INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP04494161344997W

ARPIT SRIVASTAVA
ACC No-UP14316704
LICENCE No-124

e-Stamp

9728/24

Certificate No.	:	**IN-UP04494161344997W**
Certificate Issued Date	:	21-Mar-2024 05:07 PM
Account Reference	:	NEWIMPACC (SV)/ up14316704/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1431670404876598326998W
Purchased by	:	SHALIMAR CORP LIMITED
Description of Document	:	Article 23 Conveyance
Property Description	:	GATA NO-541, SITUATED AT VILL-KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
Consideration Price (Rs.)	:	
First Party	:	IMPERIAL GREEN INFRATECH PVT LTD
Second Party	:	SHALIMAR CORP LIMITED
Stamp Duty Paid By	:	SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.)	:	15,00,000 (FifteenLakh only)

VERIFY-BY

Please write or type below this line

0021739929

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2024068013384

आवेदन संख्या : 202400898011135

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनाँक 2024-03-23 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरूद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 30000000 / 14634000.00

1 रजिस्ट्रीकरण शुल्क 300000

2 . प्रतिलिपिकरण शुल्क 80

3 निरीक्षण या तलाश शुल्क

4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

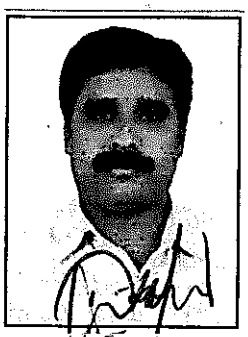
1 से 6 तक का योग 300080

शुल्क वसूल करने का दिनाँक 2024-03-23 00:00:00

दिनाँक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-03-23 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





SALE DEED

DATE OF EXECUTION : **22.03.2024**

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAION : 3,00,00,000/-

MARKET VALUE : 1,46,34,000/-

STAMP DUTY PAID : ` 15,00,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewan
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No. 541
Type of Property	:	Agricultural Land
V-Code	:	1057 Page- 134
Standard of measurement	:	Hectare
Area of land	:	0.640 Hectare

Consideration/ Valuation	:	` 3,00,00,000/- ` 2,12,10,000/-
Stamp Duty	:	` 15,00,000/-
No. of persons in First Part (1)		
Details of Seller :		
IMPERIAL GREEN INFRATECH (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,		

Wazeerbagh, Saadatganj, Lucknow
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 its Director Mr. Kunal Seth son of Mr. Sanjay Seth Permanent & Present resident of 8/1, Vikramditya Marg, Hazratganj, Lucknow Authanticated 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)

SALE DEED

THIS SALE DEED MADE ON this 22th Day of March, 2024 BY **IMPERIAL GREEN INFRATECH (P) LTD. (CIN No.**

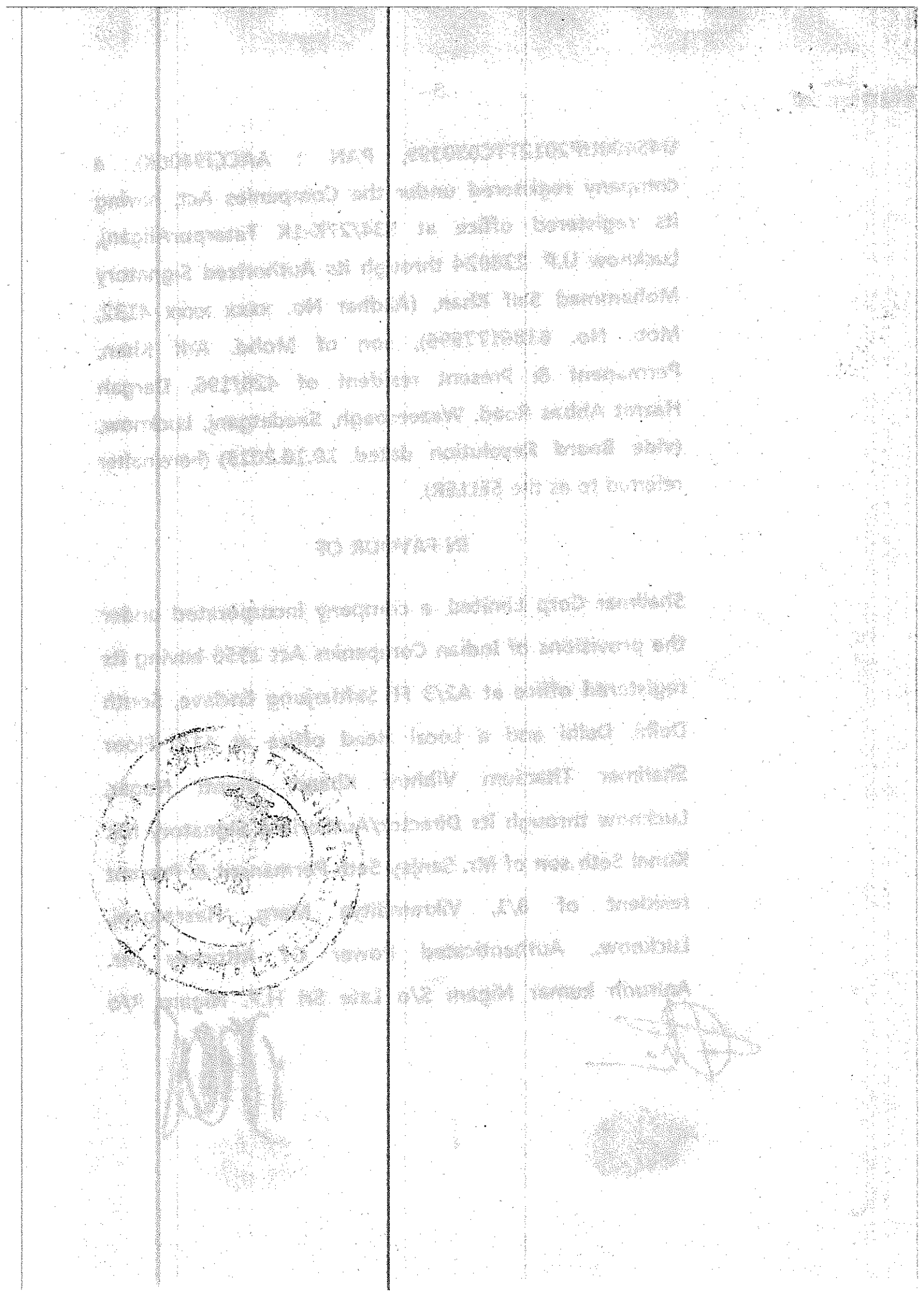
IMPERIAL GREEN INFRATECH PVT. LTD.

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, 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., Authanticated Power Of Attorney Mr. Anirudh kumar Nigam S/o Late Sri H.P. Nigam R/o

IMPERIAL SAHARA INFRATECH PVT. LTD.



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. 541, situated at Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki, total measuring 0.640Hec., 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 in two parts 0.1340 Hectare from it's ex-owner Mohd. Tariq Khan through the sale deed dated 26.03.2022 vide Book No. I, Jild No. 15082 at Pages 109 to 126, Serial No. 9817 registered on 12.05.2022 in the office of Sub-Registrar, Sadar, Barabanki and the 0.5060 Hectare from Shanti Devi & others through the sale deed dated 22.06.2023 vide Book No. I, Jild No. 16541 at Pages 331 to 348 Serial No. 19253 registered on 31.07.2023 in the office of Sub-Registrar, Sadar, Barabanki.

Mr. G. Murray Wade Manager Lothian Registered Deed 2002/2012 Book No. 6 Vol. 90 Page 170 Document No. 4 Job Reference Office Serial Number (hereinafter referred to as the PURCHASER)

WHEREAS the Seller is the owner of Land Share No. 20 situated at Village Kawa Freehold Town Alexandria, District Barbados total measuring 0.1320 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 by two deeds 0.1320 Hectare Main 05 ex-cane Mixed Yards then through the sale deed dated 26.03.2012 vide Book No. 1 Vol No. 12/02 at Page 109 to [illegible] registered on 12.06.2012 in the [illegible] Sugar Research and the [illegible] it occurs through the sale deed [illegible] Book No. 1 Vol No. 1504 [illegible] 12/03 registered on 31.07.2012 [illegible] Mr. Gary Sugar Research [illegible]

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 ` 3,00,00,000/- only (Rupees Three Crore only).

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

1. 99,00,000/- only by Cheque No. 813019 drawn on SBI Gokhle Marg Lko.

2. 99,00,000/- only by Cheque No. 813020 drawn on SBI Gokhle Marg Lko.

3. 99,00,000/- only by Cheque No. 813021 drawn on SBI Gokhle Marg Lko.

4. 3,00,000/- only deducted towards TDS.

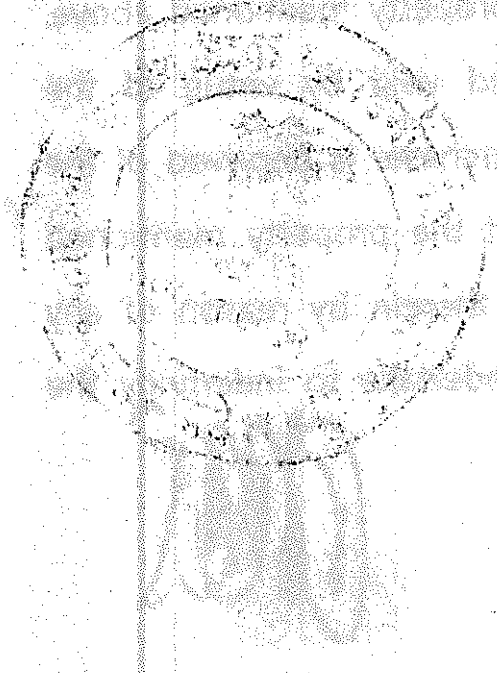
NOW THIS SALE DEED WITNESSETH AS UNDER:-

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 it's 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

IMPERIAL CONSTRUCTECH PVT. LTD



purchaser from his other movable and immovable properties.

That the total area of the Land hereby sold is measuring 0.640hec. 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 0.615 Hectare @ Rs. 1,80,00,000/- per Hectare comes to Rs. 1,10,70,000/- thus the total valuation comes to Rs. 1,21,95,000/- +20%= 1,46,34,000/- only. the actual Sale Consideration is Rs. 3,00,00,000/-. 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. 15,00,000/- 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.

4. 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.

आवेदन सं०: 202400898011135

विक्रय पत्र

बही सं०: 1 रजिस्ट्रेशन सं०: 8728 वर्ष: 2024

प्रतिफल- 30000000 स्टाम्प शुल्क- 1500000 बाजारी मूल्य - 14634000 पंजीकरण शुल्क - 300000 प्रतिलिपिकरण शुल्क - 80 योग : 300080

श्री शालीमार कार्प लि०द्वारा डाय०कुनाल सेठ द्वारा
अनिरूद्ध कुमार निगम प्रमाणीकृत मुख्तार,
पुत्र श्री स्व०एच०पी०निगम
व्यवसाय : नौकरी
निवासी: नया 62 पुरेय्या खेडा लखनऊ

अनिरूद्ध कुमार निगम प्रमाणीकृत मुख्तार

श्री, शालीमार कार्प लि०द्वारा डाय०कुनाल सेठ द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 23/03/2024 एवं 03:57:41 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्र० वीना झा
उप निबंधक : सदर
बाराबंकी
23/03/2024

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक
23/03/2024

प्रिंट करें

5. That the parties are not members of the schedule caste/schedule tribe and that there is no impediment as against this transfer.

6. 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. 541, situated at Village-Kewadi, Pargana Dewan, Tehsil-Nawabganj, & District-Barabanki, measuring 0.640 Hectare and bounded as below:-

EAST : Chak Marg
WEST: Nala
NORTH : Nahar Patri Kachchi
SOUTH : Chak Marg

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

आवेदन सं०: 202400898011135

बही सं०: 1 रजिस्ट्रेशन सं०: 8728 वर्ष: 2024

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

विक्रेता: 1

श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा०लि०द्वारा अधि०ह०मोहम्मद सैफ खान, पुत्र श्री मो०आरिफ खान

निवासी: 426/196 दरगाह हजरत अब्बास रोड फजीरबाग सहादतगंज लखनऊ

व्यवसाय: व्यापार

क्रेता: 1

श्री शालीमार कार्प लि०द्वारा डाय०कुनाल सेठ के द्वारा अनिरूद्ध कुमार निगम , पुत्र श्री स्व०एच०पी०निगम

निवासी: नया 62 पुरेय्या खेडा लखनऊ

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री संजीव कुमार श्रीवास्तव , पुत्र श्री स्व०सतीश कुमार श्रीवास्तव

निवासी: आजादनगर बाराबंकी

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री मनीष कुमार , पुत्र श्री रमाकांत

निवासी: 10/3 डूडा कालोनी राजीवनगर खरीका तेलीबाग लखनऊ

व्यवसाय: अन्य

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी :विक्रेता ने प्रलेखानुसार प्रतिफल की प्राप्ति स्वीकार किया जिसकी पुष्टि बयान से कर ली गयी है।

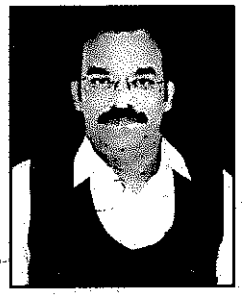
प्र० वीना झा
उप निबंधक : सदर
बाराबंकी
23/03/2024

सूर्य प्रकाश पाण्डेय
निबंधक लिपिक बाराबंकी
23/03/2024

प्रिंट करें

mentioned first above. That the Both Parties are Indian Citizen And No Sc/St Members.

WITNESSES:-



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

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

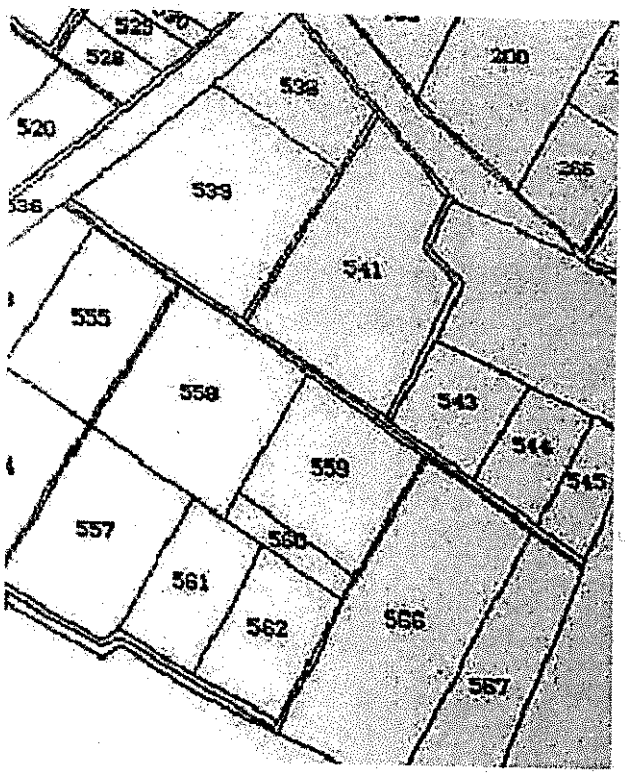
SANJEEV KUMAR SRIVASTAVA
(ADVOCATE)
HIGH COURT LUCKNOW
REG. NO. 9100/2011
MO-9005700700

CHASPA PHOTO	
DETAIL OF PROPERTY	Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki
GATA NO.	541
SELLER	IMPERIAL GREEN INFRATECH PVT LTD
BUYER	SHALIMAR CORP LIMITED

SELLER

PURCHASER

NAZRI MAP	
Detail of Property	Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki
GATA NO.	541
SELLER	IMPERIAL GREEN INFRATECH PVT LTD
BUYER	SHALIMAR CORP LIMITED



SELLER

PURCHASER

आवेदन सं०: 202400898011135

बही संख्या 1 जिल्द संख्या 17395 के पृष्ठ 235 से 260 तक क्रमांक 8728 पर दिनाँक 23/03/2024 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Vena jh

प्र० वीना झा

उप निबंधक : सदर

बाराबंकी

23/03/2024