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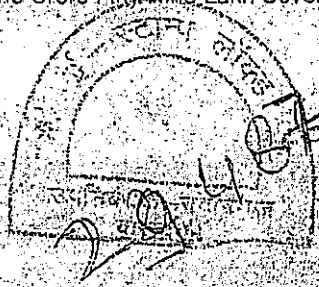
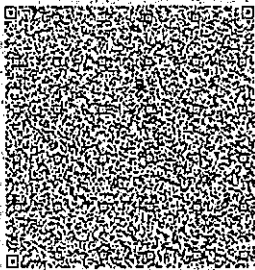


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INDIA NON JUDICIAL
Government of Uttar Pradesh

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 128 131,139 TO 144,52,53,55,59,54A,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

Farah Shere

Farah Shere

Farah Shere

Farah Shere

Farah Shere

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 on this Certificate is null and void.
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.



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 Shere

Farah Shere

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Farah Shere

Farah Shere

Farah Shere

For IMPERIAL GREEN INFRA ESTATES PVT.

Naved Shere

For IMPERIAL GREEN INFRA TECH PVT.

Farah Shere

Farah Shere

DIRECTOR

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.
 Shalimar Corp Limited
 Director
 Naved SHERE
 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. NAEEM 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.

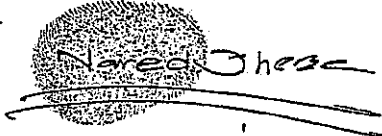
No. of persons in Second Part (1)

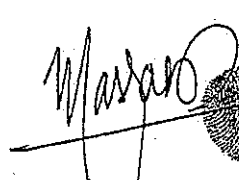
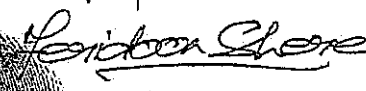
Details of Second Party :

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

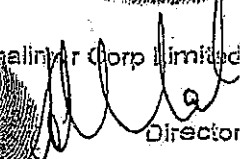
DEVELOPMENT AGREEMENT

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

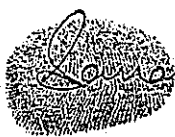
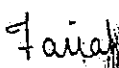


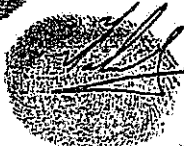



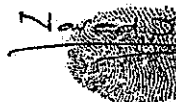




For IMPERIAL GREEN INFRATECH PVT. L
For IMPERIAL GREEN INFRA ESTATES PVT. L
Shalimar Corp Limited
Director
DIRECTOR

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. 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

 *Shere*
 *Sanam*
 *Fariah*


 *For IMPERIAL GREEN INFRA TECH PVT. L*
DIRECTOR
 *Feridoon Shere*

 *For IMPERIAL GREEN INFRA ESTATES PVT. LTD.*
Director
 *NAVED SHERE*
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 INFRATECH PVT. LTD. HAVING ITS REGISTERED OFFICE AT 3-QUINTON ROAD, LALBAGH, LUCKNOW THROUGH ITS DIRECTOR MOHD. NAEEM 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

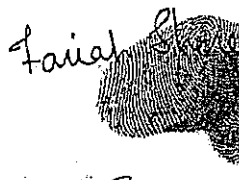
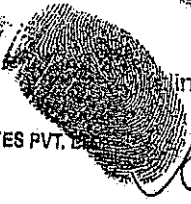
SHALIMAR CORP LIMITED, having its corporate Office at 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow and registered office at 308, Tulsiani Chambers, Nariman Point, Mumbai, a Company incorporated under the provision of Companies Act, 1956 through its Director Mohammad Abdullah Masood 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.

Shere Ghose
Masood
Shalimar Corp Limited
For IMPERIAL GREEN INFRATECH PVT. LTD.
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

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.

 Harish Chere
 Shanmugam
 Masaru
 Jaidev Sharma
 For IMPERIAL GREEN INFRA TECH PVT. LT.
 DIRECTOR
 Rendeen Shere
 For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
 Imperial Corp Limited
 Director
 DIRECTOR

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

Neel Dhar

Senam

Margaret

Taiwan

For IMPERIAL GREEN INFRATECH PVT. LI

A handwritten signature in dark ink is written over a circular official stamp. The signature appears to be 'V. V. V.' or similar. The stamp is a circular seal with a textured, possibly embossed, border and some illegible text or a logo in the center.

DIRECT!

London Ore



FOR IMPERIAL GREEN INFRA ESTATES PVT. LTD.

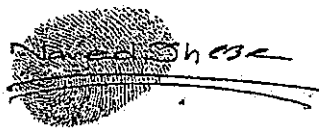
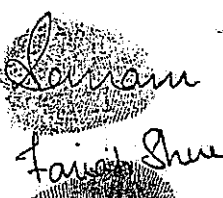
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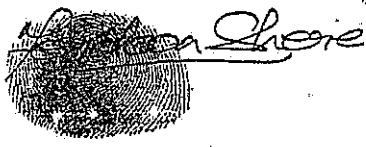
Harold Shese
DIRECTOR

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.

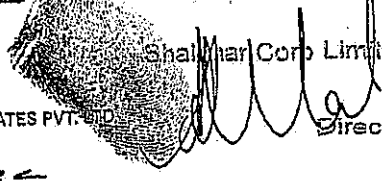
7. That as against the total area, the owners/first party has assured to the Developer/Second Party that the land measuring 887 Sq. Mtr. is left for road widening and an area measuring about 5092 Sq. Mtr. left for Green Belt and actual area to be developed/placed before second party for development through 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



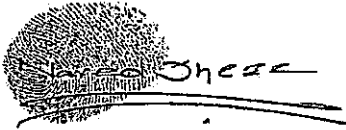




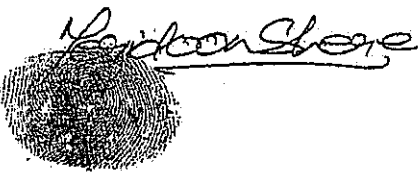
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For IMPERIAL GREEN INERA ESTATES PVT. LTD
DIRECTOR

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.

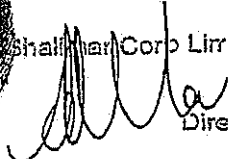
9. That the area beyond the above, is to be left open forever.
10. That the first party and second party shall not sell, transfer, lease, construct on any part of this area of the land to any body else. The entire open area will be used as Internals Road & park, parking etc. by both owners & Developers.
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










For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

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

Sheriff Thore

Sheriff

Mason

Tanaka Shue

H. H.

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For IMPERIAL GREEN INFRAESTATES PVT. LTD.

Imperial Corp Limited

DIRECTOR

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

~~Naren Shere~~

Suman
~~Fanish Shere~~

Margad

~~Rudon Shere~~

For IMPERIAL GREEN INFRATECH PVT. LTD.

DIRECTOR

Imperial Corp Limited

Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

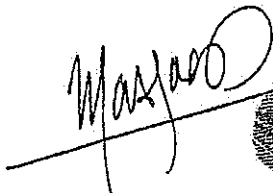
~~Naren Shere~~

DIRECTOR

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.

 James Onese

 James Onese

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For IMPERIAL GREEN INFRATECH PVT. LTD.



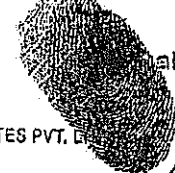
 DIRECTOR

 James Onese



For IMPERIAL GREEN INERA ESTATES PVT. LTD.

 James Onese

 James Onese

DIRECTOR

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

 Shree Shree  Shree Shree

 Masran  40000 Share

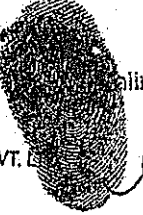
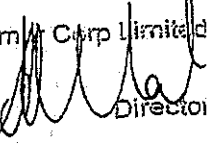
  

 London Share 

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For IMPERIAL GREEN INFRA TECH PVT. LTD.

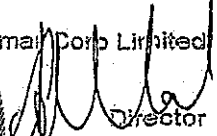
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

 Shree Shree  Shree Shree  Director

DIRECTOR

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

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For IMPERIAL GREEN INFRA TECH PVT.
Director

For IMPERIAL GREEN INFRA ESTATE
Director

Imperial Corp Limited
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

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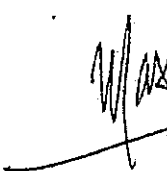
 For IMPERIAL GREEN INFRA ESTATES
DIRECTOR
 Imperial Green Limited
Director

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 Chese

 Arnam

Faiyah Shue

 Masud





 For IMPERIAL GREEN INFRA TECH PVT. LT
DIRECTOR

 London Shree



For IMPERIAL GREEN INFRA ESTATES PVT. LT

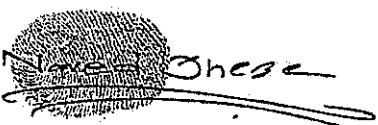
 Shree
DIRECTOR

 Shree
Director

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

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

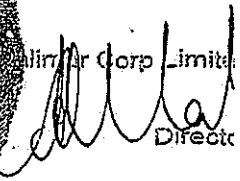
- a) The owners/First Party shall own and possess 3,94,756.42 Sq Ft. approximate constructed Area (measuring 2,65,000 Sq. Ft. approximate Residential Constructed Area in Phase One & measuring 1,05,475.68 Sq. Ft.











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

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.


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For IMPERIAL GREEN INFRA ESTATES PVT. L.


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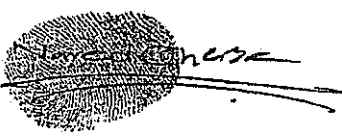
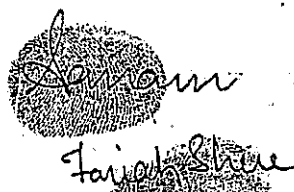

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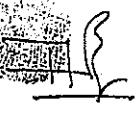

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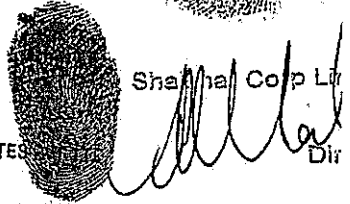
ar Corp Limited
Director

b) Similarly the Developer/Second Party shall own and possess balance constructed area and which balance area shall be the area specifically allocated to the Second Party Developer. The Second Party Developer shall be entitled to book, sell, transfer its aforesaid covered areas of the Project receive consideration including advance(s) from the prospective buyer(s)/allottee(s), transferee(s) and acknowledged the same in writing by entering into any agreement(s), conveyance(s) and register such Deed(s) before the Registering Authority and such actions or Deed(s) done or executed by the Developer/Second Party in respect of aforesaid shall be deemed to have been consented to, agreed and acknowledged by the Owners/First Party after completion of Owner's share - to be decided in the supplementary deed.

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

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DIRECTOR

For IMPERIAL GREEN INFRA TECH PVT. LT
DIRECTOR

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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

 Navneet Thase

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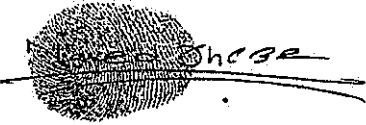
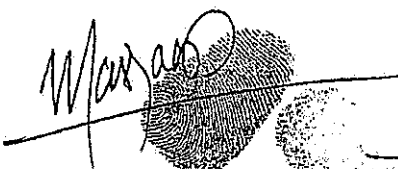
 Navneet Thase
DIRECTOR

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






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DIRECTOR

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DIRECTOR

Shalini Corp. Limited
Director

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

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Masood
For Imperial Green Infratech Pvt. Ltd
Director
For Imperial Green Infra Estates Pvt. Ltd
Director
For Imperial Green Infra Estates Pvt. Ltd
Director

- 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

any external changes of design or color etc. as to

Nagesh Chandra

Narayan

Faruk Share

Masood

Sardar Share

For IMPERIAL GREEN INERATECH PVT. LTD.

DIRECTOR

Imperial Corp Limited

Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Nagesh Chandra

DIRECTOR

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

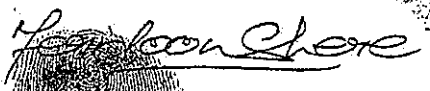
27. That the authority of the Developer/Second Party to book/lease/mortgage or dispose off balance constructed area in the Project subject to the restrictions mentioned above cannot be cancelled or annulled by the Owners/First Party, if owners share is constituted.

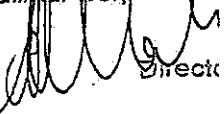
28. That it is further agreed that the completion of complex would mean :-

- 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









For IMPERIAL GREEN INFRA TECH PVT. LTD

DIRECTOR

Shalimar Corp. Limited

Direct

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

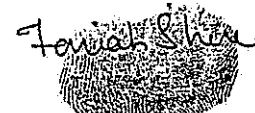
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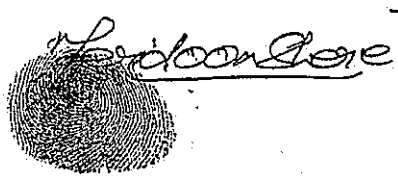
common services, sub-station as required by Power Corporation;

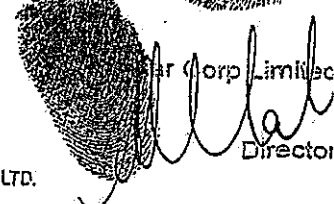
- v) All internal plumbing work and drainage.
- vi) Installation of fire fighting equipments, if required by law and lift
- vii) Water arrangement.
- viii) Stair case,
- ix) Parking facility;
- x) Internal cabling for telephones, cable.

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.

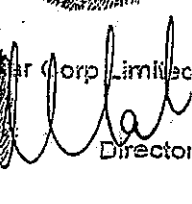




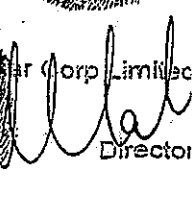


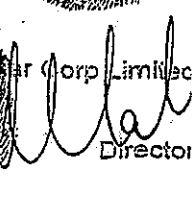


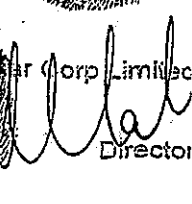


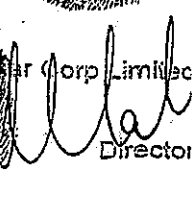


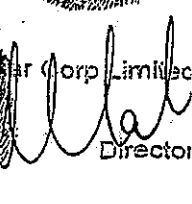


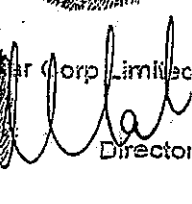


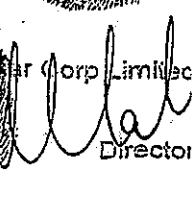


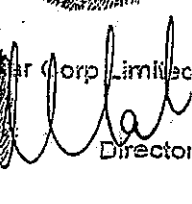


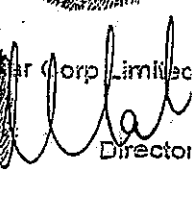


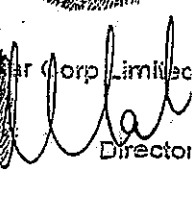


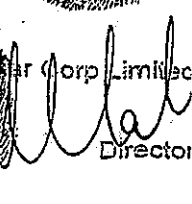


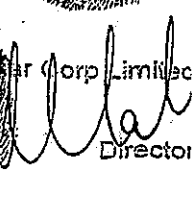


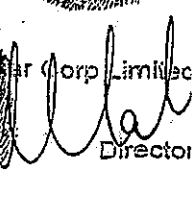


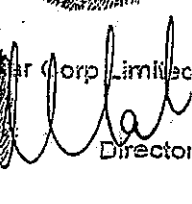


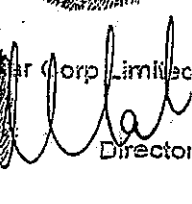


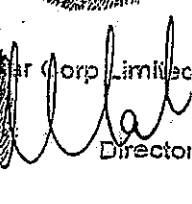


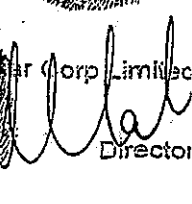


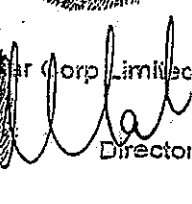


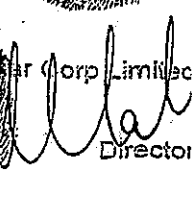


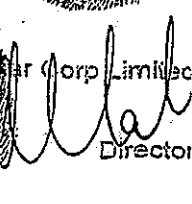


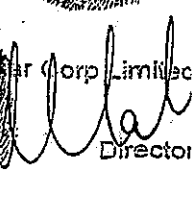


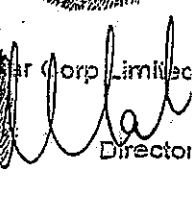


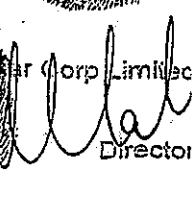


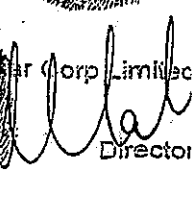


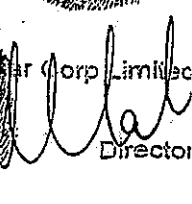


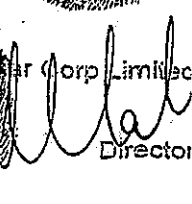


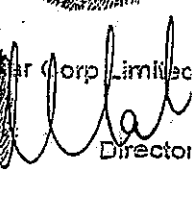


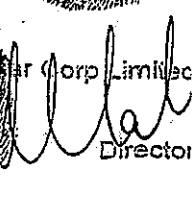


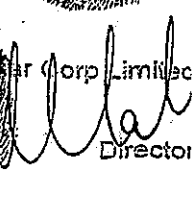


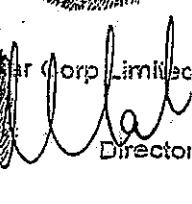


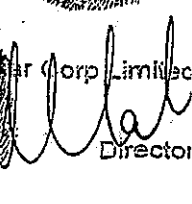


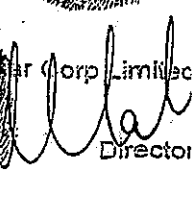


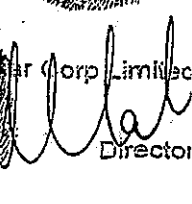


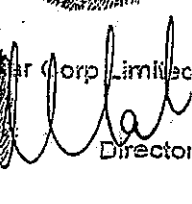


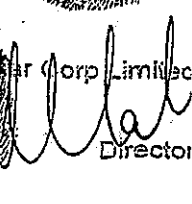


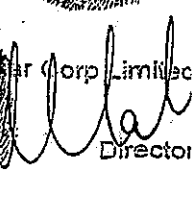


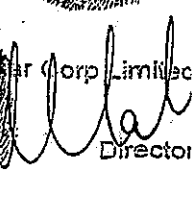


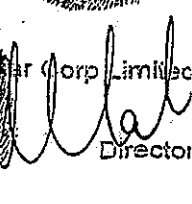


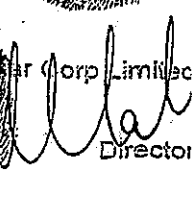


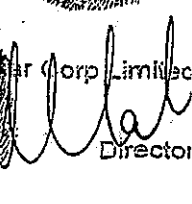


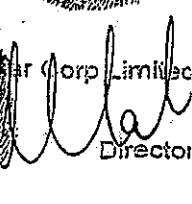


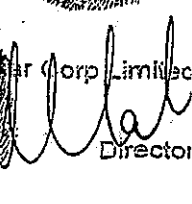


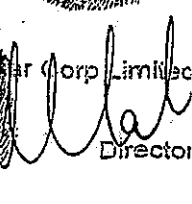


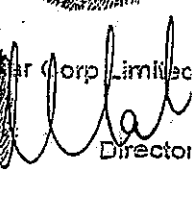


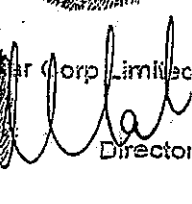


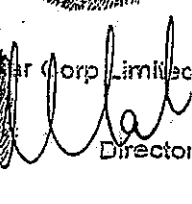


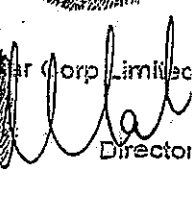


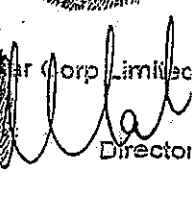


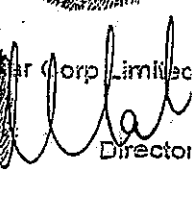


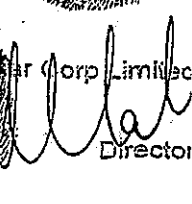


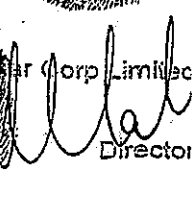


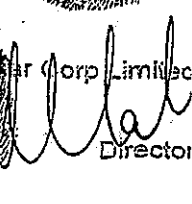


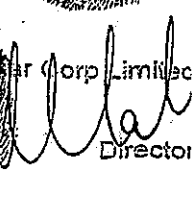


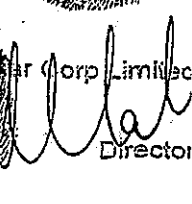


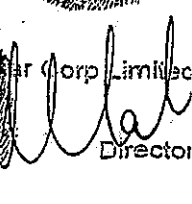


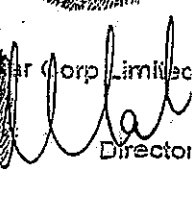


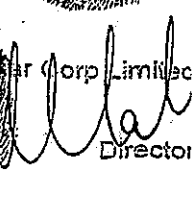


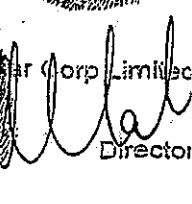


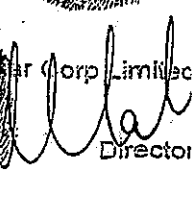


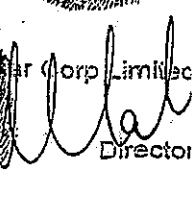


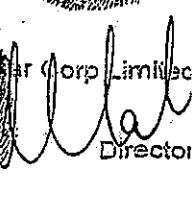


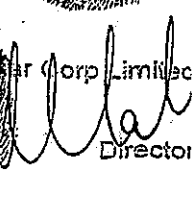


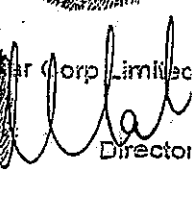


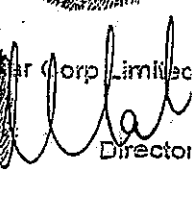


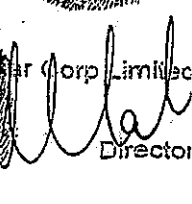


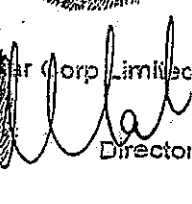


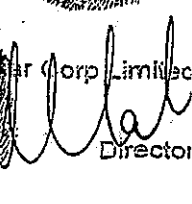


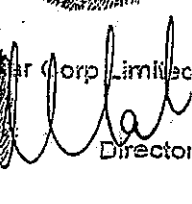


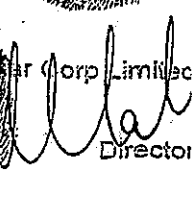


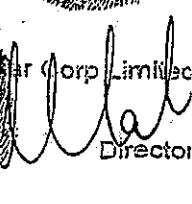


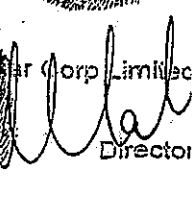


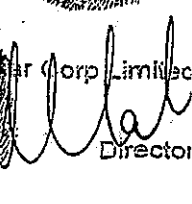


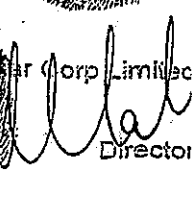


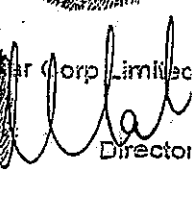


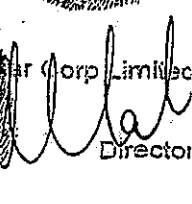


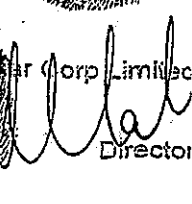


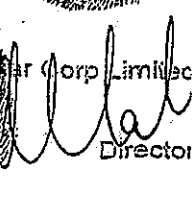


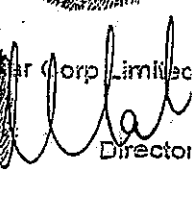


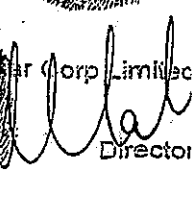


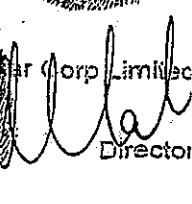




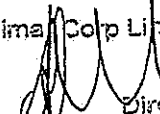




30. That the Owners shall do all acts, deeds, matters and things, as is are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charge, encumbrance, alienate or part with the possession of the Plot or any part thereof or do anything which may contravene the terms of this Agreement for a period of 60 months which includes 6 months grace period.

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

 Harish Thase
 Shyam
 Shyam
 For IMPERIAL GREEN INFRA TECH PVT. LTD.
 DIRECTOR
 Malima Corp Limited
 Director
 Shyam
 Harish Thase
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.

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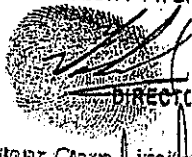
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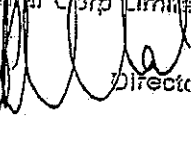
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For IMPERIAL GREEN INFRA TECH PVT. LTD.

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For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

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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.

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For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRASTRUCTURE PVT. LTD.
DIRECTOR

~~Naved Chaudhary~~

Latham

Latham Shire

Masood

For IMPERIAL GREEN INFRA TECH PVT. LTD.

Director

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Naved Chaudhary

DIRECTOR

Imperial Corp Limited

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

Margaret

Lorinda Shore

Nancy Chase

DIRECTOR

For IMPERIAL GREEN INFRAESTATES PVT. LTD.

Salim Corp Limit

DIRECTOR

For IMPERIAL GREEN INFRATECH PVT. LT

DIRECTOR

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.

~~Naved Syed~~

Robert

7-11-1948 Share

For IMPERIAL GREEN INFRATECH PVT. LTD

Marano

London & Co.

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

Noted These
- DIRECTOR

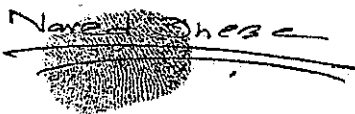
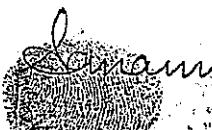
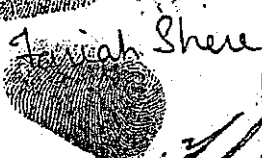
45. The Parties have acted voluntarily mutually agreed and understood the terms of this Agreement and are executing it without any pressure force or undue influence of any kind whatsoever.

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 :-

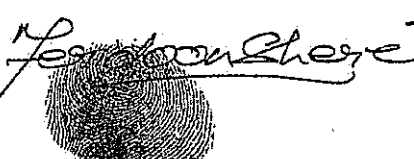
For first 0.05 Hectare value i.e. for 500 Sq. Mtr. @ Rs. 15,000/- per Sq. Mtr. Rs. 15000 x 500 = 75,00,000/-

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.







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

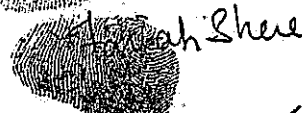
For First 0.050 Hectare value i.e. for 500 Sq. Mtr. @ 6000/- per Sq. Mtr. $500 \times 6000 = 30,00,000/-$

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.

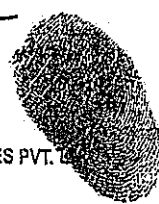
As on date there is no construction, tubewell, trees etc. on the said land. It is not an instrument of transfer therefore no additional stamp duty required under any other Act is payable on this instrument.

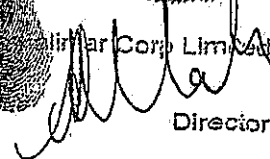
It will not be out of place to mention that there is a masque on said land having covered area measuring about 100 Sq. Mtr. but it is not made the subject matter







For IMPERIAL GREEN INFRA TECH PVT. LTD.
DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR

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

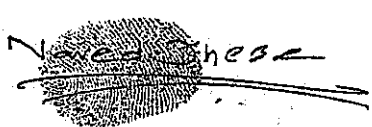
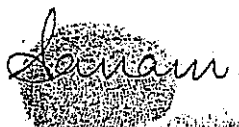
Plot of Land bearing Khasra Nos. 105, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 121, 123, 124, 125, 126, 127, 128, 131, 139, 140, 141, 142, 143, 144, 52, 53, 54A, 55, 59, in Village Mohammadpur Chowki, Pargana Dewa Tehsil Nawabganj Distt. Barabanki bounded as below :-

Boundaries of Khasra No. 105

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

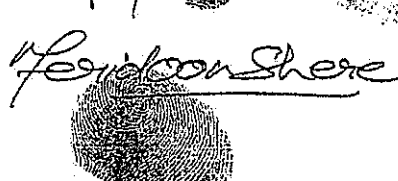
Boundaries of Khasra No. 110

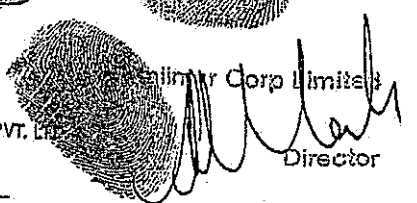
East : Khasra No. 119
West : Khasra No. 105 & Chak Road
North : Khasra No. 109 & Khasra No. 111.
South : Chakroad & Khasra No. 105







For IMPERIAL GREEN INFRAESTATES PVT. LTD
DIRECTOR

For IMPERIAL GREEN INFRAESTATES PVT. LTD
DIRECTOR

Boundaries of Khasra No. 111

East : Khasra No. 115

West : Khasra No. 109 & Khasra No. 61

North : Khasra No. 112

South : Khasra No. 110

Boundaries of Khasra No. 112

East : Chakroad & Khasra No. 113

West : Khasra No. 61

North : Chakroad

South : Khasra No. 111

Boundaries of Khasra No. 113

East : Khasra No. 114

West : Khasra No. 112

North : Chakroad

South : Khasra No. 115

Boundaries of Khasra No. 114

East : Khasra No. 126

West : Khasra No. 113

North : Chakroad

South : Khasra No. 115

Naved Shere
Sham
Fareed Shere
Masood
Farid Shere
For IMPERIAL GREEN INFRA TECH PVT. L
Shalimar Corp Limite
For IMPERIAL GREEN INFRA ESTATES PVT LTD
Naved Shere
DIRECTOR
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

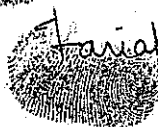
West : Khasra No. 117

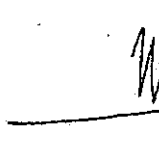
North : Khasra No. 115 & Khasra No. 126

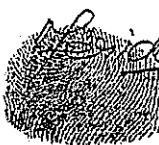
South : Chakroad

 Masood Shere

 Shamam

 Fariyah Shere

 Masood

 Abidoun Shere

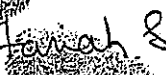
 Shamam

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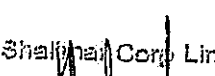
For IMPERIAL GREEN INFRA TECH PVT. LTD.
 DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
 Masood Shere
DIRECTOR

Imperial Corp. Limited
 Masood Shere
Director

 Naved Shere
 Serham
 Fariha Shere
 Masood
 Ferdoushore



 For IMPERIAL GREEN INFRAESTES PVT. LTD.
 DIRECTOR
 Naved Shere
 DIRECTOR
 Shaikhna Corp. Ltd.
 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 Shere
Sanam
Fariyah Shere
Masood
Farid Shere
For IMPERIAL GREEN INFRA TECH PVT. LTD.
DIRECTOR
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Director
Director

Representative of Kansas No. 123

East : Kansas No. 123
West : Kansas No. 123
North : Kansas No. 123
South : Kansas No. 123

Representative of Kansas No. 124

East : Kansas No. 124
West : Kansas No. 124
North : Kansas No. 124
South : Kansas No. 124

Representative of Kansas No. 125

East : Kansas No. 125
West : Kansas No. 125
North : Kansas No. 125
South : Kansas No. 125

Representative of Kansas No. 126

East : Kansas No. 126
West : Kansas No. 126
North : Kansas No. 126
South : Kansas No. 126



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
Shamain
Farah Shere
Maxim
Indra Shere
Nared Ghose
For IMPERIAL GREEN INFRA TECH PVT. LTD.
DIRECTOR
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
DIRECTOR
Imperial Corp. Ltd.
Dire

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*

 *Imperial Green*

Faizabad Shere

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For IMPERIAL GREEN INFRA TECH PVT. LTD

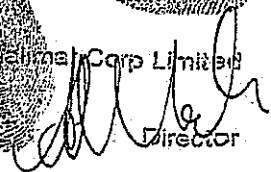
 DIRECTOR

For IMPERIAL GREEN INFRA ESTATES PVT. LTD

 *Imperial Green*

DIRECTOR

Imperial Green Corp Limited

 DIRECTOR

ने निष्पादन स्वीकार किया।

जिनकी पहचान श्री चन्द्रभान सिंह

पुत्र श्री राम सिंह

पेशा

निवासी जियामऊ लखनऊ

व श्री मो० बसीम अंसारी

पुत्र श्री सलाउद्दीन अंसारी

पेशा

निवासी बनारसी टोला अलीगंज लखनऊ

ने की।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे निधमानुसार लिये गये हैं।



Handwritten signature

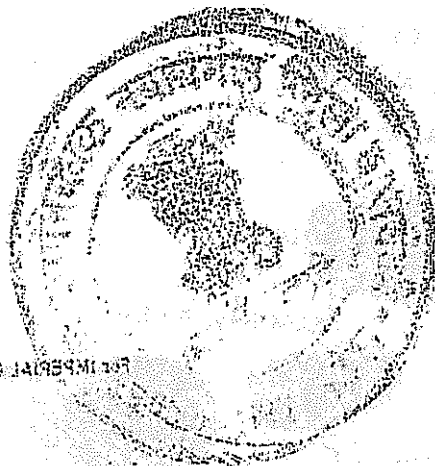
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रस० ब० सिंह (प्रभारी)

उप निबन्धक नवाबगंज

बाराबंकी

2/9/2015



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

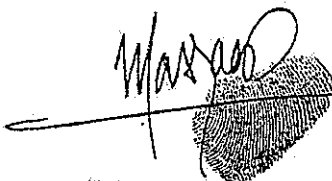
North : Nali

South : Chakroad

 *Narain Chandra*

 *Ramman*

 *Fariyah Shree*

 *Masood*

 *Farid Shree*

 *ILF*

 *ILF*

For IMPERIAL GREEN INFRA TECH PVT. LTD.

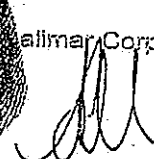
 *DIRECTOR*

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

allmar Corp Limited

 *Narain Chandra*

DIRECTOR

 *DIRECTOR*

फारिया शेर
पुत्री श्री सै0 मुनव्वर शेर
पेशा
निवासी जी-1390 पैसार कोठी बाराबंकी

Fariah Sher



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
डाय0 से0 नवेद शेर
पुत्र श्री मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पैसार कोठी बाराबंकी

Naved Sher



श्री इम्पीरियल ग्रीन इन्फ्रा टेक प्रा0लि0 द्वारा डाय0
मो0 नईम अहमद
पुत्र श्री अबू तय्यब अहमद मियां
पेशा व्यापार
निवासी फिरंगी महल चौक लखनऊ

Mo0 Na'im Ahmad



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

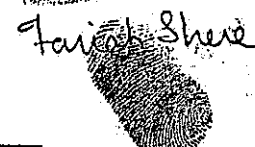
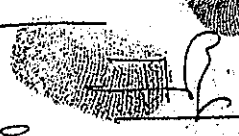
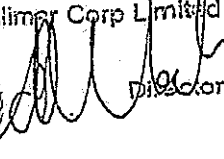
East : Chakroad & Khasra No. 58

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*
 *Shere*
 *Shere*
 *Shere*
 *Shere*
 *Shere*
 *Shere*
 *Shere*

For IMPERIAL GREEN INFRA TECH PVT. LTD.
For IMPERIAL GREEN INFRA ESTATES PVT. LTD.
Shalimar Corp Limited
Director

विक्रय अनुबंध विलेख

63,817,000.00

10,000.00

20

10,020.00

600

प्रतिफल मालियत अग्रिम धनराशि फीस जिल्दो 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

एशुबीर सिंह (प्रभारी)
उप निबन्धक नवाबगंज

बाराबंकी

2/9/2015

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

क्रेता

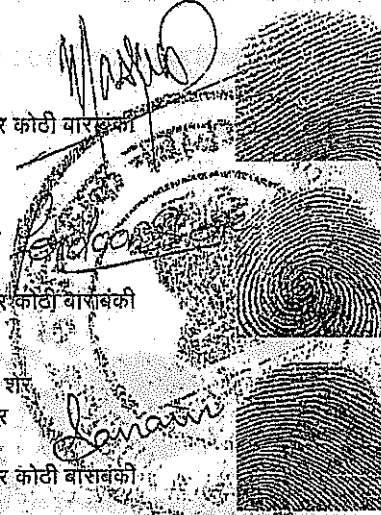
श्री से० नवेद शेर खयब व वहै० मुख्तार से० फरीम
शेर व गजल शेर
पुत्र श्री से० मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पैसार कोठी बाराबंकी

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

श्री से० मशरूर शेर
पुत्र श्री से० मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पैसार कोठी बाराबंकी

श्री से० फरीदून शेर
पुत्र श्री से० मुनव्वर शेर
पेशा व्यापार
निवासी जी-1390 पैसार कोठी बाराबंकी

सनम रशीद उर्फ सनम शेर
पुत्री श्री से० मुनव्वर शेर
पेशा
निवासी जी-1390 पैसार कोठी बाराबंकी



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

WITNESSES.

1- Chandra Bhaan

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

Naved Sharif

Imperial Green

For IMPERIAL GREEN INFRAESTATES PVT. LTD.

For IMPERIAL GREEN INFRAESTATES PVT. LTD.

Naved Sharif
DIRECTOR

For IMPERIAL GREEN INFRAESTATES PVT. LTD.

OWNERS/FIRST PARTY DIRECTOR

2- Mohd Wassem Ansari

MOHD WASSEM ANSARI
S/O SALAUDDIN ANSARI
Add - 532/554 BANAHSI TOLA
ALIGUNJ LUCKNOW

Imperial Corp Limited
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: 2,015

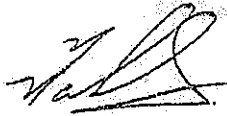
Book No. : 1

0109 इम्पीरियल ग्रीन इन्फाटेक प्रा0लि0 द्वारा डाय0 मो0 नईम अहमर

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

 Naved Shere

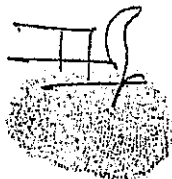
 Masroor

 Faridoon

Faridoon Shere

For IMPERIAL GREEN INFRAESTATES PVT. LTD

 Faridoon Shere

 III

For IMPERIAL GREEN INFRAESTATES PVT. LTD.

Naved Shere

DIRECTOR

Imperial Corp Limited

Director

DIRECTOR

11/07/15

15/07/15

विक्रेता

Registration No.: 16425 Year: 2,015 Book No.: 1

0105 फारिया शेख *Fariah Shee*

सो नुनखर शेख

जी-1390 पैसार कोटी वाराबंकी




0106 ए एस सिद्धीकी *III*

ए आर सिद्धीकी

तातारपुर अलीगंज लखनऊ

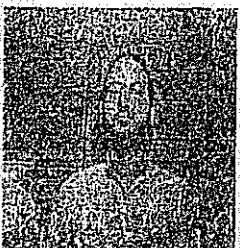



0107 मो० नईम अहमद

अवू तैय्यब अहमद मिया

फिरंगी महल चौक लखनऊ

व्यापार *III*




0108 इम्पीरियल ग्रीन इन्फ्रा स्टेट्स प्रा० लि० मॉडल हाउस सो० नवल श

नुनखर शेख

जी-1390 पैसार कोटी वाराबंकी

व्यापार





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.

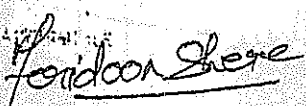
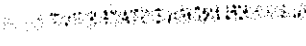
DIRECTOR

Faridoon Shere

For IMPERIAL GREEN INFRA ESTATES PVT. LTD.

DIRECTOR

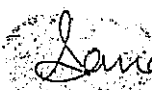
Director

0103	से0 फरीदुन शेर			
	से0 मुनव्वर शेर			
0104	से0 मुनव्वर शेर	जी-1390 पेसार कोटी बाराबंकी व्यापार		
0104	सनम रशीद उर्फ सनम शेर			
	से0 मुनव्वर शेर			
	जी-1390 पेसार 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

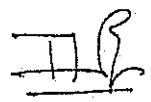
 Mahmood Chere

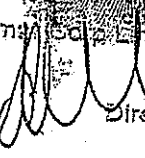
 Laxman

 Mahmood

 Faiyaz Sher

 Mohd. Naieem

 III

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

REGISTRATION NO. 16425

REGISTRATION NO.	16425
YEAR	2015
BOOK NO.	1
REGISTRATION NO.	16425
YEAR	2015
BOOK NO.	1

क्रेता

Registration No.: 16425

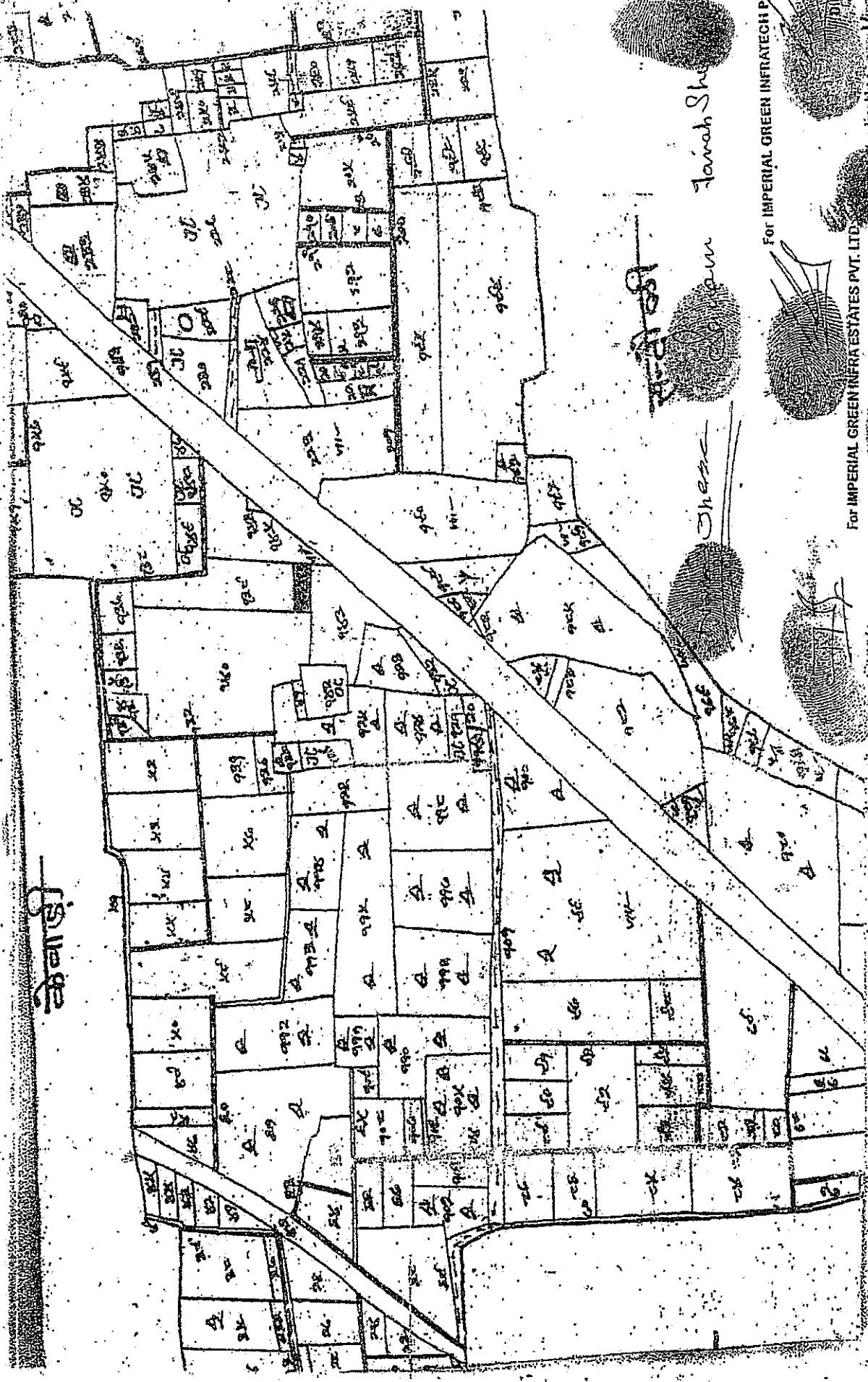
Year: 2015

Book No.: 1

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



કેવાડી



જાહેર

જાગીર શ્રી

જાગીર

જાગીર

મુખ્ય

જાગીર

DIRECTOR

For IMPERIAL GREEN INFRASTATES PVT. LTD.

For IMPERIAL GREEN INFRASTECH PVT. LTD.

DIRECTOR

Imperial Corp Limited

DIRECTOR

अप्रज दिनांक 02/09/2015 को

वर्गी सं. 1 जिल्द सं. 8964

पृष्ठ सं. 305 ते 402 पर कर्मांक 16425

रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


एस.ए.बी.एसिंह (प्रभारी)

उप निबन्धक नवाबगंज

बाराबंकी

2/9/2015

