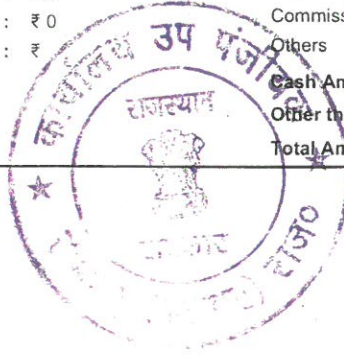


Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : RAMGARH

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 05-04-2017 6:54 PM

Fee Receipt No	: 201702125000760	Receipt Date	: 05/04/2017
Name	: UV ASSET RECONSTRUCTION COMPANY LIMITED J SURAJ SINGH CHAUHAN (CHIEF MANAGER),	Document S. No.	: 201701125001044
Address	: A-7,1B, ,PALIKA ENCLAVE DEHLI ,DEHLI ,SOUTH WEST DELHI		
Document Type	: Sale Deed		
Face Value	: ₹ 163100000	Evaluated Value	: ₹ 251517230
Ord-Registration Fee	: ₹ 400000	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 1257600	Stamp Duty	: ₹ 6287930
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 7945830
		Total Amount	: ₹ 7945830



उप पंजीयक
रामगढ़ (अलवर)



UV Asset Reconstruction Company Limited

"Restoring NPAs Back to Health"

Regd. Office : 704 Deepali Building, 92, Nehru Place, New Delhi-110019

Phone : 11-41055576, 41038818, Fax: 011-40501824 | Email : uvarcl@gmail.com | Website: www.uvarcl.com
(Corporate Identity Number) : U74900DL2007PLC167329



SALE CERTIFICATE

[Rule 9(6)] of Security Interest (Enforcement) Rules, 2002
(For Immovable property)

Whereas

The undersigned being the Authorised Officer of the UV Asset Reconstruction Company Ltd (Secured Creditor) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under Section 13 read with Rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the UV Asset Reconstruction Company Ltd in favour of M/s Surbhi Resorts Pvt. Ltd having registered office at 183, Bhagirathi Apartments, Sector 9, Rohini, Delhi-110085 (Purchaser); the immovable property shown in the schedule below secured in favour of the UV Asset Reconstruction Company Ltd (UVARCL) by M/s Spark Plugs Company (I) Ltd (previously known as Modi Champion Ltd) towards the financial facilities offered by/availed from UV Asset Reconstruction Company Ltd (assignee of IFCI, IDBI and UTI). The undersigned acknowledges the receipt of the sale price of Rs. 16,31,00,000/- (Rupees Sixteen Crores Thirty One Lakhs Only) in full and possession of immovable property will be handed over to purchaser on receipt of the same from Official Liquidator for which a suitable application has been filed with Hon'ble High Court of Rajasthan.

The sale of the scheduled property was made free from all encumbrances known to the secured creditor listed below.

DESCRIPTION OF IMMOVABLE PROPERTY

All that part and parcel of the property consisting of Immovable Property situated at Matsya Industrial Area, in the village Gotla, District Alwar (Rajasthan) admeasuring 109112.16 sq mtrs together with all buildings and structures thereon and all plant and machinery attached to earth or installed or erected or permanently fastened to anything attached to the earth, fixtures and fittings erected or installed thereon and every part thereof.

Bounded:

- On the North by Main Road Alwar-Delhi
- On the South by Cultivator Land
- On the East by Property of Paper Mills
- On the West by Road to industrial area

List of Encumbrances known to Secured Creditor:- Nil

Date: December 06, 2016

Place: New Delhi

Annexure to Sale Certificate Annexed

Authorised Officer

(UV Asset Reconstruction Co. Ltd)



M/s Surbhi Resorts Pvt.

Corp. Office : 1304/1304A, 13th Floor, Chiranjiv Tower, 43 Nehru Place, New Delhi-110019

Authorised Signatory/Director

Registration Endorsement

Registration Endorsement

आज दिनांक 11/04/2017 को
पुस्तक संख्या 1 जिल्द संख्या 666 में
पृष्ठ संख्या 78 क्रम संख्या 201703120100713 पर पंजीयन किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2114 के
पृष्ठ संख्या 223 से 234 पर चस्पा किया गया।

201701125001044

Sale Deed (Conveyance Deed)

उप पंजीयन, RAMGARH

नोट U/S 39 - मोके पा दस्तावेज में वर्णित
क्षेत्रफल 1091/246 के बजाय 111987 वर्ग मीटर है
जो 2875 वर्ग मीटर अधिक है।



ANNEXURE TO SALE CERTIFICATE DATED 06/12/2016

M/s UV Asset Reconstruction Co. Ltd having its Corporate Office at 1304/1304A, 13th Floor, Chiranjiv Tower, 43, Nehru Place, New Delhi-110019 Through its Authorized Officer **Mr. Surai Singh Chauhan** hereinafter called the VENDOR.

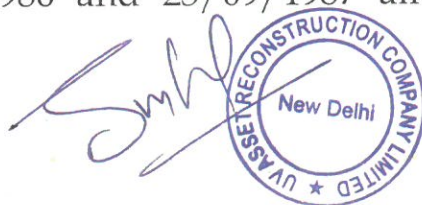
—AND—

M/s Surbhi Resorts Pvt. Ltd having its registered office at 183 Bhagirathi Apartments, Sector 9, Rohini, Delhi-110085 through its Authorised Representative **Mr. Ankush Gupta** hereinafter called the VENDEE.

The expression vendor and vendee wherever occurs in this deed shall mean and include their legal heirs, successors, executors, legal representatives, legal assignees and administrators.

PREAMBLE OF THE PROPERTY - Immovable Property admeasuring 109112.16 Sq. Meters, a little more or less, situated at Matsya Industrial Area, Village Goleta, District Alwar (Rajasthan) - 301030 in the name of M/s Spark Plugs Company (I) Ltd (previously known as M/s Modi Champion Ltd).

1. Whereas Rajasthan State Industrial Development and Investment Corporation Ltd ("RIICO") vide two separate lease deeds dated 27/11/1986 and 23/09/1987 allotted the property admeasuring



M/s Surbhi Resorts Pvt. Ltd.

Authorised Signatory/Director



109112.16 Sq. Meters, a little more or less, bearing Khasra No. 327, 328 and 331 situated at Matsya Industrial Area, Dist Alwar, Rajasthan (morefully described in Schedule herein), hereinafter referred to as the "said Property", to the Company M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd / SPCIL).

2. WHEREAS the first Lease Deed dated 27/11/1986 was executed between the Company M/s Modi Champions Ltd Ltd (now known as M/s Spark Plugs Company (I) Ltd / SPCIL) having office at 18, Community Centre, New Friends Colony, New Delhi 110065 and RIICO with respect to the said property wherein part of the said property i.e. property admeasuring 89762.16 Sq. Mtr, a little more or less, bearing Khasra No. 327, 328 and 331 situated at Matsya Industrial Area, Village Goleta, District Alwar (Rajasthan) 301030 was leased in favour of the M/s Modi Champions Ltd (now known as M/s Spark Plugs Company (I) Ltd/ SPCIL) for 99 Years with effect from 11/06/1986 duly registered as document no. 2459 on book no. 1 vol no. 150 on page no. 113 to 114 on 21/12/1988.
3. Whereas RIICO vide its letter dated 13/05/1987 allotted additional land to the Company M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd/ SPCIL) bearing Khasra number 327, 328 and 331 situated at Matsya Industrial Area, Alwar admeasuring 19350 Sq. Meters, a little more or less.



M/s Surbhi Resorts Pvt. Ltd.

Authorised Signatory/Director



Presentation Endorsement

आज दिनांक 05 माह 04 सन् 2017 को 11:34 AM बजे
श्री/श्रीमती/सुश्री UV ASSET RECONSTRUCTION COMPANY LIMITED J
SURAJ SINGH CHAUHAN (CHIEF MANAGER) पुत्र/पुत्री/पत्नि श्री RAM
SINGH

उम्र 27 वर्ष, जाति RAJPUT, व्यवसाय Business
निवासी House No.:A-7, 1B,, Colony: PALIKA ENCLAVE DEHLI, Area:
MOTI BAG DEHLI, City: DEHLI, Pin code: 110021, District: SOUTH
WEST DELHI, State: DELHI
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
201701125001044

Sale Deed (Conveyance Deed)

हस्ताक्षर उप पंजीयक,
RAMGARH

Fees Receipt Endorsement

रसीद नं.	201702125000760
दिनांक	05-04-2017
पंजीयन शुल्क ₹	400000
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	6287930
कमी सर्चार्ज शुल्क ₹	1257600
कुल योग	7945830

201701125001044

Sale Deed (Conveyance Deed)

उप पंजीयक, RAMGARH

4. Whereas on allotment of additional land by RIICO, second lease deed dated 23/09/1987 was executed between the Company M/s Modi Champions Ltd (now known as M/s Spark Plugs Company (I) Ltd/ SPCIL) having office at 18 Community Centre, New Friends Colony, New Delhi 110065 and RIICO with respect to the said property vide which additional part of the said property i.e. land admeasuring 19350 Sq. Meters, a little more or less situated at Matsya Industrial Area, Village Goleta, District Alwar (Rajasthan) 301030 was leased in favour of the M/s Modi Champions Ltd (now known as M/s Spark Plugs Company (I) Ltd/ SPCIL) for 99 Years with effect from 14/05/1987 duly registered as document no. 2460 on book no. 1 vol no. 150 on page no. 115 to 116 on 21/12/1988.

5. And whereas the Company M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd/ SPCIL) through its Directors/Guarantors approached the Banks/ FIs for grant of loan against mortgage of the said Property.

6. And whereas Company M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd / SPCIL) as borrower mortgaged the said property as Primary Security for securing the loans advanced by the '**IFCI Consortium**' comprising of IFCI, IDBI, ICICI and SUUTI (UTI) to M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd / SPCIL) and executed requisite documents by depositing the title deeds and other related documents of the said property.



M/s Surbhi Resorts Pvt. Ltd.
Authorized Signatory/Director



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 251517230 मानते हुए इस पर देय कमी मुद्रांक राशि रु 6287930 पर कमी पंजीयन शुल्क रु 400000, सरचार्ज राशि 1257600 कुल रु 7945530 रसीद संख्या 201702125000760 दिनांक 05-04-2017 में जमा किये गये हैं।

अतः दस्तावेज को रु 6287930 के मुद्रांकों पर निष्पादित माना जाता है।

201701125001044

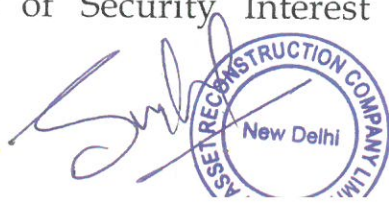
उप पंजीयक, RAMGARH

Sale Deed (Conveyance Deed)

7. And whereas the loans advanced by the IFCI Consortium were required to be repaid by the said Company M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd / SPCIL) in the manner as fully detailed in the Undertaking and Declaration in the matter of Mortgage of Immovable Property dated 31/07/1989 and related documents, having failed to repay the loans as contemplated by the terms of the aforesaid loans documents a right accrued to the IFCI Consortium i.e. IFCI, IDBI, ICICI and SUUTI (UTI) to recover its dues alongwith interest from the property of said Company M/s Modi Champion Ltd (now known as M/s Spark Plugs Company (I) Ltd/ SPCIL) as well as from the said Property duly mortgaged with it.

8. And Whereas IFCI, IDBI and UTI have assigned their account with all rights to M/s UV Asset Reconstruction Company Ltd ("UVARCL") having its Corporate Office at 1304/1304A, 13th Floor, Chiranjiv Tower, Nehru Place, New Delhi - 110019 vide Assignment Agreement dated 08/03/2013, 19/11/2012 and 17/08/2012 respectively. Further, the account of ICICI got assigned to International Asset Reconstruction Co. Pvt. Ltd (IARC) having its registered office at 709, 7th Floor, Ansal Bhawan, 16, K.G. Marg, New Delhi-110001 vide Assignment Agreement dated 15/11/2011.

9. And whereas the UVARCL being assignee of secured debt, exercising its powers has issued demand notice u/S 13(2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 dated 20/09/2016.



[Handwritten signature]

Authorised Signatory/Director



Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

- 1 श्री/श्रीमती/सुश्री UV ASSET RECONSTRUCTION COMPANY LIMITED J SURAJ SINGH CHAUHAN (CHIEF MANAGER), पुत्र/पुत्री/पति श्री RAM SINGH, व्यवसाय Business जाति RAJPUT
House No.: A-7, 1B,, Colony: PALIKA ENCLAVE DEHLI, Area: MOTI BAG DEHLI, City: DEHLI, Pin code: 110021, District: SOUTH WEST DELHI, State: DELHI
- 2 श्री/श्रीमती/सुश्री M/S SURBHI RESORTS PVT LTD J ANKUSH GUPTA (AUTHORIZED SIGNATORY), पुत्र/पुत्री/पति श्री VINOD GUPTA, व्यवसाय Business जाति MAHAJAN
House No.: RA-99, Colony: INDERPURI DEHLI, Area: INDERPURI DEHLI, City: DEHLI, Pin code: 110012, District: CENTRAL DELHI, State: DELHI

छायाचित्र	अंगूठा	पक्षकारों का प्रकार
		Executant Age : 27 Signature :
		Claimant Age : 40 Signature :

ने लेख्यपत्र Sale Deed (Conveyance Deed) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशि रु 163100000/- पूर्व में / मेरे समक्ष / में से रु 163100000/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र. गवाहों का नाम व पता

- 1 Name: श्री/श्रीमती/सुश्री AMIT ARORA, पुत्र/पुत्री/पति श्री RAMESH CHAND जाति KHATRI
Age: 42
Add: House No.: 4/2924, Colony: SHRI RAM COLONY, Area: SHRI RAM COLONY BHOLANATH NAGAR DEHLI, City: DEHLI, Pin code: 110032, District: EAST DELHI, State: DELHI
- 2 Name: श्री/श्रीमती/सुश्री MURARI PODDAR, पुत्र/पुत्री/पति श्री LATE SHRI L.N. PODDAR जाति AGGARWAL
Age: 55
Add: House No.: 229/6016, Colony: AURO VILLA KUTIR, Area: AURO VILLA KUTIR PANT NAGAR GHATKOPAR EAST, City: MUMBAI, Pin code: 400075, District: MUMBAI, State: MAHARASHTRA

छायाचित्र	अंगूठा	हस्ताक्षर
		Signature :
		Signature :

201701125001044

Sale Deed (Conveyance Deed)

उप पंजीयक RAMGARH

calling upon the borrower M/s Spark Plugs Company (I) Ltd / SPCIL (formerly known as M/s Modi Champion Ltd) and the guarantors to repay the amount mentioned in the notice within 60 days.

10. As the borrower/guarantors having failed to repay the amount as demanded in the said notice, the Authorized officer of UVARCL under Section 13(4) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 took over the symbolic possession of the said property on 22/08/2016 for securing the repayment of the loans advanced by it to the said Company M/s Spark Plugs Company (I) Ltd / SPCIL (formerly known as M/s Modi Champion Ltd).
11. And whereas the UVARCL after having taken over the possession of the mortgaged property and after its due declaration, had absolute right to transfer the said property by way of sale or otherwise {the pledged/ mortgaged properties} to any person for recovery of its dues under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
12. And whereas the UVARCL in order to recover its debts from said Company M/s Spark Plugs Company (I) Ltd / SPCIL (formerly known as M/s Modi Champion Ltd) got published the advertisement of Sale Notice dated 12/10/2016 in Times of India (English) and Arun Prabha (Hindi) on 13/10/2016 and invited the Tenders under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

M/s Surbhi Resorts Pvt. Ltd.


Authorised Signatory/Director





 Assets and Enforcement of Security Interest Act, 2002 on 21/11/2016 upto 01.00 PM and thereafter in the Auction conducted by the M/s UV Asset Reconstruction Company Ltd (UVARCL) on 21/11/2016 at 3.00 PM the said Vendee **M/s Surbhi Resorts Pvt. Ltd** through its authorized representative **Mr. Ankush Gupta** having its registered office **183, Bhagirathi Apartments Sector 9, Rohini Delhi-110085** was declared as successful highest bidder in Auction of the said property.

13. And whereas the M/s UV Asset Reconstruction Company Ltd (UVARCL) being an Asset Reconstruction Company (ARC) has a right under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 to transfer the mortgaged/ assigned/ charged property to recover its dues.
14. And whereas now the Authorised Officer of M/s UV Asset Reconstruction Company Ltd (UVARCL) with a view to recover the amount, transferred the said property (morefully detailed in Schedule) alongwith all rights appurtenants thereto, in exercise of its powers under Section 13 read with Rule 12 of the Security Interest {Enforcement} Rules 2002, for a full and final consideration of Rs. 16,31,00,000/- {Rupees Sixteen Crores Thirty One Lakhs Only} to said Vendee **M/s Surbhi Resorts Pvt. Ltd** through its authorized representative **Mr. Ankush Gupta** having its registered office **183, Bhagirathi Apartments Sector 9, Rohini Delhi-110085**.


Authorised Signatory/Director





15. And whereas after receiving the entire bid amount i.e. sale consideration of the said property, the Vendor M/s UV Asset Reconstruction Company Ltd 1304/1304 A, 13th Floor, Chiranjiv Tower Nehru Place New Delhi - 110019 issued Sale Certificate on 06/12/2016 for the said property under Sub Rule (6) of Rule 9 in favour of the Vendee M/s Surbhi Resorts Pvt. Ltd through its authorized representative Mr. Ankush Gupta having its registered office 183, Bhagirathi Apartments Sector 9, Rohini Delhi-110085.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. That the Vendor hereby transfers the said Property in favour of the Vendee M/s Surbhi Resorts Pvt. Ltd for a consideration of Rs.16,31,00,000/- {Rupees Sixteen Crores Thirty One Lakhs Only}, payment of which is hereby acknowledged to have been received by the M/s UV Asset Reconstruction Company Ltd (UVARCL).
2. That the Vendor in terms of the order dated 27.01.2017 issued by Hon'ble High Court of Rajasthan at Jaipur in Company Petition No. 02 of 2002 has taken the actual physical possession of the said property from Official Liquidator on 15.02.2017 and handed over the same to the Vendee immediately on same date to vendee's full satisfaction.
3. That all the expenses of stamp and registration and other charges, cost etc. have been and shall be incurred by the Vendee.

M/s Surbhi Resorts Pvt. Ltd.

Authorised Signatory/Director

4. That the Vendor has delivered all the title deeds of the said property to the Vendee, whatsoever, which were in its possession deposited by said M/s Spark Plugs Company (I) Ltd / SPCIL (formerly known as M/s Modi Champion Ltd) in order to secure the loans advanced to them.

5. That the Vendee may get the said property transferred in its favour in the records of RIICO / Municipal Council, Tax Departments, Electricity, Water & any other authorities of Departments of Rajasthan on the basis of Sale Certificate dated 06/12/2016 to which the vendor shall have no objection and further assure to co-operate in this respect as required under law.

6. That the vendee hereby agrees to pay any due of any departments, Authorities in connection with transfer fee / Administration charges for the transfer of the said property in its favour.

7. That the vendee further agrees that the registration fee if any payable on account of registration of the Sale Certificate dated 06/12/2016 in favour of said vendee and all expenses in connection with the transfer of the said property, or statutory dues etc. shall be paid / borne by the vendee and shall not be borne by the vendor.

8. That now the vendor M/s UV Asset Reconstruction Company Ltd (UVARCL) 1304/1304 A, 13th Floor, Chiranjiv Tower, Ws-54B, Nehru

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Authorised Signatory/Director

Place New Delhi - 110019 its successors, legal representatives and assigns, have left with no right, title or interest in the said property.

9. That now the said vendee shall have all the rights to use and enjoy the said property as its full and absolute and undisputed owner in possession and shall have all the rights to sell or alienate or use and enjoy the said property as the said vendee would deem fit as per his own choice for which the bank shall have no objection whatsoever.

SCHEDULE OF THE PROPERTY

All that part and parcel of the property consisting of Immovable Property situated at Matsya Industrial Area, in the village Goleta, District Alwar (Rajasthan) admeasuring 109112.16 Sq Mtrs, a little more or less, together with all buildings and structures thereon and all plant and machinery attached to earth or installed or erected or permanently fastened to anything attached to the earth, fixtures and fittings erected or installed or to be erected or installed thereon and every part thereof.

Bounded:

On the North by Main Road Alwar-Delhi

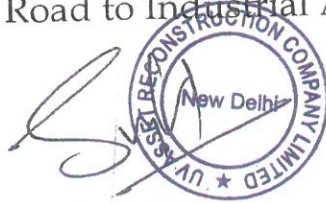
On the South by Cultivator Land

On the East by Property of Paper Mills

On the West by Road to Industrial Area

M/s Surbhi Resorts Pvt. Ltd.

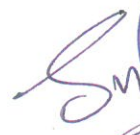
Authorised Signatory/Director



IN WITNESS WHEREOF the Vendor and the Vendee have signed this deed on this in the presence of the following witnesses.

WITNESSES:

1. Murari poddar s/o Laxminarayan poddar
cast. mahajan add. 299/6016 AUROVILLA
KUTTIR CHS, PANT NAGAR
GHATKOPAR E MUMBAI 400075


VENDOR



2.

AMIT KUMAR AROROA S/O RAMESH CHAND
CAST. KHATRI ADD. 4/2924 GALI NO-4
SHRI RAM COLONY BHOLANATH NAGAR
SHAHDR A DELHI 110032

Handwritten signature



Surbhi Resorts Pvt. Ltd.
VENDEE
Authorized Signatory/Director

Handwritten signature
4/4/17



Handwritten signature

