

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक मद चाराबंकी क्रम 2024068003233

आवेदन संख्या : 202400898002450

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

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 18000000 / 8799000.00

1. रजिस्ट्रीकरण शुल्क 180000
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. सुझार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

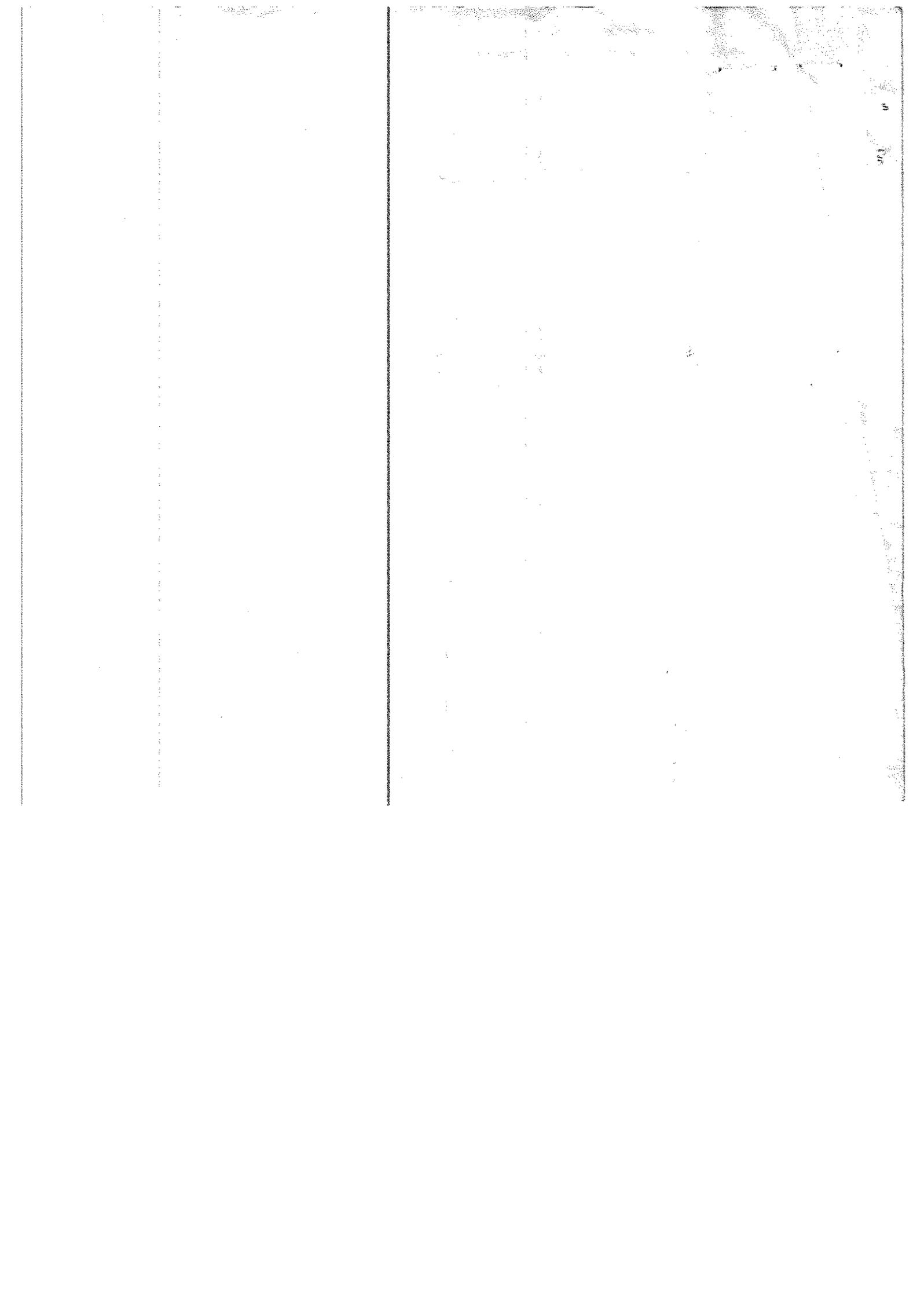
1 से 6 तक का योग 180080

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

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-01-23 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



SICIL

1/16



0053214251



SALE DEED

DATE OF EXECUTION : 11.01.2024
PLACE OF EXECUTION : Barabanki

DETAILS OF INSTRUMENT IN SHORT

| | | |
|-------------------------|---|--------------------|
| Ward/Pargana | : | Dewan |
| Mohalla/Village | : | Kewadi |
| Details of Property | : | Khasra No. 558 Min |
| Type of Property | : | Plot |
| V-Code | : | 1057 |
| Standard of measurement | : | sq.mtr. |
| Area of land | : | 2460 |
| Consideration/ | : | ₹ 1,80,00,000/- |

IMPERIAL GREEN INFRA TECH PVT. LTD.




DIRECTOR

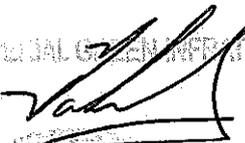
Shalimar Corp Ltd.




DIRECTOR

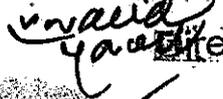
| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| Valuation | ₹ 87,99,000/- |
| Stamp Duty | : ₹ 9,00,000/- |
| 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 3, Quinton Road, Lucknow through its Authorized Signatory/Director Mohammad Naieem Ahmed, (Aadhar No. xxxx xxxx 3187, Mob. No. 7379083786), son of Abu Tayyab Ahmed Mian, Permanent & Present resident of House No. 14, Firangi Mahal, Victoria Street, Chowk, Lucknow-226003 | |
| No. of persons in Second Part (1) | |
| Details of Purchaser : | |
| Shalimar Corp Limited, (PAN No. 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 TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through its Director/Authorised Signatory Khalid Masood, son of Mr. Masood Ahmad, Permanent & Present resident of 196-4, Near Balrampur Hospital, Golaganj, Lucknow, (Aadhar No. xxxx xxxx 2895, Ph. No. 0522-3040444) | |

IMPERIAL GREEN INFRATECH PVT. LTD.



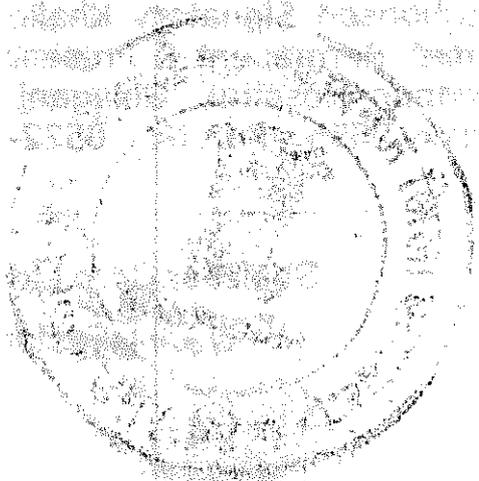

DIRECTOR

Shalimar Corp Ltd.

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DIRECTOR

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SALE DEED

THIS SALE DEED MADE ON this 11th day of January, 2024 BY IMPERIAL GREEN INFRATECH (P) LTD. (CIN No. U45400UP2012TTC050399, PAN : AACCI9406K), a company registered under the Companies Act, having its registered office at 3, Quinton Road, Lucknow through its Authorized Signatory/Director Mohammad Naieem Ahmed, (Aadhar No. xxxx xxxx 3187, Mob. No. 7379083786), son of Abu Tayyab Ahmed Mian, Permanent & Present resident of House No. 14, Firangi Mahal, Victoria Street, Chowk, Lucknow-226003 (hereinafter referred to as the SELLER).

IN FAVOUR OF

Shalimar Corp Limited, (PAN No. 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 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through its

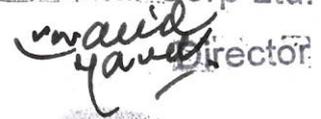
IMPERIAL GREEN INFRATECH PVT. LTD.



DIRECTOR



Shalimar Corp Ltd.



SECRET

TO: THE DIRECTOR, CENTRAL INTELLIGENCE AGENCY
FROM: THE DIRECTOR, NATIONAL SECURITY AGENCY
SUBJECT: [Illegible]

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[Illegible handwritten or stamped text]

[Illegible handwritten or stamped text]

Director/Authorised Signatory Khalid Masood, son of Mr. Masood Ahmad, Permanent & Present resident of 196-4, Near Balrampur Hospital, Golaganj, Lucknow, (Aadhar No. xxxx xxxx 2895, Ph. No. 0522-3040444) (hereinafter referred to as the 'PURCHASER').

WHEREAS the Seller is the owner of Land Khasra No. 558 Min, situated at Village-Kewadi, Pargana-Dewan, Tehsil-Nawabganj, District-Barabanki, total measuring 2460 Sq.Mtr., 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 2088.4 Sq.Mtr. from it's ex-owners Danish Sheikh & others through a registered sale deed dated 20.10.2023 vide Book No. I, Jild No. 16818 at Pages 187 to 238, Serial No. 26764 registered on 21.10.2023 in the office of Sub-Registrar, Sadar, Barabanki and balance 371.6 Sq.Mtr. from Atesham Ansari through the sale deed dated 23.12.2023 registered in Book No. I Zild No. 17052 at Pages 1 to 24 at Serial No. 33377 in the office of Sub-Registrar Sadar, Barabanki on 23.12.2023.

IMPERIAL GREEN INFRA TECH PVT. LTD.


DIRECTOR



Shalimar Corp Ltd.


Director



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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 ₹ 1,80,00,000/- only (Rupees One Crore Eighty Lakh only).

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

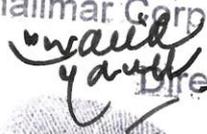
1. ₹ 1,78,20,000/- only through RTGS vide UTR No. SBINR52023102179373171 dated 21.10.2023 from SBI Gokhle Marg, Lucknow
2. ₹ 1,80,000/- only deducted towards TDS.

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

IMPERIAL GREEN INFOTECH PVT. LTD.

DIRECTOR


Shalimar Corp Ltd.

Director


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PHOTOGRAPH

LAND KHASRA NO. 558,^{MID} SITUATED AT VILLAGE-KEWADI, PARGANA DEWA, TEHSIL-NAWABGANJ & DISTRICT-BARABANKI, MEASURING 2460 SQ. METER



IMPERIAL GREEN INFRA TECH PVT. LTD.

[Handwritten signature]



DIRECTOR

SELLER

Shalimar Corp Ltd.

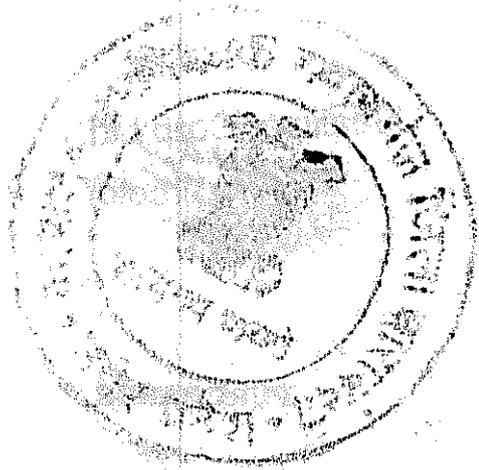
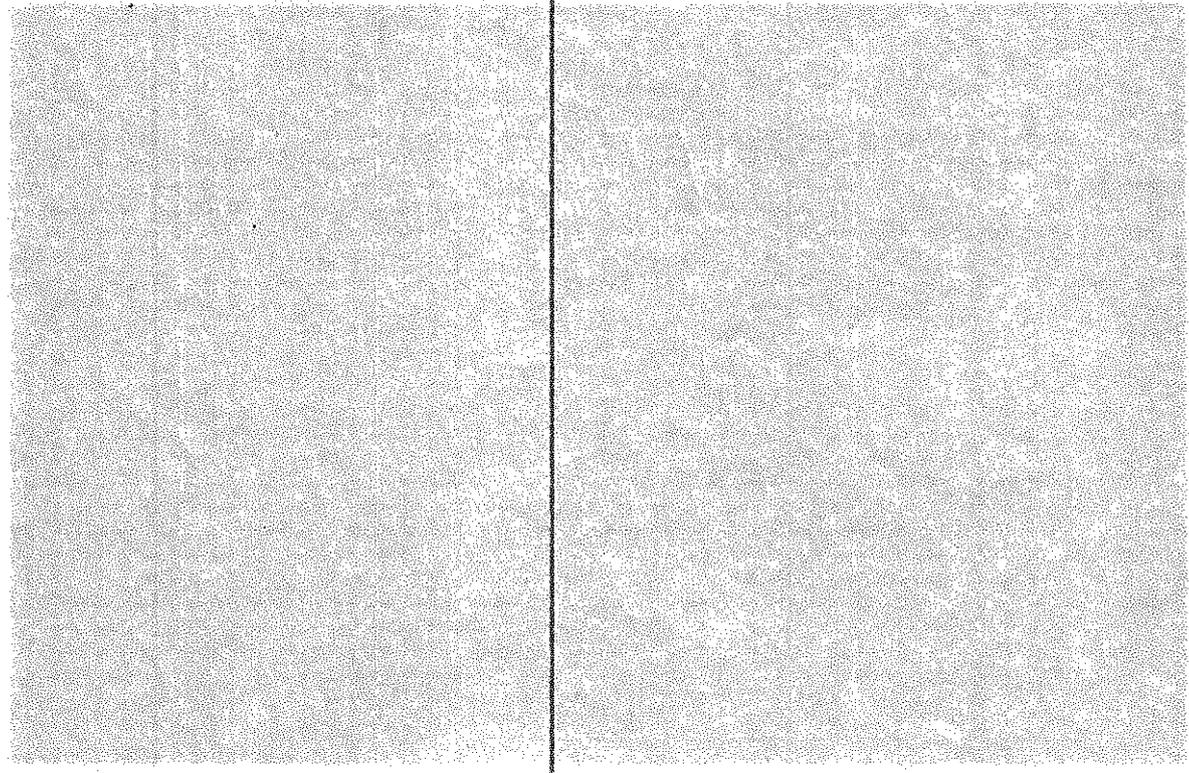
[Handwritten signature]
Director



PURCHASER

RECEIVED

THE SECRETARY OF DEFENSE
WASHINGTON, D.C. 20301



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 its other movable and immovable properties wherever found in existence at that time.

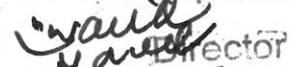
IMPERIAL GREEN INFRA TECH PVT. LTD.



DIRECTOR



Shalimar Corp Ltd.



Director



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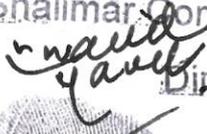


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4. That the total area of the Land hereby sold is measuring 2460 sq.mtr. the market value whereof for the purposes of Stamp duty as per rates fixed by Collector Lucknow @ ₹ 4200/- per sq.mtr. for first 1000 Sq. Mtr. comes to ₹ 42,00,000/- only For balance 1460 Sq. Mtr. reduced by 25% @ ₹ 3150/- per Sq. Mtr. comes to ₹ 45,99,000/- total ₹ 87,99,000/- only. There is no construction on the said plot. It is not situated on any Segment Road. There is no commercial/Industrial activity within a radius of 50 Meters. Since the sale consideration ₹ 1,80,00,000/- only the stamp duty of ₹ 9,00,000/- only is paid by purchaser vide E-stamp No. IN-UP32649797216943W dated 11.01.2024.
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" hereinbefore use unless repugnant to the context mean and shall always mean and include their

IA.PERIAL GREEN INFRA TECH PVT. LTD.

DIRECTOR

Shalimar Corp Ltd.

Director

आवेदन सं०: 202400898002450

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 2076

वर्ष: 2024

प्रतिफल- 18000000 स्टाम्प शुल्क- 900000 बाजारी मूल्य - 8799000 पंजीकरण शुल्क - 180000 प्रतिलिपिकरण शुल्क - 80 योग : 180080

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





श्री, शालीमार कार्प लि० द्वारा निदेशक खालिद मसूद द्वारा

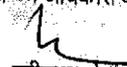
अनिरुद्ध कुमार निगम प्रमाणीकृत
मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनांक 23/01/2024 एव 02:43:58

PM बजे

निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


हरीश चतुर्वेदी

उप निबंधक :सदर

बाराबंकी

23/01/2024


वी.एस.सिंह

निबंधक लिपिक

23/01/2024

प्रिंट करें



respective heirs, successors, legal representatives and assigns.

8. That this deed shall be present for registration for & on behalf of purchaser by Mr. Anirudh Kumar Nigam, (Aadhar No. xxxx xxxx 5542) son of Late H.P. Nigam R/o 62, Puraiya Khera, Lucknow, the authenticated power of attorney holder which power of attorney is duly registered in the office of Sub-Registrar-II, Lucknow Vide Book No. 6, Jild No. 24 Pages 209/216 Serial No. 19 on 08.08.2023 and has not been revoked till date.

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.

SCHEDULE OF PROPERTY

Land Khasra No. 558 Min, situated at Village-Kewadi, Pargana Dewan, Tehsil-Nawabganj, & District-Barabanki, measuring 2460 Sq.Mtr. and bounded as below:-

EAST : Open Land

WEST : Others Property

IMPERIAL GREEN INFRA TECH PVT. LTD.


DIRECTOR



Shalimar Corp Ltd.


Director

आवेदन सं०: 202400898002450

बही सं०: 1

रजिस्ट्रेशन सं०: 2076

वर्ष: 2024

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

श्री एम्पीरियल ग्रीन इन्फ्राटेक प्रा० लि० के द्वारा मोहम्मद नईम अहमद, पुत्र श्री स्क्० अबु तैय्यब अहमद मियां

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

व्यवसाय: व्यापार

क्रेता: 1



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

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

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री मनीष कुमार, पुत्र श्री रमाकांत

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

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री सौरभ कुमार राजवंशी, पुत्र श्री चन्द्रभाल

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

व्यवसाय: नौकरी

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं। टिप्पणी: विक्रेता ने प्रलेखानुसार प्रतिफल की प्राप्ति स्वीकार किया। जिसकी पुष्टि बयान से कर ली गयी।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी.

उप निबंधक: सदर

बाराबंकी

23/01/2024

वीना झा.

निबंधक लिपिक बाराबंकी

23/01/2024

प्रिंट करें

NORTH : Chak Road —

SOUTH : Open Land —

WITNESSES:-

Manish

1. (Manish Kumar)



S/o Sri Rama Kant
R/o 10/3, Duda Colony,
Rajeev Nagar, Kharika Lucknow
Aadhar No. xxxx xxxx 1165
Mob. No. 7007040834

IMPERIAL GREEN INFRA TECH PVT. LTD.

[Signature]

SELLER



Saurabh

2. (Saurabh Kumar Rajvanshi)



S/o Sri Chandra Bhal
R/o E5/121, Amrapali Yojana,
Hardoi Road, Avas Vikas Colony, Dubagga
Lucknow
Aadhar No. xxxx xxxx 3045
Mob. No. 9198968058

Shalimar Corp Ltd:

[Signature]
Director



PURCHASER

Drafted By:

[Signature]

Advocate

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

Typed By:

[Signature]

(SHUBHAM MAURYA)

Civil Court, Lucknow

1900

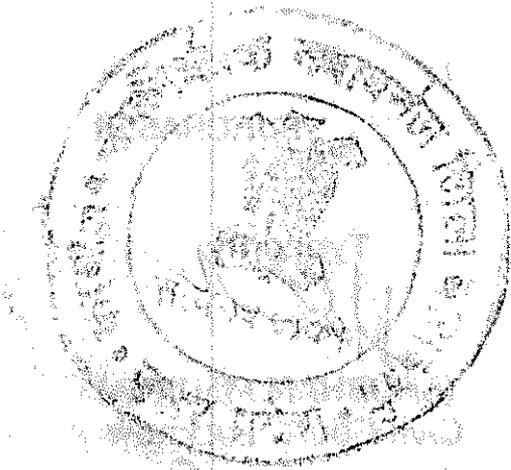
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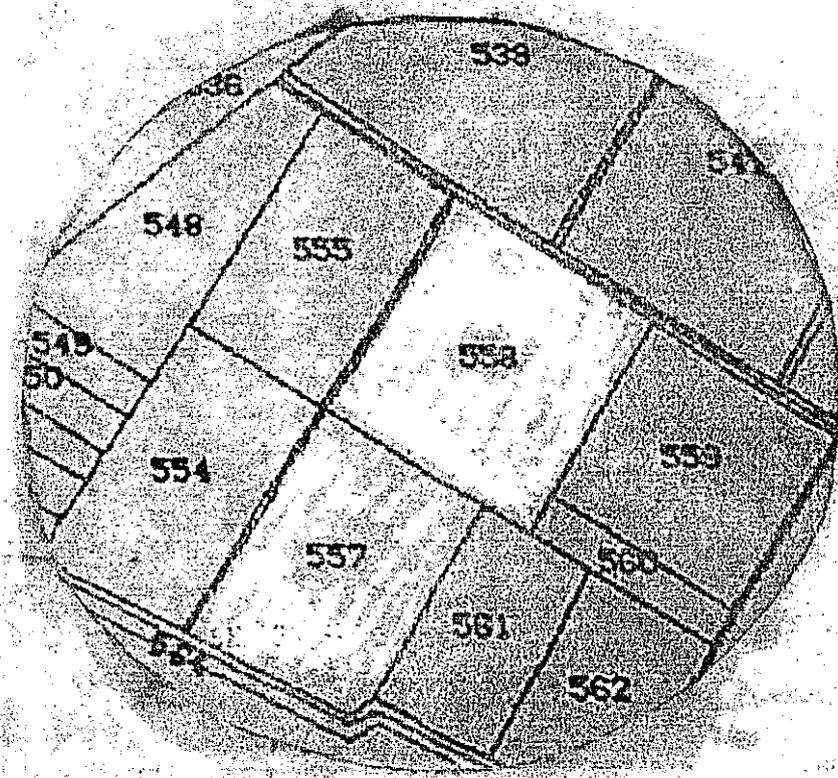


1900

1900

MAP

Land Khasra No. 558, situated at Village-Kewadi, Pargana Dewan, Tehsil-Nawabganj, & District-Barabanki, measuring 2460 Sq.Mtr.



IN-CL. SA. BIRUCH INFOSATECH PVT. LTD.

DIRECTOR



SELLER

Shalimar Corp Ltd.



PURCHASER

आवेदन सं०: 202400898002450

बही संख्या 1 जिल्द संख्या 17149 के पृष्ठ 1 से 24 तक क्रमांक 2076 पर दिनांक 23/01/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के आदेश

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



PURCHASER

SIGNATURE