

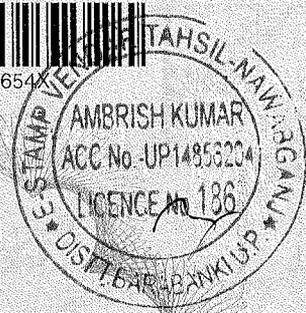


INDIA NON JUDICIAL

Government of Uttar Pradesh



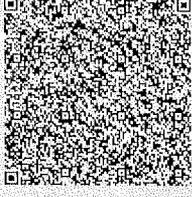
IN-UP36695778865654X



e-Stamp

033/28

Certificate No. : IN-UP36695778865654X
 Certificate Issued Date : 07-Jan-2025 11:26 AM
 Account Reference : NEWIMPACC (SV)/ up14856204/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1485620470254791373276X
 Purchased by : SHALIMAR CORP LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : GATA NO-539 A AND 539 BA, SITUATED AT VILL-KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
 Consideration Price (Rs.) :
 First Party : GANGA SAGAR
 Second Party : SHALIMAR CORP LIMITED
 Stamp Duty Paid By : SHALIMAR CORP LIMITED
 Stamp Duty Amount(Rs.) : 14,50,000
 (Fourteen Lakh Fifty Thousand only)



VERIFY BY



Please write or type below this line

G. Sagar



Shalimar Corp Ltd.
Authorised Signatory



0025216924

Statutory Alert

Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. The onus of checking the legitimacy is on the users of the certificate. In case of any discrepancy please inform the Competent Authority.





- 2 -



G. Sagar

Shalimar Corp Ltd.

SALE DEED

DATE OF EXECUTION : 07.01.2025

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAIION : Rs. 2,90,00,000/-

MARKET VALUE : Rs.1,10,25,000/-

STAMP DUTY PAID : RS. 14,50,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewan
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No-539a and 539ba
Type of Property	:	Agriculture Land
V-Code	:	1057 Page-134
Standard of measurement	:	Hectare
Area of land	:	0.575 hee.
Consideration/ Valuation	:	2,90,00,000/- 1,10,25,000/-
Stamp Duty	:	14,50,000/-
No. of persons in First Part (1)		
GANGA SAGAR S/o KANHAIYA LAL R/o 152 DHAKHWA KASIMPUR, KUDAUNI HARDOI U.P. 241201 (PAN:		

G. Sagar

Shalimar Corp Ltd.

Authorised Signatory



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 XXX 2654, PAN : AADCS9234L Mo- 7408086999)

SALE DEED

THIS SALE DEED MADE ON this 7th Day of January, 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

G. Sagar


Shalimar Corp Ltd.

[Signature]
Authorized Signatory




vihar Picnic Spot Road Faridi nagar Cimap Lucknow
(hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land Khasra No. 539A Area 0.536 Hec. And 539Ba Area 0.069 Hec, situated at Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki, total measuring 0.575 Hec., 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 Mayaram through the sale deed dated 12.03.2024 vide Book No. I, Jild No. 17340 at Pages 327 to 344 Serial No. 7243 registered on 12.03.2024 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 2,90,00,000/- only (Rupees Two Crore Ninty Lakh only).

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

1. Rs. 2,87,10,000/- from Account No-00782090000173 Hazratganj Branch, Lucknow. through RTGS in Account No- 50100534432286 HDFC Bank, Hazratganj Branch, Lucknow.
2. 2,90,000/-only deducted towards TDS.

G. S. S. S.



Shalimar Corp Ltd.

Authorised Signatory





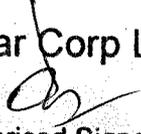


4. That the total area of the Land hereby sold is measuring 0.575 Hectare the market value whereof for the purposes of Stamp duty as per rates fixed by Collector Barabanki

Gata No.	Total Area	Saleble Area
539a	0.536	0.506
539ba	0.069	0.069
	250 sq.mtr. X 4500-00	11,25,000/-
	0.550hect.X1,80,00,000-00	99,00,000/-
	Total Sell Area 0.575 hect. Total Value	1,10,25,000/-

grand total of valuation of said property comes Rs. 1,10,25,000/- only. the actual Sale Consideration is Rs. 2,90,00,000/- 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. 14,50,000/- 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

G. Jagan


Shalimar Corp Ltd.

Authorised Signatory

आवेदन सं०: 202500898000617

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 833

वर्ष: 2025

प्रतिफल- 29000000 स्टाम्प शुल्क- 1450000 बाजारी मूल्य - 11025000 पंजीकरण शुल्क - 2900000 प्रतिलिपिकरण शुल्क - 60 योग : 2900060

श्री गंगा सागर,
पुत्र श्री कन्हैया लाल
व्यवसाय : अन्य
निवासी: 152 ढकवा कासिमपुर कुदौनी जिला हरदोई

G. Saagar



ने यह लेखपत्र इस कार्यालय में दिनांक 10/01/2025 एवं 03:29:30 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]
प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक :सदर
बाराबंकी
10/01/2025
[Signature]
अमरेन्द्र कुमार .
निबंधक लिपिक
10/01/2025

प्रिंट करे



is no Tree, Tubewell on the said land. It is not situated on any Segment Road.

5. 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.
6. 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
7. That the first party is a member of Scheduled Caste and by Section 98(1) of the said Land Revenue Code Act 2006 dated 20-12-2024, Court Collector/District Magistrate Barabanki, case number 4056/2024, computerized case number D202404120004056. Permission to sell has been granted.
8. 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. 539 a Area 0.506 Hec. And 539ba Area 0.069 Hec, situated at Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki, total measuring 0.575 Hec and bounded as below:-

EAST	:	Nali
WEST	:	Property Imperial Green
NORTH	:	Property Imperial Green
SOUTH	:	Chak Marg

G. Singh


Shalimar Corp Ltd.

[Signature]
Authorised Signatory


आवेदन सं०: 202500898000617

बही सं०: 1

रजिस्ट्रेशन सं०: 833

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 ढकवा कासिमपुर कुदौनी जिला हरदोई

व्यवसाय: अन्य

क्रेता: 1



श्री शालीमार कार्प लि० द्वारा अधिकृत हस्ताक्षरी शिवो जनम चौधरी, पुत्र श्री सी०डी चौधरी

निवासी: 81 बाल बिहार पिकनिक स्पॉट फरीदी नगर सीमैप जिला लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1



श्री अनिरुद्ध कुमार निगम, पुत्र श्री एच०पी० निगम

निवासी: न्यू 62 पुरनिया खेड़ा लखनऊ

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री मनीष कुमार, पुत्र श्री रामाकान्त

निवासी: 10/3 डूडा कालोनी राजीव नगर तलीबाग लखनऊ

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सूर्य प्रकाश याण्डेय

उप निबंधक : सदर

बाराबंकी

10/01/2025

अमरेन्द्र कुमार

निबंधक लिपिक बाराबंकी

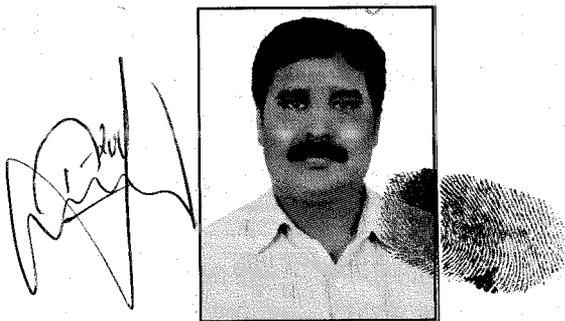
10/01/2025

प्रिंट करें

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.

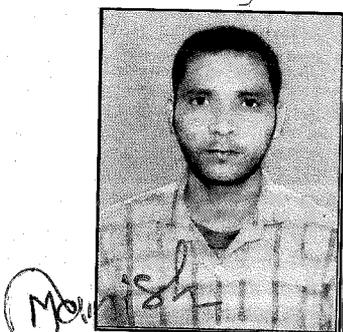
WITNESSES:-

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



SELLER

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



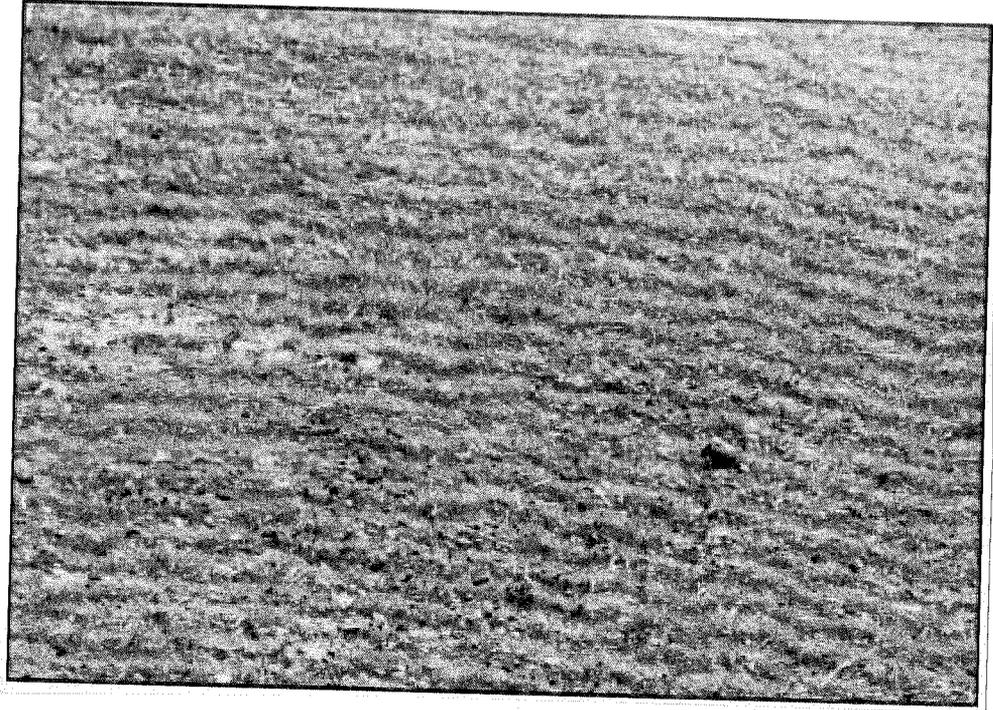
PURCHASER

SANJEEV KUMAR SRIVASTAVA
ADVOCATE
HIGH COURT LUCKNOW
REG.No-UP9100/2011
C.O.No-213145
Mob.No-9005700700

G. Sagar

Shalimar Corp Ltd.
[Signature]
Authorised Signatory

CHASPA PHOTO		
SITUATED OF LAND	:	Village - Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki
GATA NO	:	539a and 539ba
SELLER	:	GANGA SAGAR
PURCHASER (S)	:	Shalimar Corp Limited



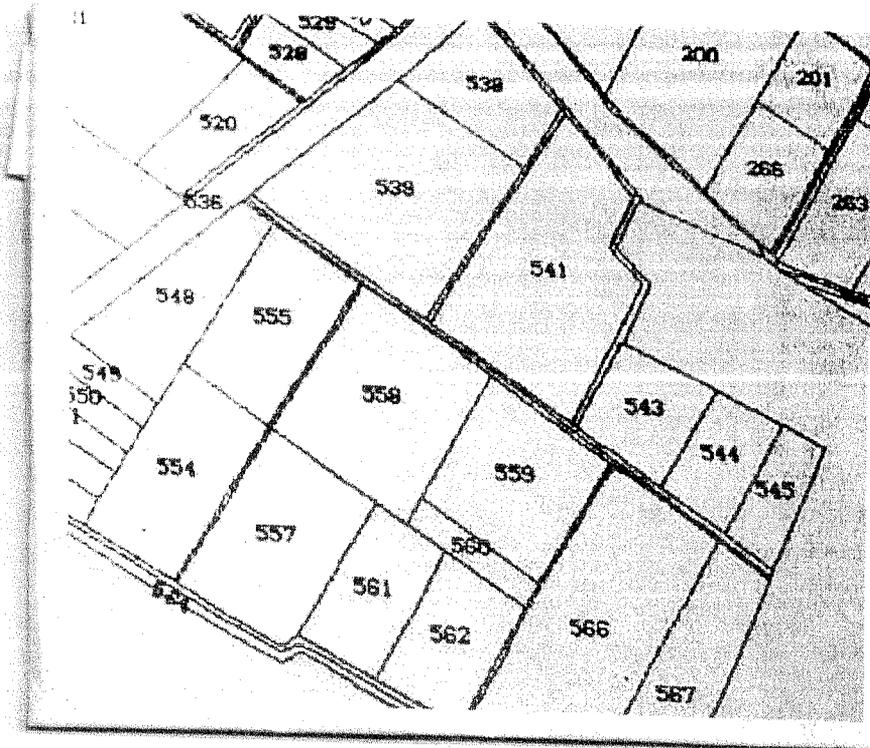
G. Sagar

Shalimar Corp Ltd.

Authorised Signatory



NAZRI NAKSHA	
SITUATED OF LAND	: Village - Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki
GATA NO	: 539a and 539ba
SELLER	: GANGA SAGAR
PURCHASER (S)	: Shalimar Corp Limited



61-200204

Shalimar Corp Ltd.
Authorised Signatory

आवेदन सं०: 202500898000617

बही संख्या 1 जिल्द संख्या 18406 के पृष्ठ 39 से 58 तक क्रमांक
833 पर दिनांक 10/01/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० सूर्य प्रकाश पाण्डेय
उप निबंधक : सदर
बाराबंकी
10/01/2025

