

549-553



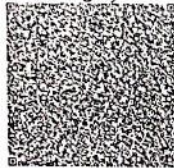
सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh



e-Stamp

Certificate No:-	: IN-UP01426359392954N
Certificate Issued Date	: 20-Oct-2015 12:54 PM
Account Reference	: SHCIL (FI)/ upshcil01/ BARABANKI/ UP-BNK
Unique Doc. Reference	: SUBIN-UPUPSHCIL0101715659710000N
Purchased by	: IMPERIAL GREEN INFRA TECH P LTD THRU M NAEEM AHMED
Description of Document	: Article 23 Conveyance
Property Description	: LAND SITUATED AT VILL-KEWARIH, PAR-DEWA, TEH- NAWABGANJ, BARABANKI
Consideration Price (Rs.)	: 84,22,460 (Eighty Four Lakh Twenty Two Thousand Four Hundred And Sixty only)
First Party	: DAYARAM S O MULLA
Second Party	: IMPERIAL GREEN INFRA TECH P LTD THRU M NAEEM AHMED
Stamp Duty Paid By	: IMPERIAL GREEN INFRA TECH P LTD THRU M NAEEM AHMED
Stamp Duty Amount(Rs.)	: 2,46,250 (Two Lakh Forty Six Thousand Two Hundred And Fifty only)



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

0001961898



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.



-2-

SALE DEED

SALE CONSIDERATION- 84,22,460/-
GENERAL VALUATION - Rs. 30,24,000/-
E- STAMPS - Rs.2,46,250/-

DETAILS OF DEED

1. TYPE OF LAND	=	AGRICULTURE
2. PARGANA	=	DEWA
3. VILLAGE	=	KEWARIH (V - CODE - 1097, PAGE- 97)
4. DESCRIPTION OF LAND	=	Kh. No. 549M, 550M, 551M, 552M, 553M
5. MEASUREMENT UNIT	=	HECTARE
6. AREA OF PROPERTY	=	0.630 HECTARE
7. LOCATION ON ROAD	=	NIL
8. OTHER DETAILS	=	NIL
9. USE OF LAND	=	AGRICULTURE
10. BORING, WELL ETC.	=	NIL
11. VALUATION OF TREES	=	NIL
12. GOVT. CIRCLE RATE	=	Rs. 48,00,000/- PER HECTARE
13. SALE CONSIDERATION	=	Rs. 84,22,460/-

BOUNDARY OF JOINTLY KHASRA NO. 549M, 550M, 551M, 552M, 553M

KHASRA NO.	EAST	WEST	NORTH	SOUTH
549M, 550M, 551M, 552M, 553M	Khasra No. 554	Nehar	Khasra No. 548	Nali

दयाराम

NO. OF FIRST PARTY - 1

NO. OF SECOND PARTY - 1

SELLER

PURCHASER

DAYARAM S/O MULLA, R/O VILLAGE - RAJGARH, MAZRA SHANKARPUR, TEHSIL - MALIHABAD, DIST - LUCKNOW OCCUPATION - AGRICULTURE VOTER CARD NO. - UP/21/099/051383	IMPERIAL GREEN INFRATECH (P) LTD. THROUGH AUTHORIZED SIGNATORY MOHAMMAD NAEEM AHMED, S/O LATE ABU TAYYAB AHMED, R/O 14, FIRANGI MAHAL, VICTORIA STREET, CHOWK, LUCKNOW. OFFICE ADDRESS: 3-QUINTON ROAD, LUCKNOW OCCUPATION - BUSINESS CIN- U45400UP2012TTC050399 PASSPORT NO. - J6922347
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THIS DEED OF SALE is executed into on 28th day of Oct. in the Year 2015

BY

DAYARAM S/O MULLA, R/O VILLAGE - RAJGARH, MAZRA SHANKARPUR, TEHSIL - MALIHABAD, DIST - LUCKNOW Indian citizen and belong to schedule caste, (herein after referred to as the "SELLER / FIRST PARTY").

IN FAVOUR OF:

IMPERIAL GREEN INFRATECH (P) LTD. THROUGH AUTHORIZED SIGNATORY MOHAMMAD NAEEM AHMED, S/O LATE ABU TAYYAB AHMED, R/O 14, FIRANGI MAHAL, VICTORIA STREET, CHOWK, LUCKNOW. Office Add.- 3, QUINTON ROAD, LUCKNOW (Herein after called the "SECOND PARTY" which expression unless repugnant to the context shall mean and include its successors, administrators, legal representatives and assigns)..

AND WHEREAS the "SELLER / FIRST PARTY" is the legal and absolute owners and in possession of Two Kitas of land bearing Khasra No. 549M measuring 0.1260 hectare purchased from CHEDALAL, S/O LATE TILAK & Khasra No. 552M measuring 0.1260 hectare from RAMLAL, S/O LATE TILAK total two Kitas land measuring 0.2520 hectare through Registered Sale Deed dated 10/03/2014, Registered in Bahi No. 1, Jild No. 7499, PAGES No. 85 to 102, Serial No. 4799 which is Registered in the office of Sub- Registrar, Nawabganj, Barabanki., state of Uttar Pradesh and Two Kitas of land bearing Khasra No. 550M measuring 0.1260 hectare purchased from SUNDERLAL, S/O LATE TILAK & Khasra No. 551M measuring 0.1260 hectare from KALAWATI, W/O LATE TILAK total two Kitas land measuring 0.2520 hectare through Registered Sale

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Deed dated 11/03/2014, Registered in Bahi No. 1, Jild No. 7503, PAGES No. 1 to 16, Serial No. 4901 which is Registered in the office of Sub- Registrar, Nawabganj, Barabanki and Land bearing Khasra No. 553M measuring 0.1260 hectare purchased from A) SRI RAMLAL, S/O LATE DHANIRAM, B) SRI RAMKHILAWAN, S/O LATE DHANIRAM, C) SRI RAMU ALIAS RAMDULARE, S/O LATE DHANIRAM, through Registered Sale Deed dated 25/04/2014, Registered in Bahi No. 1, Jild No. 7629, PAGES No. 1 to 16, Serial No. 7852 which is Registered in the office of Sub- Registrar, Nawabganj, Barabanki. (Hereinafter referred to as 'the Schedule Property' and detailed and described here in below).

AND WHEREAS the aforesaid Schedule Property is freehold and the "FIRST PARTY" is the absolute owner and in possession of the aforesaid Schedule Property and the Schedule Property is free from all sorts of encumbrances, mortgages, Hiba, or other dues of any kind or nature either payable to the Government, or local authority, or to any bank or other financial institution, and is free from each and every defect in title and no other person is the owner of the Schedule Property and there exists no litigation in respect of the Schedule Property in any court of law.

AND WHEREAS the "FIRST PARTY" is desirous of selling the same with all rights, title and interest etc. without any undue influence and coercion and without any mediator and the "SECOND PARTY" is desirous of purchasing the aforesaid Schedule Property, for the sale consideration of Rs. 84,22,460/- (Rupees Eighty Four Lacs Twenty Two Thousand Four Hundred and Sixty Only), the half of which amounts to Rs. 42,11,230/- (Rupees Forty Two Lacs Eleven Thousand Two Hundred and Thirty Only).

NOW THIS DEED OF SALE WITNESSETH and it is hereby covenanted by the parties hereto as follows:

1. That, by this Deed of sale, the "SELLER / FIRST PARTY" hereby transfers to the "PURCHASER / SECOND PARTY" all his rights, title and interest in respect of the aforesaid Schedule Property without any undue influence and coercion.
2. That the "PURCHASER / SECOND PARTY" have made the payment of Rs. 84,22,460/- (Rupees Eighty Four Lacs Twenty Two Thousand Four Hundred and Sixty Only), as has been detailed and described in the Schedule of payment herein below, which the "SELLER / FIRST PARTY" acknowledge having received before the Sub Registrar, Barabanki at the time of Registration of this deed.

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3. That the "SELLER / FIRST PARTY" hereby assures that the title in respect of the Schedule Property being hereby conveyed to the "PURCHASER / SECOND PARTY" specifically is freehold and free all encumbrances and, further, that the "SELLER / FIRST PARTY" have not entered into any agreement of sale, mortgage, lease, license etc. either oral or in writing, registered or unregistered with any person or persons for the transfer of or for creating any right of lease, license or easement in or upon the Schedule Property.
4. That the, "SELLER / FIRST PARTY" has handed over the vacant possession of the said property mentioned above to the "PURCHASER / SECOND PARTY" with all its rights and privileges so far held and enjoyed by the "SELLER / FIRST PARTY" forever free from all encumbrances whatsoever.
5. That the "SELLER / FIRST PARTY" hereby declares that the demised Schedule Property is not subject to any litigation and no suit or proceeding in respect thereof is pending before any court, tribunal or other authority.
6. That by virtue of the sale deed the "SELLER / FIRST PARTY" has sold all his rights, title and interest of the aforesaid Schedule Property which the "PURCHASER / SECOND PARTY" should be interested to own and possess as absolute owner.
7. That the "PURCHASER / SECOND PARTY" shall have the right to get its name mutated over the Schedule property hereby sold in the Government Records.
8. That the Schedule Property is the perched property of "SELLER / FIRST PARTY" without any Construction, Tube Well, Boring, etc.
9. That by virtue of the SELL, The "SELLER / FIRST PARTY" By the AGREEMENT TO SELL is executed on this 10th day of March, 2015 through Registered Agreement to Sale Deed dated 10/03/2015, Registered in Bahi No. 1, Jild No. 8506, PAGES No. 339 to 360, Serial No. 4535 which is Registered in the office of Sub-Registrar, Nawabganj, Barabanki and Agreement time extend executed on this 30th day of July, 2015 through Registered Agreement time extend Deed dated 30/07/2015, Registered in Bahi No. 1, Jild No. 8877, PAGES No. 35 to 44, Serial No. 14118 which is Registered in the office of Sub-Registrar, Nawabganj, Barabanki.
10. That, in the event of the title of the "SELLER / FIRST PARTY" over the Schedule Property being found defective or the Schedule Property being

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found encumbered as described hereinbefore the "SELLER / FIRST PARTY" shall return the entire sale consideration of Rs. 84,22,460/- (Rupees Eighty Four Lacs Twenty Two Thousand Four Hundred and Sixty Only), to the "PURCHASER / SECOND PARTY" immediately on demand without demur and the "SELLER / FIRST PARTY" hereby indemnify and shall always keep the "PURCHASER / SECOND PARTY" indemnified against any such eventuality.

11. That the Total Area of the Schedule Property is 0.630 hectare. The Government circle rate of Property is Rs.48,00,000/- Per Hectare.

In this way the Final Valuation of the Schedule Property according to the government Circle rate comes out to Rs. 30,24,000/- (Rupees Thirty Lacs twenty-two Thousand only). As the sale consideration is Higher than the Government valuation so the Stamp Duty @ 5% on the amount of Rs. 84,22,460/- is amounting to Rs. 4,21,150 (Rupees Four Lacs Twenty one thousand and one hundred fifty only) but the stamp amount of Rs. 1,74,900 has been paid in agreement to sell and the remaining amount of Rs. 2,46,250/- is now being adjusted on this Sale Deed which is sufficient. (E-Stamp No. IN-UP01426359392954N)

12. As per the Government Ordinance No. S/V/K/N 5-6328/ 11-2008-500 (165) 2007, Lucknow dated January 2, 2009, Rs. 2,46,250/- stamps are being paid after adjustment of the stamps paid at the time of AGREEMENT TO SELL is Rs. 1,75,000/- and due to Government Ordinance adjust the stamp of Rs. 1,74,900/- in sell deed stamp of Rs. 4,21,150/-

13. That the Stamp Duty and expenses on the Registration of this Deed of Sale are borne by the "PURCHASER / SECOND PARTY".

14. A Revenue Map which is a part of this Sale Deed is attached herewith, in which the Schedule Property to the "PURCHASER / SECOND PARTY" is mentioned clearly.

15. The "SELLER / FIRST PARTY" has obtained permission from DM office dated 20th day of october in the year 2015 through the letter No. 187/ पांच भूखण्ड 157 क (2015-16) to sell Kh. No. 549M, 550M, 551M, 552M, 553M to the "PURCHASER / SECOND PARTY" who does not belong to schedule caste/ schedule tribe.

16. A copy of permission letter which is a part of this sale deed and obtained by the "SELLER / FIRST PARTY" from DM office dated 20th day of October in the year 2015 to letter no 187/ पांच भूखण्ड 157 क (2015-16) to sell Kh. No. 549M, 550M, 551M, 552M, 553M to the "PURCHASER / SECOND PARTY" is attach herewith.

चपारम



विक्रय पत्र
8.422.460.00 / 3,024,000.00 10,000.00 20 10,020.00 600

प्रतिफल मालियत फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द संगमग
श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा0लि0 द्वारा अधि0ह0 मो0 नईम अहमद
पुत्र श्री स्व0 अबू तय्यब अहमद

व्यवसाय व्यापार

निवासी स्थायी फिरंगीमहल विक्टोरिया स्ट्रीट चौक लखनऊ
अस्थायी पता

ने यह लेखपत्र इस कार्यालय में दिनांक 28/10/2015 समय 4:19PM
यजे निबन्धन हेतु पेश किया।

निष्पादन लेखपत्र वाद चुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त
चिह्नरेखा

श्री दयाराम
पुत्र श्री मुल्लू
पेशा कृषि
निवासी राजगढ मजरे शंकरपुर जिला लखनऊ



श्री इम्पीरियल ग्रीन इन्फ्राटेक प्रा0लि0 द्वारा अधि0ह0
मो0 नईम अहमद
पुत्र श्री स्व0 अबू तय्यब अहमद
पेशा व्यापार
निवासी फिरंगीमहल विक्टोरिया स्ट्रीट चौक लखनऊ

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

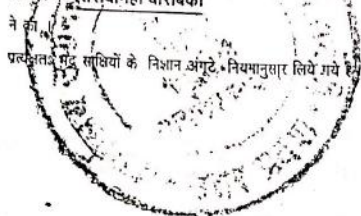
आर0के0 श्री वास्तव (प्रभ0)
उप निबन्धक नवावगंज
बाराबंकी
28/10/2015

ने निष्पादन स्वीकार किया।
जिनकी प्रह्वान श्री हरीश चन्द्र सिंह
पुत्र श्री श्री निवास सिंह

पेशा व्यापार

निवासी हरिहरनगर लखनऊ
य श्री राम सिंह
पुत्र श्री रामचंद्र

पेशा कृषि
निवासी सरायमिही बाराबंकी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर0के0 श्री वास्तव (प्रभ0)
उप निबन्धक नवावगंज
बाराबंकी
28/10/2015

17. This document is prepared as per the revenue records and the facts given by both "SELLER / FIRST PARTY" and "PURCHASER / SECOND PARTY". The information related to land records and stamps is specified correctly in this Sale Deed and no facts affecting the stamp duty has been hidden.

THE DESCRIPTION OF SCHEDULE PROPERTY

Free hold Agriculture Land bearing Khasra No. 552M, measuring 0.1260 hectare, Khasra No. 551M, measuring 0.1260 hectare, Khasra No. 549M, measuring 0.1260 Hectare & Khasra No. 553M, measuring 0.1260 hectare, Total measuring 0.630 hectare, situated at Village – Kewarih, Pargana – Dewa, Tehsil Nawabganj, Dist- Barabanki.

BOUNDARIES OF JOINTLY KHASRA NO. 549M, 550M, 551M, 552M, 553M

KHASRA NO.	EAST	WEST	NORTH	SOUTH
549M, 550M, 551M, 552M, 553M	Khasra No. 554	Nehar	Khasra No. 548	Nali

SCHEDULE OF PAYMENT

The Schedule Property is agreed to be sold at Rs. 84, 22,460/- (Rupees Eighty Four Lacs Twenty Two Thousand Four Hundred and Sixty Only) and the mode of advance payment is as follows:

S. No.	In Favour of	Amount In Cash	Amount In Chq.	Chq. No.	Dated	Total Amount
1	Dayaram	Na	10,00,000/-	"982303" ICICI Bank, Hazratganj, Lucknow	26/09/2014 At the time of Agreement to seal	10,00,000/-
2	Dayaram	Na	35,00,000/-	"982353" ICICI Bank, Hazratganj, Lucknow	14/10/2015	35,00,000/-
3	Dayaram	Na	25,00,000/-	"982350" ICICI Bank, Hazratganj, Lucknow	06/08/2015	25,00,000/-
4	Dayaram	Na	14,22,460/-	RTGS No. ICICR520151028 00649193	28-10-2015	14,22,460/-

Dayaram

विक्रेता

Registration No.: 19215

Year: 2,015

Book No.: 1

0101 दयाराम

दयाराम

मुल्लू

राजगढ मजरे शंकरपुर जिला लखनऊ

कृषि



Handwritten signature or mark.



नजारी नक्शा

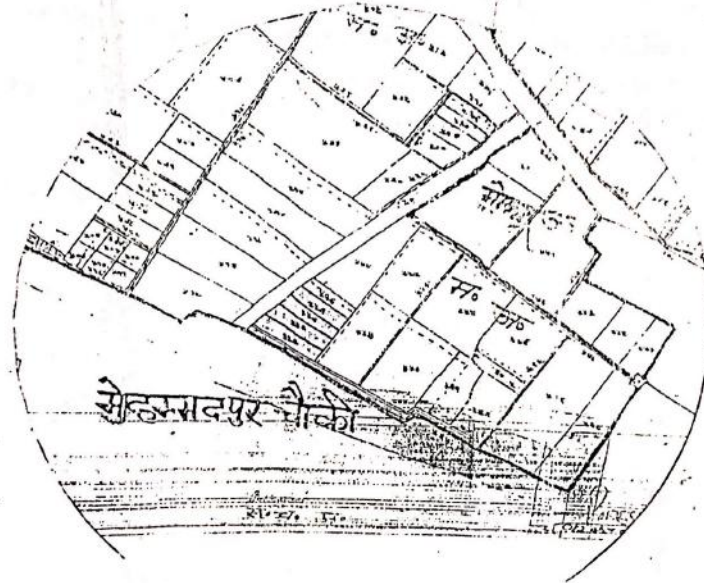
भूमि स्थित ग्राम :- केवड़ी पट्टे के तह नकल में नजारी

विक्रीत खसरा नं० :-

विक्रेता :- 5491, 5501, 5511, 5521, 5531

क्रेता :- इमरतिया जी. उस्ता
श्री. अ. अ.

200 मीटर त्रिज्या के अन्तर्गत स्थित समस्त परिसम्पत्तियों का विवरण -



विक्रेता

च. याराम

क्रेता



प्रेता

Registration No. : 19215

Year : 2,015

Book No. : 1

0201 इम्पीरियल ग्रीन इन्फांटेक प्रा०लि० द्वारा अधि०ह० मो० नईम आ
रव० अबू तय्यब अहमद
फिरंगीमहल विक्टोरिया स्ट्रीट भीक लखनऊ
व्यापार



[Handwritten signature]



दयाराम

SELLER / FIRST PARTY

PURCHASER / SECOND PARTY

WITNESSES:

1. Harish Chandra Singh S/o Late Sri. Niwar Singh
D-171, Haripur Nagar,
LIC

Amit
2. Amit Kumar S/o Brijesh Kumar
Rampurhat B.B.K.
आधार नं-79030473765A

दि 05/08/2021

संजीव कुमार श्रीवास्तव
(एडवोकेट)
सिविल कोर्ट-वाराणसी
रजि.नं-0-UP-9100/2011

आज दिनांक 28/10/2015 को
वही सं. 1 जिल्द सं. 9073
पृष्ठ सं. 353 से 370 पर कमांक 19215
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

आर०के०श्रीवास्तव (प्रभ०)

उप निबन्धक नवावगंज

वाराणसी

28/10/2015

