



मेल

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Khajoor Gaon
Details of Property	:	Part of Khasra Nos. 39, 40, 50 Kha, 51, 58, 125, 135, 184 Pa, 187, 222, 245
Standard of measurement	:	Hectare
V-Code	:	1109
Area of land	:	0.9622
Type of Property	:	Agricultural Land
Consideration	:	Rs. 1,14,35,000/-
Valuation	:	Rs. 1,14,35,000/-
Stamp Duty	:	Rs. 100/- (paid this instrument) Rs. 5,71,750/- (already paid at the time of agreement to sell)
No. of persons in First Part (1)		
Details of SELLER :		
No. of persons in Second Part (1)		
Details of PURCHASER :		

SALE DEED

THIS SALE DEED MADE on this 16th day of June, 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,

ASHTAVINAYAK INFRADEVELOPERS LLP

Authorised Signatory

Gallant Lifespace Developers Pvt. Ltd.

Authorised Signatory



Callant Lifestyle Develop (P) L

Authorized Signatory

Authorized Signatory

Ganeshpuri, Shivaji Marg, Lucknow (PAN-ABPFA5589G) through its 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 **SELLER**).

IN FAVOUR OF

GALLANTT LIFESPACE DEVELOPERS PRIVATE LIMITED, a Company registered under the Companies Act, having its registered office at Villa No.4, Shalimar Grand, 10, Jopling Road, Lucknow, (PAN-AAJCG1258J) through its 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), (hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land comprising of Part of Khasra Nos. 39, 40, 50 Kha, 51, 58, 125, 135, 184 Pa, 187, 222, 245 total measuring 0.9622 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**").

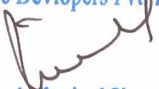

AND WHEREAS the Seller purchased the said property from its ex-owners in the following manner:

- (I) 50% undivided share in Khasra No. 39 total measuring 0.3040 Hectare through the Sale Deed dated 07.07.2012 vide Book No. 1, Jild 6107 at Pages 355/454 at Serial No. 13277 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

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- (II) 1/4th undivided share in Khasra No. 40 total measuring 0.2400 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.
- (III) 1/3rd undivided share in Khasra No. 50 Kha total measuring 0.0250 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) 1/4th undivided share in Khasra No. 51 total measuring 0.0890 Hectare through the Sale Deed dated 07.07.2012 vide Book No. I Jild 5885 at Pages 27/58 at Serial No. 8994 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (V) 1/3rd undivided share in Khasra No. 58 total measuring 0.2300 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) 1/3rd undivided share in Khasra No. 125 total measuring 0.2780 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) 1/4th undivided share in Khasra No. 135 total measuring 0.7840 Hectare through the Sale Deed dated 18.01.2013 vide Book No. I Jild 7135 at Pages 1 to 24 at Serial No. 18813 on 30.10.2013 in the office of Sub-Registrar-Sadar, Barabanki.
- (VIII) 2/3rd undivided share in Khasra No. 184 Pa total measuring 0.1480 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) 1/4th undivided share in Khasra No. 187 total measuring 0.3140 Hectare through the Sale Deed dated 07.07.2012 vide Book No. I

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Jild 5885 at Pages 27/58 at Serial No. 8994 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.

- (X) 1/4th undivided share in Khasra No. 222 total measuring 0.2720 Hectare through the Sale Deed dated 07.07.2012 vide Book No. I Jild 5885 at Pages 27/58 at Serial No. 8994 on 30.10.2012 in the office of Sub-Registrar-Sadar, Barabanki.
- (XI) 1/4th undivided share in Khasra No. 245 total measuring 0.4370 Hectare through the Sale Deed dated 07.07.2012 vide Book No. I Jild 5885 at Pages 27/58 at Serial No. 8994 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.

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. 1,14,35,000/- only (Rupees One Crore Fourteen Lakh Thirty Five Thousand only).

AND WHEREAS the Seller has received the said consideration amount in the manner detailed given below :-

- i. Rs.99,00,000/- only through RTGS.
- ii. Rs.14,20,650/- only through Cheque No. 000125 dated 23.12.2021 drawn on HDFC Bank.
- iii. Rs.1,14,350/- only deducted towards T.D.S.

NOW THIS SALE DEED WITNESSETH AS UNDER :

1. That having received the said consideration amount in the manner detailed above, the Seller doth hereby sell, conveys and assigns absolutely to the purchaser the said property mentioned above and all that it has including all rights of easement and

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appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof.

2. That the Seller 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 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 immovable properties wherever found in existence at that time.
4. That land hereby sold is situated at vikas sheel rural area. Total area of Khasra Nos. 39, 40, 50 Kha, 51, 58, 125, 135, 184 Pa, 187, 222, 245 is measuring 0.9622 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 $0.9622 - 0.0250 = 0.9372$ Hectare @ Rs.1,10,00,000/- per Hectare comes to Rs. 1,03,09,200/-only. Thus, the total valuation of the entire land comes to Rs. 1,14,34,200/- only say Rs. 1,14,35,000/-only. There is no construction, no trees, no tube well on the said property.

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Gilani Eshwar Developers Pvt. Ltd.

Authorised Signatory

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. 14670 at Pages 21 to 44 Serial No. 24979 on 24.12.2021 in the office of Sub-Registrar, Nawabganj, Barabanki, on which a stamp duty of Rs. 5,71,750/- 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 Seller is 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 "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. 39, 40, 50 Kha, 51, 58, 125, 135, 184 Fa, 187, 222, 245, total measuring 0.9622 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 Agreed to be Sold
39	0.3040	0.152
40	0.2400	0.06
50 Kha	0.0250	0.0083

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51	0.0890	0.0222
58	0.2300	0.0766
125	0.2780	0.0926
135	0.7840	0.196
184 Pa	0.1480	0.0986
187	0.3140	0.0785
222	0.2720	0.068
245	0.4370	0.1092

BOUNDARIES OF KHASRA NO. 39

EAST : Khasra No. 41

WEST : Khasra No. 18

NORTH : Khasra No. 38

SOUTH : Khasra No. 40

BOUNDARIES OF KHASRA NO. 40

EAST : Khasra No. 41

WEST : Khasra No. 18

NORTH : Khasra No. 39

SOUTH : Khasra No. 46

BOUNDARIES OF KHASRA NO. 50 Kha

EAST : Khasra No. 51, 54, 55

WEST : Khasra No. 44

NORTH : Khasra No. 43

SOUTH : Khasra No. 49

BOUNDARIES OF KHASRA NO. 51

EAST : Khasra No. 53

WEST : Khasra No. 50, 43

NORTH : Khasra No. 52

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Gallantt Lifespace Developers Pvt. Ltd

Authorised Signatory

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 12937

वर्ष: 2022

प्रतिफल- 11435000 स्टाम्प शुल्क- 100 बाजारी मूल्य - 11435000 पंजीकरण शुल्क - 114350 प्रतिलिपिकरण शुल्क - 80 योग : 114430

श्री गैलेन्ट लाइफस्पेस डेवलपर्स प्रा० लि० द्वारा
विवेक पाण्डेय अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री आर एस पाण्डेय
व्यवसाय : नौकरी
निवासी: 80, सिल्वर एस्टेट, बरेली उ० प्र० -243006

Vivek



श्री, गैलेन्ट लाइफस्पेस डेवलपर्स प्रा० लि० द्वारा

विवेक पाण्डेय अधिकृत
पदाधिकारी/ प्रतिनिधि

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक
18/06/2022

प्रिंट करें



Authorised Signatory

Authorised Signatory

Authorised Signatory

SOUTH : Khasra No. 54

BOUNDARIES OF KHASRA NO. 58

EAST : Remaining part of Khasra No. 58

WEST : Khasra No. 59

NORTH : Khasra No. 56, 57

SOUTH : Khasra No. 82

BOUNDARIES OF KHASRA NO. 125

EAST : Khasra No. 89

WEST : Khasra No. 123, 126

NORTH : Khasra No. 124

SOUTH : Khasra No. 128, 129 & 130

BOUNDARIES OF KHASRA NO. 135

EAST : Khasra No. 337, 340

WEST : Khasra No. 134, 138, 137

NORTH : Khasra No. 136

SOUTH : Khasra No. 344

BOUNDARIES OF KHASRA NO. 184 Pa

EAST : Khasra No. 194, 197, 185

WEST : Khasra No. 150, 155, 170

NORTH : Khasra No. 186, 185, 187

SOUTH : Khasra No. 198, 199, 177

BOUNDARIES OF KHASRA NO. 187

EAST : Khasra No. 191

WEST : Khasra No. 184

NORTH : Khasra No. 184 & thereafter 184/1578

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Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 12937

वर्ष: 2022

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

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

निवासी: गोपाल नगर, खरिका तेलीबाग, लखनऊ-226002

व्यवसाय: नौकरी

क्रेता: 1

Amit



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

निवासी: 80, सिल्वर एस्टेट, बरेली उ० प्र० -243006

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

Vivek



श्री राम सजीवन पाण्डेय, पुत्र श्री प्रेम नारायन पाण्डेय

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

व्यवसाय: नौकरी

पहचानकर्ता: 2

R.S. Pandey



श्री शोनेदुं कुमार श्रीवास्तव, पुत्र श्री शेष नाथ श्रीवास्तव

निवासी: 715डी, पार्वतीपुरम, वार्ड नं० 24, गोरखपुर उ० प्र० -27300

व्यवसाय: नौकरी

ने क्री। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए
है।
टिप्पणी:

S.K. Sinha



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sunita Bajpai
सुनीता बाजपेयी.

उप निबंधक : सदर

बाराबंकी

18/06/2022

Surya Prakash Pandey
सूर्य प्रकाश पाण्डेय

निबंधक लिपिक बाराबंकी

18/06/2022

प्रिंट करें

SOUTH : Khasra No. 185,186

BOUNDARIES OF KHASRA NO. 222

EAST : Khasra No. 246,243

WEST : Khasra No. 195

NORTH : Khasra No. 223,224

SOUTH : Khasra No. 212,213,214,215,221

BOUNDARIES OF KHASRA NO. 245

EAST : Khasra No. 236 thereafter Road

WEST : Khasra No. 246

NORTH : Khasra No. 238, 239, 244

SOUTH : Khasra No. 248

WITNESSES :-

- R.S. Pandey*
1. Ram Sajivan Pandey
S/o Prem Narain Pandey
SIA Anushka Green Salarganj,
Chinhat, Lucknow,
Uttar Pradesh-226028
(Aadhar No: 916998978867)
Mobile No: 9554192001



ASHTAVINAYAK INFRADEVELOPERS LLP

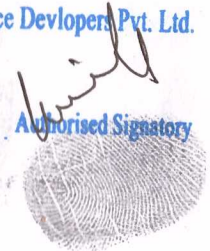


- SK Srivastava*
2. Shonendu Kr. Srivastava
S/o Shesh Nath Srivatava
715(D), Parwati Puram
Chaksa Hussain, Ward No-24
Gorakhpur-273004
(Aadhar No: 673569371134)
Mobile No: 7669282584



PURCHASER

Gallantt Litespace Developers Pvt. Ltd.



Drafted By:

Vishnu Prasad Adv
Advocate

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

Typed By:

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

22/3/2017

1952

Authorized Signatory

18/3/2017

Authorized Signatory

Authorized Signatory



24/3/2017

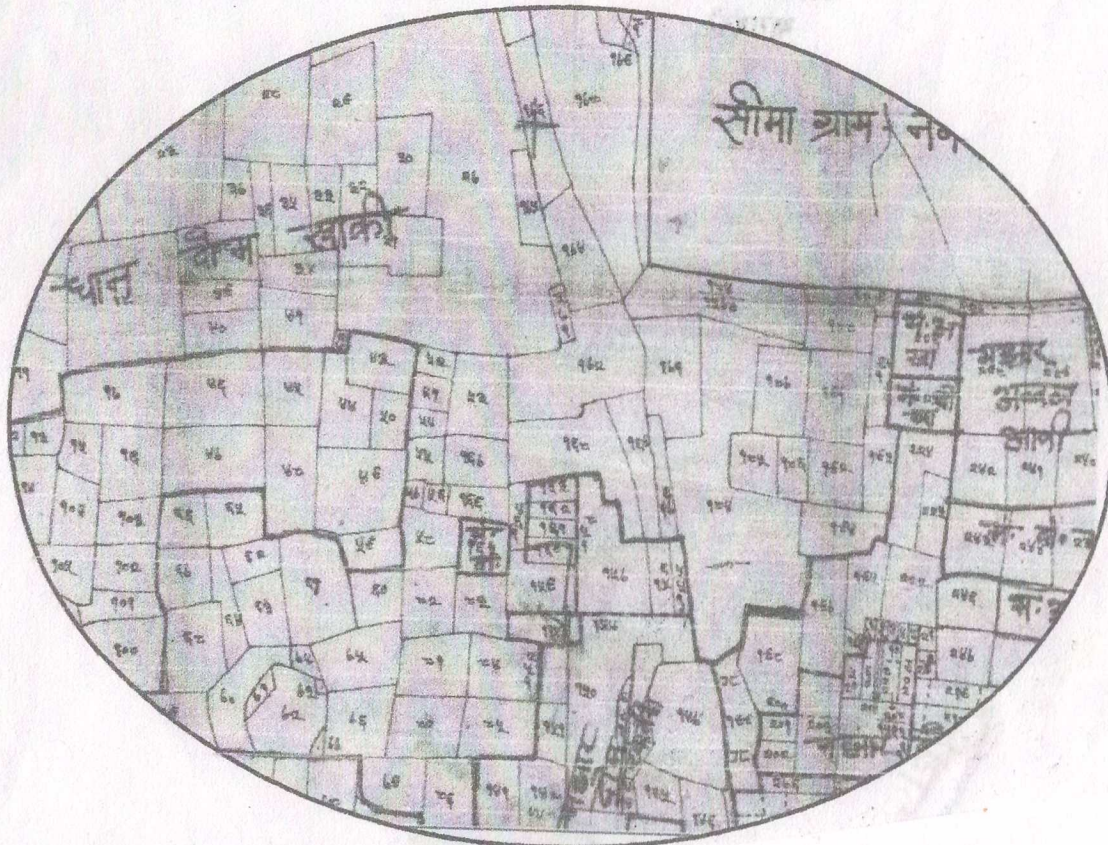
18/3/2017

SITE MAP

**SITE PLAN : GATA NO. - 39,40,50 KHA, 51,58,125,135,184
PA ,187,222,245 AREA 0.9622 HEC. SITUATED AT VILL
KHAJOUR GAON PARGANA DEWA DIST- BARABANKI**

**FIRST PARTY ASHTAVINAYAK INFRADEVELOPERS PVT. LTD, 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

ASHTAVINAYAK INFRADEVELOPERS LLP

(Signature)
Authorized Signatory

PURCHASER

Gallantt Lifespace Developers Pvt. Ltd

(Signature)
Authorized Signatory

आवेदन सं०: 202200898015233

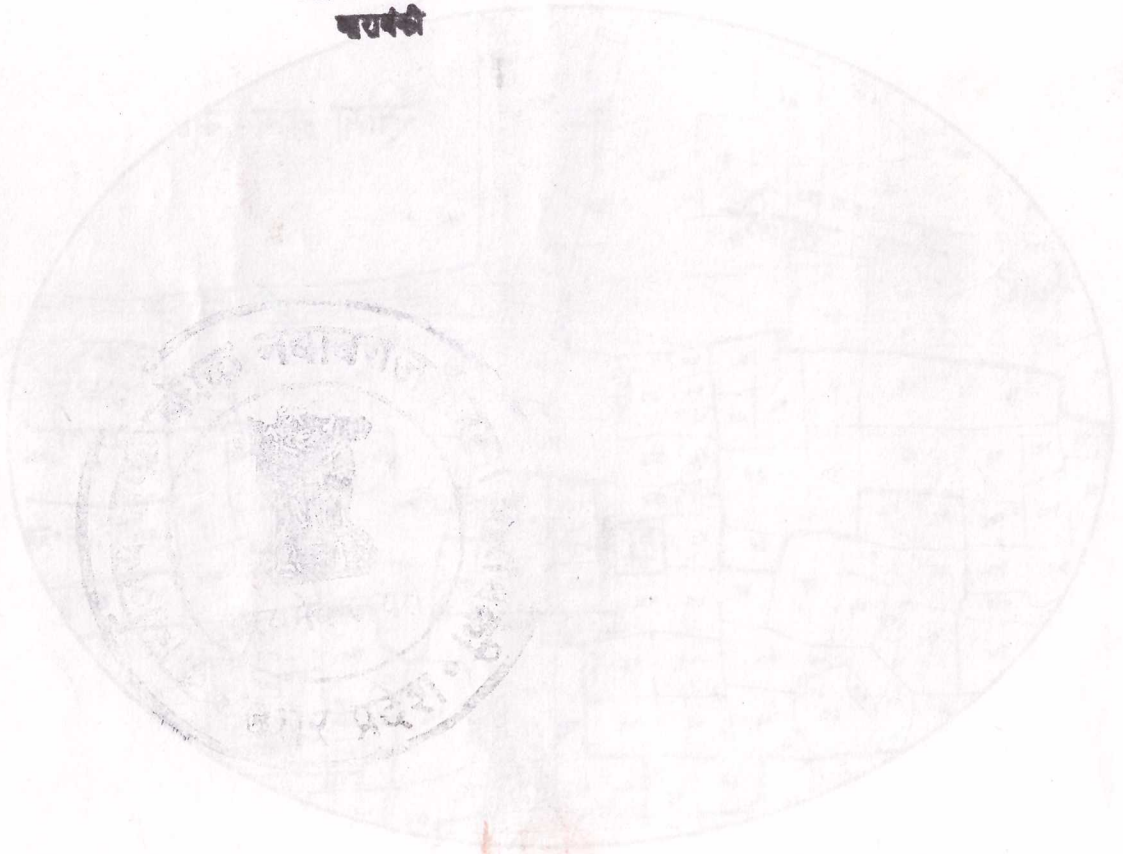
बही संख्या 1 जिल्द संख्या 15206 के पृष्ठ 101 से 122 तक क्रमांक 12937 पर दिनांक 18/06/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रमाणित किया जाता है कि
लेखपत्र सं० २५२३१/२१... का
स्टाम्प शुल्क रु० २२६२०।८
विक्रय पत्र में समायोजित किया
गया।

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

जनो न्यायगंज,
बाराबंकी



PURCHASER

Galant Lifestyle Developers Pvt. Ltd.

Authorized Signatory

SELLER

Authorized Signatory