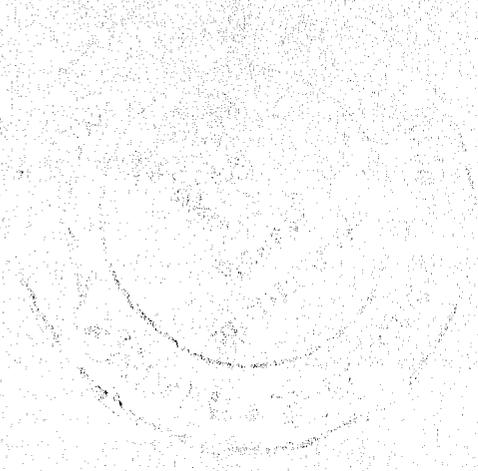


SECRET



SEP 19 1940

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2024068015040

आवेदन संख्या : 202400898012588

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2024-04-08 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम मोहम्मद सैफ खान

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 18530050 / 14026800.00

1. रजिस्ट्रीकरण शुल्क 185310
2. प्रतिलिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणी करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 185390

शुल्क वसूल करने का दिनांक 2024-04-08 00:00:00

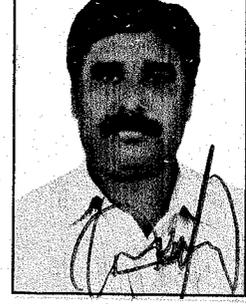
दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2024-04-08 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



- 2



SALE DEED

DATE OF EXECUTION : 21.03.2024

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAIION : ` 1,85,30,050/-

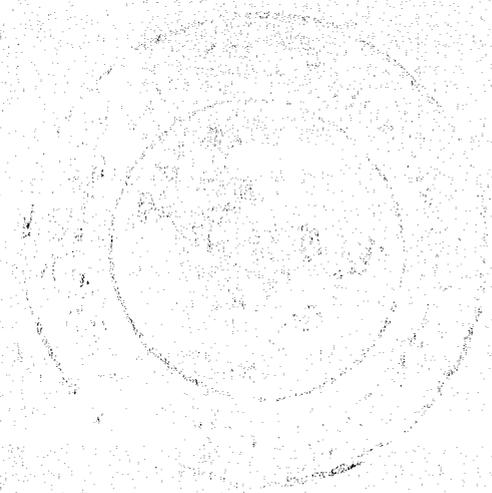
MARKET VALUE : ` 1,40,26,800/-

STAMP DUTY PAID : ` 9,26,5500/-

DETAILS OF INSTRUMENT IN SHORT

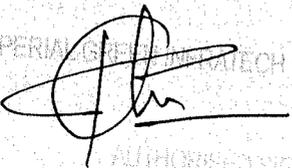
Ward/Pargana	:	Dewan
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No. 543
Type of Property	:	Residential Land
V-Code	:	1057 Page-134
Standard of measurement	:	Sq. Mt.
Area of land	:	3130 SqM.
Consideration/ Valuation	:	` 1,85,30,050/- 1.40,26,800/-
Stamp Duty	:	9,26,550/-

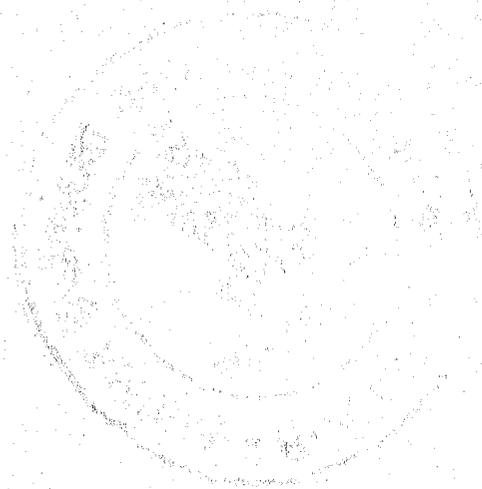
UNIVERSAL CORPORATION (BARABANKI) PVT. LTD.



Stamp Duty	: 9,26,550/-
No. of persons in First Part (1)	
IMPERIAL GREEN INFRATECH (P) LTD. (CIN No. U45400UP2012TTC050399, PAN : AACCI9406K), a company registered under the Companies Act, having its registered office at 534/27K-1K TatarpurAliganj, Lucknow U.P. 226024 through its Authorized Signatory Mohammad Saif Khan, (Aadhar No. xxxx xxxx 4132, Mob. No. 6386177696), son of Mohd. Arif Khan, Permanent & Present resident of 426/196, Dargah Hazrat Abbas Road, Wazeerbagh, Saadatganj, Lucknow	
No. of persons in Second Part (1)	
Details of Purchaser :	
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 its Director Mr. Kunal Seth son of Mr. Sanjay Seth Permanent & Present resident of 8/1,	

IMPERIAL GREEN INFRATECH PVT. LTD.
AUTHORIZED SIGNATORY





Vikramditya Marg, Hazratganj, Lucknow Authenticated
Power Of Attorney Mr. Anirudh kumar Nigam S/o Late
Sri H.P. Nigam R/o Naya 62, Puraiya Kheda Alamnagar
Lucknow (ADHAR No. xxxx xxxx 5542, PAN :
AADCS9234L Mo- 7887006066)

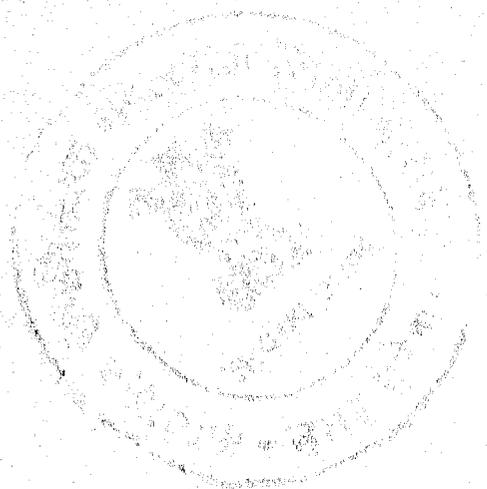
SALE DEED

THIS SALE DEED MADE ON this 22th Day of March,
2024 BY IMPERIAL GREEN INFRATECH (P) LTD.
(CIN No. U45400UP2012TTC050399, PAN :
AACCI9406K), a company registered under the
Companies Act, having its registered office at
534/27K-1K TatarpurAliganj, Lucknow U.P. 226024
through its Authorized Signatory Mohammad
Saif Khan, (Aadhar No. xxxx xxxx 4132, Mob. No.

IMPERIAL GREEN INFRATECH PVT. LTD.
AUTHORISED SIGNATORY







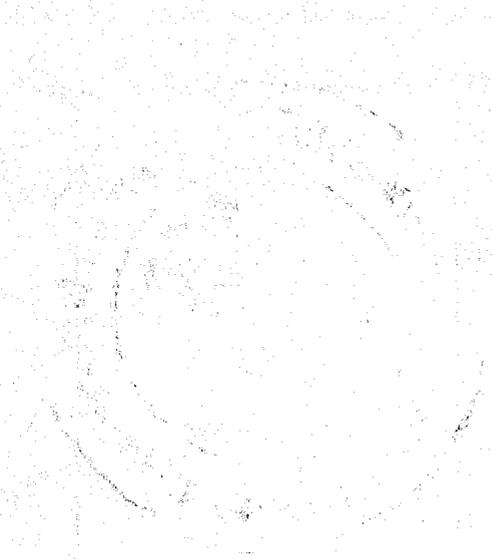
Tehsil-Nawabganj, District-Barabanki, total measuring 0.313 Hec., more specifically detailed in the schedule of property given at the foot of this deed (hereinafter referred to as the "**said property**"), having purchased the same from it's ex-owner Ram Kailash @ Kailash through the sale deed dated 05.02.2021 vide Book No. I, Jild No. 13812 at Pages 253 to 266 Serial No. 2936 registered on 06.02.2021 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 1,85,30,050/- only (Rupees One Crore Eighty Five Lakh Thirty Thousand and Fifty only).

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

1. Rs. 99,00,000/- only by Cheque No. 813025 drawn on SBI Gokhle Marg Lko.
2. 84,44,750/- only by Cheque No. 813026 drawn on SBI Gokhle Marg Lko.



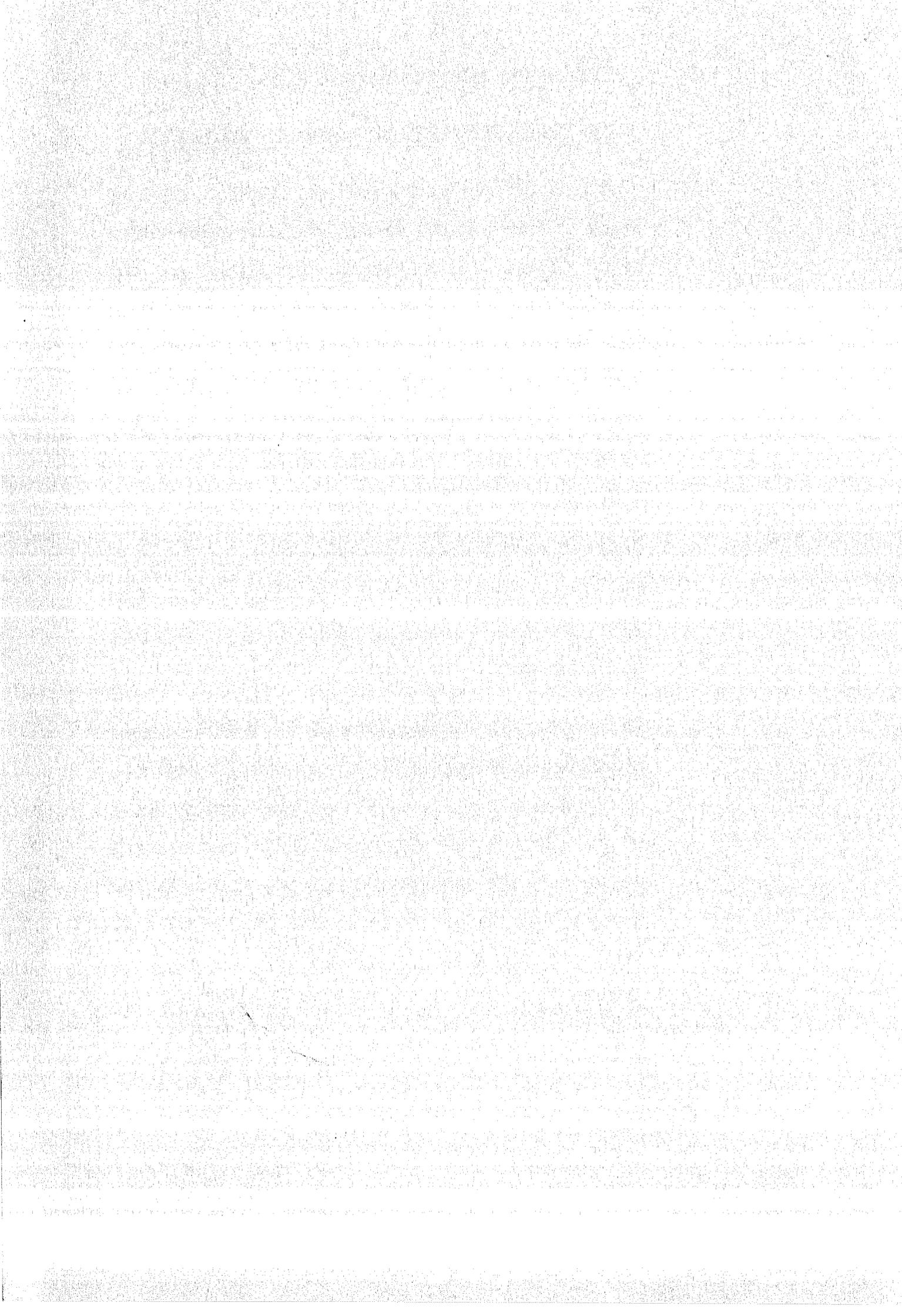


3. 1,85,300/-only deducted towards TDS.

NOW THIS SALE DEED WITNESSETH AS UNDER:-

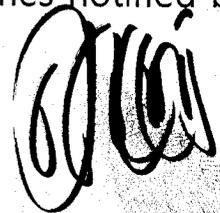
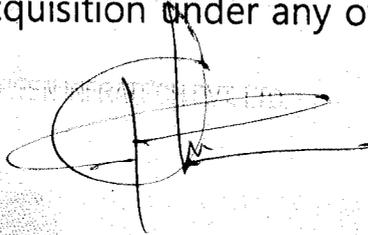
1. That having received the said consideration amount in the manner detailed above, the Seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess 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 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 0.313 Hectare 3130 Sqmt. the market value whereof for the purposes of Stamp duty as per rates fixed by Collector Barabanki @ Rs. 4500/- per sq.mtr. for first 1000 Sq. Mtr. comes to Rs. 45,00,000/- only For balance 2130 Sqmt. @ Rs. 4500/- per sq.mtr. -25% for first 2130 Sq. Mtr. comes to Rs. 71,89,000/- only thus the total valuation comes to Rs. 1,16,89,000/- +20%= 1,40,26,800/- only. the actual Sale Consideration is Rs. 1,85,30,050/- 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. 9,26,550/- is now being paid on this Sale Deed 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



आवेदन सं०: 202400898012588

विक्रय पत्र

पृष्ठी सं०: 1

रजिस्ट्रेशन सं०: 9886

वर्ष: 2024

प्रतिफल- 18530050 स्टाम्प शुल्क- 926550 बाजारी मूल्य - 14026800 पंजीकरण शुल्क - 185310 प्रतिलिपिकरण शुल्क - 80 योग : 185390

श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा०लि० द्वारा अधिकृत हस्ताक्षरी द्वारा
मोहम्मद सैफ खान अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री मो० आरिफ खान
व्यवसाय : व्यापार
निवासी: 426/196 दरगाह हजरत अब्बास रोड वजीरबाग सहैदतगंज लखनऊ उ०प्र०



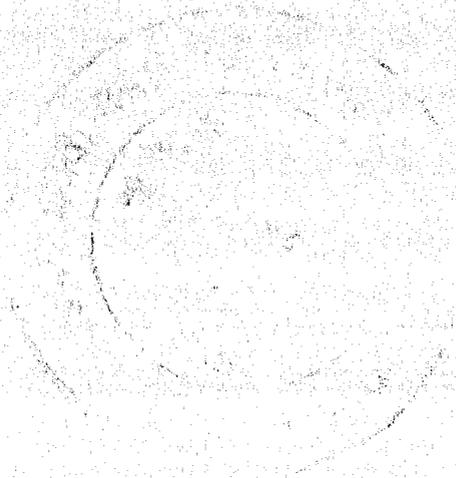
श्री, इम्पीरियल ग्रीन इन्फ्राटेक प्रा०लि० द्वारा अधिकृत मोहम्मद सैफ खान अधिकृत
हस्ताक्षरी द्वारा पदाधिकारी/ प्रतिनिधि
यह लेखपत्र इस कार्यालय में दिनांक 08/04/2024 एवं
11:12:04 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी
उप निबंधक :सदर
बाराबंकी
08/04/2024

वीना झा
निबंधक लिपिक
08/04/2024

प्रिंट करें



Housing Board or any other Authority till date.

6. That the parties are not members of the schedule caste/schedule tribe and that there is no impediment as against this transfer.
7. That the expressions "Seller" and the "Purchaser" hereinbefore use unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

SCHEDULE OF PROPERTY

Land Khasra No. 543, situated at Village-Kewadi, Pargana Dewan, Tehsil-Nawabganj, & District-Barabanki, measuring 0.313 Hectare = 3130 Sqmt and bounded as below:-

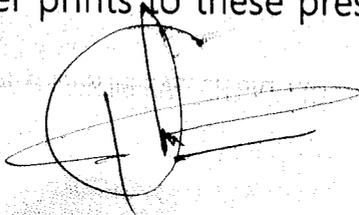
EAST : Gata No. 544

WEST: Gata No. 542 Chak Marg

NORTH : Sarhad Gram

SOUTH : Chak Marg Gata No. 546

IN WITNESS WHEREOF WE the above named seller and the purchaser have put our respective hands and finger prints to these presents on the date, month



बही सं०: 1

रजिस्ट्रेशन सं०: 9886

वर्ष: 2024

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

श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा०लि० द्वारा अधिकृत हस्ताक्षरी के
द्वारा मोहम्मद सैफ खान , पुत्र श्री सो० आरिफ खान
निवासी: 426/196 दरगाह हजरत अन्वास रोड बजीरबाग
सहादतगंज लखनऊ उ०प्र०
व्यवसाय: व्यापार
क्रेता: 1



श्री शालीमार कॉर्प लिमिटेड द्वारा डायरेक्टर श्री कुनाल सेठ के द्वारा
अनिरुद्ध कुमार निगम , पुत्र श्री स्व० एच०पी० निगम
निवासी: न्यू 62 पुरैया खेडा, आलमनगर लखनऊ
व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया । जिनकी पहचान
पहचानकर्ता : 1

श्री संजीव कुमार श्रीवास्तव , पुत्र श्री स्व० सतीश कुमार श्रीवास्तव
निवासी: आजाद नगर बाराबंकी
व्यवसाय: अन्य
पहचानकर्ता : 2



श्री मनीष कुमार , पुत्र श्री रमाकांत
निवासी: 10/3 डूडा कालोनी राजीव नगर खरीका तेलीबाग लखनऊ
व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

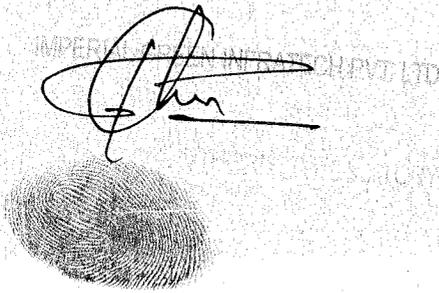
ने की । प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए
हैं ।
टिप्पणी

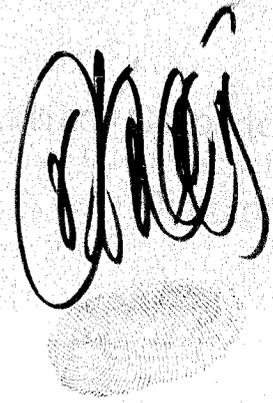
हरीश चतुर्वेदी
उप निबंधक : सदर
बाराबंकी
08/04/2024

वी०ए०
निबंधक लिपिक बाराबंकी
08/04/2024

प्रिंट करें

and year mentioned first above.

Handwritten signature and fingerprint.

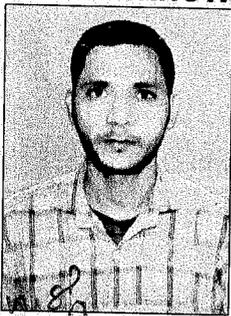
Handwritten signature and fingerprint.

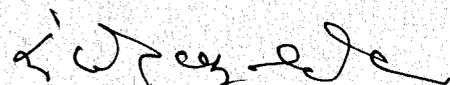
WITNESSES:-

1. Sanjeev Kumar Srivastava S/o Late Satish Kumar Srivastava Add- Azad Nagar Barabanki Adhar-XXXX XXXX 5747 Mo- 9005700700



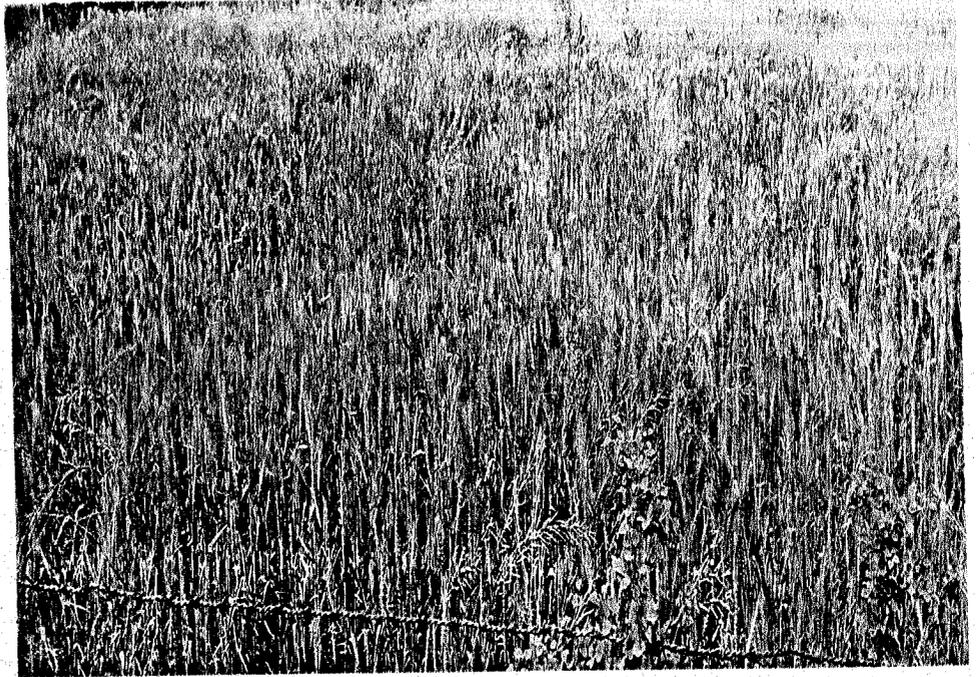
2. Manish Kumar S/o Ramakant Add- 10/3 Duda Colony Rajeev Nagar Kharaeeka Telibagh Lucknow Add- XXXX XXXX 1165 Mo- 9695060463

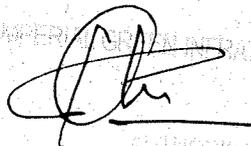


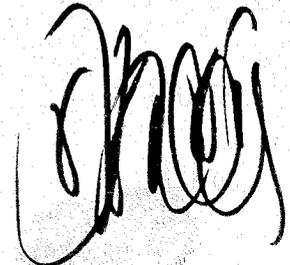

SANJEEV KUMAR SRIVASTAVA
(ADVOCATE)
HIGH COURT LUCKNOW
REG. NO. 9100/2011
MO-9005700700

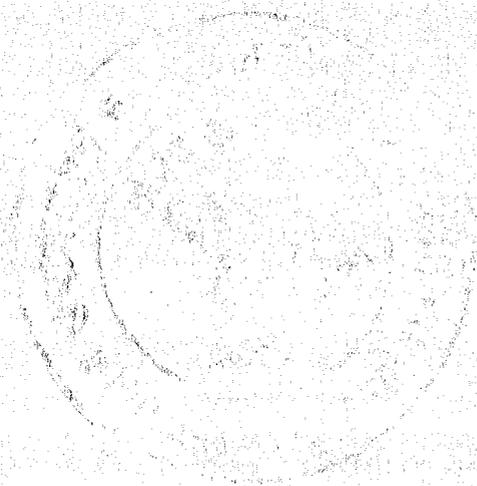


CHASPA PHOTO	
DETAIL OF PROPERTY	Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki
GATA NO.	543
SELLER	IMPERIAL GREEN INFRATECH PVT LTD
BUYER	SHALIMAR CORP LIMITED

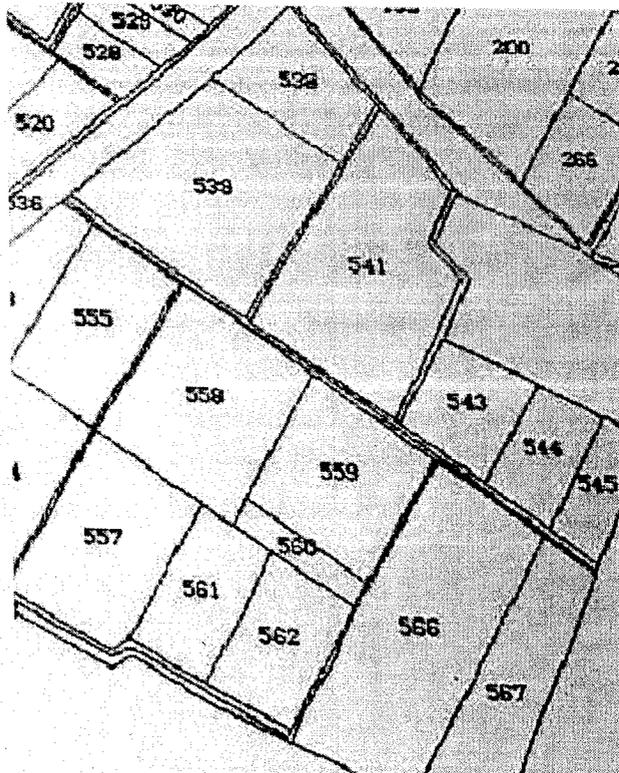



SELLER



PURCHASER



NAZRI MAP	
Detail of Property	Kewadi Village Pargana Dewan Tehsil Nawabganj District Barabanki
GATA NO.	543
SELLER	IMPERIAL GREEN INFRATECH PVT LTD
BUYER	SHALIMAR CORP LIMITED



SELLER



PURCHASER



आवेदन सं०: 202400898012588

बही संख्या 1 जिल्द संख्या 17433 के पृष्ठ 199 से 222 तक क्रमांक 9886 पर
दिनांक 08/04/2024 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी

उप निबंधक : सदर

बाराबंकी

08/04/2024

