

⑪ Thnog. ③
KAMAL KANT GUPTA
(Advocate)

Shop No. 5 & 6, CSC, Pkt-E, Mayur Vihar-II, Delhi-110091
Office: 43052822, Mobile 9810063351
Email id: kamalkantgupta74@gmail.com

To,

Kotak Mahindra Bank Limited
Karol Bagh

Name of the Borrower(s): MCTC EXIM PVT LTD

COMPLETE DESCRIPTION OF THE PROPERTY INCULDING BOUNDARIES:
Property bearing no. B-67, Oikhla Industrial Area Phase-I, New Delhi

Serial No	Nature of Document	Document Date & No.	Name of the Parties
1	Sale Deed	01/11/2018 6014	M/s Universal Appliances Manufacturing Pvt. Ltd. Co. M/s MCTC Exim Pvt. Ltd.

In view of the above, I confirm that the above said document/s is/ are properly executed and are in order.

PLACE: New Delhi

DATE: 28/11/2018

Thanks
Authorized Signatory




सत्यमेव जयते

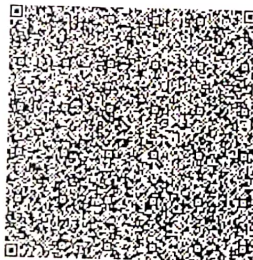
INDIA NON JUDICIAL

Government of National Capital Territory of Delhi

e-Stamp

Certificate No. : IN-DL97670517366461Q
 Certificate Issued Date : 30-Oct-2018 03:20 PM
 Account Reference : NONACC (BK)/ dlcibk02/ NEHRU/ DL-DLH
 Unique Doc. Reference : SUBIN-DLDLCBIBK0200569043447115Q
 Purchased by : OM PARKASH
 Description of Document : Article 23 Sale
 Property Description : B-67,OKHLA INDUSTRIAL AREA PH-I NEW DELHI-110020
 Consideration Price (Rs.) : 6,06,50,000
 (Six Crore Six Lakh Fifty Thousand only)
 First Party : UNIVERSAL APPLIANCES MANUFACTURING CO P LTD
 Second Party : MS MCTC EXIM PVT LTD
 Stamp Duty Paid By : MS MCTC EXIM PVT LTD
 Stamp Duty Amount(Rs.) : 38,16,500
 (Thirty Eight Lakh Sixteen Thousand Five Hundred only)

6014



LOCKED

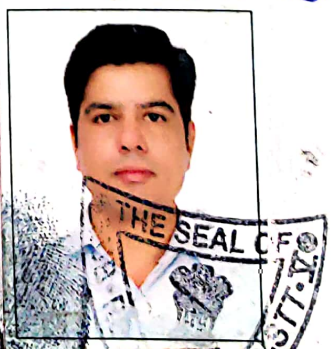
Company PAN: AAACU03167

Please write or type below this line.

Anand Vallaabha
 Dhyanini

Abhinav Gang
 6919 4582 0471
 16/10/1981

Company PAN: AAACM1311



For MCTC Exim Pvt Ltd

For Universal Appliance Mfg. Co. Pvt. Ltd.

Auth: Signatory

Director

Signatory Alert:

The publication of this stamp is subject to the verification of the details on the website www.chieostamp.com. Any discrepancy in the details on this certificate, the stamp, or the website, please report to the Competent Authority.



Scanned with OKEN Scanner

SALE DEED

For Rs. 6,06,50,000/- [Rupees Six Cores Six Lakh Fifty Thousand Only]

1.	Type of Deed	:	Sale Deed
2.	Name of Colony/Locality	:	Okhla Industrial Area, Phase - I, New Delhi- 110020
3.	Category	:	'G'
4.	Plot Area in Sq. Yds./ Sq. Mtrs.	:	635.28 Sq.mtr or say 759.8 Sq. Yds.
5.	Share in Plot transferred	:	100% share
6.	Covered Area of Entire Building	:	761.90 sq.mtr (617.1 sq. mtr at Ground Floor and 144.80 sq. mtr at first Floor
6.	Covered Area of Portion transferred	:	100% share
8.	Age Factor	:	0.8
9.	Type of Property	:	Industrial
10.	Transaction Value		Rs. 6,06,50,000/-
11.	(a) Stamp Duty	:	Rs. 19,08,060/-
	(b) Corporation Tax	:	Rs. 19,08,060/-
	(c) Total Stamps	:	Rs. 38,16,120/-
12.	Stamp duty Paid	:	Rs. 38,16,500/-

13. Stamp duty paid on

: Rs 6,34,00,413/-

For Universal Appliance Mfg. Co. Pvt. Ltd.

For MCTC Exim Pvt. Ltd.

Director

Auth: Signatory

This Sale Deed is made and executed at New Delhi on this 31st day of October, 2018.

BY

M/S UNIVERSAL APPLIANCES MANUFACTURING CO. PVT. LTD. (A private limited company incorporated under the provisions of Companies Act, 1956) (**Pan No.AAACU0316J**) having its registered office at B-67, Okhla Industrial Area, Ph-I, New Delhi-110020, Through its Director **Mr. Abhishek Garg**, S/o Sh. Ashok Kumar Garg, R/o N-3, Kailash Colony, New Delhi-110048, (as per Resolution passed in the meeting of Board of Directors held on 20th October, 2018 hereinafter called 'THE VENDOR'.

IN FAVOUR OF

M/s MCTC EXIM PVT. LTD. (A private limited company incorporated under the provisions of Companies Act, 1956) (**Pan No.AACCM1314L**) and having its registered office at 310 Kanchan House Karampura, New Delhi 110015, through its Authorized Signatory **Mr. Anand Vallabha Dhyani**, S/o Late Sh. Jusdev Dhyani, R/o C-145, Street No.11, Near J.D, Cambridge School, West Vinod Nagar, Shakarpur, Delhi-110092, duly authorized vide Board Resolution Dated 29th October 2018, hereinafter called 'THE VENDEE'

(Which expression shall mean and include its successors, legal representatives, administrators, executors, nominees and assigns).

WHEREAS by virtue of Perpetual Lease Deed the President of India, granted unto M/S UNIVERSAL APPLIANCES MANUFACTURING CO. PVT. LTD, sub-leasehold rights in perpetuity in respect of a industrial plot of land bearing No. 67, in Block 'B', measuring 759.8 Sq. Yds., situated at Okhla Industrial Area, Phase - I, New Delhi-110020, within the limits of Municipal Corporation of Delhi (hereinafter referred to as 'THE SAID PLOT OF LAND') vide Perpetual Lease Deed dated 21.08.1982, duly registered as Document No.4863, in Additional Book No. I, Volume No.4722, Pages 71 to 76 dated 23.08.1982 in the office of the Sub-Registrar, New Delhi and bounded as under;

EAST ; Plot No. B-66
WEST ; Plot No. B-68
NORTH ; Road 45 Ft. Wide
SOUTH ; Service Lane

For MCTC Exim Pvt. Ltd.

Auth. Signatory

For Universal Appliance Mfg. Co. Pvt. Ltd.

Director

For MCTC Exim Pvt. Ltd.

Auth. Signatory

AND WHEREAS thereafter the VENDOR at its own cost and out of its personal earnings after obtaining the necessary approvals and sanctions from the authorities concerned constructed an Industrial building fitted with all amenities such as water, electricity and sanitary connections on the said plot of land. (The said plot of land alongwith super-structure standing thereon are hereinafter collectively referred to as 'THE SAID PROPERTY', which expression shall include all improvements, additions and alterations subsequently made therein or thereto as well as all fixtures and fittings contained therein and the benefit of all water, electricity, power and sewerage connections therein and deposits related thereto).

AND WHEREAS the VENDOR also got the leasehold rights in respect of the said plot of land converted into freehold in its own name, from the President of India, through Delhi Development Authority, vide Conveyance Deed executed on 12.02.2015, and duly registered as document No.193, Book No. I, Volume No. 5447, on pages 196 to 198, dated 12/02/2015, in the office of the Sub-Registrar-VII, New Delhi.

AND WHEREAS in the manner the VENDOR is the sole and exclusive owner of Entire Freehold built up [old shed] Property bearing No. 67, in Block 'B', measuring 759.8 Sq. Yds., situated at Okhla Industrial Area, Phase - I, New Delhi-110020 alongwith all ownership rights in the land underneath, and the VENDOR has full right, absolute authority to sell, dispose off and transfer the same in whole or in parts and none else except the VENDOR has any right, title interest, claim or concern of any nature with the said property or any part thereof.

AND WHEREAS the VENDOR has agreed to sell, convey, transfer and assign to the VENDEE and the VENDEE has agreed to purchase the said property i.e. Entire Freehold built up Property bearing No. 67, in Block 'B', measuring 759.8 Sq. Yds., situated at Okhla Industrial Area, Phase - I, New Delhi-110020 alongwith all ownership rights in the land underneath measuring 759.8 Sq. Yds., with all rights of ownership, possession, privileges, easements and appurtenances, with all fittings, fixtures, connections, structure standing thereon, for a total consideration of Rs 6,06,50,000/- [Rupees Six Cores Six Lakh Fifty Thousand Only].

NOW THIS SALE DEED WITNESSETH AS UNDER;

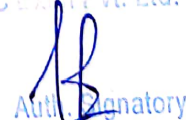
1. That in consideration of a sum of Rs 6,06,50,000/- [Rupees Six Cores Six Lakh Fifty Thousand Only], which has been received by the VENDOR from the VENDEE, in the following manner;

For Universal Appliance Mfg. Co. Pvt. Ltd.



Director

For MCTC Exports Pvt. Ltd.



Authorised Signatory

Amount in Rupess	Payment Mode	Number	Dated	Drawn On
51,00,000/-	Cheque	221476	17.03.2018	Karnataka Bank Ltd, R.K.Puram
4,47,05,000/-	Pay order	190452	31.10.2018	Kotak Mahindra Bank
1,02,38,500/-	Pay order	100152	30.10.2018	Karnataka Bank Ltd. R.K. Puram
6,06,500/-	Being the amount of TDS deducted and to be deposited by the Vendee with the Income Tax Authorities in the account of the Vendors (representing 1% of the total sale consideration, as required under the relevant provisions of the Income Tax Act, 1961 and rules framed thereunder);			

the receipt of which the VENDOR hereby admit and acknowledge in full and final settlement, the VENDOR do hereby sell, convey, transfer, assign, assure, grant by way of absolute sale of the said property (fully described above), along with the ownership rights in the said plot of land measuring 759.8 Sq. Yds., with all rights of ownership, possession, privileges, easements and appurtenances, with all fittings and fixtures, connection structure standing thereon, free from all encumbrances, unto the VENDEE TO HAVE AND TO HOLD the said property hereby conveyed to the VENDEE absolutely and forever.

2. That the actual physical vacant possession of the said property has been delivered by the VENDOR to the VENDEE, on the spot.
3. Now the VENDOR has been left with no right, title, interest, claim or concern of any nature with the said property and the VENDEE has become the absolute owner of the said property, with full right to use, enjoy, sell and transfer the same as absolute owner without any objection/ hindrance by the VENDOR or any other person claiming through or under them.
4. That the VENDOR hereby assure the VENDEE that the Vendor has/have neither done nor been party to any act whereby their right and title to the said property may in any way be impaired or whereby they may be prevented from transferring the said property.

For Universal Appliance Mfg. Co. Pvt. Ltd.

Director

For MCTC Pvt. Ltd.

Auth. Signatory


5. That the VENDOR hereby declare and represent that the said property is not subject matter of any HUF and that no part of the said property is owned by any minor and/ or no minor has any right, title, interest and claim or concern of any nature whatsoever with the said property and further none else other than the VENDOR have any right, title or interest of any kind whatsoever in the whole or any part of the said property and further there is no impediment, in the VENDOR right to transfer the same.
6. That the VENDOR further assure the VENDEE that the said property is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, disputes, litigation, acquisition, attachment in the decree of any court, lien, Court Injunction, Will, Trust, Exchange, lease, loan, surety, security, legal flaws, claims, prior Agreement to Sell, stay order etc. and if it is ever proved otherwise, or if the whole or any portion of the said property hereby conveyed to the VENDEE is ever taken away or goes out from the possession of the VENDEE on account of any legal defect in the ownership and title of the VENDOR, then the VENDOR will be liable and responsible to make good the loss suffered by the VENDEE and keep the VENDEE indemnified, saved and harmless against all such losses, costs, damages and expenses accruing thereby to the VENDEE, at the then prevailing market value.
7. That the VENDOR hereby further covenant with the VENDEE that in case the said property hereby sold or any part thereof, is lost from the VENDEE on account of any legal defects in the VENDOR right and title or the possession or quiet enjoyment of the said property by the VENDEE in any way is disturbed on account of some act or omission of the VENDOR or if anyone else claims any right, title and interest paramount to the VENDOR, then the VENDOR shall be liable and responsible for all the losses, damages, costs and expenses sustained by the VENDEE.
8. That the VENDOR hereby assure, represent and covenant with the VENDEE as follows:
 - a) That the said property is free from all encumbrances whatsoever or howsoever.
 - b) That there is no order of attachment by the Income Tax Authorities or any other authorities under law for the time being in force or by any other authority nor any notice of acquisition or requisition has been received in respect of the said property.

For Universal Appliance Mfg. Co. Pvt. Ltd.



Director

For MCTC Exim Pvt. Ltd.


Auth. Signatory

- c) That excepting the VENDOR nobody else have any right, title, interest, claim or demand whatsoever or howsoever in respect of the said property.
 - d) That there is no legal impediment or bar whereby the VENDOR can be prevented from selling, transferring and vesting the absolute title in the said property, in favour of the VENDEE.
 - e) That there is no subsisting agreement for sale, except the agreement with the VENDEE in respect of the said property hereby agreed to sold to the VENDEE and the same has not been transferred in any manner whatsoever, in favour of any other person or persons.
 - f) That the VENDOR has a marketable title in respect of the said property.
 - g) That there is no notice of default or breach on the part of the VENDOR or his pre-decessors in interest of any provisions of law in respect of the said property.
9. That the VENDEE can get the said property mutated in its own name in the records of M.C.D. /SDMC and other concerned authorities on the basis of this sale deed or its certified true copy.
 10. That the house tax, water and electricity charges and other dues and demands if any payable in respect of the said property shall be paid by the VENDOR upto the date of the execution of this Sale Deed and thereafter the VENDEE will be responsible for the payment of the same.
 11. That all relevant documents in original in respect of the said property have been handed over by the VENDOR to the VENDEE.
 12. That all the expenses of this sale deed viz. Stamp Duty, Registration Charges etc. have been borne and paid by the VENDEE.
 13. That the said VENDOR has signed and executed this Sale Deed and the VENDOR has been left without any right, title or interest of any nature whatsoever in the said property and all his/their rights, title and interest in the said property hereby stands merged/extinguished/ transferred in favour of the VENDEE, absolutely and forever.

For Universal Appliance Mfg. Co. Pvt. Ltd.

Director

For MCTC Exim. Pvt. Ltd.

Auth. Signatory

FORM- A

(See Rule 5 of the Delhi Stamp (Prevention of Undervaluation of Instruments) Rules, 2007.)

1. Name of Office of Registrar/Sub-Registrar :- KALKAJI

2 & 3. Name & Father's Name & address of the transferor:- M/S UNIVERSAL APPLIANCES MANUFACTURING CO. PVT. LTD. (A private limited company incorporated under the provisions of Companies Act, 1956) having its registered office at B-67, Okhla Industrial Area, Ph-I, New Delhi-110020, Mr. Abhishek Gang of Ashok Kumar Gang

3&4. Name & Father's Name & Address of the transferee :- (M/s MCTC EXIM PVT. LTD, (A private limited company incorporated under the provisions of Companies Act, 1956) and having its registered office at **310 Kanchan House Karampura, New Delhi 110015**, Mr. Anand Vastabha Dhyani S/o Late Jyotsna Dhyani

5. is the property was transferred earlier (yes/no)

6. (if yes, amount of consideration thereof) Rs.

7. Amount of consideration of present transfer

8. Other information:-

A. in case of agricultural land:-

- (i) Name of the Revenue Estate:- N.A.
 (ii) Name of Village :- N.A.
 (iii) Khasra No. :- N.A.
 (iv) Area of land under transfer (in hect/sq.mtrs) N.A.

B. in case of non-agricultural land:-

(i) (location of the property)

(a) Name of the Colony:- Okhla Industrial Area, Phase - I, New Delhi-110020

(b) Sl. No. of the Colony in the list of colonies

(c) Category of the Colony "G"

(ii) Area in sq. mtrs :- 635.28 Sq.mtr

(iii) Land use :

(fill the corresponding value of the following land uses as applicable in your case)

(a) Residential-1, (b) Industrial-2, (c) Commercial-3.

(iv) Land mark, if any with the help of which the property can be located:-



Government of National Capital Territory of Delhi
e-Registration Fee Receipt

Receipt No DL1630251810014
Issue Date 30-OCT-2018 17:30
ACC Reference SHCIL/SHCIL NCT OF DELHI/NEHRU PLACE
ESI Certificate No IN-DL97670517366461Q
Purchased By OM PARKASH
Registration Fees Paid By MS MCTC EXIM PVT LTD
Property Description B-67,OKHLA INDUSTRIAL AREA PH-I NEW DELHI-110020
Purpose Article 23 Sale

Particulars	Amount (Rs.)
Registration Fee	₹ 6,36,164.00
Copying Fees	₹ 100.00
Service Charges	₹ 30.00
CGST @ 9 % *	₹ 3
SGST @ 9 % *	₹ 3
Total Amount	₹ 6,36,300.00
(Rupees Six Lakh Thirty-Six Thousand Three Hundred Only)	

Statutory Alert : This is a receipt of fees collected and should not be treated as receipt of Registration.
The authenticity of e-Registration Fee Receipt can be verified at website i.e.
<https://www.shcilestamp.com/Registration/>.



LOCKED

*GSTIN Number: 07AABCS1429B1ZW

PAN: AABCS1429B

CIN: U67190MH1986GOI040506

SAC : 9985

PREMISES : IFCI Tower, 5th Floor, A wing, 61, Nehru Place, New Delhi-110019

For MCTC Exim Pvt Ltd.

Auth. Signatory



14. That any error, omission or mis-description of the Property under sale is found and/or any omission in references of Registration number etc of the previous documents are noticed, the same will not annul this Sale Deed and at the request of the VENDEE, the VENDOR shall always be bound and prepared to execute the Rectification Deed and/or Supplementary Deed without any further demand of consideration at the cost and expenses of the VENDEE.
15. That this transaction has taken place at New Delhi and as such Delhi Courts shall have exclusive jurisdiction to entertain any dispute arising out or in any way touching or concerning this deed.


IN WITNESS WHEREOF, the VENDOR, and the VENDEE have signed this Sale Deed at New Delhi on the date first mentioned above in the presence of the following witnesses;

WITNESSES;

1. 

Lokendra Manral
S/o Sh. Shiv Singh Manral
R/o 33 Amrit Nagar F.F
South ext.-I
New Delhi-110049
Aadhaar no.8178-3489-4394

For Universal Appliance Mfg. Co. Pvt. Ltd.

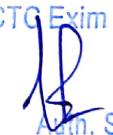

VENDOR

Director

2. 

Gurcharan Dass Bhalla,
S/o Late.Sh.Hira Lal Bhalla
R/o Flat No. A 201, The Lvy
Appartment, Sushant Lok-I,
Sector-28, Gurgaon-122009
Aadhaar no. 5899-8100-9731

For MCTG Exim Pvt. Ltd.


Auth. Signatory
VENDEE

Reg. No.

Reg. Year

Book No.

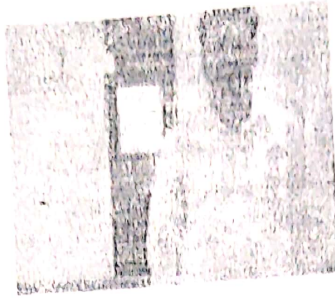
6014

2018-2019

1



1st Party



2nd Party



Witness

1st Party

UNIVERSAL APPLIANCES MANUFACTURING CO LTD THRU ABHISHEK GARG

2nd Party

MS MCTC EXIM PVT LTD THRU ANAND VALLABHA DHYANI

Witness

LOKENDRA MANKAL, GURCI, RAN DASS BHALLA

Certificate (Section 60)

Registration No. 6,014 in Book No. 1 Vol No 15,096
on page 43 to 52 on this date 01/11/2018 4:39:41PM
and left thumb impressions has/have been taken in my presence.

day Thursday

Sub Registrar
Sub Registrar V
New Delhi/Delhi

Date 01/11/2018 17:07:57



189119146014

Revenue Department NCT of Delhi

DORIS



NIC-LSU

