



उपनिबन्धक सदर बाराबंकी क्रम 2025068006095

आवेदन संख्या : 202500898004306

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 49014500 / 22924000.00

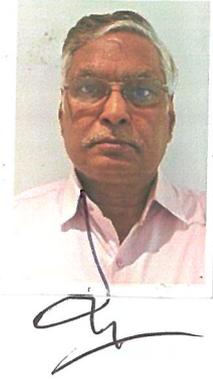
- 1 . रजिस्ट्रीकरण शुल्क 490150
- 2 . प्रतिलिपिकरण शुल्क 80
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 490230

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

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-02-05 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



SALE-DEED

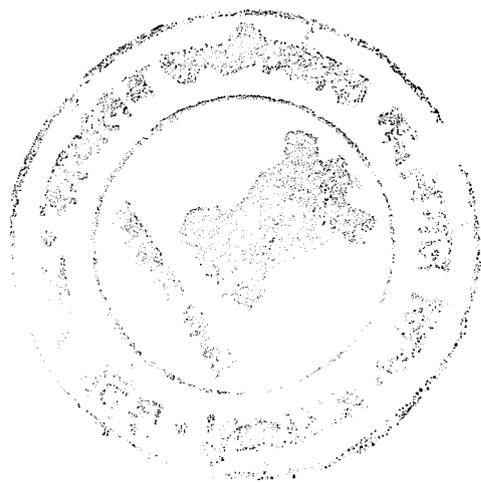
Place of Execution : Barabanki
 Sale Consideration : Rs. 4,90,14,500/-
 Market Value : Rs. 2,29,24,000/-
 Stamp Duty paid : Rs. 34,31,500/-

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. 52min, 131 min, 139 min and Khasra No. 140 min measuring 0.3192 Hect.
5.	Standard of measurement	: Hect.
6.	Location Road	: 100 Mtr. away from Lucknow-

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			Faizabad Road
7.	Type of Property	:	Land
8.	Consideration	:	Rs. 4,90,14,500/- (Rupees Four Crores Ninety Lakh Fourteen Thousand Five Hundred Only)
9.	Boundaries	:	<p><u>Boundaries of Khasra No.52min</u></p> <p>East – Part of Khasra No. 52 West- Khasra No. 53 North- Part of Khasra No. 52 South- Part of Khasra No. 52</p> <p><u>Boundaries of Khasra No. 131min</u></p> <p>East – Part of Khasra No. 131 West- Khasra No. 57 North- Part of Khasra No. 131 South- Khasra No. 130</p> <p><u>Boundaries of Khasra No. 139min</u></p> <p>East - Khasra No. 145 West - Khasra No. 140 North - Part of Khasra No. 139 South - Khasra No. 144 And Part of Khasra No. 139</p>

Signature



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		Boundaries of Khasra No. 140min East - Khasra No. 139 West - Chakmarg North - Part of Khasra No. 140 South - Part of Khasra No.140
10.	No of persons in First Part (1)	No of persons in Second Part (1)
11.	Details of SELLER 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. Adhar-XXXX XXXX 4064 ✓ PAN-ASJPS5840F Mo- 9899298838	Details of PURCHASERS 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 Sopt road, Faridi Nagar, Cimap Po- Cimap Distt-Lucknow UP 226015 Adhar-XXXX XXXX 2654 ✓ Mo-7408086999

Syed Faraz Shere



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Authorised Signatory





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 Sopt 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. **52 min = 0.2335** Hect. out of total Area 0.2740 Hect., **Khasra No.**




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131 min = 0.01507 Hect. out of total area measuring 0.2190 Hect., **Khasra No. 139 min = 0.0897 Hect.** out of total area measuring 0.3700 Hect., **Khasra No. 140 min = 0.5200** Hect. out of total area measuring 1.2660 Hect. **Situated at Mohammadpur Chowki, Lucknow-Faizabad Road, Pargana Dewa, Tehsil Nawabganj, Distt. Barabanki** (hereinafter referred to as '**the Schedule Property**') and detailed and described here in below) having Gift Deed by its ex-owner Syed Feridoon Shere And Syed Masroor Shere And Syed Naved Shere through the Gift deed dated 10.05.2010 vide Book No. I, Jild No. 4438 at Pages 1 to 44 Serial No. 4134 registered on 11.05.2010 in the office of Sub-Registrar, Sadar, Barabanki.

AND WHEREAS the Seller wants to sell land of measuring 0.06795 Hect. out of Khasra No. 52 min, land measuring 0.09217 Hect. out of Khasra No. 131min land measuring 0.04659 Hect. out of Khasra No.139min and land measuring 0.11249 Hect. out of Khasra No.140 min total measuring 0.3192 Hect. situated at Village Mohammadpur Chowki, Pargana Dewa, Tehsil Nawabganj, Distt. Barabanki detailed in the schedule and marked in Map attached hereinafter.

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




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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 of Rs. 4,90,14,500/- (Rupees Four Crores Ninety Lakh Fourteen Thousand Five Hundred 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 and Rs. 4,90,14,500/-.
2. That the "**PURCHASER**" has made the payment of Rs. 4,90,14,500/- (Rupees Four Crores Ninety Lakh Fourteen Thousand Five Hundred 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




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"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"**.
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 all the aforesaid mention parts in khasra No. 52 min, 131 min, 139 min, 140 min have been transferred free from all



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encumbrance and litigation. The "**SELLER**" shall have no right to claim any title, ownership or possession on any part thereof in khasra No. 52 min, 131 min, 139 min, 140 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.
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 100m radius of the said property and no commercial or industrial activity within 100m radius of the said property.
14. That the land hereby transferred basically agricultural land duly entered into Revenue Records as agricultural and till date there is



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no declaration U/s 80 of the Revenue Code, the total area of land hereby sold is 0.3192 Hect. it is situated on more then 200 Mtr away from Lucknow-Ayodhya Road.

15. THE DESCRIPTION OF SCHEDULE PROPERTY

KHASRA NO.	AREA SOLD IN HECTARE	GOVERNMENT VALUATION	
52 min	0.06795 HEC.	500 sq.mtr. X 9000-00 179.5 sq.mtr. X 4500-00	RS. 45,00,000/- RS. 8,07,750/- RS. 53,07,750/-
131 min	0.09217 HEC.	500 sq.mtr. X 9000-00 421.7 sq.mtr. X 4500-00	RS. 45,00,000/- RS. 18,97,650/- RS. 63,97,650/-
139 min	0.04659 HEC.	465.9 sq.mtr. X 9000-00	RS. 41,93,100/-
140 min	0.11249 HEC.	500 sq.mtr. X 9000-00 500 sq.mtr. X 4500-00 0.01249hect.X2,20,00,000-00	RS. 45,00,000/- RS. 22,50,000/- RS. 2,74,780/- RS. 70,24,780/-
3 Kita	0-3192HEC		2,29,23,280/- = 2,29,24,000/-

The total value of the Agricultural land is comes to Rs. 2,29,23,280/- say Rs. 2,29,24,000/- only. The actual sales consideration of the property is Rs. 4,90,14,500/- hence the Stamp duty of Rs.




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34,31,500/- has been paid vide E-Stamp **IN-UP82358245878722X Dated** 04-02-2025.

16. 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. 52 min, 131 min, 139 min, 140 min total measuring 0.3192 Hectares, situated in Village Mohammadpur Chowki Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh and bounded as under:-

Boundaries of Khasra No. 52 Min

East – Part of Khasra No. 52

West- Khasra No. 53

North- Part of Khasra No. 52

South- Part of Khasra No. 52

Boundaries of Khasra No. 131 Min

East – Part of Khasra No. 131

West- Khasra No. 57

North- Part of Khasra No. 131

South- Khasra No. 130

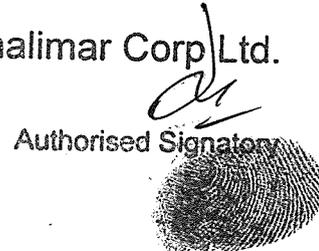
Boundaries of Khasra No. 139 Min

East - Khasra No. 145

West - Khasra No. 140



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North - Part of Khasra No. 139

South - Khasra No. 144 And Part of Khasra No. 139

Boundaries of Khasra No. 140 Min

East - Khasra No. 139

West - Chakmarg

North - Part of Khasra No. 140

South - Part of Khasra No. 140

SCHEDULE OF PAYMENT

- A. Paid a sum of Rs. 4,85,24,355/- vide RTGS UTR No-SBINR52025020474285501 dated 04-02-2025.
- B. Paid a sum of Rs. 4,90,145/-only deducted towards TDS.



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आवेदन सं०: 202500898004306

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 3612

वर्ष: 2025

प्रतिफल- 49014500 स्टाम्प शुल्क- 3431500 बाजारी मूल्य - 22924000 पंजीकरण शुल्क - 490150 प्रतिलिपिकरण शुल्क - 80 योग : 490230

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 12:33:45 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अमरेन्द्र कुमार .
निबंधक लिपिक
05/02/2025

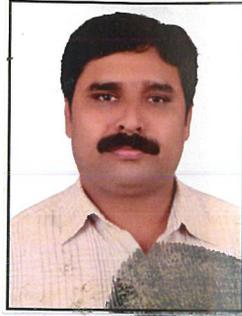
प्रिंट करें



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



Anirudh



Anirudh

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 Kumar



Shalimar Corp Ltd.
Shalimar
Authorised Signatory



PURCHASER

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



CHASPA PHOTO	
SITUATED OF LAND	: Village -Mohammadpur Chowki, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki
GATA NO	: 52 min etc
SELLER	: SYED FARAZ SHERE
PURCHASER (S)	: SHALIMAR CORP LIMITED,



Syfar



Shalimar Corp Ltd.

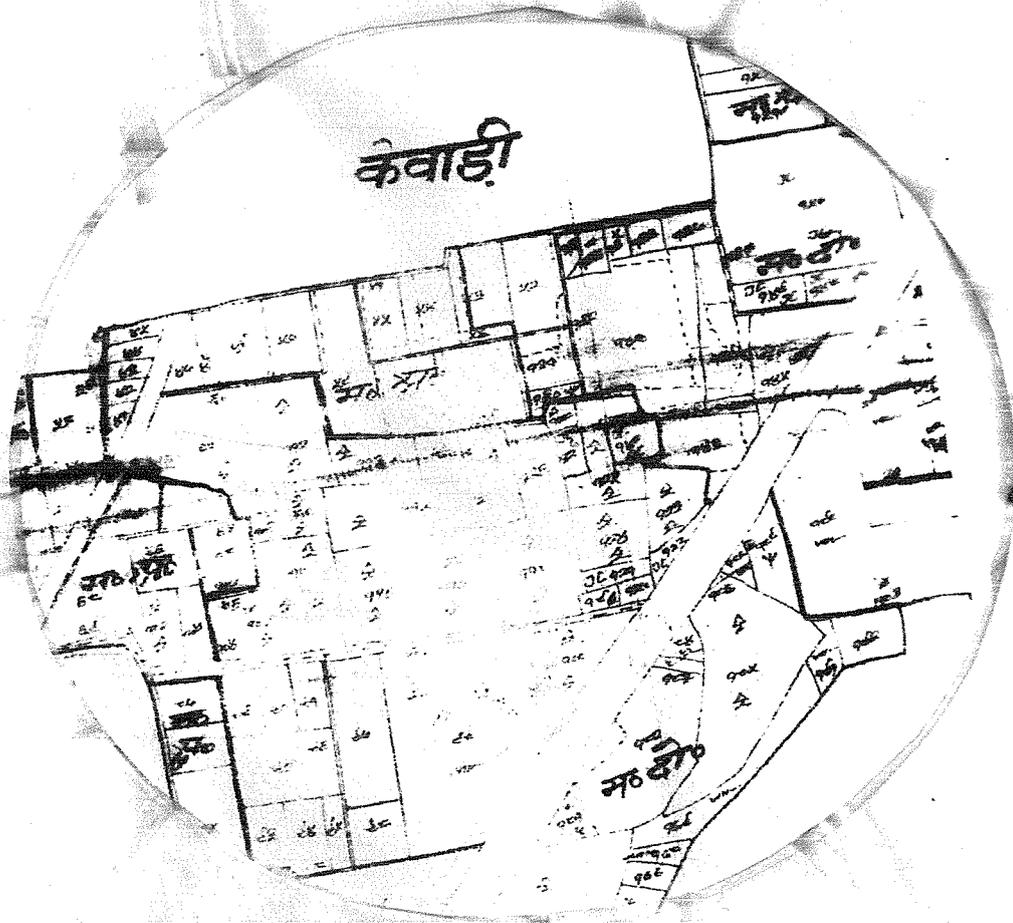
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Authorised Signatory





NAZRI NAKSHA	
SITUATED LAND	OF : Village -Mohammadpur Chowki, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki
GATA NO	: 52 min etc
SELLER	: SYED FARAZ SHERE
PURCHASER (S)	: SHALIMAR CORP LIMITED,



Fayaz


Shalimar Corp Ltd.

[Signature]
 Authorised Signatory



बही सं०: 1

रजिस्ट्रेशन सं०: 3612

वर्ष: 2025

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

श्री सैयद फराज़ 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 सॉफ्ट 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

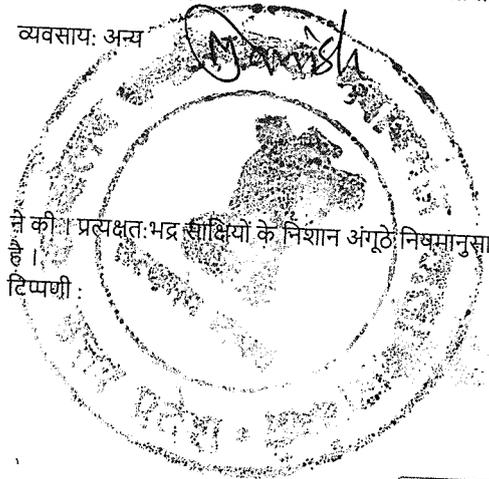
05/02/2025

अमरेंद्र कुमार .

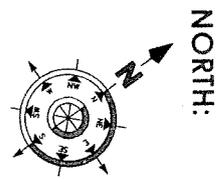
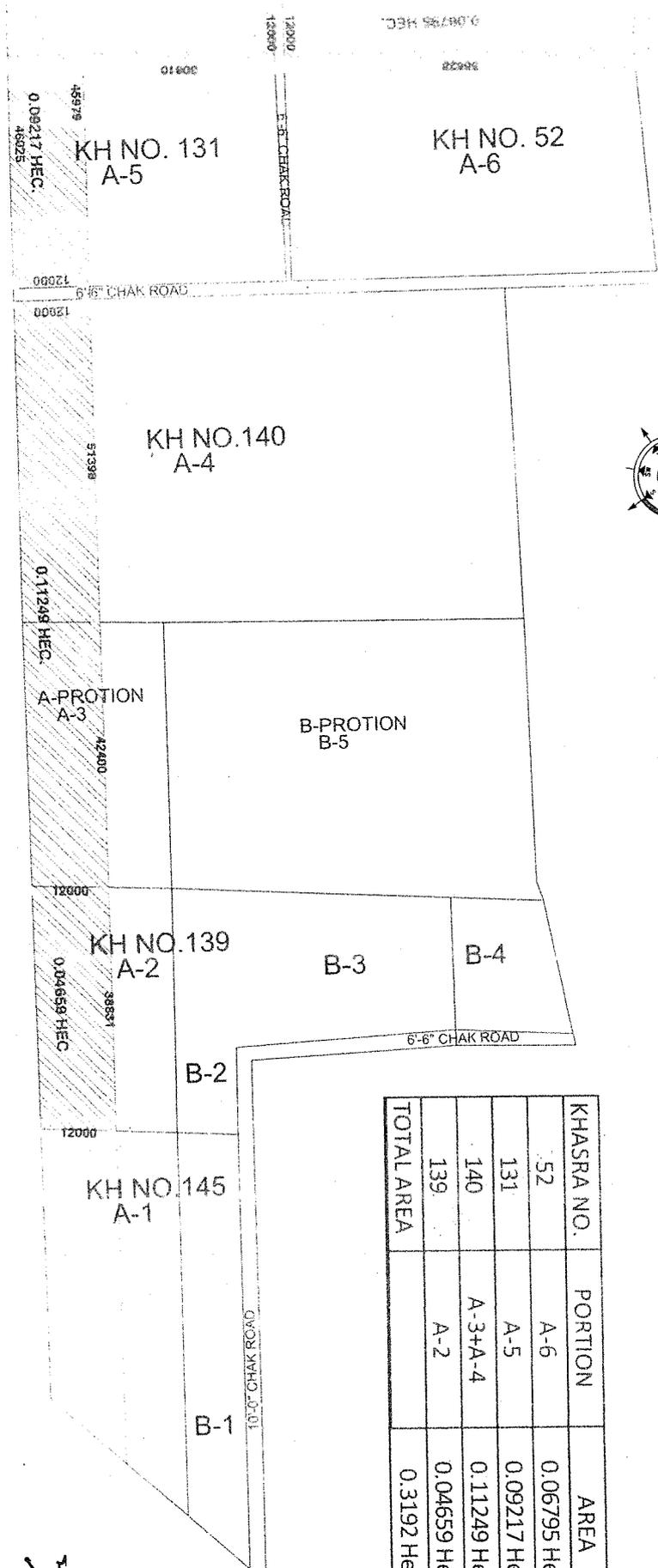
निबंधक लिपिक बाराबंकी

05/02/2025

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निष्पानुसार लिए गए
है।
टिप्पणी:



प्रिंट करें



KHASRA NO.	PORTION	AREA
52	A-6	0.06795 Hec
131	A-5	0.09217 Hec
140	A-3+A-4	0.11249 Hec
139	A-2	0.04659 Hec
TOTAL AREA		0.3192 Hec

Signature


Shalimar Corp Ltd.
Signature
 Authorised Signatory


आवेदन सं०: 202500898004306

बही संख्या 1 जिल्द संख्या 18515 के पृष्ठ 25 से 54 तक क्रमांक 3612 पर
दिनांक 05/02/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

