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Depositor Copy

Pre Acknowledgement Payment (PAP) Form for Payment through any SBI Branch

Date: 10-03-2022

Beneficiary/Remittance Details		
State Bank MOPS Reference No.	CPABMDWRR0	
Beneficiary:	UP CYBER TREASURY	
Merchant Reference No:	NIB220143961	
	Rs	P
Collection Amount	40080	00
Commission		000
Total (Fourty Thousand And Eighty Rupees Only)	40080	00
Details of Cash / Cheques		
	Rs	p
Cash	40080/-	
Total Rs	40080/-	

Instructions for Depositor: This is not an e-receipt.

(To be Filled in by the Bank)

Journal No:

Branch Name: _____

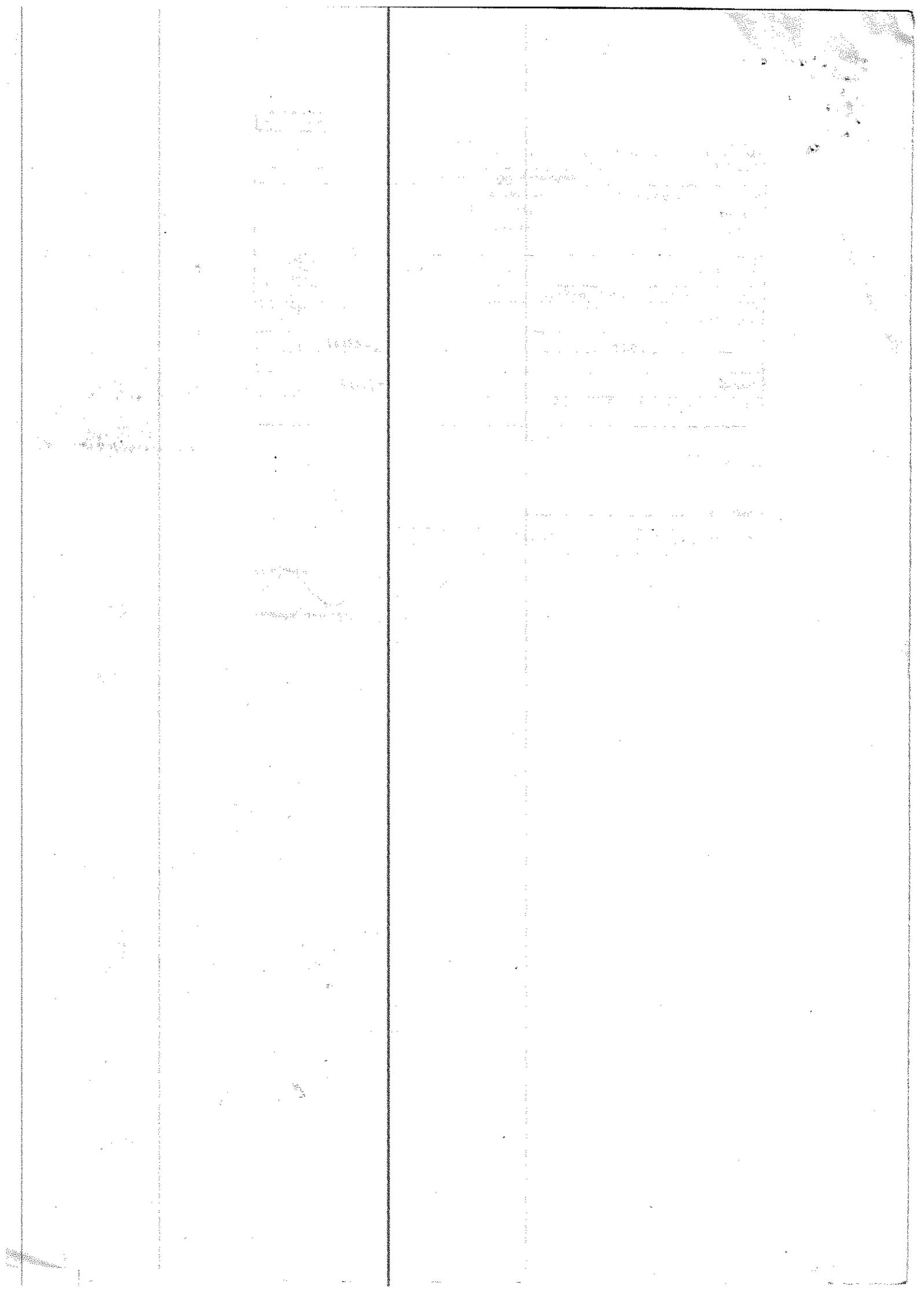
Branch Code:

Deposit Date:

11 MAR 2022

Branch Stamp

Authorized Signatory





SALE DEED

DATE OF EXECUTION : 03.03.2022
PLACE OF EXECUTION : Barabanki
SALE CONSIDERATION : Rs. 40,00,000/-
MARKET VALUE : Rs. 35,28,000/-
STAMP DUTY PAID : Rs. 2,00,000/-

DETAILS OF INSTRUMENT IN SHORT

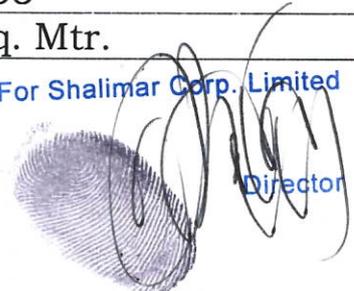
Ward/Pargana	:	Dewa
Village/Mohalla	:	Kewadi
V-Code	:	1097
Details of Property	:	Land Khasra No. 552, 553
Standard of measurement	:	Sq. Mtr.

For Shalimar Corp. Limited

Director

For PAISAR ESTATE PVT. LTD.

Director





Area of Property	: 840
No. of persons in First Part (1)	
Details of Seller :	
PAISAR ESTATE PVT. LTD. a company registered under the Companies Act -1956 having its registered office at 3, Quinton Road, Lalbagh, Lucknow (PAN-AAJCP7906Q), through Director Syed Masroor Shere (Aadhar- XXXX XXXX 1072, Mob. No. 9810207650), son of Late Syed Monawar Shere, resident of Q-389, Jal Vayu Vihar, Sector-21, Noida, Gautam Buddha Nagar, U.P.-201301, presently residing at House No. 116, Paisar-2, District Barabanki	
No. of persons in Second Part (1)	
Details of Purchaser :	
SHALIMAR CORP LIMITED (PAN: AADCS9234L), a company incorporated under the provisions of the Companies Act, 1956/2013 having its registered office at A-2/3, FF Safdarjung Enclave, South Delhi, Delhi represented through its Director Mr. Kunal Seth (Aadhar No. xxxxx xxxxx 5465, Mob. No. 9838812838) S/o Mr. Sanjay Seth R/o 8/1, Vikramaditiya Marg, Lucknow	

SALE DEED

THIS SALE DEED MADE ON this 03rd day of March, 2022 BY **PAISAR ESTATE PVT. LTD.** a company registered under the Companies Act - 1956 having its registered office at 3, Quinton

For PAISAR ESTATE PVT. LTD.


Director


For Shalimar Corp. Limited


Director




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Road, Lalbagh, Lucknow (PAN-AAJCP7906Q), through Director Syed Masroor Shere (Aadhar-XXXX XXXX 1072, Mob. No. 9810207650), son of Late Syed Monawar Shere, resident of Q-389, Jal Vayu Vihar, Sector-21, Noida, Gautam Buddha Nagar, U.P.-201301, presently residing at House No. 116, Paisar-2, District Barabanki (hereinafter referred to as 'SELLER').

IN FAVOUR OF

SHALIMAR CORP LIMITED (PAN: AADCS9234L), a company incorporated under the provisions of the Companies Act, 1956/2013 having its registered office at A-2/3, FF Safdarjung Enclave, South Delhi, Delhi represented through its Director Mr. Kunal Seth (Aadhar No. XXXX XXXX 5465, Mob. No. 9838812838) S/o Mr. Sanjay Seth R/o 8/1, Vikramaditiya Marg, Lucknow (hereinafter referred to as the 'PURCHASER')

WHEREAS the seller is the owner/Bhumidhar of land Khasra No. 552, 553, total measuring 840

For PAISAR ESTATE PVT. LTD.


Director


For Shalimar Corp Limited


Director

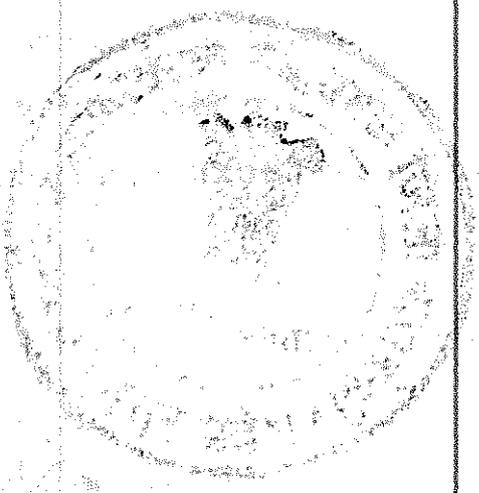

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1. The first part of the document
describes the general situation
of the country and the
state of the economy.
It also mentions the
main problems that
the government is facing.

The second part of the document
describes the measures that
the government has taken
to solve these problems.
It also mentions the
results of these measures
and the progress that
has been made.

The third part of the document
describes the future plans
of the government.
It also mentions the
main objectives that
the government is aiming
to achieve.

The fourth part of the document
describes the role of the
private sector in the
economy. It also mentions
the measures that the
government has taken
to support the private
sector.



1. The first part of the document
describes the general situation
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It also mentions the
main problems that
the government is facing.

The second part of the document
describes the measures that
the government has taken
to solve these problems.
It also mentions the
results of these measures
and the progress that
has been made.

The third part of the document
describes the future plans
of the government.
It also mentions the
main objectives that
the government is aiming
to achieve.

PHOTOGRAPH

Land measuring 840 Sq. Mtr. comprising of parts of Khasra Nos. 552 and 553, situated at Village Kewadi, Pargana Dewa, Tehsil Nawabganj, District Barabanki



For PAISAR ESTATE PVT. LTD.

SELLERS

Masud



For Shalimar Corp. Limited

Director

PURCHASER



1952-53
The Government of India
Ministry of Education
New Delhi



Sq.Mtr, situated at Village Kewadi, Pargana Dewa, Tehsil Nawabganj, District Barabanki having obtained the same from Imperial Green Infratech Pvt. Ltd. through two deeds (1) Part of Khasra No. 552 measuring 95 Sq. Mtr. and part of Khasra No. 553 measuring 409 Sq. Mtr. through exchange deed duly registered in Book No. I, Zild 13029 at Pages 1 to 14 Serial No. 6513 on 18.06.2020 in the office of Sub-Registrar Sadar, Barabanki. (2) 168 Sq. Mtr. out of Khasra No. 552 and 168 Sq. Mtr. out of Khasra No. 553 through the Sale deed dated 01.10.2018 which instrument is duly registered in Book No. I, Zild 11704 at Pages 249 to 268 Serial No. 17793 on 01.10.2018 in the office of Sub-Registrar Sadar, Barabanki.

AND WHEREAS the seller as exclusive owner of the said land, which is free from all encumbrances whatsoever agreed to sell, transfer and assign absolutely the said land comprising of Khasra No. 552 measuring 263 Sq. Mtr. and Khasra No. 553

For PAISAR ESTATE PVT. LTD.


Director

For Shalimar Corp. Limited


Director

measuring 577 Sq. Mtr. total measuring 840 Sq. Mtr. more specifically detailed in schedule of property given at the foot of this sale deed (hereinafter referred to as the '**SAID PROPERTY**'). to the purchaser for a consideration of Rs. 40,00,000/- only (Rupees Forty Lakh only).

AND WHEREAS the Seller has received the said consideration amount from the purchaser in the manner vide UTR No. PSIBR22052895448 dated 21.02.2022

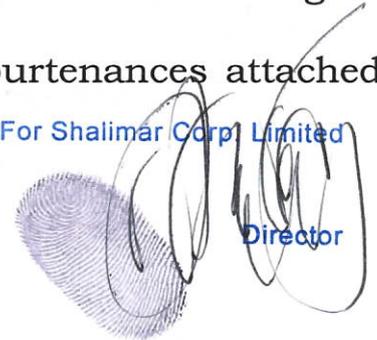
NOW THIS SALE DEED WITNESSETH AS UNDER :-

1. That having received the said consideration amount in the manner stated above, the seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property mentioned above and all that it has including all rights of easement and appurtenances attached

For PAISAR ESTATE PVT. LTD.


Director

For Shalimar Corp Limited


Director

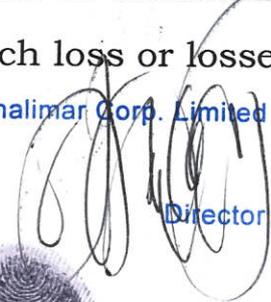
thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free from all encumbrances whatsoever.

2. That the seller has handed over the vacant possession of said property to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same for ever free from all encumbrances whatsoever.
3. That if any person claims through the Seller any right or privileges in respect of the said 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 undertakes to indemnify the purchaser to the extent of such loss or losses as the case may be.

For PAISAR ESTATE PVT. LTD.


Director

For Shalimar Corp. Limited


Director



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4. That the total area of the land hereby sold is 840 Sq. Mtr. it is in Vikas Sheel Gram, the market value whereof for the purposes of Stamp duty as per rules and rates notified by Collector, Barabanki @ Rs. 4200/- per sq.mtr. comes to Rs. 35,28,000/- only. It has no construction & No trees, No Tube well. It is not situated on any Road. There is no market/commercial zone within a radius of 50 metres of the said land.
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.
6. That this deed shall be presented for registration for & on behalf of seller by Mohd. Waseem Ansari (Aadhar-4797 5113 0900, Mob. No. 9454777585), son of Salauddin Ansari the authenticated power of attorney holder which power of attorney is duly registered in the office

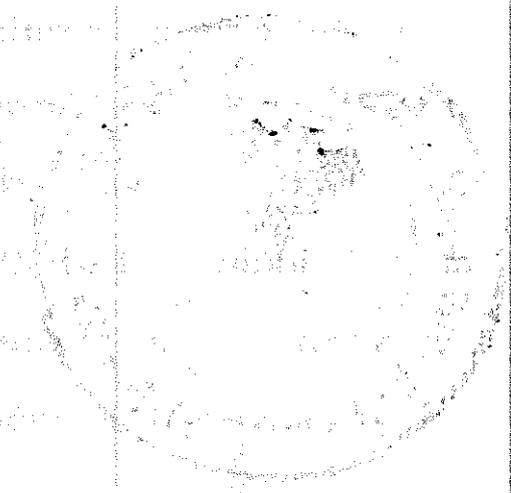
For PAISAN ESTATE PVT. LTD.



For Shalimar Corp Limited


Director

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of Sub-Registrar-II, Lucknow Vide Book No. 6, Jild No. 20 Pages 205/216 Serial No. 26 on 24.08.2020 and has not been revoked till date.

7. That this deed shall be presented for registration for & on behalf of purchaser by Mr. Anirudh Kumar Nigam (Aadhar-4162 1081, 5542, Mob. No. 7887006066), son of Late H.P Nigam the authenticated power of attorney holder which power of attorney is duly registered in the office of Sub-Registrar-I, Lucknow Vide Book No. 6, Jild No. 90 Pages 1/8 Serial No. 4 on 28.02.2022 and has not been revoked till date.
8. That the expressions "SELLER" and "PURCHASER" hereinbefore used 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 Purchaser have put our

For PAISAR ESTATE PVT. LTD.



Director



For Shalimar Corp Limited



Director



आवेदन सं०: 202200898005983

विक्रय पत्र

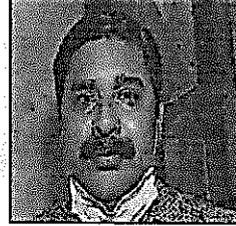
बही सं०: 1

रजिस्ट्रेशन सं०: 5175

वर्ष: 2022

प्रतिफल- 4000000 स्टाम्प शुल्क- 200000 बाजारी मूल्य - 3528000 पंजीकरण शुल्क - 40000 प्रतिलिपिकरण शुल्क - 80 योग : 40080

श्री शालीमार कॉर्प लि० द्वारा निदेशक कुनाल सेठ द्वारा
अनिरुद्ध कुमार निगम प्रमाणीकृत मुख्तार,
पुत्र श्री स्व० एच पी निगम
व्यवसाय : नौकरी
निवासी : न्यू 62, पुरेया खेड़ा, लखनऊ



श्री, शालीमार कॉर्प लि० द्वारा निदेशक कुनाल सेठ द्वारा

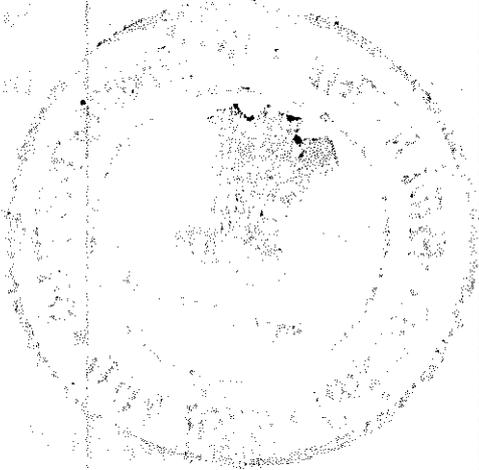
अनिरुद्ध कुमार निगम प्रमाणीकृत
मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनांक 14/03/2022 एवं
12:48:29 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सुनील बठनागरी
उप निबंधक : सदर
बाराबंकी
14/03/2022
वीना झां
निबंधक लिपिक

प्रिंट करे



respective hands and thumb impressions to these presents on the date, month and year mentioned first above.

SCHEDULE OF PROPERTY

Land measuring 840 Sq. Mtr. comprising of parts of Khasra Nos. 552 and 553, situated at Village Kewadi, Pargana Dewa, Tehsil Nawabganj, District Barabanki detailed and bounded as below :-

BOUNDARY OF KHASRA NO. 552

East : Khasra No. 554
West : Part of Khasra No. 552
North : Khasra No. 551
South : Khasra No. 553

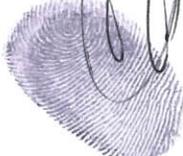
BOUNDARY OF KHASRA NO. 553

East : Khasra No. 554
West : Part of Khasra No. 553

For PAISAR ESTATE PVT. LTD.


Director

For Shalimar Corp. Limited
Director

आवेदन सं०: 202200898005983

बही सं०: 1

रजिस्ट्रेशन सं०: 5175

वर्ष: 2022

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

विक्रेता: 1

श्री पैसार इस्टेट प्रा० लि० द्वारा निदेशक सैय्यद मसरूर शेर के द्वारा
मोहम्मद वसीम अंसारी, पुत्र श्री सलाउद्दीन अंसारी

निवासी: 3, किन्टन रोड, लालबाग, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1



श्री शालीमार कॉर्पोरेशन लि० द्वारा निदेशक कुनाल सेठ के द्वारा अनिरुद्ध
कुमार निगम, पुत्र श्री स्व० एच पी निगम

निवासी: न्यू 62, पुरैय्या खेड़ा, लखनऊ

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनके पहचान
पहचानकर्ता: 1

श्री मनीष कुमार, पुत्र श्री रमाकान्त

निवासी: 10/3, डूंडा कॉलोनी, राजीव नगर, खरिका, तेलीबाग,
लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री अंकित चन्द्र श्रीवास्तव, पुत्र श्री कृष्ण चन्द्र श्रीवास्तव

निवासी: शिव बिहार कॉलोनी, मंझपुरवा, बंकी (देहात), बाराबंकी

व्यवसाय: नौकरी



अंकित चन्द्र श्रीवास्तव

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:

सुनीता बाजुप्रेमी

उप निबंधक: सदर

बाराबंकी

वीनी झा

निबंधक लिपिक

पिट करें

North : Khasra No. 552
South : Nali

WITNESSES :

Manish



1. **(Manish Kumar)**
S/o Sri Rama Kant
R/o 10/3, Duda Colony,
Rajeev Nagar, Khareeka, Telibagh,
Lucknow-226002
Mob. No. 7007040834
Aadhar 6752 8835 1165

For PAISAR ES... LTD.

Manish
Director



SELLER

अंकित चंद्र श्रीवास्तव



2. **(Ankit Chandra Srivastava)**
S/o Krishna Chandra Srivastava
R/o Shiv Bihar Colony,
Manjhpurwa, Banki (Dehat)
Barabanki
Mob. No. 6394907152
Aadhar 8342 6803 1088

For Shalimar Corp. Limited

Ankit
Director

PURCHASER

Drafted By:

Qarabas
Advocate

Civil Court, Lucknow.
Mob. No. 9452296917
Regn. No. 1320 of 1972

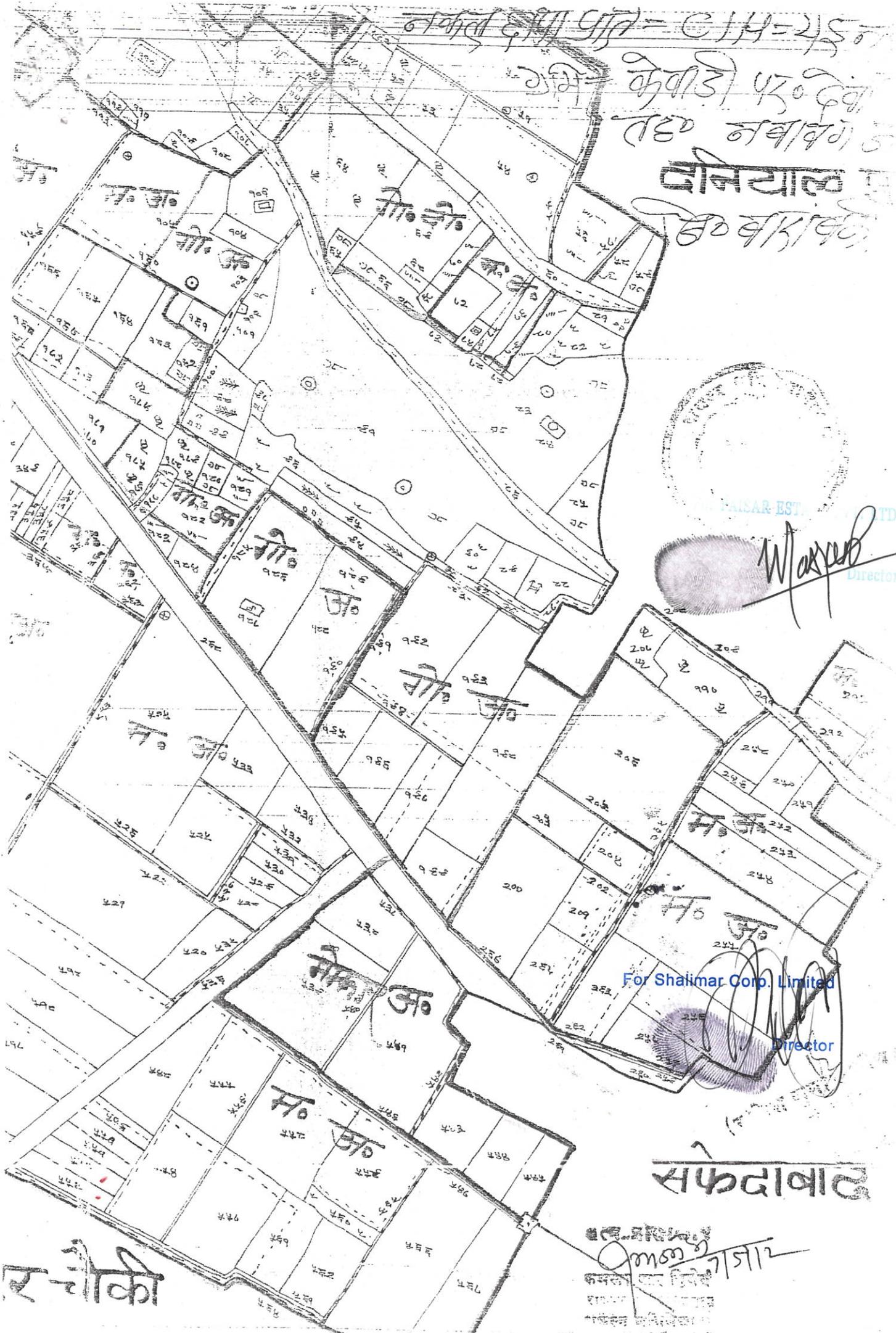
Typed by:

Shubham
(SHUBHAM MAURYA)
Civil Court, Lucknow.



नकल दीर्घा पत्र - 01/11-2022

उमि केवीडी परं देवा
तह नवावगं ज
जनियाल
हो वाकिक



SAHAR EST. LTD.
Maxwell
Director

For Sahar Corp. Limited
[Signature]
Director

सफेदावाद

गजान
गजान

र-चीकी

आवेदन सं०: 202200898005983

बही संख्या 1 जिल्द संख्या 14900 के पृष्ठ 381 से 404 तक क्रमांक 5175 पर
दिनांक 14/03/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


सुनील बाजपेयी
उप निबंधक : सदर
बाराबंकी
14/03/2022

