INDIA NON JUDICIAL

Government of Uttar Pradesh

सत्यमेव जयते

e-Stamp

2078/24

Certificate No.	:	**IN-UP88503993041242V**
Certificate Issued Date	:	19-Apr-2023 11:52 AM
Account Reference	:	NEWIMPACC (SV)/ up14236404/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1423640471339424042991V
Purchased by	:	SHALIMAR CORP LIMITED
Description of Document	:	Article 23 Conveyance
Property Description	:	PART OF KHASRA NO.559A 559B AND KHASRA NO.560MIN SIT AT VILLAGE KEWADI PAR-DEWA TEH-NAWABGANJ,BBK
Consideration Price (Rs.)	:	
First Party	:	IMPERIAL GREEN INFRA VENTURES
Second Party	:	SHALIMAR CORP LIMITED
Stamp Duty Paid By	:	SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.)	:	6,61,000 (Six Lakh Sixty One Thousand only)

सत्यमेव जयते

VERIFY-BY

Please write or type below this line

IMPERIAL GREEN INFRA VENTURES

PARTNERS

Shalimar Corp Ltd.

Director

JD 0040633508

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.

SHCIL

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2024068003235

आवेदन संख्या : 202400898002449

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनाँक 2024-01-23 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरूद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 13219000 / 2432000.00

1 . रजिस्ट्रीकरण शुल्क 132190

2 . प्रतिलिपिकरण शुल्क 80

3 . निरीक्षण या तलाश शुल्क

4 . मुख़्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

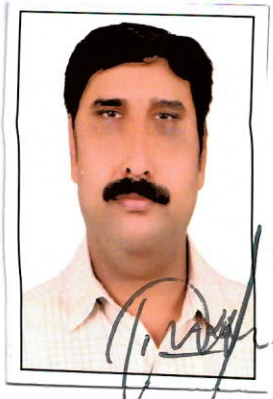
7 . यात्रिक भत्ता

1 से 6 तक का योग 132270

शुल्क वसूल करने का दिनाँक 2024-01-23 00:00:00

दिनाँक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-01-23 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



SALE DEED

SALE : 1,32,19,000/-
VALUATION : 24,32,000/-
E-STAMP : 6,61,000/-
E-STAMP NO. : IN-UP88503993041242V

DETAILS OF DEED :-

1. TYPE OF LAND = AGRICULTURE
2. PARGANA = DEWA
3. VILLAGE = KEWADI
4. DESCRIPTION OF LAND = KHASRA NO. 559A, 559B AND 560MIN

UNIQ CODE-1645870559000012

UNIQ CODE-1645870559000012

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

UNIQ CODE-1645870560000012

5. MEASUREMENT UNIT = HECTARE

6. AREA OF PROPERTY = 0.1875 HECTARE

7. LOCATION ON ROAD = NIL (200 MTR. AWAY FROM ANY MAIN ROAD)

8. OTHER DETAILS = ABADI WITHIN A RADIUS OF 100 METERS

9. USE OF LAND = AGRICULTURE LAND

10. BORING,WELL ETC = NIL

11. GOVT. CIRCLE RATE = 85,00,000/- PER HECTARE
4,200 /- PER SQ. MTR.
(V.CODE N0-1097, PAGE-38)

12. SALE CONSIDERATION = RS. 1,32,19,000/-

13. **BOUNDARIES OF CONSOLIDATED KHASRA N0. 559A, 559B, 560MIN.**

EAST : REMAINING PART OF GATA NO.559 SAKTU PRASAD
WEST : REMAING PART OF KHSRA NO. 559 RAM NARESH
NORTH: CHAK MARG
SOUTH : KHASRA NO.560

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

NO. OF FIRST PARTY – 1

SELLER -

M/S IMPERIAL GREEN INFRA VENTURES, A PRTNERSHIP FIRM HAVING ITS REGISTERED OFFICE AT 534/27K 1,TATARPUR ALIGANJ LUCKNOW THROUGH ONE OF ITS PARTNER MOHAMMAD NAIEEM AHMED S/O LATE ABU TAIYAB

R/O 14 FIRANGI MAHAL VICTORIA STREET CHAUK LUCKNOW,

OCCUPATION-OTHER

A.CARD-XXXX XXXX 3187

PAN CARD N0-AAIFI9237P

MOBILE-7379083786

IMPERIAL GREEN INFRA VENTURES

PARTNERS

NO. OF SECOND PARTY - 1

PURCHASER –

SHALIMAR CORP LIMITED

CIN NO U05001MH1988PLC195637

PAN NO-AADCS9234L

THROUGH OF ITS DIRECTOR

KHALID MASOOD

S/O MASOOD AHMAD

R/0 196/4, DR. R.L.C ROAD, GOLAGANJ, LUCKNOW,

I/D NO- XXXX XXXX 2895

MOBILE-0522-4030444

Shalimar Corp Ltd.

Director

THIS SALE DEED is executed on this 18th day of December in the year 2023.

BY

M/s Imperial Green Infra Ventures (PAN-AAIFI19237P), a partnership firm having its registered office at 534/27k 1, Tatarpur Aliganj Lucknow through one of its Partners Mohammad Naieem Ahmed (Aadhar No. xxxx xxxx 3187 Mob. No. 7379083786) S/o Late Abu Taiyab R/o 14 Firangi Mahal Victoria Street, Chowk Lucknow (hereinafter referred to as the "**SELLER**" which expression unless repugnant to the contents shall mean and include his heirs, legal representatives, successors, administrators, executers, assigns or any one claiming through or under him.

IN FAVOUR OF:

Shalimar Corp Limited (AADCS9234L) a company incorporated under the companies act, having its Registered Office at A2/3, FF, Safdarjung Enclave, South Delhi, Delhi through one of its Director Khalid Masood (Aadhaar No. xxxx xxxx 2895) S/o Mr. Masood Ahmad R/o 196/4, Dr. R.L.C. Road, Golaganj, Lucknow (This deed shall be presented for registration

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

IMPERIAL GREEN INFRA VENTURES

PARTNERS

by Mr. Anirudh Kumar Nigam (Aadhar No. xxxx xxxx 5542) S/o Late H.P. Nigam, R/o New-62, Puraiya Kheda, Lucknow vide authenticated Power of Attorney registered in Book No. VI, Jild No. 24, Pages 209 to 216 at Serial No. 19 on 08/08/2023 in the office of Sub-Registrar-II, Lucknow which power of attorney is still subsisting and has not been revoked (hereinafter called the **"Purchaser"** which expression unless repugnant to the context shall mean and shall always mean and include its successors, administrators, legal representatives and assigns).

AND WHEREAS the seller purchased plot of land Khasra No. 559A measuring 0.119 Hect. out of total area measuring 0.357 Hect. and Khasra No. 559B measuring 0.043 Hect. out of total area measuring 0.129 Hect. and 1/2 share of Khasra No. 560M measuring 0.255 Hect. out of total area measuring 0.051 Hect., total measuring 01875 situated at Village Kewadi Pargana Dewa Tehsil Nawabganj Distt. Barabanki Vide sale deed dated 03.09.2022 registered in Book No. 1 Zild no.15487 on pages no. 1 to 18 at Sl. No. 19791 on date

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

IMPERIAL GREEN INFRA VENTURES

PARTNER

03.09.2022 in the office of Sub-Registrar, Nawabganj, Barabanki

AND WHEREAS in the manner stated above the seller is the legal and rightful owner in possession of above Land measuring 0.1875 Hectare situated in Village Kewadi, Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh, (hereinafter referred to as **'the Schedule Property'** detailed and described at the foot of this deed).

AND WHEREAS the aforesaid Schedule Property is freehold and the Seller is the absolute owner in possession of the aforesaid Schedule Property and the 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 and every defect in title.

AND WHEREAS the Seller is desirous of selling the said land with all rights, title and interest etc. without any undue influence and coercion and the Purchaser is

IMPERIAL GREEN INFRA VENTURES

PARTNERS

Shalimar Corp Ltd.

Director

desirous of purchasing the aforesaid Schedule Property, for the sale consideration of Rs. 1,32,19,000/- (Rupees One Crore Thirty Two Lakh Nineteen Thousand Only).

NOW THIS SALE DEED WITNESSETH AS UNDER :-

1) That, the Seller doth hereby transfers to the Purchaser all its rights, title and interest in respect of the aforesaid Schedule Property without any undue influence and coercion.

2) That the Purchaser has paid Rs. 1,32,19,000/- as detailed and described in the Schedule of Payment attached with this deed, which the Seller acknowledges to have received.

3) That the Seller hereby assures that the title in respect of the Schedule Property being hereby conveyed to the Purchaser specifically is freehold and free from all encumbrances and, further, that the Seller has not entered into any agreement of sale, mortgage, lease, license etc. either oral or in writing, registered or unregistered with any person or persons for the transfer of or for creating any right of lease, license or easement in or upon the Schedule Property.

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

4) That in case any dues are outstanding against the sellers or its predecessors in interest in respect of property hereby sold either to the Government or any bank or anybody whomsoever, the liability and responsibility of the same shall be of the seller and not the Purchaser(s).

5) That the Seller doth hereby delivers and has delivered clear and vacant possession of the Schedule Property to the Purchaser.

6) 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.

7) That the purchaser shall have the right to get its name mutated over the Schedule Property hereby sold in the Government Records.

8) That, in the event 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 of Rs. 1,32,19,000/-

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

(Rupees One Crore Thirty Two Lakh Nineteen Thousand only), alongwith damages to the Purchaser immediately on demand without demur.

9) That the Seller shall always keep the purchaser indemnified against any defect in the title of the land being sold to the purchaser.

10) That the seller shall be liable to pay all the taxes on the land being sold till the date of registration of this Sale Deed.

11) That the Schedule Property is not situated on the any Main Road. The schedule property is situated on Chakmarg. There is residential activity within radius of 100m of the Schedule Property. The valuation of the Schedule Property i.e. 0.1875 Hect. as per rules for 0.025 hectare (250 Sq.Mt.) land the valuation @ rate of 4200/- per sq.mt. Rs. 10,50,000/- and for balance land 0.160 Hectare at the rate of 85,00,000/- per Hectare Rs. 13,81,250/- total Rs. 24,31,250/- the sale consideration Rs. 1,32,19,000/- is higher as such the Stamp Duty of Rs. 6,61,000/- by E-Stamp is being paid. There is no tree, construction borewell etc. and also

IMPERIAL GREEN INFRA VENTURES

PARTNERS

Shalimar Corp Ltd.

Director

there is no commercial activities within 0-100 Mtr. radius.

12) That the Stamp Duty and expenses on the registration of this Deed of Sale are borne by the Purchaser

13) The parties do not belong to **Scheduled Caste** or a **Scheduled Tribe.**

SCHEDULE OF PAYMENT

a) Paid a sum of Rs. 49,50,000/- vide RTGS No. SBINR52023033140964193 Dated31.03.2023

a) Paid a sum of Rs. 81,36,810/- vide RTGS No. SBINR52023041543827433 Dated 15.04.2023

b) Paid a sum of Rs. 1,32,190/- vide TDS Challan

(Total Sale Consideration of Rs. 1,32,19,000/- (Rupees One Crore Thirty Two Lakh Nineteen Thousand only) paid by the purchaser to seller, the receipt of which seller hereby acknowledge.)

IMPERIAL GREEN INFRA VENTURES

PARTNERS

Shalimar Corp Ltd.

Director

THE DESCRIPTION OF SCHEDULE PROPERTY

Khasra No.	Area in Hect.	Share	Sold Area	Govt. Valuation in Rs.
559A	0.157hec.	1/3	0.119hect.	
559B	0.129hec.	1/3	0.043hect.	
560Min	0.051hec.	1/2	0.0255hect.	
			0.1875hect.	24,31,250

situated in Village Kewadi, Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh and bounded as below :-

EAST : REMAINING PART KHASRA NO.559 SAKTU PRASAD

WEST: REMAING PART OF KHASRA NO. 559 RAM NARESH

NORTH: CHAK MARG

SOUTH : KHASRA NO.560

IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

आवेदन सं०: 202400898002449

विक्रय पत्र

बही स०: 1 रजिस्ट्रेशन स०: 2078 वर्ष: 2024

प्रतिफल- 13219000 स्टाम्प शुल्क- 661000 बाजारी मूल्य - 2432000 पंजीकरण शुल्क - 132190 प्रतिलिपिकरण शुल्क - 80 योग : 132270

श्री शालीमार कार्प लि० द्वारा निदेशक खालिद मसूद द्वारा
अनिरूद्ध कुमार निगम प्रमाणीकृत मुख्तार,
पुत्र श्री स्व० एच पी निगम
व्यवसाय : नौकरी
निवासी: न्यू-62, पुरैया खेड़ा, लखनऊ-226017

अनिरूद्ध कुमार निगम प्रमाणीकृत मुख्तार

श्री, शालीमार कार्प लि० द्वारा निदेशक खालिद मसूद द्वारा

ने यह लेखपत्र इस कार्यालय में दिनाँक 23/01/2024 एवं 02:48:50 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी ,
उप निबंधक :सदर
बाराबंकी
23/01/2024

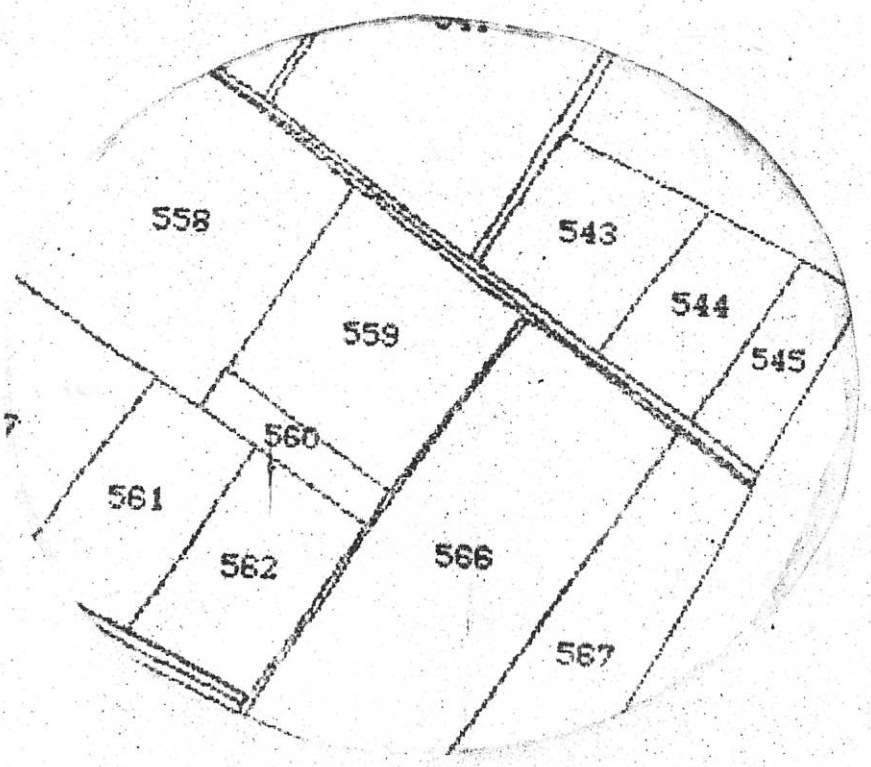
वीना झा ,
निबंधक लिपिक
23/01/2024

प्रिंट करें

नजरी नक्शा

स्थित ग्राम :– केवाडी परगना देवां तहसील नवाबगंज जिला बाराबंकी

खसरा नम्बर :– 559अ, 559ब, 560



IMPERIAL GREEN INFRA VENTURES
PARTNERS

Shalimar Corp Ltd.
Director

आवेदन सं०: 202400898002449

बही स०: 1 रजिस्ट्रेशन स०: 2078 वर्ष: 2024

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

विक्रेता: 1

श्री मे0 एम्पीरियल ग्रीन इन्फ्रा वेंचर्स के द्वारा मोहम्मद नईम अहमद, पुत्र श्री स्व0 अबु तैय्यब

निवासी: 14, फिरंगी महल, विक्टोरिया स्ट्रीट,चौक, लखनऊ

व्यवसाय: व्यापार

क्रेता: 1


श्री शालीमार कार्प लि० द्वारा निदेशक खालिद मसूद के द्वारा अनिरूद्ध कुमार निगम , पुत्र श्री स्व० एच पी निगम

निवासी: न्यू-62, पुरैया खेड़ा, लखनऊ-226017

व्यवसाय: नौकरी


ने निष्पादन स्वीकार किया । जिनकी पहचान

पहचानकर्ता : 1

श्री मनीष कुमार, पुत्र श्री रमाकांत

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

व्यवसाय: नौकरी

पहचानकर्ता : 2


श्री सौरभ कुमार राजवंशी, पुत्र श्री चन्द्रभाल

निवासी: ई-5/121, आम्रपाली योजना, दुबग्गा, काकोरी, लखनऊ

व्यवसाय: नौकरी


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।

हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
23/01/2024

वीना झा
निबंधक लिपिक बाराबंकी
23/01/2024

प्रिंट करें

IN WITNESS WHEREOF we the above named parties hereto have put our hands and fingerprints on this sale deed on the date, month and year mentioned first above.

WITNESSES:

1.

(Manish Kumar)
S/o Ramakant
R/o 10/3 Duda Colony,
Rajeev Nagar, Khareeka,
Telibagh, Lucknow
(Aadhar No. xxxx xxxx 1165
Mob. No. 7007040834)

IMPERIAL GREEN INFRAVENTURES
PARTNER

SELLER

2.

(Saurabh Kumar Rajvanshi)
S/o Sri Chandra Bhal
R/o E5/121, Amrapali Yojana,
Hardoi Road, Avas Vikas
Colony, Dubagga, Lucknow
Mob. No. 8960604184
Aadhar No. xxxx xxxx 3045

Shalimar Corp Ltd.
Director

PURCHASER

Drafted by :

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

Typed By :

(Shubham Maurya)
Civil Court, Lucknow

IMPERIAL GREEN INFRA VENTURES

PARTNERS

Shalimar Corp Ltd.

Director

आवेदन सं०: 202400898002449

बही संख्या 1 जिल्द संख्या 17149 के पृष्ठ 49 से 78 तक क्रमांक 2078 पर दिनाँक 23/01/2024 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक : सदर
बाराबंकी
23/01/2024