

T 16425/15



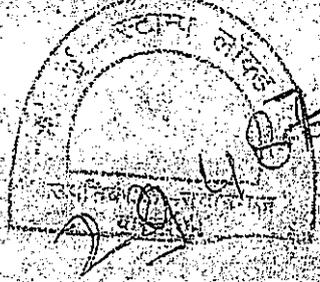
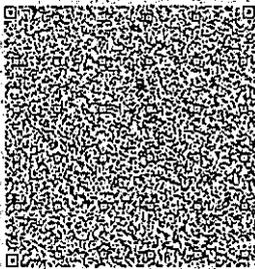
सत्यमेव जयते

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-
 105,110TO119,121,123TO128 131,139TO144,52,53,55,59,54A,54B
 AT VILL-MOHAMMADPUR (HOWKI),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)



Please write or type below this line

Naved Shere

Larain

For IMPERIAL GREEN INFRA TECH PVT.

Fariq Shere

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Arshad Shere

IR

Naved Shere

DIRECTOR

0001955432

Statutory Alert:

- The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate as is available on the website renders it invalid.
- The onus of checking the legitimacy is on the users of the certificate.
- In case of any discrepancy please inform the Competent Authority.



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 Sheer

Sonam

Margad

Fariah Sheer

For IMPERIAL GREEN INFRA TECH PVT.



Sonam Sheer

IF

For IMPERIAL GREEN INFRA ESTATES PVT.

Naved Sheer

DIRECTOR

M. M. M.

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 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. 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

Masroor

Feridoon SHERE

For IMPERIAL GREEN INFRA TECH PVT. L

For IMPERIAL GREEN INFRA ESTATES P

Shalimar Corp Limited

Naved SHERE

DIRECTOR

Director

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. NAIEM 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
Fariah
Masroor
Feridoon SHERE
Naved SHERE

For IMPERIAL GREEN INFRA TECH-PVT. L
DIRECTOR

Mia Corp Lir
Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

SHERE S/O LATE SYED MONAWAR SHERE R/O G-1390, PAISAR KOTHI, PAISAR, BARABANKI DULY AUTHORIZED BY BOARD OF RESOLUTION DATED 27.07.2015 AND (11) IMPERIAL GREEN INFRA TECH PVT. LTD. HAVING ITS REGISTERED OFFICE AT 3-QUINTON ROAD, LALBAGH, LUCKNOW THROUGH ITS DIRECTOR MOHD. NAIEM 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 (HEREINAFTER COLLECTIVELY REFERRED TO AS THE FIRST PARTY/OWNERS OF THE ONE PART).

AND

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.

Shera Shere
Masood
Shalimar Corp Limited
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Director

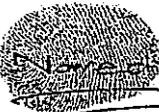
Shalimar
For IMPERIAL GREEN INFRA TECH PVT. LTD.
Director

Shalimar Corp Limited
Director

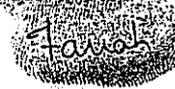
Director

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.

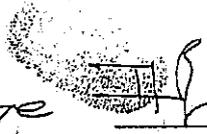
d) The Second Party Developer shall be entitled to raise its finances and generate funds so as to construct and complete the said Project by utilizing its aforesaid balance constructed area in the total covered area of the said Project by creating charge lien or mortgage etc. thereon while raising it 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

 Sarvam

 Farah Sher

 Maharaj

 For Imperial Green Infra Estates Pvt. Ltd.

 For IMPERIAL GREEN INFRA TECH PVT. LTD.

 Director

 Director

 For Imperial Green Infra Estates Pvt. Ltd.

 Shree

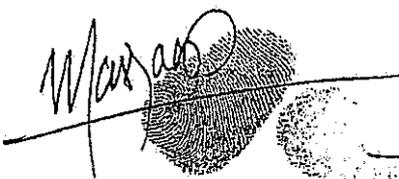
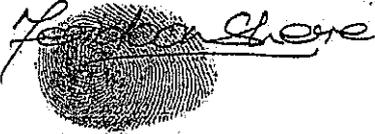
 DIRECTOR

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 TECH PVT. LT
DIRECTOR
Shalini Corp Limited
Directo
For IMPERIAL GREEN INFRA ESTATES PVT. LT
DIRECTOR

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

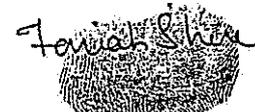
~~Naveen Chere~~
Srinam
Farid Share
For IMPERIAL GREEN INFRA TECH PVT. LTD
DIRECTOR
Masud
Shalimar Corp. Limite
For IMPERIAL GREEN INFRA ESTATES PVT. LTD
Direct
Hemant Chere
Chere
DIRECTOR

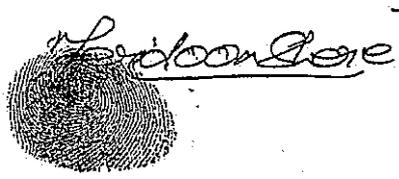
common services, sub-station as required by Power Corporation;

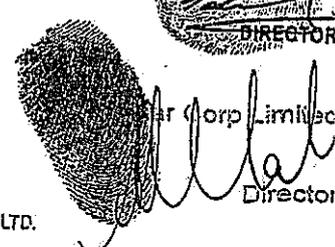
- v) All internal plumbing work and drainage.
- vi) Installation of fire fighting equipments, if required by law and lift
- vii) Water arrangement.
- viii) Stair case,
- ix) Parking facility;
- x) Internal cabling for telephones, cable.

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.



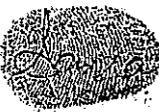
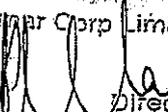



For IMPERIAL GREEN INFRA TECH PVT. LTD
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

Apartment building as per terms and conditions of the Society or Association, as the case may be. The maintenance of the Apartment building will include upkeep of the building(s) external repairs from the time to time to cleaning of the common passages and stair cases, maintenance of water supply, sewers, sanitation, electrification of common passages and exteriors of the building maintenance of the parking areas, lifts, electric, water motor / pumps, tubewell, Power generator and lawns and plants etc.

32. 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 Owners/First Party 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 Owners/First Party or its agent.

~~Handwritten signature~~ ~~There~~  ~~Signature~~ 
~~Signature~~ ~~There~~ 
~~Signature~~ ~~There~~      
~~Signature~~ ~~There~~  
For IMPERIAL GREEN INFRA ESTATES PVT. LTD. DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LT

DIRECTOR

Imperial Corp Limited

Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

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.


Masood


Farid Khan


Farid Khan


Masood


Masood


Masood

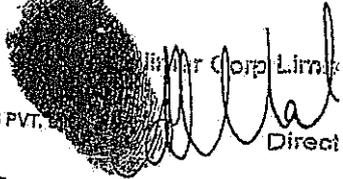

For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.
DIRECTOR


Masood


Masood


For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.
DIRECTOR


Masood
DIRECTOR


For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.
DIRECTOR

- 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  *2032*

Leena 

Leena Chie 

Masran 

Leena Chie 

Naved  DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Director

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

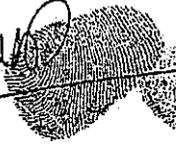
38. That it is agreed that the terms of this Agreement can be amended or modified by way of supplementary Deed (s) to executed between both the Parties, which shall be deemed to be part of this basic agreement.
39. That the Developer/Second Party has deposited a sum of Rs. 14,16,60,856.69/- (Rupees Fourteen 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

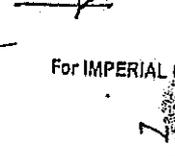
 Shere

 Shere

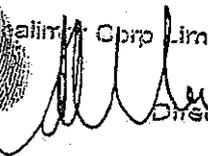
 Shere

 DIRECTOR

 Shere

 Shere

 Shere

 Shere

For IMPERIAL GREEN INFRAESTATES PVT. LT

For IMPERIAL GREEN INFRAESTATES PVT. LT

Shere
DIRECTOR

For IMPERIAL GREEN INFRAESTATES PVT. LT

Shere
DIRECTOR

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.

~~Naved Shere~~ ~~Sham~~
Faizah Shere
For IMPERIAL GREEN INFRA TECH PVT. LTI
~~Sham~~ ~~Sham~~ ~~Sham~~ ~~Sham~~
For IMPERIAL GREEN INFRA ESTATES PVT. LTD. ~~Sham~~ Director
Naved Shere 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

Naved Hesse
Sevanam
gopal shere
Maryam
For IMPERIAL GREEN INFRAESTATES PVT. LTD
Director
For IMPERIAL GREEN INFRAESTATES PVT. LTD
Director

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

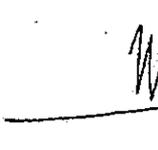
North : Khasra No. 115 & Khasra No. 126

South : Chakroad

 Shree Shree

 Shree

 Fariyah Shere

 Mahesh

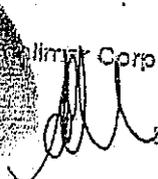
 Shree

 Shree

 Shree
DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.
 DIRECTOR

Imperial Green Infra Estates Pvt. Ltd.
 Shree
DIRECTOR

Imperial Green Infra Estates Pvt. Ltd.
 Shree
DIRECTOR

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 Jhese~~ ~~Anam~~
Farish Jhese
Maxam
Mudoon Jhese
FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD. ~~Director~~
FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD. ~~Director~~
For IMPERIAL GREEN INFRA TECH PVT. LTD. ~~DIRECTOR~~
Imperial Corp. Limited ~~Director~~

Handwritten text, possibly a title or header.

West : ...
North : ...
South : ...

Handwritten text, possibly a title or header.

West : ...
North : ...
South : ...

Handwritten text, possibly a title or header.

West : ...
North : ...
South : ...

Handwritten text, possibly a title or header.

West : ...
North : ...
South : ...



Handwritten text, possibly a signature or name.

Small handwritten text or initials.

Large handwritten signature or name at the bottom of the page.

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

Nared Ghose
Mansim
Fareed Shere
Mansim
Indra Shere
Nared Ghose
Indra Shere
Nared Ghose

For IMPERIAL GREEN INFRAESTATES PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRAESTATES PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRAESTATES PVT. LTD.
DIRECTOR

Part of the ...
...
...
...
...

...
...
...
...
...

...
...
...
...
...
...
...
...
...
...
...
...



For INTERNAL USE ONLY

INTERNAL USE ONLY

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

 Shere

 Shere

Faiyaz Shere

 Shere

 Shere

For IMPERIAL GREEN INFRA TECH PVT. LTD

 DIRECTOR

 Shere

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

 DIRECTOR

 Shere
For IMPERIAL GREEN INFRA ESTATES PVT. LTD
DIRECTOR

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री चन्द्रभान सिंह

पुत्र श्री राम सिंह

पेशा Chander Sheer

निवासी जियामऊ लखनऊ

व श्री मो० वसीम अंसारी

पुत्र श्री जलाउददीन अंसारी

पेशा

निवासी बनारसी टोला अलीगंज लखनऊ

ने की।

प्रत्यक्षता भद्र साक्षियों के निशान अंगूठे निम्नानुसार लिये गये हैं।



M. Wasim

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

M. Wasim
रूप०ब०सिंह (प्रभारी)
उप निबंधक नवाबगंज-
बाराबंकी
2/9/2015



FOR IMPRINT ORIGIN INKED BY THE

DIR. TO

FOR IMPRINT ORIGIN INKED BY THE

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

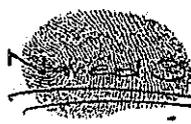
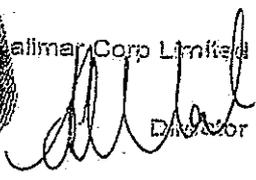
Boundaries of Khasra No. 53

East : Khasra No. 52

West : Khasra No. 54

North : Nali

South : Chakroad

 *Sharma*
 *Raman*
 *Faiyaz Shree*
 *Masood*
 *Shree*
 *ILF*
 *[Signature]*
 *[Signature]*
 *[Signature]*
 *Naveen*
 *[Signature]*

For IMPERIAL GREEN INFRA TECH PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

For Imperial Green Infra Corp Limited
DIRECTOR

फारिया शेर
पुत्री श्री सै० मुनव्वर शेर
पेशा
निवासी जी-1390 पैसार कोटी बाराबंकी

Fariah Sher



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

AS



श्री मो० नईम अहमद
पुत्र श्री अबू तय्यब अहमद मियां
पेशा व्यापार
निवासी फिरंगी महल चौक लखनऊ

Mo



श्री इम्पीरियल ग्रीन इन्फ्रा स्टेटस प्रा०लि० द्वारा
डाय० से० नवेद शेर
पुत्र श्री मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पैसार कोटी बाराबंकी

Naved Sher



श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा०लि० द्वारा डाय०
मो० नईम अहमद
पुत्र श्री अबू तय्यब अहमद मियां
पेशा व्यापार
निवासी फिरंगीमहल चौक लखनऊ

Mo



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

Shere *Sanam*
Faiyaz Shere
Masud
Haridwar Shere
For IMPERIAL GREEN INFRAESTATES PVT. LTD.
For IMPERIAL GREEN INFRAESTATES PVT. LTD.
Shalimar Corp Limited
Director

विक्रय अनुबंध विलेख

63,817,000.00 10,000.00 20 10,020.00 600

प्रतिफल शालियत अग्रिम धनराशि फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
श्री शालीमार कार्प 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
वजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

एशरफुल्लाह (प्रभारी)
उप निबन्धक नवाबगंज

बाराबंकी
2/9/2015

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त
विक्रेता क्रेता

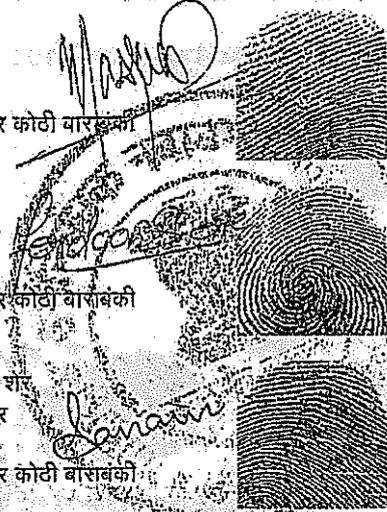
श्री सै० नवेद शेर खय व वहे० मुख्तार सै० फरोग
शेर व गजल शेर
पुत्र श्री सै० मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पेसार कोठी बाराबंकी

श्री शालीमार कार्प लि० द्वारा निदेशक मो० अब्दुल्ला
मसूद
पुत्र श्री मसूद अहमद
पेशा व्यापार
निवासी शालीमार टाइटेनियम विभूतिखण्ड गोमतीनगर
लखनऊ

श्री सै० मराफर शेर
पुत्र श्री सै० मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पेसार कोठी बाराबंकी

श्री सै० फरीदून शेर
पुत्र श्री सै० मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पेसार कोठी बाराबंकी

श्री सनम रशीद उर्फ सनम शेर
पुत्री श्री सै० मुनव्वर शेर
पेशा
निवासी जी-1390 पेसार कोठी बाराबंकी



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

WITNESSES.

1- Chandra Bhan
(Chandra Bhan Singh)
S/o Shri Ram Singh
Add: H.NO. - 1/165,
Jiamau, LKO.

Navin Sheel
Maxim
Shri Ram Singh
Suman
Faiyaz Khan
For IMPERIAL GREEN INFRAESTATES PVT. LTD
Navin Sheel DIRECTOR
For IMPERIAL GREEN INFRA TECH PVT. LTD
OWNERS/FIRST PARTY DIRECTOR

2- Mohd Wasim Ansari
MOHD WASIM ANSARI
S/O SARAUDDIN ANSARI
Add - 532/554 BANARSI TOLA
ALIGANS LUCKNOW

Mohd Wasim 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

विक्रेता

Registration No.: 16425

Year: 2015

Book No. : 1

0109 इम्पीरियल ग्रीन इन्फाटेक प्रा0लि0 द्वारा डाय0 मो0 नईम अहमद

अवृ तय्यब अहमद मियां

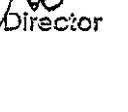
फिरंगीमहल चौक लखनऊ

व्यापार



ANNEXURE NUMBER - I
DETAILS OF INHERITED PROPERTIES OF FIRST PARTY

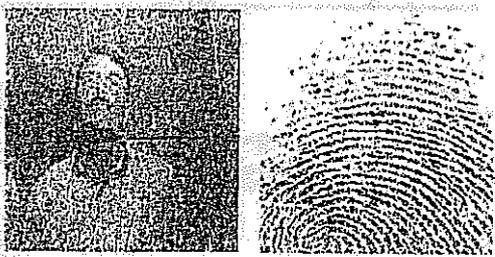
Sl. No.	Khasra No.	Details of Owners	Area in Hect.
1	105	Syed Masroor Shere & Syed Faridoon Shere	0.19600
2	112	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.34875
3	113	Syed Naved Shere, Syed Masroor Shere & Syed Faridoon Shere	0.19875
4	114	Syed Naved Shere, Syed Masroor Shere & Syed 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

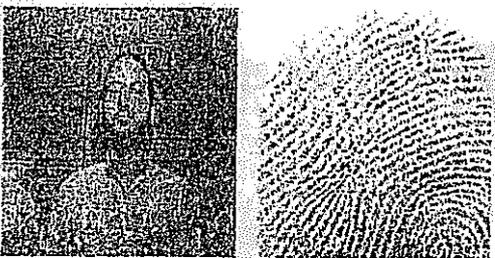
 Syed Masroor Shere
 Syed Naved Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere
 Syed Faridoon Shere

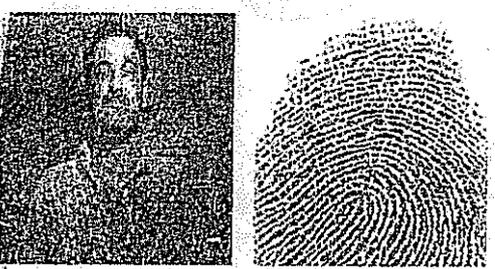
For IMPERIAL GREEN INFRAESTATES PVT. LTD.
 Director
 For IMPERIAL GREEN INFRAESTATES PVT. LTD.
 Director
 For IMPERIAL GREEN INFRAESTATES PVT. LTD.
 Director
 For IMPERIAL GREEN INFRAESTATES PVT. LTD.
 Director

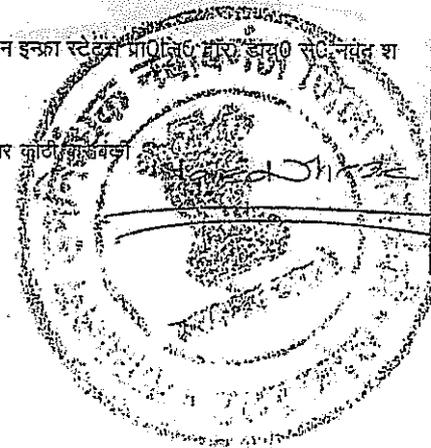
REGISTRATION OF TRANSFER OF REAL PROPERTY

		विक्रेता	
Registration No.:	16425	Year:	2,015
		Book No.:	1
0105	फारिया शेख सोC नुनखर शेख जो-1390 पैसाख कोटी वाराबंकी	<i>Fariah Shee</i>	

0106	ए एस सिद्दीकी ए आर सिद्दीकी तातारपुर अलीगंज लखनऊ	<i>AS</i>	
------	--	-----------	---

0107	मोC नईम अहमद अबू तैय्यब अहमद निया फिरंगी महल चौक लखनऊ व्यापार	<i>AM</i>	
------	--	-----------	--

0108	इन्हीरियल ग्रीन इन्फ्रा स्टेट्स प्राO लिC प्राO इन्डो सोC नयद श नुनखर शेख जो-1390 पैसाख कोटी वाराबंकी व्यापार	<i>Indo</i>	
------	--	-------------	--



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.

DIRECTOR

Faridoon Shere

FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

[Signature]

Naved Shere

[Signature]
Director

REGISTRATION OF COMPANIES ACT, 1956
 1956-1957

No. 16425
 Date: 20/11/2015
 Page No. 1

विक्रेता

Registration No.: 16425 Year: 2,015 Book No.: I

0101 से० नवेद शेर स्वयं व बहे० मुख्तार से० फरोग शेर व गजल शेर
 से० मुनवर शेर
 जी-1390 पैसास कोटी बाराबंकी
 व्यापार

Naved Sher



0102 से० मशरूर शेर
 से० मुनवर शेर
 जी-1390 पैसास कोटी बाराबंकी
 व्यापार

Mashoor Sher



0103 से० फरीदुन शेर
 से० मुनवर शेर
 जी-1390 पैसास कोटी बाराबंकी
 व्यापार

Feroz Sher



0104 सनम रशीद उर्फ सनम शेर
 से० मुनवर शेर
 जी-1390 पैसास कोटी बाराबंकी

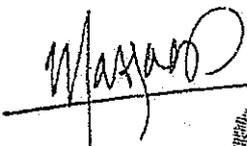


ANNEXURE NUMBER - III
DETAILS OF PROPERTIES OF FIRST PARTY THROUGH SALE DEEDS

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 & 129M	Imperial Green Infra Estates Pvt. Ltd.	0.50090
			1.08010

 Shere

 Sarwan

 Masood

 Faiyaz Shere

 Mohd Naieem Ahmad

 IR



 For IMPERIAL GREEN INFRATECH PVT. LTD
 DIRECTOR
 For IMPERIAL GREEN INFRA ESTATES PVT. Ltd
 DIRECTOR
 Imperial Green Infra Ltd
 Director

REGISTRATION OF DOCUMENTS ACT, 1908
REGISTRATION OF DOCUMENTS ACT, 1908

Sl. No.	Name of the Document	Value	Registration Fee	Stamp

क्रेता

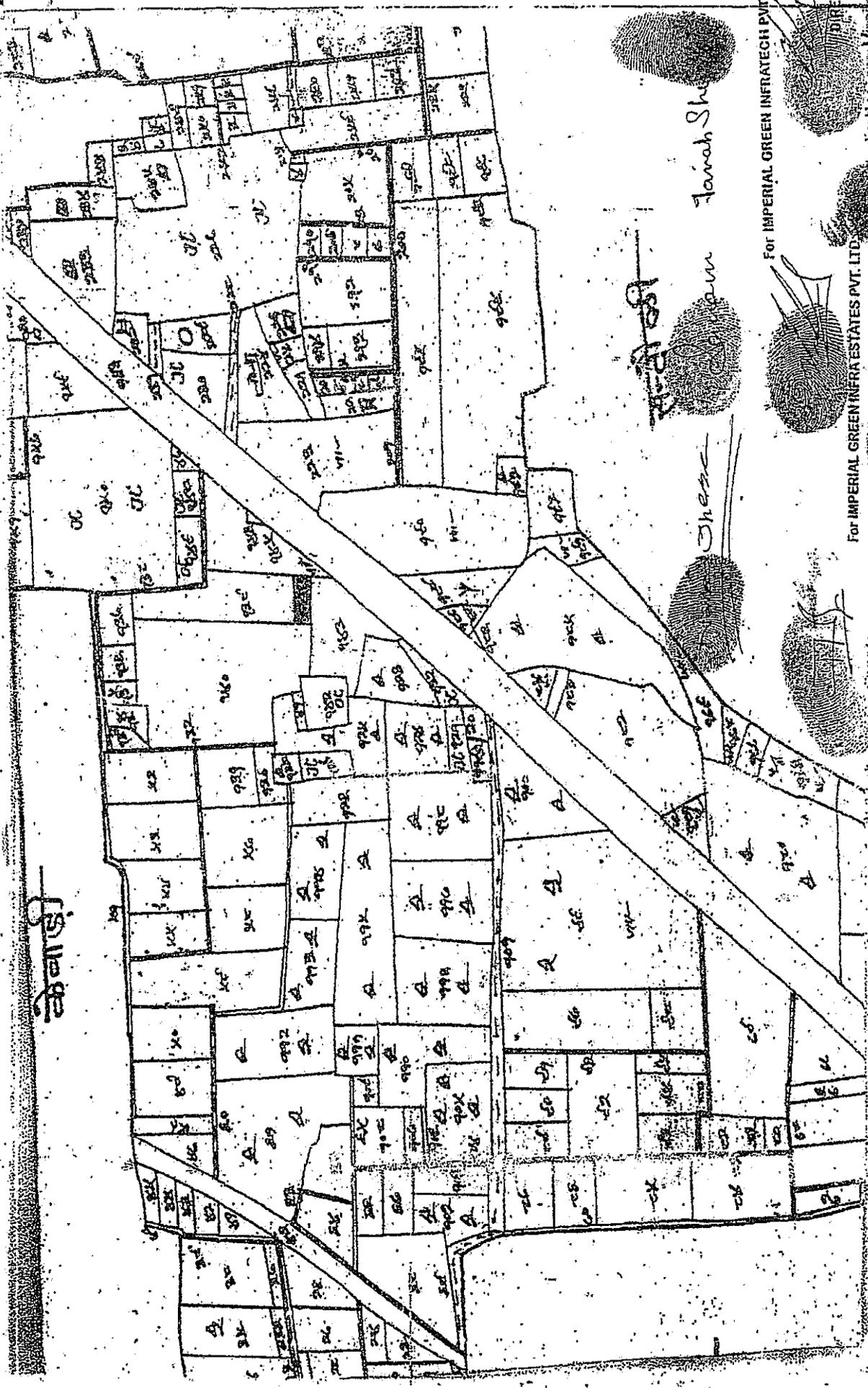
Registration No.: 16425

Year: 2015

Book No.: 1

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





श्रीवाणी

Jarrah She

श्रीवाणी

Shree

श्रीवाणी

श्रीवाणी

For IMPERIAL GREEN INFRA TECH PVT. LTD.

For IMPERIAL GREEN INFRA STATES PVT. LTD.

Director
Imperial Corp Limited

Director

Director

Director

Director

अप्रज दिनांक 02/09/2015 को
बही सं. 1 जिल्द सं. 8964
पृष्ठ सं. 305 से 402 पर क्रमांक 16425
राजिस्ट्रीकृत किया गया।

राजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.पी.एसिंह (प्रभारी)

उप निबन्धक नवाबागंज
बाराबंकी
2/9/2015

