

1900

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बारबर्की क्रम 2024068013381

आवेदन संख्या : 202400896011132

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-03-23 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 17000000 / 3087000.00

1. रजिस्ट्रीकरण शुल्क 170000
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दालर के अधिप्रमाणीकरण लिए शुल्क
5. कर्मीगन शुल्क
6. विविध
7. यात्रिक भत्ता

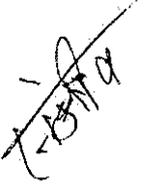
1 में 6 तक का योग 170080

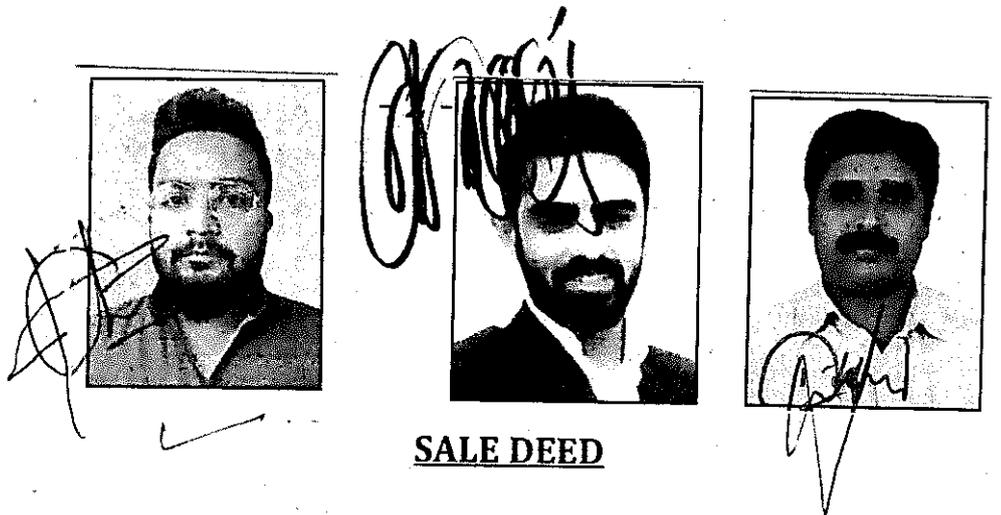
शुल्क वसूल करने का दिनांक 2024-03-23 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-03-23 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



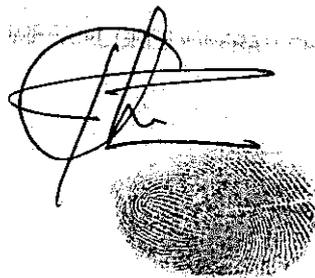


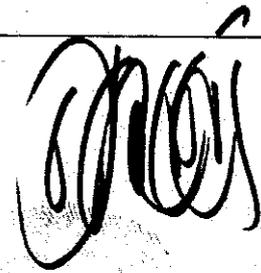
SALE DEED

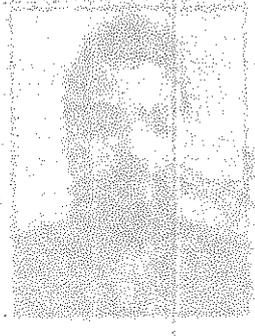
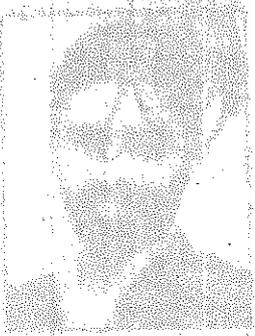
DATE OF EXECUTION : 22.03.2024
PLACE OF EXECUTION : BARABANKI

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewan
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No. 541 Min
Type of Property	:	Agricultural Land
V-Code	:	1057 Page-134
Standard of measurement	:	Hectare
Area of land	:	0.134
Consideration/ Valuation	:	Rs. 1,70,00,000/- Rs. 30,87,000/-
Stamp Duty	:	Rs. 8,50,000/-
No. of persons in First Part (1)		







1931/1932

STATE OF TEXAS
COUNTY OF DALLAS

Know all men by these presents that

John

of the County of Dallas

has

devised

and conveyed unto

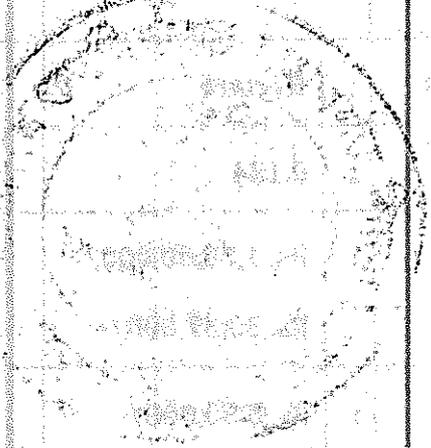
the County of Dallas

all that certain

tract of land

more or less

as shown



as shown on the plat

attached hereto

and on file in the

office of the

County Clerk

to have and to hold unto

John



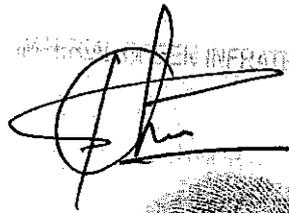
Details of Seller :

IMPERIAL GREEN INFRATECH (P) LTD. (CIN No. U45400UP2012TTC050399, PAN : AACCI9406K), a company registered under the Companies Act, having its registered office at 534/27K-1K TatarpurAliganj, Lucknow U.P. 226024 through its Authorized Signatory Mohammad Saif Khan, (Aadhar No. xxxx xxxx 4132, Mob. No. 6386177696), son of Mohd. Arif Khan, Permanent & Present resident of 426/196, Dargah Hazrat Abbas Road, Wazeerbagh, Saadatganj, Lucknow

No. of persons in Second Part (1)

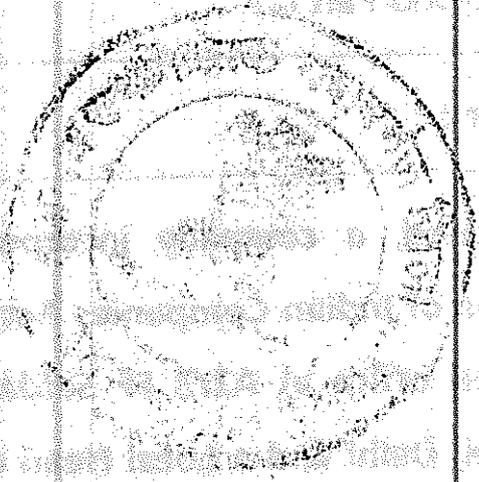
Details of Purchaser :

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,





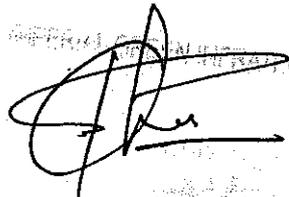




Gomti Nagar, Lucknow through its Director Mr. Kunal Seth son of Mr. Sanjay Seth Permanent & Present resident of 8/1, Vikramditya Marg, Hazratganj, Lucknow Authenticated Power Of Attorney Mr. Anirudh kumar Nigam S/o Late Sri H.P. Nigam R/o Naya 62, Puraiya Kheda Alamnagar Lucknow (ADHAR No. xxxx xxxx 5542, PAN : AADCS9234L Mo- 7887006066)

SALE DEED

THIS SALE DEED MADE ON this 22th Day of March, 2024 BY **IMPERIAL GREEN INFRATECH (P) LTD.** (CIN No. U45400UP2012TTC050399, PAN : AACCI9406K), a company registered under the Companies Act, having its registered office at 534/27K-1K Tatarpur Aliganj, Lucknow U.P. 226024 through its Authorized Signatory **Mohammad Saif Khan**, (Aadhar No. xxxx xxxx 4132, Mob. No. 6386177696), son of Mohd.

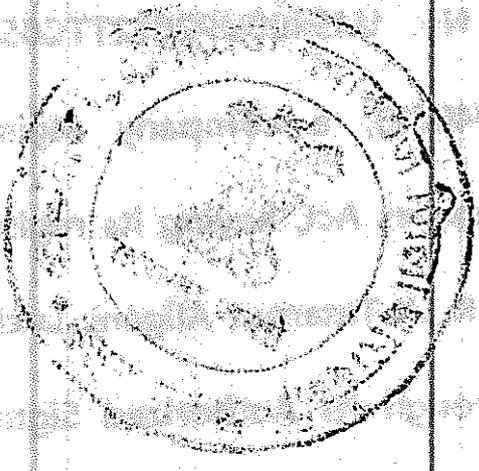

IMPERIAL GREEN INFRATECH (P) LTD.




General Order No. 100
The Board of Directors of the
Federal Reserve Bank of New York
has approved the proposed
amendment to the Charter of the
Federal Reserve Bank of New York
which was submitted to the Board
of Directors on June 1, 1914.

RESOLUTION

Resolved, That the Board of Directors
of the Federal Reserve Bank of New York
do hereby approve the proposed
amendment to the Charter of the
Federal Reserve Bank of New York
which was submitted to the Board
of Directors on June 1, 1914.



[Handwritten signature]

Arif Khan, Permanent & Present resident of 426/196, Dargah Hazrat Abbas Road, Wazeerbagh, Saadatganj, Lucknow, (vide Board Resolution dated 10.10.2023) (hereinafter referred to as the SELLER).

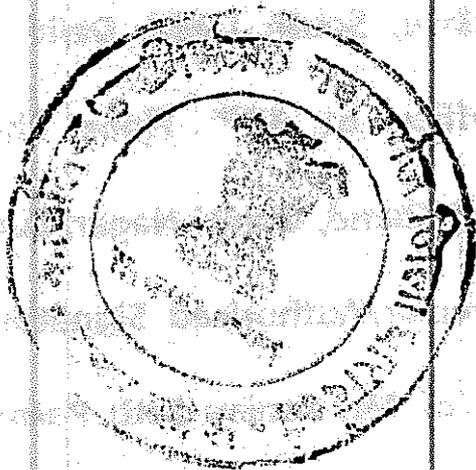
IN FAVOUR OF

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 its Director/Authorised Signatory Mr. Kunal Seth son of Mr. Sanjay Seth Permanent & Present resident of 8/1, Vikramditya Marg,









Hazratganj, Lucknow., Authenticated
Power Of Attorney Mr. Anirudh kumar Nigam
S/o Late Sri H.P. Nigam R/o Naya 62, Puraiya
Kheda Alamnagar Lucknow Registered Date
28/02/2022 Bahi No. 6 Zild No. 90 Page-1/8
Document No. 4 Sub Registrar Office Sadar 1
Lucknow (hereinafter referred to as the
PURCHASER).

WHEREAS the Seller is the owner of Land
Khasra No. 541 Min, situated at Village-Kewadi,
Pargana-Dewan, Tehsil-Nawabganj, District-
Barabanki, total measuring 0.134 Hectare, more
specifically detailed in the schedule of property given
at the foot of this deed (hereinafter referred to as the
"said property"), having purchased the same from
it's ex-owner Sunil Kumar Verma, through the sale
deed dated 01.02.2024 vide Book No. I, Jild No. 17182
at Pages 355 to 370 Serial No. 2987 registered on
01.02.2024 in the office of Sub-Registrar, Sadar,
Barabanki.





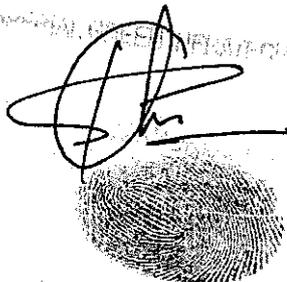
AND WHEREAS the Seller as absolute owner of the said property, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of Rs. 1,70,00,000/- only (Rupees One Crore Seventy Lakh only).

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

1. Rs. 1,68,30,000/- (Rupees One Crore Sixty Eight Lacs Thirty Thousand Only) received through RTGS no. HDFCR52024013175324145. drawn on HDFC BANK and Rs. 1,70,000/- (Rupees One lac Seventy Thousand only) through 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 absolutely to the purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached


A handwritten signature in black ink is positioned above a circular fingerprint impression. The signature is stylized and appears to be the name of the seller. The fingerprint is a clear, dark impression of a human finger.


A large, stylized handwritten signature in black ink, likely belonging to the purchaser, is written in a cursive style.

WITNESSES

AND

absolute owner of the said property, which is the
from all countries, wherever they may be
transfer and sale, including the said property in
the contract for the construction of the said
city (hereinafter referred to as the "Project")

AND WHEREAS the said contract provides that the
construction of the said project shall be carried
out in accordance with the plans and specifications
annexed hereto and approved by the Government

IN WITNESS WHEREOF, the said parties have hereunto
set their hands and seals, this 10th day of
January, 1954, at the City of Manila, Philippines.
IN WITNESS WHEREOF, the said parties have hereunto
set their hands and seals, this 10th day of
January, 1954, at the City of Manila, Philippines.

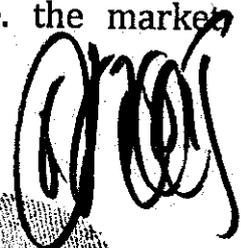
~~THE CONTRACTOR~~

That having received from the Government the
sum of Five Hundred and Fifty Thousand Pesos
Five Hundred and Fifty Thousand Pesos

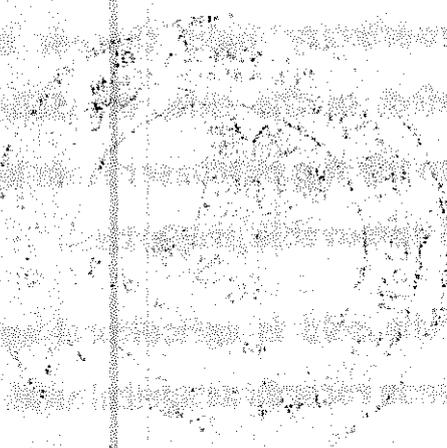
thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.

2. That 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.
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 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 the title, the Seller undertake to indemnify the purchaser from his other movable and immovable properties.
4. That the land hereby sold is agricultural and entered in the revenue records as agricultural.
5. That the total area of the Land hereby sold is measuring 0.134 Hectare. the market value

WITNESSED BY INFRACTION PVT LTD.



Faint, illegible text, possibly bleed-through from the reverse side of the page. The text is arranged in several horizontal lines across the left half of the page.



1

2

3

4



whereof for the purposes of Stamp duty as per rates fixed by Collector Barabanki @ Rs. 4500/- per sq.mtr. for first 250 Sq. Mtr. comes to Rs. 11,25,000/- only For balance 0.109 Hectare @ Rs. 1,80,00,000/- per Hectare comes to Rs. 19,62,000/- thus the total valuation comes to Rs. 30,87,000/- only. the actual Sale Consideration is Rs. 1,70,00,000/-. 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. 8,50,000 is now being paid on this Sale Deed which is sufficient.

6. 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. There is no commercial/Industrial activity within a radius of 50 Meters.
7. That the land hereby sold is not subject matter of any acquisition under any of the Schemes


SPECIAL GREEN INFRACTION (PVT) LTD.



आवेदन सं०: 202400898011132

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 8725

वर्ष: 2024

प्रतिफल- 17000000 स्टाम्प शुल्क- 850000 बाजारी मूल्य - 3087000 पंजीकरण शुल्क - 170000 प्रतिलिपिकरण शुल्क - 80 योग : 170080

श्री शालीमार कार्प लि०द्वारा डाय०कुनाल सेठ द्वारा
अनिरुद्ध कुमार निगम प्रमाणीकृत मुख्तार,
पुत्र श्री स्व०एच०पी०निगम
व्यवसाय : नौकरी
निवासी: नया 62 पुरेया खेडा लखनऊ



श्री. शालीमार कार्प लि०द्वारा डाय०कुनाल सेठ द्वारा

अनिरुद्ध कुमार निगम प्रमाणीकृत
मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनांक 23/03/2024 एवं
03:28:23 PM बजे
निबंध्य हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० वीना झा
उप निबंधक : सदर
बाराबंकी
23/03/2024

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक
23/03/2024

प्रिंट करे

notified by Housing
Board or any other Authority till date.

8. That the parties are not members of the schedule caste/schedule tribe and that there is no impediment as against this transfer.
9. 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.

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger prints to these presents on the date, month and year mentioned first above.



आवेदन सं०: 202400898011132

बही सं०: 1

रजिस्ट्रेशन सं०: 8725

वर्ष: 2024

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

श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा० लि० द्वारा अधि० ह० मोहम्मद सेफ खान, पुत्र श्री मोहम्मद आरिफ खान
निवासी: 426/196 दरगाह हजरत अब्बास रोड वजीरबाग
सहादतगंज लखनऊ
व्यवसाय: अन्य
क्रेता: 1



श्री शालीमार कार्प लि० द्वारा डाय० कुनाल सेठ के द्वारा अनिरुद्ध कुमार निगम, पुत्र श्री स्व० एच० पी० निगम
निवासी: नया 62 पुरेय्या खेडा लखनऊ
व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री संजीव कुमार श्रीवास्तव, पुत्र श्री स्व० सतीश कुमार श्रीवास्तव
निवासी: आजादनगर बाराबंकी
व्यवसाय: अन्य
पहचानकर्ता: 2



श्री मनीष कुमार, पुत्र श्री रमाकांत
निवासी: 10/3 इडा कॉलोनी राजीवनगर खरीका तेलीबाग लखनऊ
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Vinay
प्र० वीना झा
उप-निबंधक: सदर
बाराबंकी
23/03/2024

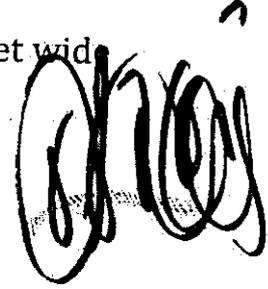
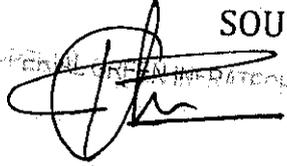
Surya
सूर्य प्रकाश पाण्डेय
निबंधक लिपिक बाराबंकी
23/03/2024

प्रिंट करें

SCHEDULE OF PROPERTY

Land Khasra No. 541 Min, situated at Village-Kewadi,
Pargana Dewan, Tehsil-Nawabganj, & District-Barabanki,
measuring 0.134 Hectare and bounded as below:-

EAST : Khet Keshav Ram
WEST : Nala
NORTH : Nahar
SOUTH : Road Kaccha 20 feet wide

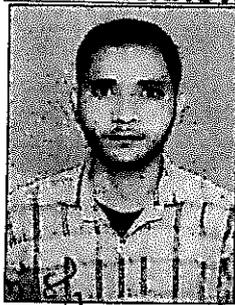


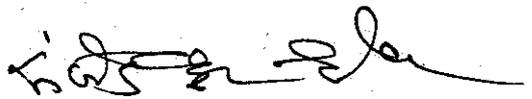
WITNESSES:-

1. Sanjeev Kumar Srivastava S/o Late Satish Kumar
Srivastava Add- Azad Nagar Barabanki
Adhar-XXXX XXXX 5747 Mo- 9005700700



2. Manish Kumar S/o Ramakant Add- 10/3 Duda
Colony Rajeev Nagar Kharaeeka Telibagh
Lucknow Add- XXXX XXXX 1165 Mo- 9695060463

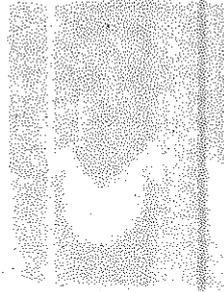



SANJEEV KUMAR SRIVASTAVA
(ADVOCATE)
HIGH COURT LUCKNOW
REG. NO. 9100/2011
MO-9005700700

MINISTRE DE LA JUSTICE

Le 15 mai 1984

100

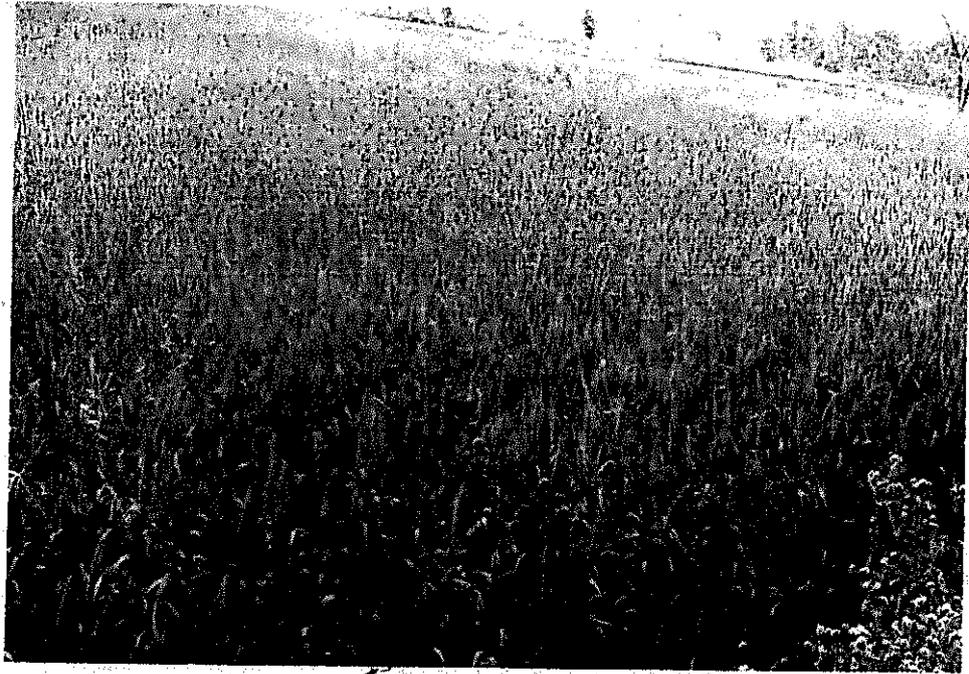


Le 15 mai 1984

Le 15 mai 1984



CHASPA PHOTO	
DETAIL OF PROPERTY	Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki
GATA NO.	541 MIN.
SELLER	IMPERIAL GREEN INFRATECH PVT LTD
BUYER	SHALIMAR CORP LIMITED



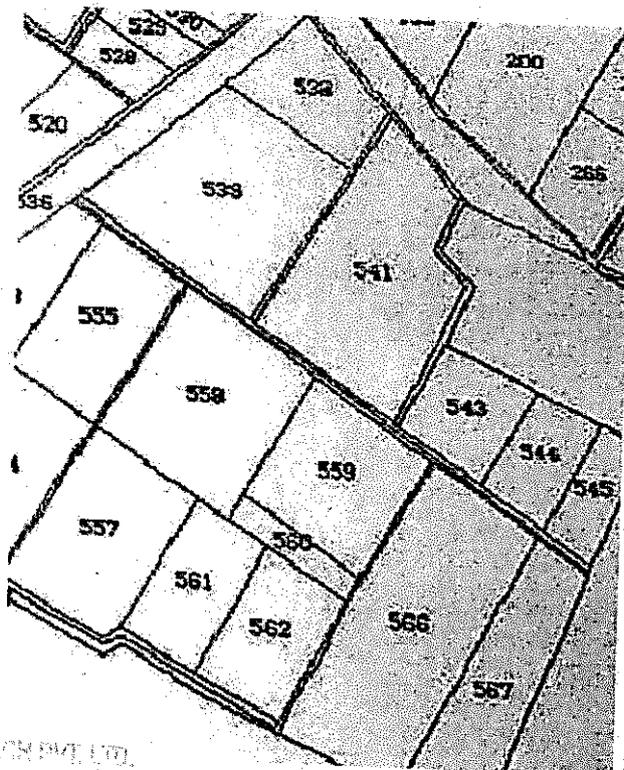

SELLER 


PURCHASER

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535



NAZRI MAP	
Detail of Property	Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki
GATA NO.	541 MIN.
SELLER	IMPERIAL GREEN INFRA TECH PVT LTD
BUYER	SHALIMAR CORP LIMITED



IMPERIAL GREEN INFRA TECH PVT. LTD.


SELLER



PURCHASER

आवेदन सं०: 202400898011132

बही संख्या 1 जिल्द संख्या 17395 के पृष्ठ 167 से 192 तक क्रमांक 8725 पर
दिनांक 23/03/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

N. Singh
प० बीना झा

उप निबंधक : सदर

बाराबंकी

23/03/2024

