

14966/19



सत्यमेव जयते

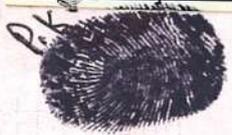
INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP06378511917002R
Certificate Issued Date	: 19-Jul-2019 05:56 PM
Account Reference	: SHCIL (FI)/ upshcil01/ BARABANKI/ UP-BNK
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107595742170203R
Purchased by	: SHALIMAR CORP LIMITED AND OTHER
Description of Document	: Article 23 Conveyance
Property Description	: KHASRA NO-557, SITUATED IN VILLAGE-KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, DISTRICT-BARABANKI
Consideration Price (Rs.)	:
First Party	: PRADEEP KUMAR RAWAT
Second Party	: SHALIMAR CORP LIMITED AND OTHER
Stamp Duty Paid By	: SHALIMAR CORP LIMITED AND OTHER
Stamp Duty Amount(Rs.)	: 10,02,800 (Ten Lakh Two Thousand Eight Hundred only)



Please write or type below this line



[Handwritten Signature]
Director



SR 0001159834
Imperial Green Infra Estates Pvt Ltd

[Handwritten Signature]
Authorized Signatory

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcil.gov.in. 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 discrepancy please inform the Competent Authority.

Imperial Green Infra Estates Pvt Ltd

Handwritten signature

Authorized Signatory



00011P834

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बागवकी क्रम 2019068024148

आवेदन संख्या : 201900898019530

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2019-08-29 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम प्रदीपकुमार रावत उर्फ गंगासागर

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 20055510 / 3299000

1. रजिस्ट्रीकरण शुल्क 20000
2. प्रतिनिधिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 20080

शुल्क बसूल करने का दिनांक 2019-08-29 00:00:00

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2019-08-29 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

₹ 14966/6

~~Ac~~

1/10/11

SALE DEED

SALE CONSIDERATION- Rs. 2,00,55,510/-

GOVERNMENT VALUATION- Rs. 32,99,000/-

E-STAMPS - Rs.10,02,800 /-

DETAILS OF DEED

- | | | |
|------------------------|---|---|
| 1. TYPE OF LAND | = | AGRICULTURE |
| 2. PARGANA | = | DEWA |
| 3. VILLAGE | = | KEWARI (V CODE 1097,
PAGE 97) |
| 4. DESCRIPTION OF LAND | = | KHASRA NO.557M |
| 5. MEASUREMENT UNIT | = | HECTARE |
| 6. AREA OF PROPERTY | = | 0.2925 HECTARE |
| 7. LOCATION ON ROAD | = | NIL |
| 8. OTHER DETAILS | = | 0-100 meter radius in
residential activities |
| 9. USE OF LAND | = | AGRICULTURE |
| 10. BORING, WELL ETC. | = | NIL. |
| 11. VALUATION OF TREES | = | NIL |
| 12. GOVT. CIRCLE RATE | = | Rs. 85,00,000/- PER
HECTARE |
| 13. SALE CONSIDERATION | = | Rs. 2,00,55,510/- |
| 14. STAMPS | = | Rs. 10,02,800/- |

BOUNDARIES

KHASRA NO.	EAST	WEST	NORTH	SOUTH
557	Khasra No. 561	Part of Khasra No.557M	Khasra No. 560	NALI & CHAK ROAD

P. Kumar



Imperial Green Infra Estates Pvt Ltd

Imperial Green Infra Estates Pvt Ltd

Authorized Signatory



NO. OF FIRST PARTY - 1

NO. OF SECOND PARTY - 2

SELLER

PURCHASER

<p>Pradeep Kumar Rawat alias Ganga Sagar S/o Mr. Kanhaiya Lal Rawat R/o 196/04, Golaganj Tahseel and distt. Lucknow Adhar No.- 2400 8699 4144 PAN- CIAPK7613R Mo- 7238888851</p>	<p>1) SHALIMAR CORP LTD. having its registered office through its Director Mohammad Abdullah Masood S/O Mr. Masood Ahmad R/o 196-4 Gulistan e Taiyaba Ramlal Chakravarti Road Near Balrampur Hospital Golaganj, Lucknow OCCUPATION - BUSINESS Mo-9839290999</p> <p>2) IMPERIAL GREEN INFRA ESTATES (P) LTD. having its registered office at 3-Quinton Road, Lalbagh, Lucknow through its Authorized Signatory Mohd Waseem Ansari S/O Mr. Salauddin Ansari R/o 3-QUINTON ROAD, Lalbagh, LUCKNOW OCCUPATION - Service PAN-AADCI0396R Mo-9454777585 Adhar No.- 4197 5113 0900</p>
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A. KUMAR



Shalimar Corp Ltd

Director

Imperial Green Infra Estates Pvt Ltd

Waseem Ansari
Authorized Signatory



THIS DEED OF SALE is executed into on _____ BY
Mr. Pradeep Kumar Rawat (Aadhar No. 2400 8699 4144)
alias Ganga Sagar S/O Kanhaiya Lal Rawat R/O 196/04,
Golaganj Tahseel and Distt. LUCKNOW.U.P.(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) **SHALIMAR CORP LTD. (PAN-AADCS9234L)** having its
registered office at 308, Tulsiani Chambers, Nariman Point,
Mumbai through its Director Mohammad Abdullah Masood
(Aadhar No. 3862 2308 9490) S/O Mr. Masood Ahmad R/o 196-
4 Gulistan e Taiyaba Ram Lal Chakravarti Road, Near
Balrampur Hospita,l Golaganj, LUCKNOW the The deed
presented for registration by Mohammad Haseeb Khan (Voter
Card No. BLN2767754) S/o Late Mohammad Haneef Khan R/o
268/24 Kha, Master Kanhiya Lal Road, Aishbagh, Lucknow
having authenticated power through the Power of Attorney
registered in Book No. VI, Jild No. 3, Pages 211/218 at No. 3 on
13.02.2012 in the office of Sub-Registrar-III, Lucknow which
power of attorney is still subsisting and have not been cancelled
or revoked and 2) **IMPERIAL GREEN INFRA ESTATES (P) LTD.
(PAN-AADCI0396R)** having its registered office at 3-Quinton
Road, Lalbagh, Lucknow through its Authorized Signatory
Mohd. Waseem Ansari (Aadhar No. 4197 5113 0900) S/O Mr.
Salauddin Ansari R/o 3-QUINTON ROAD, LALBAGH,

R. Kumar


Shalimar Corp Ltd.
Director
Imperial Green Infra Estates Pvt Ltd
Waseem Ansari
Authorized Signatory

Page 3 of 10



LUCKNOW Authorised by Board Resolution dated 25th January 2019 (Herein after called the "**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 owner and in possession of Bhumidhari Land bearing Khasra No. 557M= 0.585 hectare. The 1/2 area of the above mentioned Khasra Nos. is 0.2925 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 hereinafter).

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. 6022 dated 17/05/2017 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.

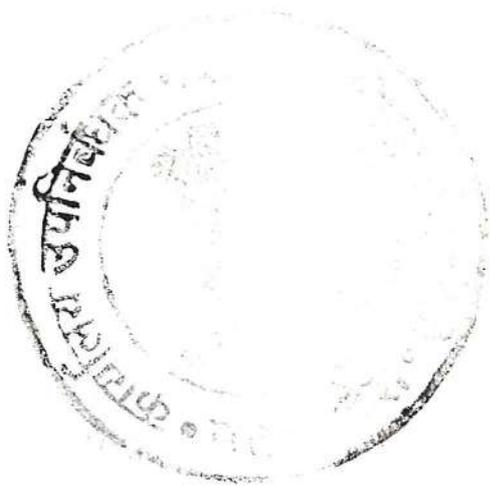
P. Kumar



Imperial Green Infra Estates Pvt Ltd
Authorized Signatory

Imperial Green Infra Estates Pvt Ltd

Authorized Signatory of 10



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. 2,00,55,510/- (Rupees Two Crore Fifty Five Thousand Five Hundred ten Only), the half of which amounts to Rs.1,00,27,755/- (Rupees One Crore Twenty seven Thousand Seven Hundred Fifty Five only), on the terms and conditions below mentioned:

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

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. 2,00,55,510/- (Rupees Two Crore Fifty Five Thousand Five Hundred Ten Only)** as has been detailed and described in the Schedule of payment herein below, which the **"SELLER / FIRST PARTY"** acknowledge having received before the Sub Registrar, Barabanki at 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,

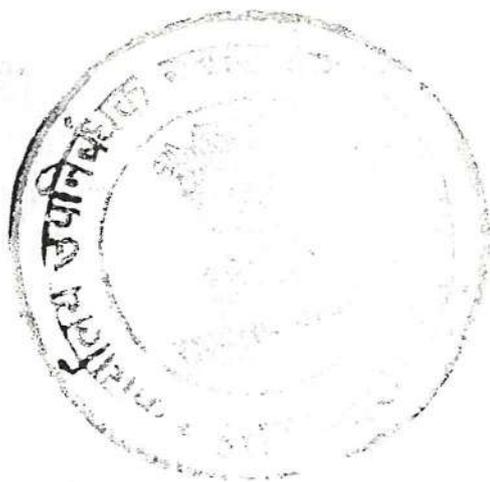
R. KUMAR



Imperial Green Infra Estates Pvt. Ltd.
Director

Imperial Green Infra Estates Pvt. Ltd

Authorized Signatory 10



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 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

P. Kumar



Imperial Green Infra Estates Pvt. Ltd

[Handwritten Signature]
Director

Imperial Green Infra Estates Pvt. Ltd

[Handwritten Signature]
Authorized Signatory





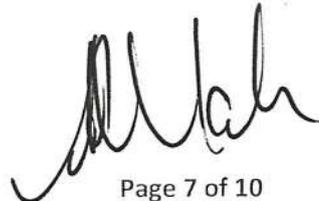
hereinbefore the "**SELLER / FIRST PARTY**" shall return the entire sale consideration to the "**PURCHASER / SECOND PARTY**" immediately on demand without demur and the "**SELLER / FIRST PARTY**" hereby indemnify and shall always keep the "**PURCHASER / SECOND PARTY**" indemnified against any such eventuality.

10. WHEREAS the "**SELLER / FIRST PARTY**" has obtained permission from ADM Court (Finance and Revenue) Barabanki dated 18Feb 2019 through Letter No. **0363/2019/ राजस्वसंहिता 2006 अन्तर्गत धारा १८(१)** to sell the "**PURCHASER / SECOND PARTY**" who does not belong to the schedule caste/schedule tribe. That the "**SELLER / FIRST PARTY**" and "**PURCHASER / SECOND PARTY**" are Indian Citizen.

11. That the total area of the Schedule Property under this deed is about 0.2925 hectare. The Government circle rate of Khasra No. 557 M Area 0.2925 hectare is Rs. 85,00,000/- per hectare and 250 sqm rate is 4200/- per sqm. with no additional charge of Chak road The Final Valuation of the Schedule property according to the Government Circle Rate comes out to Rs.33,19,500/- However, the actual Sale Consideration is Rs. 2,00,55,510/-(Rupees Two Crore Fifty Five Thousand Five Hundred ten 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)/2007Lucknow dated 2nd January 2009, of

P. KUMAR
Imperial Green Infra Estates Pvt Ltd
Authorized Signatory




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Rs.10,02,800/- (Rupees Ten Lacs Two Thousand Eight Hundred only) is now being paid on this Sale Deed which is sufficient.

12. That the Stamp Duty and expenses on the Registration of this Deed of Sale are borne by the **"PURCHASER / SECOND PARTY"**.
13. 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.
14. 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.

E-Stamp No- IN-UP-06378511917002R Dated 19th July 2019

THE DESCRIPTION OF SCHEDULE PROPERTY

KHASRA NO.	AREA SOLD IN HECTARE	GOVERNMENT VALUATION
557M	0.2925	3299000/-

BOUNDARIES

KHASRA NO.	EAST	WEST	NORTH	SOUTH
557M	Khasra No. 561	Part of Khasra No.557M	Khasra No. 560	NALI & CHAK ROAD

P. Kumar

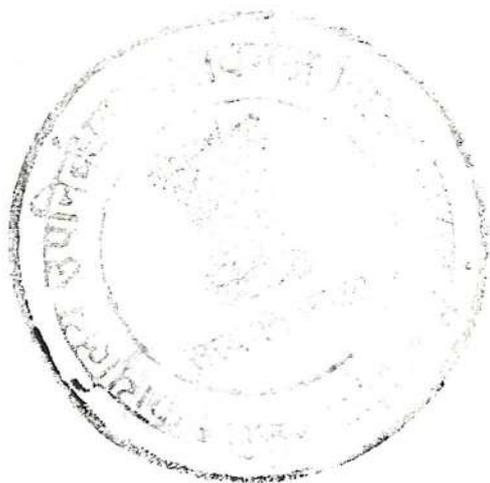


Shaitan Corp Ltd.
Director

Imperial Green Infra Estates Pvt Ltd

Authorized Signatory
Page 8 of 10





SCHEDULE OF PAYMENT

The Scheduled Property is agreed to be sold at Rs. 2,00,55,510/- (Rupees Two Crore Fifty Five Thousand Five Hundred Ten Only) and the mode of payment is as follows:

Chq. No.	DATE	Bank
000013	09.05.2017	DCB Bank, Gomti Nagar, Lucknow
000567	08.05.2017	HDFC Bank, M.G. Marg, Lucknow.
000568	08.05.2017	HDFC Bank, M.G. Marg, Lucknow.
000569	08.05.2017	HDFC Bank, M.G. Marg, Lucknow.

SELLER - THE FIRST PARTY

PURCHASER - THE SECOND PARTY

P. Kumari



Anil Kumar Singh
Director

Imperial Green Infra Estates Pvt Ltd

Authorized Signatory



आवेदन सं०: 201900898019530

विक्रय पत्र

बही सं०: 1

रजिस्ट्रेशन सं०: 14966

वर्ष: 2019

प्रतिफल- 20055510 स्टाम्प शुल्क- 1002800 बाजारी मूल्य- 3299000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 80 योग : 20080

श्री प्रदीपकुमार रावत उर्फ गंगासागर,
पुत्र श्री कन्हैया लाल रावत
व्यवसाय : अन्य
निवासी: 196/4 गोलागंज तहसील व जिला लखनऊ

P. Kumar



ने यह लेखपत्र इस कार्यालय में दिनांक 29/08/2019 एवं 02:26:16 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार चौधरी
उप निबंधक : सदर
बाराबंकी
29/08/2019

शंकर बहादुर सिंह
निबंधक लिपिक



WITNESSES:

1. Moh. Danish S/o Mehtab Khan
R/o 7, B.N. Road Utraula House Kaisarbagh Lucknow
Adhar- 6058 9365 1879 MO- 7233067580

DANISH



DANISH

2. Rajesh Kumar Gautam S/o Om Prakash
R/o Greedganj dewa Road Barabanki
D.L-4110001352 MO- 8858341992

P. Kumar



Shalimar Corp Ltd.

[Handwritten Signature]
Director

Imperial Green Infra Estates Pvt Ltd

[Handwritten Signature]
Authorized Signatory

[Handwritten Signature]
SANJEEV KUMAR SRIVASTAVA
Advocate

Reg. No. 9100/2011

9005700700

आवेदन सं०: 201900898019530

बही सं०: 1

रजिस्ट्रेशन सं०: 14966

वर्ष: 2019

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

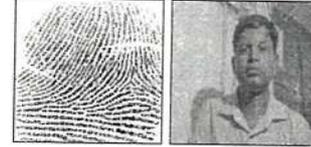
श्री प्रदीपकुमार रावत उर्फ गंगासागर, पुत्र श्री कन्हैया लाल रावत

निवासी: 19/64 गोलगंज तहसील व जिला लखनऊ

व्यवसाय: अन्य

क्रेता: 1

P. Kumar

श्री शालीमार कार्प लि० द्वारा डायरेक्टर मोहम्मद अब्दुला मसूद के द्वारा
मोहम्मद हसीब खान, पुत्र श्री स्व० मोहम्मद हनीफ खान

निवासी: 26/24 ख मास्टर कन्हैया लाल रोड ऐशबाग लखनऊ

व्यवसाय: अन्य

क्रेता: 2

Masud

श्री इम्पीरियल ग्रीन इन्फ्रा ईस्टेट प्रा०लि० द्वारा अधि०हस्ता० मो० वसीम
अंसारी, पुत्र श्री सलाउद्दीन अंसारी

निवासी: 3-कॉटन रोड लाल बाग लखनऊ

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

Waseem



श्री मो० दानिश, पुत्र श्री महताब खान

निवासी: 7 बी०एन० रोड उतरौला हाउस कैसरबाग लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2

DANISH



श्री राजेश कुमार गौतम, पुत्र श्री ओम प्रकाश

निवासी: ग्रीडगंज देवा रोड बाराबंकी

व्यवसाय: अन्य

Rachh

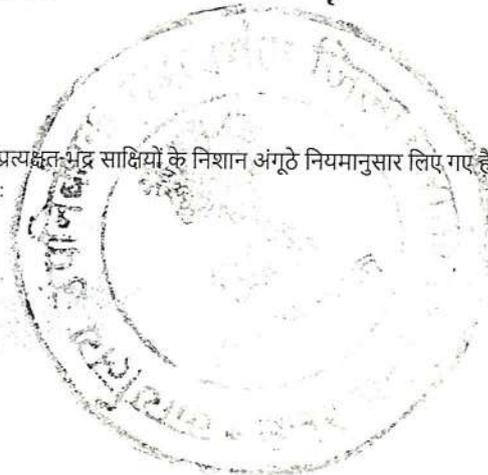


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार चौधरी
उप निबंधक: सदर
बाराबंकी

शंकर बहादुर सिंह
निबंधक लिपिक

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



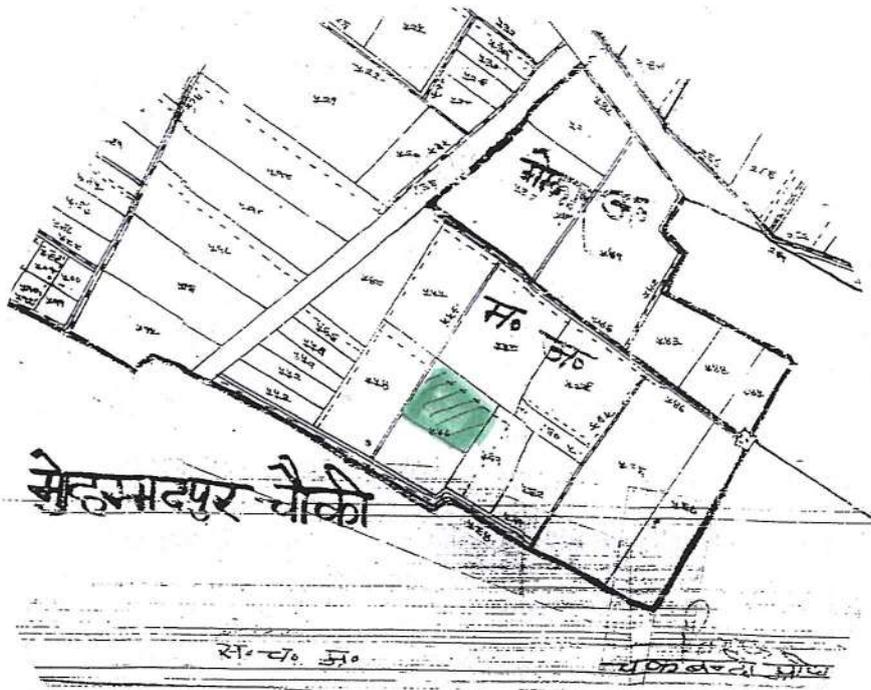
MAP

LAND SITUATED AT VILLAGE: KEWADI

KHASRA NO. : 557M

SELLER : PRADEEP KUMAR RAWAT

PURCHASERS : SHALIMAR CORP LIMITED and IMPERIAL GREEN INFRA ESTATES PVT LTD



SELLER

P. Kumar



PURCHASERS

Shalimar Corp Ltd.

M. Ch
Director

Imperial Green Infra Estates Pvt Ltd

W. P. S.
Authorized Signatory



आवेदन सं०: 201900898019530

बही संख्या 1 जिल्द संख्या 12496 के पृष्ठ 349 से 372 तक क्रमांक
14966 पर दिनांक 29/08/2019 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


धर्मेन्द्र कुमार चौधरी
उप निबंधक : सदर
बाराबंकी
29/08/2019



HDFC BANK

31/31, M.G.ROAD,HAZRAT GUNJ
LUCKNOW-226001,UTTAR PRADESH
RTGS / NEFT IFSC : HDFC0000078

Preferred

Weekly Holiday on SUNDAY

08052017

D D M M Y Y Y Y
Valid for 3 months only

Pay *Pradeep Kumar*

Or Bearer

या धारक को

Rupees रुपये *Fifty Lacs OMT*

अदा करें

₹ *50,00,000/-*

A/c No.

00788630000210

Brn: 0078 Pdt: 863

CA MAX

Payable at par through clearing/transfer at all branches of HDFC BANK LTD

For IMPERIAL GREEN INFRA ESTATES PVT LTD

Nared Chese

Authorised Signatories

Please sign above / कृपया यहाँ हस्ताक्षर करें

⑈000568⑈ 226240002⑈ 118551⑈ 29

HDFC BANK

31/31, M.G.ROAD,HAZRAT GUNJ
LUCKNOW-226001,UTTAR PRADESH
RTGS / NEFT IFSC : HDFC0000078

Preferred

Weekly Holiday on SUNDAY

08052017

D D M M Y Y Y Y
Valid for 3 months only

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