



INDIA NON JUDICIAL

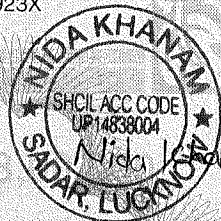


IN-UP25113634925923X

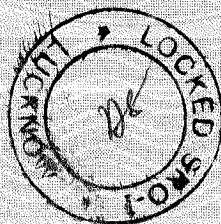
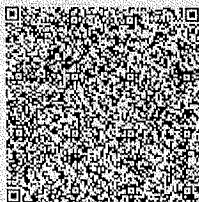
Government of Uttar Pradesh

e-Stamp

I- 2730/25



**Certificate No.** : IN-UP25113634925923X  
**Certificate Issued Date** : 28-Feb-2025 03:36 PM  
**Account Reference** : NEWIMPACC (SV)/ up14838004/ LUCKNOW SADAR/ UP-LKN  
**Unique Doc. Reference** : SUBIN-UPUP1483800446035760889352X  
**Purchased by** : SHALIMAR LAKECITY PVT LTD  
**Description of Document** : Article 23 Conveyance  
**Property Description** : PART OF LAND KHASRA NOS.140GHA AND 141 KA,SITUATED AT VILL-BAGHAMAU,PARGANA TEHSIL AND DISTT-LUCKNOW  
**Consideration Price (Rs.)** :  
**First Party** : MRS MAYA YADAV  
**Second Party** : SHALIMAR LAKECITY PVT LTD  
**Stamp Duty Paid By** : SHALIMAR LAKECITY PVT LTD  
**Stamp Duty Amount(Rs.)** : 98,00,000  
(Ninety Eight Lakh only)



Please write or type below this line

माया यादव



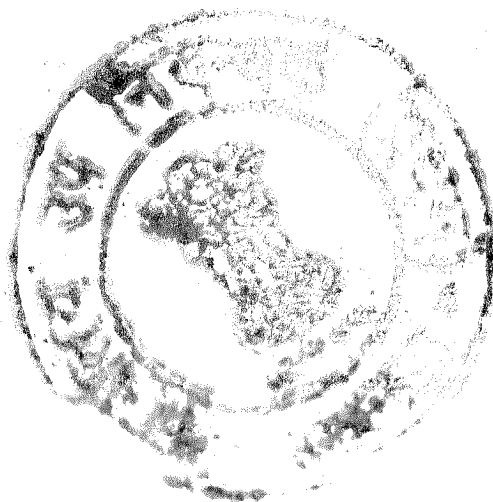
For Shalimar Lakecity Pvt. Ltd.

  
Authorised Signatory


01E 0025183667

## Statutory Alert:

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



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर प्रथम लेखनक्रम क्रम 2025227009225

आवेदन संख्या : 202500821019690

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-03-12 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार नियम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 140000000 / 18810000.00

1. रजिस्ट्रीकरण शुल्क 1400000
2. प्रतिलिपिकरण शुल्क 60
3. निरीक्षण या तलाश शुल्क
4. सुद्वार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 1400060

शुल्क वसूल करने का दिनांक 2025-03-12 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-03-12 00:00:00

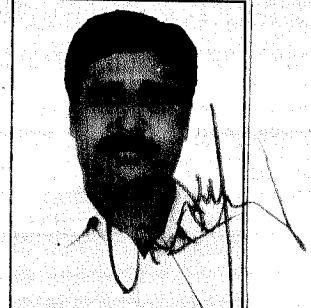
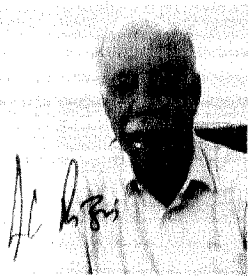
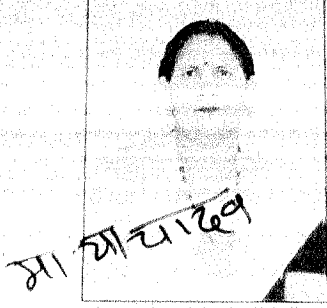
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



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27/01/25



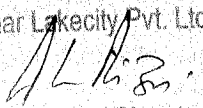


**DETAILS OF INSTRUMENT IN SHORT**

1.	Ward/Pargana	: Lucknow
2.	Mohalla/Village	: Baghamau
3.	Details of Property	: Part of Land Khasra Nos. 140Gha & 141Ka
4.	Nature of Land	: Agricultural
5.	Standard of measurement	: Sq. Mtr.
6.	Area of Property	: 0.4050 Hect. = 4050 Sq. Mtr.

माया यादव

For Shalimar Lakecity Pvt. Ltd.

  
Authorised Signatory

FOR OFFICIAL USE ONLY

UNCLASSIFIED



7.	Type of Property	:	Land
8.	Consideration	:	Rs. 14,00,00,000/-
9.	Valuation	:	Rs. 1,88,10,000/-
10.	Stamp Duty Paid	:	Rs. 98,00,000/-
11.	No. of persons in First Part (1)		
12.	<b>Details of SELLER :</b>		
13.	<b>MRS. MAYA YADAV W/o Mr. Vijay Bahadur Yadav R/o Village Baghamau, Pargana, Tehsil &amp; Distt. Lucknow</b>		
14.	No. of persons in Second Part (1)		
15.	<b>Details of PURCHASER :</b>		
16.	<b>SHALIMAR LAKECITY PVT. LTD. (PAN-AAFCA9848N) a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3, FF, Safdarjung Enclave, South Delhi, Delhi and a Local Office at 11<sup>TH</sup> Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through its Director/Authorised Signatory Mr. Syed Anwar Mahmood Rizvi S/o Late Syed Mahmood Ali Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow</b>		

**SALE DEED**

THIS SALE DEED MADE ON this 06<sup>TH</sup> day of March, 2025  
BY, **MRS. MAYA YADAV W/o Mr. Vijay Bahadur Yadav R/o Village Baghamau, Pargana, Tehsil & Distt. Lucknow**  
(hereinafter referred to as the 'SELLER').

माया यादव

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

For Official Use Only

Signature Required





**IN FAVOUR OF**

**SHALIMAR LAKECITY PVT. LTD. (PAN-AAFCA9848N)** a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3, FF, Safdarjung Enclave, South Delhi, Delhi and a Local Office at 11<sup>TH</sup> Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through its Director/Authorised Signatory Mr. Syed Anwar Mahmood Rizvi S/o Late Syed Mahmood Ali Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow, (hereinafter referred to as the '**PURCHASER**').

**WHEREAS** Seller is exclusive owner of Part of Khasra No. 140Gha measuring 0.300 Hect. out of 0.332 Hectare and Part of Khasra No. 141Ka measuring 0.105 Hectare, out of 0.332 Hectare total measuring 0.405 Hect. = 4050 Sq. Mtr. situated at Village-Baghamau, Pargana, Tehsil & District-Lucknow.

**AND WHEREAS** Seller purchased Part of Khasra No. 140 Gha measuring 0.300 Hect. out of 0.332 Hectare as mentioned in the Khatauni and Khasra No. 141Ka measuring 0.105 Hect. out of 0.3320 Hectare as mentioned in the Khatauni from its previous owner Devrishi Developers Pvt. Limited, through a registered Sale

माया यादव

For Shalimar Lakecity Pvt. Ltd.

Authorised Signatory

ALL INFORMATION CONTAINED

HEREIN IS UNCLASSIFIED



Deed dated 20.02.2013 which instrument is duly registered vide Book No.I, Jild No. 13612 at Pages 257 to 292 Serial No. 2533 on 20.02.2013 in the office of Sub-Registrar-II, Lucknow.

**AND WHEREAS** the name of Seller is duly mutated in the Revenue Records.

**AND WHEREAS** the Seller as the absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said land measuring 0.405 Hect. i.e. = 4050 Sq. Mtr. more specifically detailed in the schedule of property given at the foot of this deed (hereinafter referred to as the **"Said Property"**) to the Purchaser for a consideration of Rs.14,00,00,000/- only (Rupees Fourteen Crore only).

**AND WHEREAS** the Seller has received the said consideration amount from the Purchaser in the manner given below :-

1. Rs. 13,86,00,000/- (Rupees Thirteen Crore Eighty Six Lakh only) through RTGS vide UTR No. HDFCR5202 5022593964553 dated 25.02.2025

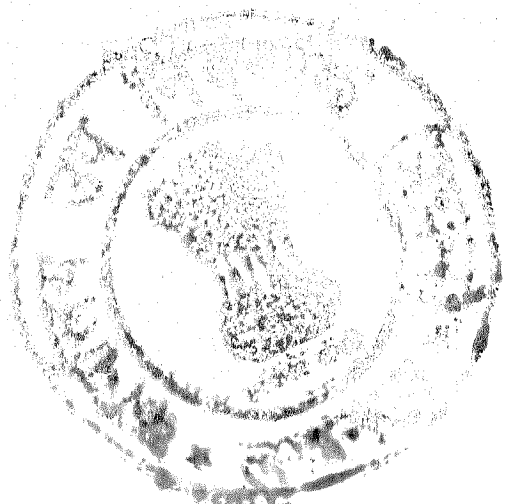
माया यादव

For Shalimar Lakecity Pvt. Ltd.

*[Signature]*  
Authorised Signatory

For Signature/Stamp (in)

Date: \_\_\_\_\_



**PHOTOGRAPH**

**4050 Sq. Meter Comprising of Khasra Nos. 140Gha and 141Ka Situated at Village- Baghamau, Pargana, Tehsil and District-Lucknow.**



For Shalimar Laxecity Pvt. Ltd.

*AL Khan*  
Authorised Signatory

1121/21129

**SELLER**

**PURCHASER**



2. Rs. 14,00,000/- only deducted towards TDS.

**NOW THIS DEED OF SALE 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 with 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 free of all encumbrances whatsoever.
2. That the Seller has handed over the vacant possession of the said property to the Purchaser with all it's right and privileges so far held and enjoyed by the Seller.
3. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed.
4. That the Purchaser may get its name mutated in the relevant records of concerned Authorities on the basis of this deed.

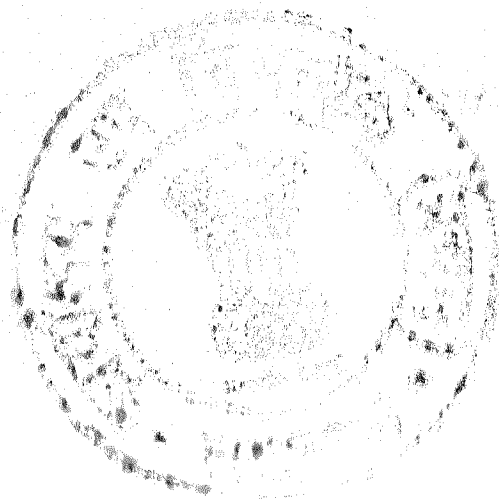
मायायादव

For Shalimar Lalcity Pvt. Ltd.

Authorised Signatory

10117

10117





5. The Seller shall be liable for all the land revenue and taxes to be paid to under the statute till the date of the execution of this sale deed.
6. The Seller undertakes to indemnify the purchaser against any defect in the title of the land being transferred through this sale deed to the extent of the sale consideration.
7. The Seller has handed over the peaceful physical possession of the land being transferred to the purchaser upon the execution of this sale deed.
8. That the total area of the land hereby sold is 4050 Sq.Mtr. the market value whereof for the purposes of stamp duty as per rates fixed by Collector, Lucknow for First 1000 Sq. Mtr. @ Rs. 6000/- only per Sq. Mtr. comes to Rs. 60,00,000/- only. For Balance 3050 Sq. Mtr. @ Rs. (6000 - 30%) = 4200/- only per Sq. Mtr, comes to Rs. 1,28,10,000/- only. As such total valuation of land comes to Rs. 1,88,10,000/- only. There is no construction on the said land. It is not situated on any Segment Road.

माया यादव

For Shalimar Luckcity Pvt. Ltd.

Authorised Signatory

आवेदन सं०: 202500821019690

विक्रय पत्र

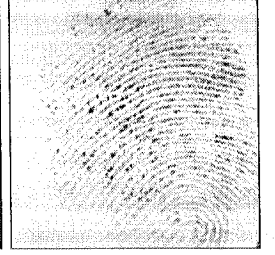
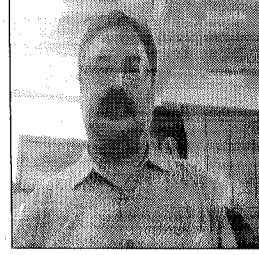
बही सं०: 1

रजिस्ट्रेशन सं०: 2730

वर्ष: 2025

प्रतिफल- 140000000 स्टाम्प शुल्क- 9800000 बाजारी मूल्य - 18810000 पंजीकरण शुल्क - 1400000 प्रतिलिपिकरण शुल्क - 60 योग : 1400060

श्री शालीमार लेकसिटी प्रा० लि० द्वारा अधि० ह० सईयद अनवर महमूद रिजवी द्वारा  
अनिरुद्ध कुमार निगम प्रमाणीकृत मुख्तार,  
पुत्र श्री स्व० एच पी निगम  
व्यवसाय : नौकरी  
निवासी: न्यू-62, पुरैया खेड़ा, लखनऊ-226017



श्री, शालीमार लेकसिटी प्रा० लि० द्वारा अधि० ह० सईयद अनवर महमूद रिजवी द्वारा  
अनिरुद्ध कुमार निगम प्रमाणीकृत  
मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनांक 12/03/2025 एवं 02:04:48

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

दिनेश शंकर बाजपेयी

उप निबंधक :सदर प्रथम

लखनऊ

12/03/2025

गौरव मिश्रा .

निबंधक लिपिक

12/03/2025

प्रिंट करे



9. That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Lucknow Development Authority or Housing Board or any other Authority till date.
10. That the Seller is not member of Schedule Caste or Schedule Tribe, as such there is no impediment for the transfer of the above land.
11. That the expressions "Seller" and the "Purchaser" herein before used unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.
12. That this deed shall be present for registration for & on behalf of purchaser by Mr. Anirudh Kumar Nigam, (Aadhar No. xxxx xxxx 5542) son of Late H.P. Nigam R/o 62, Puraiya Khera, Lucknow, the authenticated power of attorney holder which power of attorney is duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No. 6, Jild No. 2 Pages 309/316 Serial No. 14 on 10.06.2024 and has not been revoked till date.

**IN WITNESS WHEREOF WE** the above named Seller and the Purchaser has put our respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

माया यादव

For Shalimar Lakecity Pvt. Ltd.

*AL Nigam*  
Authorised Signatory

बही सं०: 1

रजिस्ट्रेशन सं०: 2730

वर्ष: 2025

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

विक्रेता: 1

श्रीमती माया यादव, पत्नी श्री विजय बहादुर यादव

निवासी: ग्राम- बाघामऊ, परगना, तहसील व जिला-लखनऊ

व्यवसाय: गृहिणी

माया यादव

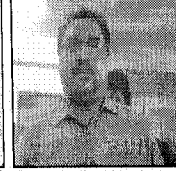
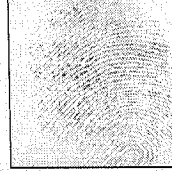


क्रता: 1

श्री शालीमार लेकसिटी प्रा० लि० द्वारा अधि० ह० सईयद अनवर महमूद रिजवी के द्वारा अनिरुद्ध कुमार निगम, पुत्र श्री स्व० एच पी निगम

निवासी: न्यू-62, पुरिया खेड़ा, लखनऊ-226017

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री मोहित पाण्डेय, पुत्र श्री सूर्य नारायण पाण्डेय

निवासी: 624के/069, कठौता का पुरवा, बास्तु खण्ड, गोमती नगर, लखनऊ

व्यवसाय: अन्य

मोहित पाण्डेय



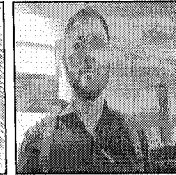
पहचानकर्ता : 2

श्री मनीष कुमार, पुत्र श्री रमाकान्त

निवासी: 10/3, डूडा कॉलोनी, राजीव नगर, खीरका, लखनऊ

व्यवसाय: नौकरी

Manish



रजिस्ट्रेशन अधिकारी के हस्ताक्षर

DS

दिनेश शंकर बाजपेयी

उप निबंधक : सदर प्रथम

लखनऊ

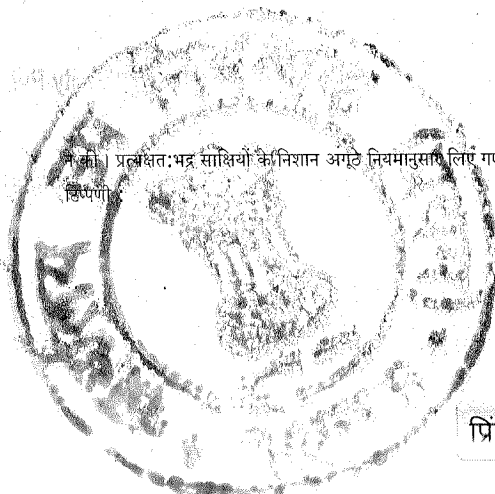
12/03/2025

G

गौरव मिश्रा .

निबंधक लिपिक लखनऊ

12/03/2025



प्रिंट करें

**SCHEDULE OF PROPERTY**

Khasra Nos. 140Gha & 141Ka situated at Village-Baghamau, Pargana, Tehsil & District-Lucknow, and bounded as below :-

**BOUNDARIES OF 140 GHA & 141 KA**

**EAST** : Chak Marg  
**WEST** : K. No. 132, 135 & 138  
**NORTH** : Khasra No. 150  
**SOUTH** : Khasra No. 301 & 302

**WITNESSES**



1. <sup>Mohit Pandey</sup>  
**(Mohit Pandey)**  
S/o Surya Narayan Pandey  
R/o 624K/069, Kathuta Ka Purwa,  
Vastu Khand-2, Gomti Nagar  
Lucknow



माया यादव

**SELLER**



2. <sup>Manish</sup>  
**(Manish Kumar)**  
S/o Sri Ramakant  
R/o 10/3, Duda Colony  
Rajiv Nagar, Kharika  
Lucknow

For Shalimar Lakecity Pvt. Ltd.

<sup>Shalimar Lakecity Pvt. Ltd.</sup>  
Authorised Signatory

**PURCHASER**

**Drafted by :**

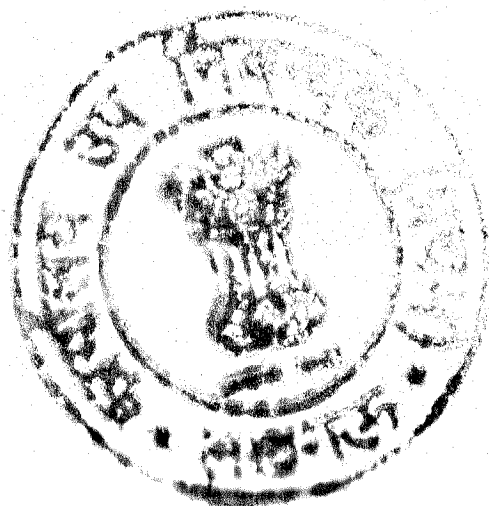
<sup>P.K. Srivastava</sup>  
**(P.K. Srivastava)**  
Advocate

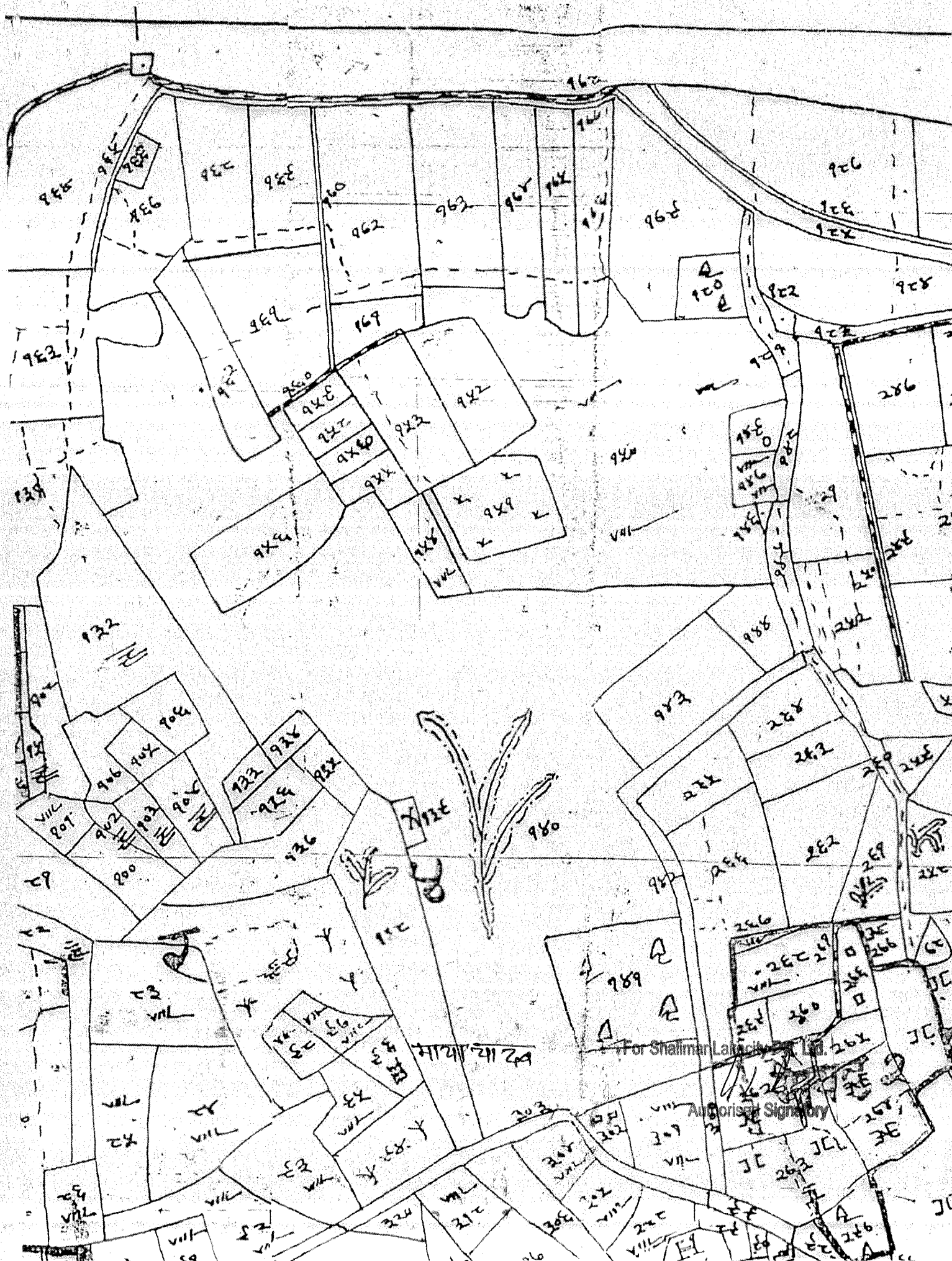
Civil Court, Lucknow  
Mob. No. 9305571317  
Regn No. 979 of 2003

**Typed By :**

<sup>Shubham Maurya</sup>  
**(Shubham Maurya)**  
Civil Court, Lucknow

For Stationery Only P. 10





आवेदन सं०: 202500821019690

बही संख्या 1 जिल्द संख्या 26087 के पृष्ठ 333 से 352 तक क्रमांक 2730 पर दिनांक 12/03/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

188

दिनेश शंकर बाजपेयी

उप निबंधक : सदर प्रथम

लखनऊ

12/03/2025

प्रिंट करें

