

T 16425/15

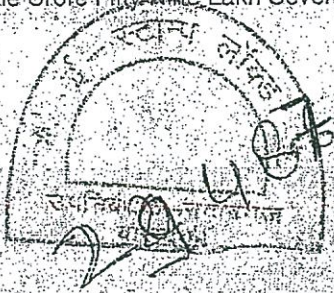
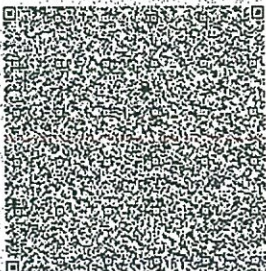


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP01271202402647N
Certificate Issued Date : 31-Jul-2015 03:51 PM
Account Reference : SHCIL (FI)/upshcil01/ BARABANKI/ UP-BNK
Unique Doc. Reference : SUBIN-UPUPSHCIL0101529456697087N
Purchased by : SHALIMAR CORP LIMITED
Description of Document : Article 5 Agreement or Memorandum of an agreement
Property Description : KHASRA NO-
105,110 TO 119,121,123 TO 128 121,139 TO 144,52,53,55,59,54A,54B
AT VILL-MOHAMMADPUR CHOWKI,BBK.
Consideration Price (Rs.) : 0
(Zero)
First Party : SYED NAVED SHERE S O SYED MONAWAR SHERE AND
OTHERS
Second Party : SHALIMAR CORP LIMITED
Stamp Duty Paid By : SHALIMAR CORP LIMITED
Stamp Duty Amount(Rs.) : 1,59,71,000
(One Crore Fifty Nine Lakh Seventy One Thousand only)



Shalimar Corp Ltd.

Director

Please write or type below this line

Naved Shere

Shalimar

Farid Shere

Monwar

Farid Shere

Shalimar

Naved Shere

DIRECTOR 0001955432

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details or, if this Certificate is not 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.

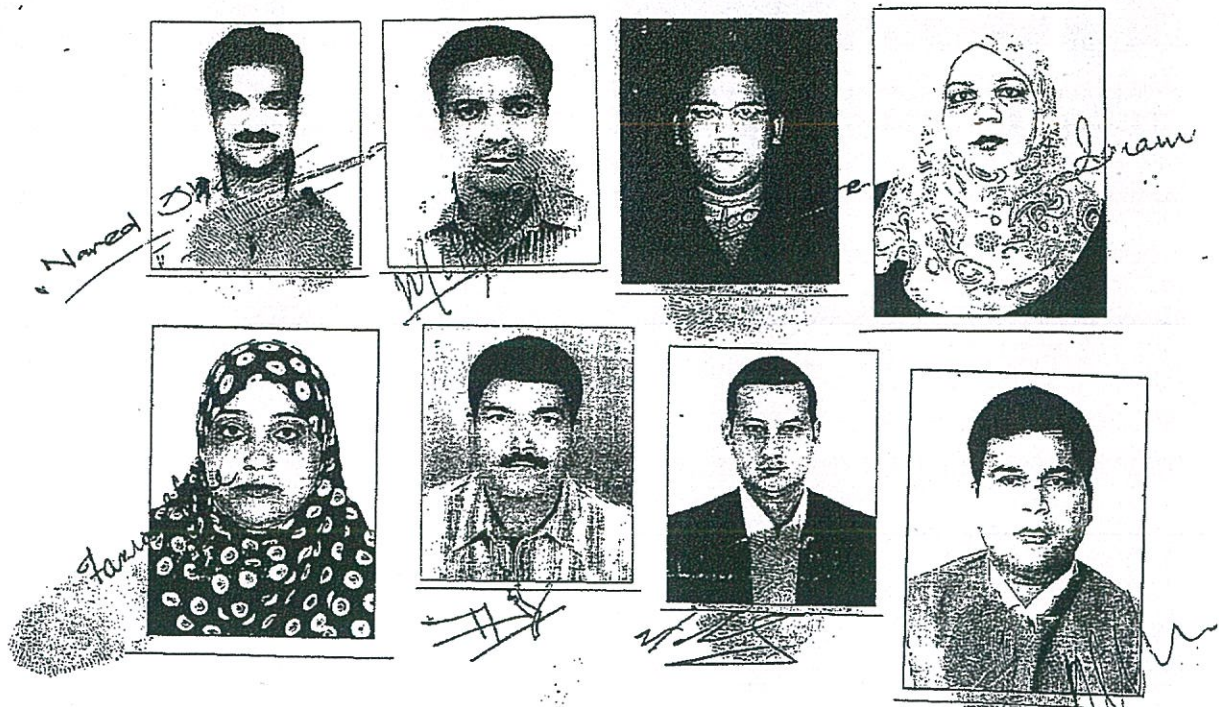


ROCKWELL GREEN INFRA TECH PVT LTD

DIRECTOR

MINISTRY OF HEALTH, GOVERNMENT OF INDIA

2017/01/09



DETAILS OF INSTRUMENT IN SHORT

Ward/Pargana	: Dewa
Mohalla/Village	: Mohammadpur Chowki
Details of property (Property No.)	: Khasra No. 105, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 121, 123, 124, 125, 126, 127, 128, 131, 139, 140, 141, 142, 143, 144, 52, 53, 54A, 55, 59
Standard of measurement	: Hectare
Area of Property	: 0.1852 on road side 3.32445 beyond 50 meters from road
Type of Property	: Agricultural Land
Valuation	: Rs. 6,38,17,000/-
Stamp duty	: Rs. 1,59,71,000/-

Naved Jese

Lanum

Shalimar Corp Ltd.

Director

Masood

Fariha Sher

For IMPERIAL GREEN INFRA TECH PVT.

Farhan Sher

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Jese

DIRECTOR

017



प्रस्तुतकर्ता अथवा पार्थी द्वारा रखा जाने वाला।

उप निबंधक नवाबगंज

क्र. सं० 24584

गोरानोली

लेख या पार्थना पत्र प्रस्तुत करने का दिनांक

02-Sep-2015

प्रस्तुतकर्ता या पार्थी का नाम

शालीमार कार्य लि० द्वारा निदेशक सं०० अब्दुल्ला

लेख का प्रकार

विक्रय अनुबंध बिलेख

प्रतिफल को धनराशि

0.00

/ 63,817,000.00

1. रजिस्ट्रीकरण शुल्क 10,000.00
2. प्रतिलिपिकरण शुल्क 20
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्राप्ती करण के लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यापिक भत्ता

1 से 6 तक का योग

10,020.00

शुल्क वसूल करने का दिनांक

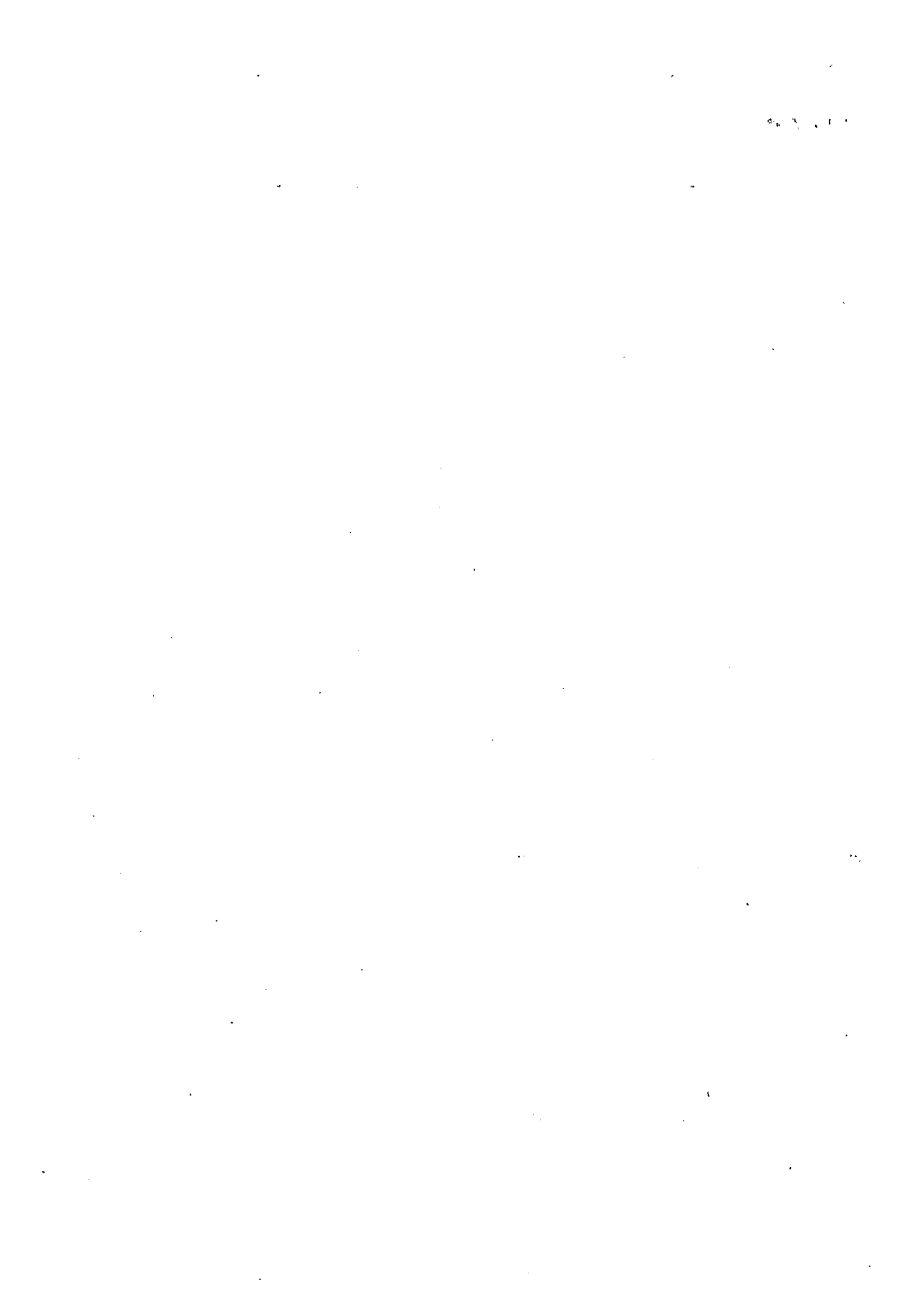
02-Sep-2015

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

वापस करने के लिए तैयार किया

02-Sep-2015

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



No. of persons in First Part (11)

Details of First Party :

(1) SYED NAVED SHERE SON OF LATE SYED MONAWAR SHERE (2) SYED FAROGH SHERE S/O LATE SYED MONAWAR SHERE THROUGH HIS REAL BROTHER & ATTORNEY SYED NAVED SHERE SON OF SYED MONAWAR SHERE (VIDE BOOK NO. IV JILD NO. 175 ON PAGES 193 TO 202 ON SERIAL NO. 64 DATED 30.11.2009 REGISTERED IN THE OFFICE OF SUB-REGISTRAR NAWABGANJ, BARABANKI (3) SYED MASROOR SHERE S/O LATE SYED MONAWAR SHERE (4) SYED FERIDOOON SHERE S/O LATE SYED MONAWAR SHERE (5) GAZELLE S. KHAN (ALIAS GHAZAL SHERE) D/O LATE SYED MONAWAR SHERE THROUGH HER REAL BROTHER & ATTORNEY SYED NAVED SHERE SON OF SYED MONAWAR SHERE (REGISTERED IN BOOK NO. IV JILD NO. 412 ON PAGES 277 TO 290 ON SERIAL NO. 576 DATED 14.10.2014 IN THE OFFICE OF SUB-REGISTRAR III, LUCKNOW) (6) SANAM RASHEED (ALIAS SANAM SHERE) D/O LATE SYED MONAWAR SHERE (7) FARIAH SHERE D/O LATE SYED MONAWAR SHERE ALL R/O G-1390, PAISAR KOTHI, PAISAR, BARABANKI (8) A. S. SIDDIQUI S/O LATE A. R. SIDDIQUI, R/O 534 / 27K - 1K TATARPUR, ALIGANJ, LUCKNOW (9) MOHD. NAIEEM AHMED S/O LATE ABU TAYYAB AHMAD MIAN R/O 14, FARANGI MAHAL, VICTORIA STREET, CHOWK, LUCKNOW (10) IMPERIAL GREEN INFRA ESTATES PVT. LTD. HAVING ITS REGISTERED OFFICE AT 3-QUINTON ROAD, LALBAGH, LUCKNOW THROUGH ITS DIRECTOR SYED NAVED SHERE S/O LATE SYED MONAWAR SHERE R/O G-1390, PAISAR KOTHI, PAISAR, BARABANKI DULY AUTHORIZED BY

Naved SHERE

Sanam

Fariah SHERE

Masroor

Feridoon SHERE

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved SHERE

DIRECTOR

Shalimar Corp Ltd.

Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Shalimar Corp Limited

Director



IMPERIAL GREEN KHAACHAN

DIRECTOR

BOARD OF RESOLUTION DATED 27.07.2015 AND (11) IMPERIAL GREEN INFRATECH PVT. LTD. HAVING ITS REGISTERED OFFICE AT 3-QUINTON ROAD, LALBAGH, LUCKNOW THROUGH ITS DIRECTOR MOHD. NAIEEM AHMED S/O LATE ABU TAYYAB AHMAD MIAN R/O 14, FARANGI MAHAL, VICTORIA STREET, CHOWK LUCKNOW DULY AUTHORIZED BY BOARD OF RESOLUTION DATED 27.07.2015.

No. of persons in Second Part (1)

Details of Second Party :

SHALIMAR CORP LIMITED having its corporate Office at 11th Floor, Shalimar 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 Mohammad Abdullah Masood S/o Mr. Masood Ahmad


DEVELOPMENT AGREEMENT

THIS AGREEMENT MADE ON THIS 31ST DAY OF THE MONTH OF JULY OF THE YEAR, 2015 BETWEEN (1) SYED NAVED SHERE SON OF LATE SYED MONAWAR SHERE (2) SYED FAROGH SHERE S/O LATE SYED MONAWAR SHERE THROUGH HIS REAL BROTHER & ATTORNEY SYED NAVED SHERE SON OF


Naved Shere


Farah Shere


Masood


Farid Shere


H.R.


Naved Shere

Shalimar Corp Ltd.
Director

For IMPERIAL GREEN INFRATECH PVT. L


DIRECTOR

Shalimar Corp Limited
Director

For IMPERIAL GREEN INFRA ESTATES PVT.

DIRECTOR




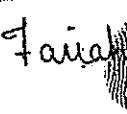








RECEIVED

1970

1970

SYED MONAWAR SHERE (VIDE BOOK NO. IV JILD NO. 175 ON PAGES 193 TO 202 ON SERIAL NO. 64 DATED 30.11.2009 REGISTERED IN THE OFFICE OF SUB-REGISTRAR NAWABGANJ, BARABANKI (3) SYED MASROOR SHERE S/O LATE SYED MONAWAR SHERE (4) SYED FERIDOON SHERE S/O LATE SYED MONAWAR SHERE (5) GAZELLE S. KHAN (ALIAS GHAZAL SHERE) D/O LATE SYED MONAWAR SHERE THROUGH HER REAL BROTHER & ATTORNEY SYED NAVED SHERE SON OF SYED MONAWAR SHERE (REGISTERED IN BOOK NO. IV JILD NO. 412 ON PAGES 277 TO 290 ON SERIAL NO. 576 DATED 14.10.2014 IN THE OFFICE OF SUB-REGISTRAR III, LUCKNOW) (6) SANAM RASHEED (ALIAS SANAM SHERE) D/O LATE SYED MONAWAR SHERE (7) FARIAH SHERE D/O LATE SYED MONAWAR SHERE ALL R/O G-1390, PAISAR KOTHI, PAISAR, BARABANKI (8) A. S. SIDDIQUI S/O LATE A. R. SIDDIQUI, R/O 534 / 27K - 1K TATARPUR, ALIGANJ, LUCKNOW (9) MOHD. NAEEM AHMED S/O LATE ABU TAYYAB AHMAD MIAN R/O 14, FARANGI MAHAL, VICTORIA STREET, CHOWK, LUCKNOW (10) IMPERIAL GREEN INFRA ESTATES PVT. LTD. HAVING ITS REGISTERED OFFICE AT 3-QUINTON ROAD, LALBAGH, LUCKNOW THROUGH ITS DIRECTOR SYED NAVED

 There
 Sanam
 Masroor
 Fariah
 Feridoon SHERE
 Feridoon SHERE



 DIRECTOR
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Director
DIRECTOR



FOR IMPERIAL GREEN INVESTMENT PVT. LTD.

SECRET

FOR IMPERIAL GREEN INVESTMENT PVT. LTD.

SECRET

SHALIMAR CORP LIMITED, having its corporate Office at 11th Floor, Shalimar 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 **Mohammad Abdullah Masood** Son of Mr. Masood Ahmad (Hereinafter to be referred to as **SECOND PARTY/DEVELOPER** of the other Part)

WHEREAS the First Party is exclusive owners in possession of land situated at Village Mohammadpur Chowki, Pargana Dewa, Tehsil Nawabganj, Distt.

Handwritten signatures and fingerprints include:

- Harold Chase (with fingerprint)
- Samam (with fingerprint)
- Farah Chase (with fingerprint)
- Margaret (with fingerprint)
- London Chase (with fingerprint)
- For IMPERIAL GREEN INFRA TECH PVT. L (with fingerprint and signature)
- For IMPERIAL GREEN INFRA ESTATES P (with fingerprint and signature)
- Director (with fingerprint and signature)



ST. LOUIS, MISSOURI, FEBRUARY 19, 1964

DIRECTOR






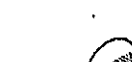



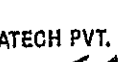










DIRECTOR

WHEREAS the First Party owners are getting the said land developed according to plans to be made and specifications provided therein in phases.

WHEREAS both the First Party and the Second Party negotiated with each other and the First Party 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 doth hereby declare and assure the Second Party that the First Party possess exclusive title and possession in respect of the demised land in the manner and as also explained specifically in the lists enclosed as Annexure Numbers I, II and III disclosing the source of title of the First Party relating to the said land, its exclusive possession and status.

 Nand Lal
 Shyam
 Faish Shree
 For IMPERIAL GREEN INFRA TECH PVT.
 [Signature]
 Munir
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 For IMPERIAL GREEN INFRA ESTATES PVT. L.
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]
 DIRECTOR
 [Signature]



UNITED STATES DEPARTMENT OF JUSTICE

WASHINGTON, D.C.

RECEIVED

1964

2. That the Owners and Developer 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 and the Owners in any manner constitute an association of person (s)
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 per annexures attached here-in-after) 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 Owners/First Party 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.


Nilesh Ghose



Arjunam


Masaru



Tajish


For IMPERIAL GREEN INFRATECH PVT. LT.


DIRECTOR


Ronit Ghose

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.


Nilesh Ghose
DIRECTOR













Imperial Corp Limited
Director



UNITED STATES DEPARTMENT OF JUSTICE

OFFICE OF THE ATTORNEY GENERAL

4. That the Owners-First Party assures the Developer/Second Party that the Owners/First Party is fully seized and possessed of the demised Property free from any encumbrances attachment or defect in the 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 Owners/First party.
6. That the Owners/First Party has assured the Developer Second Party that the demised property is not subject matter on any acquisition of requisition under the Land Acquisition Act/Land 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 Owners/First Party, that if at any time hereinafter it is discovered or found that the demised Property is subject to any charge encumbrances or liability prior to the execution of this Deed or attributable to the Owners/First

 Varad Choe
 Reman
 Masjan
 Tai
 [Signature]
 [Signature] DIRECT
 Varad Choe
 [Signature]
 [Signature] Director
 Varad Choe
 [Signature] DIRECTOR



GOVERNMENT OF INDIA



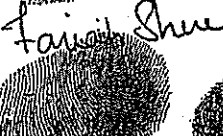





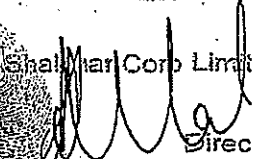




DIRECTOR

MINISTRY OF HEALTH AND FAMILY WELFARE

Party 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 Owners/First Party including with a right to recover it by selling or transferring proportionate usable area falling in the share of the Owners/First Party to the extent and in the manner so as to recover such amounts.

7. That as against the total area, the owners/first party has assured to the Developer/Second Party that the land measuring 887 Sq. Mtr. is left for road widening and an area measuring about 5092 Sq. Mtr. left for Green Belt and actual area to be developed/placed before second party for development through this agreement is measuring 35,096.50 Sq. Mtr. (33,244.50 sq mtr. for residential development and 1,852 Sq. mtr. for commercial development).

8. It is agreed between the First Party/Owner and Second Party/Developer the residential development of 33,244.50 sq. mtr. Land will be

 *Naveen Shere*
 *Laxman*
 *Faiyaz Shue*



 For IMPERIAL GREEN INERATECH PI

 Shalimar Corp Limit



 *Naveen Shere*
For IMPERIAL GREEN INERATECH PVT. LTD.
DIRECTOR









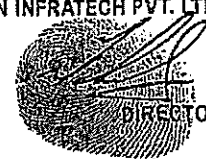



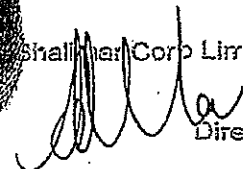
OFFICE OF THE DIRECTOR

1968

U.S. GOVERNMENT PRINTING OFFICE: 1968

done in two phases. Phase one is marked by Red Color of present development and Phase Two is marked by Yellow Color of future development marked in annexure attached hereinafter.

9. That the area beyond the above, is to be left open forever.
10. That the first party and 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 & Developers.
11. The name of the Project under this agreement shall be known as "SHERE's SHALIMAR MANNAT".
12. The Project under this agreement shall be completed within 60 months which include 6 months grace period starting from 31 July 2015
13. That the Second Party shall submit various plans or applications to the concerned Authorities for obtaining the requisite permissions, sanctions

 Narad Shree
 Shrinani
 Narad Shree
 Narad Shree
 Narad Shree
 Narad Shree
 Narad Shree
 Narad Shree
 Narad Shree
 Narad Shree
 Narad Shree

For IMPERIAL GREEN INFRA TECH PVT. LTD.
 For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
 Shalimar Corp Lrr
 DIRETOR
 DIRE





IMPERIAL GREEN INVESTIGATION BUREAU



IMPERIAL GREEN INVESTIGATION BUREAU



IMPERIAL GREEN INVESTIGATION BUREAU



and approvals in accordance with the law after getting the same signed by the Owners/First Party. The Owners/First Party 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.



14. 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 Owners/First Party in consultation with Owners/First Party. The architect shall be engaged by the Developer/Second Party at its own costs. Such duly prepared plans under the signature of the Owners/First Party shall be submitted before the Concern Authorities. The Owners/First Party shall sign relevant document 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 Development Authority or other local authorities to achieve FAR/saleable

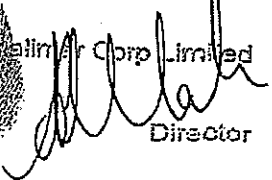
 Shere  Sham

 Masheen  Shere

 THK  For IMPERIAL GREEN INFRAESTATES PVT. LTD.

 Shere  For IMPERIAL GREEN INFRAESTATES PVT. LTD.

 Shere  For IMPERIAL GREEN INFRAESTATES PVT. LTD.

 Director



10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

area or whatsoever maximum the land and the authority permits in the entire land.

15. 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.
16. 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 Owners and will develop the site, roads and parking area with its own resources and finances accordingly. The Developer shall also be entitled to stock/store materials tools and machineries required for construction on any part of the demised property during the construction and the 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 agreement by

~~Zayed Shere~~

Saman

Fahad Shere

For IMPERIAL GREEN INFRA TECH PVT. LTD.

DIRECTOR

Masood

Director

Imperial Corp Limited

Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

~~Nadeem Shere~~

DIRECTOR



THE NATIONAL INTELLIGENCE ARCHIVES

DIRECTOR

OFFICE OF THE DIRECTOR

SECRET

Developer/Second Party, its agents, workmen, Chowkidar etc. On the request of the Developer/Second Party, the 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 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 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.

 Shree

 Shree

Masood



Fahad Shree

For IMPERIAL GREEN INFRA TECH PVT. LTD.



 DIRECTOR

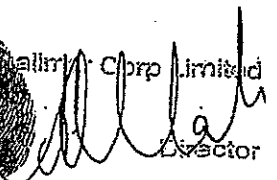
Shree



For IMPERIAL GREEN INFRA ESTATES PVT. LTD.



DIRECTOR

 Director





OFFICE OF THE DIRECTOR





WASHINGTON, D.C.



17. That the owners shall have right to access the demised premises any time without any permission.


18. 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, fee charges, damages or demands in respect to any such charges or expenses whatsoever.



19. That the Developer/Second Party has agreed and undertakes to expeditiously commence and carry out the project work and complete the same within a period of 60 months which include 6 months grace period starting from 31 July 2015 to the demised premises except for force majors, public disturbance war or any other reasons, order of the Government, Development Authority or any other authority or authorities, intervention of the court, stopping of prohibiting the demolition, development, erection and construction of proposed multi-storied complex and for

 Shere  Shere

Masran    Farrah Shere 

London Shere   Shere

For IMPERIAL GREEN INFRA TECH PVT. LTD. 

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.  Shere  Director

DIRECTOR



सत्यमेव जयते

सत्यमेव जयते











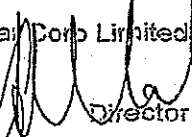
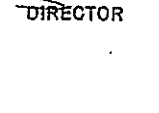
सत्यमेव जयते

like reasons. Provide that where the construction remains suspended due to force majors, public disturbance, commotion riots or reasons mentioned above period the construction will stand extended by the period the construction shall remain suspended as such accounts.

20. That the Owners and the Developer 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.

21. That the Owners and the Developer and any of their transferees shall keep the interior &, walls, sewer, drains, pipes, and other fittings, fixtures, appurtenances, 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 Owners or the Developer and the other occupiers of the Complex as the case may be indemnified from and against the consequences of any breach.

22. 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 Second













 *Chase*  *Sharma*
Ma...  *Chase*
 *HB*
 *Chase*
 *Chase*
 *Chase*
 *Chase*
 *Chase*
 *Chase*
 *Chase*
 *Chase*

For IMPERIAL GREEN INFRA TECH PVT.
DIRECTOR
Imperial Corp Limited
Director
For IMPERIAL GREEN INFRA ESTATE
DIRECTOR



Party/Developer and shall always and at all times and for all purposes be deemed to be the responsibility of the Second Party/Developer and the First Party/Owners shall have no liability or concern with them. All demands of the employees/workers/ labourers of the Second Party/Developer shall be met by the Second Party/Developer. Likewise, the Second Party/Developer alone shall be responsible for all or any compensation or damages on account of accident either to any employee/worker/labourer of the Second Party/Developer shall under no circumstances be deemed to be the employer of the employees/workers/ labourers of the Second Party/Developer or any other party/parties working on said property. It is also clearly understood by and between the parties that the Second Party/Developer shall keep the First Party fully indemnified and harmless against any mishap or accident or against any claim or demand by any employee/worker/labour engaged or employed by the Second Party/Developer in the development and construction activity on said property by any contractor/petty contractor/or any other aggrieved party.

23. That after the construction is completed, the Second Party shall inform the allottees/nominees of their share and

 Dhase
 Shree
 Joint Shree
 Margie
 For IMPERIAL GREEN INFRA ESTATES
 For IMPERIAL GREEN INFRA ESTATES
 For IMPERIAL GREEN INFRA ESTATES
 For IMPERIAL GREEN INFRA ESTATES
 For IMPERIAL GREEN INFRA ESTATES
 Imperial Green Limited
 Director
 DIRECTOR




OFFICIAL GREEN INFLATION F. 11


1954-55

MINISTER OF FINANCE, GOVERNMENT OF INDIA

1954-55


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 Second Party shall transfer the entire corpus fund or advance maintenance fund to the Association account with a condition that principal amount shall not be withdrawn from the corpus fund/advance maintenance account. Apart of this advance maintenance fund, the Second Party or the Association as the case maybe shall 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.

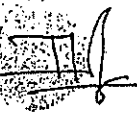
 Shree

 Shree

Farish Shree

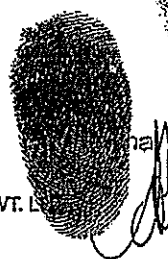
 Shree

 Shree

 Shree

 Shree
DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LT
 Shree
DIRECTOR

 Shree
Director



FBI MEMPHIS GREEN INFORMATION UNIT

Director

UNITED STATES DEPARTMENT OF JUSTICE

•



FOR INFORMATION OF THE DIRECTOR

(PENDING)

approximate Residential Constructed Area in Phase Two and 24,280.74 Sq. Ft. approximate constructed area in commercial development. TOTAL = 3,94,756.42 Sq. Ft. approximate) which part shall be specifically allocated to the Owners/First Party. The Owners/First Party shall be entitled to book, sell, 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 Owners/First Party in respect of aforesaid constructed area shall be deemed to have been consented to, agreed and acknowledged by the Second Party in the supplementary deed.

Nand Chere

Shyam

Tanish Shere

Masam

Shree Shere

H.B.

For IMPERIAL GREEN INFRA ESTATES PVT. L.

Nand Chere

DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LT

Director

ar Corp Limited

Director



FOR MEDICAL GREEN INFORMATION P.T. LTD

DIRECTOR

c) It is agreed between the Owners/First Party and Developer/Second Party the

~~Narad Shere~~

Sannam

Faiyaz Shere

Mayan

For IMPERIAL GREEN INFRA TECH PVT. LT

DIRECTOR

Shahna Corp Ltd

For IMPERIAL GREEN INFRA ESTATES

Dir

~~Narad Shere~~

DIRECTOR



IMPERIAL GREEN INHERITANCE PVT. LTD.


TEHRAN

IMPERIAL GREEN INHERITANCE PVT. LTD.


DIRECTOR

total parking will be shared in the ratio of 29:71. The Owners/First Party Share is 29% and Developer/Second Party share is 71% in total parking area.

- d) 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 3,94,756.42 approximate constructed area of the Owners/First Party in the covered area of the said Project. The First Party will mortgage the land to the financial institution against the loan which will be only be used in the


 Shree

 Shree
Shree

 Shree

Shree



 Shree

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

 Shree


DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.





For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

 Shree

Director



UNITED STATES DEPARTMENT OF THE INTERIOR

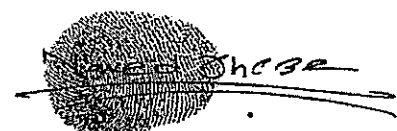
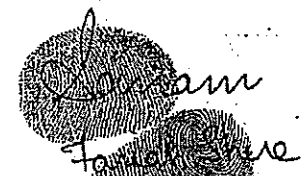
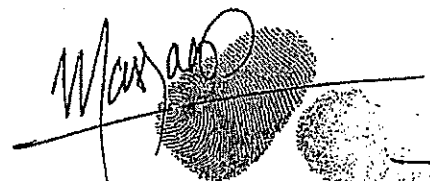


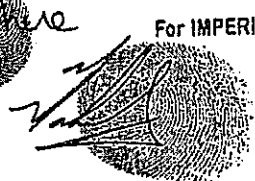

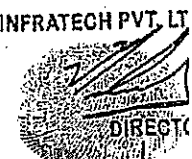


OFFICE OF THE DIRECTOR

WASHINGTON, D.C. 20240

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

e) It is specifically agreed between the parties that the proportionate area of the land and 3,94,756.42 Sq. Ft. approximate 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.

f) Before the start of construction, the aforesaid proportionate constructed areas of the owners/First Party 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











For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.
DIRECTOR

Shalimar Corp. Limited
Director



01: 707 40776874 4820 14200

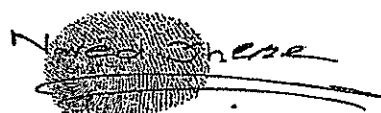

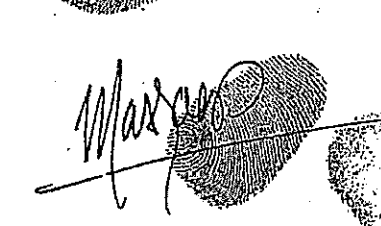

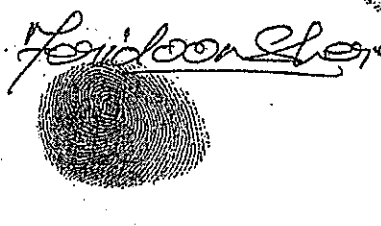
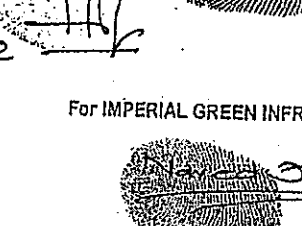
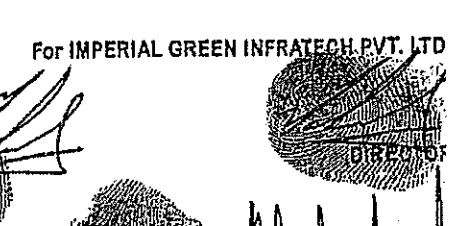
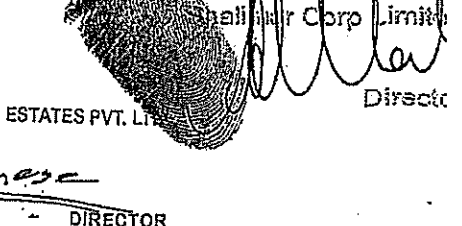
67-22314-187

duly signed by both the parties and shall be deemed to be a part of this Deed.

g) The sale or transfer of the share of the First Party in the aforesaid covered area of the Project can be handled by the Second Party for the benefit of First Party but the First Party shall bear the selling expenses in respect thereto and shall reimburse or pay the same to the Developer/Second Party.

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

i) The entire costs of fire and electrical infrastructures in the Project under this agreement will be borne by the Developer/Second Party. However, the









For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR



GOVERNMENT OF INDIA

MINISTRY OF HEALTH AND FAMILY WELFARE

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.

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

k) The Parties of the First Part shall execute a Power of attorney in favour of Syed Naved Shere, Party No.1 for execution of documents including documents required for submission of maps, agreements etc.

26. That the Developer and the Owners (including their heirs, assign and transferees) shall not make any external changes of design or color etc. as to

Naved Shere
Sanam
Fariha Shere
Maxim
London Shere
For IMPERIAL GREEN INERATECH PVT. LT
DIRECTOR
For IMPERIAL GREEN INFRA ESTATES PVT. LTD
DIRECTOR







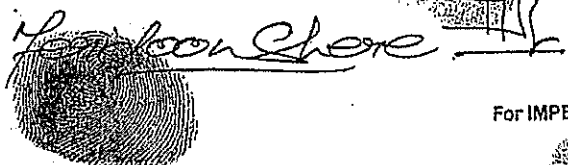




OFFICE OF THE DIRECTOR
NATIONAL AERONAUTICS AND SPACE ADMINISTRATION
WASHINGTON, D.C. 20546

effect the front elevation of the building or its aesthetic beauty or integrated scheme.

27. 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 Owners/First Party, if owners share is constituted.

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

- 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 generator for










For IMPERIAL GREEN INFRA TECH PVT. LTD
DIRECTOR
Shalimar Corp. Limite
Directr
For IMPERIAL GREEN INFRA ESTATES PVT. LTD
DIRECTOR

100-100000



IMPERIAL GREEN IRRIGATION PWT LTD

Director



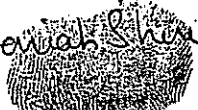






IMPERIAL GREEN IRRIGATION PWT LTD

Director

common services, sub-station as
required by Power Corporation;

- v) Internal plumbing work and drainage.
- vi) Installation of fire fighting equipments, if required by law and lift
- vii) Water arrangement.
- viii) Stair case,
- ix) Parking facility;
- x) Internal cabling for telephones, cable.

29. That the Developer/ Second Party agrees and undertakes to indemnify and keep harmless and indemnified the Owners 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 Developers with third parties of the areas in the project building.

 Naved Ghose
 Seyam
 Tanish Ghose
For IMPERIAL GREEN INFRATECH PVT. LTD
 [Signature]
DIRECTOR
 [Signature]
 [Signature]
 [Signature]
Imperial Corp Limited
Director
 Nivedan Ghose
 Naved Ghose
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

DEPARTMENT OF JUSTICE

DIRECTOR



UNITED STATES DEPARTMENT OF JUSTICE

WASHINGTON, D.C.

31. That after the proposed Apartments/buildings are completed, the developer shall maintain the same for a period of one year from the date of completion and the actual cost of maintenance of the building and running and maintaining the common spaces and services therein, shall proportionately be paid by the owners or his respective allottees or transferees to the developer as and when demanded and ultimately the Apartment building and the services therein shall be handed over the Society or Association to be formed by and amongst the occupants / prospective buyers of the owners and the developer, which shall run and maintain the Apartment building and services therein and the expenses incurred therein shall be paid and borne by the occupants / buyers of the

Nared Thase

Margaret

Hendoo Chere

Nared Thase

DIRECTOR

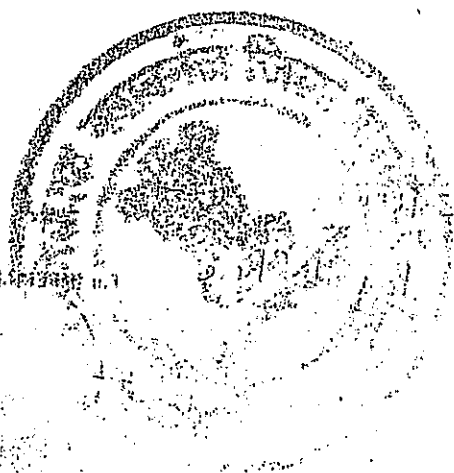
For IMPERIAL GREEN INFRA ESTATES PVT.

malima Corp Limited
Director

For IMPERIAL GREEN INFRATECH PVT. LTD.
DIRECTOR

ON THE BASIS OF THE INFORMATION RECEIVED FROM THE

ATTORNEY GENERAL



OFFICE OF THE ATTORNEY GENERAL



For IMPERIAL GREEN INFRATECH PVT. LT

Specialist Corp. Limited


Direct


For IMPERIAL GREEN INFRA ESTATES PVT. LTD.


Edward J. Hosc
DIRECTOR


33. That as soon as the building is completed, Developer shall give notice to the Owners requiring Owners to take possession of the Owners allocation in the Buildings and as all times thereafter, Owners and Developer/Developer 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 Owners and Developers.


34. That subject to Clause No. 40 hereinafter appearing in this agreement, in no case the Second Party shall have the power to transfer in any manner whatsoever the share of First Party in the proposed complex and similarly the First Party too shall have no right to transfer or interfere in the share of Second Party.


 These


 Ben


 Farid Sher


 Masood


 HS


 For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.


 DIRECTOR

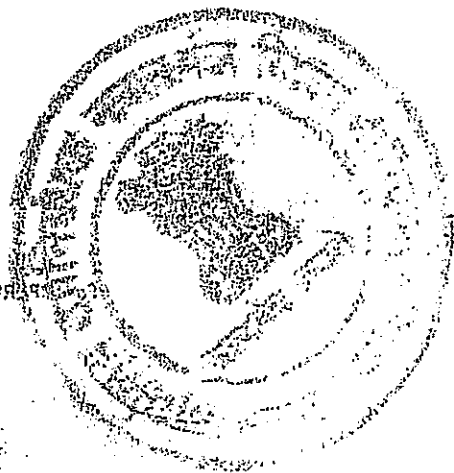
 London Sher

 Imperial Corp Limited

 Direct

 For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.

 DIRECTOR



OF THE UNITED STATES OF AMERICA

1910

35. 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.
36. That it is hereby agreed by the owners and the developer that they shall directly meet their taxation liability including service tax and other fiscal liabilities as may be applicable to them, personally and respectively.
37. 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

Naved Chaf3c
Sanam
Sanam Chie
Massan
Devdoot Chie
For IMPERIAL GREEN INFRAESTATES PVT. LTD.
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Naved Chaf3c
DIRECTOR
Director




भारत सरकार, नई दिल्ली


भारत सरकार, नई दिल्ली


पृष्ठ 2108


parties mutually agree that the venue of such arbitration shall be at Lucknow.


38. That it is agreed that the terms of this Agreement can be amended or modified by way of supplementary Deed (s) to executed between both the Parties, which shall be deemed to be part of this basic agreement.
39. That the Developer/Second Party has deposited a sum of Rs. 14,16,60,856.69/- (Rupees Fourteen Crores Sixteen Lacs Sixty Thousand Eight Hundred Fifty Six and Sixty Nine Paise Only) as interest free refundable security with the First Party which shall be refundable by the Owners/First Party to the Developer/Second Party at the time of possession.
40. That in case the security amounts are not refunded by the First Party to the Second Party in the manner as agreed between parties here-in-above, then the Second Party shall have right to sell 44269 Sq. Ft. first party area out of total 3,94,756.42 Sq. Ft. approximate constructed area of the Owners/First Party from the Owners/First Party after a notice period of 2 months.
41. It is specifically agreed between the parties that out of the 3,94,756.42 Sq Ft. approximate constructed Area [measuring 2,65,000 Sq. Ft. approximate Residential Constructed Area in Phase One & measuring 1,05,475.68 Sq. Ft. approximate Residential Constructed Area in Phase Two and 24,280.74 Sq. Ft. approximate constructed area in commercial development

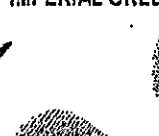
 Shere


 Shere


 Shere


 Masran


 Shere


 Shere

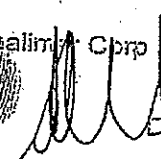
 Shere

 Shere

 Shere

 Shere

 Shere

 Shere

For IMPERIAL GREEN INFRA-ESTATES PVT. LTD.

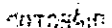
DIRECTOR

For IMPERIAL GREEN INFRA-ESTATES PVT. LTD.

DIRECTOR

For IMPERIAL GREEN INFRA-ESTATES PVT. LTD.


DIRECTOR



TOTAL = 3,94,756.42 Sq. Ft. approximate)
constructed area of the First Party as and when
75% covered area is handed over by the Second
Party/ Developer to the Owners/First party the
First Party shall refund 50% of the total Security
Deposit and balance amount shall be refunded at
time of handing over of balance 25% covered area
out of the said 3,94,756.42 Sq. Ft. covered area of
the First Party.

42. That the Developer/Second Party shall release the constructed area admeasuring 44,269 sq. ft. in the following manner to the Owner/First Party:-
 - i) Constructed area admeasuring 22,134 sq. ft. on refund of the 50% amount of the security Deposit to the Developer/Second Party by the Owner/First Party.
 - ii) Constructed area admeasuring 22,135 sq. ft. on refund of the balance 50% amount of the security Deposit to the Developer/Second Party by the Owner/First Party.
43. That for maintenance of the completed Project, a Society of Owners of the flats/buildings shall be formed in which the First Party shall have right to represent actively in proportion to their right in the built up area.
44. That the Second Party/Developer have agreed to bear the expenses and charges for stamp Duty of this Agreement exclusively.

~~Nared 2020~~



7-11-1964

For IMPERIAL GREEN INFRATECH PVT. LTD

Mason

London Chere

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Noted These
- DIRECTOR

Director



ST. LOUIS, MISSOURI, FEBRUARY 19, 1934

DIRECTOR

RECORDED

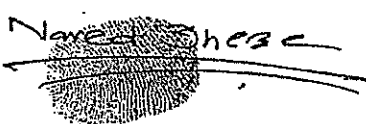

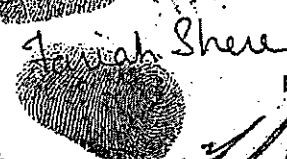

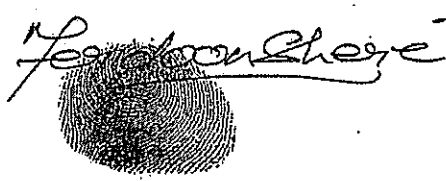

45. The Parties have acted voluntarily mutually agreed and understood the terms of this Agreement and are executing it without any pressure force or undue influence of any kind whatsoever.

46. Valuations of Property

That the subject matter of this agreement is the land measuring 3.50965 Hectare situated at Village Mohammadpur Chowki, Pargana Dewan, tahsil Nawabganj, District Barabanki out of which land comprising of Khasra No. 121, 123, 124, 125, 143 and 144 with a total area measuring 0.1852 hectare is situated on Main Lucknow-Faizabad Road valuation whereof is worked out as under :-

For first 0.05 Hectare value i.e. for 500 Sq. Mtr. @ Rs. 15,000/- per Sq. Mtr. Rs. 15000 x 500 = 75,00,000/-

For balance 0.1352 Hectare @ Rs. 1,40,00,000/- per Hectare (V-Code 1183) comes to Rs. 18,92,800/- only and added with 70% it comes to Rs. 32,17,760/- only. Total Rs. 75,00,000/- + 32,17,760/- = 1,07,17,760/- only.







For IMPERIAL GREEN INFRA TECH PVT. LTD.
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Director




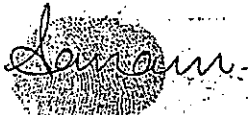
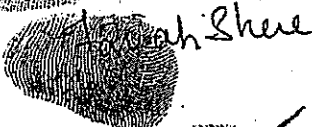



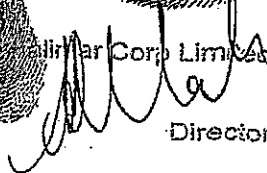





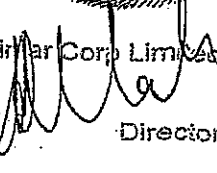





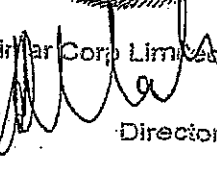





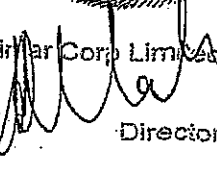





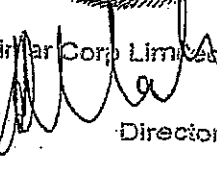





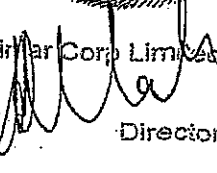





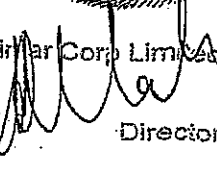





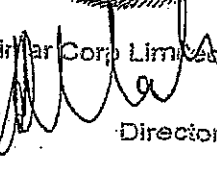





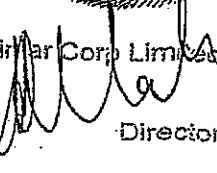





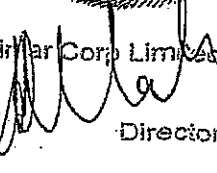





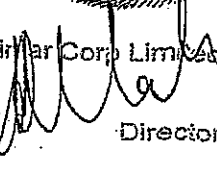





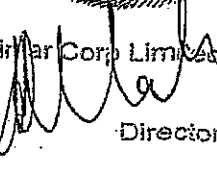





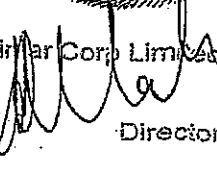





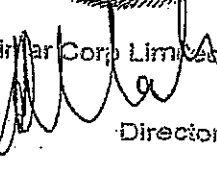





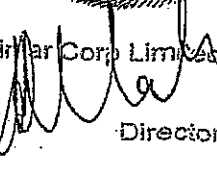





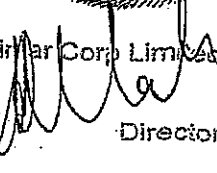





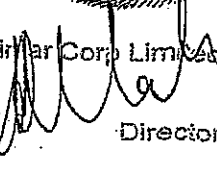





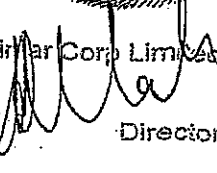

In addition to above land total measuring 3.32445 Hectare comprising of Khasra Nos. 52, 53, 54A, 55, 59, 105, 110 to 119, 126 to 128, 131, 139 to 142 are beyond 50 meters from road valuation whereof with same formula

For First 0.050 Hectare value i.e. for 500 Sq. Mtr. @
6000/- per Sq. Mtr. $500 \times 6000 = 30,00,000/-$

For balance 3.27445 @ 90,00,000/- = 2,94,70,050/- added with 70% it comes to Rs. 5,00,99,085/- thus total value comes to Rs. 5,30,99,085/- only. Thus value of entire land so stated above comes to Rs. 6,38,16,845/- say Rs. 6,38,17,000/- only on which a stamp duty of Rs. 31,90,850/- only is payable. However a stamp duty of Rs. 1,59,71,000/- is being paid as required under Article 5 (B-2) of Schedule-I B of Stamp Act to avoid any legal technical complication.

As on date there is no construction, tubewell, trees etc. on the said land. It is not an instrument of transfer therefore no additional stamp duty required under any other Act is payable on this instrument.

It will not be out of place to mention that there is a masque on said land having covered area measuring about 100 Sq. Mtr. but it is not made the subject matter



IMPERIAL GREEN INVESTIGATION LTD.

DIRECTOR

of this agreement. The second party shall never claim any right as against the structure of the Masque or the land there under.

SCHEDULE OF PROPERTY

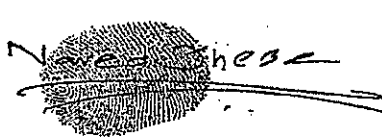
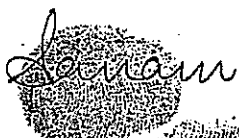







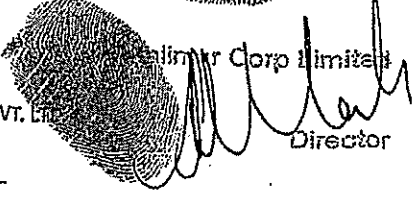
Plot of Land bearing Khasra Nos. 105, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 121, 123, 124, 125, 126, 127, 128, 131, 139, 140, 141, 142, 143, 144, 52, 53, 54A, 55, 59, in Village Mohammadpur Chowki, Pargana Dewa Tehsil Nawabganj Distt. Barabanki bounded as below :-

Boundaries of Khasra No. 105

East : Khasra No. 110
West : Chakroad
North : Chakroad & Part of Khasra No. 110
South : Chakroad

Boundaries of Khasra No. 110

East : Khasra No. 119
West : Khasra No. 105 & Chak Road
North : Khasra No. 109 & Khasra No. 111.
South : Chakroad & Khasra No. 105

For IMPERIAL GREEN INFRATECH PVT. LTD
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD
DIRECTOR

Director



U.S. DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

U.S. DEPARTMENT OF THE INTERIOR

South : Khasra No. 110

South : Khasra No. 111

South.: Khasra No. 115

South : Khasra No. 115

Norfolk, Mass

Chen

Tanah Shere

Waseco

London Here

For IMPERIAL GREEN INFRATECH PVT. L



Shalimar Corp Limited

For IMPERIAL GREEN INFRA ESTATES B/C

Noted These

DIRECTOR



UNITED STATES DEPARTMENT OF THE INTERIOR

WASHINGTON, D. C.

UNITED STATES DEPARTMENT OF THE INTERIOR

WASHINGTON, D. C.

Boundaries of Khasra No. 115

East : Khasra No. 126

West : Khasra No. 111 & Khasra No. 110

North : Khasra No. 113 & Khasra No. 114

South : Khasra No. 116, Khasra No. 117. & Khasra No. 118

Boundaries of Khasra No. 116

East : Khasra No. 117

West : Khasra No. 110

North : Khasra No. 115

South : Chakroad

Boundaries of Khasra No. 117

East : Khasra No. 118

West : Khasra No. 116

North : Khasra No. 115

South : Chakroad

Boundaries of Khasra No. 118

East : Khasra No. 119, Khasra No. 121 & Khasra No. 124

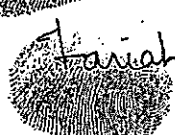
West : Khasra No. 117

North : Khasra No. 115 & Khasra No. 126


South : Chakroad


 Mahesh Shree


 Shyam

 Fariyah Shree

 Mahesh

 Shyam Shree

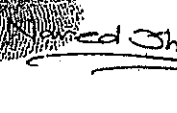
 Shyam


 Shyam

For IMPERIAL GREEN INFRA TECH PVT. LTD.

 DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

 Mahesh Shree
DIRECTOR

 Shyam
Imperial Corp Limited
Director



UNITED STATES DEPARTMENT OF THE INTERIOR

Boundaries of Khasra No. 119

East : Khasra No. 120
West : Khasra No. 118
North : Khasra No. 121
South : Chakroad

Boundaries of Khasra No. 121

East : Khasra No. 122
West : Khasra No. 118
North : Khasra No. 124
South : Khasra No. 119 & Khasra No. 120

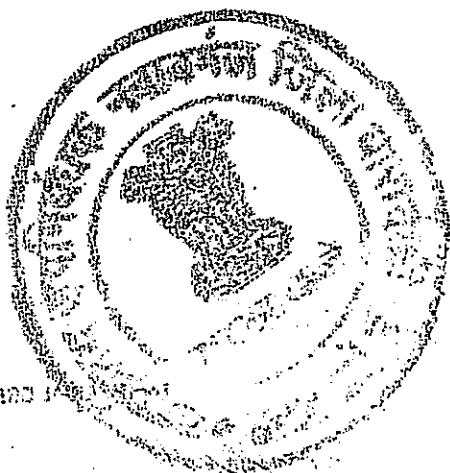
Boundaries of Khasra No. 122

East : Lucknow Faizabad Road
West : Khasra No. 120 & Khasra No. 121
North : Khasra No. 123
South : Lucknow Faizabad Road

Boundaries of Khasra No: 123

East : Lucknow Faizabad Road
West : Khasra No. 124 & Khasra No. 125
North : Khasra No. 143
South : Khasra No. 122

Naved Shere
Laxman
Faiyaz Shere
Masood
Faydoun Shere
Naved Shere
For IMPERIAL GREEN INFRA. ESTATES PVT. L.
DIRECTOR
For IMPERIAL GREEN INFRA. ESTATES PVT. LTI
DIRECTOR
Shalimar Corp Lim
Direc



Boundaries of Khasra No. 124

East : Khasra No. 123
West : Khasra No. 118
North : Khasra No. 125
South : Khasra No. 121

Boundaries of Khasra No. 125


East : Khasra No. 123, Khasra No. 140 & Khasra No. 142
West : Khasra No. 126, Khasra No. 127 & Khasra No. 128
North : Chakroad
South : Khasra No. 124


Boundaries of Khasra No. 126


East : Khasra No. 125 & Khasra No. 127
West : Khasra No. 114 & Khasra No. 115
North : Chakroad
South : Khasra No. 118

Boundaries of Khasra No. 127


East : Khasra No. 125
West : Khasra No. 126
North : Khasra No. 128
South : Khasra No. 125

 Naved Ghose

 Sandam

 Fariyah Ghose

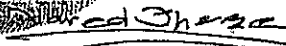
 Masud

 Ridwan Ghose

 [Signature]

 [Signature]

 [Signature]

 Naved Ghose

For IMPERIAL GREEN INFRA TECH PVT. LTD.

 [Signature]
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Imperial Corp. Limited

DIRECTOR

Director



FOR THE DIRECTOR OF INVESTIGATION

CONFIDENTIAL

Boundaries of Khasra No. 128

East : Khasra No. 125

West : Chakroad & Khasra No. 126

North : Chakroad

South : Khasra No. 127

Boundaries of Khasra No. 131

East : Khasra No. 140

West : Khasra No. 57

North : Chakroad

South : Khasra No. 130

Boundaries of Khasra No. 139

East : Khasra No. 145

West : Khasra No. 140

North : Part of Khasra No. 139

South : Khasra No. 144

Boundaries of Khasra No. 140

East : Khasra No. 139

West : Chakroad

North : Part of Khasra No. 140 . . .

South : Khasra No. 125 & Khasra No. 143

Yarned Cheese

22/10/2011

For a share

Waxco



Yendoon Liene

For IMPERIAL GREEN INFRA TECH PVT. LTD.

DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Arthur Corp Linc

Z. and J. P. Mc

DIRECTOR



UNITED STATES DEPARTMENT OF THE INTERIOR

BUREAU OF LAND MANAGEMENT

Boundaries of Khasra No. 141

East : Khasra No: 140
West : Khasra No. 125
North : Khasra No. 125
South : Khasra No. 142

Boundaries of Khasra No. 142

East : Khasra No. 143
West : Khasra No. 125
North : Khasra No. 141
South : Khasra No. 125 & Khasra No. 143

Boundaries of Khasra No. 143

East : Faizabad Road
West: Khasra No. 142 & 125
North : Khasra No. 140 & 144
South : Khasra No. 123

Boundaries of Khasra No. 144

East : Khasra No. 145
West : Khasra No. 140
North : Khasra No. 139
South : Khasra No. 143

Imperial Green

Taj Mahal

Imperial Green Infratech Pvt. Ltd.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Imperial Green Corp Limited

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

DIRECTOR



IMPERIAL GREEN IRRIGATION DEPT.

1900

IMPERIAL GREEN IRRIGATION DEPT.

Boundaries of Khasra No. 145

East : Lucknow Faizabad Road

West : Khasra No. 139, Khasra No. 143 & Khasra No. 144

North : Part of Khasra No. 145

South : Lucknow Faizabad Road

Boundaries of Khasra No. 52

East : Chakroad

West : Khasra No. 53

North : Nali

South : Chakroad

Boundaries of Khasra No. 53

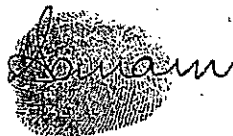
East : Khasra No. 52


West : Khasra No. 54

North : Nali .


South : Chakroad

Handwritten signature


Handwritten signature


Handwritten signature


Handwritten signature


Handwritten signature


Handwritten signature


Handwritten signature


For IMPERIAL GREEN INFRA TECH PVT. LTD.

Handwritten signature
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Handwritten signature
DIRECTOR

Handwritten signature
DIRECTOR

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री चन्द्रभान सिंह

पुत्र श्री राम सिंह

पेशा Charan Bhan

निवासी जियामऊ लखनऊ

व श्री मो० वसीम अंसारी

पुत्र श्री सलाउद्दीन अंसारी

पेशा

निवासी बनारसी टोला अलीगंज लखनऊ

ने की ।

प्रत्यक्षतः यद् साक्षियों के निशान अंगूठे निम्नानुसार लिये गये हैं ।



Wapari

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रस० बी० सिंह (प्रभारी)
उप निबन्धक नवाबगंज
बाराबंकी
2/9/2015



FOR IMPRINT CASES IN JAMMU & KASHMIR

10/07/2015

FOR IMPRINT CASES IN JAMMU & KASHMIR

10/07/2015

Boundaries of Khasra No. 54A

East : Khasra No. 54B

West : Khasra No. 55

North : Nali & Chakroad

South : Chakroad

Boundaries of Khasra No. 55

East : Khasra No. 54

West : Chakroad

North : Nali

South : Chakroad

Boundaries of Khasra No. 59


East : Chakroad & Khasra No. 58


West : Chakroad & Khasra No. 50

North : Nali

South : Chakroad

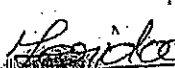
IN WITNESS WHEREOF, the parties after having understood the terms of this Deed being mentally alert and having acted voluntarily, have put their respective

 *Shree*

 *Shree*

 *Shree*

 *Shree*

 *Shree*









For IMPERIAL GREEN INFRATECH PVT. LTD.

For IMPERIAL GREEN INERA ESTATES PVT. LTD.

Shalimar Corp Limited

Director

DIRECTOR

फारिया शेख
पुत्री श्री सै0 मुनवर शेख
पेशा
निवासी जी-1390 पैसार कोठी बाराबंकी

Fariah Shee



श्री ए एस सिददीकी
पुत्र श्री ए आर सिददीकी
पेशा
निवासी तातारपुर अलीगंज लखनऊ

AS Siddiki



श्री मो0 नईम अहमद
पुत्र श्री अबू तय्यब अहमद मियां
पेशा व्यापार
निवासी फिरंगी महल चौक लखनऊ

Mo0 Na'im Ahmad



श्री इम्पीरियल ग्रीन इन्फ्रा स्टेटस प्रा0लि0 द्वारा
जाय0 से0 नवेद शेख
पुत्र श्री मुनवर शेख
पेशा व्यापार
निवासी जी-1390 पैसार कोठी बाराबंकी

Naved Shekh



श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा0लि0 द्वारा जाय0
मो0 नईम अहमद
पुत्र श्री अबू तय्यब अहमद मियां
पेशा व्यापार
निवासी फिरंगी महल चौक लखनऊ

Mo0 Na'im Ahmad



signatures unto this Agreement on the date, month, year
first written above.

WITNESSES.

1- Chandra Bham
(Chandra Bham Singh)
S/o Shri Ram Singh
Add: H.NO.-1/165,
Jaman, hko.

Narender Singh
Devdutt Singh
Sanjay
Tanish Singh
For IMPERIAL GREEN INFRA-ESTATES PVT. LTD.
Narender Singh
DIRECTOR
For IMPERIAL GREEN INFRA-ESTATES PVT. LTD.
OWNERS/FIRST PARTY DIRECTOR

2- Mohd Wassem Ansari
MOHD WASSEM ANSARI
S/O SALAUDDIN ANSARI
Add - 532/554 BANARSI TOLA
ALIGUNT LUCKNOW

Mohd Wassem Ansari
Director

DEVELOPER/SECOND PARTY

DRAFTED BY :

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

TYPED BY:

Shubham Maurya
(Shubham Maurya)
Civil Court, Lucknow

विक्रय अनुबंध विलेख

63,817,000.00

10,000.00

20 10,020.00

600

प्रतिफल

मालियत

अग्रिम धनराशि

फीस रजिस्ट्री

नकल व प्रति शुल्क

योग

शब्द लगभग

श्री शालीमार कार्य लि० द्वारा निदेशक मो० अब्दुल्ला मसूद

पुत्र श्री मसूद अहमद

व्यवसाय व्यापार

निवासी स्थायी - शालीमार टाइटेनियम विभूतिखण्ड गोमतीनगर लखनऊ

अस्थायी पता

ने यह लेखपत्र इस कार्यालय में

दिनांक 2/9/2015

समय 2:49PM

यहाँ निवर्तन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एस० बी० सिंह (प्रभारी)

उप निबंधक नवाबगंज

बाराबंकी

2/9/2015

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

विक्रेता

क्रेता

श्री सै० नवेद शेर खय व बहै० मुख्तार सै० फरीद

शेर व गजल शेर

पुत्र श्री सै० मुनवर शेर

पेशा व्यापार

निवासी जी-1390 पैसार कोठी बाराबंकी

श्री शालीमार कार्य लि० द्वारा निदेशक मो० अब्दुल्ला

मसूद

पुत्र श्री मसूद अहमद

पेशा व्यापार

निवासी शालीमार टाइटेनियम विभूतिखण्ड गोमतीनगर लखनऊ

श्री सै० नसरुल शेर

पुत्र श्री सै० मुनवर शेर

पेशा व्यापार

निवासी जी-1390 पैसार कोठी बाराबंकी

श्री सै० फरीदुल शेर

पुत्र श्री सै० मुनवर शेर

पेशा व्यापार

निवासी जी-1390 पैसार कोठी बाराबंकी

601203410 संनम रसीद उर्फ संनम श

पुत्री श्री सै० मुनवर शेर

पेशा


निवासी जी-1390 पैसार कोठी बाराबंकी

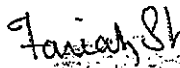
ANNEXURE NUMBER - I
DETAILS OF INHERITED PROPERTIES OF FIRST PARTY


Sl. No.	Khasra No.	Details of Owners	Area in Hect.
1	105	Syed Masroor Shere & Syed Faridoon Shere	0.19600
2	112	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.34875
3	113	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.19875
4	114	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.23700
5	115	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.49200
6	117	Syed Masroor Shere & Syed Faridoon Shere	0.22750
7	118	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.40350
8	119	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.03825
9	121	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.06600
10	124	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.18975
11	126	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.21850
12	131M	Syed Masroor Shere	0.01920
14	140M	Syed Naved Shere	0.27740
15	52	Syed Faridoon Shere	0.00490
16	53	Syed Faridoon Shere	0.03750
17	127	Syed Naved Shere and Others	0.08000
18	141	Syed Naved Shere and Others	0.02000
19	142	Syed Naved Shere and Others	0.13900
			3.19400

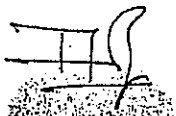
 Syed Masroor Shere

 Syed Naved Shere

 Syed Faridoon Shere

 Syed Naved Shere


 Syed Faridoon Shere

 Syed Naved Shere

For IMPERIAL GREEN MINERATECH PVT. LTD

 DIRECTOR

For IMPERIAL GREEN INFRA-ESTATES PVT. LTD.

 Director

 Director

 Naved Shere
DIRECTOR

विक्रेता

Registration No.: 16425

Year: 2,015

Book No.: 1

0109 इम्पीरियल ग्रीन इन्फाटेक प्रा0लि0 द्वारा डाय0 मो0 नईम अहमद

अबू तय्यब अहमद मियां

फिरंगीनहल चौक लखनऊ

व्यापार

0109 इम्पीरियल ग्रीन इन्फाटेक प्रा0लि0 द्वारा डाय0 मो0 नईम अहमद



ANNEXURE NUMBER - II
DETAILS OF PROPERTIES OF FIRST PARTY THROUGH GIFT DEEDS

Sl. No.	Khasra No.	Details of Owners	Area in Hect.
1	105	Gazelle Shere, Sanam Shere & Fariah Shere	0.09800
2	110	Gazelle Shere, Sanam Shere & Fariah Shere	0.09475
3	112	Gazelle Shere, Sanam Shere & Fariah Shere	0.11625
4	113	Gazelle Shere, Sanam Shere & Fariah Shere	0.06625
5	114	Gazelle Shere, Sanam Shere & Fariah Shere	0.07900
6	115	Gazelle Shere, Sanam Shere & Fariah Shere	0.16400
7	116	Gazelle Shere, Sanam Shere & Fariah Shere	0.12325
8	117	Gazelle Shere, Sanam Shere & Fariah Shere	0.11375
9	118	Gazelle Shere, Sanam Shere & Fariah Shere	0.13450
10	119	Gazelle Shere, Sanam Shere & Fariah Shere	0.01275
11	121	Gazelle Shere, Sanam Shere & Fariah Shere	0.02200
12	124	Gazelle Shere, Sanam Shere & Fariah Shere	0.06325
13	55	Gazelle Shere, Sanam Shere & Fariah Shere	0.17000
14	59	Gazelle Shere, Sanam Shere & Fariah Shere	0.51400
15	122M	Faridoon Shere, Gazelle Shere & Fariah Shere	0.06100
16	111	Gazelle Shere, Sanam Shere & Fariah Shere	0.15500
17	128	Syed Masroor Shere & Syed Naved Shere	0.02700
18	143M	Syed Naved Shere, Syed Masroor Shere & Sanam Shere	0.28100
19	126	Syed Naved Shere & Syed Masroor Shere	0.07320
20	145M	Syed Naved Shere	0.03340
21	144	Syed Naved Shere & Syed Masroor Shere	0.03500
22	105M & 117M	Syed Farogh Shere	0.21175
23	110M & 116M	Syed Farogh Shere	0.65400
			3.30310

Naved Shere

Sanam
Fariah Shere

Masroor

For IMPERIAL GREEN INFRA TECH PVT. LTD.

[Signature]

DIRECTOR

Imperial Green Infra Corp Limited

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Shere

DIRECTOR

Director

विक्रेता

Registration No.: 16425

Year: 2,015

Book No.: 1

0105 फारिया शेख

Fariyah Shee

सैठ मुनज्जर शेख

जी-1390 पैसावर कोठी बाराबंकी



0106 ए एस सिददीकी

AS Siddiki

र आर सिददीकी

तातारपुर अलीगंज लखनऊ



0107 मो0 नईम अहमद

0070343

अबू तैय्यब अहमद मियां

फिरंगी महल चौक लखनऊ

व्यापार

Abu Tayyab Ahmad



0108 इन्पीरियल ग्रीन इन्फ्रा स्टेट्स प्रा0 लि0 द्वारा डापू0 से0 नवेद श

मुनज्जर शेख

जी-1390 पैसावर कोठी बाराबंकी

व्यापार



ANNEXURE NUMBER - III
DETAILS OF PROPERTIES OF FIRST PARTY THROUGH SALE DEEDS

Sl. No.	Khasra No.	Details of Owners	Area in Hect.
1	139M & 125	Abdul Sagir Siddiqui	0.16720
2	54A	Imperial Green Infratech Pvt. Ltd	0.18900
3	139M, 140M & 145M	Mohd. Naieem Ahmad	0.22300
4	123M & 125M	Imperial Green Infra Estates Pvt. Ltd.	0.50090
			1.08010

Muhammad Shereef

Larwan

Muhammad

Faizan Shereef

Muhammad Shereef

III

For IMPERIAL GREEN INFRATECH PVT. LTD

For IMPERIAL GREEN INFRA ESTATES PVT.

Naieem Ahmad

DIRECTOR

Director

विक्रेता

Registration No.: 16425

Year: 2,015

Book No.: 1

0101 सै0 नवेद शेर स्वयं व बहै0 मुख्तार सै0 फरोग शेर व गजल शेर

सै0 मुनव्वर शेर

जी-1390 पैसार कोटी बाराबंकी

व्यापार

Naved Shere



0102 सै0 मशरूर शेर

सै0 मुनव्वर शेर

जी-1390 पैसार कोटी बाराबंकी

व्यापार

Mashoor Shere



0103 सै0 फरीदुन शेर

सै0 मुनव्वर शेर

जी-1390 पैसार कोटी बाराबंकी

व्यापार

Faridun Shere



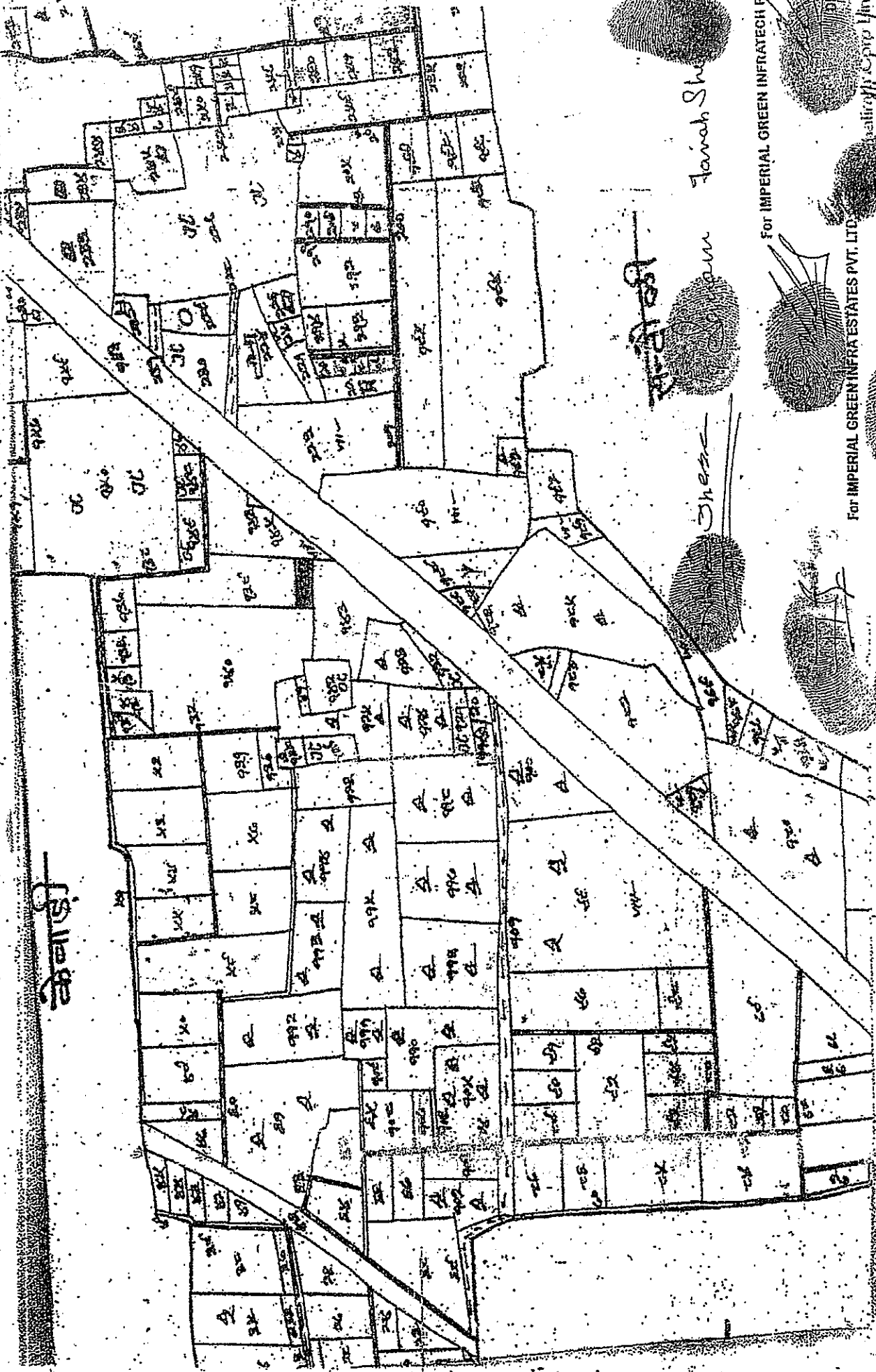
0104 सनम रशीद उर्फ सनम शेर

सै0 मुनव्वर शेर

जी-1390 पैसार कोटी बाराबंकी



केवाडी



सर्वेष्ट

Farah Sher

Farah Sher

Shere

Marub
Shere

For IMPERIAL GREEN INFRAESTATECH PVT. LTD.

For IMPERIAL GREEN INFRAESTATES PVT. LTD.

DIRECTOR

DIRECTOR

क्रेता

Registration No. : 16425

Year : 2,015

Book No. : 1

0201 शालीमार कार्प लि० द्वारा निदेशक मो० अब्दुल्ला मसूद
मसूद अहमद
शालीमार टाइटेनियम विभूतिखण्ड गोमतीनगर लखनऊ
व्यापार




अज्ञ दिनांक 02/09/2015 को

बरी सं. 1 जिल्द सं. 8964

पृष्ठ सं. 305 से 402 पर क्रमांक 16425

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.ए.बाणसिंह (प्रभारी)

उप निबन्धक नवाबगंज

बाराबंकी
2/9/2015

