



INDIA NON JUDICIAL



IN-UP51861985729949X

Government of Uttar Pradesh

e-Stamp

Handwritten signature and date: 25/5/25



Certificate No. : IN-UP51861985729949X

Certificate Issued Date : 22-May-2025 03:01 PM

Account Reference : NEWIMPACC (SV)/ up14856204/ NAWABGANJ SADAR/ UP-BNK

Unique Doc. Reference : SUBIN-UPUP1485620474468815572424X

Purchased by : SHALIMAR CORP LIMITED

Description of Document : Article 23 Conveyance

Property Description : KHASRA NO-145 MIN, SITUATED AT VILL-MOHAMMADPUR CHOWKI, PAR-DEWA, TEH-NAWABGANJ, BARABANKI

Consideration Price (Rs.) : 11,20,000

First Party : SYED FARAZ SHERE

Second Party : SHALIMAR CORP LIMITED

Stamp Duty Paid By : SHALIMAR CORP LIMITED

Stamp Duty Amount(Rs.) : 11,20,000  
(Eleven Lakh Twenty Thousand only)



VERIFY BY

Please write or type below this line



PF 0006817014

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.sticestamp.com](http://www.sticestamp.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.

Vertical text on the left edge: 25-May-2025 03:01 PM, IN-UP51861985729949X, SHCIL-NAWABGANJ, AMBRISH KUMAR, ACC No-UP14855204, LICENCE No 186

Vertical text on the right edge: SHCIL-NAWABGANJ, AMBRISH KUMAR, ACC No-UP14855204, LICENCE No 186

1944



00081501\*

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक संवर द्वाराबकी क्रम 2025068023323

आवेदन संख्या : 202500898019202

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-05-26 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 16000000 / 10023000.00

1 . रजिस्ट्रीकरण शुल्क 160000

2 . प्रतिलिपिकरण शुल्क 80

3 . निरीक्षण या तलाश शुल्क

4 . मुह्तार के अधिप्रभाषी करण लिए शुल्क

5 . कमीशन शुल्क

6 . निविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 160080

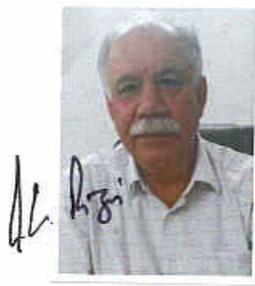
शुल्क बमूल करने का दिनांक 2025-05-26 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार हांगा 2025-05-26 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





**SALE-DEED**

Place of Execution : Barabanki  
 Sale Consideration : Rs. 1,60,00,000/-  
 Market Value : Rs. 1,00,23,000/-  
 Stamp Duty paid : Rs. 11,20,000/-

**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. 145Min measuring <b>0.03132 Hect. (313.20 Sqmt.)</b>
5.	Standard of measurement	: Hect.
6.	Location Road	: On main Lucknow-Ayodhya Road

*Signature*  


Shalimar Corp Ltd.

*Signature*  
 Authorised Signatory  




7.	Type of Property	:	Land
8.	Consideration	:	Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)
9.	Boundaries	:	<b><u>Boundaries</u></b> East – Lucknow-Ayodhya Road West- Khasra No. 139 North- Part Of Khasra No. 145 South- Remaining Part of K.No. 145 owned by the Purchaser
10.	No of persons in First Part (1)	No of persons in Second Part (1)	
11.	<b>Details of SELLER</b> <b>SYED FARAZ SHERE</b> 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	:	<b>Shalimar Corp Limited, (PAN : AADCS9234L) 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<sup>TH</sup> Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Mr. Syed Anwar Mahmood</b>

*Syed Faraz*  


Shalimar Corp Ltd.

*Syed Anwar Mahmood*  
Authorized Signatory





		<p><b>Rizvi</b> (Adhar-XXXX XXXX 5682 Mo-7408413316) <b>S/o Syed Mahmood Ali Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow</b> through its authenticated power of attorney holder Anirudh Kumar Nigam S/o Late Hanuman Prasad Nigam resident of Naya-62, puraiyya kheda, alam nagar lucknow. (Aadhar-XXXX XXXX 5542 Mo-7887006066), which power of attorney is duly registered at the office of Sub-registrar-V, Lucknow vide Bahi No. VI, Zild 2 at pages 309/316 at serial No. 14 dated 10.06.2024, which power of attorney is still effective and has not been revoked till date.</p>
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THIS DEED OF SALE is executed on 23<sup>rd</sup> day of May in the year 2025

*Signature*  


Shalimar Corp Ltd.  
  
 Authorised Signatory





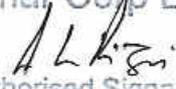
BY

**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, 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<sup>TH</sup> Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow** through its authenticated power of attorney holder Anirudh Kumar Nigam S/o Late Hanuman Prasad Nigam resident of Naya-62, puraiyya kheda, alam nagar lucknow. which power of attorney is duly registered at the office of Sub-registrar-V, Lucknow vide Bahi No. VI, Zild 2 at pages 309/316 at serial No. 14 dated 10.06.2024, which power of attorney is still effective and has not been revoked till date. (hereinafter called the "**PURCHASER**" which expression


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Authorized Signatory  



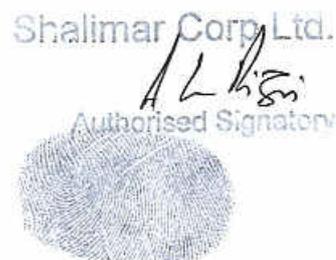

unless repugnant to the context shall mean and include its successors, administrators, legal representatives and assigns).

WHEREAS, the "**SELLER**" is the co-owner bhumidhar and in possession of Bhumidhar Agriculture land bearing Khasra No. **145Min measuring 0.1200** out of total Area 0.3680 Hect., **Situated at Mohammadpur Chowki, Lucknow-Ayodhya Road, Pargana Dewa, Tehsil Nawabganj, Distt. Barabanki** (hereinafter referred to as '**the Schedule Property**') and detailed and described herein

**AND WHEREAS** the Seller wants to sell land measuring 0.03132 hect. (313.20 Sqmt) out of his share measuring 0.1200 Hect. situated at Village Mohammadpur Chowki, Pargana Dewan Tehsil Nawabganj, Distt. Barabanki detailed in the schedule and marked in red color in map attached herein after .

**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 and every defect in title, and the name of the "**SELLER / FIRST PARTY**" are duly entered in the Revenue Records as Bhumidhar

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Shalimar Corp Ltd.  
Handwritten signature and a blue ink fingerprint.  
Authorised Signatory



with Transferable rights and other than the "**SELLER / FIRST PARTY**" no other person is the owner of the Schedule property.

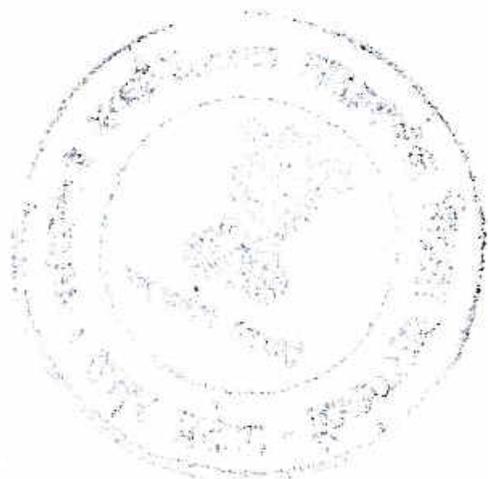
**AND WHEREAS** the "**SELLER / FIRST PARTY**" is desirous of selling the same with all rights and interest, title, etc without any undue influence and coercion and the "**PURCHASER**" is desirous of purchasing the aforesaid Schedule Property, for a consideration of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs 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 of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs Only)
2. That the "**PURCHASER**" has made the payment of Rs. 1,60,00,000/- (Rupees One Crore Sixty Lakhs 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 "**SELLER**" has not entered into any agreement of sale, mortgage, lease, license etc. either oral or in writing, registered or unregistered


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Authorised Signatory  

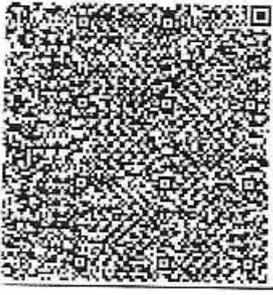



with any person/persons for the transfer of or for creating any right of lease, license or easement in or upon the Schedule Property.

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 the aforesaid mention share in khasra No. 145Min have been transferred is free from all encumbrance and litigation. The "**SELLER**" shall have no right to claim any title, ownership or possession on any part thereof in khasra No. 145Min The "**SELLER**"


Shalimar Corp Ltd.  
  
Authorized Signatory  

भावेदन सं०: 202500898019202

विक्रय पत्र

ही सं०: 1

रजिस्ट्रेशन सं०: 14747

वर्ष: 2025

तिफल- 16000000 स्टाम्प शुल्क- 1120000 बाजारी मूल्य - 10023000 पंजीकरण शुल्क - 160000 प्रतिलिपिकरण शुल्क - 80 योग : 160080

श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद अनवर महमूद रिज़वी द्वारा  
अनिरुद्ध कुमार निगम प्रमाणीकृत मुख्तार,  
पुत्र श्री स्वर्गीय हनुमान प्रसाद निगम  
व्यवसाय : व्यापार  
नेवासी: नया-62, पुरैया खेड़ा, आलम नगर लखनऊ

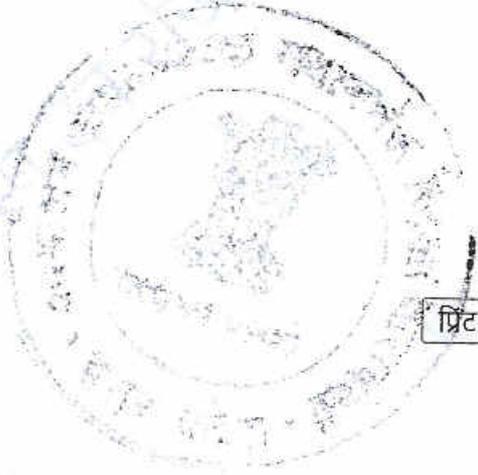
अनिरुद्ध कुमार निगम  
प्रमाणीकृत मुख्तार



श्री, शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद  
अनवर महमूद रिज़वी द्वारा  
ने यह लेखपत्र इस कार्यालय में दिनांक 26/05/2025 एवं  
12:33:22 PM बजे  
नेबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी  
उप निबंधक :सदर  
बाराबंकी  
26/05/2025  
अमरेन्द्र कुमार  
निबंधक लिपिक  
26/05/2025



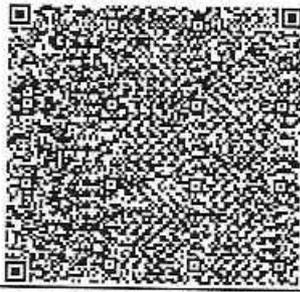
प्रिंट करे

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 50m -100m radius of the said property.
14. That the land hereby transferred is basically agricultural land duly entered into Revenue Records as agricultural and till date there is no declaration U/s 80 of the Revenue Code, the total area of land hereby sold is measuring 0.03132 Hect. (313.20 Sqmt), valuation of this instrument for 313.20 Sq.Mtr. calculated @ Rs. 32,000/- comes to Rs. 1,00,22,400/- Only. Say Rs. 1,00,23,000/- There are no commercial/industrial activities within 100m. radius. The actual sales consideration of the property is Rs. 1,60,00,000/- hence the

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Shalimar Corp Ltd.  
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Authorised Signatory



आवेदन सं०: 202500898019202

बही सं०: 1

रजिस्ट्रेशन सं०: 14747

वर्ष: 2025

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

श्री सैयद फ़राज़ शेरे, पुत्र श्री स्वर्गीय सैयद मुनव्वर शेरे

निवासी: पी-245, जल वायु विहार, सेक्टर-21, नोएडा, पोस्ट-नोएडा, जिला-गौतम बुद्ध नगर  
यूपी

व्यवसाय: व्यापार

क्रेता: 1



श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद अनवर महमूद रिज़वी के द्वारा  
अनिरुद्ध कुमार निगम, पुत्र श्री स्वर्गीय हनुमान प्रसाद निगम

निवासी: नया-62, पुरैया खेड़ा, आलम नगर लखनऊ

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता: 1

श्री मनीष कुमार, पुत्र श्री रमाकांत

निवासी: 10/3 इंडा कॉलोनी राजीव नगर खरिका तेलीबाग लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री संजीव कुमार श्रीवास्तव, पुत्र श्री स्व० सतीश कुमार श्रीवास्तव

निवासी: आजाद नगर बाराबंकी

व्यवसाय: अन्य



ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी  
उप निबंधक : सदर  
बाराबंकी  
26/05/2025

radius. Stamp duty of Rs. 11,20,000/- has been paid vide E-Stamp IN-UP51861985729949X Dated 22-05-2025.

15. The Stamps Duty and expenses on the registration of Deed of Sale are Borne by the "**PURCHASER**".

**THE DISCRIPTION OF SCHEDULE PROPERTY**

**Share in agricultural land Khasra No. 145Min. measuring 0.03132 Hectares**, situated at Village Mohammadpur Chowki Pargana Dewa, Tehsil Nawabganj, District Barabanki, State of Uttar Pradesh and bounded as under:-

**Boundaries**

East - Lucknow-Ayodhya Road

West- Khasra No. 139

North- Part Of Khasra No. 145

South- Remaining Part of K. No.

145M owned by the Purchaser

**SCHEDULE OF PAYMENT**

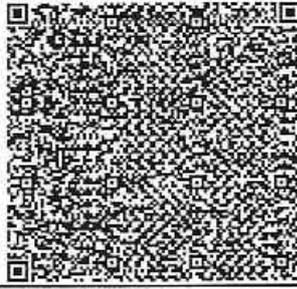
- A. Paid a sum of Rs. 1,58,40,000/- vide RTGS UTR No-SBINR52025052286331301 dated 22-05-2025.
- B. Paid a sum of Rs. 1,60,000/- vide TDS Challan No. 10525 Dated 22-05-2025.



Shalimar Corp Ltd.

  
Authorised Signatory





  
अमरेन्द्र कुमार .  
निबंधक लिपिक बाराबंकी  
26/05/2025

प्रिंट करें



उत्तर प्रदेश विद्यापीठ संघ  
बाराबंकी

SIGNED AND DELIVERED by the parties hereto on day and month first written herein above in the presence of:-

**WITNESSES:-**

1- Manish Kumar S/o Ramakant

R/o 10/3 Duda Colony Rajeev Nagar

Khareeka Telibagh Lucknow

Aadhar-XXXX XXXX 1165 Mo- 6391500905



Manish

*Manish Kumar*  
SELLER

2- Sanjeev Kumar Srivastava S/o Late Satish

Kumar Srivastava R/o Azad Nagar Barabanki

Aadhar-XXXX XXXX 5747 Mo- 9005700700



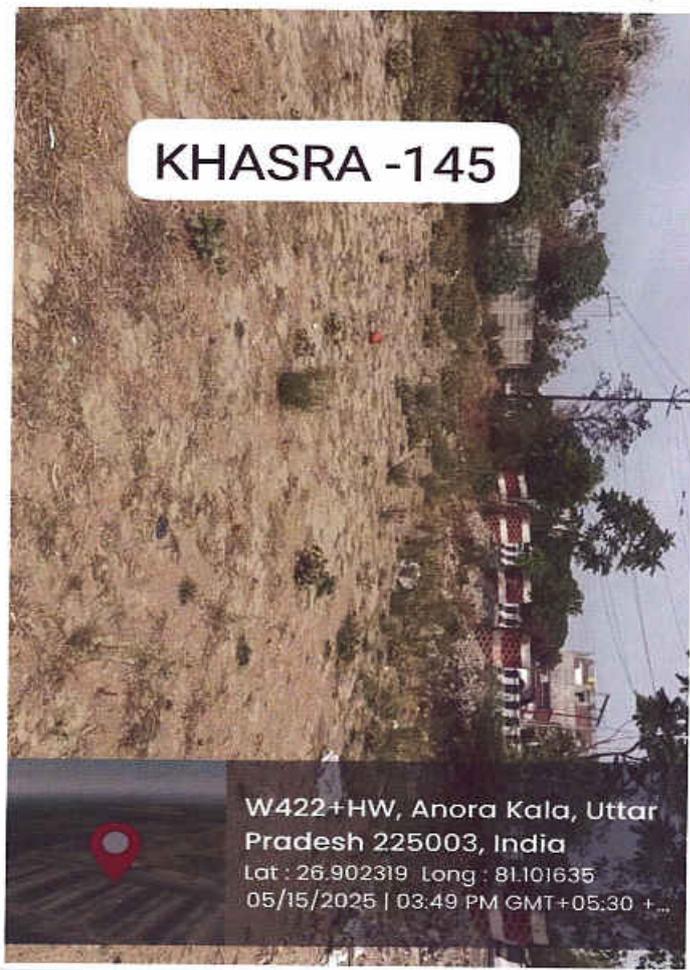
Shalimar Corp Ltd.

*Sanjeev Kumar Srivastava*  
Authorised Signatory

**PURCHASER**



<b>CHASPA PHOTO</b>	
<b>SITUATED OF LAND</b>	<b>: Village-Mohammadpur Chowki, Pargana- Dewa, Tehsil- Nawabganj, District-Barabanki</b>
<b>GATA NUMBER</b>	<b>: 145 min</b>
<b>SELLER</b>	<b>: SYED FARAZ SHERE</b>
<b>PURCHASER (S)</b>	<b>: Shalimar Corp Limited</b>



Shalimar Corp Ltd.  
  
 Authorised Signatory

**SELLER**

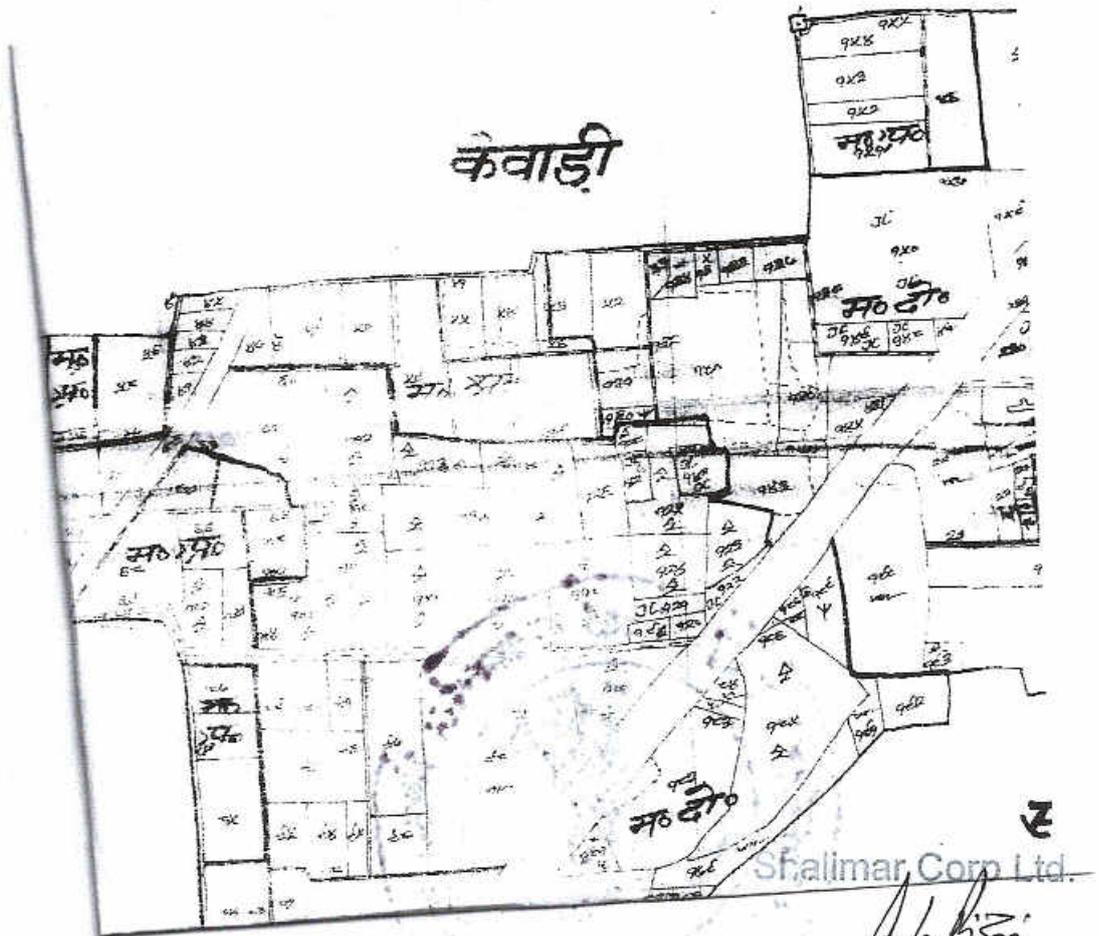
  


**PURCHASER**





<b>NAZRI NAKSHA</b>	
<b>SITUATED OF LAND</b>	<b>: Village-Mohammadpur Chowki, Pargana- Dewa, Tehsil- Nawabganj, District-Barabanki</b>
<b>GATA NUMBER</b>	<b>: 145 min</b>
<b>SELLER</b>	<b>: SYED FARAZ SHERE</b>
<b>PURCHASER (S)</b>	<b>: Shalimar Corp Limited</b>



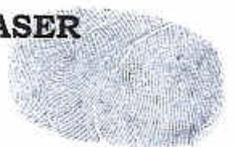
Shalimar Corp Ltd.

*A. H. Sheri*  
Authorised Signatory

**SELLER**

**PURCHASER**

*Syed Faraz Sheri*  



आवेदन सं०: 202500898019202

श्री संख्या 1 जिल्द संख्या 18919 के पृष्ठ 287 से 310 तक क्रमांक 14747 पर  
दिनांक 26/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .  
उप निबंधक : सदर  
बाराबंकी  
26/05/2025



KH NO. 131  
A-5

KH NO. 52  
A-6

6-27-1940

KH NO. 140  
A-4



A-PROTION  
A-5

B-PROTION  
B-5

KH NO. 139  
A-2

B-3

B-4

6-10-1940 ROAD

B-2

KH NO. 145  
A-1

0.051815 HECT

ENCLOSURE

B-1



PROVINCE	SECTION	AREA
INDONESIA	0.051815 HECT	
INDONESIA	0.051815 HECT	

LEGEND

LAND OF AIR FAHAN SIERS

SHAWANAY CAMP INC.

