INDIA NON JUDICIAL

IN-UP62254164421469X

Government of Uttar Pradesh

e-Stamp 717264/25

Rectified e-stamp certificate is valid only if base e-stamp certificate is attached.

Base Certificate No.	:	IN-UP47449796752614X
Rectified Certificate No.	:	**IN-UP62254164421469X**
Certificate Issued Date	:	28-May-2025 06:00 PM
Account Reference	:	NEWIMPACC (SV)/ up14856204/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1485620421965576917872X
Purchased by	:	SHALIMAR CORP LIMITED
Description of Document	:	Article 5 Agreement or Memorandum of an agreement
Property Description	:	PART OF KHASRA NO-554A,555M AND ETC,SITUATED AT VILL-KEWARI,PAR-DEWA,TEH-NAWABGANJ, DISTT-BARABANKI
Consideration Price (Rs.)	:	
First Party	:	IMPERIAL GREEN INFRA ESTATES PRIVATE LIMITED
Second Party	:	SHALIMAR CORP LIMITED
Stamp Duty Paid By	:	SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.)	:	25,22,500 (Twenty Five Lakh Twenty Two Thousand Five Hundred only)

VERIFY BY

Please write or type below this line

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Ayaan Ahure

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

PF 0006817170

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.

INDIA NON JUDICIAL

IN-UP47449796752614X

Government of Uttar Pradesh

e-Stamp

AMBRISH KUMAR
ACC No.-UP14856204
LICENCE No. 186
DIST. BARABANKI
E-STAMP VENDOR TAHSIL-NAWABGANJ

Certificate No.	:	IN-UP47449796752614X
Certificate Issued Date	:	20-May-2025 01:11 PM
Account Reference	:	NEWIMPACC (SV)/ up14856204/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1485620491473013270054X
Purchased by	:	SHALIMAR CORP LIMITED
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Second Party	:	IMPERIAL GREEN INFRA ESTATES PRIVATE LIMITED
Stamp Duty Paid By	:	SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.)	:	25,22,500 (Twenty Five Lakh Twenty Two Thousand Five Hundred only)

Please write or type below this line

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Ayman Shire

DIRECTOR

CERTIFIED CERTIFICATE ISSUED AGAINST THIS CERTIFICATE

Shalimar Corp Ltd.

Authorised Signatory

PF 0006809673

VOID VOID VOID

Statutory Alert:

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भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर बाराबंकी क्रम 2025068027588

आवेदन संख्या : 202500898021884

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनाँक 2025-06-19 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरूद्ध कुमार निगम

लेख का प्रकार विक्रय अनुबंध विलेख

प्रतिफल की धनराशि 0 / 50443000.00

1 . रजिस्ट्रीकरण शुल्क 504430

2 . प्रतिलिपिकरण शुल्क 180

3 . निरीक्षण या तलाश शुल्क

4 . मुख़्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

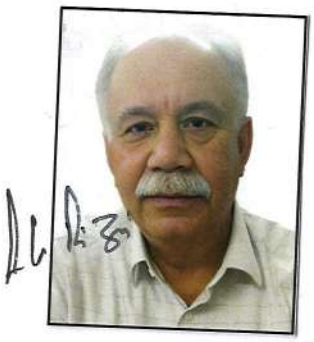
7 . यात्रिक भत्ता

1 से 6 तक का योग 504610

शुल्क वसूल करने का दिनाँक 2025-06-19 00:00:00

दिनाँक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार होगा 2025-06-19 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



DETAILS OF INSTRUMENT IN SHORT

Ward /Pargana	:	Dewa
Mohalla / Village	:	Kewari
Details of property (Property No.)	:	Khasra Nos. 554A, 555M,557M, 558M, 561 and Khasra No. 562M
V Code		1057
Standard of measurement	:	Sq. Meters
Area of Property	:	14612.50
Type of Property	:	Residential

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

Valuation	:	Rs. 5,04,43,000/-
Stamp duty		Rs. 25,22,500/-
No. of persons in First Part (1)		
Details of First Party		
IMPERIAL GREEN INFRA ESTATES PVT. LIMITED (PAN-AADCI0396R), having its registered office at 3, Quinton Road, Lalbagh, Lucknow through its Director/Authorised Signatory Syed Ayaan Shere (Aadhaar xxxx xxxx 2511 Mob. No. 9415028682) S/o Syed Naved Shere R/o 3, Quinton Road, Lalbagh, Lucknow.		
No. of persons in Second Part (1)		
Details of Second Party		
SHALIMAR CORP LIMITED (PAN-AADCS9234L) a company incorporated under the Indian Companies Act having its registered office at A2/3, F.F., Safdarjung Enclave, South Delhi, Delhi through its Authorised Signatory Syed Anwar Mahmood Rizvi S/o Mr. Syed Mahmood Ali Rizvi R/o 401/24 Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow		

COLABORATION AGREEMENT

This Agreement is made on this 04th day of June, 2025 BETWEEN **IMPERIAL GREEN INFRA ESTATES PVT. LIMITED (PAN-AADCI0396R), having its registered office at 3, Quinton Road, Lalbagh, Lucknow through its Director/Authorised Signatory Syed Ayaan Shere (Aadhaar xxxx xxxx 2511 Mob. No. 9415028682) S/o**

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Ayaan Shere
DIRECTOR

Shalimar Corp Ltd.
Authorised Signatory

Syed Naved Shere R/o 3, Quinton Road, Lalbagh, Lucknow (hereinafter referred as '**FIRST PART/OWNER**').

AND

SHALIMAR CORP LIMITED (PAN-AADCS9234L) a Company incorporated under the Companies Act, 1956 having its corporate Office at 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow and registered office at A2/3, FF, Safdarjung Enclave, South Delhi, Delhi, through its Authorised Signatory Mr. Syed Anwar Mahmood Rizvi (Aadhaar No. xxxx xxxx 5682 Mob. No. 7408413316) S/o Mr. Syed Mahmood Ali Rizvi R/o 401/24 Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow (hereinafter referred as **SECOND PARTY/DEVELOPER**).

DEFINITIONS:

1. Unless in this agreement there be something contrary or repugnant to the subject or context:-

(a) **"Building Complex"** shall mean and include the said premises and the building complex of several buildings and other structures intended to be constructed at the said project;

(b) **"Building Plans"** shall mean the plans for construction of the New Buildings to be sanction by the Development Authority/Jila Panchayat, and include all modifications thereof and/or alterations thereto as may be made thereto.

(c) **"Plot"** means the specific Plot/ open space without construction thereon intended and/or

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

Ayaan Shere

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

capable of being independently and exclusively occupied and intended to be used for the residential purpose.

(d) "**Common Areas and Installations**" shall according to the context mean and include the areas, installations and facilities comprised in and for the individual Buildings and the said premises commonly to be used by the residents of the society/RWA

(e) "**Force Majeure**" means neither party shall be responsible or liable for any delay or failure in fulfilling the terms of this Agreement due to war, strikes, explosions, riots, civil unrest, terrorist action, by communication line or power failures beyond its control, or by fire, flood or other natural disasters, epidemics, pandemic, acts of third parties (including without limitation terrorist acts and any change in legislation and/or affecting the real estate industry (but not restricted only to the obtainment of approvals) Each Party shall promptly inform the other of the existence of a Force Majeure Event and shall consult together to find a mutually acceptable solution. In any such event, performance shall take place as soon thereafter as is reasonably feasible. However, if as a consequence of such cause, performance by a party under this Agreement shall be prevented then the development work of the Project shall continue to be suspended for the time period the force majeure event continues with no liabilities or penalties of either parties. Any event which the

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

DIRECTOR

Shaliman Corp Ltd.

Authorised Signatory

competent courts of law declare from time to time as Force Majeure shall also be included in this definition.

(f) "**Individual Buildings**" shall mean the several individual buildings to be constructed from time to time at the said premises;

(g) "**Independent Areas**" means the areas which have been declared but not included as common areas for joint use of apartment owners and may be sold by the promoter without the interference of other apartment OWNER(S)/ Resident Welfare Association(RWA)

(h) **"Land"** shall mean the area which is in the ownership of the Land OWNER(S) more specifically defined in the schedule of the Property

(i) **"Marketing"** shall include the promotion of the project on various platforms of mass communication;

(j) "**Parking Spaces**" shall mean the spaces in the Building Complex expressed or intended to be used for parking of motor cars, two-wheelers etc.,

(k) **"Project"** shall mean the development of the Building/plots and Marketing of the same;

(L) "**Unit Purchasers**" shall mean the buyers who from time to time purchase or agreed to

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

purchase any Unit in the Building Complex/Plots;

(M) "**Units**" shall mean the independent and self-contained flats and other constructed spaces in the New Building/Plot at the said project capable of being exclusively held used or occupied by a person;

AND WHEREAS the First Party is the absolute owner of Khasra Nos. 554A, 555M, 557M, 558M, 561 and Khasra No. 562M total measuring 1.46125 Hect (i.e. 14612.50 Sq. Mtr.) contiguous to each other, situated at Village-Kewari, Pargana Dewa Tehsil Nawabganj, Distt. Barabanki more specifically detailed in the schedule of property given in this deed having purchased the same through Sale Deeds/Exchange Deed detailed hereinafter :-

(i) Khasra No. 554A measuring 0.3538 Hect, 555M measuring 0.2790 Hect. 561 measuring 0.2920 Hect., total admeasuring 0.9248 Hect. had been purchased vide Sale deed dated 05.12.2017 registered in Book No. 1 Zild No. 10979 on page 207 to 228 at Sl. No. 14619 on dated 05.12.2017 in the office of Sub-registrar Nawabganj, Barabanki.

(ii) Undivided share in part of Khasra No. 557M measuring 0.14625 Hect. was purchased from its previous owner vide sale deed registered in Book No. I Zild No. 12496 on pages 349 to 372 at sl. No. 14966 on dated 29.08.2019 in the office of Sub-registrar Nawabganj, Barabanki.

(iii) Undivided share in Khasra No. 558M Measuring 0.0738 Hect. and Khasra No. 562M measuring 0.3164

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

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Hect. total measuring 0.3902 Hect. vide deed registered in Book No. 1 Zild No. 13029 on page 15 to 30 at Sl. No. 6514 on dated 18.06.2020 in the office of Sub-registrar Nawabganj, Barabanki. All above said khasra as part of this Agreement.

AND WHEREAS the Owner/First Party is interested in getting the said land developed into a Residential Project to generate revenue.

AND WHEREAS contiguous to the said land of the First Party/Owner, the Second Party/Developer is also owner of some land besides being co-owner in respect of Khasra Nos. 555M, 557M, 558M & 562M and is developing the land owned by it under the project to be known as **"Shalimar Evara"**.

AND WHEREAS finding the Second Party/Developer as the best person to develop the land of the First Party/Owner in order to derive the optimum benefits of such land, the First Party/Owner offered its land referred to above and more specifically detailed hereinafter to the Second Party/Developer for the development of Residential Project on revenue share basis.

AND WHEREAS both the First Party and the Second Party/Developer negotiated with each other and the parties of the First Part/Owner has entrusted development of the demised land on the terms and conditions mutually agreed between them and stated hereinafter.

NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the First Party/Owner and Second Party/Developer have entered into this Agreement purely on a principal

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

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Shalimar Corp Ltd.

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to Principal basis and nothing stated herein shall be deemed to or construed as a partnership between First Party/Owner and Second Party/Developer nor shall the Developer and the Owner in any manner constitute an association of person(s).

2. The First Party/Owner assures the Second Party/Developer that the First Party/Owner has the absolute and free hold title over the demised land as mentioned herein above over which the proposed project as **"SHALIMAR EVARA"** is to be Developed and further assures the Second Party/Developer that the First Party/Owner alone possess exclusive rights, title and interest therein and no other than the First Party/Owner has got any right title or interest or proprietary possession over the demised Property. The First Party/Owner assures the Second Party/Developer that the First Party alone is legally competent to enter into this agreement with the Developer/ Second Party in respect of the demised Property as per terms and conditions mentioned herein.

3. That the First Party/Owner assures the Second Party/Developer that the First Party/Owner is fully seized and possessed of the demised Property free from any encumbrances, attachment or defect in the whatsoever and further shall continue and keep indemnified the Second Party/Developer in respect of only to extent of Ownership & possession.

4. That all rates, taxes, charges due on the demised premises before the execution of this agreement shall be borne and paid by the First Party/Owner.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

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5. That the First Party/Owner has assured the Second Party/Developer that the demised property is not subject matter on any acquisition of requisition under the Land Acquisition Act/Land Ceiling Act or under any other law for the time being enforced by the State/Central Government/Agency or the Development Authority or any other statutory or other authorities. The First Party/Owner, that if at any time hereinafter it is discovered or found that the demised Property is subject to any charge encumbrances or liability prior to the execution of this Deed or attributable to the First Party/Owner alone shall be responsible to perform such obligations including refund & compensations to the purchasers of the Flat/Units and the Second Party/Developer shall be entitled to clear the same and recover the same along with the costs or other expenses from the First Party/Owner including with a right to recover it even by selling or transferring proportionate usable area falling in the share of the Owner/First Party to the extent and in the manner so as to recover such amounts.

6. That the land detailed in Schedule of Property owned by First Party shall merge with the project to be known as 'SHALIMAR EVARA' being developed by Second Party on the land detailed herein before.

7. That as against the total area of 14612.50 Sq. Mtr. (i.e. 157288.95 Sq. Ft.) the First Party/Owner has assured to the Second Party/Developer that the land measuring 2191.87 Sq. Mtr. (i.e. 23593.34 Sq. Ft.) shall be left for Green Area of Project.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

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8. The entire open area will be used as Internal Road & park, parking etc. by both First Party/Owner & Second Party/Developer. That the First Party/Owner and Second Party/Developer shall not sell, transfer, lease, construct on any part of this area of the land to any body else.

9. The name of the Project under this agreement shall be known as **"SHALIMAR EVARA".**

10. The Project under this agreement shall be completed within 60 months which includes 6 months grace period starting from Sanction of Map.

11. That the Second Party/Developer shall submit plans and the applications to the concerned Authorities for obtaining the requisite permissions, sanctions and approvals in accordance with the law after getting the same signed by the First Party/Owner. The First Party/Owner shall execute such documents as may be reasonably necessary in this regard and not unreasonably hold the approval/signing of requisite documents. All expenses, charges etc. for preparation of plans submissions and passing by the authorities concerned shall be borne and paid by the Second Party/Developer.

12. That the plans of the proposed projects shall be got prepared by the Second Party/Developer through its architect in the name of the First Party/Owner in consultation with First Party/Owner. The architect shall be engaged by the Developer/ Second Party/ at its own costs. Such duly prepared plans under the signature of the First Party/Owner shall be submitted before the

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Ayaan Shere

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Concern Authorities. The First Party/Owner shall sign relevant document including revised plan or plans for effecting such alterations, modifications and additions in the buildings so as to obtain its approval/sanction or compounding from the Development Authority or other local authorities to achieve FAR/saleable area or whatsoever maximum the land and the authority permits in the entire land. For the purpose of achieving any further FAR, if permitted by law, it shall be purchased by the First Party/Owner and developed by the Second Party/Developer and extra **area shall be shared in same ratio as agreed in this agreement.**

13. That the Second Party/Developer will develop the residential project/building upon the demised Land in accordance with the plan or plans duly approved and signed by Owner and will develop the site, roads and parking area with its own resources and finances accordingly. The Developer shall also be entitled to stock/store materials tools and machineries required for construction on any part of the demised property during the construction and the Owner shall not create any obstructions, interruptions, hindrance or hindrances in the development and construction work/activity and completion of the project as per the agreement by Second Party/Developer and its agents, workmen, Chowkidar etc. On the request of the Second Party/Developer, the Owner will sign all the necessary papers documents plans/building plans, affidavits, petition etc. addressed to or to be submitted before the Development Authority, Local Authority, Government or any other authority or U.P. Power Corporation Ltd. for the exclusive purposes of the carrying out work

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pursuant to this agreement through the Developer through this agreement itself shall be deemed to possess the aforesaid powers under this Agreement and such power shall continue to vest upon the developer until the completion of the project so as to enable the Developer to effectually complete the said project under this Agreement. The Developer will construct/develop and complete the said project in all respect in good substantial and workman like manner as per approved plans. The Developer shall have right to make publicity of the Project at its own costs. If Any change required in the map for construction, same can be done by the mutual consent of both the parties.

14. That the Owner shall have right to access the demised premises any time without any permission.

15. That the entire amount required for carrying out for construction, development and completion of said project including the cost of transformer, lift, generator, water lifting pumps, consultation charges, architect fees and all other statutory fees/ charges/ demands shall be met by Second Party/Developer only. The First Party/Owner shall not be responsible for any dues, fee charges, damages or demands in respect to any such charges or expenses whatsoever related to the development/construction of the project.

16. That the Second Party/Developer has agreed and undertakes to expeditiously commence and carry out the project work and complete the same within a period of 60 months which include 6 months grace period starting from the date of sanction of Map to the demised premises except for force majors, public disturbance war

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or any other reasons, order of the Government, Development Authority or any other authority or authorities, intervention of the court, stopping of prohibiting the demolition, development, erection and construction of proposed multi-storied complex and for like reasons. Provided that where the construction remains suspended due to force majors, public disturbance, commotion riots or reasons mentioned above period the construction will stand extended by the period the construction shall remain suspended as such accounts.

17. That the Owner and the Developer along with their transferees shall maintain their respective portions of the proposed project in good and subsisting condition and neither of them shall demolish or permit the demolition of all or any part thereof without the written consent of the other.

18. That the Owner and the Developer and any of their transferees shall keep the interior of building &, walls, sewer, drains, pipes, and other fittings, fixtures, appurtenances, floor and ceiling etc. in their respective allocation in the project in good working condition and repair and in particular so as not to cause any damage or any space or accommodation therein and shall keep the Owner or the Developer and the other occupiers of the project/building as the case may be indemnified from and against the consequences of any breach.

19. That all persons, workers and labourers employed or engaged by the Second Party/Developer in the development and construction of the said Project shall be entirely under the control and supervision of the

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Second Party/Developer and shall always and at all times and for all purposes be deemed to be the responsibility of the Second Party/Developer and the First Party/Owner shall have no liability or concern with them. All demands of the employees/workers/ labourers of the Second Party/Developer shall be met by the Second Party/Developer. Likewise, the Second Party/Developer alone shall be responsible for all or any compensation or damages on account of accident either to any employee/worker/labourer engaged by the Second Party/Developer and the Second Party/Developer shall under no circumstances be deemed to be the employer of the employees/workers/ labourers of the Second Party/Developer or any other party/parties working on said property. It is also clearly understood by and between the parties that the Second Party/Developer shall keep the First Party fully indemnified and harmless against any mishap or accident or against any claim or demand by any employee/ worker/ labour/ contractor/ petty contractor/ or any other aggrieved party engaged or employed by the Second Party/Developer in the development and construction activity on said property.

20. That after the construction/project is completed, the Second Party shall inform the allottees/nominees of their share and owner's share as well for the payment of corpus fund (IFMS) and advance maintenance/ Recurring Monthly Maintenance / Club Infra Charges /Charges for the maintenance of the common services and the common spaces of the project, within a stipulated time. The Second Party/nominated entity shall collect the advance maintenance charges and

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maintain common services and spaces of the complex through a professional agency for the initial period subject to maximum One year or till the formation of the Association by and amongst the residents of the complex positively within One (As per RERA) year from the date of completion of the complex. After the formation of the association, the Second Party shall transfer the entire corpus fund or advance maintenance fund to the Association account with a condition that principal amount shall not be withdrawn from the corpus fund/advance maintenance account. Apart of this advance maintenance fund, the Second Party or the Association as the case maybe shall have the right to charge recurring monthly maintenance charges apart from one time maintenance fund to cover up the deficit of the actual amount spent on the maintenance and the amount of interest accrued through the interest on advance maintenance fund.

21. The original registered Sale Deed (Title Deed) relating to the demised property presently available with the First Party/Owner shall be handed over to the Second Party upon completion of project and the formation of the Owner-residents Society in view of the provision contained in the amended U.P. Flat Owner Act/Rules/Affordable Housing Policy.

22. That the parties in mutual consideration of the development of the demised Property into project by the Second Party/Developer on the land belonging to the First Party/Owner have agreed that the First Party/Owner shall get the revenue share corresponding to the area allocated as per **Annexure-I** hereinafter, out of total revenue corresponding to the entire project. The

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First Party/owner have been allocated the proportionate Super/Salable area for revenue share of the land detailed in above, **Annexure-I** in respect thereto in the following manner :-

a) The First Party/Owner shall get revenue share in the Super/Saleable and Carpet Residential Area as mentioned in **Annexure-I attached with this agreement,** the revenue against the sale of Units pertaining to which part has been specifically allocated to the First Party/Owner preferably in multistoried blocks of the project. The Second Party on behalf of First Party/Owner shall be entitled to book, sell, transfer, Before obtaining completion certificate from the competent authority, aforesaid share in the allocated salable areas of the Project, receive consideration including advance(s) from the prospective buyer(s)/allottee(s), transferee(s) and acknowledge the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done or executed by the Second Party on behalf of First Party/Owner in respect of aforesaid salable area shall be deemed to have been consented to, agreed and acknowledged by the First Party. The First Party Owner shall have no right in the revenue share with respect to balance FSI/constructed/plotted development of the project.

b) It is clear between the First Party/Owner & Second Party/Developer that the First Party is

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

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pre-dominantly interested in revenue from sale proceeds only in Super/salable area of the First Party/Owner measuring 40000 sq. ft. Super/Salable Area (Carpet Area measuring 27892.50 Sq. Ft.) in Tower –A1, A2, B1 & B2 (as per **ANNEXURE-I** attached) in the Project **"Shalimar Evara".** The Second Party/Developer shall be free to sell remaining Salable area in shape of flats/FSI/Plots to other person or persons on its own.

c) Similarly the Second Party/Developer shall own and possess balance Plotted/Super/Salable/FSI area. The Second Party Developer shall be entitled to book, sell, transfer its aforesaid Plotted/Super/Salable areas of the Project receive consideration including advance(s) from the prospective buyer(s)/allottee(s), transferee(s) and acknowledge the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done or executed by the Second Party/Developer in respect of aforesaid shall be deemed to have been consented to, agreed and acknowledged by the First Party/Owner.

d) The Second Party/Developer shall be entitled to raise its finances and generate funds so as to develop/ construct and complete the said Project by utilizing its aforesaid balance Saleable/constructed/FSI area in the total salable area of the said Project by creating charge lien or mortgage etc. thereon while

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raising it from various sources financial institution Companies etc. However, it is clarified that the Second Party/ Developer shall not create or fasten any liability financial or otherwise by creating charge etc. over the allocated areas of the First Party/Owner in the said Project. The First Party/Owner will mortgage the land to the financial institution against the loan which will only be used in the said project only. The mortgage documents for financial institution to be signed by the First Party/Owner for the Second Party/ Developer Plotted/ constructed area.

e) It is specifically agreed between the parties that the revenue from the proportionate area of the land against the Flats falling in the share of the First Party/ Owner in the multistoried blocks will be free from the mortgages & charges, repayments of the Loan. First Party/Owner's/share shall be free from all responsibilities and liabilities of the mortgages.

f) Before the start of Development/ construction, the aforesaid proportionate constructed areas corresponding to the revenue share of the First Party/ Owner and Second Party/ Developer shall also be demarcated in the drawings of the said project.

g) The **sale/transfer** of the share of the First Party/Owner in the aforesaid salable area of the Project shall be handled by the Second Party/Developer for the benefit of First

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

DIRECTOR

Shalimar Corp. Ltd.

Authorised Signatory

Party/Owner and the First Party/Owner shall bear the marketing/selling expenses along with applicable GST in respect thereto and the Second Party/Developer shall deduct it from the revenue realized from the share of First party. GST on sale of units allocated to the share of First Party /owner will also be collected by the Second Party/Developer and same shall be deposited by the Second Party/Developer to the concerned authority.

h) The Parties agree that an uniform rate for the sale or transfer of the salable area of the said Project shall be fixed mutually by the First Party/Owner and Second Party/Developer.

i) The entire costs of the fire and electrical infrastructure/ backup in the Project under this agreement will be borne by the Second Party/ Developer. However, the Second Party/ Developer alone shall be entitled to recover the aforesaid entire costs of fire and electrical infrastructure from the First Party/ Owner / transferees/ buyers etc. of the covered areas of the Project including the transferees of the aforesaid share of the First Party/Owner.

j) The Parties of the First Part/Owner shall execute a Power of attorney in favour of Second Party for execution of documents including documents required for submission of maps, agreements etc.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

23. That the Developer and the Owner (including their heirs, assign and transferees) shall not make any external changes of design or color etc. as to effect the front elevation of the building or its aesthetic beauty or integrated scheme.

24. That the authority of the Second Party/Developer to book/ lease/ mortgage or dispose off balance Super/constructed/salable area in the Project subject to the restrictions mentioned above cannot be cancelled or annulled by the First Party/ Owner, if Owner share is constructed.

25. That it is further agreed that the completion of multistoried residential building would mean:-

    i) Completion of the entire R.C.C. structure of complete design as per seismic requirement and good quality brick work.

    ii) Plastering, flooring and colouring of the building.

    iii) All doors, windows, frames including painting etc.

    iv) All internal and external electrical wiring including installation of transformer and generator for common services, sub-station as required by Power Corporation;

    v) All internal plumbering work and drainage.

    vi) Installation of fire fighting equipments, if required by law and lift

    vii) Water arrangement.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

viii) Stair case,

ix) Parking facility;

x) Internal cabling for telephones, cable.

26. That the Developer/ Second Party agrees and undertakes to indemnify and keep harmless and indemnified the First Party/ Owner against all or any claims, which may be made by any person during the course of Construction/Development and or in respect of provisional sale or dealings by the Developer with third parties of the areas in the project building.

27. That the First Party/ Owner shall do all acts, deeds, matters and things, as are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charge, encumbrance, alienate or part with the possession of the Plot or any part thereof or do anything which may contravene the terms of this Agreement for a period of 60 months which includes 6 months grace period.

28. That after the proposed Apartments/buildings are completed, the developer shall maintain the same for a period of 1 year (As per RERA) from the date of completion and the actual cost of maintenance of the building and running and maintaining the common spaces and services therein, shall proportionately be paid by the Owner or his respective allottees or transferees to the developer as and when demanded and ultimately the Apartment building and the services therein shall be handed over the Society or Association to be formed by and amongst the occupants / prospective buyers of the Owner and the developer,

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

which shall run and maintain the Apartment building and services therein and the expenses incurred therein shall be paid and borne by the occupants / buyers of the Apartment building as per terms and conditions of the Society or Association, as the case may be. The maintenance of the Apartment building will include upkeep of the building(s) external repairs from the time to time to cleaning of the common passages and stair cases, maintenance of water supply, sewers, sanitation, electrification of common passages and exteriors of the building maintenance of the parking areas, lifts, electric, water motor / pumps, tubewell, Power generator and lawns and plants etc.

29. That in the event of any dispute or disputes arising between the party in terms of the agreement or otherwise in respect of the demised property, the development or the construction work in the demised property shall neither be stopped, obstructed or interfered with, in any manner whatsoever by the First Party/Owner and the Second Party/Developer shall continue to carry out the work of development and construction in the said project without any interruption or hindrances of any kind whatsoever from the First Party/Owner or its agent.

30. That as soon as the building is completed, Developer shall give notice to the Owner requiring Owner to take possession of the unsold Owner allocation in the Buildings within 30 days from the date of such notice and as all times thereafter, Owner and Developer/Developer shall be respectively responsible for payment of all Municipal and Property taxes and other out going and imposition whatsoever hereinafter,

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

Shalimar Corp. Ltd.

Authorised Signatory

for the sake of brevity collectively referred to as the said rates payable in respect of the respective allocations, the said rates basis to be apportioned pro rate with reference to the saleable Building (s) as a whole. All such taxes however, can be borne by the transferee (s) or nominee (s) of Owner and Developers.

31. That the parties undertake not to do any act which may in any manner contravene the terms of this Agreement in respect of the above Property.

32. That it is hereby agreed by the Owner and the developer that they shall directly meet their own taxation liabilities, including and other fiscal liabilities as may be applicable to them, personally and respectively.

    The Land Owner and the Developer shall discharge all types of tax liabilities and do all compliances pertaining to their individual share on their own. The Land Owner shall not be required to get themselves registered under the GST law (as per the current provisions of the prevailing Law/Act), before the issuance of completion certificate of the project, as they intend to sell all the units to prospective buyers or receive advances from prospective buyers through the developer only.

    The Reverse Charge GST liability, if any, on the transfer of Development rights by the Land Owner to the Developer shall be paid by the Developer. However, the Developer shall recover this reverse charge tax liability from the Land Owner pertaining to unsold Units at the time of completion certificate on the Land Owner share.

33. That in case of any difference or disputes, construction or interpretation in relation to or regarding the terms of

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

this Agreement, the same shall be mutually settled and short out by the parties themselves amicably. In case, the parties despite the efforts are unable to settle such dispute or differences as mentioned above, the parties mutually agree that the same shall be referred to the mutually agreed sole Arbitrator appoint by both the parties who shall decide the same and make an award in accordance with the provisions contained in the Arbitration and Conciliation Act, 1996 or such statutory law for the time being in force. Lucknow Courts alone will have jurisdiction in such matter and the parties mutually agree that the venue of such arbitration shall be at Lucknow.

34. That the Second Party/Developer has deposited a sum of Rs. 1,00,00,000/- (Rupees One Crore Only) through RTGS No. SBINR52025052786864213 Dated 27.05.2025 Drawn on SBI, Lucknow as interest free refundable security with the First Party which shall be refunded by the First Party/Owner to the Second Party/Developer immediately after issuance of completion certificate of the project.

35. That it is agreed that the terms of this Agreement can be amended or modified by way of supplementary Deed(s) to be executed between both the Parties, which shall be deemed to be part of this basic agreement.

36. That for maintenance of the complete project, a society of Owner of the flat/buildings shall be formed in which the first party shall have right to represent actively in proportion to their right in the unit areas.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Ayaan Shere

DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

37. That the Second party has borne the expenses and charges for stamp duty of this agreement exclusively.

38. The Parties have acted voluntarily mutually agreed and understood the terms of this Agreement and are executing it without any pressure force or undue influence of any kind whatsoever.

39. That for and on behalf of Mr. Syed Ayaan Shere, this deed shall be presented by the authenticated power of attorney holder Mohd. Waseem Ansari (Aadhar No. xxxx xxxx 0900, Mob. No. 9580062220) S/o Mr. Salauddin Ansari resident of 3, Quinton Road, Lalbagh, Lucknow. which power of attorney is duly registered at the office of Sub-registrar-I, Lucknow vide Bahi No. VI, Zild 91 at pages 365/374 at serial No. 13 dated 20.05.2025, which power of attorney is still effective and has not been revoked till date. AND for & behalf of Syed Anwar Mahmood Rizvi it shall be presented by the authenticated power of attorney holder Anirudh Kumar Nigam (Aadhar No. xxxx xxxx 5542, Mob. No. 7887006066) 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.

40. **Valuations of Property**

That all the plots (the subject matter of this agreement) are contiguous and form one single plot at the spot with total area measuring 14612.49 Sq. Mtr. valuation whereof as per circle rate notified by Collector @ Rs. 4500/- only per Sq. Mtr. For first 1000 Sq.Mtr. comes to

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Ayaan Shere

DIRECTOR

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Rs. 4500 x 1000 = Rs. 45,00,000/- only and for balance 13612.49 Sq. Mtr. reduced by 25% @ Rs. 3375/- comes to Rs. 3375 x 13612.49 = Rs. 4,59,42,154/- only total Rs. 5,04,42,154/- only say Rs. 5,04,43,000/- only. There is no construction No tree, No tube well. There is no commercial/industrial activity within a radius of 50 meter. It is not situated on any segment road.

41. That the expressions "OWNER" and the "DEVELOPER" hereinbefore used under this agreement unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

SCHEDULE OF PROPERTY

Land being part of Khasra Nos. 554A, 555M, 557M, 558M, 561 and Khasra No. 562M, situated in Village Kewari, Pargana Dewa Tehsil Nawabganj Distt. Barabanki measuring about 14612.49 sq. Mtr. bounded as below:-

Boundaries of Khasra No. 554A

East : Khasra No. 557
West : Part of Khasra No. 548 to 553
North : Khasra No. 555
South : Khasra No. 564 (Nali)

Boundaries of Khasra No. 555M

East : Part of Khasra No. 555
West : Khasra No. 548
North : Nali & Chak Road
South : Khasra No. 554

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

Shalimar Corp Ltd.
Authorised Signatory

ावेदन सं०: 202500898021884

विक्रय अनुबंध विलेख (बिल्डर)

ही स०: 1 | रजिस्ट्रेशन स०: 17264 | वर्ष: 2025

तिफल- 0 स्टाम्प शुल्क- 2522500 बाजारी मूल्य - 50443000 पंजीकरण शुल्क - 504430 प्रतिलिपिकरण शुल्क - 180 योग : 504610

श्री शालीमार कार्प लि० द्वारा अधि० ह० सय्यद अनवर महमूद रिजवी द्वारा
अनिरूद्ध कुमार निगम प्रमाणीकृत मुख्तार,
पुत्र श्री स्व० एच पी निगम
व्यवसाय : नौकरी
निवासी: न्यू-62, पुरैया खेड़ा, लखनऊ-226017

श्री, शालीमार कार्प लि० द्वारा अधि० ह० सय्यद अनवर महमूद रिजवी द्वारा अनिरूद्ध कुमार निगम प्रमाणीकृत मुख्तार

ने यह लेखपत्र इस कार्यालय में दिनाँक 19/06/2025 एवं 03:38:31 PM बजे निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक :सदर
बाराबंकी
19/06/2025

अमरेन्द्र कुमार .
निबंधक लिपिक
19/06/2025

प्रिंट करें

Boundaries of Khasra No. 557M

East : Khasra No. 561
West : Part of Khasra No. 557M
North : Khasra No. 560
South : Nali & Chak Road

Boundaries of Khasra No. 558M

East : Part of K. No. 558
West : Part of K. No. 558
North : Chak Road
South : Part of K. No. 558

Boundaries of Khasra No. 561

East : Part of Khasra No. 562
West : Khasra No. 557
North : Khasra No. 558 & 560
South : Nali & Chak Road

Boundaries of Khasra No. 562M

East : Khasra No. 565
West : Part of Khasra No. 562M
North : Khasra No. 560
South : Nali

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

Shalimar Corp Ltd.
Authorised Signatory

आवेदन सं०: 202500898021884

बही स०: 1 रजिस्ट्रेशन स०: 17264 वर्ष: 2025

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

विक्रेता: 1

श्री इम्पीरियल ग्रीन इन्फ्रा इस्टेट प्रा० लि० द्वारा निदेशक सय्यद अयान शेर के द्वारा मोहम्मद वसीम अंसारी , पुत्र श्री सलाउददीन अंसारी


निवासी: 3 क्वींटन रोड लालबाग लखनऊ

व्यवसाय: नौकरी

क्रेता: 1

श्री शालीमार कार्प लि० द्वारा अधि० ह० सय्यद अनवर महमूद रिजवी 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 अंकित चन्द्र श्रीवास्तव, पुत्र श्री कृष्ण चन्द्र श्रीवास्तव,


निवासी: शिव विहार कालोनी, बाराबंकी

व्यवसाय: अन्य

पहचानकर्ता : 2

श्री मनीष कुमार, पुत्र श्री रमा कान्त


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

व्यवसाय: नौकरी

ने की । प्रत्यक्षत:भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।

टिप्पणी :

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक : सदर
बाराबंकी
19/06/2025

ANNEXURE-I

List of Flats of the First Party/Owner Share allocated for Revenue share Purposes

Sl. No.	Tower No.	Flat No.	Floor	Carpet Area in Sq. Ft.	Super/Saleable Area in Sq. Ft.
1	Tower-A1	103	First	1115.7	1600
2	Tower-A1	202	Second	1115.7	1600
3	Tower-A1	301	Third	1115.7	1600
4	Tower-A1	401	Fourth	1115.7	1600
5	Tower-A1	402	Fourth	1115.7	1600
6	Tower-A1	503	Fifth	1115.7	1600
7	Tower-A1	604	Sixth	1115.7	1600
8	Tower-A2	G-2	Ground	1115.7	1600
9	TowerA-2	303	Third	1115.7	1600
10	Tower-A2	403	Fourth	1115.7	1600
11	Tower-A2	404	Fourth	1115.7	1600
12	Tower-A2	501	Fifth	1115.7	1600
13	Tower-A2	602	Sixth	1115.7	1600
14	Tower-B1	G-4	Ground	1115.7	1600
15	Tower-B1	202	Second	1115.7	1600
16	Tower-B1	203	Second	1115.7	1600
17	Tower-B1	303	Third	1115.7	1600
18	Tower-B1	402	Fourth	1115.7	1600
19	Tower-B1	501	Fifth	1115.7	1600
20	Tower-B1	604	Sixth	1115.7	1600
21	Tower-B2	G-02	Ground	1115.7	1600
22	Tower-B2	103	First	1115.7	1600
23	Tower-B2	401	Fourth	1115.7	1600
24	Tower-B2	503	Fifth	1115.7	1600
25	Tower-B2	602	Sixth	1115.7	1600
TOTAL				**27892.50**	**40000**

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Ayam Shere

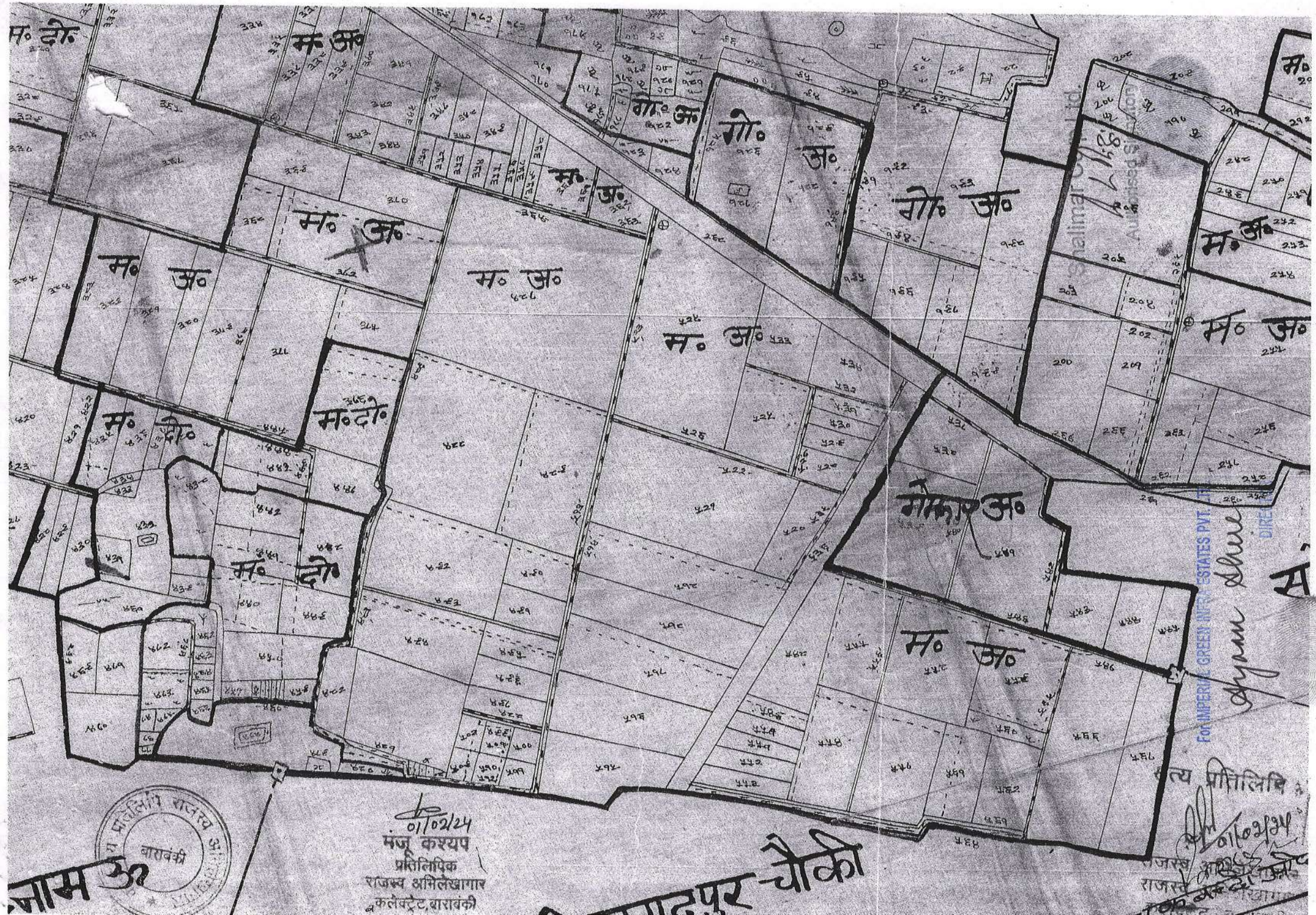
DIRECTOR

Shalimar Corp Ltd.

Authorised Signatory

अमरेन्द्र कुमार .
निबंधक लिपिक बाराबंकी
19/06/2025

प्रिंट करें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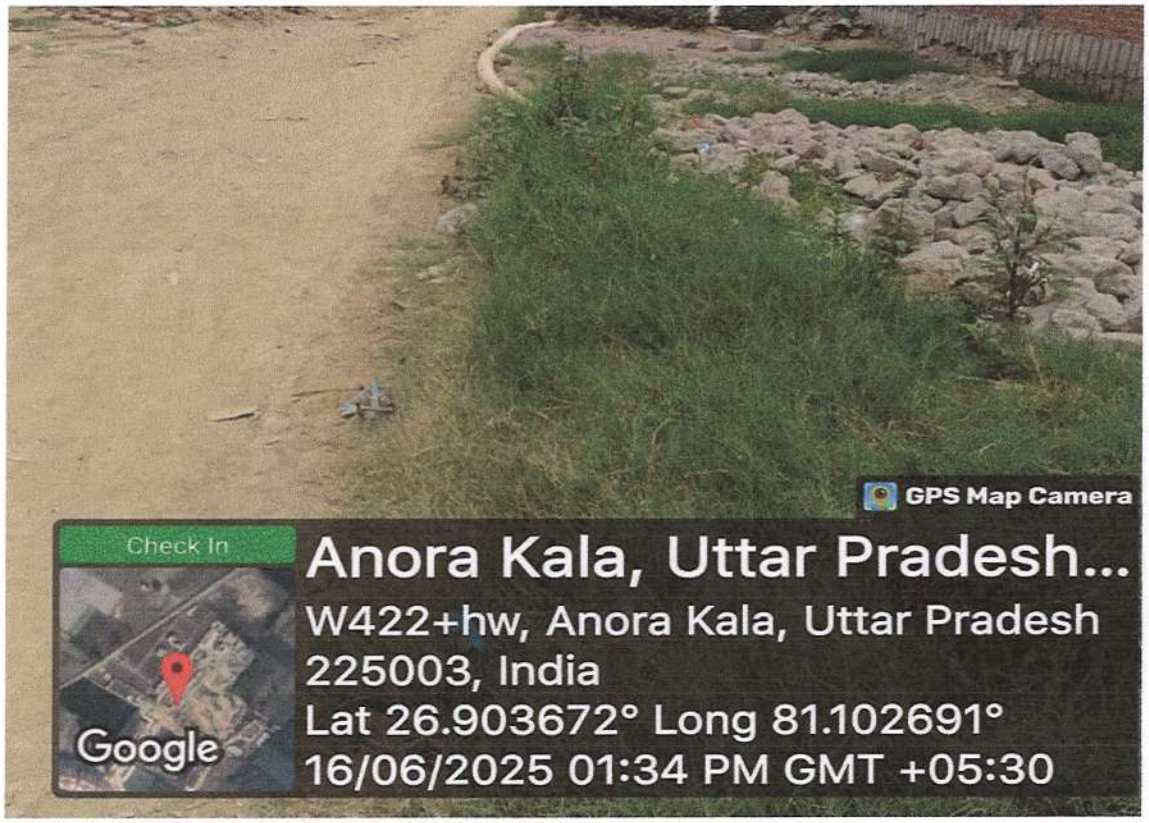
ग्राम अ०
01/02/24
मंजू कश्यप
प्रतिलिपिक
राजस्व अभिलेखागार
कलेक्ट्रेट, बाराबंकी
बाराबंकी
सत्य प्रतिलिपि
01/02/24
FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

PHOTOGRAPH

LAND BEING PART OF KHASRA NO. 554A IN VILLAGE KEWARI, PARGANA DEWA, TEHSIL NAWABGANJ DISTT. BARABANKI



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

FIRST PARTY

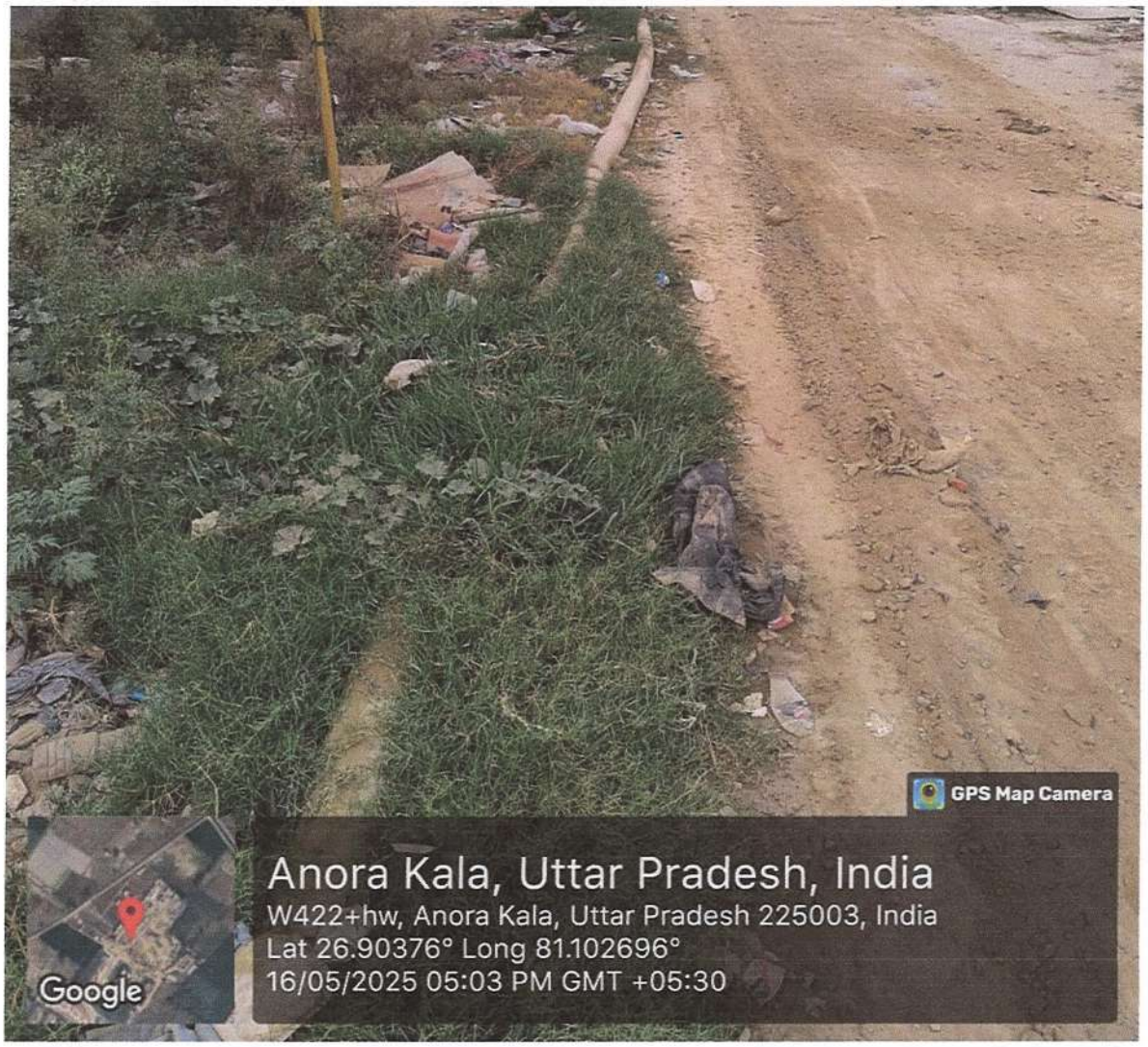
Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY

PHOTOGRAPH

LAND BEING PART OF KHASRA NO. 555M IN VILLAGE KEWARI, PARGANA DEWA, TEHSIL NAWABGANJ DISTT. BARABANKI



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Ayaan Shere

DIRECTOR

FIRST PARTY

Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY

PHOTOGRAPH

LAND BEING PART OF KHASRA NO. 557M IN VILLAGE KEWARI, PARGANA DEWA , TEHSIL NAWABGANJ DISTT. BARABANKI

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

FIRST PARTY

Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY

PHOTOGRAPH

LAND BEING PART OF KHASRA NO. 558M IN VILLAGE KEWARI, PARGANA DEWA, TEHSIL NAWABGANJ DISTT. BARABANKI

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

FIRST PARTY

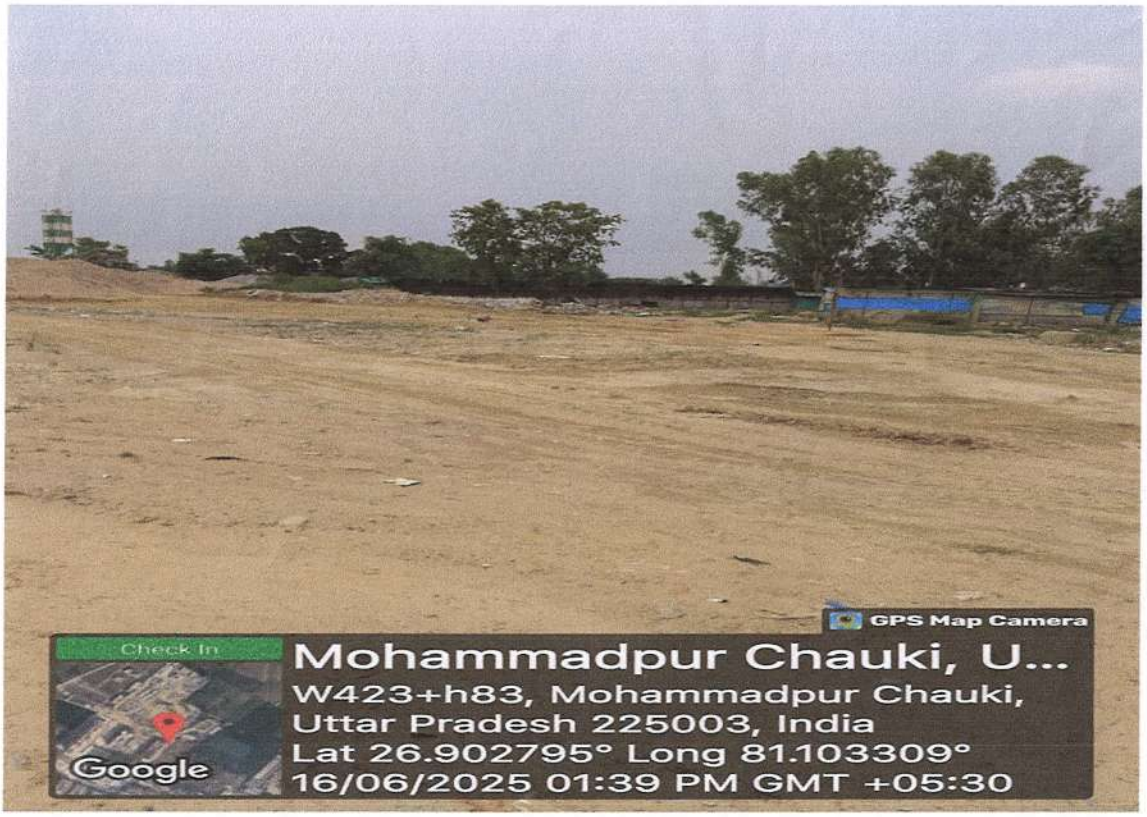
Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY

PHOTOGRAPH

LAND BEING PART OF KHASRA NO. 561 IN VILLAGE KEWARI, PARGANA DEWA, TEHSIL NAWABGANJ DISTT. BARABANKI



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

FIRST PARTY

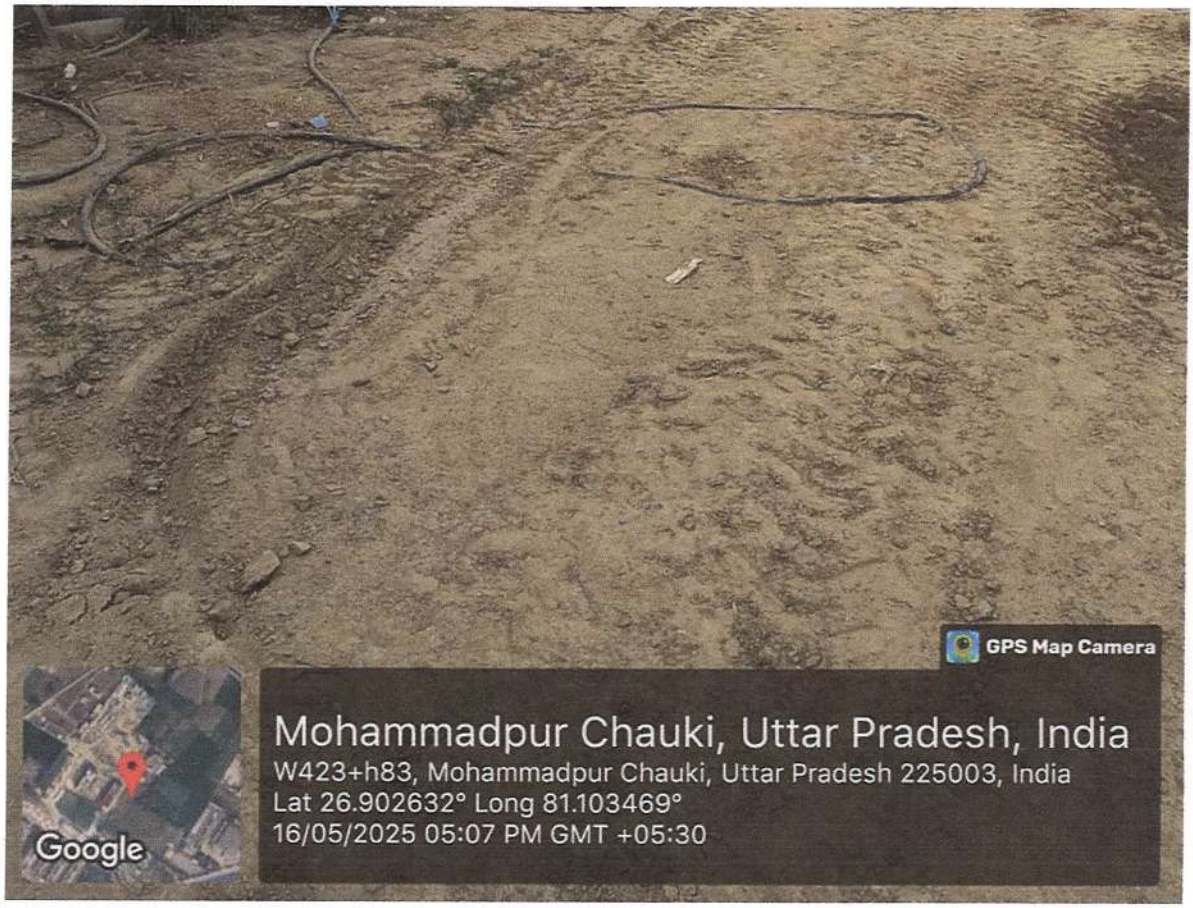
Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY

PHOTOGRAPH

LAND BEING PART OF KHASRA NO. 562M IN VILLAGE KEWARI, PARGANA DEWA, TEHSIL NAWABGANJ DISTT. BARABANKI



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

FIRST PARTY

Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY

IN WITNESS WHEREOF, the parties after having understood the terms of this Deed being mentally alert and having acted voluntarily, have put their respective signatures unto this Agreement on the date, month, year first written above.

WITNESSES.

1.

(Ankit Chandra Srivastava) S/o Mr. Krishna Chandra Srivastava R/o Shiv Bihar Colony, Manjhpurwa, Banki (Dehat) Barabanki (Aadhar No. xxxx xxxx 1088 Mo. 7800102161)

2.

(Manish Kumar) S/o Mr. Ramakant R/o 10/3, Duda Colony, Rajeev Nagar, Khreeka, Telibagh, Lucknow (Aadhaar No. xxxx xxxx 1165 Mo. 6391500905)

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

FIRST PARTY/OWNER.

Shalimar Corp Ltd.

Authorised Signatory

SECOND PARTY/DEVELOPER

Drafted By:

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

Typed By:

(SHUBHAM MAURYA)
Civil Court, Lucknow

आवेदन सं०: 202500898021884

बही संख्या 1 जिल्द संख्या 19010 के पृष्ठ 183 से 258 तक क्रमांक 17264 पर
दिनाँक 19/06/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी .
उप निबंधक : सदर
बाराबंकी
19/06/2025

प्रिंट करें