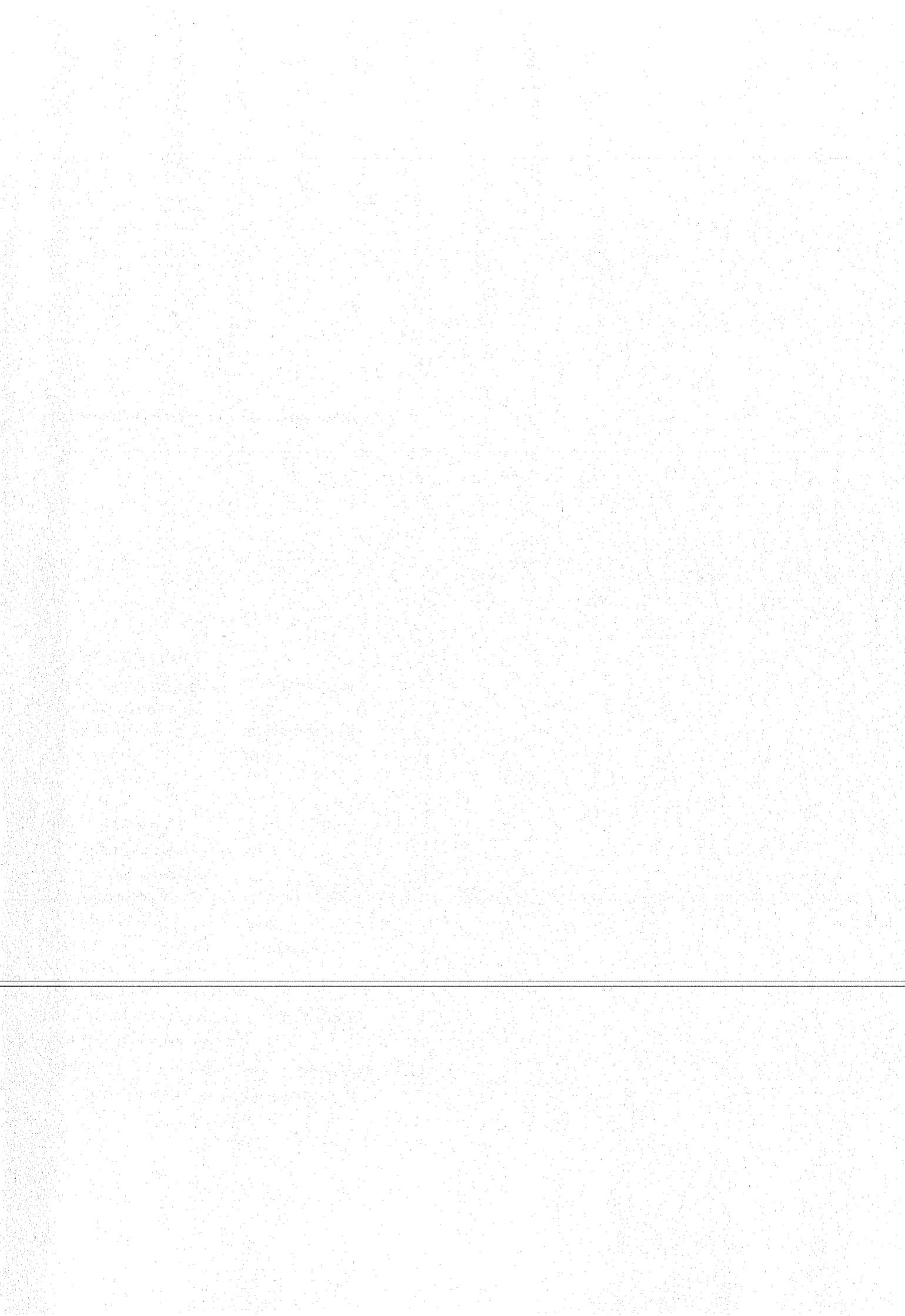


0854 129513





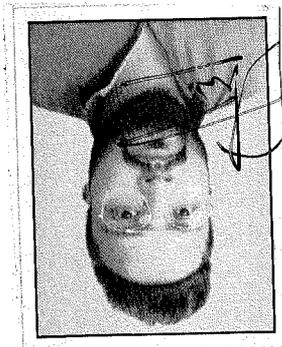
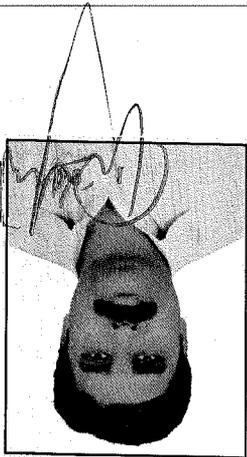
IMPERIAL TECH PVT LTD.
AUTHORIZED SIGNATORY

Area of land	:	0.506
Standard of measurement	:	Hectare
V-Code	:	1057 Page-134
Type of Property	:	Agricultural Land
Details of Property	:	Khasra No. 539A
Mohalla/Village	:	Kewadi
Ward/Pargana	:	Dewan

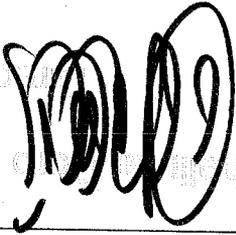
DETAILS OF INSTRUMENT IN SHORT

DATE OF EXECUTION : 22.03.2024
PLACE OF EXECUTION : Barabanki

SALE DEED







IMPERIAL GREEN INFRA TECH PVT. LTD.
AUTHORIZED SIGNATORY



IMPERIAL GREEN INFRA TECH (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, Wazerbagh, Saadatganj, Lucknow	
Details of Seller :	
No. of persons in First Part (1)	
Consideration/	: Rs. 2,99,38,700/-
Valuation	: Rs. 97,83,000/-
Stamp Duty	: 14,97,000/-



THIS SALE DEED MADE ON this 22th Day of March, 2024
BY IMPERIAL GREEN INFRA TECH (P) LTD. (CIN No.
U45400UP2012TTC050399, PAN : AACG19406K), a

SALE DEED

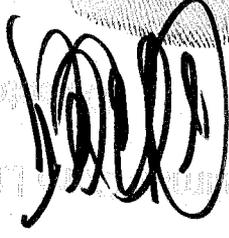
No. of persons in Second Part (1)
Details of Purchaser :
Shalimar Corp Limited, a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3 FF Safdarjung Enclave, South Delhi, Delhi and a Local Head office at 11 th Floor Shalimar Titanium Vibhuti Khand, 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)



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. 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



SHALIMAR CORP. LTD.
AUTHORISED SIGNATORY



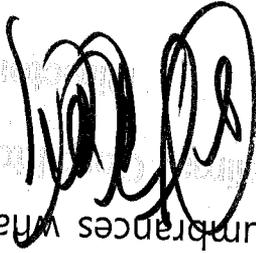
SHALIMAR CORP. LTD.
AUTHORISED SIGNATORY



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. 539A, situated at Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki, total measuring 0.506 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 its ex-owner SRAS Infra Cerations Pvt. Ltd. in two parts 0.253 Hectare through the sale deed dated 09.11.2021 vide Book No. 1, Jild No. 14524 at Pages 231 to 248 Serial No. 21175 registered on 09.11.2021 in the office of Sub-Registrar, Sadar, Barabanki and the 0.253 Hectare through the sale deed dated 13.09.2022 vide Book No. 1, Jild No. 15575 at Pages 209 to 226 Serial No. 22062 registered on 01.10.2022 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



IMPERIAL ESTATE TECH PVT. LTD.
AUTHORISED SIGNATORY





agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of Rs. 2,99,38,700/- only (Rupees Two Crores Ninty Nine Lakh Thirty Eight Thousand Seven Hundred only).

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

1. Rs. 99,00,000/- only by Cheque No. 813022 drawn on SBI Gokhle Marg Lko.

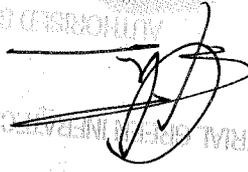
2. Rs. 99,00,000/- only by Cheque No. 813023 drawn on SBI Gokhle Marg Lko.

3. Rs. 98,39,313/- only by Cheque No. 813024 drawn on SBI Gokhle Marg Lko.

4. 2,99,38,700/- only deducted towards 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

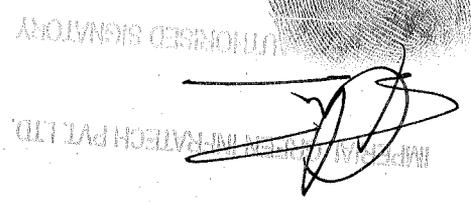




sells, conveys and assigns absolutely to the purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.

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.

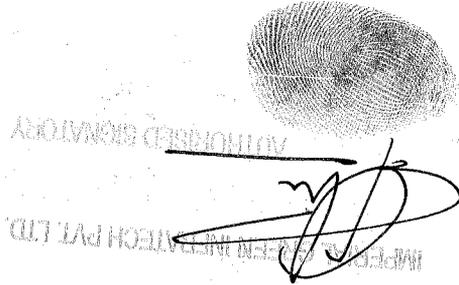
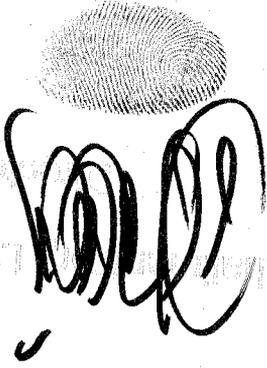
3. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any proprietary 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 total area of the Land hereby sold is measuring 0.506 Hectare the market value 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 0.481 Hectare @ Rs. 1,80,00,000/- per Hectare comes to Rs. 86,58,000/- thus the total valuation comes to Rs. 97,83,000/- only. the actual Sale Consideration is Rs. 2,99,38,700/- 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. 14,97,000/- is now being paid on this Sale Deed which is sufficient. It is not situated on any Segment/Other/Interlocking Road. There is no commercial/Industrial activity within a radius of 50 Meters. 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.



आवेदन सं.: 202400898012149

विक्रय पत्र

वर्षी सं.: 1

रजिस्ट्रेशन सं.: 9605

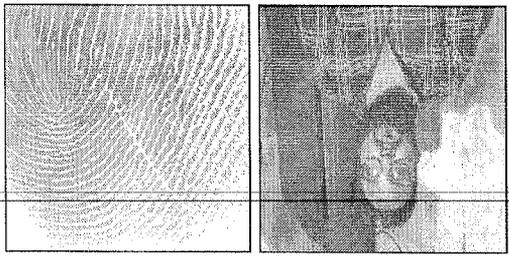
वर्ष: 2024

प्रतिक - 29938700 स्टम्प शुल्क - 1497000 बाजारी मूल्य - 9783000 पंजीकरण शुल्क - 2993900 प्रतिनिधित्व शुल्क - 80 यांग - 299470

श्री. इ.एम.एस.एस. शी. इ.एम.एस.एस. प्रमाणित हस्ताक्षरकर्ता
 माहमद शेख खान अधिकृत पदाधिकारी/ प्रतिनिधि,
 पुन शी.मां.आर.खान
 व्यवसाय : व्यापार
 निवासी: 426/196 टरगाह हजरत अब्बास रोड वजीरबाग सहायतालय लखनऊ

श्री. इ.एम.एस.एस. शी. इ.एम.एस.एस. प्रमाणित हस्ताक्षरकर्ता
 माहमद शेख खान अधिकृत पदाधिकारी/ प्रतिनिधि

ने पर लेखपत्र देस कार्यालय में दिनांक 04/04/2024
 एवं 12:51:09 PM बजे
 निबंधन हेतु प्रेषित किया।



रजिस्ट्रार पदाधिकारी के हस्ताक्षर

हरीश चव्हाण

उप निबंधक: सदर
 बाराबंकी

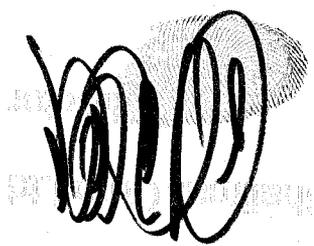
04/04/2024

सुप्रीम कोर्टा पालिसी
 निबंधक लिपिक

04/04/2024

प्रकट





IMPERIAL INFRA TECH PVT. LTD.
ATTORNEYS SIGNATORY

EAST : Part of K.No. 539 A
WEST : Nahar Patri Kacchi
NORTH : Khasra No. 538
SOUTH : Part of Khasra No. 539 A

Land Khasra No. 539A, situated at Village-Kewadi,
Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki,
total measuring 0.506 Hectare, and bounded as below:-

SCHEDULE OF PROPERTY

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 parties are not members of the schedule caste/schedule tribe and that there is no impediment as against this transfer.
7. That the expressions "Seller" and the "Purchaser" here inbefore use unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

आवेदन सं: 202400898012149

वही सं: 1

रजिस्ट्रेशन सं: 9605

वर्ष 2024

निष्पादन लेखपत्र वाद सुनने व समझने मजबूत व प्राप्त धनराशि रु प्रलेखनसार उक्त

विक्रम: 1

श्री इम्पीरियल ग्रीन इन्फोटेक प्रांलिं द्वारा अधिकृत हस्ताक्षरों के द्वारा माहमाद सौक खान, पुत्र श्री गो० आरिफ खान

निवासी: 426/196 दरगाह हजरत अब्बास रोड वलीरबाग

सहादेताना लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

श्री शालीमान कपड़ लिमिटेड द्वारा जयदेवर श्री कर्नाल सेठ के द्वारा आनन्द कुंमार निगम, पुत्र श्री स्व० एच०पी० निगम

निवासी: स० 62 प्रिया खेडा आलमनगर लखनऊ

व्यवसाय: व्यापार

पहचानकर्ता: 1

ने निष्पादन स्वीकार किया। निम्नकी पहचान

(Handwritten signature)

श्री संजीव कुमार श्रीवास्तव, पुत्र श्री स्व० सतीश कुमार

श्रीवास्तव

निवासी: आबाद नगर बाराबंकी

व्यवसाय: अन्य

पहचानकर्ता: 2

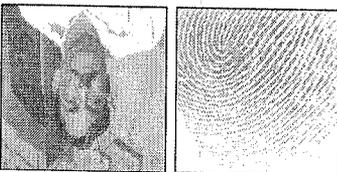
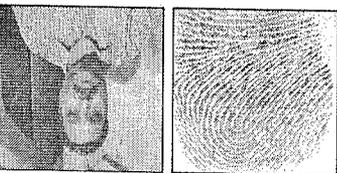
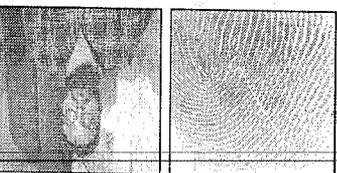
श्री मनीष कुमार, पुत्र श्री रामकान्त

निवासी: 10/3 इंडा कालानी राजीव नगर खेरीका तेलीबाग

लखनऊ

व्यवसाय: अन्य

(Handwritten signature)



रजिस्ट्रार का अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी

उप निबंधक : सट्टे

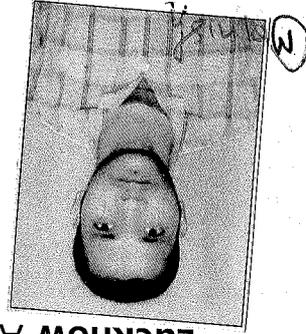
बाराबंकी

सूच प्रकाश पालेय
निबंधक लिपिक बाराबंकी

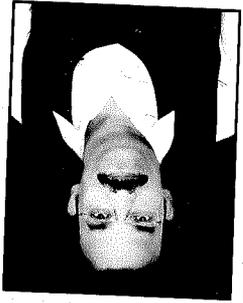
04/04/2024

प्रिंट करे

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

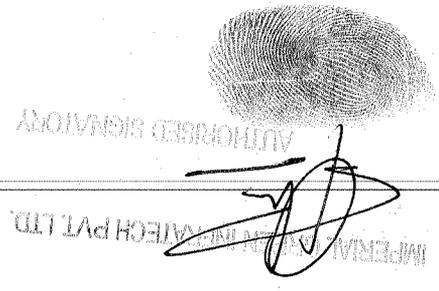


2. Manish Kumar S/o Ramakant Add- 10/3 Duda
Colony Rajeev Nagar Kharaeka Teilbagh
Lucknow Add- XXXX XXXX 1165 Mo- 9695060463

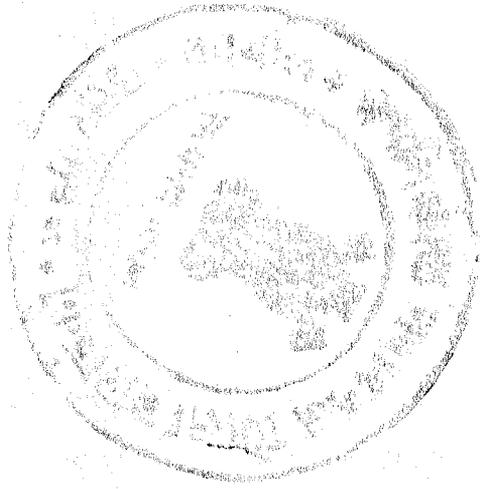


1. Sanjeev Kumar Srivastava S/o Late Satish
Kumar Srivastava Add- Azad Nagar Barabanki
Adhar-XXXX XXXX 5747 Mo- 9005700700

WITNESSES:-



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.



PURCHASER

[Handwritten signature]

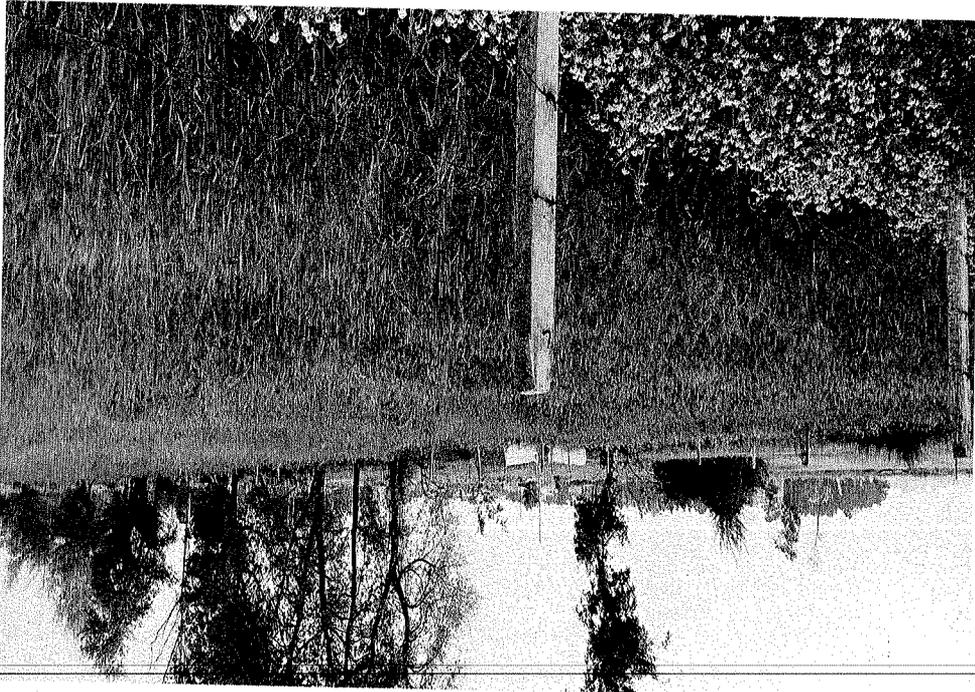


SELLER

AUTHORIZED SIGNATORY

IMPERIAL GREEN INFRA TECH PVT. LTD.

[Handwritten signature]



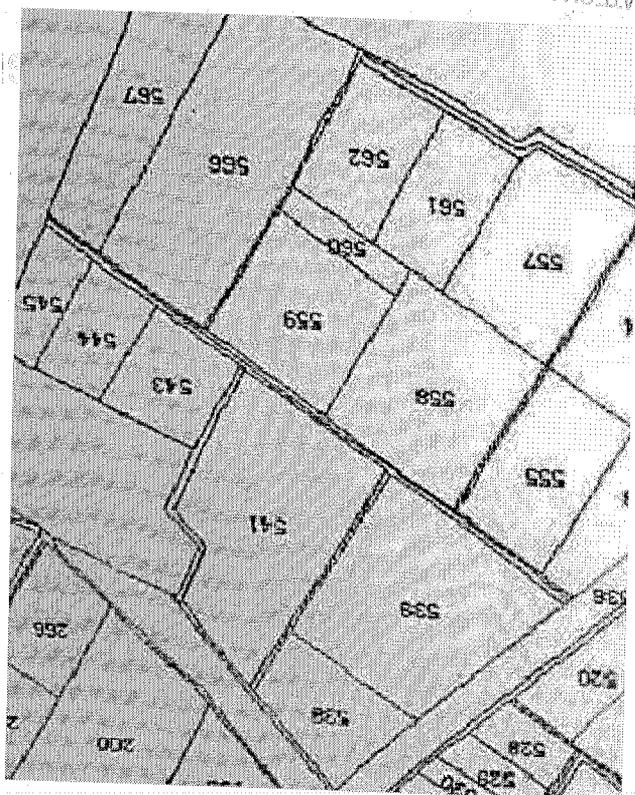
CHASPA PHOTO	
DETAIL OF	PROPERTY
Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki	
GATA NO.	539 A
SELLER	IMPERIAL GREEN INFRA TECH PVT LTD
BUYER	SHALIMAR CORP LIMITED



PURCHASER


SELLER

 IMPERIAL GREEN INFRA TECH PVT. LTD.



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

आवेदन सं.: 202400898012149

बही संख्या 1 लिस्ट संख्या 17423 के पृष्ठ 253 से 278 तक क्रमांक 9605 पर दिनांक 04/04/2024 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रार ऑफिस के हस्ताक्षर

हरीश चव्हाण

उप निबंधक : सदर

बाराबंकी

04/04/2024



[Handwritten signature]

AADCS9234L

Permanent Account Number

11/08/1988

SHALIMAR CORP LIMITED

INCOME TAX DEPARTMENT

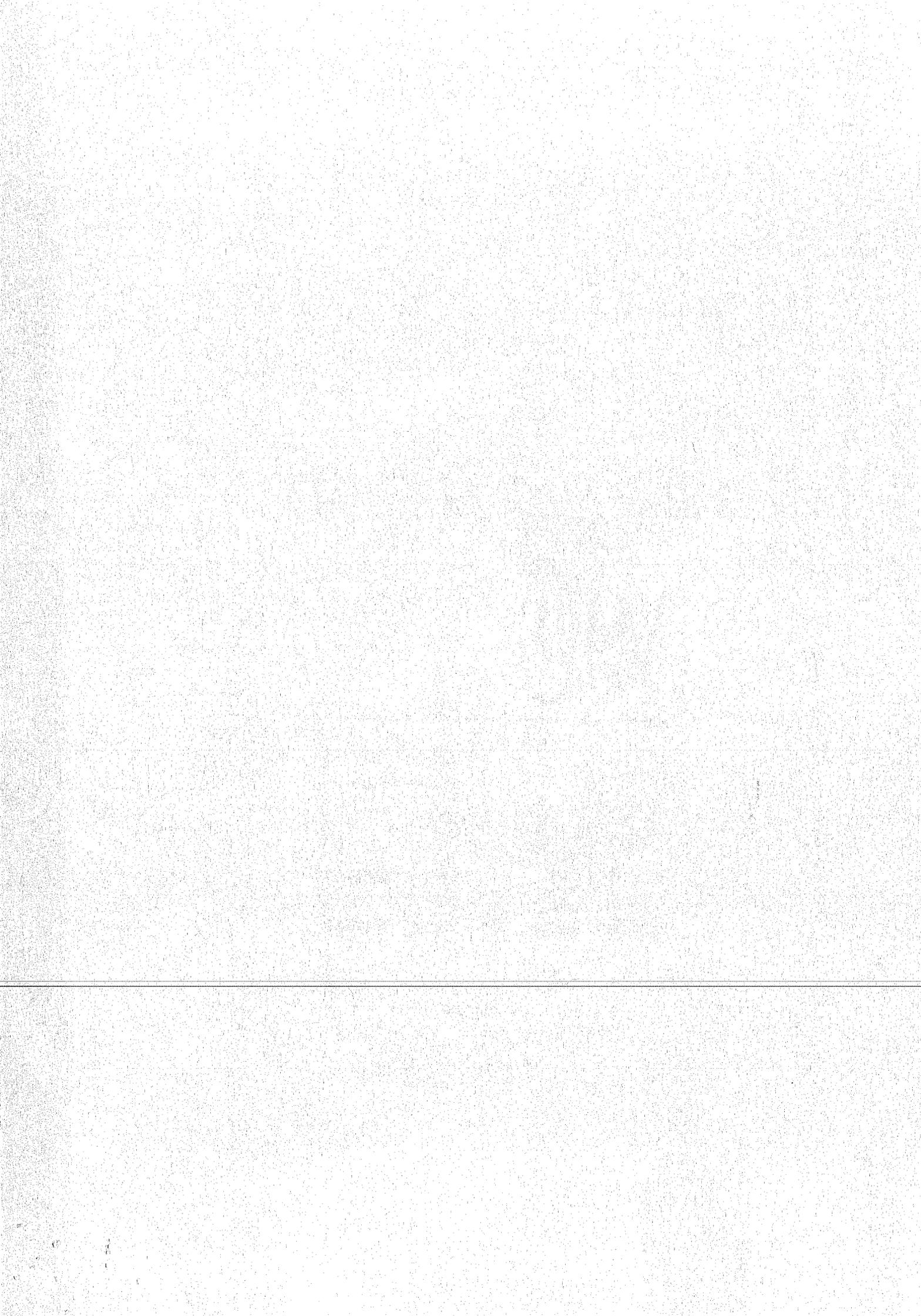
शालिमर कॉर्पोरेशन लिमिटेड



भारत सरकार

GOVT OF INDIA

07030013




 Unique Health ID Authority of India

पता:
 आसम: धरु रो, 8/1,
 विक्रमदिया मार्ग, हजरतगंज,
 लुक्नो, लुक्नो,
 उत्तर प्रदेश - 226001

9334 9204 5465

help@uidai.gov.in
 www.uidai.gov.in

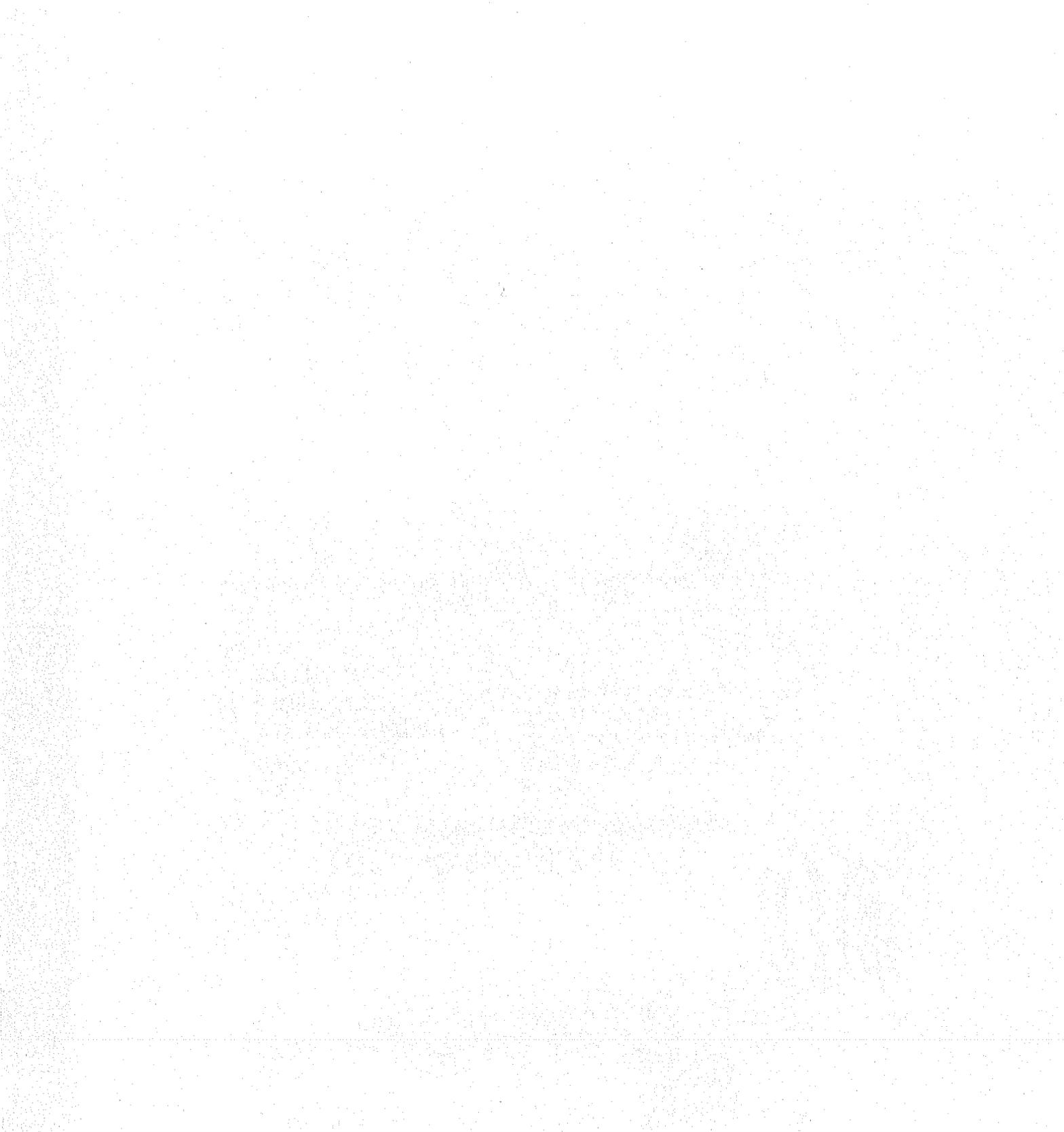
Handwritten signature

श्री अशोक, श्री पद्मिनी

9334 9204 5465

कृमा रो
 Kunal Seth
 पुरुष / MALE
 जन्म तिथि/DOB: 29/01/1993

श्री अशोक
 GOVERNMENT OF INDIA



www.bisp.gov.in

www.bisp.gov.in



4162 1081 5542

पति: श्री अरुण कुमार निगम, प्लॉट-62, नया खेदा, लुकोन, लुकोन, उत्तर प्रदेश - 226017

आरुण कुमार निगम, प्लॉट-62, नया खेदा, लुकोन, लुकोन, उत्तर प्रदेश - 226017



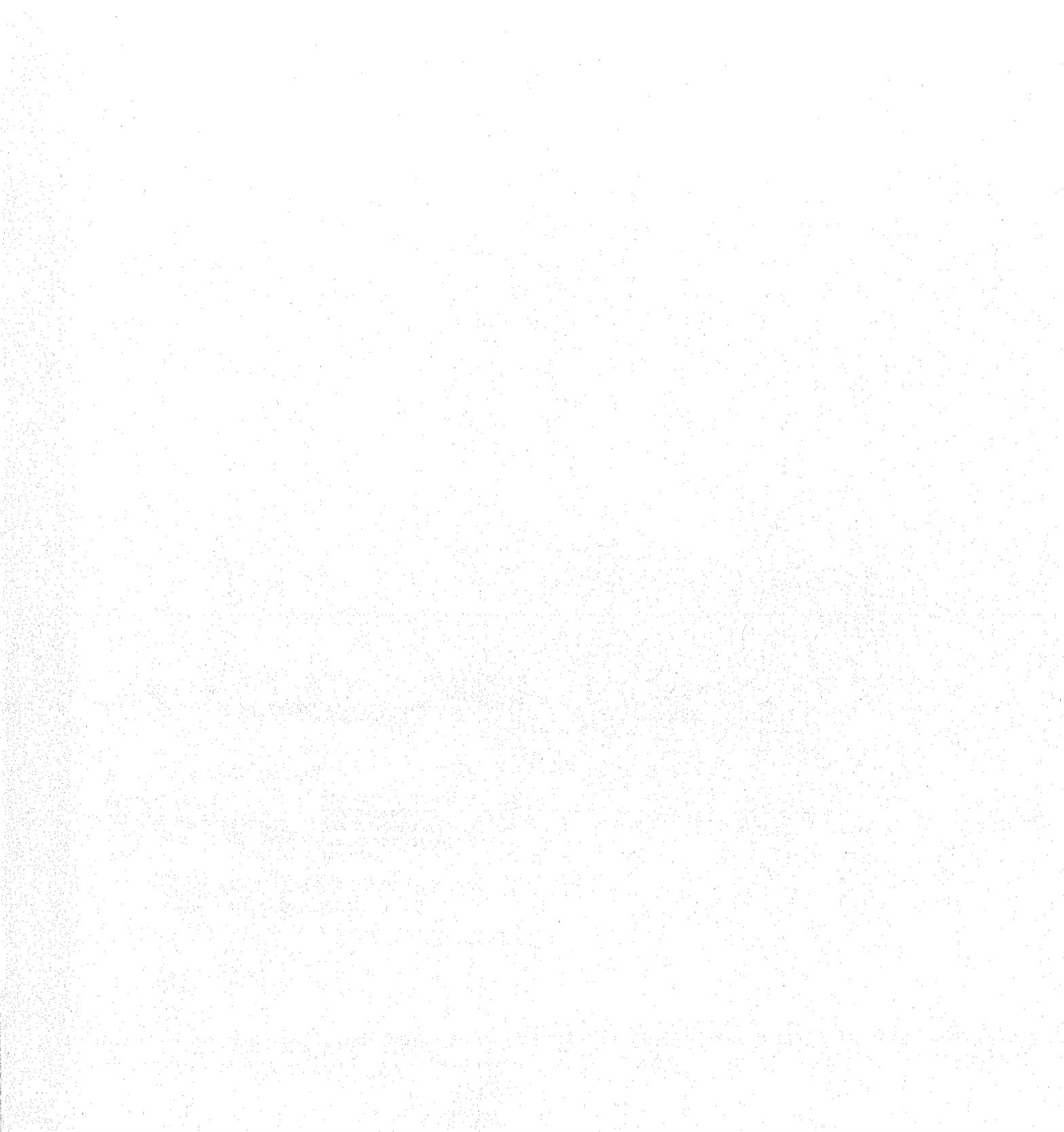
श्री अरुण, श्री प्रज्ञा

4162 1081 5542



अरुण कुमार निगम
आरुण कुमार निगम
पति पति/DOB: 06/05/1975
पति / MALE





Manish

1947

help@uidai.gov.in

www.uidai.gov.in

6752 8835 1165

QR Code

Issue Date: 15/01/2022

226002

Contonment, Lucknow, Uttar Pradesh,

Rajeev Nagar, Khareka, Teibagh, Lucknow

Address: S/O Ramakant, 10/3 Duda Colony,

मकान नं. 387 पिन 226002

स/O राजकान्त, दूदा कॉलोनी, खरेका, तैबग, लखनऊ

स/O राजकान्त, 10/3 दूदा कॉलोनी, लखनऊ

भारतीय पहचान प्राधिकरण

Unique Identification Authority of India

Issue Date: 29/09/2014

6752 8835 1165

श्री कुमार, श्री पहचान

श्री गुरु

Manish Kumar

पुरुष / Male

श्री गुरु / DOB: 05/07/1990

226002

भारतीय पहचान प्राधिकरण

Government of India

