

1-65/4/2.2.

INDIA NON JUDICIAL
Government of Uttar Pradesh



सत्यमेव जयते



19/3/2020

e-Stamp

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



.....Please write or type below this line.....

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Narender Thakur
DIRECTOR

RS 0002156433

Statutory Alert:

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



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

SHORT DESCRIPTION OF THE DEED OF EXCHANGE :-

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

Boundaries of Total Land Khasra No. 554B

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

Boundaries Land Khasra No. 555M

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

Boundaries Land Khasra No. 558M

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

Boundaries Land Khasra No. 562M

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

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Shree

DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

HS

DIRECTOR

First Party	Second Party
Imperial Green Infra Estates pvt Ltd through director Syed Naved Shere son of Late Shri Syed Munawar Shere, resident of 3, Quinton Road, Lalbagh, Lucknow presently residing at H. No. 116, Paisar-2, Distt. Barabanki	Imperial Green Infratech Pvt.Ltd. through director Sri Abdul Saghir Siddiqui son of Abdul Rashid Siddiqui, resident of 534/27K-1K, Tatarpur, Aliganj, Lucknow.
Occ. Business Aadhar No. 3419 6814 1672 CIN-U70102UP2012PTC052627 PAN-AADCI0396R Mob. 9415028682	Occ. Business Aadhar No. 9795 2501 7880 ✓ CIN-U450400UP2012TTC050399 PAN-AACCI9406K Mob. 9415778454

DEED OF EXCHANGE

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

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

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

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

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Shere
DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LTD.

HS
DIRECTOR

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

Description of Property Schedule (A)

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

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

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

Boundaries of Total Land Khasra No. 554B

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

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Choudhary
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

[Signature]

Boundaries Land Khasra No. 555M

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

Description of Property Schedule (B)

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

Khasra No.	Area in hectare	Area in meter
558	0.0736	0738
562	0.3164	3164
Total	0.3902 hectare	3902 sq meter

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

Boundaries Land Khasra No. 558M

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

Boundaries Land Khasra No. 562M

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

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nared Ghosh
DIRECTOR

For IMPERIAL GREEN LIFE ESTATES LTD.

[Signature]

18/03/2018

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

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

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

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

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Shams
DIRECTOR

For IMPERIAL GREEN

[Signature]

बही सं०: 1

रजिस्ट्रेशन सं०: 6514

वर्ष: 2020

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

प्रथम पक्ष: 1

श्री इम्पीरियल ग्रीन इन्डिया ईस्टेट प्रा० लि० द्वारा डायरेक्टर
सेय्यद नावेद शेर, पुत्र श्री सेय्यद मुनौवर शेर

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

व्यवसाय: अन्य

द्वितीय पक्ष: 1



श्री ई० ग्री० इन्डिया प्रा० लि० डा० अब्दुल सगीर सिद्दीकी, पुत्र श्री
अब्दुल राशिद सिद्दीकी

निवासी: २५ के-1 के, तातारपुर अलीगढ़ जिला

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री सेय्यद मसरूर शेर, पुत्र श्री स्व० सेय्यद मुनौवर शेर

निवासी: 3 क्यूटन रोड लालबाग लखनऊ

व्यवसाय: अन्य

पहचानकर्ता: 2



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

निवासी: 14 फिरंगी महल विक्टोरिया स्टीट जौक लखनऊ

व्यवसाय: अन्य

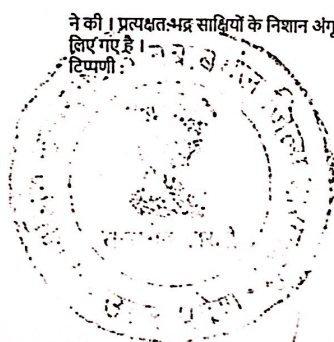


रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः साक्षियों के निशान अंगूठे नियमानुसार
लिपिगए है।
टिप्पणी:

धर्मेन्द्र कुमार चौधरी
उप निबंधक: सदर
बाराबंकी

शंकर बहादुर सिंह
निबंधक लिपिक



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

First Party

Second Party

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

For IMPERIAL

Naved Shere
DIRECTOR

[Signature]

Witnesses



✓ [Signature]
1- SYED MASROOR SHERE

S/O LATE SYED MONAWAR SHERE
R/O 3, QUINTON ROAD, ALBAGH
LUCKNOW - 226001



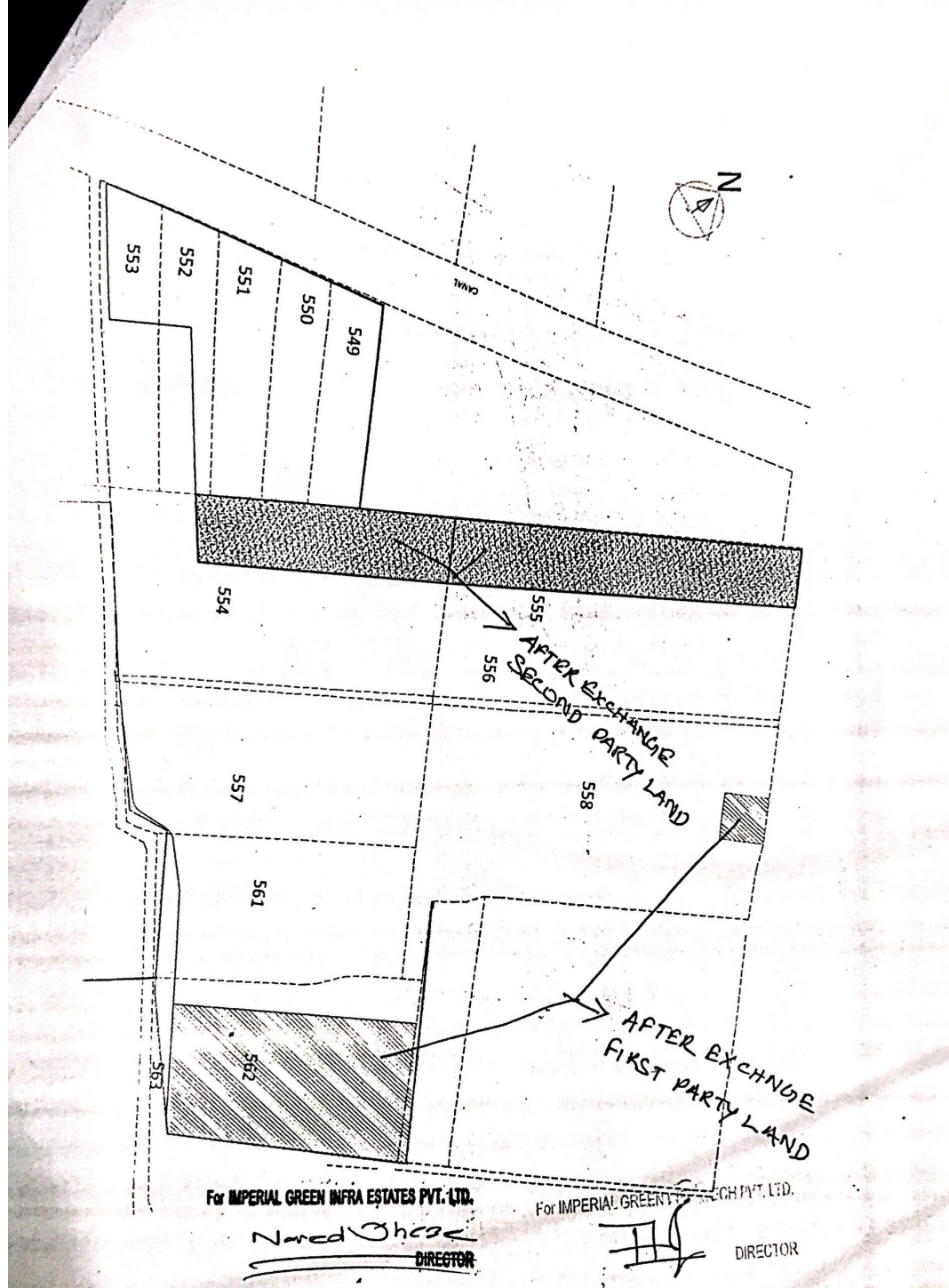
✓ [Signature]
2- MOHAMMAD NAIBEM AHMED

S/O LATE ABU TAYYAB AHMED MIAN
R/O 14, FARANGI MAHAL, VICTORIA STREET
CHOWK - LUCKNOW - 226003

Adhar No. - 6238 9351 3187 ✓

[Signature]
SANJEEV KUMAR SRIVASTAVA
Advocate

Reg. No. 9100/2011
9005700700



आवेदन सं०: 202000898009222

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

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

