



सत्यमेव जयते

INDIA NON JUDICIAL
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e-Stamp

Certificate No. : IN-UP07275106308411S
Certificate Issued Date : 06-Feb-2020 03:08 PM
Account Reference : SHCIL (FI)/ upshcil01/ BARABANKI/ UP-BNK
Unique Doc. Reference : SUBIN-UPUPSHCIL0108648789259259S
Purchased by : AVANISH KUMAR RAI
Description of Document : Article 23 Conveyance
Property Description : SUB DIVIDED PLOT NO.R-12, IN EDEN SITUATED AT VILL-
SANDAU LI UMARPUR, DISTT-BBK.
Consideration Price (Rs.) :
First Party : SHALIMAR CORP LIMITED
Second Party : AVANISH KUMAR RAI
Stamp Duty Paid By : AVANISH KUMAR RAI
Stamp Duty Amount(Rs.) : 1,93,600
(One Lakh Ninety Three Thousand Six Hundred only)



-----Please write or type below this line-----

Shalimar Corp Limited

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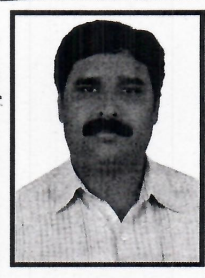
Avanish Rai



RS 0001521517

Statutory Alert:

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



SALE DEED

Date of Execution : 06.02.2020
Place of Execution : Barabanki
Sale Consideration : Rs. 38,71,650/-
Market Value : Rs. 14,93,580/-
Stamp duty paid : Rs. 1,93,600/-
Pargana : Dewa

DETAILS OF INSTRUMENT IN SHORT

1.	Nature of Property	:	Residential
2.	Ward/Pargana	:	Dewa
3.	Mohalla/Village	:	Sandauli Umarpur Distt. Barabanki.
4.	Details of Property	:	Sub-divided Plot No. R-12 (R-

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	(Property No.)		Twelve) in "Eden", a Part of Khasra No. 494
5.	Standard of measurement	:	Sq. meter
6.	Location Road	:	More than 200 Mtr. from Main Lucknow - Faizabad Road.
7.	Type of Property	:	Plot
8.	Plot Area	:	226.30 (Two Hundred Twenty Six point Three Zero) Sq. Mtr.
9.	Consideration	:	Rs. 38,71,650/- (Rupees Thirty Eight Lacs Seventy One Thousand Six Hundred Fifty Only)
10.	Boundaries	:	East : Other Land West : 15Mtr Road/Entrance North : Plot No. R-11 South : Plot No. R-13
11.	No. or persons in First Part (1); No. of persons in Second Part (1);		
12.	Details of Seller	:	Details of Purchaser
	Shalimar Corp Limited (Previously known as SAS Hotels & Properties Pvt. Ltd.) a company incorporated under the provisions of Indian Companies Act having its		Mr. Avnish Kumar Rai S/o Mr. Jai Narain Rai R/o J-2, Judge Colony, Mangal Panday Nagar,

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registered office at 308, Tulsiani Chamber, Nariman Point, Mumbai through its Authorised Signatory Mr. Gaurav Saxena S/o Mr. Rakesh Kumar Saxena R/o House No. 555ga/114/1, Subhash Nagar, Alambagh, Lucknow (herein after referred to "Seller")	Meerut, U.P.
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THIS DEED OF SALE IS EXECUTED BETWEEN 1) **Shalimar Corp Limited (PAN- AADCS9234L)** (Previously known as SAS Hotels & Properties Pvt. Ltd.) a company incorporated under the provisions of Indian Companies Act having its registered office at **308, Tulsiani Chamber, Nariman Point, Mumbai**, through its **Authorised Signatory Mr. Gaurav Saxena** (Aadhar No. 8908 2339 9253) S/o Mr. Rakesh Kumar Saxena R/o House No. 555ga/114/1, Subhash Nagar, Alambagh, Lucknow **Authorised by Board Resolution Dated 11.10.2018 (herein after referred to as "Seller"** which expression shall mean and include their heirs, successors, administrators and assigns) The deed presented for registration by Anirudh Kumar Nigam ((Voter Card No. LWM 3505922) S/o Late H.P. Nigam R/o Naya-62, Puraiyya Kheda, Lucknow having authenticated power through the Power of Attorney registered in Book No. VI, Khand IV,

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Pages 65/74 at No. 15/2018 on 27.12.2018 in the office of Sub-Registrar-III, Lucknow which power of attorney is still subsisting and has not been cancelled or revoked

AND

Mr. Avanish Kumar Rai (Aadhar No. 8713 1848 4574, Pan No. AWFPR8644A) Mob. No.7017371161 S/o Mr. Jai Narain Rai R/o J-2, Judge Colony, Mangal Panday Nagar, Meerut, U.P. (hereinafter called the 'Purchaser' which expression shall mean and include their heirs, successors, administrators and assigns).

WHEREAS Shalimar Corp. Ltd. (Previously known as SAS Hotels & Properties Pvt. Ltd.) had purchased agricultural land measuring 3.1466 Hectares bearing Khasra Nos. 488, 489, 490, 491, 494, 496 to 499, 502, 503, 504P & 563 situate at Village Sandauli Umarpur, Pargana Dewa, Tehsil Nawabganj, District Barabanki vide various sale deeds as per details given below registered in the office of the Sub-Registrar, Barabanki.

- a) Plot of land bearing Khasra No. 488 & 490 purchased vide sale deed dated 31.03.2015 registered in Book No. 1 Zild No. 8565 on Pages 95 to 122 Sl. No. 6207.
- b) Plot of land bearing Khasra No. 489 purchased vide sale deed dated 13.01.2014 registered in Book No. 1 Zild No. 7317 on Pages 259 to 292 Sl. No. 598.

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- c) Plot of land bearing Khasra No. 491 purchased vide sale deed dated 31.03.2015 registered in Book No. 1 Zild No. 8566 on Pages 29 to 58 Sl. No. 6225.
- d) Plot of land bearing Khasra No. 494 purchased vide sale deed dated 20.07.2012 registered in Book No. 1 Zild No. 5885 on Pages 149 to 182 Sl. No. 8999.
- e) Plot of land bearing Khasra No. 497, 498 & 499 purchased vide sale deed dated 31.05.2010 registered in Book No. 1 Zild No. 6164 on Pages 129 to 162 Sl. No. 14318.
- f) Plot of land bearing Khasra No. 502, 503 & 504 purchased vide sale deed dated 23.11.2012 registered in Book No. 1 Zild No. 6164 on Pages 297 to 320 Sl. No. 14341.

WHEREAS Shalimar Corp. Ltd. (Previously known as SAS Hotels & Properties Pvt. Limited) has got developed the said property into different Plots at Village Sandauli Umarpur, Pargana Dewa, Tehsil Nawabganj District Barabanki known as "**Eden**"; vide permit no. 301 dated 05.06.2015 issued by Jila Panchayat, Distt. Barabanki, AND

WHEREAS the Seller wanted to sell the **Plot No. R-12 (R-Twelve)** in "**Eden**" measuring about 226.30 (Two Hundred Twenty Six point Three Zero) sq. mtr., a part of Khasra No. 494 situate at Village Sandauli Umarpur, Pargana Dewa, Tehsil Nawabganj, District Barabanki and the Purchaser being interested in purchasing the

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same has offered a sum of Rs. 38,71,650/- (Rupees Thirty Eight Lacs Seventy One Thousand Six Hundred Fifty only) which offer the Seller have accepted.

NOW THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of payment of Rs. 38,71,650/- (Rupees Thirty Eight Lacs Seventy One Thousand Six Hundred Fifty only) by the Purchaser to the Seller through Chq./RTGS/NEFT, the receipt whereof the Seller hereby acknowledges, the Seller hereby sell, convey, assign and transfer by way of absolute sale all the Plot No. R-12 (R-Twelve) in "**Eden**", measuring about 226.30 (Two Hundred Twenty Six point Three Zero) Sq. Mtr. situated at Village Sandauli Umarpur, Pargana Dewa, Tehsil Nawabganj, District Barabanki morefully described in the Schedule of Property and shown in the site plan attached hereto in favour of the Purchaser to hold the same as absolute owner thereof, on the following terms and condition.
2. That the Purchaser shall have the right to construct villa/building as per the plan/map that they get duly sanctioned by the competent government authority, and the outer elevation and colour scheme shall be as prescribed by the seller for the project to be named as "**Eden**".
3. That the Purchaser has scrutinized and satisfied themselves about the right title and interest, encumbrance, right to

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construct on the said plot of land and has also satisfied about the right to sell which is possessed by the Seller and has also seen all the papers regarding the same.

4. That the Plot hereby sold is free from all sorts of encumbrances, liens, attachments, mortgage, transfers and charges etc. and the same is neither under any acquisition nor subject matter of any dispute with any third person and no litigation in respect of the title of the Seller are pending in any Court of Law or before any authority.
5. That all the taxes, in respect of the said plot of land upto the date of this deed shall be borne and paid by the Seller, while the taxes pertaining to the period after the date of this deed shall be borne and paid by the Purchaser.
6. That the Purchaser agree to pay all taxes, charges, payable in respect of his Plot to the State Government, Central Government or any other authorities empowered to impose the same for the period subsequent to the date of this deed of sale.
7. That the entire expenses for execution and registration of this deed including typing charges, stamp duty registration fees and other miscellaneous expenses shall be exclusively borne by the Purchaser and the Seller shall not be responsible for the same in any manner whatsoever and in case any further stamp duty

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- or penalty is levied then the same shall be liability of the Purchaser.
8. That the Purchaser shall not use or cause to be used the said plot of land or any portion thereof for any purpose whatsoever other than that for the residential purposes.
 9. That after execution of this deed the Purchaser may get his name mutated in the relevant records of competent authority and other concerned authorities on the basis of this deed and the Seller shall have no right to object in the matter. However, the Seller shall cooperate with the Purchaser for the said purpose, if the same is required by the Purchaser.
 10. That the Purchaser shall have no claim, right title or interest of any nature of any kind except of ingress or egress in respect of all or any of the common areas such as open spaces and parking etc. which shall be commonly used by the owners of the plots and villas in the project.
 11. That the Purchaser / Seller shall in no way or manner will be entitled to block the common areas such as entrances, exits of the parking area, garden and in case he/she/they does so then the Seller / Purchaser as well as the owners of the other plots/villas shall have right to remove the construction / obstruction forthwith at the cost of the Purchaser/Purchaser of his nominees.

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12. That the Purchaser shall have right to use the sewer line including water passage and the sewer pipe of the project and would maintain and would not allow them to be choked up and damaged thereby causing inconvenience to the other owner / occupier of the other villas/plots. Further the Purchaser shall permit to the Seller or their nominees, agents or persons / employees at all reasonable time to enter into the plot/Villas for the inspection and maintenance / repairs.
13. That the name of the entire project is "**Eden**" and the Purchaser or occupier of the others plots or villas shall not be entitled to change the name of the project under any circumstances.
14. That the Purchaser are bound to join the maintenance Society of "**Eden**" and pay the proportionate share of maintenance charges to the Society regularly.
15. That the Purchaser agrees / binds himself to become a member of society / Association.
16. That before transfer of the said property either by Purchaser or any of his transferee(s), the Purchaser or any of his transferee(s) shall have to obtain the 'No Objection Certificate' from the 'Seller/Authorised Maintenance Agency/Society', who are maintaining the aforesaid areas regarding the dues of maintenance charges and other taxes and dues payable

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thereon, and if the Purchaser or any of his transferee(s) transfer the said property without obtaining the said ' No Objection Certificate' from the Seller/Authorised Maintenance Agency/Society then in that event the new owner or owners of the said property shall have to pay all the outstanding dues regarding the maintenance charges, house tax, and other charges, which are payable in respect of the said property, to the Shalimar Maintenance Services.

17. That the Purchaser shall be entitled to take electric connection from the electricity of the installation of Electricity in the "Eden" and will pay for the electricity connection charged and electricity consumed for his electric connection.
18. That in case any tax in future on the basis of this sale deed is payable on the aforesaid plot transferred under this deed shall be borne and paid by the Purchaser.
19. That the Seller has handed over the vacant possession of the property mentioned above to the Purchaser with all their rights and privileges so far held and enjoyed by the Seller to HOLD and enjoy the same forever free from all encumbrances whatsoever.
20. That this being a deed of plot of land, situated at Village Sandauli Umarpur, Pargana Dewa, Tehsil Nawabganj, District Barabanki and more than 200 Mtr. away from Main Lucknow-

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