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Government of Uttar Pradesh

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Certificate No. : IN-UP83495865951062T  
 Certificate Issued Date : 11-Jun-2021 04:52 PM  
 Account Reference : SHCIL (FI) / upshcil01/ BARABANKI/ UP-BNK  
 Unique Doc. Reference : SUBIN-UPPUSHCIL01546071168868585T  
 Purchased by : SHALIMAR CORP LIMITED  
 Description of Document : Article 5 Agreement or Memorandum of an agreement  
 Property Description : KHASRA NO. 139M, 140M, 145M, 131M, 52M AND 53M SITUATED AT MOHAMMADPUR CHOWKI, PAR-DEWA, TEH-NAWABGANJ, BKK  
 Consideration Price (Rs.) :  
 First Party : ENGILA SHERE  
 Second Party : SHALIMAR CORP LIMITED  
 Stamp Duty Paid By : SHALIMAR CORP LIMITED  
 Stamp Duty Amount(Rs.) : 21,61,000  
 (Twenty One Lakh Sixty One Thousand only)

11



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Shalimar Corp Limited  
Authorized Signatory  
V. S. S.



Engila SHERE



KC 0004571510



Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) or using e-Stamp Mobile App of Stock Holding.
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.

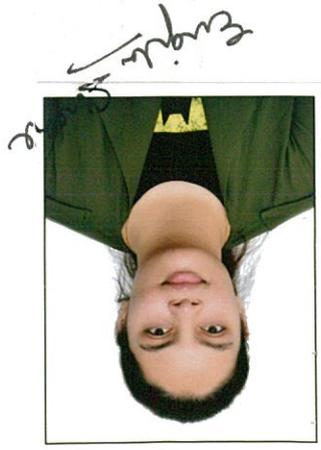
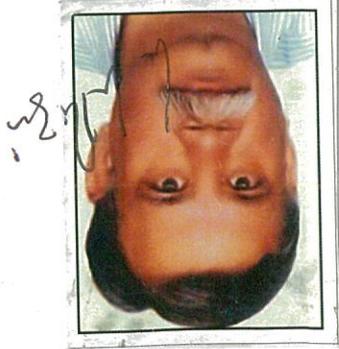
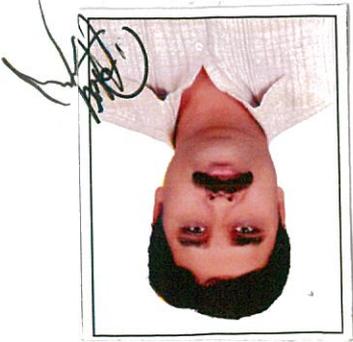


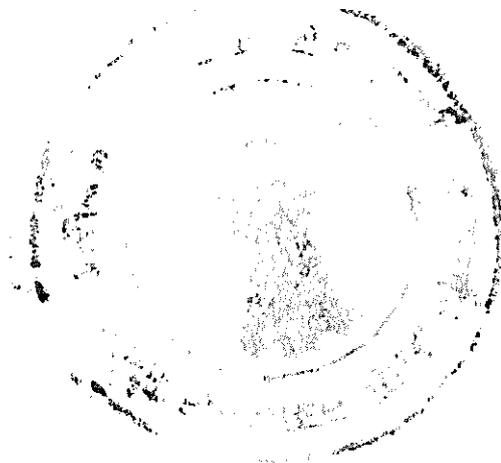
Shallmar Corp Limited  
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Engula Shree

Pargana/Ward	: Dewa
Village/Mohalla	: Mohammadpur Chowki
Details of property	: Khasra Nos. 139M, 140M, 145M 131M, 52M, 53M
Standard of measurement	: sq.mtr.
V-code	: 1183
Area of Property	: 1892.10
Valuation	: ₹ 3,08,65,000/-
Stamp duty	: ₹ 21,61,000/-

DETAILS OF INSTRUMENT IN SHORT





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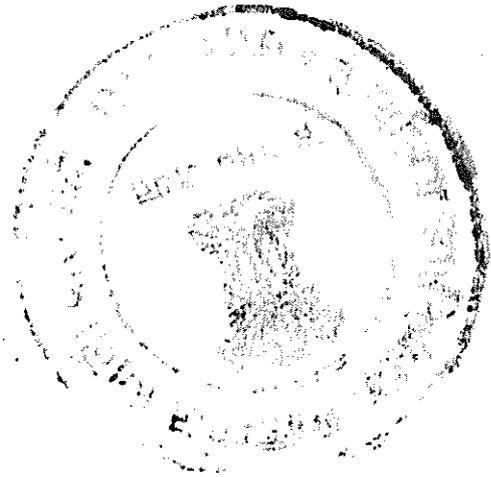
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Shalimar Corp Limited  
A.L. Rizvi



Englia Shere

No. of persons in First Part (1)	Details of FIRST PARTY :
Englia Shere (Aadhar- 8690 1280 2781, PAN- CHJPS7131J, Mobile- 8960111112) D/o Late Syed Sarosh Shere aged about 19 years, Permanent & Present resident of G-1390, Paisar Kothi, Nawab Ganj, Distt. Barabanki-225001.	No. of persons in Second Part (1)
Details of SECOND PARTY :	Shalimar Corp Limited (PAN-AADCS9234L) having its Corporate Office at 11 <sup>th</sup> Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow and registered office at 308, Tulsiyani Chambers, Nariman Point, Mumbai, a Company incorporated under the provision of Companies Act, 1956 through its Director/Authorised Signatory Syed Anwar Mahmood Rizvi (Aadhar- 5404 6976 5682, Mobile- 7408413316) s/o Syed Mahmood Ali Rizvi Permanent & Present resident of 401/24kha, Abdul Aziz Road, Mahmood Nagar, Lucknow-226003.



10-1-1

This Agreement is made this 12<sup>th</sup> day of June, 2021 by and BETWEEN

Engila Shere (Aadhar- 8690 1280 2781, PAN- CHJPS7131J, Mobile- 8960111112) D/o Late Syed Sarosh Shere aged about 19 years, Permanent & Present resident of G-1390, Paisar Kothi, Nawab Ganj, Distt. Barabanki-225001, hereinafter referred to as FIRST PARTY/OWNER.

AND

Shallimar Corp Limited (PAN- AADCS9234L) having its Corporate Office at 11<sup>th</sup> Floor, Shallimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow and registered office at 308, Tulsiani Chambers, Nariman Point, Mumbai, a Company incorporated under the provision of Companies Act, 1956 through its Director/Authorised Signatory Syed Anwar Mahmood Rizvi (Aadhar- 5404 6976 5682, Mobile- 7408413316) s/o Syed Mahmood All Rizvi Permanent & Present resident of 401/24kha, Abdul Aziz Road, Mahmood Nagar, Lucknow- 226003, hereinafter to be referred to as SECOND PARTY/DEVELOPER of the other Part.

WHEREAS the First Party/Owner is the exclusive owners in possession of land khasra No. 139M, 140M, 145M 131M, 52M, 53M situated at

## DEVELOPMENT AGREEMENT

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Engila Shere



Village Mohammaddpur Chowki, Pargana Dewa, Tehsil Nawabganj, Distt. Barabanki. (here-in-after "said property") having obtained the same through the Gift Deed dated 12.05.2010 duly registered in Book No.1, Jild No. 4440 at Pages 363 to 408 Serial No. 4178 in the office of Sub-Registrar, Nawabganj, Barabanki.

WHEREAS the First Party/Owner is getting the demised land developed into an affordable Residential Project according to plans and specifications provided therein.

WHEREAS the First Party and the Second Party negotiated with each other and the First Party/Owner has entrusted development of the demised land on the terms and conditions mutually agreed between them and stated hereinafter.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AS FOLLOWS:-**

1. That the First Party/Owner doth hereby declares and assures the Developer/Second Party that the First Party/Owner possess exclusive title and possession in respect of the demised land in its exclusive possession and status.

2. That the First Party/Owner and Developer/Second Party have entered into this Agreement purely on a principal basis and nothing stated herein shall be deemed to or construed as a partnership between Developer and Owners nor shall the Developer/Second Party and the First Party/Owners in any manner constitute an association of person(s).



*Engus Suresh*



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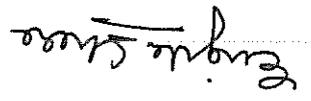
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Shallimar Corp Limited



3. The Owners/First Party assures the Developer/Second Party that the Owners/First Party has the absolute and free hold title over the demised land as mentioned here-in-before over which the proposed multi-storied building is to be constructed and further assures the Developer/Second Party that the Owners/First Party alone possess exclusive rights, title and interest therein and no other than the First Party/Owner has got any right title or interest or proprietary possession over the demised Property. The Owners/First Party assures the Developer/Second Party that the First Party alone is legally competent to enter into this agreement with the Developer/Second Party in respect of the demised Property as per terms and conditions mentioned herein.
4. That the First Party/Owner assures the Developer/Second Party that the First Party/Owner is fully seized and possessed of the demised Property free from any encumbrances attachment or defect in the title whatsoever and further shall continue and keep indemnified the Developer/Second Party in respect of only to extent of ownership & possession.
5. That all rates, taxes, charges due on the demised premises before the execution of this agreement shall be borne and paid by the First party/Owner.
6. That the First Party/Owner has assured the Developer/Second Party that the demised property is not subject matter in any acquisition of requisition under the Land Acquisition Act/Land

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8. It is agreed between the First Party/Owner and Second Party/Builder that the residential development of 1,892.10 sq. mtr. land will be done and that the area beyond the above, is

land is the subject matter of this agreement.

7. That as against the total area of 4852 sq.mtr. of land, the First Party/Owner has assured to the Builder/Second Party that the land measuring 52 sq.mtr. is left for road widening and an area measuring about 348 sq.mtr. is left for Green Belt, and an area measuring 667.80 sq.mtr. is left for Green Area of Project reducing the actual area to 3,784.20 sq.mtr. for residential development out of which only 1892.10 sq.mtr. land is the subject matter of this agreement.

7. Ceiling Act or under any other law for the time being enforced by the state Government or the Development Authority or any other statutory or other authorities. The First Party/Owner, that if at any time hereinafter it is discovered or found that the demised Property is subject to any charge or encumbrances or liability prior to the execution of this Deed or attributable to the First Party/Owner alone shall be responsible to perform such obligations and the Developer/Second Party shall be entitled to clear the same and recover the same along with the costs or other expenses from the First Party/Owner including with a right to recover it by selling or transferring proportionate usable area falling in the share of the First Party/Owner to the extent and in the manner so as to recover such amounts.



9. That the First Party/Owner and Developer/Second Party shall not sell, transfer, lease, construct on any part of this area of the land to any body else. The entire open area will be used as Internals Road & park, parking etc. by both owners & builders.

10. The name of the Project under this agreement shall be known as "SHERE'S SHALIMAR MANNAT".

11. The Project under this agreement shall be completed within 12 months with 6 months grace period starting from the execution of this agreement.

12. That the Owner/Second Party shall submit various plans or applications to the concerned Authorities for obtaining the requisite permissions, sanctions and approvals in accordance with the law after getting the same signed by the First Party/Owner. The First Party/Owner shall execute such documents as may be reasonably necessary in this regard. All expenses, charges etc. for preparation of plans submissions and passing by the authorities concerned shall be borne and paid by the Developer/Second Party.

13. That the building plans for the proposed buildings shall be got prepared by the Developer/Second Party through its architect in the name of the First Party/Owner in consultation with First Party/Owner. The architect shall be engaged by the Developer/ Second Party at its own costs. Such duly prepared plans under the signature of the First Party/Owner shall be

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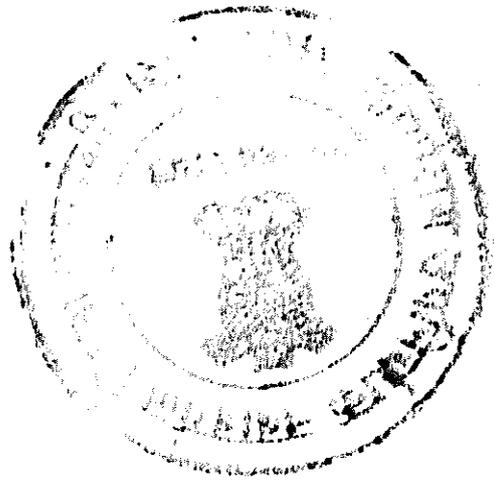
submitted before the Concern Authorities. The First Party/Owner shall sign all relevant document(s) including revised plan or plans for effecting such alterations, modifications and additions in the buildings so as to obtain its approval/sanction or compounding from the concerned Authority or other local authorities to achieve FAR/saleable area or whatsoever maximum the land and the authority permits in the entire land.

14. That the ultimate roof of the buildings shall always be reserved with Owners and Developer in their ratio shares of built up areas. For the purpose of achieving any further FAR, if permitted by law, it shall be purchased by the First Party and developed by the Developer on same ratio of ownership.

15. That the Developer/Second Party will develop and construct the residential and commercial buildings upon the demised Land in accordance with the plan or plans duly approved and signed by First Party/Owners and Developer/Second Party will develop the site, roads and parking area with its own resources and finances accordingly. The Developer/Second Party shall also be entitled to stock/store materials tools and machines required for construction on any part of the demised property during the construction and the First Party/Owners shall not create any obstructions, interruptions, hindrance or hindrances in the development and construction work/activity and completion of the project as per the terms of this agreement by the Developer/Second Party, its agents, workmen, Chowkidar etc. On the request of the

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*[Signature]*



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16. That the First Party/Owner shall have right to access the demised premises any time without any permission.

17. That the entire amount required for carrying out construction, development and completion of said project including the cost of transformer, lift, generator, water lifting pumps and charges and fees of the architect and all other statutory fees or charges or demands shall be met by Developer/Second Party only. The Owners shall not be responsible for any dues,

Developer/Second Party, the First Party/Owners will sign all the necessary papers documents plans, affidavits, petition etc. addressed to or to be submitted before the Development Authority, Nagar Nigam, Local Authority, Government or any other authority or U.P. Power Corporation Ltd. for the exclusive purposes of the carrying out work pursuant to this agreement through the Developer/Second Party through this agreement itself shall be deemed to possess the aforesaid powers under this Agreement and such power shall continue to vest upon him until the completion of the project so as to enable the Developer to effectually complete the said project under this Agreement. The Developer/Second Party will erect and complete the said building in all respect in good substantial and workman like manner as per approved plans. The Developer shall have right to make publicity of the Project at its own costs. If any change required in the map for construction can be done by the mutual consent of both the parties.



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20. That all persons, workers and labourers employed or engaged by the Second Party/Developer in the development and construction of the said Project shall be entirely under the control and supervision of the Developer / Second Party and shall always and at all times and for all purposes be deemed to be the responsibility of the Developer/ Second Party and the First Party/Owner shall have no liability or concern with them. All demands of the employees/workers/ labourers of the Developer/ Second Party shall be met by the Developer/ Second Party. Likewise, the Developer/Second Party alone

19. That the First Party/Owner and the Developer/Second Party and any of their transferees shall keep the interior &, walls, sewer, drains, pipes, and other fittings, fixtures, apurtenances, floor and ceiling etc. in their respective allocation in the Complex in good working condition and repair and in particular so as not to cause any damage to the building or any space or accommodation therein and shall keep the First Party/Owner or the Developer/Second Party and the other occupiers of the Complex as the case may be indemnified from and against the consequences of any breach.

18. That the First Party/Owner and the Developer/Second Party shall maintain their respective portions of the proposed Complex in good and subsisting condition and neither of them shall demolish or permit the demolition of all or any part thereof without the written consent of the other.  
fees charges, damages or demands in respect to any such charges or expenses whatsoever.



shall be responsible for all or any compensation or damages on account of accident either to any employee/worker/labourer of the Developer/ Second Party, shall under no circumstances be deemed to be the employer of the employees/workers/ labourers of the Developer/Second Party or any other party/parties working on said property. It is also clearly understood by and between the parties that the Developer/Second Party shall keep the First Party/Owner fully indemnified and harmless against any mishap or accident or against any claim or demand by any employee/worker/labourer engaged or employed by the Developer/ Second Party in the development and construction activity on said property by any contractor/petty contractor/or any other aggrieved party.

21. That after the construction is completed, the Developer/Second Party shall inform the allottees/nominees of their share and owner's share as well for the payment of corpus fund and advance maintenance for the maintenance of the common services and the common spaces of the project, within a stipulated time. The Second Party shall collect the advance maintenance charges and maintain common services and spaces of the complex through a professional agency for the initial period subject to maximum One year or till the formation of the Association by and amongst the residents of the complex positively within One year from the date of completion of the complex. After the formation of the association, the Developer/Second Party shall transfer the entire corpus fund or advance maintenance fund to the Association account with a condition that principal

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amount shall not be withdrawn from the corpus fund/advance maintenance account. Apart of this advance maintenance fund, the Second Party or the Association of Allottees as the case maybe shall and have the right to charge recurring monthly maintenance charges apart from one time maintenance fund to cover up the deficit of the actual amount spent on the maintenance and the amount of interest accrued through the interest on advance maintenance fund.

22. The original registered Sale Deed (Title Deed) relating to the demised property presently available with the First Party/Owner shall be handed over upon completion of project and the formation of the Owner-residents Society in view of the provision contained in the amended U.P. Flat Owners Act/Rules/Affordable Housing Policy.

23. That the parties in consideration of the development of the demised Property into project by the Developers/Second Party have agreed that the First Party/Owner and Developer/Second Party shall share the total covered area alongwith proportionate share of land inclusive of saleable areas stair cases and lobbies etc. of the said multi-storied building(s) of the Project and own/possess the rights in respect thereto in the following manner :-

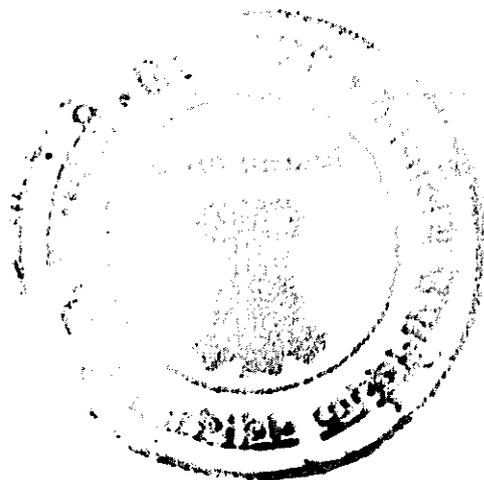
a) The Owner/First Party shall own and possess 17,888 Sq Ft. constructed/buildup area, which part shall be specifically allocated to the First Party/Owner. The First Party/Owner shall be entitled to book, sell,

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Signature





c) Similarly the Developer/Second Party shall own and possess balance constructed area and which balance area shall be the area specifically allocated to the Second Party Developer. The Second Party/Developer shall be entitled to book, sell, transfer its aforesaid covered areas of the Project receive consideration including advance(s) from the

b) That out of total constructed area measuring 17,888 Sq. ft. of the owner share, the builder have allocated measuring 14,150 sq. ft. Area in shape of Flats (as per Annexure-I attached here-in-after) and balance area of Owner share shall be allocated in future construction in Tower M & N to be constructed thereon.

transfer its aforesaid share in the covered areas of the Project, receive consideration including advance(s) from the prospective buyer(s)/allottee(s), transferee(s) and acknowledged the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done or executed by the First Party/Owner in respect of aforesaid constructed area shall be deemed to have been consented to, agreed and acknowledged by the Developer/Second Party in the supplementary deed.

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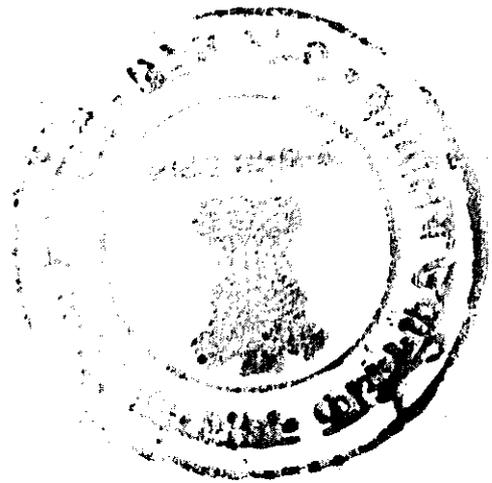


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e) The Second Party/Developer shall be entitled to raise its finances and generate funds so as to construct and complete the said Project by utilizing its aforesaid balance constructed area in the total covered area of the said Project by creating charge lien or mortgage etc. thereon while raising it from various sources financial institution Companies etc. However, it is clarified that the Second Party/Developer shall not create a fasten any liability financial or otherwise by creating charge etc. over or upon the aforesaid constructed area of the First Party/Owner in the covered area of the said Project. The First Party/Owner will mortgage the land to the financial institution against the loan

d) It is agreed between the First Party/Owner and Developer/Second Party the total parking area will be shared in the ratio of constructed area.

prospective buyer(s)/allottee(s), transferee(s) and acknowledged the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done or executed by the Developer/Second Party in respect of aforesaid shall be deemed to have been consented to, agreed and acknowledged by the First Party/Owner after completion of Owner's share to be decided in the supplementary deed.





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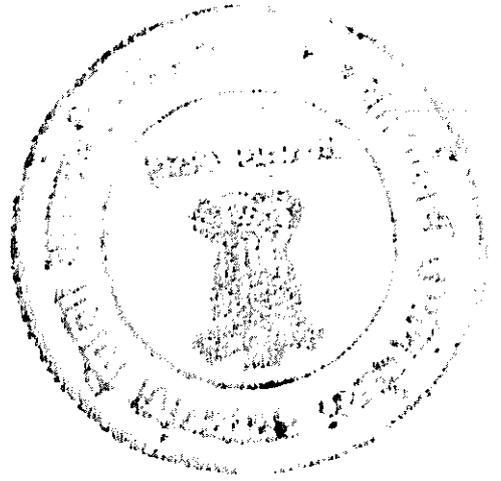
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h) The sale or transfer of the share of the First Party/Owner in the aforesaid covered area of the Project can be handled by the Developer/Second Party for the benefit of First Party/Owner but the First Party/Owner shall bear the selling expenses in

g) Before the start of construction, the aforesaid proportionate constructed areas of the First Party/Owner and Developer/Second Party shall also be demarcated in the drawings of the said project which will be evidenced by execution of Supplementary Agreement / exchange of letter, document or memorandum of understanding to be duly signed by both the parties and shall be deemed to be a part of this Deed.

f) It is specifically agreed between the parties that the proportionate area of the land and 17,888 sq. ft. constructed area of the Owners will be free from the mortgages & charges, repayments of the Construction Loan. Owners/First Party share free from all responsibilities and liabilities of the mortgages.

which will be used in the said project only. The mortgage documents for financial institution to be signed by the parties of the First Part/Owner for the Developer/Second Party constructed area.



respect thereto and shall reimburse or pay the same to the Developer/Second Party.

i) The Parties agree that a uniform rate for the sale or transfer of the covered area of the said Project shall be fixed by the First Party/Owner and Developer/Second Party by mutual consent for the effective and proper transfer of the covered area of the Project.

j) The entire costs of fire and electrical infrastructures in the Project under this agreement will be borne by the Developer/Second Party. However, the Developer/Second Party alone shall be entitled to recover the aforesaid entire costs of fire and electrical infrastructure from the transferees/buyers etc. of the covered areas of the Project including the transferees of the aforesaid share of the First Party/Owner.

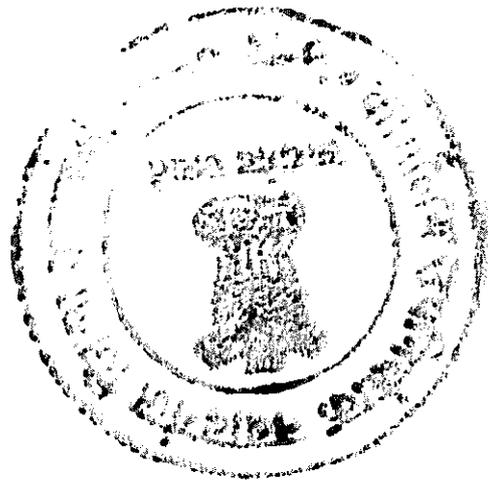
k) That in case covered area retained by First Party/Owner the cost of fire and electrical infrastructures shall be paid by the First Party/Owner to the Developer/Second Party at the time of the end of Project and before refund of the security.

l) The Parties of the First Part shall execute a Power of attorney in favour of Developer/Second Party for

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execution of documents including documents required for submission of maps, agreements etc.

24. That the Developer/Second Party and the First Party/Owner (including their heirs, assigns and transferees) shall not make any external changes of design or color etc. as to effect the front elevation of the building or its aesthetic beauty or integrated scheme.

25. That the authority of the Developer/Second Party to book/lease/mortgage or dispose off balance constructed area in the Project subject to the restrictions mentioned above cannot be cancelled or annulled by the First Party/Owner, if First Party/Owners share is constituted.

26. That it is further agreed that the completion of complex would mean :-

2) i) Completion of the entire R.C.C. structure of complete design as per seismic requirement and good quality brick work.

ii) Plastering, flooring and colouring of the building.

iii) All doors, windows, frames including painting etc.

iv) All internal and external electrical wiring including installation of transformer and



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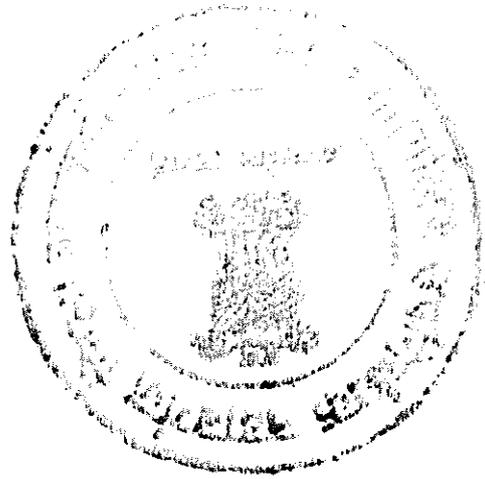


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28. That the First Party/Owner shall do all acts, deeds, matters and things, as is or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charge, encumbrance, alienate or part with the possession of the Plot or any part thereof or do anything which may contravene the terms of this Agreement for a period of 12 months which includes 6 months grace period.

27. That the Developer/Second Party agrees and undertakes to indemnify and keep harmless and indemnified the First Party/Owner against all or any claims, which may be made by any person during the course of Construction/Development and or in respect of provisional sale or dealings by the builders with third parties of the areas in the project building.

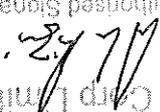
- 2) (x) Internal cabling for telephones, cable.
- (ix) Parking facility;
- viii) Stair case,
- 2) vii) Water arrangement.
- vi) Installation of fire fighting equipments, if required by law and lift
- 2) v) All internal plumbing work and drainage.
- generator for common services, sub-station as required by Power Corporation;

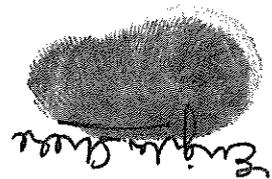


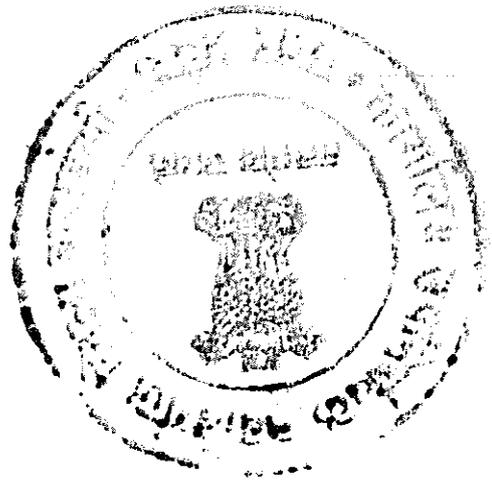
29. That in the event of any dispute or disputes arising between the party in terms of the agreement or otherwise in respect of the demised property, the development or the construction work in the demised property shall neither be stopped, obstructed or interfered with, in any manner whatsoever by the First Party/Owner and the Developer/Second Party shall continue to carry out the work of development and construction in the said project without any interruption or hindrances of any kind whatsoever from the First Party/Owner or its agent.

30. That as soon as the building is completed, Developer/Second Party shall give notice to the First Party/Owner requiring First Party/Owner to take possession of the First Party's/Owner's allocation in the Buildings and as all times thereafter, First Party/Owner and Developer/Second Party shall be respectively responsible for payment of all Municipal and Property taxes and other out going and imposition whatsoever hereinafter, for the sake of brevity collectively referred to as the said rates payable in respect of the respective allocations, the said rates basis to be apportioned pro rate with reference to the saleable Building(s) as a whole. All such taxes however, can be borne by the transferee(s) or nominee(s) of First Party/Owner and Developer/Second Party.

31. That subject to Clause No. 37 hereinafter appearing in this agreement, in no case the Developer/Second Party shall have the power to transfer in any manner whatsoever the share of

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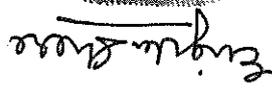
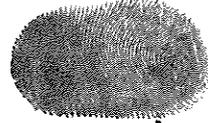


First Party/Owner in the proposed complex and similarly the First Party/Owner too shall have no right to transfer or interfere in the share of Developer/Second Party.

32. That the parties undertake not to do any act which may in any manner contravene the terms of this Agreement in respect of the above Property.

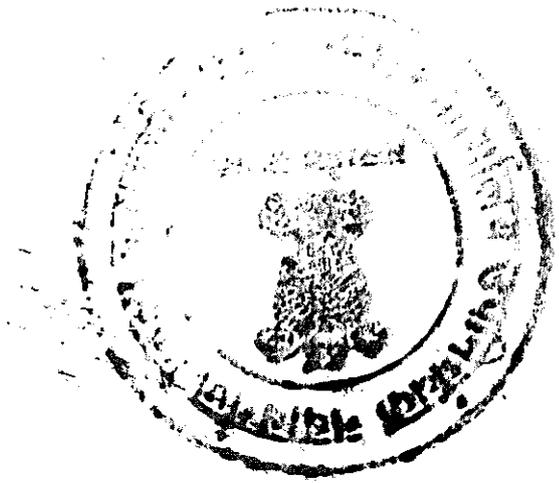
33. That it is hereby agreed by the First Party/Owner and the Developer/Second Party that they shall directly meet their taxation liability including G.S.T. and other fiscal liabilities as may be applicable to them under the provisions of law, personally and respectively.

34. That in case of any difference or disputes, construction or interpretation in relation to or regarding the terms of this Agreement, the same shall be mutually settled and short out by the parties themselves amicably. In case, the parties despite the efforts are unable to settle such dispute or differences as mentioned above, the parties mutually agree that the same shall be referred to the mutually agreed sole Arbitrator appoint by both the parties who shall decide the same and make an award in accordance with the provisions contained in the Arbitration and Conciliation Act, 1996 or such statutory law for the time being in force. Lucknow Courts alone will have jurisdiction in such matter and the parties mutually agree that the venue of such arbitration shall be at Lucknow.

  
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Shalimar Corp Limited  
Authorized Signatory  
M.K.G.







Authorized Signatory

Shallmar Corp Limited

*[Signature]*



*[Signature]*

38. That for maintenance of the complete project, a society of Owners of the flat/buildings shall be formed in which the First Party/Owner shall have right to represent actively in proportion to their rights in the buildup area.

37. That in case the security amount is not refunded by the First Party/Owner to the Developer/Second Party in the manner as agreed between parties herein above, then the second party shall have right to sell/adjust constructed area measuring 2,533 sq. ft. of the First Party/Owner's area out of total 17,888 sq. ft. constructed area after a notice period of Two months.

36. That the Developer/Second Party has deposited a sum of Rs.83,39,143.31/- (Rupees Eighty Three Lacs Thirty Nine Thousand One Hundred Forty Three & Paisa Thirty One Only) as interest free refundable security with the First Party/Owner which shall be refundable by the First Party/Owner to the Developer/Second Party at the time of possession.

35. That it is agreed that the terms of this Agreement can be amended or modified by way of supplementary Deed (s) to be part of this basic agreement.



39. That the Developer/Second Party have agreed to bear the expenses and charges for stamp duty of this agreement exclusively.

40. The Parties have acted voluntarily mutually agreed and understood the terms of this Agreement and are executing it without any pressure force or undue influence of any kind whatsoever.

#### 41. Valuations of Property

That the subject matter of this agreement is the land measuring 1,892.10 sq.mtr. (20,366.54 sq.ft.) situated in Village Mohammadpur Chowki, valuation whereof as per rates notified by Collector Barabanki @ Rs. 19,000/- per sq.mtr., (V-Code 1183) for the first 1000 sq.mtr. @ 19,000 comes to Rs. 1,90,00,000/ and for balance 892.10 sq.mtr. reduced by 30% @ Rs. 13,300/- comes to Rs. 1,18,64,930/- total Rs. 3,08,64,930/- only say Rs. 3,08,65,000/- only. As on date there is no construction, trees, tubewell etc. on the said land. Hence stamp duty of Rs. 21,61,000/- only is being paid on this instrument. It is not situated on National Highway/Any Notified Road.

42. That the expressions "Owner/First Party" and the "Developer/Second Party" herein before used under this agreement unless repugnant to the context mean and shall always mean and include their respective heirs, successors, legal representatives and assigns.

Shallmar Corp Limited  
Authorized Signatory  
M.L.S.



Zurina Anwar





43. That this deed shall be presented for registration by Mr. Anirudh Kumar Nigam son of Late Hanuman Prasad Nigam the authenticated power of attorney holder which power of attorney is duly registered in the office of Sub-Registrar-V, Lucknow Vide Book No.6, Jild No.2 at Pages 105 to 124 Serial No.2 on 16.02.2016 and has not been revoked till date.

**SCHEDULE OF PROPERTY**

Plot of Land forming part of Khasra Nos. 139M, 140M, 145M 131M, 52M, 53M situated at Village Mohammadpur Chowki, Pargana Dewa Tehsil Nawabganj Distt. Barabanki measuring about 1,892.10 sq.mtr. residential land bounded as below:-

**BOUNDARIES OF KHASRA NOS.:-**

Khasra No.	East	West	North	South
145M	Faizabad Road	Khasra No.139M	145M	145M
139M	Khasra No.145M	Khasra No.140M	Khasra No.139M	Khasra No.139M
140M	Khasra No.139M	Chak Road	Khasra No.140	Khasra No.140
131M	Khasra No.131M	Khasra No.57	Chak Road	Khasra No.130
52M	Khasra No.52M	Khasra No.53	Chak Road	Chak Road
53M	Khasra No.52M	Khasra No.53M	Chak Road	Chak Road

Authorized Signatory

Shalimar Corp Limited

Engin Shree

विक्रम अणुवैद्य विवेक (बिस्व)

वर्षी सं.: 1

रजिस्ट्रेशन सं.: 10817

वर्ष: 2021

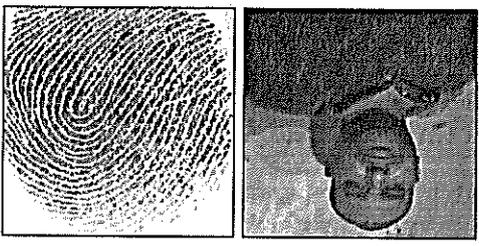
प्रतिकल - 0 स्टाफ् शुल्क - 2161000 बाजारी मूल् - 30865000 पंजीकरण शुल्क - 308650 प्रालिनिपकरण शुल्क - 140 याग - 308790

श्री शालीमार कर्पूद लिमिटेड द्वारा निदेशक सकेपद अनवर महमूद खिवाँ द्वारा  
अनुरूढ निगम प्रमाणीकृत मुखार,  
पुत्र श्री खं एच पी निगम  
उपस्थाप : नीकरी  
निवासी: नया-62, पुरइयाखेडा, लखनऊ

*(Handwritten signature)*

श्री, शालीमार कर्पूद लिमिटेड द्वारा निदेशक सकेपद अनवर महमूद खिवाँ द्वारा  
अनुरूढ निगम प्रमाणीकृत मुखार

ने यह लेखकन देस कापालम में दिनांक 19/06/2021 एव  
11:49:47 AM बजे  
निबधन हेतु पेश किया।



रजिस्ट्रिकरण अधिकारी के हस्ताक्षर  
धर्मसुखमार चौधरी  
उप निबंधक : सहर  
बायबकी  
19/06/2021  
दीना झा,  
निबंधक लिपिक



IN WITNESS WHEREOF, the parties after having understood the terms of this Deed being mentally alert and having acted voluntarily, have put their respective signatures unto this Agreement on the date, month, year first written above

WITNESSES

*Feridoon Shere*

1- (Syed Feridoon Shere)

s/o Late Syed Munawar Shere  
r/o H.No.3, Quinton Road,  
Nishat Hospital, Lalbagh,  
Lucknow.  
Aadhar- 9085 4027 7678  
Mobile- 9161111102

*Ahish*

2- (Ashish Kumar Gautam)

s/o Sri Pooran Lal Gautam  
r/o C/155, Dewa Road,  
Gandhi Nagar, Same Kuwa,  
Nawabganj, Barabanki.  
Aadhar- 2673 5021 9398  
Mobile- 8858786643

Shalimar Corp Limited

Authorized

OWNERS/FIRST PARTY.

*Engulv Shere*

DEVELOPER/SECOND PARTY

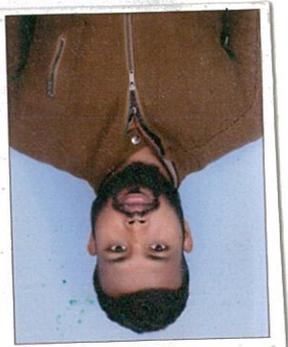
(JAGDEEP S. LAMBA)  
Civil Court, Lucknow

Typed By:

Advocate  
Civil Court, Lucknow.  
Mob. No. 9452296917  
Regn. No. 1320/1972

Drafted By:

*Komolokar*





**ANNEXURE-I**

**DETAILS OF FLATS (OWNER SHARE) IN SHAPE OF FLATS**

S. NO.	TOWER	CATEGORY	UNIT NO.	AREA IN SQ. FT.
1	Tower-A1	2BHK	203	990
2	Tower-A1	2BHK	502	990
3	Tower-A4	2BHK	603	990
4	Tower-B3	3BHK	504	1225
5	Tower-C3	3BHK	503	1225
6	Tower-D1	3BHK	202	1225
7	Tower-E2	3BHK	603	1225
8	Tower-E3	3BHK	204	1225
9	Tower-F2	3BHK	501	1225
10	Tower-G3	3BHK	503	1225
11	Tower-G3	3BHK	101	1225
12	Tower-K3	3BHK	401	1380
<b>TOTAL</b>				<b>14,150</b>

OWNERS/FIRST PARTY

*Eng. S. S. Srinivas*



DEVELOPER/SECOND PARTY

Authorized Signatory

Shekhar Corp Limited

*S. S. Srinivas*



वही सं: 1 रजिस्ट्रेशन सं: 10817 वर्ष: 2021

निष्ठादान लेखपत्र वाद सुनने व समझने मजमुन व प्राय धनराशि रू प्रलेखनसार उक्त

विक्रम: 1

सुश्री इलिजा शेर, पुत्री श्री सैयद सरोया शेर

निवासी: वी-1390, पेसर कोठी, बाराबंकी, उ०प्र०-225001

अवसाय: अध्यापन

कैला: 1

श्री शालीमार कर्प लिमिटेड द्वारा निदेशक सहेयद अनवर महमूद शिवाजी के द्वारा अनिच्छा निगम, पुत्र श्री खेम एच पी निगम

निवासी: नया-62, पुरइयाखेड़ा, लखनऊ

अवसाय: नौकरी

ने निष्ठादान स्वीकार किया ! निनकी पहचान

पहचानकर्ता : 1

श्री सैयद फरीदुन शेर, पुत्र श्री खेम सैयद मुनवर शेर

निवासी: मकान सं-3, छिदन रोड, लखनऊ

अवसाय: व्यापार

Handwritten signature

पहचानकर्ता : 2

श्री आशीष कुमार गौतम, पुत्र श्री पूरण लाल गौतम

निवासी: सी/155, देवा रोड, गाँधी नगर, नवाबगंज, बाराबंकी

अवसाय: नौकरी



ने की। प्रस्तावने कि साक्षियों के निष्ठादान अर्थात् निष्ठादानसार लिए गए

रजिस्ट्रेशन और अधिकारी को हस्ताक्षर

धर्मरू के मार चौधरी

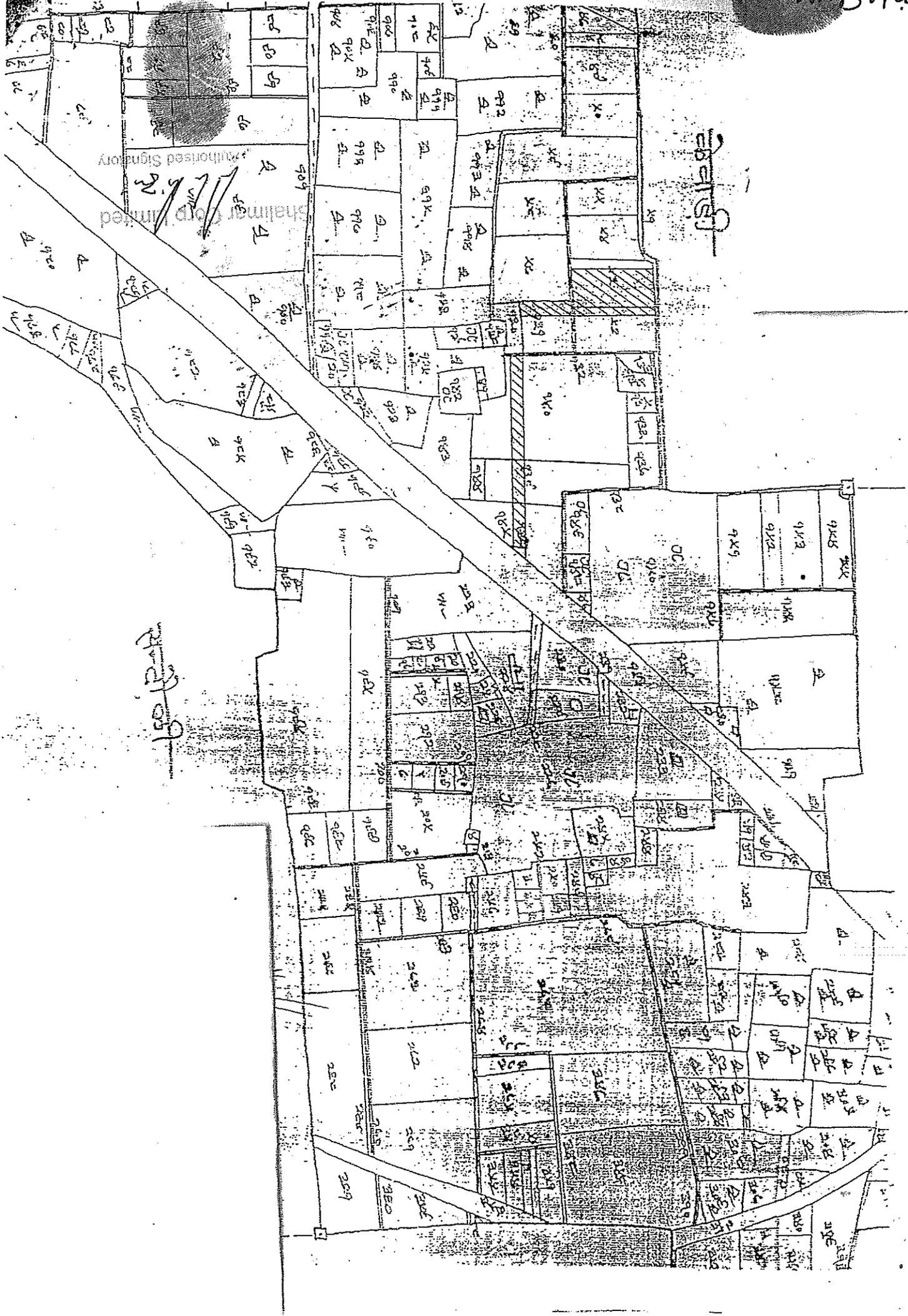
उप निबंधक : सदर

बाराबंकी

निबंधक लिपिक



Engineering



Authorised Signatory  
Shalimar Corp Limited

26/1/21

26/1/21



श्रीमान् कुमार चौधरी  
उप निबंधक : सदर  
बाराबंकी  
19/06/2021

राजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बही संख्या 1 लिस्ट संख्या 14123 के पृष्ठ 313 से 366 तक क्रमांक  
10817 पर दिनांक 19/06/2021 को राजिस्ट्रीकृत किया गया।

आवदन सं०: 202100898013712