



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Khasra Nos. 29, 30, 32, 50Ka, 91, 96, 156, 169, 176 & 353
Standard of measurement	:	Hectare


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Gallantt Lifespace developers Pvt./Ltd.


Signature





V-Code	:	1109
Area of land	:	2.0150
Type of Property	:	Agricultural Land
Consideration	:	Rs. 2,30,15,000/-
Valuation	:	Rs. 2,30,15,000/-
Stamp Duty	:	Rs. 100/- paid through this instrument (Rs. 11,50,750/- already paid on agreement to sell with possession dated 13.11.2021)
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).		

ASHTAVINAYAK INFRADEVELOPERS LLP



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SALE DEED

THIS SALE DEED MADE on this 27th day of September, 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,


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Lucknow, (AADHAR No. 4954 7845 1487),
(hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land comprising of Khasra Nos. 29, 30, 32, 50Ka, 91, 96, 156, 169, 176 & 353, total measuring 2.0150 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. 29 total measuring 0.5000 Hectare through the Sale Deed dated 09.10.2013 vide Book No. I, Jild 7066 at Pages 1/32 at Serial No. 17363 on 09.10.2013 in the office of Sub-Registrar-Sadar, Barabanki.
- (II) Khasra No. 30 total measuring 0.3470 Hectare through the Sale Deed dated 09.10.2013 vide Book No. I, Jild 7066 at Pages 1/32 at Serial No. 17363 on 09.10.2013 in the office of Sub-Registrar-Sadar, Barabanki.


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- (III) Khasra No. 32 total measuring 0.1260 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.
- (IV) Khasra No. 50 Ka total measuring 0.1140 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. 91 total measuring 0.0860 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. 96 total measuring 0.1640 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. 156 total measuring 0.1200 Hectare through the Sale Deed dated 07.07.2012 vide Book No. I Jild 6107 at Pages


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355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

(VIII) Khasra No. 169 total measuring 0.1810 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.

(IX) Khasra No. 176 total measuring 0.3160 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.

(X) Khasra No. 353 total area measuring 0.0610 Hectare out of which measuring 0.04066 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.


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AND WHEREAS the Seller agreed to sell, transfer and assign absolutely the said property to the Purchaser for a consideration of Rs. 2,30,15,000/-only (Rupees Two Crore Thirty Lakh Fifteen Thousands 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. 1,39,03,560/- only through RTGS vide UTR No. HDFCR52021090362691390 dated 03.09.2021.
- ii. Rs. 88,81,290/- only through Cheque No. 000350 dated 30.11.2021
- iii. Rs. 2,30,150/- 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

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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 their 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


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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. 29, 30, 32, 50 Ka, 91, 96, 156, 169, 176 & 353 is measuring 2.0150 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 2.0150 - 0.0250 = 1.9900 Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 2,18,90,000/- only. Thus, the total valuation of the entire land comes to Rs. 2,30,15,000/- only. There is no construction, no trees, no tube well on the


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said property, and there is no Abadi within a radius of 200 Mtr.

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 203 to 226 Serial No. 22169 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 members 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

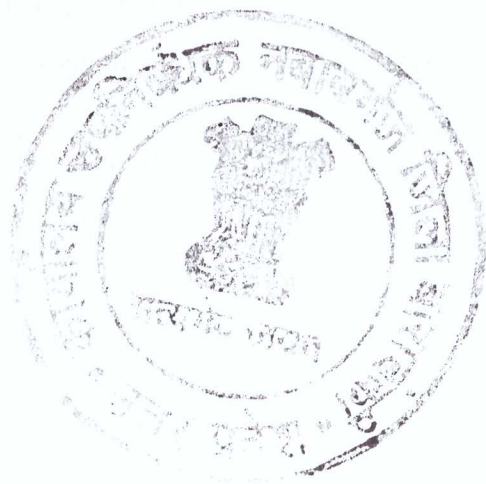
parties hereto have put their respective


ASHWINI NAYAK INFRADEVELOPERS LLP



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

SCHEDULE OF PROPERTY

Khasra Nos. 29, 30, 32, 50 Ka, 91, 96, 156, 169, 176, & 353, total measuring 2.0150 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
29	0.5000	0.5000
30	0.3470	0.3470
32	0.1260	0.1260
50 Ka	0.1140	0.1140
91	0.0860	0.0860
96	0.1640	0.1640
156	0.1200	0.1200
169	0.1810	0.1810
176	0.3160	0.3160
353	0.0610	0.0610

BOUNDARIES OF KHASRA NO. 29

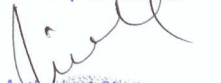

EAST : Khasra No. 27 & 30

WEST : Khasra No. 28


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Autographed Signatory


NORTH : Khasra No. 27
SOUTH : Khasra No. 32 & 33

BOUNDARIES OF KHASRA NO. 30

EAST : Khasra No. 27
WEST : Khasra No. 29 & 32
NORTH : Khasra No. 27
SOUTH : Khasra No. 31

BOUNDARIES OF KHASRA NO. 32

EAST : Khasra No. 30
WEST : Khasra No. 33
NORTH : Khasra No. 29
SOUTH : Khasra No. 31

BOUNDARIES OF KHASRA NO. 50 Ka

EAST : Khasra No. 51,54,55
WEST : Khasra No. 44
NORTH : Khasra No. 43
SOUTH : Khasra No. 49

BOUNDARIES OF KHASRA NO. 91

EAST : Khasra No. 90
WEST : Khasra No. 92
NORTH : Khasra No. 78
SOUTH : Khasra No. 124


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आवेदन सं०: 202200898028762

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 23760

वर्ष: 2022

प्रतिफल- 23015000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 23015000 पंजीकरण शुल्क - 230150 प्रतिलिपिकरण शुल्क - 100 योग : 230250

श्री गैलेन्ट 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, गैलेन्ट लाईफस्पेस डेवलपर्स प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 02/11/2022 एवं
11:34:26 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनीता बाह्यपेयी.
उप निबंधक :सदर
बाराबंकी
02/11/2022
वीना झां.
निबंधक लिपिक
02/11/2022



प्रिंट करें

BOUNDARIES OF KHASRA NO. 96

EAST : Khasra No. 92
WEST : Khasra No. 97 & 98
NORTH : Khasra No. 95
SOUTH : Khasra No. 122

BOUNDARIES OF KHASRA NO. 156

EAST : Khasra No. 155
WEST : Khasra No. 157
NORTH : Khasra No. 169 & 170
SOUTH : Khasra No. 154

BOUNDARIES OF KHASRA NO. 169

EAST : Khasra No. 170,171
WEST : Khasra No. 168
NORTH : Khasra No. 172
SOUTH : Khasra No. 156

BOUNDARIES OF KHASRA NO. 176

EAST : Khasra No. 178
WEST : Khasra No. 175, 27
NORTH : Khasra No. 177
SOUTH : Khasra No. 174


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Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 23760

वर्ष: 2022

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

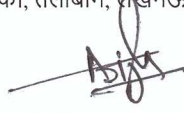
विक्रेता: 1

श्री अष्टविनायक इन्फ्राडेवलपर्स एल०एल०पी० के द्वारा अमित कुमार सिंह, पुत्र श्री योगेन्द्र सिंह

निवासी: गोपाल नगर, खन्का, तेलीबाग, लखनऊ

व्यवसाय: नौकरी

क्रेता: 1

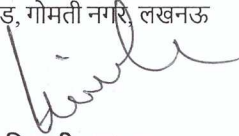




श्री गैलेन्ट लाईफस्पेस डेवलपर्स प्रा० लि० के द्वारा विवेक पाण्डेय, पुत्र श्री आर एस पाण्डेय

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



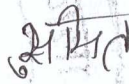
पहचानकर्ता : 2



श्री सुमित, पुत्र श्री राजेश

निवासी: 202/115 मनकामेश्वर मंदिर बरौलिया डालीगंज लखनऊ

व्यवसाय: नौकरी





रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


सुनील बाजपैयी

उप निबंधक : सदर

बाराबंकी

02/11/2022


वीना झां

निबंधक लिपिक बाराबंकी

02/11/2022

प्रिंट करें

PHOTOGRAPH

Khasra Nos. 29, 30, 32, 50 Ka, 91, 96, 156, 169, 176, & 353, total measuring 2.0150 Hectare situated at Village-Khajoor Gaon, Pargana-Dewa, Tahsil-Nawabganj, District-Barabanki




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SELLER

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PURCHASER



BOUNDARIES OF KHASRA NO. 353

EAST : Khasra No. 353
WEST : Khasra No. 355
NORTH : Khasra No. 352
SOUTH : Khasra No. 355

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



Rg Pandey




ASHTAVINAYAK INFOS DEVELOPERS LLP


SELLER

2. (Sumit)

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



Sumit



Gallantt Lifespace developers Pvt. Ltd.

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

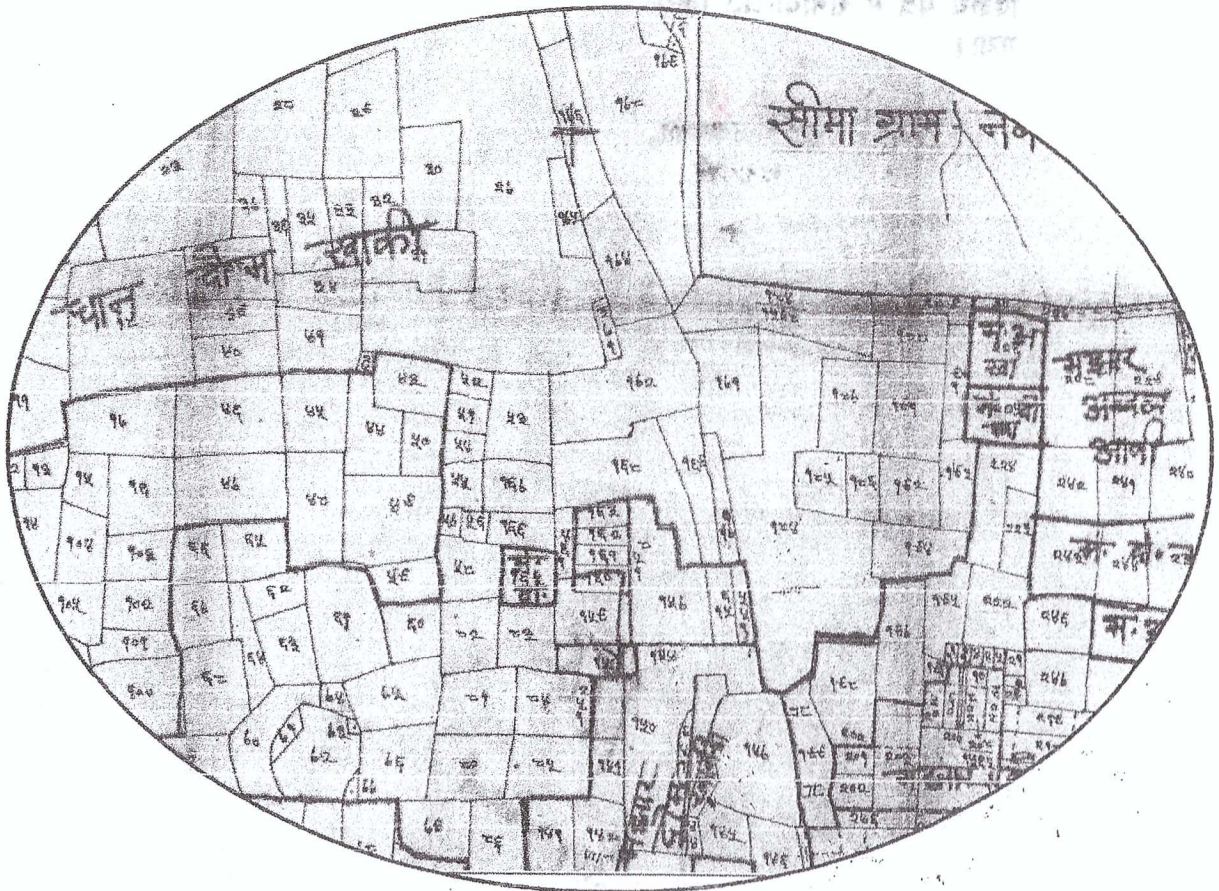


SITE MAP

Khasra Nos. 29, 30, 32, 50 Ka, 91, 96, 156, 169, 176, & 353, total measuring 2.0150 Hectare 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 (Aadhar No. 2593 3148 8281)

PURCHASER : GALLANTT LIFESPACE DEVLOPERS 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



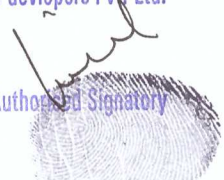
ASHTAVINAYAK INFRADEVELOPERS LLP



SELLER

Gallantt Lifespace developers Pvt. Ltd.

Authorized Signatory



PURCHASER


आवेदन सं०: 202200898028762

बही संख्या 1 जिल्द संख्या 15639 के पृष्ठ 17 से 50 तक क्रमांक 23760 पर दिनांक 02/11/2022 को रजिस्ट्रीकृत किया गया।

प्रमाणित किया जाता है कि
लेखपत्र सं० 221.69/21... पर
स्टाम्प शुल्क रु० 11506.50/2
विक्रय पत्र में सनायोजित किया
गया।


उपनिर्वाहक
बाराबंकी

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


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

