

# CONVEYANCE DEED

649/I 2018

1- of Deed	CONVEYANCE DEED
2- Area of Land	0.1189 Hec. or 1189.00 Sq. Mtr.
3- Situated At-	Village Raipur Pargana & Tehsil- Bhagwanpur, Distt. Haridwar. (U.K.)
4- Transaction amount/Value	Rs. 25,00,000-00 (Twenty Five Lakh Rupees only)
5- Auction Value	Rs. 25,00,000-00 (Twenty Five Lakh Rupees only)
6- Stamp duty paid on Regd. Agreement	NIL
7- Stamp duty	Rs. 62,500.00
8- Type of Area/Land	Industrial land
9- Land Type	Notified Land
10- PAN No of VENDOR	AABCJ9062F
11- PAN No of VENDEE	AAACY1915F
12- Distance from main road	Distance from National Highway More than 200 Metres and situated at Bhagwanpur-Gagalheri Road.
13- Whether Seller and purchaser related to Schedule Caste	No
14- Whether land is under consolidation-	No
15- Whether land is Lease Land	No
16- Base of Sellers Title	Financial Assets Transfer Deed
17- Whether Purchaser is land holder of Uttarakhand (before Dated-12-09-2003):	Land is Industrial Notified Land (Notifica- tion No-939/ Ind-07-Ind/04/Dated-10-11- 2004)
18- No. of Sheets	21
19- Photo & Finger Prints Attested By-	Gulshan Kumar Advocate, Roorkee.

*[Signature]*

*[Signature]*

THIS SALE DEED (hereinafter referred to as the "Deed") is made and executed at Roorkee, Uttarakhand on this 12<sup>th</sup> day of Feb., 2018;

## DEED OF CONVEYANCE

This DEED of Conveyance is made and entered into at 2018 on this 12th day of Feb. between **JM FINANCIAL ASSET RECONSTRUCTION COMPANY LIMITED** (Formerly known as JM Financial Asset Reconstruction Company Private Limited), a company incorporated under the Companies Act, 1956 and an Asset Reconstruction Company, through **Kumar Gaurav S/o Shri Biresh Prasad Sinha (ID ID Adhar No-8976 3882 0621) (Resolution Dated-21-07-2017)**, registered with Reserve Bank of India (RBI), under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, and having its Registered Office at 7th Floor, Cnergy, Appasaheb Marathe Marg, Prabhadevi, Mumbai -400025, acting in its capacity as trustee of of JMFARC- UBOI March 2014 – Trust, JMFARC-UCO March 2014 – Trust, JMFARC- Vijaya Bank June 2014 – Trust, JMFARC- Indian Bank June 2014 – Trust (JMFARC) hereinafter referred to as "**the Vendor**" (which expression shall, unless repugnant to the context, mean and include his heirs, executors, administrators and assigns) of the **FIRST PARTY**

AND

**FUSION INDUSTRIES LTD.**, a Company incorporated under the Companies Act, 1956, (the name has been change Yeekay Technocrat Pvt. Ltd. to Fusion Industries Ltd. Dated-23-01-2013) and having its registered office at Plot No. 1&4, Block-H, NH-2, (Opp. F.C.I. Godown) N.I.T., Faridabad-121001, Haryana, India (PAN No.AAACY1915F), through its M.D. Trilok Chand Chandna S/o Shri Bhanju Ram Chandna, R/o H.No-3E-32A, B.P.N.I.T. Faridabad, Haryana, India (ID No. 5322 7488 3134) (Resolution Dated-23-03-2017). hereinafter referred to as "**the Purchaser**".(which expression shall, unless repugnant to the context, mean and include his heirs, executors, administrators and assigns) of the **SECOND PARTY**



Handwritten signature: *Kumar Gaurav*

Handwritten signature: *Gaurav*

Circular stamp: गुलशन कुमार - एडवोकेट, राजीव गांधी, दिल्ली



Handwritten signature: *Trilok Chand Chandna*

Handwritten signature: *Trilok Chand Chandna*

Circular stamp: गुलशन कुमार - एडवोकेट, राजीव गांधी, दिल्ली





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AND WHEREAS Shirdi Industries Limited, a Company incorporated under the Companies Act, (hereinafter referred to as "**Borrower**") had availed various credit facilities under consortium arrangement from Consortium of banks (comprising of Union Bank of India, ✓ Vijaya Bank, Indian Bank, UCO Bank, Bank of India, State Bank of India, and Standard Chartered Bank) (hereinafter referred to as ("UBI Consortium"), led by Union Bank of India from time to time. In terms of the grant of such credit facilities to the Borrower, and to secure the said credit facilities, M/s Asis Plywood Pvt. Limited (formerly known as Metro Doors Private Limited) (hereinafter referred to as Mortgagor) in its capacity as the owner of the property being land bearing Khata No. 123, Khasra No 356, area 0.1189 Hects. i.e 1189 sq. metres, situated at Village Raipur, Parg. Bhagwanpur, Tehsil Roorkee, Distt. Haridwar, Uttarakhand (U.K) and more particularly mentioned in the schedule 1 herein underwritten (hereinafter referred to as the "Said Property"), mortgaged the Said Property in favour of the UBI Consortium, and the said mortgage was extended thereafter from time to time.

*Handwritten signature*

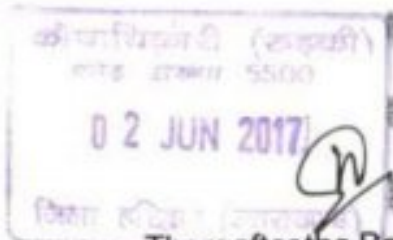
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Thereafter the Borrower defaulted in repayment of its outstanding dues to the UBI Consortium and thus the account of the Borrower turned NPA. Subsequently the Authorized Officer of Union Bank of India for itself and on behalf of State Bank of India, UCO Bank, Vijaya Bank, and Indian Bank issued notice dated December 26, 2013 under section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, (hereinafter referred to as **SARFAESI Act**) calling upon Shirdi Industries Ltd (Borrower) and mortgagors/guarantors namely M/s Asis Logistics Ltd., Sarvesh Hariram Agarwal, Rukmani Agarwal, Rakesh Kumar Hariram Agarwal, Mukesh Hariram Bansal, Hariram Agarwal, M/s Asis Plywood Pvt. Ltd., Anita Bansal, M/s Asis Living in Style Pvt. to make payment of the amounts mentioned therein within a period of sixty days from the date of receipt of the notice.

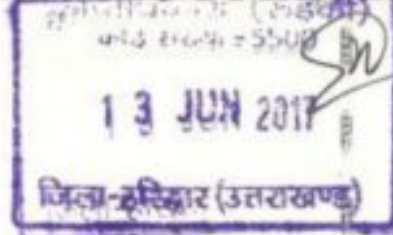
*mukesh*

*Agarwal*





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Subsequently Union Bank of India, UCO Bank, Vijaya Bank and Indian Bank assigned the financial assets pertaining to the Borrower along with the underlying security interest created therefor and all its right, title and interest therein, in favour of JM Financial Asset Reconstruction Company Private Limited (Now known as JM Financial Asset Reconstruction Company Limited) acting in its capacity as trustee of JMFARC- UBOI March 2014 – Trust, JMFARC- UCO March 2014 – Trust, JMFARC- Vijaya Bank June 2014 – Trust, JMFARC- Indian Bank June 2014 – Trust (hereinafter referred to as "JMFARC") vide Assignment Agreements dated 29.03.2014, 26.03.2014, 30.06.2014 and 30.06.2014 respectively.

Thereafter Bank of India assigned the financial assets pertaining to the Borrower together with underlying security interest created therefor and all its rights, title and interest therein in favour of Edelweiss Asset Reconstruction Company Limited.

*Signature*

*Signature*





उत्तराखण्ड UTTARAKHAND

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Pursuant to the assignment of financial assets as stated above under the provisions of the SARFAESI Act, 2002, JMFARC is deemed to be a secured lender to the Borrower with respect to the Union Bank of India, UCO Bank, Vijaya Bank, and Indian Bank and is legally entitled to initiate, pursue and continue steps for recovery of outstanding dues from the borrower.

Subsequently JMFARC took the physical possession of the Said Property under section 13(4) of the SARFAESI Act on or about March 01, 2017 and accordingly the possession notice was published in The Hawk and Dainik Hawk on March 06, 2017 in accordance of the provisions of the SARFAESI ACT and the Security Interest Enforcement Rules, 2002.

Subsequently JMFARC along with the consent of the Borrower and the Mortgagor decided to conduct the sale of the Said Property by way of Private Treaty under the provisions of the SARFAESI ACT.





उत्तराखण्ड UTTARAKHAND

C 106931

कोषाधिकारी (उत्तराखण्ड)  
कोड संख्या 5500

5 JUN 2017

जिला हरिद्वार (उत्तराखण्ड)

7

Thereafter the purchaser made an offer to purchase the Said Property from JMFARC at a total price of **Rs. 25,00,000-00 (Twenty Five Lakh Rupees only)**. In view of the foregoing the Said Property is now being sold by JMFARC under the Provisions of the SARFAESI Act 2002, by way of Private Treaty by Private Treaty on the terms and conditions appearing herein below. The Vendors have executed a Sale Certificate in favour of the Purchaser, the original whereof is annexed in the second schedule.

*[Signature]*

*[Signature]*





उत्तराखण्ड UTTARAKHAND

N 295499

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**NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS:**

That in pursuance of the premises and in consideration of the sum of **Rs. 25,00,000-00 (Twenty Five Lakh Rupees only)** having being paid by the Purchaser to the Vendor through RTGS U.T.R. No. BKIDH 17086206939, Dated-27 March, 2017, in RBL Bank Ltd. having A/c No-40900084559, being the entire consideration as stated above and the Vendor does hereby sells, transfers, conveys, UNTO the Purchaser forever, on "as is where is basis, as is what is basis" Land bearing Khata No. 123, Khasra No 356, area 0.1189 Hects, i.e 1189 sq. metres, situated at Village Raipur, Parg, Bhagwanpur, Tehsil Roorkee, Distt. Haridwar, Uttarakhand (U.K) as more particularly described in the schedule hereunder written (hereinafter referred to as "Said Property") together with all privileges, easements, rights and appurtenances whatsoever as may be available in respect of the Said Property **ALSO TOGETHER WITH** copy of all the deeds, documents, and other evidences of title relating to the Said Property or grounds, hereditaments and premises or any part thereof available with the Vendor and as listed in **Second Schedule** hereto **AND ALL** the estate, right, title, interest, use, inheritances, property, possession, benefit, claim and demand whatsoever at law and in equity of the Borrower and the Vendor into, out of, or upon the Said Property or grounds, hereditaments and premises or any part thereof on "as is where is and as is what is basis" **TO HAVE AND TO HOLD** all and singular the Said Property i.e. land or ground, hereditaments and premises hereby sold, granted, transferred, released, conveyed and assured or intended or expressed so to be with their and every of their rights, members and appurtenances **UNTO AND TO THE USE** and benefit of the Purchaser, its successors and assigns absolutely forever **SUBJECT TO** the payment of all future rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Uttarakhand or to the Municipal Corporation of Haridwar, and/or any other public body or local authority in respect thereof.

*[Signature]*

*[Signature]*





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**AND** the Vendor does hereby for itself and its respective successors covenant with the Purchaser **THAT** the Vendor now has in itself good right, full power and absolute authority to grant convey, transfer and assure the Said Property in favour of the Purchaser.

**AND THIS DEED FURTHER WITNESSETH** that simultaneously with the execution of these presents the Vendor has handed over to the Purchaser and the Purchaser has accepted the vacant and peaceful possession of the Said Property. Simultaneously with the execution of these presents, the Vendor has also handed over to the Purchaser the originals of the title documents of the Said Property as more particularly listed in Second Schedule hereto.

*[Signature]*

*[Signature]*





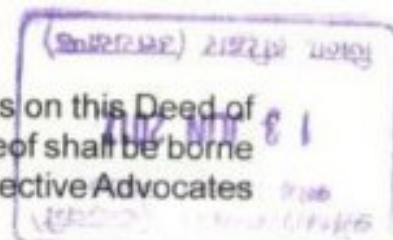
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10

AND THAT all payments towards the stamp duty and registration charges on this Deed of Conveyance and on any other document to be executed in pursuance hereof shall be borne and paid by the Purchaser alone. The parties shall bear and pay their respective Advocates and Solicitor's fees and costs.



Said land of Khasra No-356 area 0.1189 Hec. purchased by M/s Metro doors Pvt. Ltd. through Ram Kishor Agrawal from Auro Sudram Ply & Door Com. Madhepura, Bihar, Dated-01 March 2006, having S.R. No-1825.

*[Handwritten signature]*

*[Handwritten signature]*





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N 295502



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After that Ram Kishor Aggarwal as Proprietor M/s Metro Doors Pvt. Ltd. Applied For U/s 143 U.P. Z.A & L.R. Act. to S.D.M./Ass. Collector 1st Class Roorkee of Land Khasra No-356 vide case No-06/05, Dated-25-11-2005.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

*Aggarwal*

*mehta*





N 295503

12

THE FIRST SCHEDULE ABOVE REFERRED TO:  
(Description of the Property)

Land bearing khata No. 123, Khasra No 356 area 0.1189 Hec. i.e 1189 sq. metres, situated at Village Raipur, Parg. Bhagwanpur, Tehsil Roorkee, Distt. Haridwar, Uttrakhand (U.K).

surrounded by

East-	Property of purchaser (Fusion Industries Ltd.)
West-	Govt. Drain
North-	Govt. Drain
South-	Bhagwanpur-Gagalheri road.

*Gopal*

*anil*



THE SECOND SCHEDULE ABOVE REFERRED TO:  
( Description of title deeds)

Original Sale Deed as referred to at Sr. No. 1825 above

Sale Certificate dated 29-03-2017

Letter confirming the release of Title documents from JMFARC

SIGNED AND DELIVERED

By the Within named Vendor

**JM FINANCIAL ASSET RECONSTRUCTION**

**COMPANY LTD** through its Authorised Officer

SIGNED AND DELIVERED

By the Within named PURCHASER

**FUSION INDUSTRIES LTD.**





बही संख्या 1 रजिस्ट्रीकरण संख्या 649 वर्ष 2018

Certificate Of Sale  
Certificate Of Sale

प्रतिफल रु0 : 2,500,000.00

मालियत रु0 : 2,500,000.00

रजिस्ट्रेशन शुल्क रु0 25,000.00	प्रतिलिपि शुल्क रु0 20.00	इलेक्ट्रानिक प्रोसेसिंग शुल्क रु0 420.00	कुल योग रु0 25,440.00	शब्द लगभग 2,000
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श्री फ्यूजन इण्डस्ट्रीज लिमिटेड द्वारा एम.डी. त्रिलोक चन्द चंदाना पुत्र श्री भांजू राम चन्दाना निवासी ३ई-३२ए बी.पी.एन.आई.टी. फरीदाबाद हरियाणा ने आज दिनांक 12 Feb 2018 समय मध्य 4PM व 5PM को कार्यालय उपनिबन्धक रुडकी, तृतीय मे प्रस्तुत किया।



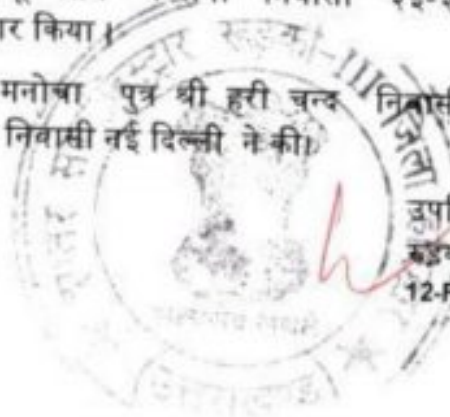
*M.D. Trilok Chandra*

फ्यूजन इण्डस्ट्रीज लिमिटेड द्वारा एम.डी. त्रिलोक  
चन्द चंदाना

उपनिबन्धक  
रुडकी, तृतीय  
12-Feb-2018

इस लेख पत्र का निष्पादन विलेख मे लिखित तथ्यों को सुन व समझकर श्री जे.एम. फाईनैसियल एसेट रिकंस्ट्रक्शन कंपनी लिमिटेड द्वारा कुमार गौरव पुत्र श्री बीरेश प्रसाद सिन्हा निवासी 7 फ्लोर सिनरजी अपासाहेब मराठे मार्ग प्रभादेवी मुम्बई-400025। ने विक्रय धन मुबलिय रु0 2,500,000.00 प्रलेखानुसार पाकर निष्पादन स्वीकार किया। इस लेखपत्र का निष्पादन क्रेता श्री फ्यूजन इण्डस्ट्रीज लिमिटेड द्वारा एम.डी. त्रिलोक चन्द चंदाना पुत्र श्री भांजू राम चन्दाना निवासी ३ई-३२ए बी.पी.एन.आई.टी. फरीदाबाद हरियाणा। ने भी स्वीकार किया।

जिनकी पहचान श्री स्वर्ण सिंह मनोचा पुत्र श्री हरी चन्द निवासी फरीदाबाद तथा श्री एस.एन. गुप्ता पुत्र श्री एल.एन. गुप्ता निवासी नई दिल्ली ने की।

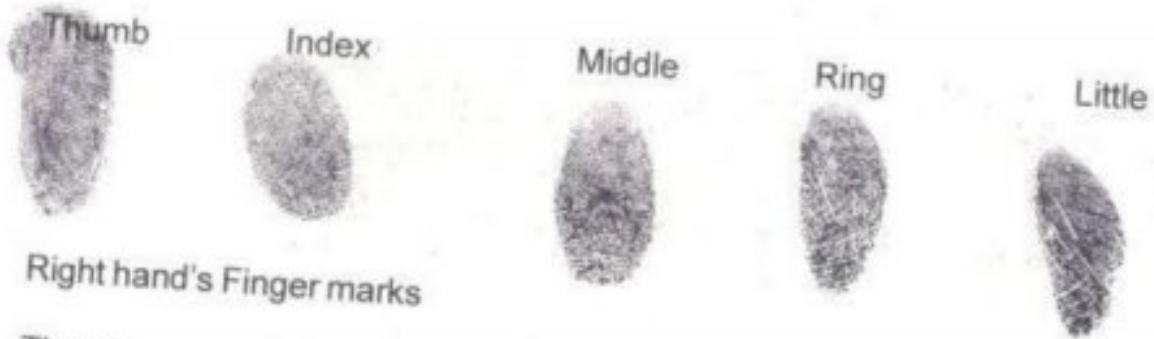


उपनिबन्धक  
रुडकी, तृतीय  
12-Feb-2018

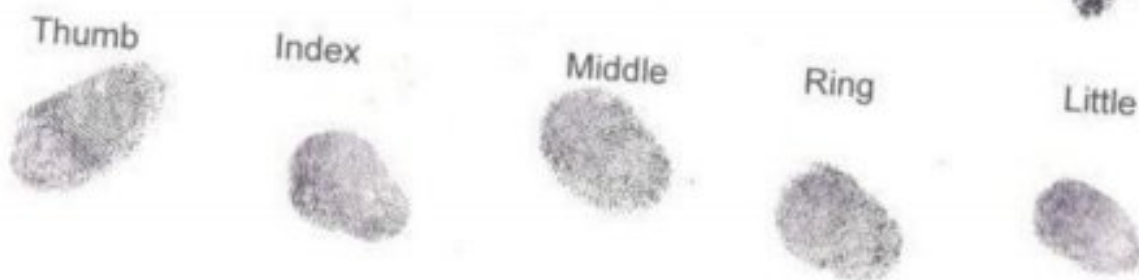


Hand fingers marks as per registration Act 1908 (Under Section 32A).

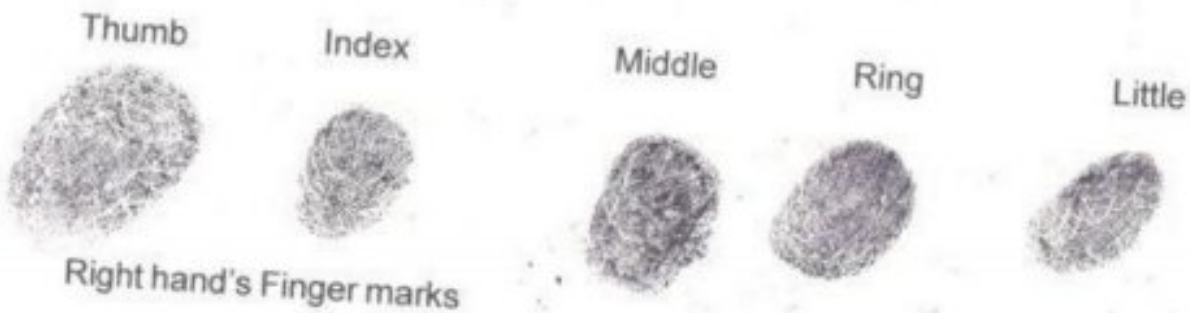
Vendor,  
Left hand's Finger marks



Right hand's Finger marks



Vendee,  
Left hand's Finger marks



Right hand's Finger marks



*[Signature]*

*autent*



बही संख्या 1 रजिस्ट्रीकरण संख्या 649 वर्ष 2018



जे.एम. फाईनैसियल  
एसेट रिकंस्ट्रक्शन  
कंपनी लिमिटेड द्वारा



फ्यूजन इण्डस्ट्रीज  
लिमिटेड द्वारा एम.डी.  
त्रिलोक चन्द चंदाना



स्वर्ण सिंह मनोचा



एस.एन. गुप्ता



प्रतिज्ञ एवं साक्षीगण भद्र प्रतीत होते हैं। सभी के अंगुष्ठ चिन्ह नियमानुसार लिये गये हैं।

रजिस्ट्रीकर्ता अधिकारी /  
उप-निबंधक, रुड़की, तृतीय  
12 Feb 2018



*Gulshan*

*anlati*

# WITNESSES

No-1.

*Swaran Singh Manocha*  
**Swaran Singh Manocha S/o Shri Harichand**  
 Resident of H.No-5F, 47, N.I.T. Faridabad, Haryana.

No-2.

*S.N. Gupta*  
**S.N. Gupta S/o Shri L.N. Gupta**  
 Resident of H.No-C-1/18, F.F. Mianwali Nagar, New Delhi-87.

Dated- 12-02-2018

Drafted by- Gulshan Kumar Advocate, Roopkee

Type by Naseem Ahmed



*anlati*



बही संख्या 1 जिल्द 1,244 के पृष्ठ 109 से 150 पर क्रमांक 649

पर आज दिनांक 12 Feb 2018 को रजिस्ट्रीकरण किया गया।

रजिस्ट्रीकर्ता अधिकारी /  
सम-निबंधक, रुड़की, तृतीय  
12 Feb 2018

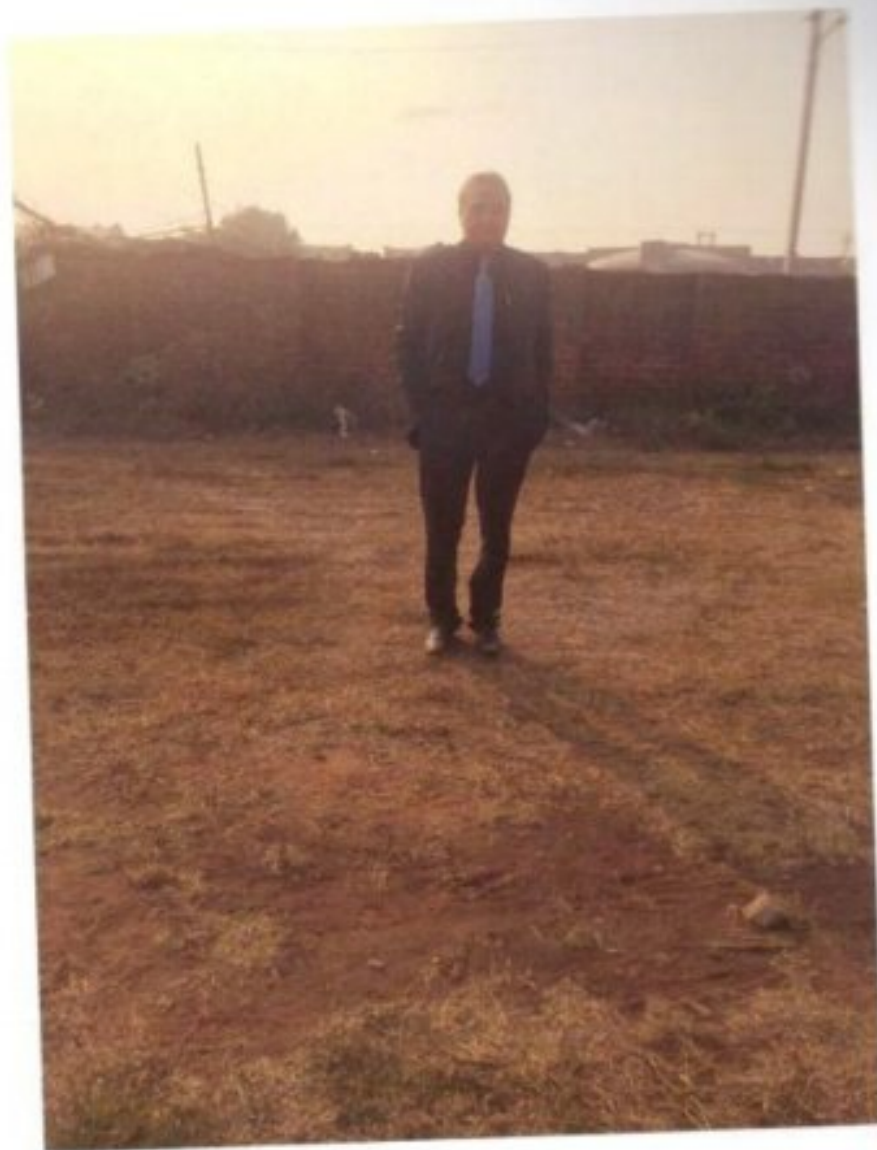


1048/17-18

30-7-18

बाद संख्या... सं०  
असल दस्तावेज धारित किया गया।

रजिस्ट्रीकर्ता  
महबूबनगर



Gayay

*Guillermo*



# Online Public Data Entry Summary

\*UKPDE2018075202501\*

UKPDE2018075202501

12-Feb-2018

4:55:32PM

DISTRICT NAME : हरिद्वार SRO : रुड़की

Deed/Article Type : Certificate Of Sale  
 Sub-Deed/Sub-Article : Certificate Of Sale  
 Village/Location : रायपुर (भगवानपुर अर्द्धनगरीय क्षेत्र) (वेणी - घ)  
 Area : 1,189.00 वर्ग मीटर  
 Transaction Value : 2,500,000.00 Market Value : 2,500,000.00 Registration Fees : 25,000.00 Stamp Duty : 62,500.00  
 Advance : 0.00 Lease Period : 0.00 Avg. Rent : 0.00 Construction Value : 0.00  
 Khasra : 356 Khatoni : Khewat : House/Flat :  
 Land Value : 2,500,000.00 Page : 42 Words : 2,000 Deed Writer :  
 /Advocate Name : Gulshan Kumar Adv.

व्यवसायिक निर्माण का विवरण						
क्र.सं	निर्माण का प्रकार		रकम			
आवासीय निर्माण का विवरण						
क्र. सं	निर्माण क्षेत्र	निर्माण का प्रकार	निर्माण तल	ह्रास वर्ष	रकम	
निबंधक शुल्क का विवरण						
क्र. सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक			
1	Cash	25,000.00				
स्टाम्प शुल्क का विवरण						
क्र. सं	भुगतान की विधि	धनराशि	संदर्भ क्रमांक	जारी दिनांक	स्टांप विक्रेता आईडी	
1	e-Stamp	62,500.00	0	12-Feb-2018		
पक्षकारों का विवरण						
पक्षकार का प्रकार	पक्षकार का विवरण	हस्ताक्षर	व्यवसाय	पैन नं	मोबाइल नं	पहचान पत्र संख्या
विक्रेता / प्रथम पक्ष	श्री.जे.एम. फाईनैन्सियल एसेट रिकंस्ट्रक्शन कंपनी लिमिटेड द्वारा कुमार गौरव पुत्र श्री वीरेश प्रसाद सिन्हा निवासी ५९ नवजीवन विहार नई दिल्ली-१०		OTHERS	AABCJ9062 F		ADHAAR : 8976 0621
क्रेता / द्वितीय पक्ष	श्री फ्यूजन इण्डस्ट्रीज लिमिटेड द्वारा एम.डी. विलोक चन्द चंदाना पुत्र श्री भाजू राम चन्दाना निवासी ३ई-३२ए बी.पी.एन.आई.टी. फरीदाबाद हरियाणा		OTHERS	AAACY1915 F		ADHAAR : 5322 3134
गवाह	श्री स्वर्ण सिंह मनोचा पुत्र श्री हरी चन्द निवासी फरीदाबाद		OTHERS			--Select- : 0
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