

13342

दस्तावेज नं०.....
दिनांक 18-3-08
पिछले नं०.....
की एक प्रति अधिबिल नं० 18-3-08
पर बसमा कर की गई है।
नं०.....पर बसमा किया गया है।

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13347

18-3-08

संयुक्त सब-रजिस्ट्रार
बल्लभगढ़

ATTESTED

For Sub Registrar
Ballabgarh

17 OCT 2019

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10/10/19

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Mr. Du

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की क्रम संख्या :-

मालियत और स्वरूप
स्टरी की रकम और
क और प्राप्त हुआ

13347



Official Liquidator
High Court
Delhi



SALE DEED of Rs. 2,67,85,715/- Stamp Duty 21,42,880/- Stamp Sr. No. 3378,
dated 20-2-2008, issued from Sub Treasury, Ballabgarh.

THIS DEED OF ABSOLUTE SALE IS made and executed at Ballabgarh on 18th
day of March, 2008
BETWEEN

Sh. Dinesh Chand son of Late Sh. Mohar Singh (deputy Official liquidator)
Authorized by Sh. A.K. Chaturvedi, Official Liquidator, High Court of Delhi
vide authority letter bearing memo No. TC-II/Kamla Syntex-745, dated 17-3-
2008 in matter of M/s Kamla Syntex Ltd. (in liquidation) C.P. No. 125/2000 for
and on behalf of M/s Kamla Syntex Ltd., situated at Plot No. 10 & 11, Sector-4,
Industrial Area, Tehsil Ballabgarh, Distt. Faridabad having gone into final
bidding up vide order passed dated 27-11-2003 named in CP No. 125/2000 and
vide order dated 17-12-2003, Hon'ble High Court of Delhi has granted
permission to the official liquidator to execute this Sale Deed for and on behalf
of the Vendor Herein after called the Seller of the FIRST PARTY.

Contd..P.2..

ATTESTED

For Sub Registrar
Ballabgarh


प्रलेख नः 13347

दिनांक 18/03/2008


<u>डीड संबंधी विवरण</u>		
डीड का नाम PURCHASE FROM COMPENSATION		
तहसील/सब-तहसील बल्लभगढ़	गांव/शहर बल्लभगढ़	स्थित से.4,5,6,24,25 Industrial Area
<u>भवन का विवरण</u>		
<u>भूमि का विवरण</u>		
व्यवसायिक	5333.33 Sq. Yards	
<u>धन संबंधी विवरण</u>		
राशि 26,785,715.00 रुपये	स्टाम्प ड्यूटी की राशि 2,142,880.00 रुपये	
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये	

Drafted By: Self

यह प्रलेख आज दिनांक 18/03/2008 दिन मंगलवार समय बजे श्री/श्रीमती/कुमारी Dinesh Chand
Official Liquidator श्री/श्रीमती/कुमारी Mohar Singh निवासी New Delhi द्वारा पंजीकरण हेतु प्रस्तुत किया गया।


हस्ताक्षर प्रस्तुतकर्ता

श्री Dinesh Chand Official Liquidator



उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़

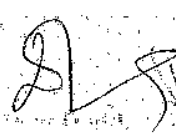
उपरोक्त विप्रेता व श्री/श्रीमती/कुमारी M/s prompt Enterprises Pvt Ltd Dir Sh. mukesh Kumar Gupta क्रेता हाजिर है। प्रस्तुत प्रलेख
क्रेता/उप/संयुक्त पंजीयन अधिकारी के अनुसार 0.00 रुपये की राशि क्रेता ने मेरे समक्ष विप्रेता
को अदा की तथा प्रलेख में वर्णित अग्रिम अदा की गई राशि को लेन-देन को स्वीकार किया।
दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी Gajraj Singh पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Lumberdar निवासी Unchagaon
व श्री/श्रीमती/कुमारी Ramesh Chand Sharma पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी Dulji Chand Sharma निवासी 568/ Shriv CLY Palwal
साक्षी नं: 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नं: 2 को पहचान करता है।

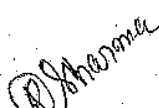
दिनांक 18/03/2008

For PROMPT ENTERPRISES (P) LTD.


Director


उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़


गजराज सिंह


Ramesh Chand Sharma

Handwritten at top: Sh. Har Prasad 1500/- 100/- 100/-

:: 2 ::

And

M/s Prompt Enterprises Pvt. Ltd. Having its Registered office at B-3/7, Yamuna Vihar, Delhi-110053 through its Director Sh. Mukesh Kumar Gupta son of Sh. Har Prashad Garg duly authorized vide Resolution dated 17-3-2008 herein after called the PURCHASER OF THE SECOND PARTY.

Whereas the terms seller and purchaser wherever the context so applies shall be taken to mean and in include their respective heirs, executors, administrator, legal representatives and assigns of seller and purchaser, both respectively.

AND WHEREAS in auction the highest bid of Rs. 375 Lacs (Three Crore Seventy Five Lacs only) of M/s Prompt Enterprises Pvt. Ltd. has been accepted by the Hon'ble High Court of Delhi and being the highest bidder M/s Prompt Enterprises Pvt. Ltd. has been declared highest bidder of Purchase of Land and Building, Plant & Machinery of the Company in the Liquidation.

AND WHEREAS the Official liquidator High Court of Delhi in his valuation Report fixed the cost of land and Building for Rs. 2,67,85,715/- and the Cost of Plant and Machinery and Furniture to Rs. 1,07,14,285/- vide his letter bearing memo No. C-11q-Kamla/1940, dated 9-1-2008.

Contd..P..3..

ATTESTED

For Sub Registrar
Bansbgerh

12.7.06


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AND WHEREAS the sale price for both property (Plot No. 10 & 11 situated at Sector-, Industrial Area, Teh. Ballabgarh, Distt. Faridabad) has been deposited by M/s Prompt Enterprises Pvt. Ltd. In respect of land & Building, Plant & Machinery to the Official liquidator as per detailed given below:-

Sr. No.	Receipt No.	Date	Amount
i)	21521/12 (25% of the bid amount)	4-12-2003	93,75,000/-
ii)	21533 (Full and final amount)	11-12-2003	2,81,25,000/-
Total :			3,75,00,000/-

AND WHEREAS the sale was confirmed by Hon'ble High Court of Delhi, vide order dated 17-12-2003, and the possession of land and building, Plant and Machinery was handed over to the successful bidder purchaser on 18th Dec., 2003 in compliance of Courts orders dated 17-12-2003.


Contd..P.,4..


(Official Liquidator)
By Official Liquidator
Attached to Delhi
Main Office

ATTESTED

For Sub Registrar
Ballabgarh

For PROMPT ENTERPRISES (P) LTD.

 17 OCT 2019
Director

:: 4 ::

Now therefore this Deed Witnesseth as follows:-

- i. That in pursuance of the above auction, the purchaser has paid the auction/sale price as per details given above. The receipt of which seller hereby expressly acknowledges, hence the seller hereby both convey, transfer assigns, into and to the use of the vendee the ownership rights of M/s Kamla Syntex Ltd. in the land and building, plant and machinery more particularly described in Schedule-I hereto together with all its rights, pertaining thereto absolutely and forever.
- ii. That the possession of the above said land and property has been handed over to the purchaser-Second party and the purchaser-second party is authorized to get its name mutated in the revenue records over the said land or elsewhere.
- iii. That the property, "land and Building" is valued at Rs. 2,67,85,715/- as per letter dated 9-1-2008 and memo No. C-liq-Kamla/1940, dated 9-1-2008 issued by Official Liquidator High Court of Delhi thus for the purpose of Stamp duty it has been valued for Rs. 2,67,85,715/- on which Stamp duty of Rs. 21,42,880/- be paid by the auction Purchaser.

IN WITNESS WHEREOF the First and Second party have their hands to this deed on the day, month and year herein above mentioned in presence of the following witnesses.

Contd..P..5..

ATTESTED

For Sub Registrar
Balegarh

Official Liquidator
High Court of Delhi
New Delhi

For PROMPT ENTERPRISES (P) LTD

17 OCT 2019

:: 5 ::

SCHEDULE-I
DESCRIPTION OF PROPERTY

- i) Land & Building with structure measuring an area of 5333.33 Sq. Yds., situated at Plot No. 10, Sector-4, Industrial Area, 34 K.M. Stone, Mathura Road, Ballabgarh, Distt. Faridabad with factory building.

BOUNDED BY

ON THE EAST	:	PLOT NO. 11,
ON THE WEST	:	ROAD,
ON THE NORTH	:	ROAD,
ON THE SOUTH	:	PLOT No. 25.

DESCRIPTION OF PROPERTY

- ii) Land and Building with structure measuring an area of 5000 Sq. Yds. Situated at Plot No. 11, Sector-4, Industrial Area, 34 K.M. Stone, Mathura Road, Teh. Ballabgarh, Distt. Faridabad with factory building.



Attested to the above
[Signature]

Contd..P..6..

ATTESTED

For Sub Registrar
Ballabgarh

11.7 OCT 2018
For PROMPT ENTERPRISES (P) LTD.



Director

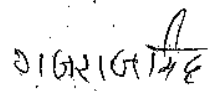
क्रम संख्या :-
लेयत और स्वरु
की रकम और
और प्राप्त हुआ

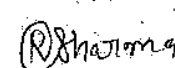
:: 6 ::

BOUNDED BY

ON THE EAST : PLOT NO. 12,
ON THE WEST : ROAD,
ON THE NORTH : ROAD,
ON THE SOUTH : PLOT No. 26.

WITNESSES:-

1. 
धनराज सिंह नन्दरवार
जमी मालिक, मन्दावपुर

2. 

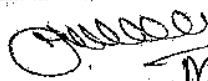
Ramesh Chandel Sharma
3/8 Sh. Duli Chand Sharma
H.No. 568, Shiv Colony
Palwal

DEPUTY OFFICIAL LIQUIDATOR
ON behalf of Official liquidator Sh.
A.K. Chaturvedi
High Court of Delhi,
On behalf of M/s KAMLA
SYNTEX Ltd. (In LIQ.)

ATTESTED
For Sub Registrar
Ballabgarh

For PROMPT ENTERPRISES (P) LTD.

VENDEE DIRECTOR



Director

MUBASH GUPTA

For PROMPT ENTERPRISES (P) LTD.

Reg. No. 13347 Reg. Year 2007-2008 Book No. 1



विक्रेता
Dinesh Chand Official Liquidator

क्रेता

गवाह

For PROMPT ENTERPRISES (P) LTD.

क्रेता
M/s prompt Enterprises Pvt Ltd Dir Sh. mukesh Kumar Gupta Director

गवाह 1:- Gajraj Singh गवाह 2:- Ramesh Chand Sharma

प्रमाण-पत्र

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 13,347 आज दिनांक 18/03/2008 को बही न: 1-जिल्द न: 7 के पृष्ठ न: 11 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 149 के पृष्ठ सख्या 95 से 96 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुल मेरे सामने किये हैं।

दिनांक 18/03/2008

उप/संयुक्त पंजीयन अधिकारी
बल्लभगढ़

13347
18/03/08
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Revenue Department Haryana

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HARIS-EX

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