



सत्यमेव जयते

INDIA NON JUDICIAL  
Government of Uttar Pradesh



19/03/2020

e-Stamp

Certificate No. : IN-UP07510930346128S  
Certificate Issued Date : 19-Mar-2020 03:41 PM  
Account Reference : SHCIL (FI)/ upshcil01/ BARABANKI/ UP-BNK  
Unique Doc. Reference : SUBIN-UPUPSHCIL0108960536663669S  
Purchased by : IMPERIAL GREEN INFRATECH PVT LTD  
Description of Document : Article 31 Exchange of property  
Property Description : GATA NO-554 B AND ETC, SITUATED AT- KEWADI, PARGANA-DEWA, TEHSIL-NAWABGANJ, BARABANKI  
Consideration Price (Rs.) :  
First Party : IMPERIAL GREEN INFRA ESTATE PVT LTD  
Second Party : IMPERIAL GREEN INFRATECH PVT LTD  
Stamp Duty Paid By : IMPERIAL GREEN INFRATECH PVT LTD  
Stamp Duty Amount(Rs.) : 6,37,000  
(Six Lakh Thirty Seven Thousand only)



-----Please write or type below this line-----

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*Narender Thase*  
DIRECTOR

*HS*

DIRECTOR

RS 0002156433

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". 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.

LAUREL JUDICIAL

SHS



FOR OFFICIAL USE ONLY

151-2013



Valuation : Rs.1,27,31,880  
Paragna : Deva, Distt. Barabanki  
Stamp Duty : Rs. 6,37,000/-

**SHORT DESCRIPTION OF THE DEED OF EXCHANGE :-**

- |    |                     |   |                                   |
|----|---------------------|---|-----------------------------------|
| 1. | Type of land        | : | Residential                       |
| 2. | Paragna             | : | Deva, District-Barabanki          |
| 3. | Village             | : | Kevari,                           |
| 4. | Unit of Measurement | : | Hectare                           |
| 5. | Situation of Road   | : | 0-100 mtr. residential activities |
| 6. | Type of Propety     | : | Residential Land                  |
| 7. | Boring/ Well/Others | : | No                                |
| 8. | Circle rate         | : | Rs.4200 per sq meter              |

**Boundaries of Total Land Khasra No. 554B**

- |       |   |  |
|-------|---|--|
| East  | - | Remaining Land Khasra No. 554B               |
| West  | - | Remaining Land Khasra No. 548,549, 550 & 551 |
| North | - | Remaining Land Khasra No. 555                |
| South | - | Remaining Land Khasra No. 554B               |

**Boundaries Land Khasra No. 555M**

- |       |   |                               |
|-------|---|-------------------------------|
| East  | - | Remaining Land Khasra No. 555 |
| West  | - | Land Khasra No. 548           |
| North | - | Chakroad                      |
| South | - | Land Khasra No. 554B          |

**Boundaries Land Khasra No. 558M**

- |       |   |                               |
|-------|---|-------------------------------|
| East  | - | Remaining Land Khasra No. 558 |
| West  | - | Land Khasra No. 558           |
| North | - | Chakroad                      |
| South | - | Land Khasra No. 558           |

**Boundaries Land Khasra No. 562M**

- |       |   |                                |
|-------|---|--------------------------------|
| East  | - | Chakroad                       |
| West  | - | Remaining Land Khasra No. 562M |
| North | - | Land Khasra No. 560            |
| South | - | Chakroad                       |

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Shree

DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.

DIRECTOR



First Party	:	Second Party
<b>Imperial Green Infra Estates pvt ltd through director Syed Naved Shere son of Late Shri Syed Munawar Shere, resident of 3, Quinton Road, Lalbagh, Lucknow presently residing at H. No. 116, Paisar-2, Distt. Barabanki</b>  <b>Occ. Business</b> <b>Aadhar No. 3419 6814 1672</b> <b>CIN-U70102UP2012PTC052627</b> <b>PAN-AADC10396R</b> <b>Mob. 9415028682</b>		<b>Imperial Green Infratech Pvt.Ltd. through director Sri Abdul Saghir Siddiqui son of Abdul Rashid Siddiqui, resident of 534/27K-1K, Tatarpur, Aliganj, Lucknow.</b>  <b>Occ. Business</b> <b>Aadhar No. 9795 2501 7880</b> <b>CIN-U450400UP2012TTC050399</b> <b>PAN-AACCI9406K</b> <b>Mob. 9415778454</b>

### DEED OF EXCHANGE

THIS DEED OF Exchange is made on ..... the day of March 2020 between **Imperial Green Infra Estates pvt ltd through director Syed Naved Shere son of Late Shri Syed Munawar Shere, resident of 3, Quinton Road, Lalbagh, Lucknow. presently residing at H. No. 116, Paisar-2, Distt. Barabanki** (hereinafter referred to as '**the First Party**', which expression shall mean and include its legal representatives, administrators, successors, transferees etc.) of the One Part and **Imperial Green Infratech Pvt.Ltd. through director Sri Abdul Sageer Siddiqui son of Abdul Rashid Siddiqui, resident of 534/27K-1K, Tatarpur, Aliganj, Lucknow** which is the permanent and postal address of the Second Party (hereinafter referred to as '**the Second Party**', which expression shall mean and include his heirs, legal representatives, administrators, successors, transferees etc.) of the Other Part.

And Whereas first party is the owner and in possession of property hereby given in Schedule-(A) and second party is the owner and in possession of property hereby given in Schedule-(B).

AND WHEREAS both parties are agreed on the following terms and conditions:-

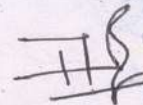
1. That First party is transferring his property mentioned in Schedule (A) to the second party in consideration of his property mentioned in Schedule (B).

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Shere

DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.



DIRECTOR

<p>Second Page</p> <p>Imperial Green Estates Pvt. Ltd.          Director          100, Park Road,          London, W. 1</p>	<p>First Page</p> <p>Imperial Green Estates Pvt. Ltd.          Director          100, Park Road,          London, W. 1</p>
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MEMORANDUM

The Board of Directors of Imperial Green Estates Pvt. Ltd. has considered the proposal of the Government of India for the acquisition of the shares of Imperial Green Estates Pvt. Ltd. and has resolved to accept the offer of the Government of India for the acquisition of the shares of Imperial Green Estates Pvt. Ltd. on the following terms and conditions:

1. The Government of India shall acquire the shares of Imperial Green Estates Pvt. Ltd. at the price of Rs. 100 per share.

2. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in cash.

3. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. within a period of six months from the date of the completion of the acquisition.

4. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in Indian Rupees.

5. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in full.

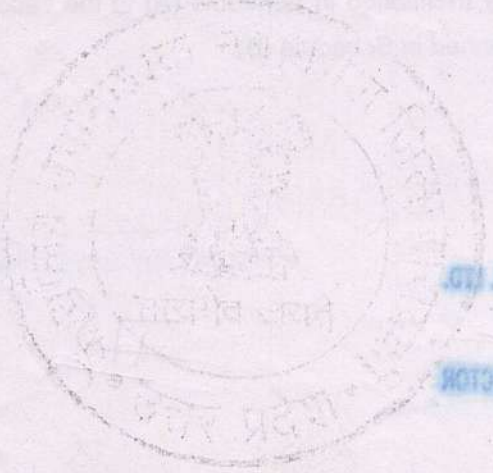
6. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in full.

7. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in full.

8. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in full.

9. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in full.

10. The Government of India shall pay the purchase price of the shares of Imperial Green Estates Pvt. Ltd. in full.



For IMPERIAL GREEN ESTATES PVT. LTD.  
 DIRECTOR

2. That since from today First party will become the owner of property mentioned in Schedule (B) likewise Second party will become the owner of property mentioned in Schedule (A).
3. That each party will have the right of the property owned by himself as his own property and nobody shall have objection.
4. That both the properties are free from all sorts of encumbrances and no stay order from any court on the any of property and no litigation are pending before any court of law.

**Description of Property Schedule (A)**

Village Kevadi, Pragana-Deva, Tehsil-Nawabganj, District Barabanki, is not situated on any road/kharajna and is 50 mtr. away from segment Road and the value of the said property is fixed by Collector as Rs. 4200 per sq meter and there is no Tree/Well/Boaring over the said land.

Khasra No.	Area in hectare	Area in meter
554B	0.1902	1902
555	0.2000	2000
<b>Area</b>	<b>0.3902 hectare</b>	<b>3902 sq meter</b>

As per the govt. norms the valuation of 1000 sq meter from the total of 3902 sq meter will be calculated as Rs.4200 x 1000 sq meter = Rs.42,00,000 and the remaining area i.e. 2902 sq meter will be calculated as Rs. 4200 x 2902 = Rs. 1,21,88,400 from which 30% will be reduced and the final value of the total land will come to be Rs. 85,31,880 + Rs 42,00,000 = **Rs.1,27,31,880/-**

**Boundaries of Total Land Khasra No. 554B**

East - Remaining Land Khasra No. 554B  
 West - Remaining Land Khasra No. 548,549, 550 & 551  
 North - Remaining Land Khasra No. 555  
 South - Remaining Land Khasra No. 554B

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

*Naved Ghose*  
 DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.

*[Handwritten Signature]*

DIRECTOR

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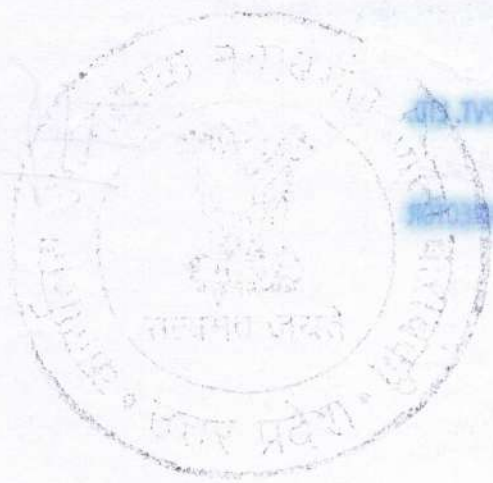
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Imperial Green Infra Estates Pvt. Ltd.

10/10/20

**Boundaries Land Khasra No. 555M**

East - Remaining Land Khasra No. 555  
West - Land Khasra No. 548  
North - Chakroad  
South - Land Khasra No. 554B

**Description of Property Schedule (B)**

Village Kevadi, Pragana-Deva, Tehsil-Nawabganj, District Barabanki, is not situated on any road/kharajna and is 50 mtr. away from segment Road and the value of the said property is fixed by Collector as Rs. 4200 per sq meter and there is no Tree/Well/Boaring over the said land.

Khasra No.	Area in hectare	Area in meter
558	0.0738	0738
562	0.3164	3164
<b>Total</b>	<b>0.3902 hectare</b>	<b>3902 sq meter</b>

As per the govt. norms the valuation of 1000 sq meter from the total of 3902 sq meter will be calculated as Rs.4200 x 1000 sq meter = Rs.42,00,000 and the remaining area i.e. 2902 sq meter will be calculated as Rs. 4200 x 2902 = Rs. 1,21,88,400 from which 30% will be reduced and the final value of the total land will come to be Rs. 85,31,880 + Rs 42,00,000 = Rs.1,27,31,880/-

**Boundaries Land Khasra No. 558M**

East - Remaining Land Khasra No. 558  
West - Land Khasra No. 558  
North - Chakroad  
South - Land Khasra No. 558

**Boundaries Land Khasra No. 562M**

East - Chakroad  
West - Remaining Land Khasra No. 562M  
North - Land Khasra No. 560  
South - Chakroad

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Ghose  
DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.

[Signature]

DIRECTOR

आवेदन सं०: 202000898009222

विनिमय विलेख

बही सं०: 1

रजिस्ट्रेशन सं०: 6514

वर्ष: 2020

प्रतिफल- 0 स्टाम्प शुल्क- 637000 बाजारी मूल्य - 12731880 पंजीकरण शुल्क - 127320 प्रतिलिपिकरण शुल्क - 60 योग : 127380

श्री ई०ग्री०इ०प्रा०लि०डा० अब्दुल सगीर सिद्दीकी,  
पुत्र श्री अब्दुल राशिद सिद्दीकी  
व्यवसाय : व्यापार  
निवासी: 33/27 के-1के, तातारपुर अलीगंज लखनऊ



ने यह लेखपत्र इस कार्यालय में दिनांक 18/06/2020 एवं 10:52:14 AM बजे  
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार चौधरी  
उप निबंधक :सदर  
बाराबंकी  
18/06/2020

शंकर बहादुर सिंह  
निबंधक लिपिक



FOR IMPERIAL GREEN WARRA ESTATES PVT. LTD.

That there is no terms are available which can effect on the value of the said property.

In witness whereby the said First Party and Second Party have signed and executed this Deed of Exchange, without any pressure, coercion or undue influence whatsoever, & put their hands to the contents of this Deed of Exchange & its Duplicate in presence of the following witnesses, on the day, month and year first above mentioned.

The above mentioned property is free from any dispute and any stay, trial from any court. The property is also not having any type of agreement with anyone. The property is not wakf.

No party is from schedule cast or schedule tribe and both the parties are Indian citizen.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Sheikh  
DIRECTOR

For IMPERIAL GREEN TECH PVT. LTD.



DIRECTOR

आवेदन सं०: 202000898009222

बही सं०: 1

रजिस्ट्रेशन सं०: 6514

वर्ष: 2020

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

प्रथम पक्ष: 1

श्री इम्पीरियल ग्रीन इन्फ्रा ईस्टेट प्रा०लि० द्वारा डायरेक्टर  
सैय्यद नावेद शेर, पुत्र श्री सैय्यद मुनौवर शेर

निवासी: 3 क्यूंटन रोड लालबाग लखनऊ वर्तमान पता 116  
पैसार-2 जिला बाराबंकी

व्यवसाय: अन्य

*Naved Shere*



द्वितीय पक्ष: 1

श्री ई०ग्री०इ०प्रा०लि०डा० अब्दुल सगीर सिद्दीकी, पुत्र श्री  
अब्दुल राशिद सिद्दीकी

निवासी: 534/27के-1के, तातारपुर अलीमंज लखनऊ

व्यवसाय: व्यापार

*Abdul Rasheed Siddiqui*



ने निष्पादन स्वीकार किया। जिनकी पहचान  
पहचानकर्ता : 1

श्री सैय्यद मसरूर शेर, पुत्र श्री स्व० सैय्यद मुनौवर शेर

निवासी: 3 क्यूंटन रोड लालबाग लखनऊ

व्यवसाय: अन्य

*Masroor Sher*



पहचानकर्ता : 2

श्री मोहम्मद नईम अहमद, पुत्र श्री स्व० अबू तैय्यब अहमद  
मिया

निवासी: 14 फिरंगी महल विक्टोरिया स्ट्रीट चौक लखनऊ

व्यवसाय: अन्य

*Mohammad Naim Ahmad*



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

धर्मेन्द्र कुमार चौधरी  
उप निबंधक : सदर  
बाराबंकी

शंकरम्बहादुर सिंह  
निबंधक लिपिक



That the Stamp Duty and expenses on the Registration of this Deed of Exchange are borne by the **SECOND PARTY**."

First Party

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Shere  
DIRECTOR

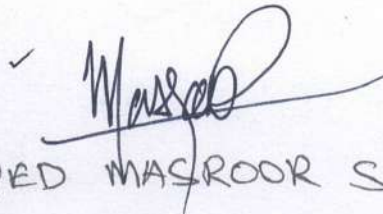
Second Party

For IMPERIAL GREEN INFRA TECH PVT. LTD.



DIRECTOR

Witnesses



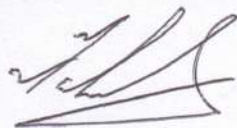
1 - SYED MASROOR SHERE

S/O LATE SYED MONAWAR SHERE

R/O 3, QUINTON ROAD, HALBAGH

LUCKNOW - 226001





2 - MOHAMMAD NAIERM AHMED

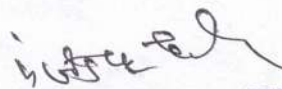
S/O LATE ABU TAYYAB AHMED MIAN

R/O K, FARANGI MAHAL, VICTORIA STREET

CHOWK - LUCKNOW - 226003

ADHAR No - 623893513187 ✓





SANJEEV KUMAR SRIVASTAVA  
Advocate

Reg. No. 9100/2011

9005700700

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For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

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Handwritten text, possibly a date or reference number.

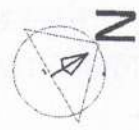
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AVASTAVA  
Advocate

11002500700



CANAL

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AFTER EXCHANGE  
SECOND PARTY LAND

AFTER EXCHANGE  
FIRST PARTY LAND

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

For IMPERIAL GREEN TECH PVT. LTD.

*Nared Ghose*  
DIRECTOR

*[Signature]*  
DIRECTOR

आवेदन सं०: 202000898009222

बही संख्या 1 जिल्द संख्या 13029 के पृष्ठ 15 से 30 तक क्रमांक 6514 पर दिनांक 18/06/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

धर्मेन्द्र कुमार चौधरी  
उप निबंधक : सदर  
बाराबंकी  
18/06/2020

