18333

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP36124673633970X

e-Stamp

T 14057/25

AMBRISH KUMAR
ACC No.-UP14056204
LICENCE No. 186
TEHSIL-NAWABGANJ DIST. BARABANKI UP

Certificate No.	:	IN-UP36124673633970X
Certificate Issued Date	:	13-May-2025 06:27 PM
Account Reference	:	NEWIMPACC (SV)/ up14856204/ NAWABGANJ SADAR/ UP-BNK
Unique Doc. Reference	:	SUBIN-UPUP1485620469469274960552X
Purchased by	:	SHALIMAR CORP LIMITED
Description of Document	:	Article 23 Conveyance
Property Description	:	KHASRA NO-562 A MIN AND 557 MIN, SITUATED IN VILL-KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI
Consideration Price (Rs.)	:	
First Party	:	SMT MENKA SUREKA AND PUJA JALAN
Second Party	:	SHALIMAR CORP LIMITED
Stamp Duty Paid By	:	SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.)	:	26,75,000 (Twenty Six Lakh Seventy Five Thousand only)

VERIFY BY

उप निबन्धक, उपनि० नवाबगंज, बाराबंकी (उ०प्र०)

Please write or type below this line

Menka Sureka Puja Jalan

Shalimar Corp Ltd.

Authorised Signatory

PF 0006791791

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.

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर बाराबंकी क्रम 2025068022297

आवेदन संख्या : 202500898018451

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

प्रस्तुतकर्ता या प्रार्थी का नाम अनिरुद्ध कुमार निगम

लेख का प्रकार विक्रय पत्र

प्रतिफल की धनराशि 53500000 / 6842000.00

1 . रजिस्ट्रीकरण शुल्क 535000

2 . प्रतिलिपिकरण शुल्क 80

3 . निरीक्षण या तलाश शुल्क

4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

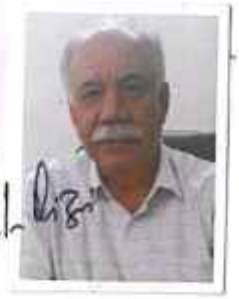
1 से 6 तक का योग 535080

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

दिनांक जब लेख प्रतिलिपि 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 CONSIDERTAION : 5,35,00,000/-

MARKET VALUE : RS 68,42,000/-

STAMP DUTY PAID : Rs. 26,75,000/-

DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana		Dewa
Mohalla/Village		Kewadi
Details of Property		Khasra No. 562A Min and 557 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		5,35,00,000/- 68,42,000/-

Shaliman Corp Ltd.
Authorised Signatory

Stamp Duty		26,75,000/-
No. of persons in First Part (2)		
(1) SMT. MENKA SUREKA (ADHAR-XXXX XXXX 8016 PAN- ANTPS3154K Mo- 9935144044) Wife of Sri Sandeep Sureka, Resident of Sureka Sadan, Ralganj Road, Gorakhpur UP present address 13, Avas Vikas Colony, Near Saraf Colony, Betiahata, Gorakhpur. **(2) SMT. PUJA JALAN (ADHAR-XXXX XXXX 9796 PAN- ADLPA0195N Mo- 9935510501) Wife of Sri Akash Jalan R/o Resident of 603 Saraf Residency, Betiyahata, Ward-33, Gorakhpur U.P.**		
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,**		

Shalimar Corp Ltd.
Authorised Signatory

Menka Sureka

Puja Jalan

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.

SALE DEED

THIS SALE DEED MADE ON this 16th Day of may, 2025 BY **(1) SMT. MENKA SUREKA Wife of Sri Sandeep Sureka, Resident of Sureka Sadan, Ralganj Road, Gorakhpur UP present address 13, Avas Vikas Colony, Near Saraf Colony, Betiahata, Gorakhpur and (2) SMT. PUJA JALAN Wife of Sri Akash Jalan Resident of 603 Saraf Residency, Betiyahata, Ward-33, Gorakhpur U.P.** (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

Shalimar Corp Ltd.
Authorised Signatory

Menka Sureka Puja Jalan

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

WHEREAS the Seller is the owner of Land Khasra No. 562A min Area 0.0206 Hect, And Khasra No. 557 min Area 0.1419 Hect, (Total Area 0.1625 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 Mr. Ankit Dixit through the sale deed dated 21.12.2022 vide Book No. I, Jild No. 15202 at Pages 127 to 150 Serial No. 12836

Shalimar Corp Ltd.
Authorised Signatory

Mahesvari Puja Jalan

registered on 17.06.2022 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 5,35,00,000/- only (Rupees Five Crore Thirty Five Lakh only).

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

1. Rs. 66,82,500/- only (Rupees Sixty Six Lakhs Eighty Two Thousand Five Hundred only) vide Chq. No. 538376 Drawn on SBI, Commercial Branch, Lucknow.
2. Rs. 99,00,000/- only (Rupees Ninety Nine Lkahs only) vide Chq. No. 538375 Drawn on SBI, Commercial Branch, Lucknow
3. Rs. 99,00,000/- only (Rupees Sixty Six Lakhs Eighty Two Thousand Five Hundred only) vide Chq. No. 538374 Drawn on SBI, Commercial Branch, Lucknow
4. Rs. 66,82,500/- only (Rupees Sixty Six Lakhs Eighty Two Thousand Five Hundred only) vide Chq. No. 538379 Drawn on SBI, Commercial Branch, Lucknow.

Shaliman Corp Ltd.
Authorised Signatory

5. Rs. 99,00,000/- only (Rupees Ninety Nine Lkahs only) vide Chq. No. 538378 Drawn on SBI, Commercial Branch, Lucknow
6. Rs. 99,00,000/- only (Rupees Sixty Six Lakhs Eighty Two Thousand Five Hundred only) vide Chq. No. 538377 Drawn on SBI, Commercial Branch, Lucknow
7. Rs. 5,35,000/- (Rupees Five Lakhs Thirty Five Thousand only) vide TDS Challan No. 06221 & Challan No. 05781 dated 15.05.2025.

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

Shalimar Corp Ltd.
Authorised Signatory

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 Khasra No- 562A min Area 0.0206 Hect = 206 Sq.Mt. the market value where of 9,27,000 And Khasra No- 557 min Area 0.1419 Hect = 1419 Sq.Mt

Gata No.	Total Area	Saleble Area
562A Min	0.0206 = 206 SQ.MT. X4500-00	9,27,000/-
557 Min	0.1419 = 1419 SQ.MT.	0.1419
	1000 sq.mtr.X4500-00	45,00,000/-
	419sq.mtr.X4500-00-25%	14,14,125/-
	Total Sell Area 1625 SQ.MT Total Value	68,41,125/-

grand total of valuation of said property comes to Rs 68,41,125&00= 68,42,000/- only. The actual Sale Consideration is Rs. 5,35,00,000/- As the Sale Consideration is higher than the Government Valuation

Mahisurch

Puja Jalan

Shalimar Corp Ltd.
Authorised Signatory

ावेदन सं०: 202500898018451

विक्रय पत्र

ही स०: 1 | रजिस्ट्रेशन स०: 14057 | वर्ष: 2025

तिफल- 53500000 स्टाम्प शुल्क- 2675000 बाजारी मूल्य - 6842000 पंजीकरण शुल्क - 535000 प्रतिलिपिकरण शुल्क - 80 योग : 535080

ी शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद अनवर महमूद रिज़वी द्वारा
अनिरुद्ध कुमार निगम प्रमाणीकृत मुख्तार,
ुत्र श्री स्वर्गीय हनुमान प्रसाद निगम
यवसाय : व्यापार
निवासी: नया-62, पुरैया खेड़ा, आलम नगर लखनऊ।

श्री. शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद अनवर महमूद रिज़वी द्वारा ने यह लेखपत्र इस कार्यालय में दिनाँक 20/05/2025 एवं 12:31:53 PM बजे निबंधन हेतु पेश किया।

अनिरुद्ध कुमार निगम
प्रमाणीकृत मुख्तार

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

अमरेन्द्र कुमार .
निबंधक लिपिक
20/05/2025

प्रिंट करें

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. 26,75,000/- 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, 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 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 said Land Section 80 Revenue Code Act 2006 dated 24.05.2024, Sub-District Magistrate (Nyaik) Barabanki, computerized case number T202441248013181 has been granted.
8. 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.

Shalimar Corp Ltd.
Authorised Signatory

Mahendra Pujy Jalan

आवेदन सं०: 202500898018451

बही स०: 1 रजिस्ट्रेशन स०: 14057 वर्ष: 2025

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

विक्रेता: 1

श्रीमती मेनका सुरेका, पत्नी श्री संदीप सुरेका

निवासी: सुरेका सदन, रालगंज रोड, गोरखपुर उ.प्र

व्यवसाय: गृहिणी


विक्रेता: 2

श्रीमती पूजा जालान, पत्नी श्री आकाश जालान

निवासी: 603 सराफ रेजीडेंसी, बेतियाहाता, वार्ड-33, गोरखपुर उ.प्र.

व्यवसाय: गृहिणी


क्रेता: 1

श्री शालीमार कॉर्प लिमिटेड द्वारा अधिकृत हस्ताक्षरी श्री सैयद अनवर महमूद रिज़वी के द्वारा अनिरुद्ध कुमार निगम, पुत्र श्री स्वर्गीय 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: आजाद नगर बाराबंकी

व्यवसाय: अन्य


SCHEDULE OF PROPERTY

Land Khasra No. 562A min Area 206 Sq. Mt. And Land Khasra No. 557 Min Area 1419 Sq. Mtr. Hect, situated at Village-Kewadi, Pargana-Dewa, Tehsil-Nawabganj, District-Barabanki, and bounded as below:-

Boundary of Khasra No- 557 Min

EAST	:	Part of Khasra No-557
WEST	:	Khasra No- 554 & Nali
NORTH	:	Khasra No-558
SOUTH	:	Nali

Boundary of Khasra No- 562A Min

EAST	:	Part of Khasra No-562
WEST	:	Khasra No- 561
NORTH	:	Khasra No- 560
SOUTH	:	Khasra No- 564 (Nali)

Shalimar Corp Ltd.
Authorised Signatory

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

ने की । प्रत्यक्षतःभद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है ।
टिप्पणी :

अमरेन्द्र कुमार .
निबंधक लिपिक बाराबंकी
20/05/2025

प्रिंट करें

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 and year mentioned first above.

SELLER

Shalimar Corp Ltd.
Authorised Signatory

WITNESSES:-

1- Manish Kumar S/o Ramakant

R/o 10/3 Duda Colony Rajeev Nagar

Khareeka Telibagh Lucknow

Aadhar-XXXX XXXX 1165 Mo- 6391500905

PURCHASER

2- Sanjeev Kumar Srivastava S/o Late Satish

Kumar Srivastava R/o Azad Nagar Barabanki

Aadhar-XXXX XXXX 5747 Mo- 9005700700

CHASPA PHOTO

Shalimar Corp Ltd.

Authorised Signatory

NAZRI NAKSHA

Shalimar Corp Ltd.
Authorised Signatory

Mukhopadhyay

Pujy Jaba

आवेदन सं०: 202500898018451

बही संख्या 1 जिल्द संख्या 18897 के पृष्ठ 169 से 192 तक क्रमांक 14057 पर
देनाँक 20/05/2025 को रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

प्रिंट करें