

# **MEMORANDUM OF ENTRY**

in relation to:

**WORKING CAPITAL LIMITS OF RS. 625,00,00,000.00  
&  
GECL 2.0 & GECL 2.0 EXTENSION LIMITS OF RS. 45,50,10,000.00**

availed / to be availed by:

**SALASAR TECHNO ENGINEERING LIMITED**

from:

**STATE BANK OF INDIA  
HDFC BANK LIMITED  
YES BANK LIMITED  
INDUSIND BANK LIMITED  
AXIS BANK LIMITED**

**AND**

**SBICAP TRUSTEE COMPANY LIMITED  
is acting as the  
SECURITY TRUSTEE**

**November 17, 2023**



**BHATTAL LAW ATTORNEYS LLP**



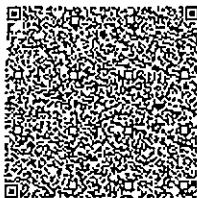
INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP72689271657133V

e-Stamp

Certificate No. : IN-UP72689271657133V  
 Certificate Issued Date : 16-Nov-2023 01:22 PM  
 Account Reference : NEWIMPACC (SV)/ up14003204/ NOIDA1/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400320439904787012649V  
 Purchased by : SALASAR TECHNO ENGINEERING LIMITED  
 Description of Document : Article 6 Agreement relating to deposit of title deeds, pawn or pledge  
 Property Description : VARIOUS PROPERTIES OF SALASAR TECHNO ENGINEERING LTD IN HAPUR, UTTAR PRADESH  
 Consideration Price (Rs.) : 670,50,10,000  
 (Six Hundred Seventy Crore Fifty Lakh Ten Thousand only)  
 First Party : SBICAP TRUSTEE COMPANY LIMITED  
 Second Party : SALASAR TECHNO ENGINEERING LIMITED  
 Stamp Duty Paid By : SALASAR TECHNO ENGINEERING LIMITED  
 Stamp Duty Amount(Rs.) : 10,000  
 (Ten Thousand only)



Please write or type below this line

THIS STAMP PAPER FORMS AN INTEGRAL

PART OF Memorandum of Entry

DATE 17.11.2023 EXECUTED BY

SBICAP Trustee Company  
Limited

Vishal Kumar Singh

0014711279

Statutory Alert

The authenticity of this Stamp Certificate should be verified at [www.shriestamp.com](http://www.shriestamp.com) or using e-Stamp Mobile App of Stock Holding Corporation of India and the details on this Certificate and as available on the website / Mobile App renders it invalid.  
 The authenticity and legitimacy is on the users of the certificate.  
 For more details, please inform the Competent Authority.

**MEMORANDUM OF ENTRY**  
(Constructive Delivery)

1. On 16<sup>th</sup> day of November 2023, (i) Mr. Alok Kumar, son of Mr. Devidayal Gupta, resident of K L - 46, Kavi Nagar, Ghaziabad, Uttar Pradesh - 201002, born on 16.06.1965, having permanent account no. ADLPK2367G, an Indian citizen; and (ii) Mr. Shalabh Agarwal, son of Mr. Gyanendra Kumar Agarwal, resident of R 6/33, Raj Nagar, Ghaziabad, Uttar Pradesh - 201002, born on 27.12.1973, having permanent account no. ACXPA3920A, an Indian citizen (collectively referred to as the "**Borrower Company Officials**") acting in their capacity as Directors and authorized officials of **SALASAR TECHNO ENGINEERING LIMITED**, a company within the meaning of the Companies Act, 2013, having its Registered office at E-20, South Extension I, New Delhi - 110049 and an office at Unit-1, Khasra No. 265, 281-283, Village-Parsaun, Dasna, Post Office Jindal Nagar, District Hapur, Gaziabad, Uttar Pradesh - 245304, having its Corporate Identification No. as L23201DL2001PLC174076 (hereinafter referred to as the "**Borrower**" which expression shall, unless it be repugnant to the subject, context or meaning thereof, be deemed to mean and include its successors and permitted assigns, as the context may require or admit), attended the office of **SBICAP TRUSTEE COMPANY LIMITED**, a company registered under the Companies Act, 1956 and an existing company within the meaning of the Companies Act, 2013 having its registered office at Mistry Bhavan, 4th Floor, 122 Dinshaw Vachha Road, Churchgate, Mumbai - 400 020 and a branch office at 610, 6<sup>th</sup> Floor, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi - 110001 (hereinafter referred to as "**Security Trustee**", working as security trustee for the benefit of (A) the consortium of banks i.e. (i) **STATE BANK OF INDIA** (the "**SBI**"); (ii) **HDFC BANK LIMITED** (the "**HDFC**"); (iii) **YES BANK LIMITED** (the "**YBL**"); (iv) **INDUSIND BANK LIMITED** (the "**INDUS**"); and **AXIS BANK LIMITED** (the "**AXIS**") (SBI, HDFC, YBL, INDUS and AXIS in their capacity as the working capital lenders of the Borrower are herein after referred to as the "**WC Lenders**", which expression shall, unless it be repugnant to the subject or context thereof, include their respective successors, novatees, transferees and assigns); and (B) SBI, HDFC, YBL and INDUS (SBI, HDFC, YBL and INDUS in their capacity as the working capital term loan lender of the Borrower are hereinafter referred to as the "**GECL Lenders**", which expression shall, unless it be repugnant to the subject or context thereof, include their respective successors, novatees, transferees and assigns)) and met Mr. Vivek Pratap Singh (the "**Security Trustee Official**") of the Security Trustee.

(WC Lenders and GECL Lenders are hereinafter collectively referred to as the "**Lenders**", which expression shall, unless it be repugnant to the subject or context thereof, include their respective successors, novatees, transferees and assigns)

2. The Borrower Company Officials stated that all the documents of title, evidences, deeds and writings, more particularly described in **Schedule I** hereunder written (hereinafter collectively referred to as the "**Title Deeds**") pertaining to the immovable properties more particularly described in **Schedule II** hereunder written, together with all buildings and structures thereon and all plant and machinery, permanently fastened to anything attached to the earth (hereinafter collectively referred to as the "**Immovable Properties**"), were deposited with State Bank of India (*acting for itself and as lead bank/facility agent of the other Lenders*), with an intention to create mortgage on



20.08.2018 and further deposited by way of constructive delivery on 19.02.2020, 12.04.2021, 27.10.2021 and lastly on 14.02.2023 by the Borrower with State Bank of India for securing the due repayment, discharge and redemption by the Borrower to the following institutions / banks, on the following basis, for the following financial assistances granted by them, together with all interest(s), liquidated damages, front end fees / commitment charge, premia on prepayment or on redemption, remuneration payable to the Trustees, costs, charges, expenses and other monies including any increase as a result of devaluation / revaluation / fluctuation in the rates of exchange of foreign currencies involved, payable under respective loan agreements/ sanction letters/ arrangement letters, as amended from time to time:

on first pari-passu charge basis:

#### WC Lenders and WC Facilities

No.	Names of the WC Lenders	Amount (Rs. in crores)
1.	State Bank of India	200.00
2.	HDFC Bank Limited	110.00
3.	Yes Bank Limited	90.00
4.	IndusInd Bank Limited	50.00
5.	Axis Bank Limited	50.00
<b>TOTAL</b>		<b>500.00</b>

on second pari-passu charge basis:

#### GECL 2.0 Lenders and GECL 2.0 Loans

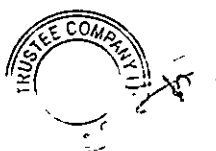
No.	Name of the GECL 2.0 Lenders	Amount (Rs. in crores)
1.	State Bank of India	13.86
2.	HDFC Bank Limited	12.88
3.	Yes Bank Limited	3.12
4.	IndusInd Bank Limited	1.96
<b>TOTAL</b>		<b>31.82</b>

#### GECL 2.0 Extension Lenders and GECL 2.0 Extension Loans

No.	Name of the GECL 2.0 Extension Lenders	Amount (Rs. in crores)
1.	State Bank of India	6.93
2.	HDFC Bank Limited	6.751
<b>TOTAL</b>		<b>13.681</b>

3. The Borrower Company Official further stated that:

- (i) the aforesaid working capital term loans granted under the Government of India's emergency credit line guarantee scheme by the GECL Lenders amounting to **Rs. 31.82 Crores (Rupees Thirty One Crores Eighty Two Lakhs Only)** and **Rs. 13.681 Crores (Rupees Thirteen Crores Sixty Eight Lakhs Ten Thousand Only)** (the "GECL Loans") to the Borrower on the terms and conditions contained in the facility agreement dated February 14,



2023 read with first amendment agreement to the facility agreement dated November 16, 2023, entered into inter-alia between the Borrower and the GECL Lenders (the “**GECL Agreement**”), are continuing and subsisting; and

- (ii) on the request of the Borrower, the WC Lenders have agreed to renew/ sanction/ revise/ grant various working capital facilities, both fund based and non-fund based, in the aggregate not exceeding **Rs. 625,00,00,000.00 (Rupees Six Hundred Twenty Five Crores Only)** (the “**WC Facility**”), on the terms and conditions contained in the working capital consortium agreement dated November 16, 2023, entered into inter-alia between the Borrower, Security Trustee and the WC Lenders (the “**Working Capital Consortium Agreement**”) and other finance documents.

(the GECL Loans and WC Facility are hereinafter collectively referred to as the “**Facilities**”)

(the GECL Agreement and Working Capital Consortium Agreement are hereinafter collectively referred to as the “**Facility Agreements**”, as maybe modified/amended from time to time)

4. The Borrower Company Officials further stated that one of the terms and conditions laid down by the Lenders is that the Security Trustee shall be appointed for the benefit of the Lenders and to hold the security to be created pursuant to the Facility Agreements and other finance & security documents, for the benefit of the Lenders. The Security Trustee has agreed to act as the Security Trustee for the benefit of the (i) WC Lenders on the terms and conditions contained in the security trustee agreement dated November 16, 2023 entered into inter-alia between the Borrower, WC Lenders and the Security Trustee; and (ii) GECL Lenders on the terms and conditions contained in the security trustee agreement dated November 16, 2023 entered into inter-alia between the Borrower, GECL Lenders and the Security Trustee (collectively the “**Security Trustee Agreements**”). Accordingly, the Title Deeds relating to the Immovable Properties, which were earlier deposited with SBI had been delivered to Security Trustee by SBI on November 16, 2023, with the consent of all concerned.
5. The Borrower Company Officials on the same day accorded and gave oral consent to the Security Trustee Official, of the Security Trustee, to hold and continue to hold and retain the Title Deeds, by way of constructive delivery of Title Deeds pertaining to the Immovable Properties, with intent to secure due payment, repayment, discharge and redemption by the Borrower of:

**on first pari-passu charge basis:**

#### **WC Lenders and WC Facilities**

No.	Names of the WC Lenders	Amount (Rs. in crores)
1.	State Bank of India	225.00
2.	HDFC Bank Limited	125.00
3.	Yes Bank Limited	125.00
4.	IndusInd Bank Limited	75.00
5.	Axis Bank Limited	75.00



<b>TOTAL</b>	<b>625.00</b>
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on second pari-passu charge basis:

#### GECL 2.0 Lenders and GECL 2.0 Loans

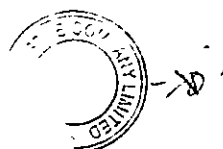
No.	Name of the GECL 2.0 Lenders	Amount (Rs. in crores)
1.	State Bank of India	13.86
2.	HDFC Bank Limited	12.88
3.	Yes Bank Limited	3.12
4.	IndusInd Bank Limited	1.96
<b>TOTAL</b>		<b>31.82</b>

#### GECL 2.0 Extension Lenders and GECL 2.0 Extension Loans

No.	Name of the GECL 2.0 Extension Lenders	Amount (Rs. in crores)
1.	State Bank of India	6.93
2.	HDFC Bank Limited	6.751
<b>TOTAL</b>		<b>13.681</b>

together with all interest including inter-alia the agreed compound interest, additional interest, penal interest, liquidated damages, commitment charges, premia on prepayment or on redemption, costs, charges, expenses and all other monies payable by the Borrower and/ or its successors under the Facilities, as stipulated by the Lenders and/or payable under the Facility Agreements and other finance documents entered into by the Borrower with the Lenders, from time to time.

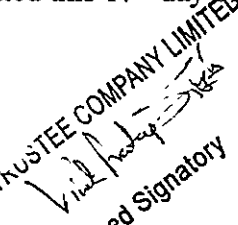
6. The Borrower Company Officials further stated that they were authorized, on behalf of the Borrower, to give such oral consent to create/ extend the mortgage by way of constructive delivery of Title Deeds, as aforesaid, pursuant to the resolutions passed by the Finance Committee of the Board of Directors of the Borrower at their meeting held on November 15, 2023, and they furnished a certified true copy of the said resolutions to the Security Trustee Official, and further stated that the said resolutions were in full force and effect as on the date hereof and the same have not been modified or cancelled.
7. The Borrower Company Officials further stated, on behalf of the Borrower, that the Title Deeds so delivered by SBI to the Security Trustee are the only documents of title relating to the Immovable Properties and that the Borrower has a valid, clear and marketable title in respect of the Immovable Properties, subject to the aforesaid charges.
8. The Borrower Company Officials further stated that the said Title Deeds so deposited were the only documents of title relating to the said Immovable Properties in the possession, power and control of the Borrower and that the Borrower has clear and marketable title to the said Immovable Properties and further stated that save and except the Facilities, there is no mortgage, charge, lien or other encumbrance or attachment on the Immoveable Properties or any part or parts thereof in favour of any government or the income-tax department or any other governmental authority, or any person, firm or company, body corporate or society or entity whatsoever and that save as permitted under the Facility Agreements and the other finance documents executed in connection with the Facilities, the Borrower has not entered into any agreement for sale, transfer,



lease or alienation thereof or any part or parts thereof and that no such mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the Immovable Properties or any part or parts thereof in favour of or on behalf of any Government or governmental authority or any person, firm, company, body corporate or society or entity so long as the Borrower continues to be indebted to or liable to the Lenders/Security Trustee on any account in any manner whatsoever and that no proceedings for recovery of taxes are pending against the Borrower under the Income Tax Act, 1961 or any other law in force for the time being and that no notice has been issued and/or served on the Borrower under the Income Tax Act, 1961, or under any other law, relating to recovery of tax.

9. The Borrower Company Officials further confirmed that the Borrower had obtained all the requisite consents, governmental approvals, authorizations, clearance and such other consents as are required for the creation of security under the security documents in respect of the Immovable Properties.
10. The aforesaid oral consent was given by the Borrower Company Officials on behalf of the Borrower in the presence of the Security Trustee Official, authorized officer of Security Trustee.
11. Unless otherwise defined herein, capitalized terms used herein shall have the meaning ascribed thereto in the respective Facility Agreements.

Dated this 17<sup>th</sup> day of November 2023.

  
\_\_\_\_\_  
Authorized Official

**SBICAP TRUSTEE COMPANY LIMITED**

**SCHEDULE I**  
**LIST OF TITLE DEEDS**

1. **Land comprised in Khasra No. 265 measuring 0.4360 Hectare, Land comprised in Khasra No. 281 measuring 0.5820 Hectare, Land comprised in Khasra No. 282 measuring 0.4500 Hectare situated in Village Parson, Tehsil Dhaulana, District Hapur:**
- a. Original Sale Deed (Laminated) favouring M/s T.S.T. Pipes Pvt. Ltd. dated 17.01.2006 vide document no. 441, book no. 1, volume no. 768, pages 261 – 273 alongwith its certified copy.
  - b. Certified copy of order u/s 143 UPZALR Act. dated 08.06.2006 passed by Paragana Adhikari Hapur.
  - c. Original Sale Deed (Laminated) favouring Sh. Moher Singh dated 03.10.2003 vide document no. 4398, book no. 1, volume no. 469, pages 341 – 348.
  - d. Original Sale Deed (Laminated) favouring T.S.T. Pipes Pvt. Ltd. dated 22.06.2004 vide document no. 2877, book no. 1, volume no. 541, pages 283 – 297.
  - e. Certified copy of order u/s 143 UPZALR Act dated 05.03.2005 passed by Paragana Adhikari Hapur.
  - f. Original Sale Deed favouring M/s T.S.T. Pipes Pvt. Ltd. dated 26.05.1999 vide document no. 1709, book no. 1, volume no. 237, pages 141 – 145.
  - g. No Dues Letter dated 20.10.2011 from erstwhile State Bank of Bikaner and Jaipur.
  - h. Original Sale Certificate dated 01.11.2013 issued by Punjab National Bank.
  - i. Original Sale Deed favouring M/s Salasar Techno Engineering Pvt. Ltd. dated 01.11.2013 vide document no. 10061, book no. 1, volume no. 421, pages 1 – 516.
  - j. Certified copy (Laminated) of Revenue Records dated 11.08.2004.
  - k. Certified Copy of Revenue Records dated 16.09.2016.
  - l. Certified Copy of Revenue Records dated 03.10.2016.
  - m. Electronic Copy of Revenue Records dated 08.01.2020.
  - n. Latest Khatauni of Land of Village- Parson.
  - o. Newspaper Publication dated 10.03.2023 with regard to Laminated title deeds dated 17.01.2006, 03.10.2003 and 22.06.2004.
  - p. Deed of Undertaking and Indemnity dated November 16, 2023, with regard to the Laminated Title Deeds.
2. **Land comprised in Khasra No. 283 measuring 1.04066 Hectare situated in Village Parson, Tehsil Dhaulana, District Hapur:**
- a. Original Sale Deed favouring M/s Crystal Credits & Housing Development Ltd. dated 30.04.1994 vide document no. 1327, book no. 1, volume no. 2914, page 156, additional book no. 1, volume no. 2941, pages 17-20.
  - b. Original Sale Deed favouring Shri Vikas Kumar dated 04.12.1998 vide document no. 3588, book no. 2, volume no. 215, pages 242-244.
  - c. Original Sale Deed favouring M/s Viman Chemicals Pvt. Ltd. dated 14.10.1999 vide document no. 3576, book no. 1, volume no. 256, pages 80-83.
  - d. Original Sale Deed favouring M/s Viman Chemicals Pvt. Ltd. dated 21.10.1999 vide document no. 3648, book no. 1, volume no. 256, pages 307-310.
  - e. Original Sale Deed favouring M/s Mahakali Allied Industries Ltd. dated 16.12.1996 vide document no. 3110, book no. 1, volume no. 140, pages 130-132.





- f. Original Sale Deed favouring Shri Anand Malhotra dated 04.12.1998 vide document no. 3587, book no. 1, volume no. 215, pages 239-241.
- g. Original Sale Deed favouring M/s Viman Chemicals Pvt. Ltd. dated 01.10.1999 vide document no. 3468, book no. 1, volume 254, pages 58 to 61.
- h. Original Sale Deed favouring M/s Viman Chemicals Pvt. Ltd. dated 01.10.1999 vide document no. 3477, book no. 1, volume no. 254, pages 83-86.
- i. Copy of Order of change of land use u/s 143 UPZALR Act. dated 14.02.2000.
- j. Original Sale Deed (Laminated) favouring M/s Salasar Petro Chemicals Pvt. Ltd. Dated 25.04.2005 vide document no. 2173, book no. 1. Volume no. 647, pages 149-190.
- k. Copy of Revenue Record dated 23.01.2007.
- l. Electronic Copy of Revenue Record dated 08.01.2020.
- m. Latest Khatauni of Land of Village- Parson.
- n. Newspaper Publication dated 10.03.2023 with regard to Laminated title deeds dated 25.04.2005.
- o. Deed of Undertaking and Indemnity dated November 16, 2023, with regard to the Laminated Title Deeds.

**3. Land comprised in Khasra No. 1183 measuring 0.6961 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Agreement to Sell favouring Shri R. K. Poddar & Shri Jagdish Sharan Garg dated 04.08.2006 vide document no. 11772.
- b. Original Tausimiyad favouring Shri R. K. Poddar & Shri Jagdish Sharan Garg dated 03.02.2007 vide document no. 1684, book no. 1, volume no. 4476, pages 152-159.
- c. Original Sale Deed favouring Shri R. K. Poddar, Shri Jagdish Sharan Garg & Shri Baldev Chand Gupta dated 16.03.2007 vide document no. 3655, book no. 1, volume no. 4540, pages 228-253.
- d. Original Sale Deed favouring Shri Baldev Chand Gupta dated 16.06.2007 vide document no. 7947, book no. 1, volume. no. 4692, pages 16-43.
- e. Original Sale Deed favouring M/s Salasar Techno Engineering Pvt. Ltd. dated 04.07.2009 vide document no. 8988, book no. 1, volume. no. 6142, pages 280-349.
- f. Certified copy of order u/s 143 UPZALR Act. vide order dated 26.07.2010 passed by Paragana Adhikari Hapur.
- g. Certified Copies of Revenue Records dated 16.09.2016 and 29.09.2016.
- h. Copies of Revenue Records dated, 20.08.2007 and 29.07.2010.
- i. Electronic Copy of Revenue Record dated 08.01.2020.
- j. Latest Khatauni of Land of Village- Kheda Dehat.

**4. Land comprised in Khasra No. 1184 measuring 0.4020 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Sale Deed favouring Smt. Madhu Gupta, Shri Manoj Kumar Goyal & Shri Pradeep Kumar Goyal dated 06.08.1999 vide document no. 3784.
- b. Certified copy of Sale Deed favouring Smt. Kusum Shishodia dated 20.05.2002 vide document no. 3136.
- c. Certified copy of Sale Deed favouring Shri Amrit Lal dated 06.08.1999 vide document no. 3786.



- d. Certified copy of Sale Deed favouring Smt. Kusum Shishodia dated 16.05.2002 vide document no. 3085.
- e. Original Sale Deed favouring Shri Manish Jain & Smt. Anjali Jain dated 09.12.2005 vide document no. 9700.
- f. Original Sale Deed favouring M/s Salasar Techno Engineering Pvt. Ltd. dated 29.06.2007 vide document no. 8802.
- g. Copy of order u/s 143 UPZALR Act. dated 22.10.2007 passed by Paragana Adhikari Hapur.
- h. Police Intimation (First Information Report) dated 22.12.2016, for the lost sale deeds from chain of title.
- i. Paper Publication dated 31.12.2016, for the lost sale deeds from chain of title.
- j. Deed of Undertaking and Indemnity dated February 14, 2023, executed by Salasar Techno Engineering Limited.
- k. Certified True Copy of Revenue Records dated 16.09.2016.
- l. Electronic Copy of Revenue Record dated 08.01.2020.
- m. Latest Khatauni of Land of Village- Kheda Dehat

**5. Land comprised in Khasra No. 1185 measuring 0.7830 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Sale Deed favouring Smt. Kamlesh Garg & Smt. Sharda Devi dated 19.02.2001 vide document no. 919.
- b. Certified copy of GPA favouring Shri Anil Kumar & Smt. Kamlesh Garg dated 23.04.2001 vide document no 303, book no. 4, volume no. 242.
- c. Certified copy of Sale Deed favouring Master Shakti Singh Shishodia (Minor) dated 15.04.2002 vide document no. 2538.
- d. Certified copy of Sale Deed favouring Master Shakti Singh (Minor) dated 19.06.2002 vide document no. 3721.
- e. Original Sale Deed favouring Shri Ashok Kumar Kansal, Shri Jagat Prasad Jain & Smt. Seema Jain dated 23.12.2005 vide document no. 10362, book no. 1, volume 4013, pages 77-94.
- f. Original Sale Deed favouring M/s Salasar Techno Engineering Pvt. Ltd. dated 23.06.2007 vide document no. 8338, book no. 1, volume no. 4697, pages 250 - 277.
- g. Certified copy of order of change of land use u/s 143 UPZALR Act. dated 22.10.2007 passed by Paragana Adhikari Hapur.
- h. Affidavit dated 09.04.2018 from minor for confirming the sale of property done by his mother alongwith major proof.
- i. Police Intimation (First Information Report) dated 22.12.2016, for the lost sale deeds from chain of title.
- j. Deed of Undertaking and Indemnity dated February 14, 2023, executed by Salasar Techno Engineering Limited.
- k. Paper Publication dated 31.12.2016, for the lost sale deeds from chain of title.
- l. Certified Copies of Revenue Records dated 29.09.2016 and 07.10.2016.
- m. Electronic Copy of Revenue Record dated 08.01.2020.
- n. Latest Khatauni of Land of Village- Kheda Dehat.

**6. Land comprised in khasra no. 688M measuring 0.2258 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**



- a. Certified copy of Sale Deed favouring Shri Bharat Bhushan Goyal dated 07.12.2004 vide document no. 8116.
- b. Original Sale Deed favouring Shri Gajendra Singh dated 28.07.2008 vide document no. 10372, book no. 1, volume no. 5497, pages 60-87.
- c. Certified copy of Sale Deed favouring Shri Lokendra Singh & Smt. Usha Devi dated 28.07.2008 vide document no. 10374.
- d. Original Sale Deed favouring Smt. Neera Jain dated 27.07.2009 vide document no. 9902, book no. 1, volume no. 6174, pages 338 - 367.
- e. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 14.06.2010 vide document no. 7506, book no. 1, volume no. 6668, pages 338-367.
- f. Police Intimation (First Information Report) dated 04.06.2020, for the lost sale deeds 07.12.2004 & 28.07.2008 from chain of title.
- g. Paper Publication dated 06.06.2020, for the lost sale deeds 07.12.2004 & 28.07.2008 from chain of title.
- h. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT.
- i. Copy of Order u/s 143 UPZALR Act. dated 16.12.2010 passed by Paragana Adhikari Hapur.
- j. Deed of Undertaking and Indemnity dated February 14, 2023, executed by Salasar Techno Engineering Limited.
- k. Latest Khatauni of Land of Village- Kheda Dehat.

**7. Land comprised in Khasra No. 686/6 measuring 0.1265 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of order u/s 143 UPZALR Act. dated 17.12.2007 passed by Paragana Adhikari, Hapur.
- b. Original Sale Deed favouring Smt. Sarika Sharma dated 13.06.2008 vide document no. 8378, book no. 1, volume no. 5400, pages 130-167.
- c. Original Correction Deed favouring Smt. Sarika Sharma dated 23.06.2010 vide document no. 8041, book no. 1, volume no. 6686, pages 236-245.
- d. Original Sale Deed favouring Salasar Stainless Ltd. dated 29.06.2010 vide document no. 8421, book no. 1, volume no. 6700, pages 296-319.
- e. Certified True Copies of Revenue Records dated 07.10.2016 and 29.09.2016.
- f. Electronic Copy of Revenue Record dated 08.01.2020.
- g. Copy of Revenue Record dated 14.09.2010.
- h. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- i. Latest Khatauni of Land of Village- Kheda Dehat.

**8. Land comprised in Khasra No. 686/6 measuring 0.1265 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of order u/s 143 UPZALR Act. dated 17.12.2007 passed by Paragana Adhikari, Hapur.
- b. Original Sale Deed favouring Smt. Urmila Sharma dated 13.06.2008 vide document no. 8377, book no. 1, volume no. 5400, pages 92 - 129.
- c. Original Correction Deed favouring Smt. Urmila Sharma dated 23.06.2010 vide document no. 8040, book no. 1, volume no. 6686, pages 226-235.



- d. Original Sale Deed favouring Salasar Stainless Ltd. dated 29.06.2010 vide document no. 8420, book no. 1, volume no. 6700, pages 272-295.
  - e. Copy of Amalgamation Order of M/s. Salasar Stainless Ltd. with M/s. Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
  - f. Certified True Copies of Revenue Record dated 07.10.2016 and 29.09.2016.
  - g. Electronic Copy of Revenue Records dated 08.01.2020.
  - h. Copy of Revenue Record dated 14.09.2010.
  - i. Latest Khatauni of Land of Village- Kheda Dehat
- 9. Land comprised in Khasra No. 686/6 M measuring 836.40 sq mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**
- a. Original Sale Deed favouring Shri Vikram Singh dated 28.06.2006 vide document no. 9631, book no. 1, volume no. 4190, pages 26-86.
  - b. Original Sale Deed favouring Smt. Suman dated 28.06.2006 vide document no. 9632, book no. 1, volume no. 4190, pages 87-95.
  - c. Copy of orders of change in land use u/s 143 UPZALR Act dated 27.07.2010.
  - d. Original Sale Deed favouring Salasar Stainless Ltd. dated 31.07.2010 vide document no. 10058.
  - e. Copy of Amalgamation Order of M/s. Salasar Stainless Ltd. with M/s. Salasar Techno Engineering Ltd. issued by NCLT.
  - f. Latest Khatauni of Land of Village-Kheda Dehat
- 10. Land comprised in Khasra No. 686/6 M measuring 399.80 Sq. Mtrs. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**
- a. Original Sale Deed favouring Master Kuldeep Kumar & Pankaj Kumar dated 28.06.2006 vide document no. 9633, book no. 1, volume no. 4190, pages 96-104.
  - b. Copy of order of change in land use u/s 143 UPZALR Act dated 27.07.2010.
  - c. Original Sale Deed favouring M/s. Salasar Stainless Ltd. dated 31.07.2010 vide document no. 10055, book no. 1, volume no. 6762, pages 196-209.
  - d. Copy of Amalgamation Order of M/s. Salasar Stainless Ltd. with M/s. Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
  - e. Latest Khatauni of Land of Village-Kheda Dehat
- 11. Land comprised in Khasra No. 686/6 M measuring 771.16 sq. mtr. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**
- a. Certified copy of Agreement to sale dated 29.07.2004 vide document no. 4920.
  - b. Original Sale Deed favouring Shri Subhash dated 28.06.2006 vide document no. 9634, book no. 1, volume no. 4190, pages 105-117.
  - c. Copy of orders of change in land use u/s 143 UPZALR Act dated 27.07.2010.
  - d. Original Sale Deed favouring Salasar Stainless Ltd. dated 31.07.2010 vide document no. 10056, book no. 1, volume no. 6762, pages 210-225.
  - e. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
  - f. Latest Khatauni of Land of Village-Kheda Dehat
- 12. Land comprised in Khasra No. 686/6 M measuring 525 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**



- a. Certified copy of order of change on land use u/s 143 UPZALR Act. dated 17.12.2007.
- b. Original Sale Deed favouring Smt. Sarika Sharma dated 24.01.2008 vide document no. 1101, book no. 1, volume no. 5092, pages 172-195.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 29.06.2010 vide document no. 8422, book no. 1, volume no. 6700, pages 320-349.
- d. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- e. Certified True Copy of Revenue Records dated 29.09.2016.
- f. Latest Khatauni of Land of Village-Kheda Dehat

**13. Land comprised in Khasra No. 1202 M measuring 2530 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Copy of order of change in land use u/s 143 UPZALR Act. dated 28.07.2010.
- b. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 03.08.2010 vide document no. 10154, book no. 1, volume no. 6767, pages 160 to 197.
- c. Latest Khatauni of land of Village – Kheda Dehat.
- d. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- e. Certified True Copies of Revenue Records dated 07.10.2016 and 29.09.2016.
- f. Electronic Copy of Revenue Record dated 08.01.2020.

**14. Land comprised in Khasra No. 1202/1 measuring 2530 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of order of change on land use u/s 143 UPZALR Act dated 10.03.2008.
- b. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 02.06.2010 vide document no. 7000, book no. 1, volume no. 6651, pages 380-423.
- c. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- d. Certified true Copy of Revenue Record dated 29.09.2016.
- e. Latest Khatauni of Land of Village-Kheda Dehat.

**15. Land comprised in Khasra No. 1240 measuring 4620 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Agreement to Sell favouring Shri Sanjay Yadav dated 29.04.2010 vide document no. 5315.
- b. Original Cancellation of Agreement to Sell dated 26.10.2010 vide document no. 13252.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 26.10.2010 vide document no. 13253, book no. 1, volume no. 6880, pages 294 - 335.
- d. Copy of order of change of land use u/s 143 UPZALR Act. dated 09.12.2011.
- e. Certified True Copy of Revenue Record dated 12.06.2011.
- f. Electronic copy of Revenue Record dated 08.01.2020.
- g. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.



h. Latest Khatauni of Land of Village-Kheda Dehat.

**16. Land comprised in Khasra No. 1240 measuring 3080 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Agreement to Sell favouring Shri Ankur Kumar dated 15.10.2010 vide document no. 12819.
- b. Original Cancelation of Agreement to Sell dated 13.01.2011 vide document no. 693, book no. 1, volume no. 7009, pages 84-95.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 13.01.2011 vide document no. 694, book no. 1, volume no. 7009, pages 96-127.
- d. Copy of order of change of land use u/s 143 UPZALR Act. dated 09.12.2011.
- e. Electronic Copy of Revenue Record dated 08.01.2020.
- f. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- g. Latest Khatauni of Land of Village-Kheda Dehat.

**17. Land comprised in Khasra No. 1240 measuring 1540 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Agreement to Sell favouring Shri Sanjay Yadav dated 22.05.2010 vide document no. 6460, book no. 1, volume no. 6429, pages 26-37.
- b. Original Cancelation of Agreement dated 27.11.2010 vide document no. 14387, book no. 1, volume no. 6921, pages 244-255.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 27.11.2010 vide document no. 14388, book no. 1, volume no. 6921, pages 256-275.
- d. Copy of order of change of land use u/s 143 UPZALR Act. dated 09.12.2011.
- e. Copy of Amalgamation Order of M/s Salasar Stainless Ltd. with M/s Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- f. Electronic Copy of Revenue Records dated 08.01.2020.
- g. Latest Khatauni of Land of Village-Kheda Dehat.

**18. Land comprised in Khasra No. 1254 measuring 4700 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Agreement to Sell favouring Shri Ram Avtar Kaushik, Shri Satish Kaushik & Shri Sunil Kaushik dated 05.09.2005 vide document no. 6790, book no. 1, volume no. 3923, pages 263-276.
- b. Certified copy of Sale Deed favouring Shri Ram Avtar Kaushik, Shri Satish Kaushik & Shri Sunil Kaushik dated 03.03.2006 vide document no. 2988, book no. 1, volume no. 4072, pages 153-165.
- c. Original Agreement to Sell favouring M/s Salasar Stainless Ltd. dated 01.11.2010 vide document no. 13475, book no. 1, volume no. 688.
- d. Original Sale Deed favouring M/s Salasar Stainless Ltd. Dated 07.03.2011 vide document no. 3675, book no. 1, volume no. 7129, pages 48-87.
- e. Copy of order of change of land use u/s 143 UPZALR Act. dated 09.12.2011.
- f. Certified True Copy of Revenue Records dated 06.10.2016, 16.09.2016, 26.09.2016 and 29.09.2016.
- g. Electronic Copy of Revenue Records dated 08.01.2020.
- h. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.



- i. Police Intimation (First Information Report) dated 04.06.2020, for the lost of Agreement to Sell dated 05.09.2005 & Sale Deed dated 03.03.2006 from chain of title.
- j. Paper Publication dated 06.06.2020, for the lost of Agreement to Sell dated 05.09.2005 & Sale Deed dated 03.03.2006 from chain of title.
- k. Deed of Undertaking and Indemnity dated February 14, 2023, executed by Salasar Techno Engineering Limited.
- l. Latest Khatauni of Land of Village- Kheda Dehat.

**19. Land comprised in Khasra No. 1253 measuring 1450 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

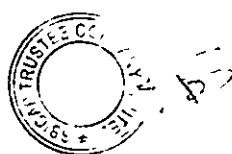
- a. Original Sale Deed favouring Smt. Ritu Rani dated 09.08.2010 vide document no. 10325, book no.1, volume no. 6774, pages 24-41.
- b. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 05.02.2011 vide document no. 1971, book no. 1, volume no. 7064, pages 64-93.
- c. Copy of Order of change of land use u/s 143 UPZALR Act. dated 09.12.2011.
- d. Certified True Copies of Revenue Records dated 11.06.2011 and 16.09.2016.
- e. Electronic Copy of Revenue record dated 08.01.2020.
- f. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- g. Latest Khatauni of Land of Village- Kheda Dehat.

**20. Land comprised in Khasra No. 687 measuring 0.683 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring M/s Gangesh Die Chem Ltd. dated 09.08.2004 vide document no. 5103, book no. 1, volume no. 3717, pages 187-199.
- b. Certified copy of Order u/s 143 UPZALR Act. dated 04.11.2004 passed by Paragana Adhikari Hapur.
- c. Copy of Certificate of Change of Name dated 17.05.2005 issued by ROC for change in name of Ganges Die Chem Ltd. to Ganges Concast Industries Ltd.
- d. Copy of Amalgamation Order dated 28.09.2016 of Ganges Concast Industries Ltd. With Salasar Stainless Ltd.
- e. Affidavits of Mr. Punit Kumar, Mr. Diwakar Tomar and Mr. Rohit Kumar all dated 01.04.2018, being minor confirming the sale of property done by their father along with major proof of all of them.
- f. Certified True Copy of revenue Record dated 07.10.2016.
- g. Electronic Copy of Revenue Record dated 08.01.2020.
- h. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- i. Latest Khatauni of Land of Village- Kheda Dehat.

**21. Land comprised in Khasra No. 1231 measuring 608.60 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Sale Deed favouring Smt. Usha Rani & Smt. Hazra Begum dated 07.04.2010 vide document no. 4501, book no. 1, volume no. 6556, pages 308-337.



- b. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 30.05.2015 vide document no. 5025, book no. 1, volume no. 1288, pages 3 - 34.
- c. Police Intimation (First Information Report) dated 04.06.2020, for the lost sale deed 07.04.2010 from chain of title.
- d. Paper Publication dated 06.06.2020, for the lost sale deed 07.04.2010 from chain of title.
- e. Electronic Copy of Revenue Record dated 08.01.2020.
- f. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- g. Latest Khatauni of Land of Village- Kheda Dehat.

**22. Land comprised in Khasra No. 1231 measuring 304.30 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Sale Deed favouring Smt. Usha Rani & Smt. Hazra Begum dated 07.04.2010 vide document no. 4501, book no. 1, volume no. 6556, pages 308-337.
- b. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 29.10.2014 vide document no. 9985, book no. 1, volume no. 955, pages 77-94.
- c. Police Intimation (First Information Report) dated 04.06.2020, for the lost sale deed 07.04.2010 from chain of title.
- d. Paper Publication dated 06.06.2020, for the lost sale deed 07.04.2010 from chain of title.
- e. Certified true Copy of the Revenue records dated 06.10.2016.
- f. Electronic Copy of Revenue Record dated 08.01.2020.
- g. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- h. Latest Khatauni of Land of Village- Kheda Dehat.

**23. Land comprised in Khasra No. 1241 measuring 1300 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 30.05.2015 vide document no. 4994, book no. 1, volume no. 1285, pages 273-286.
- b. Certified copy of order of change of land use u/s Sec 80 Revenue Code dated 13.04.2017.
- c. Electronic Copy of Revenue Record dated 08.01.2020.
- d. Copy of Revenue Record dated 16.09.2016.
- e. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- f. Copy of Order dated 22.12.2018 passed by ADM Dhaulana, Hapur
- g. Latest Khatauni of Land of Village- Kheda Dehat.

**24. Land comprised in Khasra No. 1241 measuring 1300 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 30.05.2015 vide document no. 4993, book no. 1, volume no. 1285, pages 259-272.
- b. Certified copy of order of change of land use u/s Sec 80 Revenue Code dated 13.04.2017.
- c. Electronic Copy of Revenue Record dated 08.01.2020.





- d. Certified True Copies of Revenue Records dated 06.10.2016 and 16.09.2016.
- e. Certified Copy of Order dated 22.12.2018 passed by ADM Dhaulana, Hapur.
- f. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- g. Latest Khatauni of Land of Village-Kheda Dehat.

**25. Land comprised in Khasra No. 1247 measuring 0.0150 Hectare, 1248 measuring 0.0150 Hectare & 1249 measuring 0.0280 Hectare Total measuring 0.0580 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

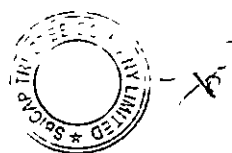
- a. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 27.01.2015 vide document no. 816, book no. 1, volume no. 1088, pages 277-312.
- b. Copy of order of change of land use u/s Sec 80 Revenue Code dated 13.04.2017.
- c. Copy of Order dated 22.12.2018 passed by ADM Dhaulana, Hapur.
- d. Electronic Copy of Revenue Record dated 08.01.2020.
- e. Certified True Copies of Revenue Records dated 06.10.2016 and 06.09.2016.
- f. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- g. Latest Khatauni of Land of Village-Kheda Dehat.

**26. Land comprised in Khasra No. 1250 measuring 733.30 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Smt. Manju Sharma dated 11.05.2006 vide document no. 6495/6496 book no. 1, volume no. 4132, pages 21-75.
- b. Original Sale Deed favouring Green View Infratech Pvt. Ltd. & Smt. Hazra Begum dated 03.05.2010 vide document no. 5434, book no. 1, volume no. 6592, pages 180-209.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 04.06.2015 vide document no. 5276, book no. 1, volume no. 1296, pages 367-402.
- d. Certified copy of order of change of land use dated 13.04.2017 u/s 143 UPZALR Act. now Sec 80 Revenue Code.
- e. Electronic Copy of Revenue Record dated 08.01.2020.
- f. Copy of Revenue Record dated 26.04.2017.
- g. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- h. Latest Khatauni of Land of Village- Kheda Dehat.

**27. Land comprised in Khasra No. 1250 measuring 366 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Smt. Manju Sharma dated 11.05.2006 vide document no. 6495/6496, book no. 1, volume no. 4132, pages 21-75.
- b. Original Sale Deed favouring Green View Infratech Pvt. Ltd. & Smt. Hazra Begum dated 03.05.2010 vide document no. 5434, book no. 1, volume no. 6592, pages no. 180-209.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 29.10.2014 vide document no. 9986, book no. 1, volume no. 955, pages 95-118.
- d. Certified copy of order of change of land use dated 13.04.2017 u/s 143 UPZALR Act. now Sec 80 Revenue Code.



- e. Electronic Copy of Revenue Record dated 08.01.2020.
- f. Copy of Revenue Record dated 26.04.2017.
- g. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- h. Latest Khatauni of Land of Village- Kheda Dehat.

**28. Land comprised in Khasra No. 1252 measuring 120 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Shri Shyam Sunder Shukla & Shri Om Kumar Jindal dated 15.11.2008 vide document no. 15301, book no. 1, volume no. 5692, pages 194-205.
- b. Original Sale Deed favouring Smt. Babita Rani dated 28.05.2012 vide document no. 8978, book no. 1, volume no. 8114, pages 167-180.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 02.01.2015 vide document no. 51, book no. 1, volume no. 1054, pages 321-332.
- d. Electronic Copy of Revenue Record dated 08.01.2020.
- e. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- f. Latest Khatauni of Land of Village- Kheda Dehat.

**29. Land comprised in Khasra No. 1252 measuring 880 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Smt. Yogesh Kumari Arya & Shri Om Kumar Jindal dated 28.07.2008 vide document no. 10385, book no. 1, volume no. 5492, pages 1-23.
- b. Certified copy of Agreement to Sale favouring Smt. Usha Rani & Smt. Babita Rani dated 10.11.2008 vide document no. 15067, book no. 1, volume no. 5686, pages 318-343
- c. Original Sale Deed favouring Smt. Usha Rani & Smt. Babita Rani dated 06.06.2009 vide document no. 7622, book no. 1, volume no. 6085, pages 204-241.
- d. Original Sale Deed favouring M/s Salasar Stainless Ltd. Dated 02.01.2015 vide document no. 52, book no. 1, volume no. 1054, pages 333-376.
- e. Copy of Amalgamation Order of M/s Salasar Stainless Ltd. with M/s Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- f. Copy of Order u/s 80 UP Revenue Code dated 13.04.2017.
- g. Electronic Copy of Revenue Records dated 08.01.2020.
- h. Police Intimation (First Information Report) dated 06.02.2023, for the lost Agreement to Sale dated 10.11.2008 from chain of title.
- i. Paper Publication dated 09.02.2023, for the lost Agreement to Sale dated 10.11.2008 from chain of title.
- j. Deed of Undertaking and Indemnity dated February 14, 2023, executed by Salasar Techno Engineering Limited.
- k. Latest Khatauni of Land of Village- Kheda Dehat.

**30. Land comprised in Khasra No. 1202 M measuring 1265 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**



- a. Original Sale Deed favouring Smt. Rama Agarwal urf Ramsakshi & Shri Pradeep Kumar Agarwal dated 23.02.2005 vide document no. 1470, book no. 1, volume no. 3815, pages 281-292.
- b. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 20.03.2017 vide document no. 1290, book no. 1, volume no. 2011, pages 257-280.
- c. Certified copy of order u/s 80 UP Revenue Code dated 22.12.2017 passed by Shri Hanuman Prasad, SDM, Hapur.
- d. Certified True Copy of Revenue Record dated 13.01.2020.
- e. Latest Khatauni of Land of Village-Kheda Dehat.

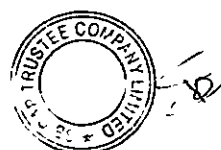
**31. Land comprised in Khasra No. 1202 M measuring 1265 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Smt. Rama Agarwal urf Ramsakshi & Shri Pradeep Kumar Agarwal dated 23.02.2005 vide document no. 1470, book no. 1, volume no. 3815, pages 281-292.
- b. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 21.01.2017 vide document no. 285, book no. 1, volume no. 1967, pages 211-230.
- c. Certified copy of order u/s 80 UP Revenue Code dated 22.12.2017 passed by Shri Hanuman Prasad, SDM, Hapur.
- d. Certified True Copy of Revenue Record dated 13.01.2020.
- e. Latest Khatauni of Land of Village-Kheda Dehat.

**32. Land comprised in Khasra No. 1202/8 M measuring 645.84 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Shri Dharam Veer dated 19.05.2007 vide document no. 6506, book no. 1, volume no. 4635, pages 262-281.
- b. Certified copy of order u/s 143 UPZALR Act. dated 27.08.2007 passed by Shri Bachchu Singh, Paragana Adhikari, Hapur.
- c. Original Sale Deed favouring Smt. Sushma dated 05.12.2007 vide document no. 16289, book no. 1, volume no. 4987, pages 118-143.
- d. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2451, book no. 1, volume no. 5898, pages 42-67.
- e. Original Sale Deed favouring Smt. Rajni dated 05.12.2007 vide document no. 16288, book no. 1, volume no. 4987, pages 92-117.
- f. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2452, book no. 1, volume no. 5898, pages 68-93.
- g. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 31.03.2017 vide document no. 1593, book no. 1, volume no. 2025, pages 107-146.
- h. Copy of Order dated 18.05.2007.
- i. Certified True Copies of the Revenue Records dated 20.01.2009 and 10.02.2009.
- j. Electronic Copy of the Revenue Record dated 08.01.2020.
- k. Latest Khatauni of Land of Village-Kheda Dehat.

**33. Land comprised in Khasra No. 1202/8 M measuring 560.10 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**



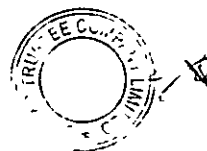
- a. Original Sale Deed favouring Shri Dharam Veer dated 19.05.2007 vide document no. 6506, book no. 1, volume no. 4635, pages 262-281.
- b. Certified copy of order u/s 143 UPZALR Act. dated 27.08.2007 passed by Shri Bachchu Singh, Paragana Adhikari, Hapur.
- c. Original Sale Deed favouring Smt. Sushma dated 05.12.2007 vide document no. 16289, book no. 1, volume no. 4987, pages 118-143.
- d. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2451, book no. 1, volume no. 5898, pages 42-63.
- e. Original Sale Deed favouring Smt. Rajni dated 05.12.2007 vide document no. 16288, book no. 1, volume no. 4987, pages 92-117.
- f. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2452, book no. 1, volume no. 5898, pages 68-93.
- g. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 31.03.2017 vide document no. 1592, book no. 1, volume no. 2025, pages 73-106.
- h. Copy of Order dated 18.05.2007.
- i. Certified True Copies of the Revenue Records dated 20.01.2009 and 10.02.2009.
- j. Electronic Copy of the Revenue Record dated 08.01.2020.
- k. Latest Khatauni of Land of Village-Kheda Dehat.

**34. Land comprised in Khasra No. 1202/8 M measuring 501.84 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Shri Dharam Veer dated 19.05.2007 vide document no. 6506, book no. 1, volume no. 4635, pages 262-281.
- b. Certified copy of order u/s 143 UPZALR Act. dated 27.08.2007 passed by Shri Bachchu Singh, Paragana Adhikari, Hapur.
- c. Original Sale Deed favouring Smt. Sushma dated 05.12.2007 vide document no. 16289, book no. 1, volume no. 4987, pages 118-143.
- d. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2451, book no. 1, volume no. 5898, pages 42-63.
- e. Original Sale Deed favouring Smt. Rajni dated 05.12.2007 vide document no. 16288, book no. 1, volume no. 4987, pages 92-117.
- f. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2452, book no. 1, volume no. 5898, pages 68-93.
- g. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 25.03.2017 vide document no. 1431, book no. 1, volume no. 2018, pages 93-122.
- h. Copy of Order dated 18.05.2007.
- i. Certified True Copies of the Revenue Records dated 20.01.2009 and 10.02.2009.
- j. Electronic Copy of the Revenue Record dated 08.01.2020.
- k. Latest Khatauni of Land of Village-Kheda Dehat.

**35. Land comprised in Khasra No. 1202/8 M measuring 725.15 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Sale Deed favouring Shri Dharam Veer dated 19.05.2007 vide document no. 6506, book no. 1, volume no. 4635, pages 262-281.
- b. Certified copy of order u/s 143 UPZALR Act. dated 27.08.2007 passed by Shri Bachchu Singh, Paragana Adhikari, Hapur.
- c. Original Sale Deed favouring Smt. Sushma dated 05.12.2007 vide document no. 16289, book no. 1, volume no. 4987, pages 118-143.



- d. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2451, book no. 1, volume no. 5898, pages 42-63.
- e. Original Sale Deed favouring Smt. Rajni dated 05.12.2007 vide document no. 16288, book no. 1, volume no. 4987, pages 92-117.
- f. Original Sale Deed favouring M/s Deepti Ispat Pvt. Ltd. dated 24.02.2009 vide document no. 2452, book no. 1, volume no. 5898, pages 68-93.
- g. Original Sale Deed favouring Shri Naresh Kumar Tomar dated 14.08.2017 vide document no. 4824, book no. 1, volume no. 2181, pages 151-180.
- h. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 15.06.2018 vide document no. 4708, book no. 1, volume no. 2674, pages 119-148.
- i. Copy of Order dated 18.05.2007.
- j. Certified True Copies of the Revenue Records dated 20.01.2009 and 10.02.2009.
- k. Electronic Copy of the Revenue Record dated 08.01.2020.
- l. Latest Khatauni of Land of Village-Kheda Dehat.

**36. Land comprised in Khasra No. 1251 measuring 1800 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Original Agreement to Sale favouring Shri Krishan Pal & Shri Jagmal dated 05.09.2006 vide document no. 13582, book no. 1, volume no. 4269, pages 53-57.
- b. Original Sale Deed favouring Shri Krishan Pal & Shri Jagmal dated 07.03.2007 vide document no. 3195, book no. 1, volume no. 4525, pages 311-332.
- c. Original Sale Deed favouring M/s Salasar Stainless Ltd. dated 24.11.2017 vide document no. 7021, book no. 1, volume no. 2301, pages 389-426.
- d. Certified copy of order dated 28.06.2018 u/s 80 UP Revenue Code for change of land use.
- e. Certified True Copy of the Revenue Record dated 21.05.2007.
- f. Electronic Copy of the Revenue Record dated 08.01.2020.
- g. Copy of Amalgamation Order of Salasar Stainless Ltd. with Salasar Techno Engineering Ltd. issued by NCLT dated 09.01.2019.
- h. Latest Khatauni of Land of Village-Kheda Dehat.

**37. Land comprised in Khasra No. 688M measuring 4718 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Sale Deed favouring Shri Bharat Bhushan Goyal dated 07.12.2004 vide document no. 8116, book no. 1, volume no. 3773, pages 94-123.
- b. Original Sale Deed favouring Shri Gajendra Singh dated 28.07.2008 vide document no. 10372, book no. 1, volume no. 5497, pages 60-87.
- c. Certified copy of Sale Deed favouring Shri Lokendra Singh & Smt. Usha Devi dated 28.07.2008 vide document no. 10374, book no. 1, volume no. 5497, pages 122-147.
- d. Certified Copy of Sale Deed favouring Sh. Sachin Kansal & Sh. Sachin Jain dated 10.03.2006 vide document no. 3356-57, book no. 1, volume no. 4078, pages 260-266.
- e. Certified Copy of Sale Deed favouring Smt. Pushpa Gupta & Smt. Reena Goyal dated 28.07.2008 vide document no. 10373, book no. 1, volume no. 5497, pages 88-121.



- f. Certified Copy of Sale Deed favouring Smt. Pushpa Gupta & Smt. Reena Goyal dated 08.07.2009 vide document no. 9123, book no. 1, volume no. 6147, pages 302-325.
- g. Certified Copy of Sale Deed favouring Smt. Pushpa Gupta & Smt. Reena Goyal dated 08.07.2009 vide document no. 9113, book no. 1, volume no. 6147, pages 76-103.
- h. Certified Copy of Sale Deed favouring Sh. Nityanand Kansal & Sh. Divakar Kansal dated 14.12.2009 vide document no. 15908, book no. 1, volume no. 6376, pages 264-303.
- i. Original Sale Deed favouring M/s Salasar Techno Engineering Ltd. dated 25.01.2018 vide document no. 827, book no. 1, volume no. 2420, pages 297-342.
- j. Certified copy of Change of Land Use order dated 28.06.2018 passed by SDM, Hapur.
- k. Police Intimation (First Information Report) dated 06.02.2023, for the lost sale deeds dated 07.12.2004, 28.07.2008, 10.03.2006, 28.07.2008, 08.07.2009, 08.07.2004 and 14.12.2009 from chain of title.
- l. Paper Publication dated 09.02.2023, for the lost sale deeds dated 07.12.2004, 28.07.2008, 10.03.2006, 28.07.2008, 08.07.2009, 08.07.2004 and 14.12.2009 from chain of title.
- m. Deed of Undertaking and Indemnity dated February 14, 2023, executed by Salasar Techno Engineering Limited.
- n. Latest Khatauni of Land of Village-Kheda Dehat.

**38. Land comprised in Khasra No. 1202 M, 1202/2M & 1202/4M measuring 7590 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur.**

- a. Certified copy of Change of Land Use Order dated 16.06.2008 passed by SDM, Hapur.
- b. Original Sale Deed favouring Smt. Kusum & Smt. Santosh Devi & Smt. Sarika dated 27.08.2008 vide document no. 11625, book no. 1, volume no. 5550, pages 362-401.
- c. Original Sale Deed favouring Smt. Rama Aggarwal & Smt. Suman dated 27.08.2008 vide document no. 11626, book no. 1, volume no. 5551, pages 1-21.
- d. Certified copy of Change of Land Use Order dated 04.01.2008 passed by SDM, Hapur.
- e. Original Sale Deed favouring Shri Vipul Aggarwal & Shri Mahesh Aggarwal dated 08.01.2008 vide document no. 328, book no. 1, volume no. 5062, pages 44-69.
- f. Original Sale Deed favouring Smt. Rama Aggarwal dated 08.01.2008, vide document no. 329, book no. 1, volume no. 5062, pages 70-95.
- g. Certified copy of Change of Land Use Order dated 16.06.2008 passed by SDM, Hapur.
- h. Original Sale Deed favouring Smt. Sadhna Gupta & Smt. Aashi Goyal dated 12.09.2008 vide document no. 12476, book no. 1, volume no. 5589, pages 316-343.
- i. Original Sale Deed favouring Shri Mahesh Kumar Aggarwal & Shri Vipul Aggarwal & Shri Anurag Garg dated 12.09.2008 vide document no. 12477, book no. 1, volume no. 5589, pages 344-385.
- j. Original Sale Deed favouring Salasar Techno Engineering Limited dated 02.06.2017 vide document no. 2965, book no. 1, volume no. 2089, pages 171-238.



- k. Certified True Copy of Revenue Record dated 13.01.2020.
- l. Latest Khatauni of Land of Village-Kheda Dehat.

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**SCHEDULE II**  
**DESCRIPTION OF IMMOVABLE PROPERTIES**

All that pieces and parcels of:

- (i) land comprised in Khasra No. 265 measuring 0.4360 Hectare, land comprised in Khasra No. 281 measuring 0.5820 Hectare, land comprised in Khasra No. 282 measuring 0.4500 Hectare situated in Village Parson, Tehsil Dhaulana, District Hapur;
- (ii) land comprised in Khasra No. 283 measuring 1.04066 Hectare situated in Village Parson, Tehsil Dhaulana, District - Hapur;
- (iii) land comprised in Khasra No. 1183 measuring 0.6961 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (iv) land comprised in Khasra No. 1184 measuring 0.4020 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (v) land comprised in Khasra No. 1185 measuring 0.783 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (vi) land comprised in khasra no. 688M measuring 0.2258 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (vii) land comprised in Khasra No. 686/6 measuring 0.1265 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (viii) land comprised in Khasra No. 686/6 measuring 0.1265 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (ix) land comprised in Khasra No. 686/6 M measuring 836.40 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (x) land comprised in Khasra No. 686/6 M measuring 399.80. sq. mtr. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xi) land comprised in Khasra No. 686/6 M measuring 771.16 sq. mtr. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xii) land comprised in Khasra No. 686/6 M measuring 525 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xiii) land comprised in Khasra No. 1202 M measuring 2530 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xiv) land comprised in Khasra No. 1202/1 measuring 2530 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xv) land comprised in Khasra No. 1240 measuring 4620 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xvi) land comprised in Khasra No. 1240 measuring 3080 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xvii) land comprised in Khasra No. 1240 measuring 1540 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xviii) land comprised in Khasra No. 1254 measuring 4700 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xix) land comprised in Khasra No. 1253 measuring 1450 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xx) land comprised in Khasra No. 687 measuring 0.683 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxi) land comprised in Khasra No. 1231 measuring 608.60 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;





- (xxii) land comprised in Khasra No. 1231 measuring 304.30 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxiii) land comprised in Khasra No. 1241 measuring 1300 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxiv) land comprised in Khasra No. 1241 measuring 1300 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxv) land comprised in Khasra No. 1247 measuring 0.0150 Hectare, 1248 measuring 0.0150 Hectare & 1249 measuring 0.0280 Hectare Total measuring 0.0580 Hectare situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxvi) land comprised in Khasra No. 1250 measuring 733.30 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxvii) land comprised in Khasra No. 1250 measuring 366 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxviii) land comprised in Khasra No. 1252 measuring 120 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxix) land comprised in Khasra No. 1252 measuring 880 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxx) land comprised in Khasra No. 1202 M measuring 1265 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxi) land comprised in Khasra No. 1202 M measuring 1265 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxii) land comprised in Khasra No. 1202/8 M measuring 645.84 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxiii) land comprised in Khasra No. 1202/8 M measuring 560.10 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxiv) land comprised in Khasra No. 1202/8 M measuring 501.84 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxv) land comprised in Khasra No. 1202/8 M measuring 725.15 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxvi) land comprised in Khasra No. 1251 measuring 1800 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur;
- (xxxvii) land comprised in Khasra No. 688M measuring 4718 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur; and
- (xxxviii) land comprised in Khasra No. 1202 M, 1202/2M & 1202/4M measuring 7590 sq. mts. situated in Village Kheda Dehat, Tehsil Dhaulana, District Hapur,

Uttar Pradesh, in the name of the Borrower, together with all super-structures, construction thereof, easements, right to way and appurtenances thereon, both present and future.

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