



भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2025068015189

आवेदन संख्या : 202500898011767

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-04-02 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम गंगा सागर

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 34656157 / 10838000.00

1. रजिस्ट्रीकरण शुल्क 346570
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुकदमा के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

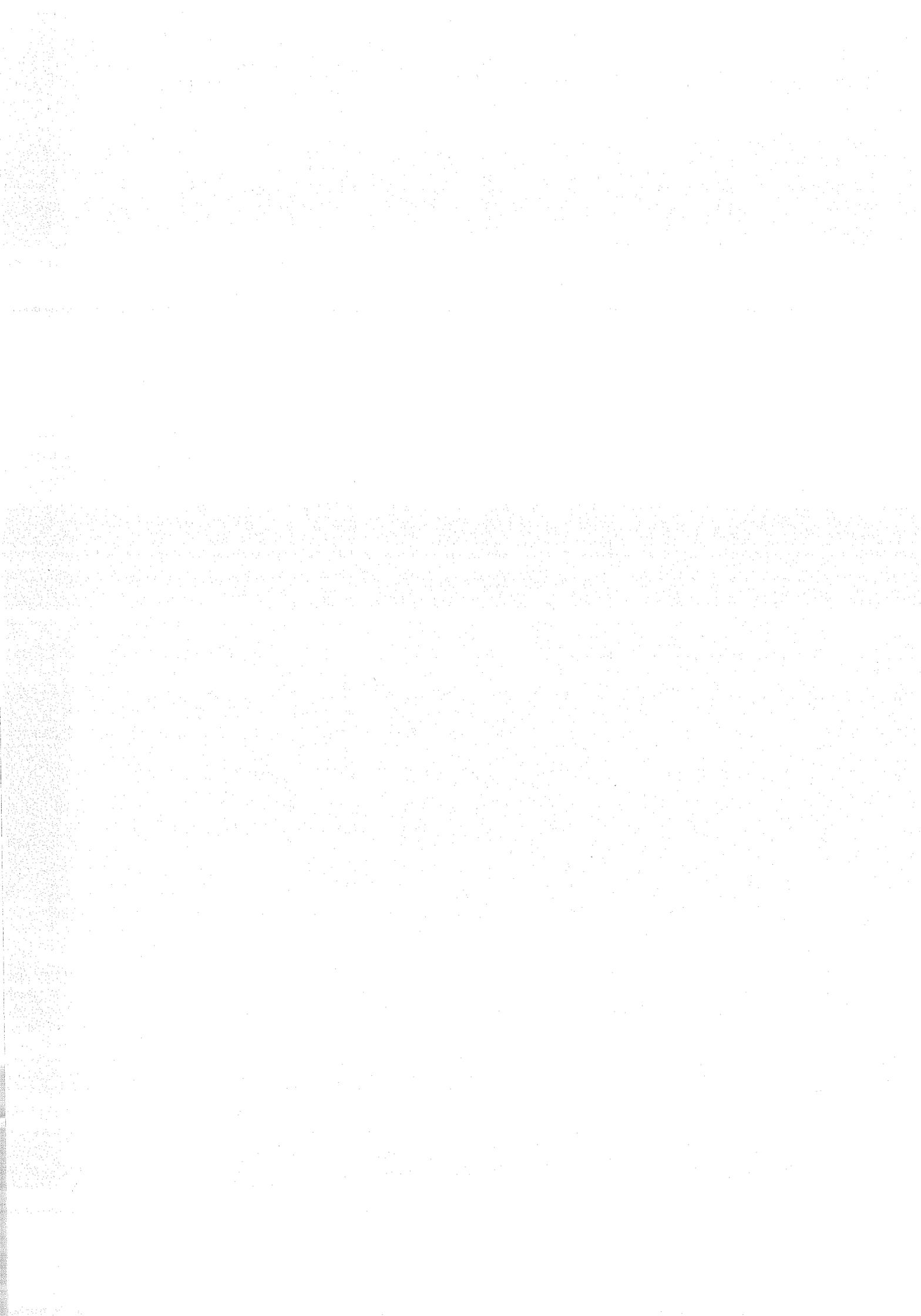
1 से 6 तक का योग 346650

शुल्क वसूल करने का दिनांक 2025-04-02 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-04-02 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





G. S. S. S.



Shalimar Corp Ltd.

SALE DEED

DATE OF EXECUTION : 20.03.2025

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAIION : Rs. 3,46,56,157/-

MARKET VALUE : Rs. 1,08,38,000/-

STAMP DUTY PAID : Rs. 17,33,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewan
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No. 559A and 559Ba and 541Min
Type of Property	:	Agriculture Land
V-Code	:	1057 Page-134
Standard of measurement	:	Hectare

G. S. S. S.



Shalimar Corp Ltd.

Authorized Signatory





Area of land	:	0.460 hec
Consideration/	:	Rs. 3,46,56,157/-
Valuation	:	Rs. 96,30,000/-
Stamp Duty	:	Rs. 17,33,000/-
No. of persons in First Part (1)		
GANGA SAGAR S/o KANHAIYA LAL R/o 152 DHAKHWA KASIMPUR, KUDAUNI HARDOI U.P. 241201 (PAN: PUHPS6033K ADHAR- xxxx xxxx 4144 Mo. 6388005407)		
No. of persons in Second Part (1)		
Details of Purchaser :		
Shalimar Corp Limited, 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 Head office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Mr. Sheo janam Chaudhari S/o Sri C.D. Chaudhry R/o 81 Bal vihar Picnic Spot Road Faridi nagar Cimap Lucknow (ADHAR No. xxxx 2654, PAN : AADCS9234L Mo- 7408086999)		

G. S. Chaudhary



Shalimar Corp Ltd.

Ch

Authorized Signatory





SALE DEED

THIS SALE DEED MADE ON this 20th Day of March, 2025
BY **GANGA SAGAR S/o KANHAIYA LAL R/o 152
DHAKHWA KASIMPUR, KUDAUNI HARDOI U.P. 241201**
(hereinafter referred to as the **SELLER**).

IN FAVOUR OF

**Shalimar Corp Limited, 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 Head office at 11TH
Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar,
Lucknow through Authorized Signatory Mr. Sheo
janam Chaudhari S/o Sri C.D. Chaudhry R/o 81 Bal
vihar Picnic Spot Road Faridi nagar Cimap Lucknow**
(hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land Gata No. 559A
Area 0.119 Hect. and 559Ba measuring 0.043 Hect., and
Gata No. 541 Min measuring 0.298 Hect. situated at
Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District
-Barabanki, total measuring 0.460 Hect., more specifically
detailed in the schedule of property given at the foot of
this deed (hereinafter referred to as the "**said property**"),

G. SAGAR


Shalimar Corp Ltd.


Authorized Signatory




having purchased the same from its ex-owner Gata No. 559A and 559Ba area 0.162 hect. Ram Naresh through the sale deed dated 10.08.2023 Vide Book No. I, Jild No. 16593 at Pages 19 to 38 Serial No. 20591 registered on 11.08.2023 in the office of Sub-Registrar, Sadar, Barabanki and ex-owner Gata No. 541min measuring 0.298 hec. Shanti Devi and Other's through the sale deed dated 01.02.2024 Vide Book No. I, Jild No. 17186 at Pages 389 to 408 Serial No. 3122 registered on 02.02.2024 in the office of Sub-Registrar, Sadar, Barabanki.

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 3,46,56,157/- only (Rupees Three Crore Forty Six Lakhs Fifty Six Thousand One Hundred Fifty Seven only).

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

1. Rs. 2,78,09,595/- vide Chq. No. 889415 dated 31.01.2024 drawn on HDFC Bank, Hazratganj. Lucknow.

G. [Signature]



Shalimar Corp Ltd.

[Signature]

Authorised Signatory





2. Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) vide UTR No. SBINR52023071861432579 Dated 18.07.2023.
3. Rs. 3,46,562/- Vide TDS Challan No. 15662 dated 27.02.2024 and vide TDS Challan No. 13363 dated 19.03.2025.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

- (i) 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 & 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.
- (ii) That Seller has handed over the vacant possession of the property mentioned above to the purchaser with all its rights and privileges so far held and enjoyed by the Seller.
- (iii) 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 and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary right therein by reason of any defect in

G. S. S. S.



Shalimar Corp Ltd.

Authorized Signatory





the title, the Seller under take to indemnify the purchaser from his other movable and immovable properties.

- (iv) That the total area of the Land hereby sold is measuring 0.460 Hectare the market value whereof for the purposes of Stamp duty as per rates fixed by Collector Barabanki

Gata No.	Total Area	Saleble Area
559A	0.357	0.119
559Ba	0.129	0.043
	250 sq. mtr. X4500-00	11,25,000/-
	0.137 hect. X 1,80,00,000-00	24,66,000/-
	Total Sell Area 0.162 hect.	35,91,000/-
	Total Value	

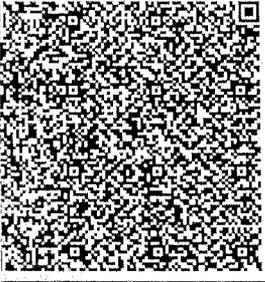
Gata No.	Total Area	Salable Area
541min	0.804	0.298
	250 sq. mtr. X 4500-00	11,25,000/-
	0.273 hect. X 1,80,00,000-00	49,14,000/-
	Total Sell Area 0.298 hect.	72,46,800/-
	Total Value +20%	

Shalimar Corp Ltd.

Authorized Signatory

G. Sanyal





आवेदन सं०: 202500898011767

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 9371

वर्ष: 2025

प्रतिफल- 34656157 स्टाम्प शुल्क- 1733000 बाजारी मूल्य - 10838000 पंजीकरण शुल्क - 346570 प्रतिलिपिकरण शुल्क - 80 योग : 346650

श्री गंगा सागर,
पुत्र श्री कन्हैया लाल
व्यवसाय : कृषि
निवासी: 152 ढखवा कासिमपुर, कुदौनी हरदोई उ.प्र. 241201

G. Saagar

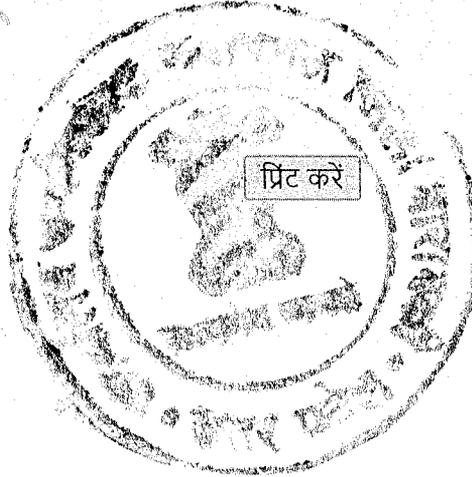


ने यह लेखपत्र इस कार्यालय में दिनांक 02/04/2025 एवं 01:06:37 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक :सदर
बाराबंकी
02/04/2025

अमरेन्द्र कुमार .
निबंधक लिपिक
02/04/2025



Grand total of valuation of said property comes Rs. 1,08,37,800/- = 1,08,38,000/- only. the actual Sale Consideration is Rs. 3,46,56,157/- As the Sale Consideration is higher than the Government Valuation so the stamp duty as 5% per the Government Ordinance No. S/V/K/N 5-6328/ 11-2008-500 (165) / 2007, Lucknow dated 2nd January, 2009, of Rs. 17,33,000/- is now being paid on this Sale Deed which is sufficient. It is not situated in 100 meter on any Segment/Other/ Interlocking Road. There is no commercial/Industrial activity within a radius of 100 Meters. There is no construction on the said land. There is no Tree, Tubewell on the said land. It is not situated on any Segment Road.

- (v) That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Housing Board or any other Authority till date.
- (vi) That the both parties are Indian Citizen And seller Part is schedule caste member and Purchaser is not members of the schedule caste/schedule tribe
- (vii) That the first party is a member of Scheduled Caste and by Section 98(1) of the said Land Revenue Code Act 2006 dated 06-03-2025, Court Collector/District Magistrate Barabanki, case number 709/2025, computerized case

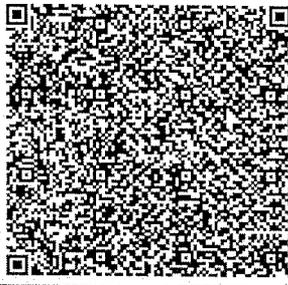
G. S. S. S.



Shalimar Corp Ltd.

Authorized Signatory





आवेदन सं०: 202500898011767

बही सं०: 1

रजिस्ट्रेशन सं०: 9371

वर्ष: 2025

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

श्री गंगा सागर, पुत्र श्री कन्हैया लाल

निवासी: 152 ढखवा कासिमपुर, कुदौनी हरदोई उ.प्र. 241201

व्यवसाय: कृषि

क्रेता: 1

G. Ganga



श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री शिव जनम चौधरी, पुत्र श्री सी०डी०
चौधरी

निवासी: 81 बाल विहार पिकनिक स्पॉट रोड फरीदी नगर सीमैप लखनऊ

व्यवसाय: व्यापार

Shiv Janam



ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

श्री अनिरुद्ध कुमार निगम, पुत्र श्री स्व. एच पी निगम

निवासी: न्यू 62 पुरैया खेड़ा लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2

Aniruddh Kumar



श्री मनीष कुमार, पुत्र श्री रमाकान्त

निवासी: 10/3 डूडा कॉलोनी राजीव नगर खरिका तेलीबाग लखनऊ

व्यवसाय: अन्य

ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं ।
टिप्पणी :

Manish



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक : सदर
बाराबंकी
02/04/2025

number D202504120000709. Permission to sell has been granted.

- (viii) That the expressions "Seller" and the "Purchaser" hereinbefore use unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

SCHEDULE OF PROPERTY

Land Khasra No. 559A measuring 0.119 Hect. and 559Ba measuring 0.043 Hect., and 541min measuring 0.298 Hect. Situated at Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki, total measuring 0.460 Hect. and bounded as below:-

Khasra No. 559A And 559Ba :-

EAST : Part of Khasra No- 559 Impireal Green
Infratech Pvt. Ltd.
WEST : Khasra No- 558 Maniram
NORTH : Chak Marg
SOUTH : Part of Khasra No- 560

Khasra No. 541 Min :-

EAST : Chak Marg
WEST : part of khasra No- 541
NORTH : part of khasra No- 541
SOUTH : Chak Marg

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger

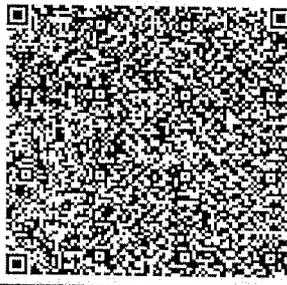
G. Sengupta



Shalimar Corp Ltd.

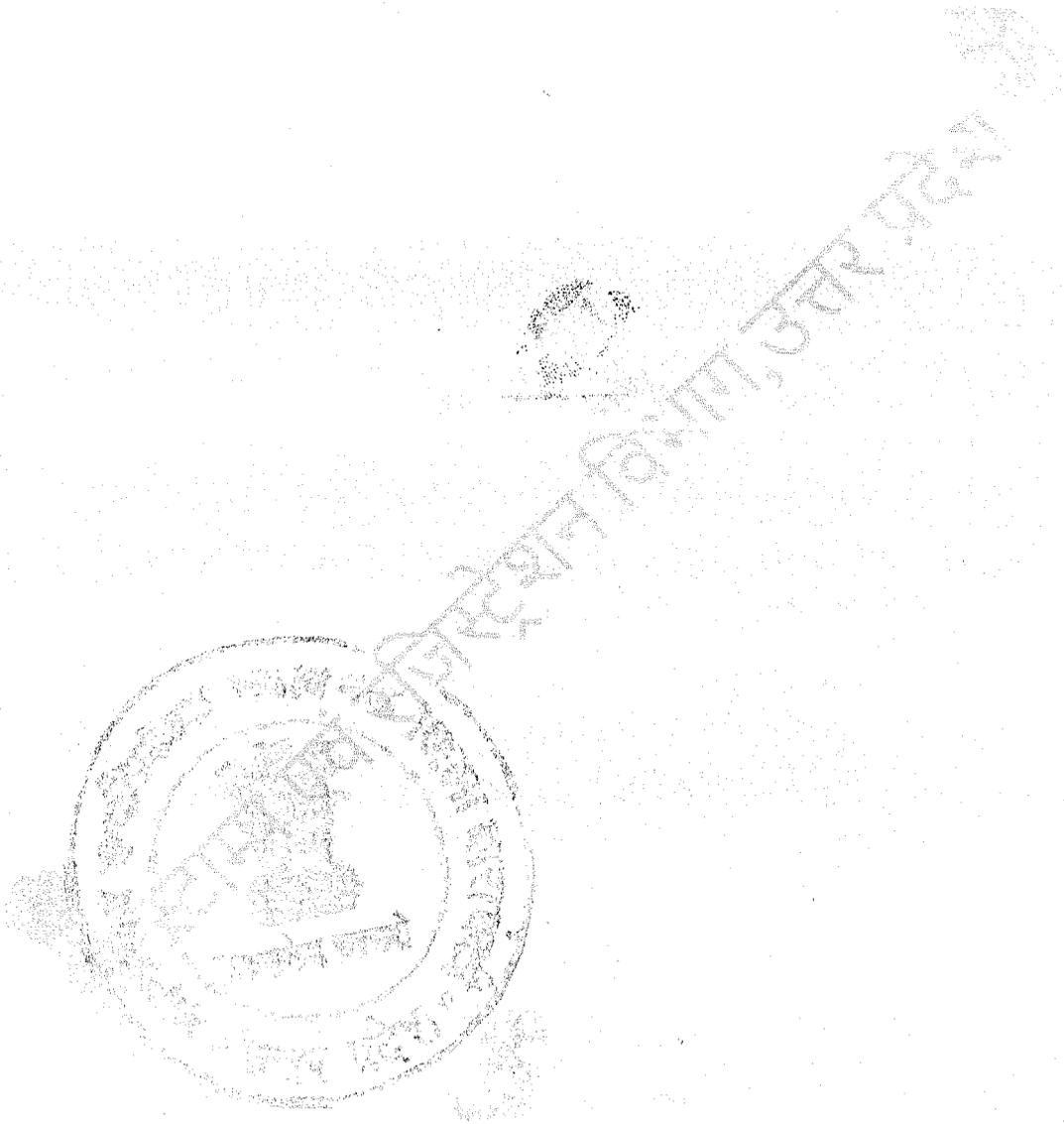
Authorized Signatory





अमरिन्द्र कुमार .
निबंधक लिपिक बाराबंकी
02/04/2025

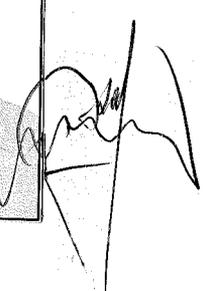
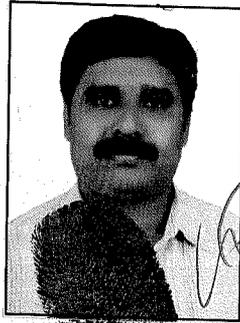
प्रिंट करे



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

WITNESSES:-

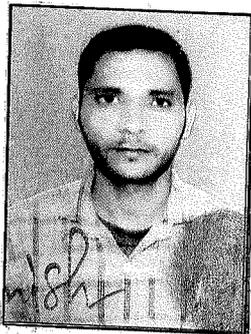
- 1- Anirudh Kumar Nigam S/o Late H P Nigam
R/o New 62 Puraiya Kheda Lucknow
Adhar-XXXX XXXX 5542 Mo- 7887006066

A handwritten signature in black ink, written over the right side of the portrait.

61.80804


SELLER

- 2- Manish Kumar S/o Ramakant
R/o 10/3 Duda Colony Rajeev Nagar
Khareeka Telibagh Lucknow
Adhar-XXXX XXXX 1165 Mo- 6391500905



Manish

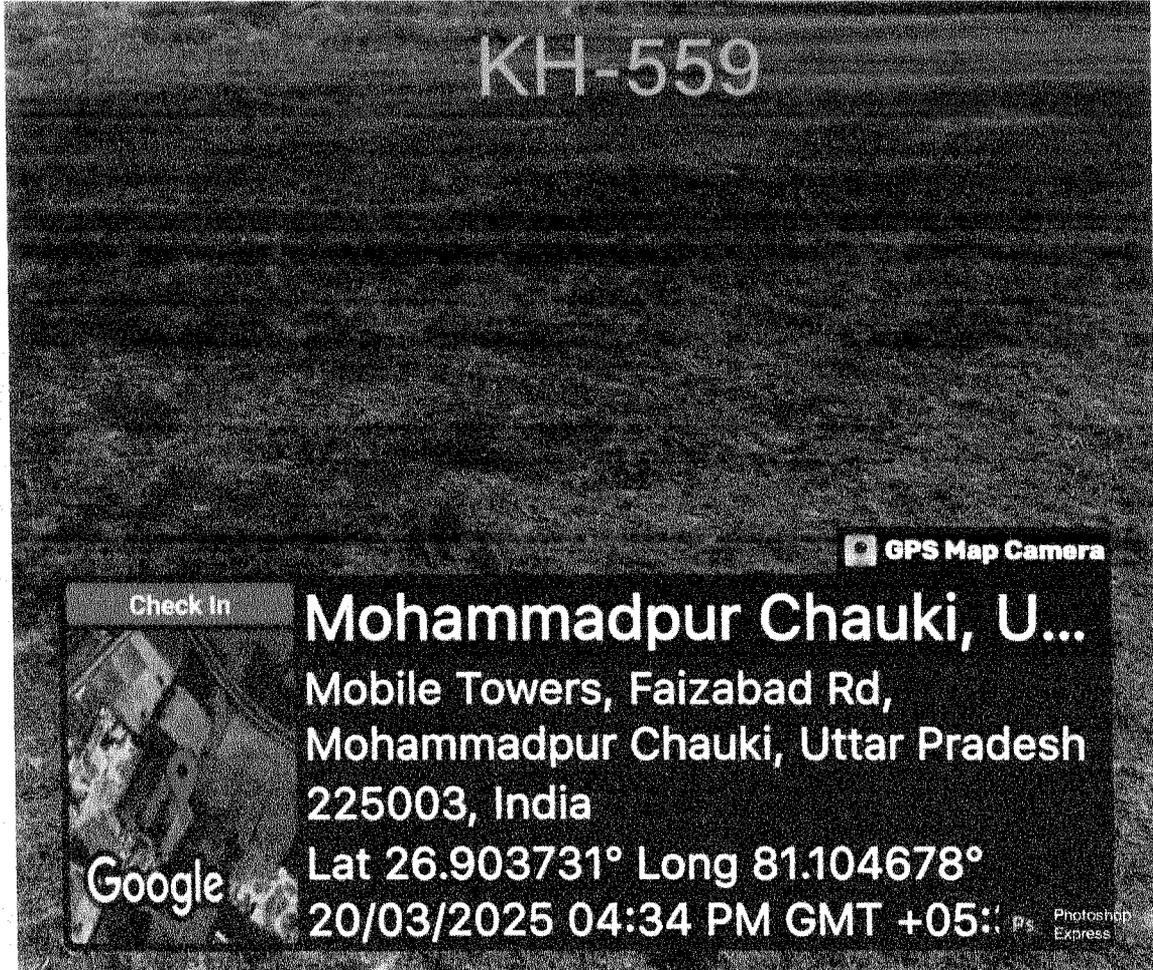

Shalimar Corp Ltd.


Authorised Signatory


PURCHASER



CHASPA PHOTO	
SITUATED OF LAND	: Gata No. 559A and 559Ba Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District -Barabanki
SELLER	: GANGA SAGAR
PURCHASER (S)	: Shalimar Corp Limited



G. Sagar



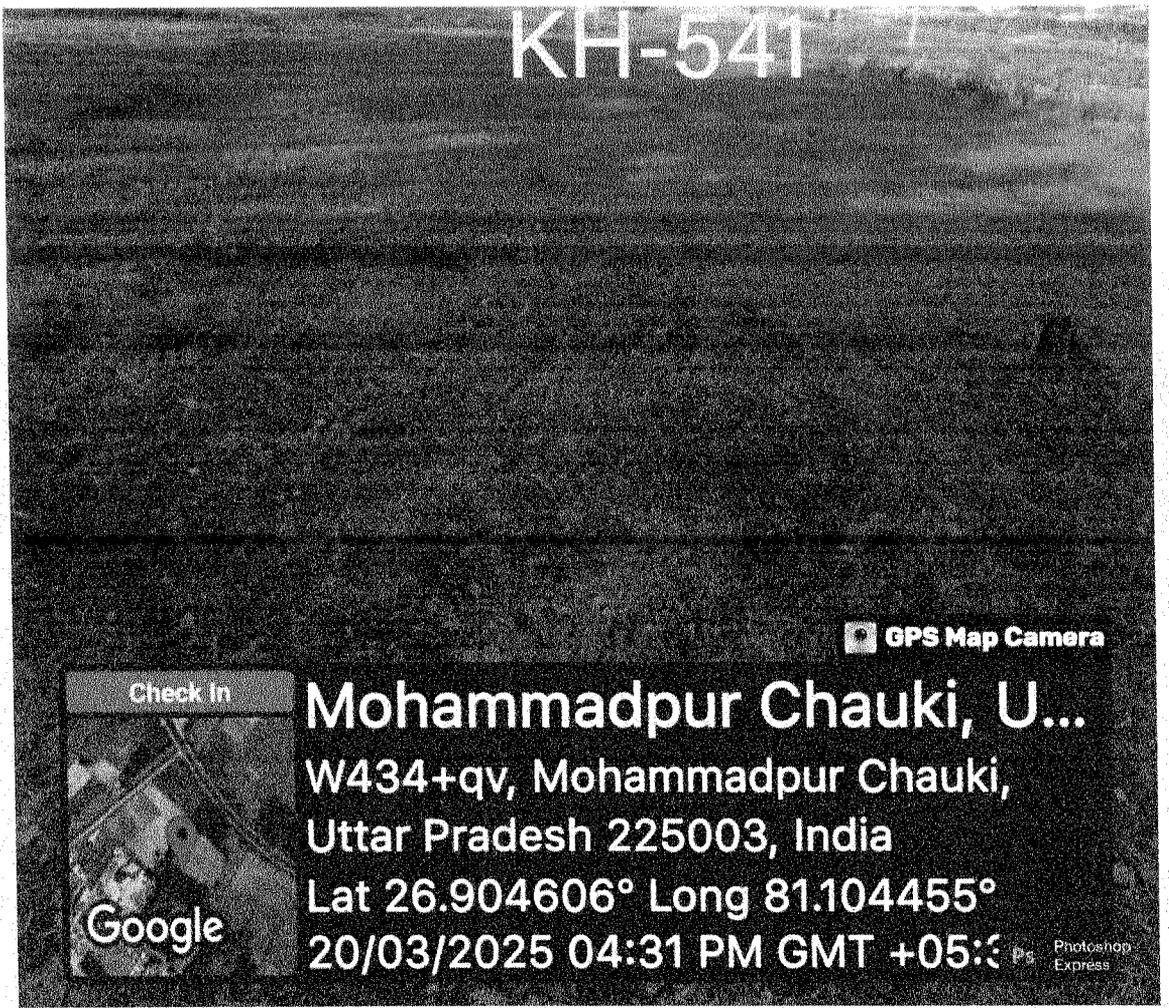
Shalimar Corp Ltd.

Authorized Signatory





CHASPA PHOTO	
SITUATED OF LAND	: Gata No. 541 Min. Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District -Barabanki
SELLER	: GANGA SAGAR
PURCHASER (S)	: Shalimar Corp Limited



Gr. Selgey

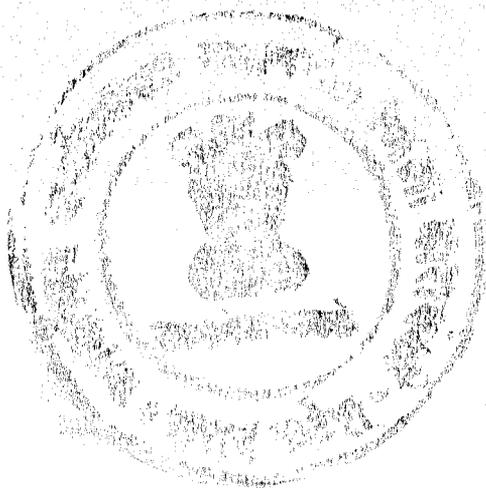


Shalimar Corp Ltd.

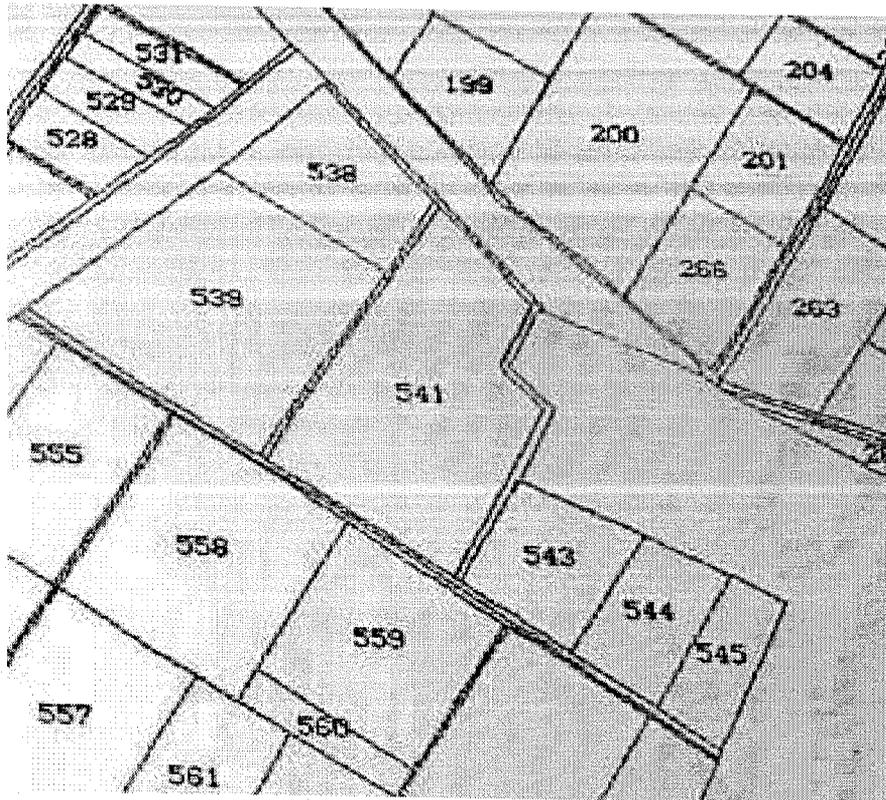
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Authorized Signatory





NAZRI NAKSHA	
SITUATED OF LAND	: Gata No. 559A and 559Ba and Gata No. 541 Min. Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District -Barabanki
SELLER	: GANGA SAGAR
PURCHASER (S)	: Shalimar Corp Limited



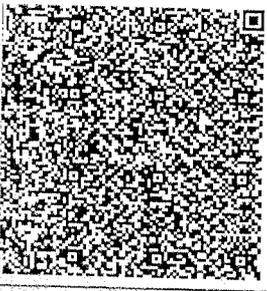
G. Sagar



Shalimar Corp Ltd.

Sh
Authorized Signatory





आवेदन सं०: 202500898011767

श्री संख्या 1 जिल्द संख्या 18726 के पृष्ठ 399 से 422 तक क्रमांक 9371 पर
दिनांक 02/04/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी.
उप निबंधक : सदर
बाराबंकी
02/04/2025

