

2981

NEW

1

2

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

उत्तराखण्ड UTTARAKHAND

प्रमाण पत्र

08AA 006466

स्थाप अधिनियम की धारा 10-क के अधीन दिये गये कलेक्टर के अदेश दिनांक 07.10.2005 के अनुसरण में यह प्रमाणित किया जाता है कि इस निम्न लेख संबंध में रूपया 7,50,000/- (सात लाख पचास हजार रुपये मात्र) की राशि का चालान सं० 173 दिनांक 21.06.2010 को मै० ओ०बी०टी० हैन्सदईई तह० रि०, रस्ता नं० 1ए, सेक्टर-2 आईआईई सिडकुल पंतनगर, जयपुर तहसील, जयपुर जिला द्वारा भारतीय सर्वेक्षण विभाग, जयपुर तहसील, उत्तराखण्ड में गठित संस्था में गथा है, जिसकी प्रति संलग्न है।

दिनांक 21-06-2010



मुख्य कोषाधिकारी
मुख्य कोषाधिकारी
जयपुर तहसील

SN No 10713 D 21/06/10

100

Name & Address मे. ओ. वी. टी. टैक्सटायल प्रा. लि.

For Kailash Chandra Badhani
STAMP VENDOR (L.No. 63)
Rudrapur U.S. Nagar

लॉट नं. 1 रु. से-2
IIE सिडकुल
पल्लव
(क. सि. गाँव) 6 JUN 2010
सिडकुल नं. 78





उत्तरांचल UTTARANCHAL

084221

SALE CERTIFICATE
(For immovable property)

Auction Value 1,35,00,000/- Stamp duty paid 8,10,000/-

This Sale Certificate is made on June 22, 2010 Between The Jammu & Kashmir Bank Ltd., a banking company incorporated under the Jammu & Kashmir Companies Act, 1977 (SVT), and having its Registered Office at Corporate Headquarters, Maulana Azad Road, Srinagar, Kashmir and a Branch office amongst others at Moradabad, Uttar Pradesh through its authorised Officer Mr. Abdul Samad Mir Sr. Executive Manager Code No 04098 appointed through General Power of Attorney dated 10th September 2009, (hereinafter referred to as the "Bank") of the First Part

AND

M/s Obeetee Textiles Pvt Ltd, a company dule registered under the Indian Companies Act 1956, having its registered office at Bisunderpur, Civil Lines, Mirzapur through its authorised Officer Mr Rajiv Kumar Garg (Manager) (hereinafter referred to as the "Purchaser") of the Second Part.

डॉ० जी वी रंजनाकर
प्लॉट नं. 1A, डोंगल-2
आई आईटी पन्ना
उदयगिरि गार्ड

700-246

विक्रय प्रमाण पत्र	प्रलेख सं 2.981 वही 1	कोषागार कोड ११०-७५
विक्रय प्रमाण पत्र		प्रतिफल ₹० 13,500,000.00
रजिस्ट्रेशन शुल्क	प्रतिलिपि शुल्क	मालियत ₹० 7 DEC 2009
5,000.00	इलेक्ट्रॉनिक प्रोसेसिंग शुल्क	कल योग 5,230.00
	220.00	शब्द लगभग 1000
श्री / श्रीमती / कुमारी	राजीव कुमार गर्ग	उद्यम सिंह नगर
पुत्र / पुत्री / पत्नी श्री	जे.पी.गर्ग	
पेशा	सर्विस	
निवासी	सोडी कालोनी रेलवे स्टेशन के सामने रुद्रपुर	
	वह.मु.आ.ओबीटी टेक्सटाईलस प्रा.लि.	
ने आज दिनांक	22/06/2010 समय 4:17 pm	
को कार्यालय उपनिबन्धक	सितारगंज	
मे प्रस्तुत किया	उपनिबन्धक सितारगंज	
तहरीर व तकमील दस्तावेज से व वसूलयावी प्रलेखानुसार		
13,500,000.00 रु नकद / पूर्व प्राप्त कर श्री / श्रीमती		
अब्दुल समद मीर s/o वली मोहम्मद मीर, 111 मौहल्ला उस्ताद जम्मू वजैरिये		
अर्थि.प्र.जे.एंड के.बैंक लि. /		
ने निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन केता श्री		
राजीव कुमार गर्ग s/o जे.पी.गर्ग, सोडी कालोनी रेलवे स्टेशन के सामने रुद्रपुर		
वह.मु.आ.ओबीटी टेक्सटाईलस प्रा.लि. /		
ने भी स्वीकार किया। जिनकी पहचान		
श्री नगेन्द्र प्रताप सिंह		
पुत्र श्री पी.एन.सिंह		
पेशा अन्य		
निवासी सी.14 प्रथम तल साउथ एक्सटेंशन पार्ट 2 नई दिल्ली 49		
व श्री दर्शन कुमार आनन्द		
पुत्र श्री देशराज आनन्द		
पेशा सर्विस		
निवासी जे.एंड के. बैंक मुरादाबाद		
ने की।		





उत्तराखण्ड UTTARAKHAND

111254

The expression "Bank" and "Purchaser" shall mean and include its successors, assignees etc.

WHEREAS

- A. The immovable properties comprising of Factory premises including land admeasuring 7.40 acres situated at village Sarkara Sitar Ganj, Udham Singh Nagar, Uttaranchal, (as per schedule of property attached hereto) was secured in favour of The Jammu & Kashmir Bank Ltd., a banking company incorporated under the Jammu & Kashmir Companies Act, 1977 (SVT), and having its Registered Office at Corporate Headquarters, Maulana Azad Road, Srinagar, Kashmir and a Branch office amongst others at Moradabad, Uttar Pradesh (hereinafter referred to as the "Bank") by M/s Wemassa Fibres P Ltd (hereinafter referred to as the "Borrower" towards availing the financial facilities from the consortium of the J & K Bank Ltd and central Bank through their Moradabad branch.

709

मि २-१०८

गोपनीय है
रजिस्ट्रार नं 10 लेख नं 2
अंग्रेजी अंग्रेजी, फरवरी 1975
डायरी नं 10

Book No. 1



[Signature]

अब्दुल समद मीर

Registration Year 2010



[Signature]

राजीव कुमार गर्ग

Registration No 2,981



[Signature]

नगेन्द्र प्रताप सिंह



[Signature]

दर्शन कुमार आनन्द



उपरोक्त साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिह्न नियमानुसार लिये गये हैं।

उपनिबन्धक सितारगंज

22-6-10



उत्तरांचल UTTARANCHAL

436836

- B. That to secure the loan together with interest and other charges, the borrower had created an Equitable Mortgage on Dt 27.11.2003 by deposit of Original Title Deed in respect of land and building falling in Khasra nos. 392/3, 393, 397/3, 392/1, 397/757/1, 397/2, 372, 373, 397/4 & 392/2 having total measurement 7.40 Acres situated at Village Sarkara Sitar Ganj, Udhm Singh Nagar, Uttaranchal mentioned in the schedule hereto with the intention to create the equitable mortgage and also executed an agreement and Deed of Hypothecation on Dt 24.11.2003 in favour of the Bank

5000/

बोवीटी स्टैम्पशॉप प्रा. लि.
प्लॉट नं०-३ए गेक्टर - 2
आडि आडि ई सिडकुल
पतंगार (उ० सि० नगर)

S No. 10794/10 21/6/10

Name & Address _____

For _____

Kailash Chandra Badhani

STAMP VENDOR (L.No. 63)

Rudrapur (U.S. Nagar)

इसका स्टैम्प नं० 10794



5



उत्तरांचल UTTARANCHAL

436835

C. That the "Borrower" could not repay the said loan with interest and other charges to the Bank, as per terms of the agreement of loan dated 24.11.2003. The Bank accordingly initiated recovery proceedings under the provision of SECURITISATION AND RECONSTRUCTION OF THE FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 AND IN EXERCISE OF THE POWERS CONFERRED UNDER SECTION 13 READ WITH RULE 8 and 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 and by exercising their rights under the Act and rules framed there under took possession of mortgaged property described in the Schedule hereunder and is now desirous of selling the same in favour of M/s Obeetee Textiles Pvt. Ltd having its registered office at Bisunderpur, Civil lines, Mirzapur-231001 acting through its Manager Shri Rajiv Kumar Garg s/o J.P. Garg r/o C-1 Phase-II, Friends Circle Distt Udham Singh Nagar, 263153, Uttarakhand for a total consideration of Rs.135 lacs only (Rupees One Crore thirty five lacs only).

50000/

10794 21/6/10

Name & Address आवीटी टेक्सटाइल प्रा. लि.

For Kailash Chandro Badhani

STAMP VENDOR (L.No. 63)

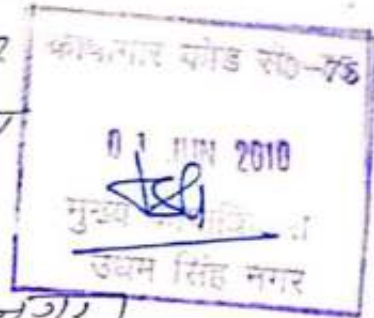
Rudrapur (U.S. Nagar)

प्लॉट नं. 1 रा सेंक्टर 2

आईआईई सिडकुल

पतं नगर

(उ० सि० नगर)



(6)



उत्तरांचल UTTARANCHAL

046135

D. That the Bank hereby acknowledges the receipt of the sale price of Rs.1, 35, 00,000/- (Rupees One Crore thirty five Lacs only) as full and final payment and handed over the delivery and possession of the said property (as per schedule attached hereto). The sale of the said property was made free from all encumbrances known to the Bank and it has further handed over all the original title deeds in respect of the schedule property to Shri Rajiv Kumar Garg the authorized Officer acting on behalf of M/s Obeetee Textiles Pvt. Ltd

A handwritten signature in blue ink, appearing to be "Rajiv Kumar Garg", written over a horizontal line.

A handwritten signature in blue ink, appearing to be "Rajiv Kumar Garg", written over a horizontal line.

1000/

S.No. 10794/20 21/6/10

Name & Address _____

For _____

Kailash Chandra Badhani

STAMP VENDOR (L.No. 63)

Rudrapur (U.S. Nagar)

श्रीवती टेक्स्टाइल प्रा. लि.

प्लॉट नं० 1ए सेक्टर 2

आदिहाई ई सिडकुला

पंचगा (उ०सि० नगर)

बसम स्टाम्प नं० 10794

20 APR 2010
मुख्य कार्यालय
उत्तरांचल नगर





उत्तरांचल UTTARANCHAL

083430

E- That the under mentioned scheduled land has been declared non agriculture land u/s 143 by the compentent authority vide its order 11th March 2004, The Bank has issued the public citation in the News Paper Daily Dainik Jagran dated 25th Dec 2009 for the auction of the scheduled land.

वास्तव्ये

255





उत्तरांचल UTTARANCHAL

083083

NOW THEREFORE IT IS HEREBY CERTIFIED AS FOLLOWS

The undersigned being the Authorized Officer of The Jammu & Kashmir Bank Ltd under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002(54 of 2002) and in exercise of the powers conferred under section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of The Jammu And Kashmir Bank Ltd (secured creditor) in favour of M/s Obeetee Textiles Pvt Ltd, having its registered office at Bisunderpur, Civil Lines, Mirzapur (purchaser/s), the immovable property shown in the schedule below secured in favour of The Jammu And Kashmir Bank Ltd (secured creditor) by M/s Wemassa Fibres P Ltd (borrower) towards the financial facility/ies of Cash Credit/Term Loan offered by The Jammu And Kashmir Bank Ltd Business unit Moradabad & Central Bank Of India to M/s Wemassa Fibres P Ltd (Borrower). The undersigned acknowledges the receipt of the sale price of Rs 13500000/=(Rs. One Crore thirty five lacs only) in full and handed over the delivery and possession of the Scheduled Property. The sale of the Scheduled Property was made free from all encumbrances known to The Jammu And Kashmir Bank Ltd, listed below on deposit of the money demanded by the undersigned.

श्री वी. वी. वेंकटरावण्डा
एन. नं. 1A, हेंबल-2
जिल्हा कार्यालय, पुणे
गुणवत्ता-संग्रह

PROD-246





उत्तरांचल UTTARANCHAL

083084

SCHEDULE OF THE IMMOVABLE PROPERTY:

The factory premises and part and parcel of the property situated in Khasra nos 392/3, 393, 397/3, 392/1, 397/757/1, 397/2, 372, 373, 397/4 & 392/2 falling in revenue village Sarkara, Sitar Gang, Udham Singh Nagar, Uttaranchal together with land measuring 7.40 acres ~~is for sale~~ and are bounded as per original title deeds mortgaged with the Bank of scheduled land.

In witness whereof both the parties to this indenture have put their signatures in presence of the following witnesses.

Signature of the First Part
Abdul Samad Mir
For & behalf of Jammu & Kashmir
Bank Ltd.

Signature of the Second Part (Purchaser)
Rajiv Kumar Garg
For & behalf of M/S Obeetee Textiles
Pvt. Ltd

Witness 1- Nagendra Pratap Singh S/o P.N. Singh R/o C-14 1st floor New
Delhi South extension Part 2 New Delhi- 49.

2- Darshan Kumar Anand S/o Shri Desraj Anand C/o J & K Bank Ltd.
Branch Moradabad.

Date: 22.06.2010

Place: Sitarganj,

Drafted By- *Shabab Khan*

Shabab Khan

Advocate

Sitarganj (U. S. Nagar)

253

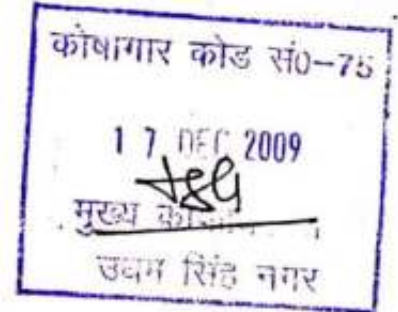
श्रीक बी टी टेक्नाइन्स प्रा. लि.

प्लॉट नं. 1A, सैक्टर-2

आई आई ई पन्नागर

उदय सिंह नगर

प्रा. लि. - 246





उत्तरांचल UTTARANCHAL

571017

Form u/s 32 A of the Indian Registration Act, 1908

Finger Prints

Name & address of the First Part(Authorised Officer)- Mr. Abdul Samad Mir Sr.
Executive Manager Code No 04098

Finger Prints of Left Hand



Finger Prints of Right Hand




Sign of First Part

2541

पान-246

ओ की दी टेंटराडल फासि
लान नं. 1A, सेंटर-2
अदि अदि इ. पन्तमार
इसमसिह नगर



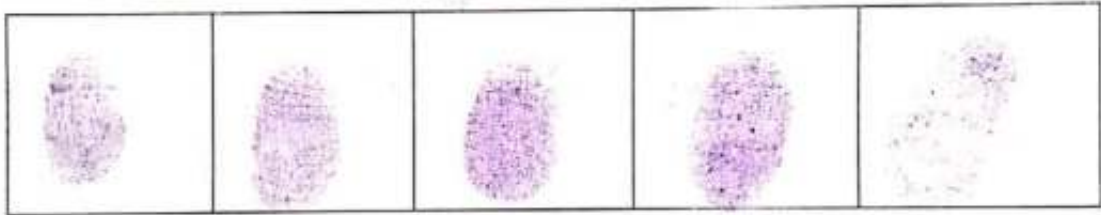


उत्तरांचल UTTARANCHAL

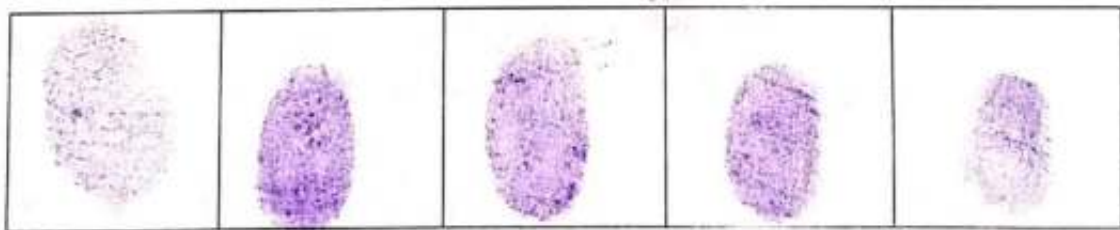
571229

Name & address of Second Part (Authorised Officer)- Mr Rajiv Kumar Garg authorised
Officer for M/S Obeetee Textiles Pvt. Ltd.

Finger Prints of Left Hand



Finger Prints of Right Hand



Signature of Second Part

