

20261



INDIA NON JUDICIAL



Government of Uttar Pradesh

IN-UP36119697687098X



e-Stamp
14055/25

Certificate No. : IN-UP36119697687098X
 Certificate Issued Date : 13-May-2025 06:23 PM
 Account Reference : NEWIMPACC (SV)/ up14856204/ NAWABGANJ SADAR/ UP-BNK
 Unique Doc. Reference : SUBIN-UPUP1485620469433827938767X
 Purchased by : SHALIMAR CORP LIMITED
 Description of Document : Article 23 Conveyance
 Property Description : KHASRA NO-555 MIN AND 558 MIN, SITUATED IN VILL-KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
 Consideration Price (Rs.) :
 First Party : LIMELITE TRADECOM PRIVATE LIMITED
 Second Party : SHALIMAR CORP LIMITED
 Stamp Duty Paid By : SHALIMAR CORP LIMITED
 Stamp Duty Amount(Rs.) : 8,00,000
 (Eight Lakh only)



VERIFY BY



Please write or type below this line

LIMELITE TRADECOM PVT. LTD.
AUTHORISED SIGNATORY



Shalimar Corp Ltd.
Authorised Signatory



PF 0006791790

Statutory Alert:

- The authenticity of this Stamp certificate should be verified at www.sublet.in 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.
- The onus of checking the legitimacy is on the users of this certificate.
- In case of any discrepancy please inform the Competent Authority.

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भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2025068022295

आवेदन संख्या : 202500898018261

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

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार निगम

लेख का प्रकार विरूप्य पत्र

प्रतिफल की धनराशि 16000000 / 6970000.00

1. रजिस्ट्रीकरण शुल्क 160000
2. प्रतिनिपिकरण शुल्क 80
3. निरीक्षण या तलाश शुल्क
4. मुह्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

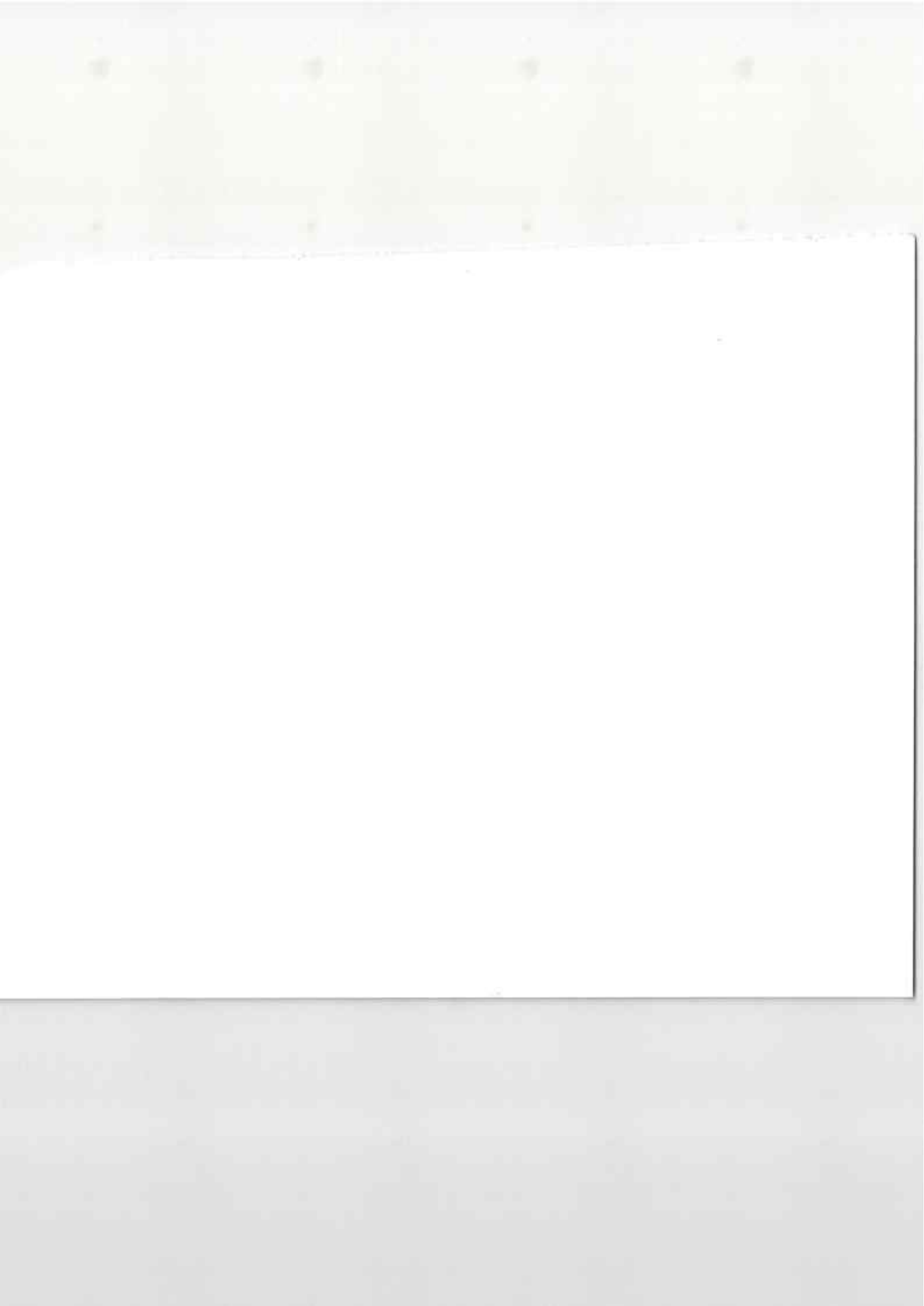
1 में 6 तक का योग 160080

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

दिनांक जब लेख प्रतिनिपि या तलाश

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर





SALE DEED

DATE OF EXECUTION : 16.05.2025

PLACE OF EXECUTION : Barabanki

SALE CONSIDERTAIION : 1,60,00,000/-

MARKET VALUE : RS 69,70,000/-

STAMP DUTY PAID : Rs. 8,00,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	:	Dewa
Mohalla/Village	:	Kewadi
Details of Property	:	Khasra No. 555 Min & 558 Min
Type of Property	:	Non-Agriculture Land
V-Code	:	1057 Page-134
Standard of measurement	:	SQ.MT.
Area of land	:	1625 SQ.MT.
Consideration/ Valuation	:	1,60,00,000/- 69,70,000/-
Stamp Duty	:	8,00,000/-

LIMELITE TRADESOM PVT.LTD.

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Shalimar Corp Ltd.

AUTHORISED SIGNATORY



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KARNATAKA GOVT

No. of persons in First Part (1)

LIMELITE TRADECOM PVT. LTD. a company incorporated under the companies Act 1956 having its registered office at 1st Floor, Gallant Landmark, Purdilpur, Bank Road Gorakhpur through its Authorized Signatory Vivek Pandey son of Sri Ram Sahai Pandey R/o C-1/190 Vishesh Khand Gomti Nagar, Lucknow (ADHAR No. XXXX XXXX 1487, PAN : AABCL4081A Mo- 9506011114) CIN-U51109UP2008PTC085877

No. of persons in Second Part (1)

Details of Purchaser :

Shalimar Corp Limited, (PAN : AADCS9234L) a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3 FF Safdarjung Enclave, South Delhi, Delhi and a Local Head office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Mr. Syed Anwar Mahmood Rizvi (Adhar-XXXX XXXX 5682 Mo-7408413316) S/o Syed Mahmood Ali Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow through its authenticated power of attorney holder Anirudh Kumar Nigam S/o Late Hanuman Prasad Nigam resident of Naya-62, puraiyya kheda, alam nagar lucknow. (Aadhar-XXXX XXXX 5542 Mo-7887006066), which power of attorney is duly registered at the office of Sub-registrar-V, Lucknow vide Bahi No. VI, Zild 2 at pages 309/316 at serial No. 14 dated 10.06.2024, which power of attorney is still effective and has not been revoked till date.

LIMELITE TRADECOM PVT.LTD.
AUTHORISED SIGNATORY



Shalimar Corp Ltd.
A. L. Rizvi
Authorized Signatory





[Handwritten signature]
SPECIAL AGENT IN CHARGE



SALE DEED

THIS SALE DEED MADE ON this 16th Day of May, 2025 BY **LIMELITE TRADECOM PVT. LTD.** a company incorporated under the companies Act 1956 having its registered office at 1st Floor, Gallant Landmark, Purdilpur, Bank Road Gorakhpur through its Authorised Signatory Vivek Pandey son of Sri Ram Sahai Pandey R/o C-1/190 Vishesh Khand Gomti Nagar, Lucknow (hereinafter referred to as the **SELLER**).

IN FAVOUR OF

Shalimar Corp Limited, a company incorporated under the provisions of Indian Companies Act 1956 having its registered office at A2/3 FF Safdarjung Enclave, South Delhi, Delhi and a Local Head office at 11TH Floor Shalimar Titanium Vibhuti Khand, Gomti Nagar, Lucknow through Authorized Signatory Mr. Syed Anwar Mahmood Rizvi S/o Syed Mahmood Ali Rizvi R/o 401/24Kha, Abdul Aziz Road, Mahmood Nagar, Lucknow through its authenticated power of attorney holder Anirudh Kumar Nigam S/o Late Hanuman Prasad Nigam resident of Naya-62, puraiyya kheda, alam nagar lucknow. which power of attorney is duly registered at the office of Sub-registrar-V, Lucknow vide Bahi No. VI, Zild 2 at pages 309/316 at serial No. 14 dated 10.06.2024, which power of attorney is still effective and has not been

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Authorized Signatory





UNITED STATES DEPARTMENT OF JUSTICE
NATIONAL BUREAU OF INVESTIGATION

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

WHEREAS the Seller is the owner of Land Khasra No. 555 Min Area 0.0320 Hect. and 558 Min Area 0.1305 Hect, situated at Village-Kewadi, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki,, more specifically detailed in the schedule of property given at the foot of this deed (hereinafter referred to as the "**said property**"), having purchased the same from it's ex-owner Rajesh Kumar Pandey through the sale deed dated 18.01.2025 vide Book No. I, Jild No. 18450 at Pages 37 to 58 Serial No. 1914 registered on 22.01.2025 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 1,60,00,000/- only (Rupees One Crore Sixty Lakh only).

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

1. Rs. 1,58,40,000/- (Rupees One Crore Fifty Eight Lakh Forty Thousand only) vide UTR No. SBINR52025051685664487 dated 16.05.2025

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INSTITUT ZA
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drawn on State Bank of India, Commercial Branch,
Lucknow.

2. Rs. 1,60,000/-only vide TDS Challan No. 15787
dated 14.05.2025.

**NOW THIS SALE DEED WITNESSETH AS
UNDER:-**

1. That having received the sale consideration amount in the manner detailed above, the Seller doth hereby sells, conveys and assigns absolutely to the purchaser the said property mentioned above & all that it has including all rights of easement and appurtenances attached thereto; TO HOLD and possess the same unto and use and enjoy the same as absolute owner thereof free of all encumbrances whatsoever.
2. That Seller has handed over the vacant possession of the property mentioned above to the purchaser with all it's rights and privileges so far held and enjoyed by the Seller.
3. That if any person claims through the Seller any right or privileges in respect of the property mentioned above, it shall be rendered illegal and void by virtue of the present sale deed and if the purchaser is deprived of the said property or any portion of the property mentioned above or any

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DR. J. S. SHARMA

DR. J. S. SHARMA

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 0.1625 Hectare 1625 SQ.MT. the market value where of khasra number 555 min Area 320 sq. mtr. though it is adjoining to khasra No-558 min in order to avoid any controversy the valuation & Rs 4500/- per sq. mtr. May be taken which works out to 4500/- X 320 = 14,40,000/- only

Gata No.	Total Area	Saleble Area
558min	0.1305 = 1305 SQ.MT.	0.1305
	1000 sq.mtr.X4500-00	45,00,000/-
	305sq.mtr.X4500-00-25%	10,29,375/-
	Total Sell Area 1305 SQ.MT Total Value	55,03,000/-

grand total of valuation of said property comes to Rs 69,70,000/- only. The actual Sale Consideration is Rs. 1,60,00,000/- As the Sale Consideration is higher than the Government Valuation so the stamp duty as 5% per the Government Ordinance No. S/V/K/N 5-6328/ 11-2008-500 (165) / 2007,

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भावेदन सं०: 202500898018261

विक्रय पत्र

ही सं०: 1

रजिस्ट्रेशन सं०: 14055

वर्ष: 2025

तिफल- 16000000 स्टाम्प शुल्क- 800000 बाजारी मूल्य - 6970000 पंजीकरण शुल्क - 160000 प्रतिलिपिकरण शुल्क - 80 योग: 160080

श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी सैयद अनवर महमूद रिज़वी द्वारा
अनिरुद्ध कुमार निगम प्रमाणीकृत मुख्तार,
पुत्र श्री स्व० हनुमान प्रसाद निगम
श्रवसाय : व्यापार
नेवासी: नया-62, पुरैया खेड़ा, आलम नगर लखनऊ

अनिरुद्ध कुमार निगम
प्रमाणीकृत मुख्तार



श्री. शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी सैयद
अनवर महमूद रिज़वी द्वारा
ये यह लेखपत्र इस कार्यालय में दिनांक 20/05/2025 एवं
12:27:25 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हरीश चतुर्वेदी,
उप निबंधक :सदर
बाराबंकी
20/05/2025
अमरेन्द्र कुमार,
निबंधक लिपिक
20/05/2025



प्रिंट करें

Lucknow dated 2nd January, 2009, of Rs. 8,00,000/- 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, Tube well on the said land. It is not situated on any Segment Road.

5. That the land hereby sold is not subject matter of any acquisition under any of the Schemes notified by Housing Board or any other Authority till date.
6. That the parties are not members of the schedule caste/schedule tribe and that there is no impediment as against this transfer.
7. That the 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. 555 Min Area 0.0320 Hect. And 558 Min Area 0.1305 Hect, situated at Village-Kewadi, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki, and bounded as below:-

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आवेदन सं०: 202500898018261

बही सं०: 1

रजिस्ट्रेशन सं०: 14055

वर्ष: 2025

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

श्री लाइमलाइट ट्रेडकॉम प्राइवेट लिमिटेड द्वारा अधिकृत हस्ताक्षरी विवेक पाण्डेय, पुत्र श्री
राम सहाय पाण्डेय

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

व्यवसाय: व्यापार

क्रेता: 1



श्री शालीमार कॉर्पो लिमिटेड द्वारा अधिकृत हस्ताक्षरी सैयद अनवर महमूद रिज़वी के द्वारा
अनिरुद्ध कुमार निगम, पुत्र श्री स्व० हनुमान प्रसाद निगम

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

व्यवसाय: व्यापार

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1

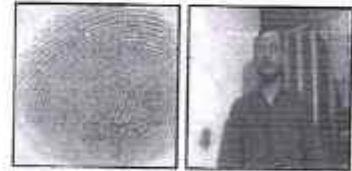


श्री मनीष कुमार, पुत्र श्री रामाकान्त

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

व्यवसाय: अन्य

पहचानकर्ता: 2



श्री संजीव कुमार श्रीवास्तव, पुत्र श्री स्व० सतीश कुमार श्रीवास्तव

निवासी: आजादनगर बाराबंकी

व्यवसाय: अन्य

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



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

Boundary of Khasra No- 555 Min

EAST : Khasra No- 558
WEST : Part of Khasra No- 555
NORTH : Chak Road
SOUTH : Khasra No- 554

Boundary of Khasra No- 558 Min


EAST : Part of Khasra No- 558
WEST : Khasra No- 555
NORTH : Chak Road
SOUTH : Khasra No- 557

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अमरेन्द्र कुमार .
निबंधक लिपिक बाराबंकी
20/05/2025

प्रिंट करें

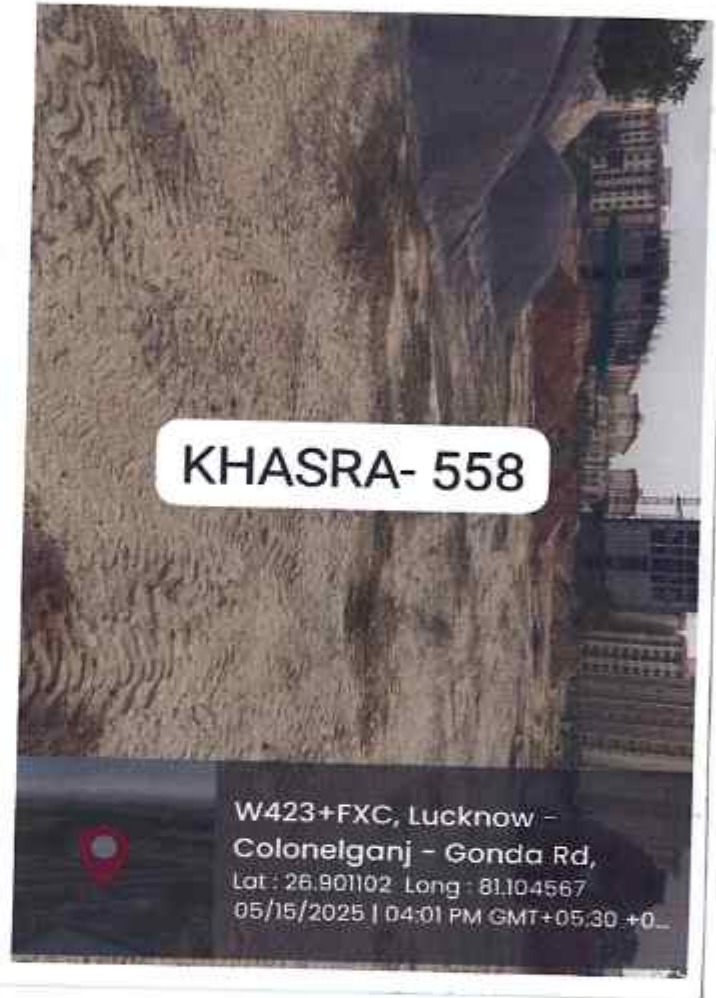


उत्तर प्रदेश विभाग, उत्तर प्रदेश

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CHASPA PHOTO



LIMELITE TRADECORPVT.LTD.

AUTHORISED SIGNATORY



Shalimar Corp Ltd.

AUTHORISED SIGNATORY





NAZRI NAKSHA



LIMELITE TRADECOMPY LTD.

AUTHORISED SIGNATORY



Shalimar Corp Ltd.

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आवेदन सं०: 202500898018261

ही संख्या 1 जिल्द संख्या 18897 के पृष्ठ 131 से 152 तक क्रमांक 14055 पर
देनांक 20/05/2025 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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



प्रिंट करें