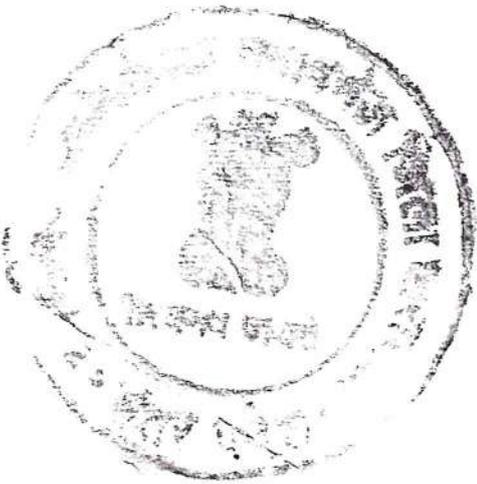


SHIL

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भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर वाराबंकी क्रम 2025068022294

आवेदन संख्या : 202500898018279

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2025-05-20 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 19500000 / 6208000.00

- 1 . रजिस्ट्रीकरण शुल्क 195000
- 2 . प्रतिलिपिकरण शुल्क 80
- 3 . निरीक्षण या तलाश शुल्क
- 4 . मुछ्तार के अधिप्रमाणी करण लिए शुल्क
- 5 . कमीशन शुल्क
- 6 . विविध
- 7 . यात्रिक भत्ता

1 से 6 तक का योग 195080

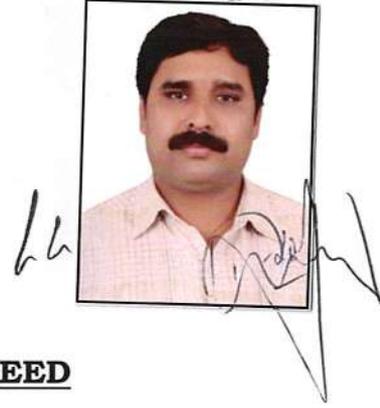
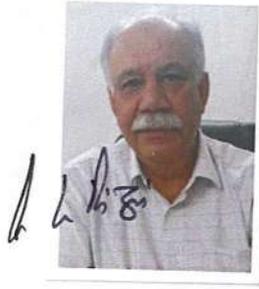
शुल्क वसूल करने का दिनांक 2025-05-20 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-05-20 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





SALE DEED

DATE OF EXECUTION : 16.05.2025

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAIION : 1,95,00,000/-

MARKET VALUE : RS 62,08,000/-

STAMP DUTY PAID : Rs. 9,75,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No. 557Min
Type of Property	:	Non-Agriculture Land
V-Code	:	1057 Page-134
Standard of measurement	:	SQ.MT.
Area of land	:	1506 SQ.MT.
Consideration/ Valuation	:	1,95,00,000/- 62,08,000/-
Stamp Duty	:	9,75,000/-

SM & SH BUILDZONE LLP

AUTHORISED SIGNATORY



Shalimar Corp Ltd.

Authorised Signatory



No. of persons in First Part (1)
S M And S H Buildzone LLP. a partnership Firm registered under LLP Act having its registered office at 1st Floor, Gallantt Landmark, Bank Road, Gorakhpur through its Authorised Signatory Vivek Pandey son of Sri Ram Sahai Pandey R/o C-1/190 Vishesh Khand Gomti Nagar, Lucknow (ADHAR No. XXXX XXXX 1487, PAN : AEVFS4469L Mo- 9506011114)
No. of persons in Second Part (1)
Details of Purchaser :
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 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Mr. Syed Anwar Mahmood Rizvi (Adhar-XXXX XXXX 5682 Mo-7408413316) 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. (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.

SM & SH BUILDZONE LLP
AUTHORISED SIGNATORY



Shalimar Corp Ltd.

Authorized Signatory





SM & SH BUILDZONE LLP
AUTHORISED SIGNATORY

SALE DEED

THIS SALE DEED MADE ON this 16th Day of May, 2025 BY **S M And S H Builzone LLP** a partnership Firm registered under LLP Act having its registered office at 1st Floor, Gallantt Landmark, Bank Road, Gorakhpur through its Authorised Signatory Vivek Pandey son of Sri Ram Sahai Pandey R/o C-1/190 Vishesh Khand Gomti Nagar, Lucknow (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 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

SM & SH BUILDZONE LLP

AUTHORISED SIGNATORY



Shalimar Corp Ltd.

Authorised Signatory



MEMORANDUM

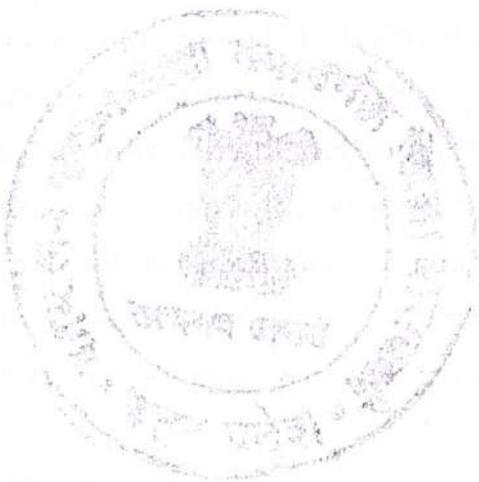
TO : [Illegible]

FROM : [Illegible]

SUBJECT : [Illegible]

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SM & T / OZONE LTP

AUTHORIZED SIGNATORY

revoked till date. (hereinafter referred to as the **PURCHASER**).

WHEREAS the Seller is the owner of Land Khasra No. 557Min Area 0.1506 Hect, (1506 Sq. Mtr.) situated at Village-Kewadi, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki,, 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 it's ex-owner Mr. Ankit Dixit through the sale deed dated 21.12.2022 vide Book No. I, Jild No. 15836 at Pages 397 to 420 Serial No. 372 registered on 05.01.2023 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 agreed to sell, transfer and assign absolutely the said property to the purchaser for a consideration of 1,95,00,000/- only (Rupees One Crore Ninty Five Lakh only).

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

1. Rs. 1,93,05,000/- only (Rupees One Crore Ninty Three Lakh Five Thousand only) vide UTR No. SBINR52025051685665300 dated 16.05.2025

SM & SH BUILDZONE LLP

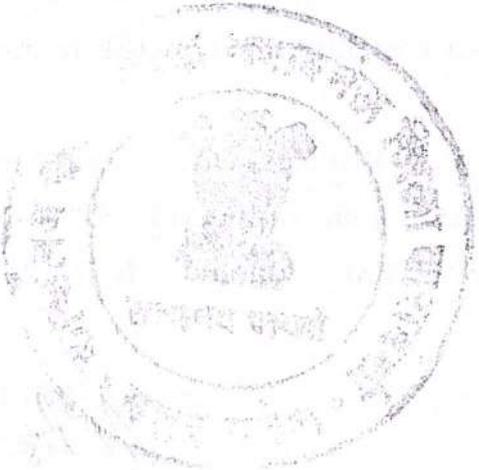
AUTHORISED SIGNATORY



Shalimar Corp Ltd.

Al Bizi
Authorised Signatory





SM & SH BUILDING LTD
KARNATAKA GOVT

Drawn on State Bank of India, Commercial Branch,
Lucknow.

2. 1,95,000/-only vide TDS Challan No. 03377 Dated
15.05.2025

NOW THIS SALE DEED WITNESSETH AS UNDER:-

1. That having received the sale 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

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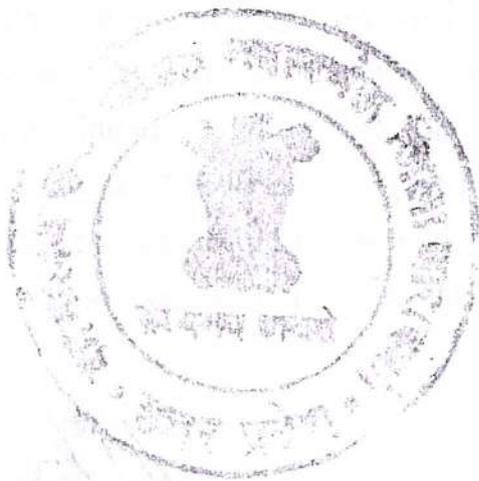
AUTHORISED SIGNATORY



Shalimar Corp Ltd.

Authorized Signatory





CM & SH BUILDZONE LLP

100, 101 & 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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 0.1506 Hectare i.e. 1506 SQ.MT. the market value where of khasra number 557Min Area 1506 sq.mtr.

Gata No.	Total Area	Saleble Area
557 Min	0.1506 = 1506 SQ.MT.	0.1506
	1000 sq.mtr.X4500-00	45,00,000/-
	506sq.mtr.X4500-00-25%	17,07,750/-
	Total Sell Area 1506 SQ.MT Total Value	62,07,750/-

grand total of valuation of said property comes to Rs 62,08,000/- only. The actual Sale Consideration is Rs. 1,95,00,000/- 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. 9,75,000/- is now being paid on this Sale Deed

SM & SH BUILDZONE LLP

AUTHORISED SIGNATORY



Shalimar Corp Ltd.

Authorised Signatory





भावेदन सं०: 202500898018279

विक्रय पत्र

ही सं०: 1

रजिस्ट्रेशन सं०: 14054

वर्ष: 2025

तिफल- 19500000 स्टाम्प शुल्क- 975000 बाजारी मूल्य - 6208000 पंजीकरण शुल्क - 195000 प्रतिलिपिकरण शुल्क - 80 योग : 195080

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



श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद
अनवर महमूद रिज़वी द्वारा
यह लेखपत्र इस कार्यालय में दिनांक 20/05/2025 एवं
12:24:28 PM बजे
निबंधन हेतु पेश किया।

अनिरुद्ध कुमार निगम
प्रमाणीकृत मुख्तार

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक :सदर
बाराबंकी
20/05/2025

अनिरुद्ध कुमार .
निबंधक लिपिक
20/05/2025



प्रिंट करें

which is sufficient. It is not situated in 100 meter 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.

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 said Land Section 80 Revenue Code Act 2006 dated 24-05-2024, Sub-District Magistrate (Nyaik) Barabanki, computerized case number T202441248013184. has been granted.
8. 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. 557 Min Area 1506 Sq. Mtr. Hect, situated at Village-Kewadi, Pargana-Dewa, Tehsil-

SM & SH BUILDZONE LLP
AUTHORISED SIGNATORY



Shalimar Corp Ltd.
Authorized Signatory





आवेदन सं०: 202500898018279

बही सं०: 1

रजिस्ट्रेशन सं०: 14054

वर्ष: 2025

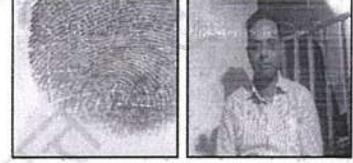
निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री एस एम और एस एच बिल्डिङ्गन एलएलपी द्वारा अधिकृत हस्ताक्षरी के द्वारा विवेक पाण्डेय
, पुत्र श्री राम सहाय पाण्डेय

निवासी: सी-1/190 विशेष खण्ड गोमती नगर, लखनऊ

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

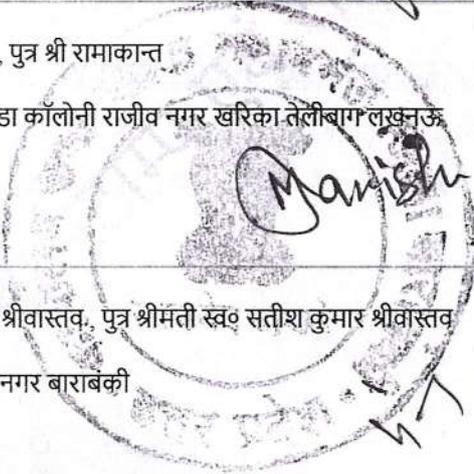


श्री मनीष कुमार , पुत्र श्री रामाकान्त

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

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री संजीव कुमार श्रीवास्तव, पुत्र श्रीमती 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
20/05/2025

Nawabganj, District-Barabanki, and bounded as below:-

Boundary of Khasra No- 557Min

EAST : Khasra No-561

WEST : Khasra No- 554 & Nali

NORTH : Khasra No-558

SOUTH : Nali

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger

SM & SH BUILDZONE LLP

AUTHORISED SIGNATORY



Shalimar Corp Ltd.

AL Rizvi
Authorised Signatory





अमरेन्द्र कुमार .
निबंधक लिपिक बाराबंकी
20/05/2025

प्रिंट करें



राजिस्ट्रेशन विभाग, उत्तर प्रदेश

prints to these presents on the date, month and year mentioned first above.

SELLER

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



Shalimar Corp Ltd.

Authorised Signatory



SM & SH BUILDZONE LLP

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PURCHASER

2- Sanjeev Kumar Srivastava S/o Late Satish

Kumar Srivastava R/o Azad Nagar Barabanki

Aadhar-XXXX XXXX 5747 Mo- 9005700700



CHASPA PHOTO



SM & SH BUILDZONE LLP

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Al Rizvi
Authorised Signatory

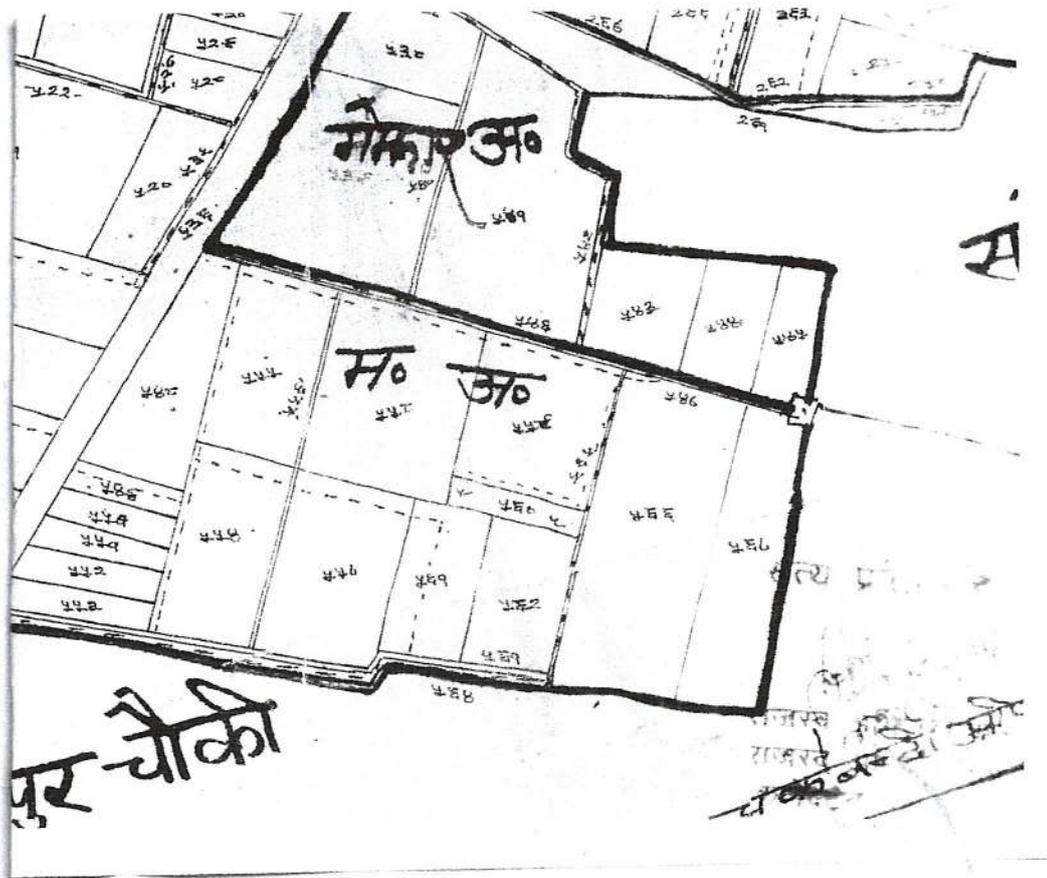




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Shalimar Corp Ltd.

Authorized Signatory





आवेदन सं०: 202500898018279

श्री संख्या 1 जिल्द संख्या 18897 के पृष्ठ 109 से 130 तक क्रमांक 14054 पर
दिनांक 20/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
20/05/2025



प्रिंट करें