



SHIL



000112436

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2025068006094

आवेदन संख्या : 202500898004316

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-02-05 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम सैयद फ़राज़ शेख

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 28000000 / 16664000.00

1. रजिस्ट्रीकरण शुल्क 280000

2. प्रतिलिपिकरण शुल्क 80

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भत्ता

1 से 6 तक का योग 280080

शुल्क वसूल करने का दिनांक 2025-02-05 00:00:00

दिनांक जय लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-02-05 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



**SALE-DEED**

Place of Execution : Barabanki  
 Sale Consideration : Rs. 2,80,00,000/-  
 Market Value : Rs. 1,66,64,000/-  
 Stamp Duty paid : Rs. 19,60,000/-

**DETAILS OF INSTRUMENT IN SHORT**

1.	Nature of Property	: Agricultural
2.	Pargana and Tehsil	: Dewa, Tehsil Nawabganj
3.	Village/Mohalla	: Mohammadpur Chowki, Distt. Barabanki
4.	Details of Property	: Share in Khasra No. 145 min measuring <b>0.05737 Hect.</b>
5.	Standard of measurement	: Hect.
6.	Location Road	: On main Lucknow-Ayodhya Road
7.	Type of Property	: Land
8.	Consideration	: Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh Only)

*Signature*  


*Signature*  
 Shalimar Corp Ltd.  
 Authorised Signatory  




9.	Boundaries	: <b>Boundaries</b> East – Lucknow Ayodhya Road West- Khasra No. 139 North- Part Of Khasra No. 145 South- Khasra No. 143 and Part of Khasra No. 145
10.	No of persons in First Part (1)	No of persons in Second Part (1)
11.	<b>Details of SELLER</b> <b>SYED FARAZ SHERE</b> son of Late Syed Munawar Shere an Indian citizen and resident of P-245 Jal Vayu Vihar, Sector-21, Noida, Po- Noida, Distt- Gautam Buddha Nagar UP. Adhar-XXXX XXXX 4064 PAN-ASJPS5840F Mo- 9899298838	<b>Details of PURCHASERS</b> <b>SHALIMAR CORP LIMITED,</b> <b>(PAN-AADCS9234L)</b> a <b>company incorporated under</b> <b>the companies act having its</b> <b>registered office A2/3, FF,</b> <b>Safdarjung Enclave, South</b> <b>Delhi, Delhi through its</b> <b>Authorised Signatory Mr.</b> <b>Sheo Janam Chaudhari S/o C</b> <b>D Chaudhary R/o 81 Bal</b> <b>Vihar Picnic Sopt road, Faridi</b> <b>Nagar, Cimap Po- Cimap</b> <b>Distt-Lucknow UP 226015</b> Adhar-XXXX XXXX 2654 Mo-7408086999


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THIS DEED OF SALE is executed on 04 day of February in the year 2025

BY

**SYED FARAZ SHERE** son of Late Syed Munawar Shere an Indian citizen and resident of P-245 Jal Vayu Vihar, Sector-21, Noida, Po-Noida, Distt-Gautam Buddha Nagar UP. (hereinafter referred to as the "**SELLER**" which expression unless repugnant to the contents shall mean and include his heirs, legal representatives, successors, administrators, executors, assigns or any one claiming through or under him).

**IN FAVOUR OF:**

**SHALIMAR CORP LIMITED, (PAN-AADCS9234L)** a company incorporated under the companies act having its registered office A2/3, FF, Safdarjung Enclave, South Delhi, Delhi through its Authorised Signatory Mr. Sheo Janam Chaudhari S/o C D Chaudhary R/o 81 Bal Vihar Picnic Spot Road, Faridi Nagar, Cimap Po- Cimap Distt-Lucknow UP 226015 (hereinafter called the "**PURCHASER**" which expression unless repugnant to the context shall mean and include its successors, administrators, legal representatives and assigns).

WHEREAS, the "**SELLER**" is the co-owner bhumidhar and in possession of Bhumidhar Agriculture land bearing Khasra No. **145**


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min measuring 0.1200 out of total Area 0.3680 Hect., **Situated at Mohammadpur Chowki, Lucknow-Ayodhya Road, Pargana Dewa, Tehsil Nawabganj, Distt. Barabanki** (hereinafter referred to as **'the Schedule Property'**) and detailed and described herein **AND WHEREAS** the Seller wants to sell land measuring 0.05737 hect. out of his share measuring 0.1200 Hect. situated at Village Mohammadpur Chowki, Pargana Dewan Tehsil Nawabganj, Distt. Barabanki detailed in the schedule and marked in map attached herein after.

**AND WHEREAS** the aforesaid Schedule Property is freehold and the **"SELLER / FIRST PARTY"** is the absolute owner and in possession of the aforesaid Schedule Property is free from all sorts of encumbrances, mortgages, Hiba, or other dues of any kind or nature either payable to the Government, or any local authority, or to any bank or other financial institution, and is free from each and every defect in title, and the name of the **"SELLER / FIRST PARTY"** are duly entered in the Revenue Records as Bhumidhar with Transferable rights and other than the **"SELLER / FIRST PARTY"** no other person is the owner of the Schedule property.

**AND WHEREAS** the **"SELLER / FIRST PARTY"** is desirous of selling the same with all rights and interest, title, etc without any undue influence, and coercion and the **"PURCHASER"** is desirous of purchasing the aforesaid Schedule Property, for a consideration



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of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh Only), on the terms and conditions below mentioned:

**NOW THIS SALE DEED WITNESSETH** as under

1. That, by this Sale Deed, the **"SELLER"** hereby transfers to the **"PURCHASER"** all his rights, title and interest in respect of the aforesaid Schedule Property without any undue influence and coercion for the said consideration of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh Only)
2. That the **"PURCHASER"** has made the payment of Rs. 2,80,00,000/- (Rupees Two Crore Eighty Lakh Only) as detailed and described in the Schedule of Payment herein, which the **"SELLER"** acknowledges having received before the execution of this deed.
3. That the **"SELLER"** hereby assures that the title in respect of the Schedule Property being hereby conveyed to the **"PURCHASER"** is freehold and free from all encumbrances and, further, that the **"SELLER"** has not entered into any agreement of sale, mortgage, lease, license etc. either oral or in writing, registered or unregistered with any person/persons for the transfer of or for creating any right of lease, license or easement in or upon the Schedule Property.
4. That the **"SELLER"** hereby delivers clear and vacant possession of the Schedule Property to the **"PURCHASER"**.


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5. That the "**SELLER**" hereby declares that the demised Schedule Property is not subject to any litigation and no suit or proceeding in respect thereof is pending before any court, tribunal or other authority.
6. That the Seller covenants the purchaser that the land under sale is not under and has never been any proceedings under the Ceiling Act 1976. In future by any reasons if the land being purchased by the purchaser comes under the provisions of the Ceiling Act of 1976 then the seller shall make good of the all losses incurred to the purchaser due to the land being getting affected by provisions of Ceiling Act 1976.
7. That by virtue of the sale deed the "**SELLER**" has sold all his rights, interest and title of the aforesaid Schedule Property which the "**PURCHASER**" should be interested to own and possess as absolute owner.
8. That the aforesaid mention part in khasra No. 145 min have been transferred is free from all encumbrance and litigation. The "**SELLER**" shall have no right to claim any title, ownership or possession on any part thereof in khasra No. 145 min The "**SELLER**" shall also have no right to raise any dispute or objection in future after execution of this deed.
9. That the "**PURCHASER**" shall have the right to get its name mutated over the Schedule Property hereby sold in the Government Records.



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10. That, in the event of the title of the "**SELLER**" over the Schedule Property being found defective or the Schedule Property being found encumbered as described hereinbefore, the "**SELLER**" shall return the entire sale consideration along with damages to the "**PURCHASER**" immediately on demand without demur and the "**SELLER**" hereby indemnify and shall always keep the "**PURCHASER**" indemnified against any such eventuality.
11. That the "**SELLER**" does not belong to Schedule caste/ Schedule Tribe.
12. The Schedule Property is without any construction or Tube well.
13. The Scheduled property is Agriculture and there is residential activity within 50m -100m radius of the said property.
14. That the land hereby transferred is basically agricultural land duly entered into Revenue Records as agricultural and till date there is no declaration U/s 80 of the Revenue Code, the total area of land hereby sold is measuring 0.05737 Hect., valuation of this instrument for First 500 Sq.Mtr. calculated @ Rs. 32,000/- comes to Rs. 1,60,00,000/- and remaining 73.70 Hect. Sq.Mtr. calculated @ Rs. 4,500/- comes to Rs. 6,63,300/calculated Only. Thus the total value of the property is comes to Rs. 1,66,63,300/- only say Rs. 1,66,64,000/-. There are no commercial/industrial activities within 100m. radius. The actual sales consideration of the property is Rs. 2,80,00,000/- hence the radius. Stamp duty of



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Rs. 19,60,000/- has been paid vide E-Stamp **IN-UP82362574451848X Dated** 04-02-2025.

15. The Stamps Duty and expenses on the registration of Deed of Sale are Borne by the **"PURCHASER"**.

**THE DISCRPTION OF SCHEDULE PROPERTY**

**Share in agricultural land Khasra No. 145 min measuring 0.05737 Hectares**, situated in Village Mohammadpur Chowki Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh and bounded as under:-

**Boundaries**

East – Lucknow Ayodhya Road

West- Khasra No. 139

North- Part Of Khasra No. 145

South- Khasra No. 143 and Part of Khasra No. 145

**SCHEDULE OF PAYMENT**

- A. Paid a sum of Rs. 11,00,000/- vide cheque No.199617 dated 27-08-2024 drawn on SBI Bank.
- B. Paid a sum of Rs. 2,66,20,000/- vide RTGS UTR No-SBINR52025020474287669 dated 04-02-2025.
- C. Paid a sum of Rs. 11,111/- only deducted Towards TDS.
- D. Paid a sum of Rs. 2,68,889/- only deducted Towards TDS.



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आवेदन सं०: 202500898004316

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3611

वर्ष: 2025

प्रतिफल- 28000000 स्टाम्प शुल्क- 1960000 बाजारी मूल्य - 16664000 पंजीकरण शुल्क - 280000 प्रतिलिपिकरण शुल्क - 80 योग : 280080

श्री सैयद फ़राज़ शेर,  
पुत्र श्री स्व० सैयद मुनव्वर शेर  
व्यवसाय : व्यापार

निवासी: पी-245 जल वायु विहार, सेक्टर-21, नोएडा, पो-नोएडा, जिला-गौतम बुद्ध नगर यूपी।

ने यह लेखपत्र इस कार्यालय में दिनांक 05/02/2025 एवं 12:31:09 PM बजे  
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी  
उप निबंधक :सदर  
बाराबंकी  
05/02/2025

अमरेंद्र कुमार  
निबंधक लिपिक  
05/02/2025

प्रिंट करें



SIGNED AND DELIVERED by the parties hereto on day and month first written herein above in the presence of:-

**WITNESSES:-**

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



*[Handwritten signature of Anirudh Kumar Nigam]*



*[Handwritten signature]*  
**SELLER**

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



*[Handwritten signature of Manish Kumar]*



Shalimar Corp Ltd.

*[Handwritten signature]*  
Authorized Signatory



**PURCHASER**

*[Handwritten signature]*



*[Handwritten signature]*

**SANJEEV KUMAR SRIVASTAVA**  
ADVOCATE  
HIGH COURT LUCKNOW  
REG.No-UP9100/2011  
C.O.PNo-213145  
Mob.No-9005790700



<b>CHASPA PHOTO</b>		
<b>SITUATED LAND</b>	<b>OF :</b>	<b>Village -Mohammadpur Chowki, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki</b>
<b>GATA NO</b>	<b>:</b>	<b>145 min</b>
<b>SELLER</b>	<b>:</b>	<b>SYED FARAZ SHERE</b>
<b>PURCHASER (S)</b>	<b>:</b>	<b>SHALIMAR CORP LIMITED,</b>



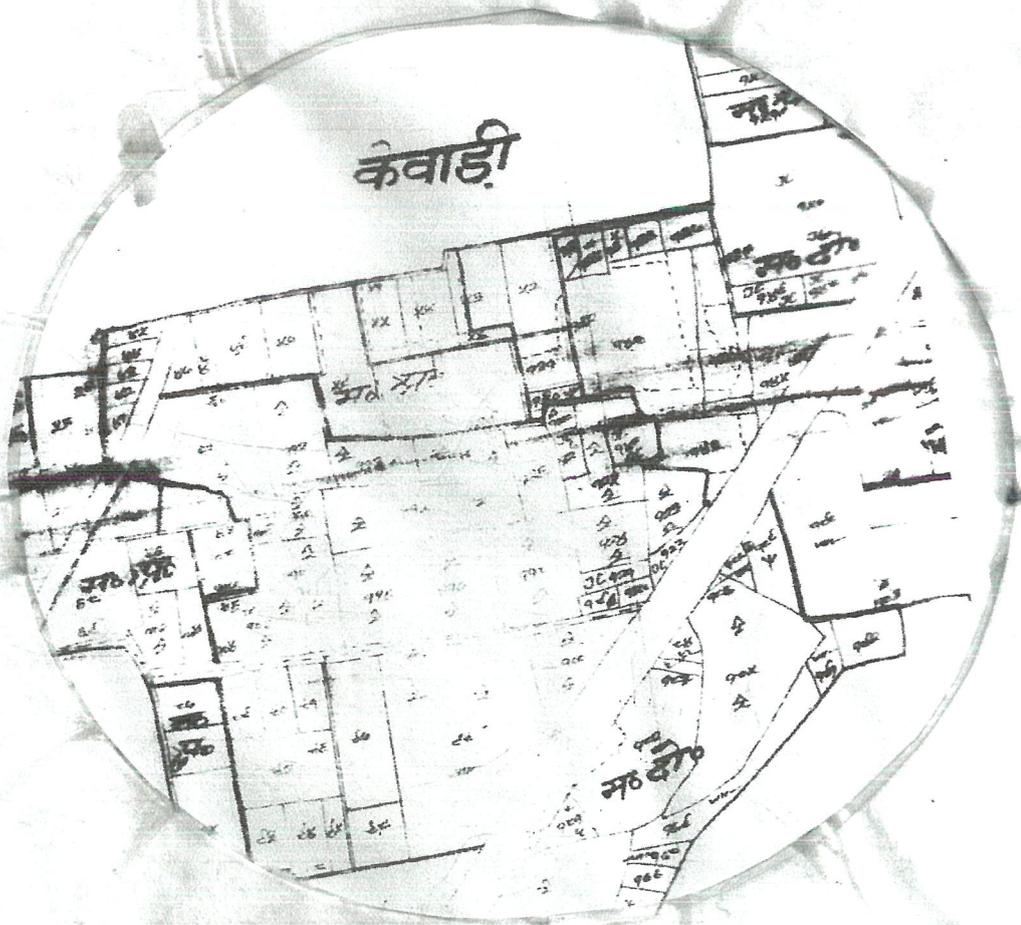
*Syeda Faraz*  


Shalimar Corp Ltd.  
*[Signature]*  
Authorised Signatory





		NAZRI NAKSHA
SITUATED LAND	OF :	Village -Mohammadpur Chowki, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki
GATA NO	:	145 min
SELLER	:	SYED FARAZ SHERE
PURCHASER (S)	:	SHALIMAR CORP LIMITED,




Shalimar Corp Ltd.  
  
 Authorised Signatory  


बही सं०: 1

रजिस्ट्रेशन सं०: 3611

वर्ष: 2025

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

श्री सैयद फ़राज़ शेर, पुत्र श्री स्व० सैयद मुनव्वर शेर

निवासी: पी-245 जल वायु विहार, सेक्टर-21, नोएडा, पो-नोएडा,  
जिला-गौतम बुद्ध नगर यूपी।

व्यवसाय: व्यापार

क्रेता: 1



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

निवासी: 81 बाल विहार पिकनिक साँट रोड, फरीदी नगर, सीमैप  
पीओ- सीमैप जिला-लखनऊ यूपी 226015

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री अनिरुद्ध कुमार निगम, पुत्र श्री स्व० एच पी निगम

निवासी: नया 62 पुरैया खेड़ा लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री मनीष कुमार, पुत्र श्री रमाकांत

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

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी.

उप निबंधक : सदर

बाराबंकी

05/02/2025

अमरेन्द्र कुमार.

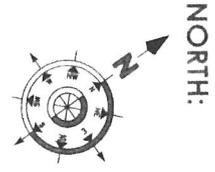
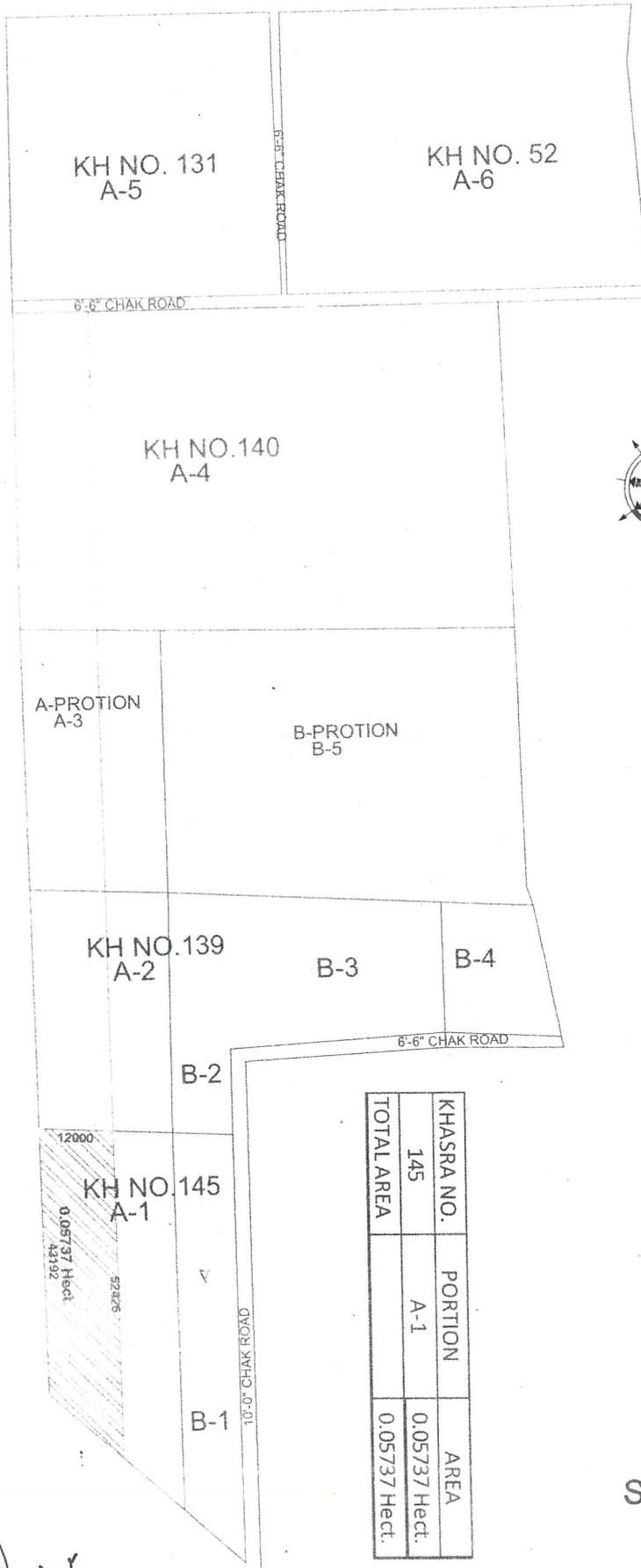
निबंधक लिपिक बाराबंकी

05/02/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अगुठे नियमानुसार लिए गए  
है।  
टिप्पणी



प्रिंट करें



KHASRA NO.	PORTION	AREA
145	A-1	0.05737 Hect.
TOTAL AREA		0.05737 Hect.

*Signature*  


Shalimar Corp Ltd.  
*Signature*  
 Authorized Signatory  


आवेदन सं०: 202500898004316

बही संख्या 1 जिल्द संख्या 18515 के पृष्ठ 1 से 24 तक क्रमांक 3611 पर  
दिनांक 05/02/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी  
उप निबंधक : सदर  
बाराबंकी  
05/02/2025

