000094 in favour of ASHTAVINAYAK INFRADEVELOPERS LLP drawn on HDFC, Lucknow.
- iii. Rs. 38,92,000/- only through Cheque No. 000128 & 000127 dated 23.12.2021 drawn on HDFC Bank.
- iv. Rs. 43,920/- 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 Sellers do hereby sell, convey and assign absolutely to the purchaser the said property mentioned above and all that it

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ASHTAVINAYAK INFRADEVELOPERS LLP



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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 Sellers had 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 sellers to HOLD and enjoy the same forever free from all encumbrances whatsoever.
3. That if any person claims through the Sellers 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

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the title, the sellers undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be from their other moveable or immovable properties wherever found in existence at that time.

4. That land hereby sold is situated in vikas sheel rural area. Total area of Khasra No. 197 is measuring 0.3220 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  $0.3220 - 0.0250 = 0.2970$  Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs.32,67,000/-only. Thus, the total valuation of the entire land comes to Rs.43,92,000/- only. There is no construction, no trees, no tube well on the said property.

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5. That the parties to this deed entered into an agreement to sell dated 13.11.2021 which instrument is duly registered in Book No. I, Jild No. 14561 at Pages 165 to 184 Serial No. 22167 on 23.11.2021 in the office of Sub-Registrar, Nawabganj, Barabanki, on which a stamp duty of Rs. 2,19,600/- only has already been paid which is adjusted as per explanation attached to Article 23 of Schedule I-B of Stamp Act.
6. That the Sellers are not a member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
7. That the expressions "Sellers" and "Purchaser" hereinbefore used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, Legal representatives and assigns.

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ASHTAVINAYAK INFRADEVELOPERS LLP

Authorised Signatory

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Authorised Signatory

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 12936

वर्ष: 2022

प्रतिफल- 4392000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 4392000 पंजीकरण शुल्क - 43920 प्रतिलिपिकरण शुल्क - 80 योग : 44000

श्री गैलेन्ट लाईफ स्पेस डेवलपर्स प्रा० लि० द्वारा  
विवेक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री आर एस पाण्डेय  
व्यवसाय : नौकरी  
निवासी: 80, सिलवर एस्टेट, बरेली, उ०प्र०-243006



श्री, गैलेन्ट लाईफ स्पेस डेवलपर्स प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/  
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 18/06/2022 एवं  
12:12:12 PM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बजिषी  
उप निबंधक : सदर  
बाराबंकी  
18/06/2022

सूर्य प्रकाश पाण्डेय  
निबंधक लिपिक  
18/06/2022

प्रिंट करें



**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 No. 197 total measuring 0.3220 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 Agreed to be Sold</b>
197	0.3220	0.3220

**BOUNDARIES OF KHASRA NO. 197**

EAST : Khasra No. 195,196,205

WEST : Khasra No. 184,198

NORTH : Khasra No. 194

SOUTH : Khasra No. 203

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Authorized Signatory  


ASHTAVINAYAK INFRADEVELOPERS LLP

  
Authorized Signatory  


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Authorized Signatory  


आवेदन सं०: 202200898015234

बही सं०: 1

रजिस्ट्रेशन सं०: 12936

वर्ष: 2022

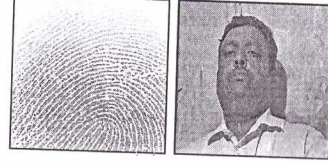
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त  
विक्रेता: 1

श्री सिद्धि विनायक टेक्नोबिल्डर्स एलएलपी के द्वारा अमित कुमार  
सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ-226002

व्यवसाय: नौकरी

विक्रेता: 2



श्री अष्टविनायक इन्फ्राडेवलपर्स एलएलपी के द्वारा अमित कुमार  
सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खरिका, तेलीबाग, लखनऊ-226002

व्यवसाय: नौकरी

क्रेता: 1

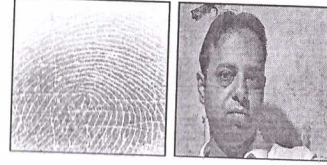


श्री गैलेन्ट लाईफ स्पेस डेवलपर्स प्रा० लि० के द्वारा विवेक पाण्डेय,  
पुत्र श्री आर एस पाण्डेय

निवासी: 80, सिलवर एस्टेट, बरेली, उ०प्र०-243006

व्यवसाय: नौकरी

क्रेता: 1



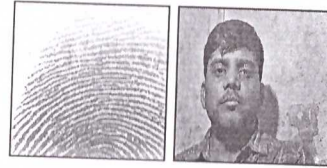
ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायण पाण्डेय

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

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री शोनेदुं कुमार श्रीवास्तव, पुत्र श्री शेष नाथ श्रीवास्तव

निवासी: 715डी, पार्वतीपुरम, वार्ड सं० 24, गोरखपुर,  
उ०प्र०-273004

व्यवसाय: नौकरी

पहचानकर्ता: 1



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

सुनीता बाजपेयी

उप निबंधक: सदर

बाराबंकी

18/06/2022

सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

18/06/2022

**WITNESSES :-**

SIDHIVINAYAK TECHNOBUILDERS LLP



- R.S. Pandey  
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

Authorised Signatory

**SELLERS**

ASHTAVINAYAK INFRADEVELOPERS LLP

Authorised Signatory



- SK Srivastava  
2. Shonendu Kr. Srivastava  
S/o Shesh Nath Srivastava  
715(D), Parwati Puram  
Chaksa Hussain, Ward No-24  
Gorakhpur-273004  
(Aadhar No: 673569371134)  
Mobile No: 7669282584

Gallantt Lifespace Developers Pvt. Ltd.

**PURCHASER**

Authorised Signatory

Drafted By:

Vishnu Prasad  
Advocate

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

Typed By:

Jagdeep S. Lamba  
(JAGDEEP S. LAMBA)  
Civil Court, Lucknow

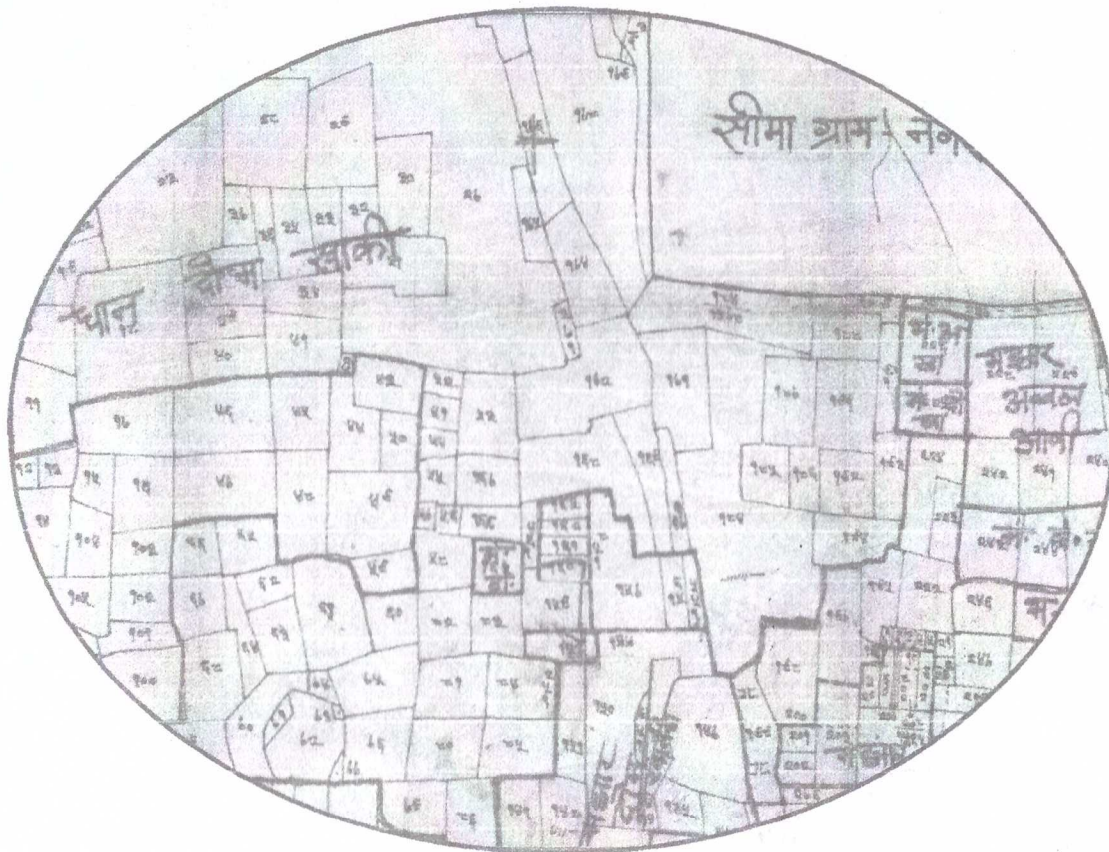


# SITE MAP

**SITE PLAN : GATA NO. - 197, AREA 0.3220HEC. SITUATED AT VILL KHAJOUR GAON PARGANA DEWA DIST- BARABANKI**

**FIRST PARTY** (1) Siddhivinayak technobuilders PVT.LTD, through it's Designated Partner Pankaj Verma son of Sri. Jai Shanker Verma, (2) Ashtavinayak infradevelopers LLP, through it's Designated Partner Ram Shankar Verma son of Barsati Lal

**SECOND PARTY** GALLANT LIFESPACE DEVELOPERS PRIVATE LIMITED, through its Authorized Signatory Vivek Pandey son of Sri. RS Pandey





**SELLER**

SIDHIVINAYAK TECHNOBUILDERS LLP ASHTAVINAYAK INFRADEVELOPERS LLP

  
Authorized Signatory  


  
Authorized Signatory  


**PURCHASER**  
Gallant Lifespace Developers Pvt. Ltd.

  
Authorized Signatory  



आवेदन सं०: 202200898015234

बही संख्या 1 जिल्द संख्या 15206 के पृष्ठ 75 से 100 तक क्रमांक 12936 पर  
दिनांक 18/06/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि  
लेखपत्र सं०...~~22/6/22/21~~...  
स्टाम्प शुल्क रु०...~~22/6/22/21~~...  
विक्रय पत्र में समायोजित किया  
गया।

उपनि० न्यायमंज.  
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

  
सुनीता बाजपेयी .  
उप निबंधक : सदर  
बाराबंकी  
18/06/2022

