

14/12/17



200004



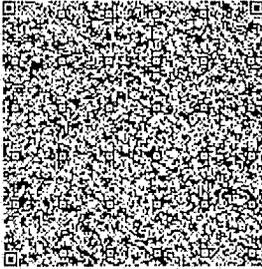
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

## e-Stamp

Certificate No. : IN-UP03907234084214P  
Certificate Issued Date : 04-Dec-2017 05:19 PM  
Account Reference : SHCIL (FI)/ upshcii01/ BARABANKI/ UP-BNK  
Unique Doc. Reference : SUBIN-UPUPSHCIL0104704270589836P  
Purchased by : IMPERIAL GREEN INFRA ESTATES PVT LTD  
Description of Document : Article 23 Conveyance  
Property Description : LAND SITUATED AT-KEWADI, PAR-DEVA, TEH-NAWABGANJ,  
BARABANKI  
Consideration Price (Rs.) :  
First Party : IMPERIAL GREEN INFRA TECH PVT LTD  
Second Party : IMPERIAL GREEN INFRA ESTATES PVT LTD  
Stamp Duty Paid By : IMPERIAL GREEN INFRA ESTATES PVT LTD  
Stamp Duty Amount(Rs.) : 18,25,000  
(Eighteen Lakh Twenty Five Thousand only)

4216



-----Please write or type below this line-----

*[Handwritten Signature]*

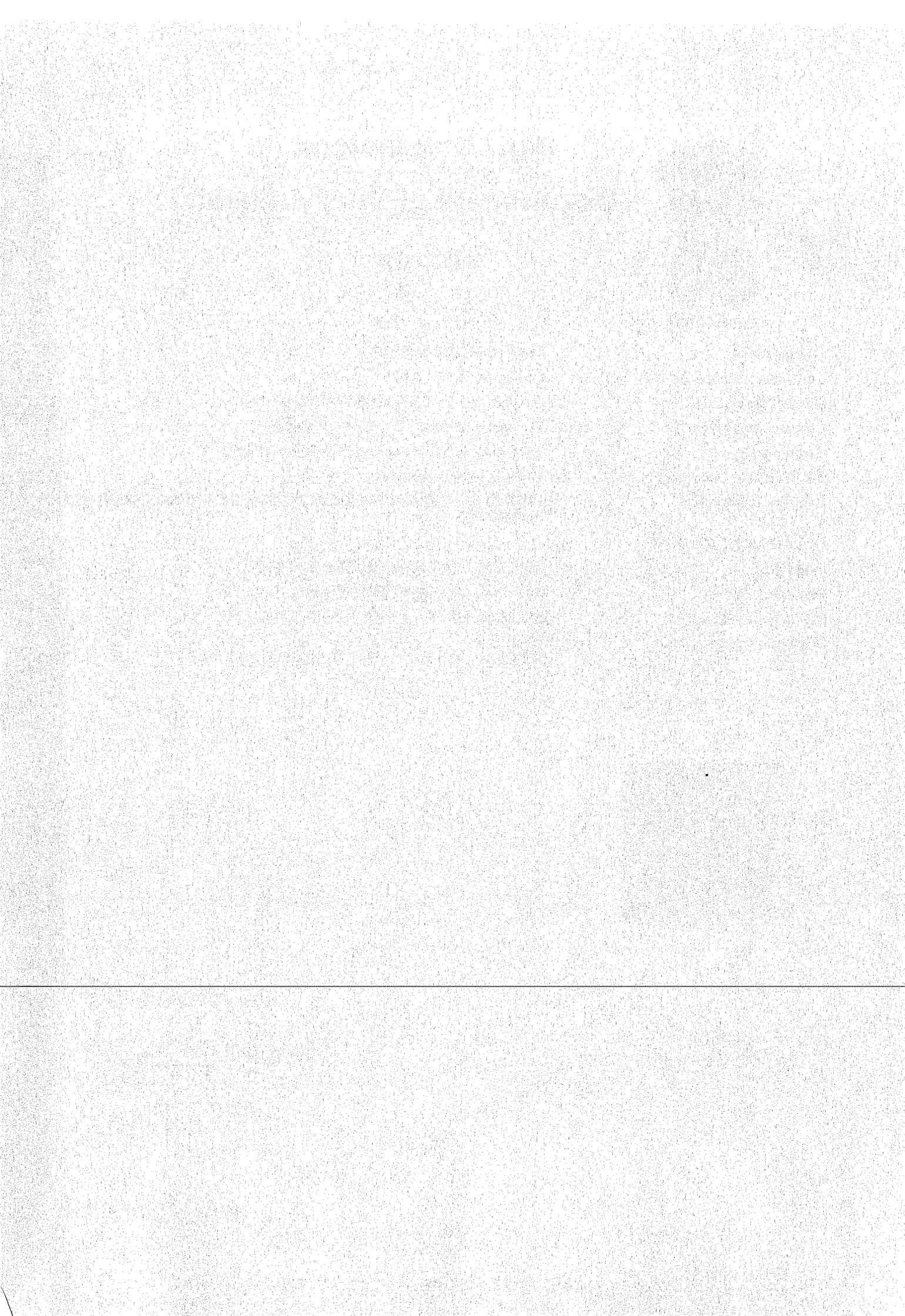
FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*Naved Chandra*  
DIRECTOR

0005150483

### Statutory Alert:

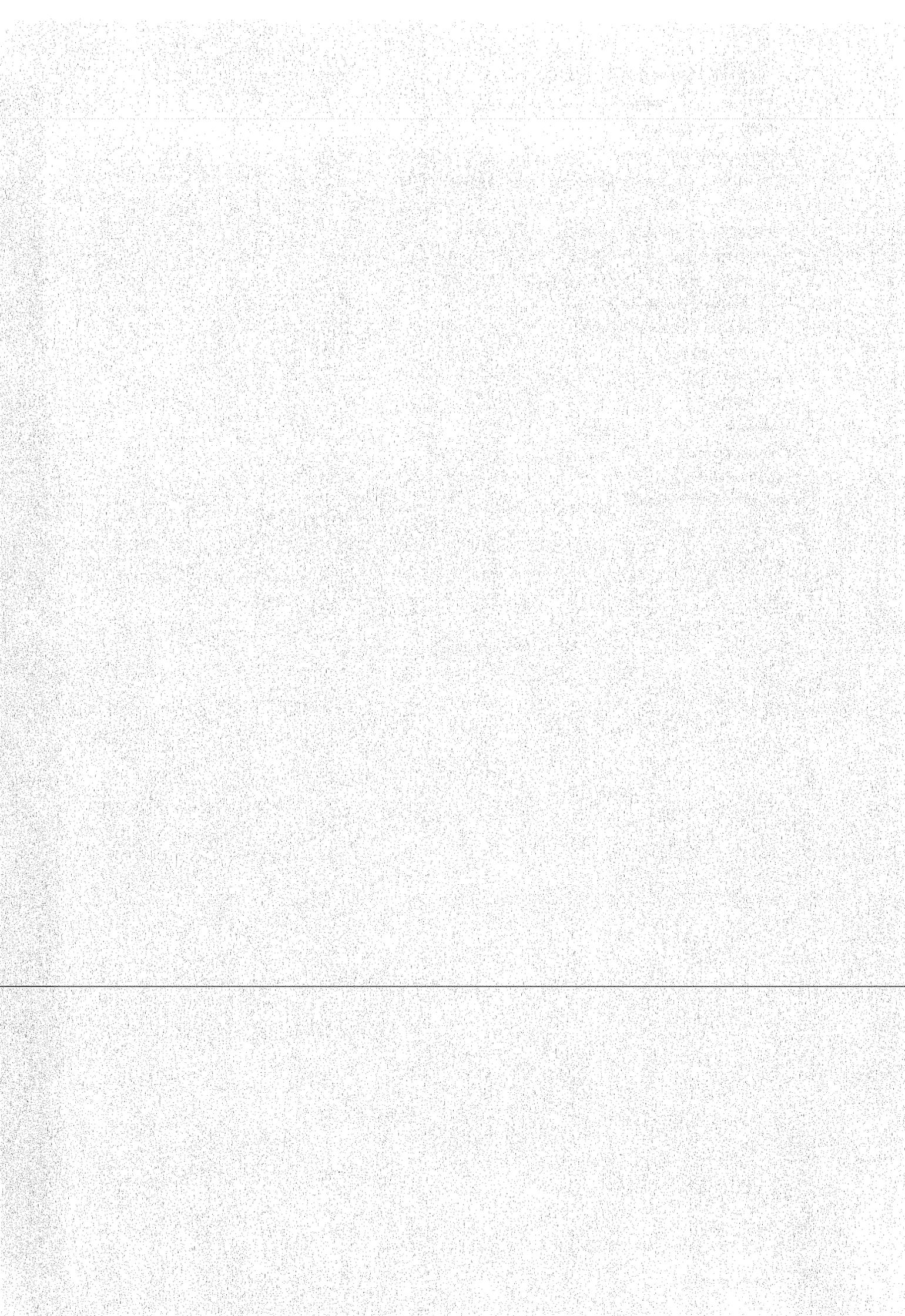
1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any dispute, please refer to the Government of Uttar Pradesh.



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2017068003940  
आवेदन संख्या : 201700898004216  
लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2017-12-05 00:00:00  
प्रस्तुतकर्ता या प्रार्थी का नाम इम्पीरियल ग्रीन इन्फ्रा इस्टेट प्रा0लि0 द्वारा डायरेक्टर  
लेख का प्रकार विक्रय पत्र  
प्रतिफल की धनराशि 36500000 / 8206000  
1. रजिस्ट्रीकरण शुल्क 20000  
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 20080  
शुल्क वसूल करने का दिनांक 2017-12-05 00:00:00  
दिनांक जब लेख प्रतिलिपि या तलाश  
प्रमाण पत्र वापस करने के लिए तैयार होगा 2017-12-05 00:00:00  
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

12/5/2017 12:43 PM





**SALE DEED**

**GENERAL VALUATION - Rs. 82,05,600/- (With 1% TDS)**

**SALE CONSIDRETION - Rs. 3,65,00,000/-**

**E-STAMPS - Rs. 18,25,000/-**

**DETAILS OF DEED**

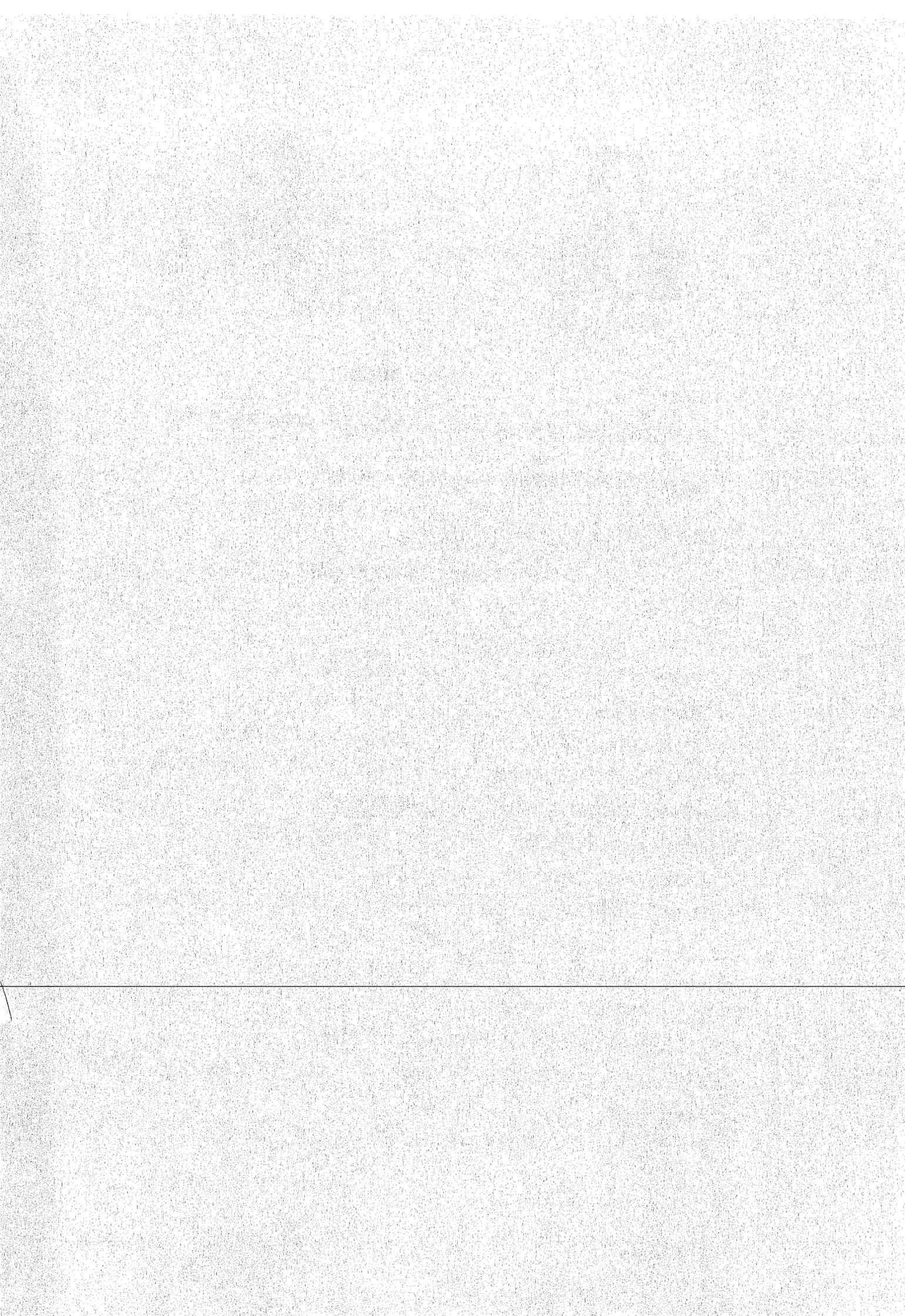
- |                                       |                             |
|---------------------------------------|-----------------------------|
| 1. TYPE OF LAND                       | = AGRICULTURE               |
| 2. PARGANA                            | = DEWA                      |
| 3. VILLAGE                            | = KEWARI (V CODE 1097 P)    |
| 4. DESCRIPTION OF LAND                | = KH.NO. 554A,554B,555M,561 |
| 5. MEASUREMENT UNIT                   | = HECTARE                   |
| 6. AREA OF PROPERTY                   | = 1.3150 HECTARE            |
| 7. LOCATION ON ROAD                   | = NIL                       |
| 8. OTHER DETAILS                      | = RESIDENTIAL & INDUSTRIAL  |
| ACTIVITIES IN 100-200 METER OF RADIUS |                             |
| 9. USE OF LAND                        | = AGRICULTURE               |
| 10. BORING, WELL ETC.                 | = NIL                       |
| 11. VALUATION OF TREES                | = NIL                       |
| 12. GOVT. CIRCLE RATE                 | = Rs. 48,00,000/- PER       |
| HECTARE.                              |                             |
| 13. SALE CONSIDERATION                | = Rs. 3,65,00,000/-         |

Imperial Green Infra Estates Pvt. Ltd.

*[Signature]*

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*Nared Shee*  
*[Signature]*



14.BOUNDARIES

KHASRA NO.	EAST	WEST	NORTH	SOUTH
554A & 554B	KH. NO. 557	PART OF KH.NO. 548 to 553	KH.NO.555	KH. NO. 564 (NALI)
555	PART OF KH. NO. 555	KH. NO. 548	Nali & Chak Road	KH. NO. 554
561	KH. NO. 562	KH. NO. 557	KH. NO. 558 & KH. NO. 560	NALI & CHAK ROAD

NO. OF FIRST PARTY - 1

NO. OF SECOND PARTY - 1

SELLER

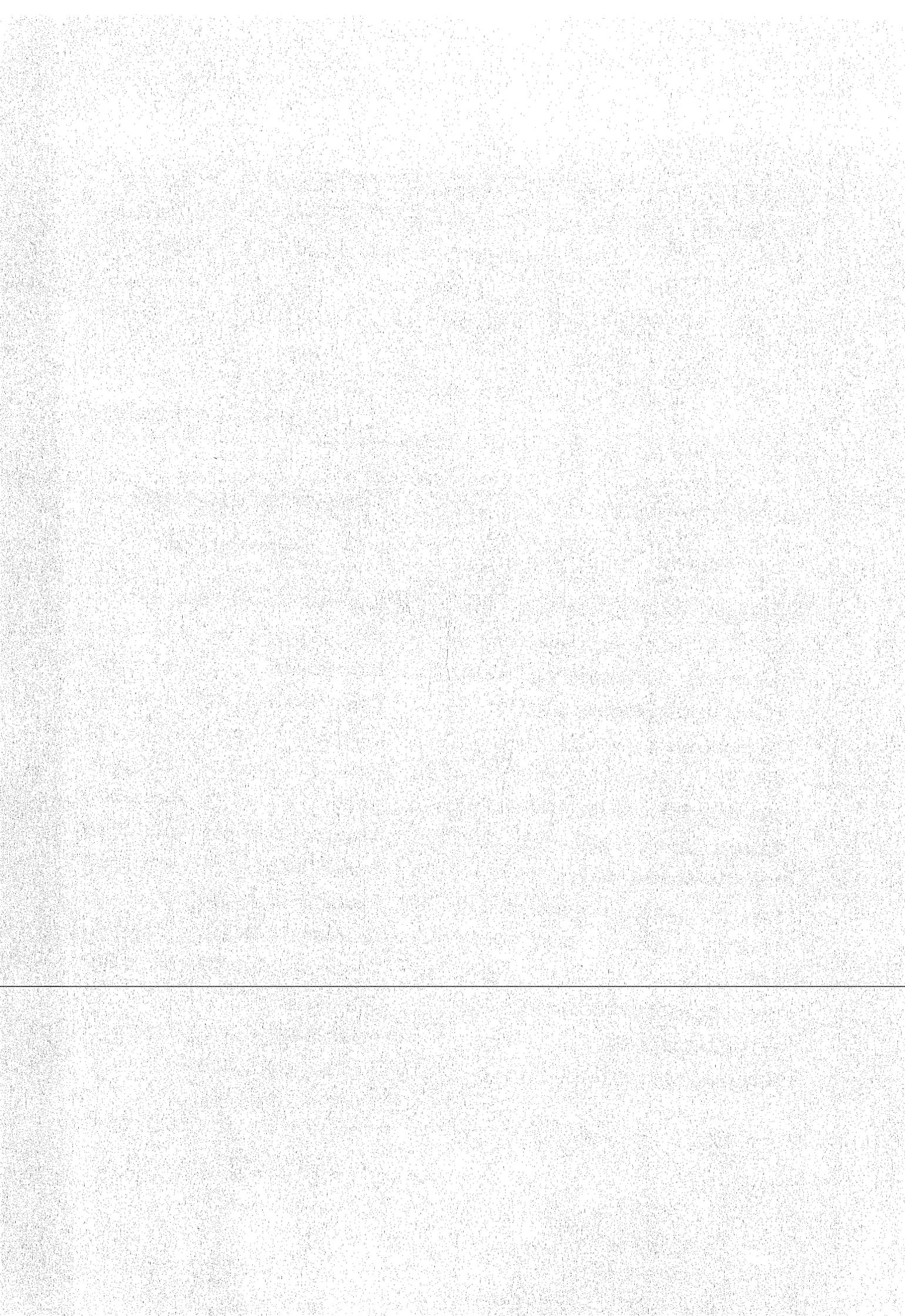
PURCHASER

<p>1) Imperial Green Infratech Pvt. Ltd., a Company incorporated under the Companies Act 1956, having its registered office at 3, Quinton Road, Lalbagh, Lucknow, through its Authorized Signatory/Director <b>Mr. Mohammad Naieem Ahmed S/o Late Abu Tayyab Ahmad Miyan R/o 14, Farangi Mahal, Victoria Street, Chowk, Lucknow (U.P.)226003.</b> CIN NO.-</p>	<p>1) Imperial Green Infra Estates Pvt. Ltd., a Company incorporated under the Companies Act 1956, having its registered office at 3, Quinton Road, Lalbagh, Lucknow, through its Authorized Signatory/Director <b>Mr. Syed Naved Shere S/o Late Syed Monawar Shere R/o 3, Quinton Road, Lalbagh, Lucknow (U.P.)226001, CIN</b> NO.-</p>
<p>U45400UP2012PTC050399, PAN NO.- AACCI9406K Passport- Z3792013</p>	<p>U70102UP2012PTC052627, PAN NO.- AADCI0396R Passport- G 8704820</p>

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*Naved Shere*  
DIRECTOR

*[Signature]*  
[Fingerprint]



THIS DEED OF SALE is executed into on 5<sup>th</sup> day of December  
in the Year 2017

BY

1) **Imperial Green Infratech Pvt. Ltd.**, a Company incorporated under the Companies Act 1956, having its registered office at 3, Quinton Road, Lalbagh, Lucknow, through its Authorized Signatory/Director Mr. Mohammad Naieem Ahmed S/o Late Abu Tayyab Ahmad Miyan R/o 14, Farangi Mahal, Victoria Street, Chowk, Lucknow (U.P.)226003 (hereinafter referred to as the "**SELLER / FIRST PARTY**" 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:**

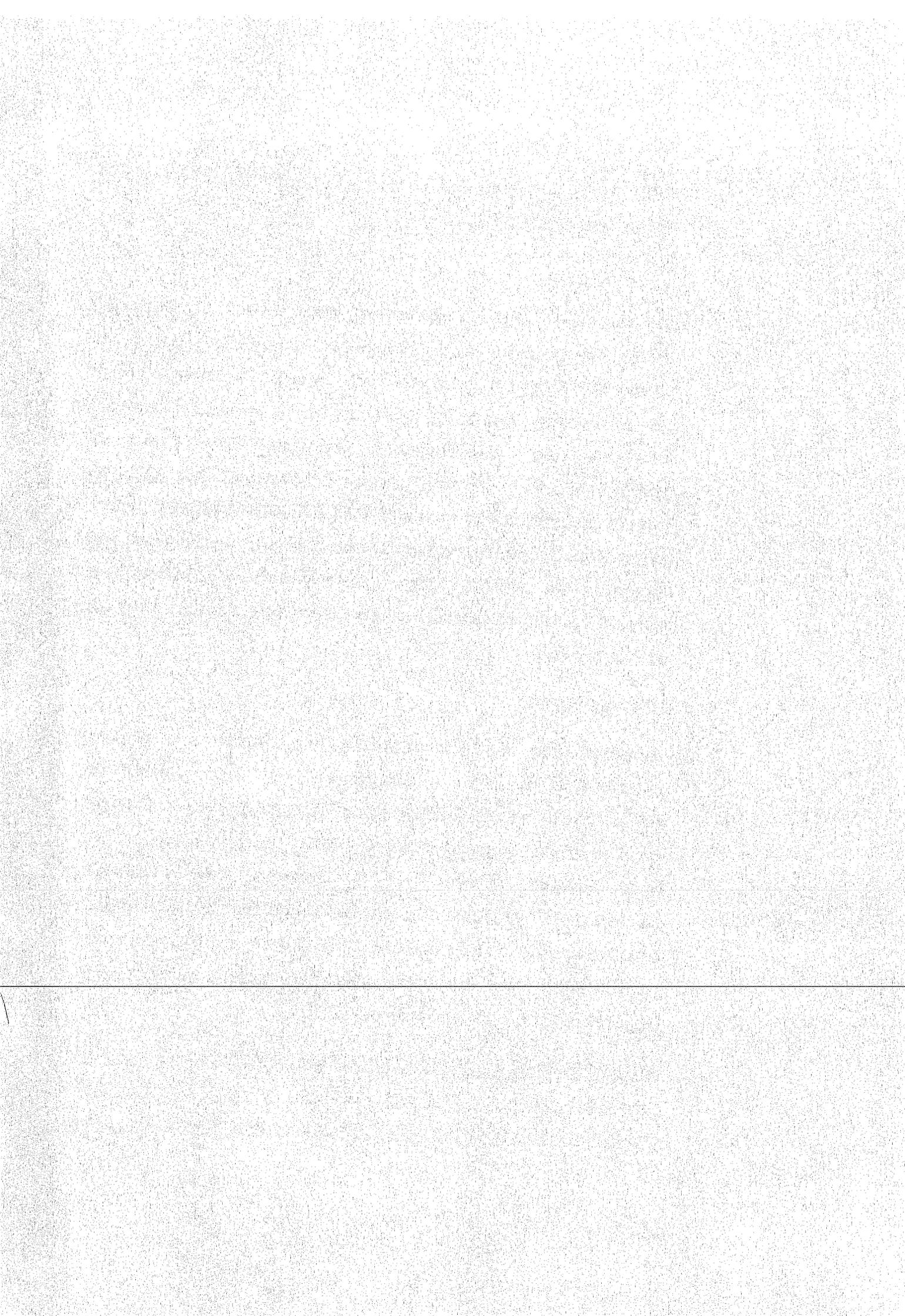
1) **Imperial Green Infra Estates Pvt. Ltd.**, a Company incorporated under the Companies Act 1956, having its registered office at 3, Quinton Road, Lalbagh, Lucknow, through its Authorized Signatory/Director Mr. Syed Naved Shere S/o Syed Monawar Shere R/o. **3, Quinton Road, Lalbagh, Lucknow (U.P.)226001** (hereinafter called the "**PURCHASER/ SECOND PARTY**" which expression unless repugnant to the context shall mean and include its successors, administrators, legal representatives and assigns).

AND WHEREAS the "**SELLER / FIRST PARTY**" is the legal and absolute owners and in possession of Khasra No. 554A,554B,555 & 561 through Registered Sale Deeds. The area

FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Shere





of the above mentioned Khasra No. is 1.3150 hectare, situated in Village Kewari, Pargana- Dewa, Tehsil - Nawabganj, District - Barabanki, state of Uttar Pradesh (hereinafter referred to as 'the Schedule Property' and detailed and described here in below).

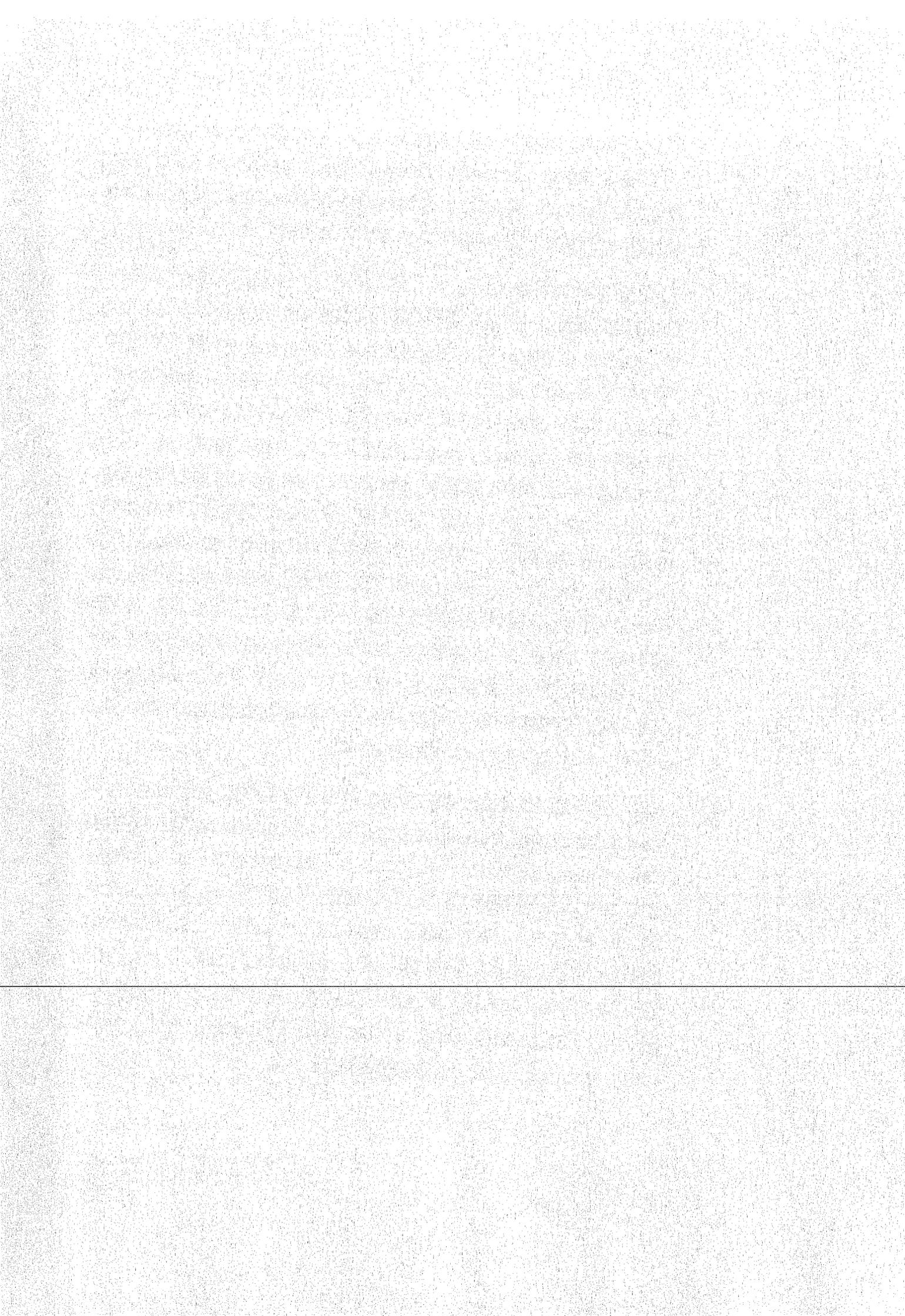
AND WHEREAS the aforesaid Schedule Property is freehold and the "SELLER / FIRST PARTY" is the absolute owner and in possession of the aforesaid Schedule Property and the Schedule Property is free from all sorts of encumbrances, mortgages, Hiba, or other dues of any kind or nature either payable to the Government, or 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" is entered in the revenue records through Registered Sale Deed No. 21270 dated 01/12/2015, Sale Deed No. 21272 dated 01/12/2015, Sale Deed No. 21264 dated 01/12/2015 & Sale Deed No. 16965 dated 03/10/2013 with transferable rights and other than the "SELLER / FIRST PARTY" no other person is the owner of the Schedule Property and there exists no litigation in respect of the Schedule Property in any court of law.

AND WHEREAS the "SELLER / FIRST PARTY" is desirous of selling the same with all rights, title and interest etc. without any undue influence and coercion and without any mediator and the "PURCHASER / SECOND PARTY" is desirous of purchasing the aforesaid Schedule Property, for the sale consideration of Rs. 3,65,00,000/- (Rupees Three Crore Sixty Five Lac Only), the half of which amounts to Rs. 1,82,50,000/- (Rupees One Crore Eighty Two Lac Fifty Thousand Only, on the terms and conditions below mentioned:



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Jhose



The "**SELLER / FIRST PARTY**" had taken a Loan of Rs. 3,65,00,000/- ( Rupees Three Crore Sixty Five Lac Only ) from the "**PURCHASER/ SECOND PARTY**" over a period of time with an understanding to repay the Amount by Selling the Assets of the Company. However due to recent downfall in Real Estate Market. The "**SELLER / FIRST PARTY**" could not sell the Assets and had decided to transfer the part of land Khasra No. 554A- 0.5060 Hec, Khasra No. 554B- 0.0380 Hec, Khasra No. 555- 0.4790 Hec. & Khasra No. 551- 0.2920 Hec. Total measuring Land Area 1.3150 Hec. Situated at Village- Kevari, Pargana- Deva, Tahsil- Nawabganj, District- Barabanki, to the Purchaser in consideration of loan taken. From the seller more spiritually described in schdule Rs, 1,10,00,000/- Dated 14/01/2015, Rs. 40,00,000/- Dated 26/02/2015, Rs. 19,40,000/- Dated 27/03/2015 Rs. 1,50,00,000/- Dated 09/10/2017, Rs. 55,00,000/- Dated 10/10/2017 & Rs. 20,000 Dated 03/12/2017, Total amount Paid by Imperial Green Infra Estates Pvt Ltd was Rs. 3,74,60,000/- (Rupees Three Crore Seventy Four Lac Sixty Thousand Only) and Imperial Green Infratech Pvt Ltd has Refunded a amount of Rs. 13,25,000/- (Rupees Thirteen Lac Twenty five Thousand Only) to Imperial Green Infra Estates Pvt. Ltd, so the total paid amount is Rs 3,61,35,000/- (Rupees Three Crore Sixty One Lac Thirty Five Thousand Only. TDS of 1% i.e. 3,65,000/-only will be Paid by "**PURCHASER/ SECOND PARTY**" Total Sale Consideration is Rs. 3,65,00,000/- ( Rupees Three crore Sixty Five Thousand only)

**NOW THIS DEED OF SALE WITNESSETH and it is hereby covenanted by the parties hereto as follows:**

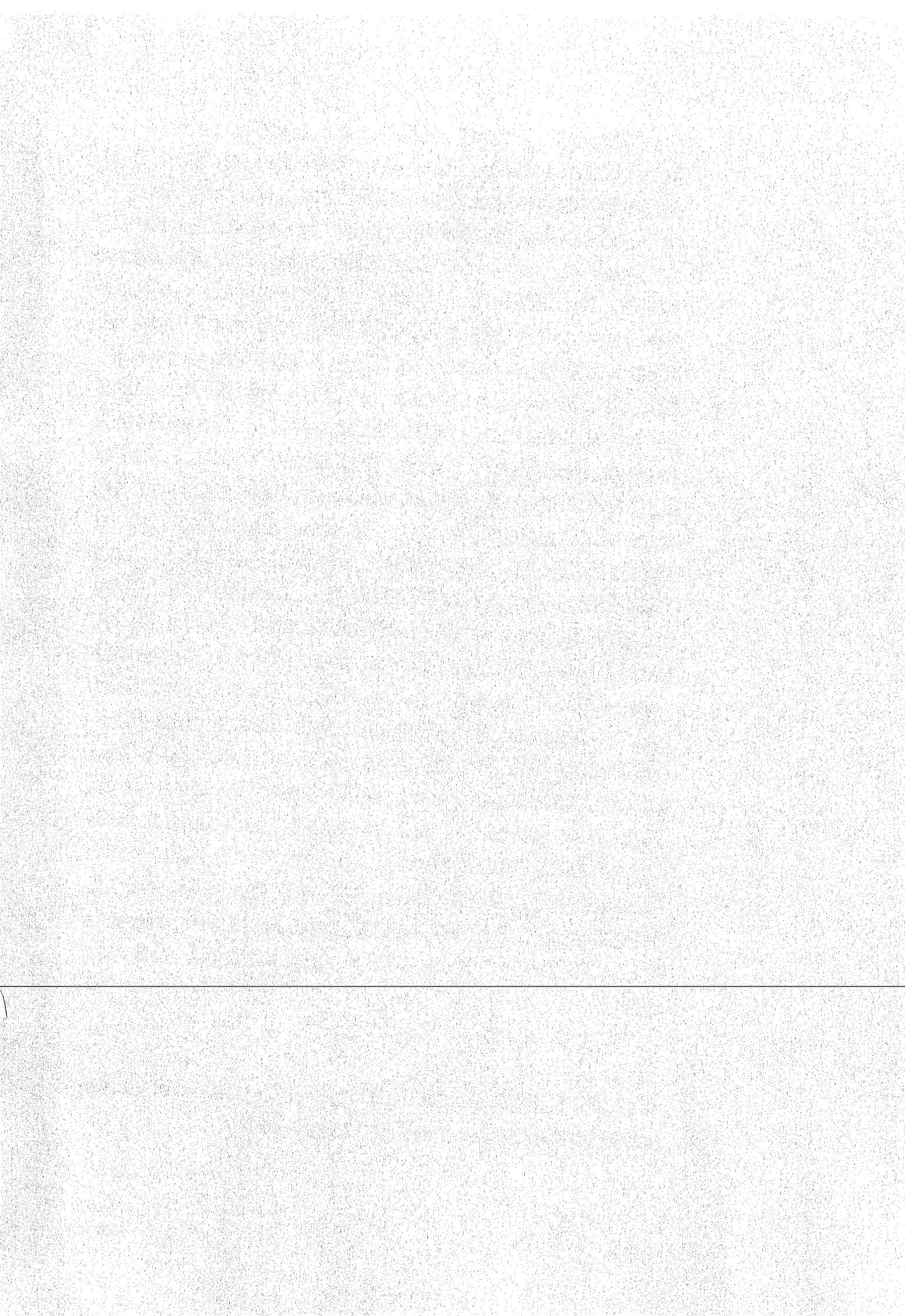


FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Shere



DIRECTOR



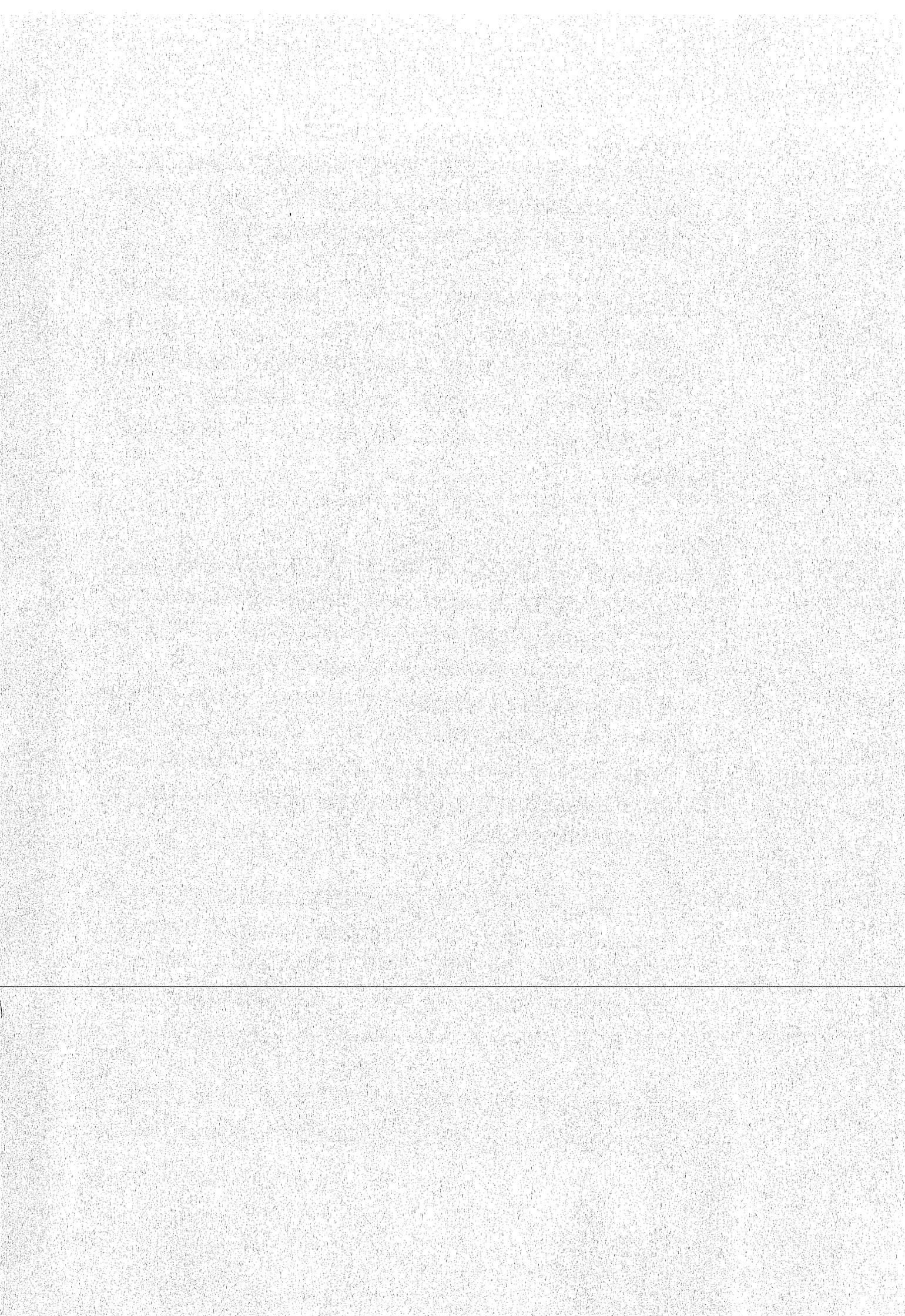
1. That, by this Deed of sale, the "SELLER / FIRST PARTY" hereby transfers to the "PURCHASER/ SECOND PARTY" all his rights, title and interest in respect of the aforesaid Schedule Property without any undue influence and coercion.
2. That the "PURCHASER/ SECOND PARTY" have made the payment of Rs.3,65,00,000/- (Rupees Three Crore Sixty Five Lac Only), through RTGS & CHEQUES which the "SELLER / FIRST PARTY" acknowledge having received before the Sub Registrar, Barabanki before the time of Registration of this deed.
3. That the "SELLER / FIRST PARTY" hereby assures that the title in respect of the Schedule Property being hereby conveyed to the "PURCHASER/ SECOND PARTY" specifically is freehold and free all encumbrances and, further, that the "SELLER / FIRST PARTY" have 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.
4. That the, "SELLER / FIRST PARTY" has handed over the vacant possession of the said property mentioned above to the "PURCHASER/ SECOND PARTY" with all its rights and privileges so far held and enjoyed by the "SELLER / FIRST PARTY" forever free from all encumbrances whatsoever.
5. That the "SELLER / FIRST PARTY" hereby declares that the demised Schedule Property is not subject to any litigation and

FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.



Nared Ghose  
DIRECTOR





no suit or proceeding in respect thereof is pending before any court, tribunal or other authority.

6. That by virtue of the sale deed the "SELLER / FIRST PARTY" has sold all his rights, title and interest of the aforesaid Schedule Property which the "PURCHASER/ SECOND PARTY" should be interested to own and possess as absolute owner.
7. That the "PURCHASER/ SECOND PARTY" shall have the right to get its name mutated over the Schedule property hereby sold in the Government Records.
8. That the Schedule Property is the property of "SELLER / FIRST PARTY" without any Construction, Tube Well, Boring, etc.
9. That, in the event of the title of the "SELLER / FIRST PARTY" over the Schedule Property being found defective or the Schedule Property being found encumbered as described hereinbefore the "SELLER / FIRST PARTY" shall return the entire sale consideration of Rs. 3,65,00,000/- (Rupees Three Crore Sixty Five Lac Only) to the "PURCHASER/ SECOND PARTY" immediately on demand without demur and the "SELLER / FIRST PARTY" hereby indemnify and shall always keep the "PURCHASER/ SECOND PARTY" indemnified against any such eventuality.
10. That the "SELLER / FIRST PARTY" does not belong to Schedule caste/ Schedule Tribe and the "PURCHASER/ SECOND PARTY" does not belong to Schedule caste/ Schedule Tribe.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Shree  
DIRECTOR





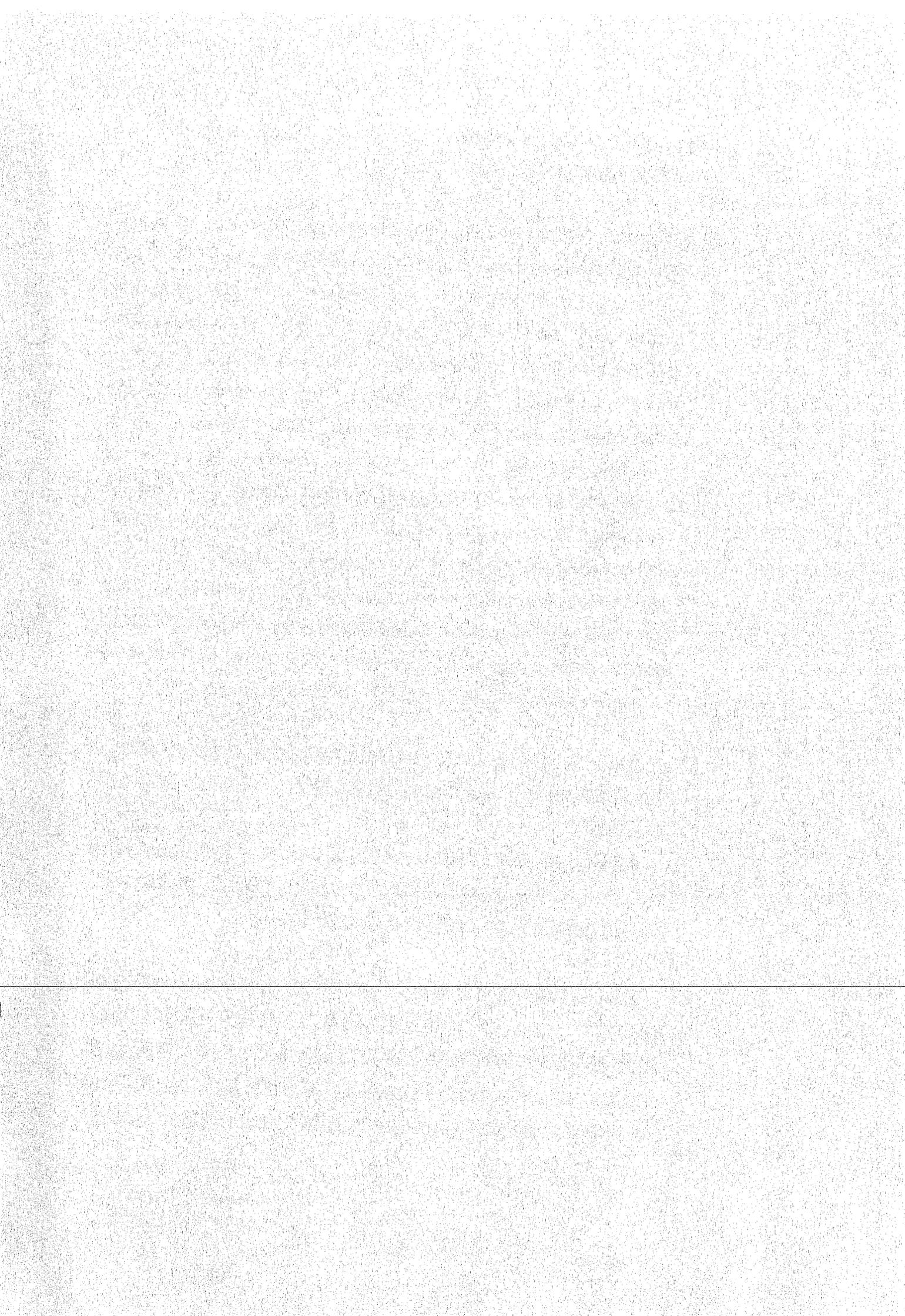
11. That the Schedule Property is being purchased for Agricultural utilization.
12. That the Total Area of the Schedule Property is 1.3150 hectare. The Government circle rate of Khasra No. 554A & 554B = 0.554 hectare is Rs.48,00,000/- Per Hectare. with 30% additional charge. & Khasra No. 555 = 0.479 hectare is Rs.48,00,000/- Per Hectare. with 30% additional charge. & Khasra No. 561 = 0.292 hectare is Rs.48,00,000/- Per Hectare. with 30% additional charge. In this way the Final Valuation of the Schedule Property according to the Government Circle rate comes out to Rs. 82,05,600/- (Rupees Eighty Two Lac Five Thousand Six Hundred only). As the sale consideration is Higher than the Government valuation so the Stamp Duty as per the Government Ordinance No. S/V/K/N 5-6328/ 11-2008-500 (165) 2007, Lucknow dated January 2, 2009, @ 5% on the amount of Rs. 3,65,00,000/- is amounting to Rs. 18,25,000/- is now being paid on this Sale Deed which is sufficient.
13. That the Stamp Duty and expenses on the Registration of this Deed of Sale are borne by the "PURCHASER / SECOND PARTY".
14. A Revenue Map which is a part of this Sale Deed is attached herewith, in which the Schedule Property to the "PURCHASER/ SECOND PARTY" is mentioned clearly.
15. This document is prepared as per the revenue records and the facts given by both "SELLER / FIRST PARTY" and "PURCHASER/ SECOND PARTY". The information related to land records and stamps is specified correctly in this Sale Deed and no facts affecting the stamp duty has been hidden.

FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Jha  
DIRECTOR

[Signature]  
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16. As per income Tax Act 1961. TDS 1% will be Paid by Purchaser

THE DESCRIPTION OF SCHEDULE PROPERTY

Free hold Agricultural Land bearing Khasra No. 554A,554B,555M & 561 = 1.3150 hectare, situated in Village Kewari, Pargana- Dewa, Tehsil - Nawabganj, District - Barabanki, State of Uttar Pradesh.

<b>KHASRA NO.</b>	<b>AREA IN HECTARE</b>	<b>GOVT. RATE/HECTARE</b>	<b>CIRCLE VALUATION</b>
554A & 554B	0.5440	Rs. 48,00,000/-+ 30% Additional	Rs. 33,94,560/-
555	0.4790	Rs. 48,00,000/-+ 30% Additional	Rs. 29,88,960/-
561	0.292	Rs. 48,00,000/-+ 30% Additional	Rs. 18,22,080/-
		<b>G. Total</b>	<b>Rs. 82,05,600/-</b>

BOUNDARIES

<b>KHASRA NO.</b>	<b>EAST</b>	<b>WEST</b>	<b>NORTH</b>	<b>SOUTH</b>
554A & 554B	KH. NO. 557	PART OF KH.NO. 548 to 553	KH.NO.555	KH. NO. 564 (NALI)
555	PART OF KH. NO. 555	KH. NO. 548	Nali & Chak Road	KH. NO. 554
561	KH. NO. 562	KH. NO. 557	KH. NO. 558 & KH. NO. 560	NALI & CHAK ROAD



*[Handwritten signature]*

CREATOR

FOR FEDERAL GREEN INFRA ESTATES PVT. LTD.

*Naved Jhese*

DIRECTOR

विक्रय पत्र

प्रतिफल - 36500000	स्टाम्प शुल्क - 1825000	बाजारी मूल्य - 8206000
पंजीकरण शुल्क - 20000	प्रतिलिपिकरण शुल्क - 80	योग : 20080

श्री इम्पीरियल ग्रीन इन्फ्रा इस्टेट प्रा0लि0 द्वारा डायरेक्टर सैम्यद नावेद शेर

पुत्र श्री स्व0 सैम्यद मुनव्वर शेर

व्यवसाय : व्यापार

निवासी : 3 क्वीटन रोड लालबाग जिला लखनऊ

*Nared Shera*



ने यह लेखपत्र इस कार्यालय में दिनांक 05/12/2017 एवं 12:43:19 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(प्र०) राकेश कुमार श्रीवस्तव  
उप निबंधक सदर  
बाराबंकी



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*[Handwritten signature]*

DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*Naved Shere*

DIRECTOR

SELLER (FIRST PARTY)

MOHAMMAD NAIEEM AHMAD  
(AUHTORISED SIGNATORY)

IMPERIAL GREEN INFRATECH PVT. LTD



PURCHASER (SECOND PARTY)

SYED NAVED SHERE  
(AUHTORISED SIGNATORY)

IMPERIAL GREEN INFRA ESTATES PVT LTD

WITNESSES:

*Waseem*

1. Mohd. Waseem Ansari S/o Mr. Salauddin Ansari  
R/O Lalbagh Lucknow  
Voter I.D.- XGF 1932342



*Waseem*

*Feridoon Shere*

2. Syed. Feridoon shere S/O Late. S. Monawar shere  
R/O Lalbagh Lucknow  
Passport- J6922792



*shere*

*[Signature]*  
SANJEEV KUMAR SRIVASTAVA  
Advocate

Reg. No. 9100/2011

9005700700

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि र प्रलेखातुमार उत्त  
विक्रेता:1

श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा0लि0 द्वारा डायरेक्टर मो0 नईम अहमद

पुत्र श्री स्व0 अबू तैय्यब अहमद मियां

व्यवसाय : व्यापार

निवासी : 14 फरंगी महल विक्टोरिया स्टीट चौक जिला लखनऊ

*Handwritten signature*



क्रेता:1

श्री इम्पीरियल ग्रीन इन्फ्रा इस्टेट प्रा0लि0 द्वारा डायरेक्टर सैय्यद नावेद शेर

पुत्र श्री स्व0 सैय्यद मुनव्वर शेर

व्यवसाय व्यापार

निवासी : 3 क्रीटन रोड लालबाग जिला लखनऊ

*Handwritten signature: Nawed Sher*



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री मोहम्मद वसीम अंसारी

पुत्र श्री सलाउददीन अंसारी

व्यवसाय : व्यापार

निवासी : लालबाग जिला लखनऊ

पहचानकर्ता : 2

श्री सैय्यद फरीदून शेर

*Handwritten signature: Wajid*



पुत्र श्री स्व0 सैय्यद मुनव्वर शेर

व्यवसाय : व्यापार

निवासी : लालबाग जिला लखनऊ

ने की। प्रत्यक्षतः अत्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी :

*Handwritten signature: Faridoun Sher*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(अ) रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक : सदर

वारांकी



## नजरी - नक्शा

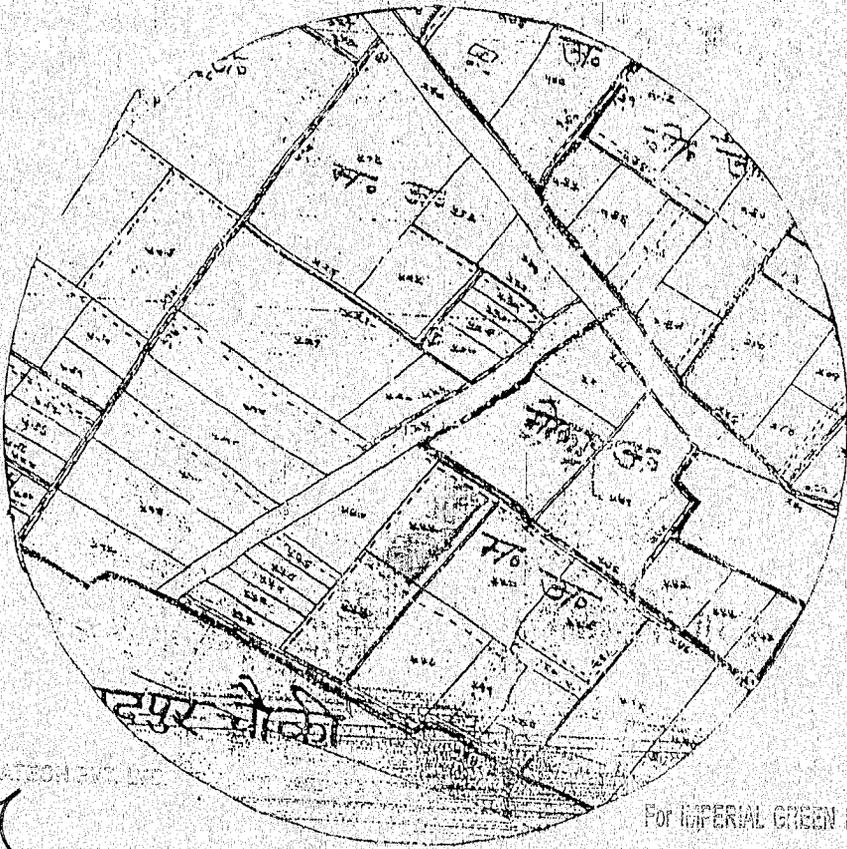
भूमि स्थित ग्राम :- Kewadi Par. Deva Teh. Warananagar Baramati

बिक्रीत खसरा नं० :-

विक्रेता :- Imperial Green Infra. Pvt. Ltd.

क्रेता :- Imperial Green Infra. Pvt. Ltd.

मीटर त्रिज्या के अन्तर्गत स्थित समस्त परिसम्पत्तियों का विवरण



FOR IMPERIAL GREEN INFRAESTATES PVT. LTD.

विक्रेता

FOR IMPERIAL GREEN INFRAESTATES PVT. LTD.

क्रेता

आज दिनांक 05/12/2017 को वही संख्या 1

एवं जिल्द संख्या 10979 पृष्ठ संख्या 207 से

228 पर क्रमांक 14619 रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(प्र०) राकेश कुमार श्रीवास्तव

उप निबंधक : सदर

बाराबंकी

