

बैंक ऑफ़ इंडिया

Bank of India

BOI



New Delhi Asset Recovery Branch, Star House, 3rd Floor, H-2, Connaught Circus, New Delhi
Asset Recovery.NewDelhi@bankofindia.co.in Ph. 23755605-5606

SALE CERTIFICATE

Whereas,

The authorized officer of the BANK OF INDIA under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the power conferred under Section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold on behalf of the BANK OF INDIA in favour of M/s Patanjali Agro India Private Limited, the immovable property shown in the schedule below secured in favour of the BANK OF INDIA by M/s A.S. Technobuild Private Limited towards the Cash Credit facility offered by BANK OF INDIA to M/s Bansal Diamonds Private Limited. The undersigned acknowledge the receipt of the Sale Price of Rs. 18,16,00,000/- (Rupees Eighteen Crore Sixteen Lacs only) in full and handed over the delivery and possession of the scheduled property.

DESCRIPTION OF THE IMMOVABLE PROPERTY

All part and parcel of commercial built up property at Plot No. 231, Service Centre, Sector-9, Dwarka, Delhi-110075 admeasuring 5814 sq. ft. owned by M/s A.S. Technobuild Private Limited.

Bounded by;

On the North by: Plot No. 230


On the South by: Plot No. 232

On the East by : Road

On the West by: Road

List of Encumbrances: Nil

बैंक ऑफ़ इंडिया / For BANK OF INDIA


प्रमाणित अधिकारी
(Sanjay Prasad)
Authorised Officer

Date: 18.05.2022.

Place: New Delhi

Note: The sale of the scheduled property was made on "As is where basis is and As is what is Basis.

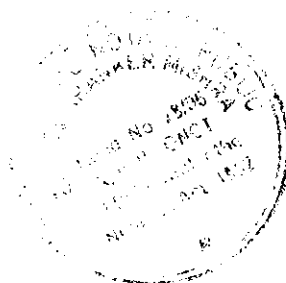


5. That no third party's/minor's interest is involved in this property.
6. That the above referred property has been purchased by me from own funds and not out of H.U.F. funds.
7. That no land revenue is in arrears on the said property.
8. That the papers and documents of the said property being submitted by me to the Bank of India are original.
9. That the original documents with regard to property in question, namely,
- a) Possession Letter no.F-98(12)/07/CL/DDA/5967 dated 20.12.2007 issued by DDA to M/s. A. S. Techno Build Pvt. Ltd., having its office at 374, 3rd Floor, Kohat Enclave, Main Road, Pitampura, New Delhi – 110034, for handing over of possession of the property in question.
 - b) Possession Certificate no.F-98(12)/07/CL/DDA/5967 dated 20.12.2007 issued by DDA to M/s. A. S. Techno Build Pvt. Ltd., having its office at 374, 3rd Floor, Kohat Enclave, Main Road, Pitampura, New Delhi – 110034, wherein it has been certified that the property in question was or handed over to Sh. Naresh Bansal, authorized signatory / Director of the company by DDA on 24.12.2007.
 - c) Auction / allotment letter no.F-98(12)/07/CL/DDA/803 dated 26.02.2007 issued by DDA to M/s. A. S. Techno Build Pvt. Ltd., having its office at 374, 3rd Floor, Kohat Enclave, Main Road, Pitampura, New Delhi – 110034, wherein it has been stated that the bid of the company of Rs.14,21,20,000/- in the auction held on 15.01.2007 has been accepted by DDA, in respect of property in question,
- have been misplaced / lost and necessary police complaint and publication in the newspaper has been done, the copies of which are enclosed.
10. That the original documents which have been misplaced have not been misused by anyone and in case anyone misuses the same, I will be personally liable for any loss to the bank of India and the bank will be free to debit any of my and my family's / associates account or any account operated by me as director or authorised representative of any company / organization / firm.
11. That there is no contravention of any law in respect of the said property.
12. That all dues of the Govt. in respect of house tax, electricity bill, water bill, etc. have been paid and nothing is in arrears. Further I undertake that all legal dues to the concerned departments will be paid in time.

Verification: verified at New Delhi on this 9th day of April 2010 that the contents of the above affidavit are true and correct to my knowledge and nothing is not wrong therein nor anything material has been concealed there from.

Deponent

Deponent



- 9 APR 2010

1006

DELHI DEVELOPMENT AUTHORITY

R.A.D

COMMERCIAL LAND BRANCH

A-Block, 1st Floor, Vikas Sadan, INA, New Delhi -23

File No. F98(12)/2007/CL | 803

Dated 26/02/2007

From : Dy. Director (CL)

To

M/S A.S. TECHNO BUILD COM PVT. LTD.

S/o

374, KOHAT ENCLAVE MAIN ROAD, PITAMPURA 3RD FLOOR, N. DELHI-34

Subject : Auction of Commercial Plot No. 231, Block No. , measuring 540.00 Sq. mtr. situated at SERVICE CENTER SECTOR-9, DWARKA

Dear Sir / Madam,

I am directed to inform you that the bid of Rs. 142,120,000.00 offered by you against the Reserve Price of Rs. 48,400,000.00 in the Auction held on 15/01/2007 for the purchase of free hold rights of the above mentioned plot has been accepted by the Vice Chairman, DDA.

COST	Rs.	142120000.00
DOCUMENTATION CHARGES	Rs.	45.00
LESS: ALREADY PAID/EARNEST MONEY	Rs.	36000000.00

Balance Payable	Rs.	106120045.00
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Now you are requested to deposit a sum of Rs. 106,120,045.00 Rupees Ten Crore Sixty One Lacs Twenty Thousand Forty Five Only as detailed above, within 90 days from the date of issue of this letter by demand draft in favour of the DDA in the branches of Central Bank of India / State Bank of India, Vikas Sadan, INA, New Delhi-110023, through challans (appended) and submit the same alongwith requisit documents to this office.

Please note that in case the payment is not received within the stipulated period i.e. on or before 26/05/2007 OR the Extension of Time if desired so as per Terms & Conditions of Auction- Clause 3.4(i) the Competent Authority may grant Extension of Time for making the balance payment upto 180 days subject to payment of interest as mentioned in related Clause failing which the auction bid shall automatically stand cancelled and the amount on Earnest Money i.e. Rs. 35,530,000.00 deposited by you on 15/01/2007 shall stand forfeited without any notice.

Yours faithfully,

Pankaj Kumar
Dy. Director (CL)
DDA

Copy to:

(i) A.O. (CL), DDA for information and necessary action please.

(ii) Executive Engineer

DDA for information and necessary action please.

Encl : As Stated

Dy. Director (CL.)
DDA

- 5 -

F98(12)07/CL

दुकान/स्टाल

दलिक मं०

SERVICE Center.

Shop/Small

Block No. _____

योजना Sector 9

पाकेट नं०

संश्लेषण सं

SCHEME *Swamp*

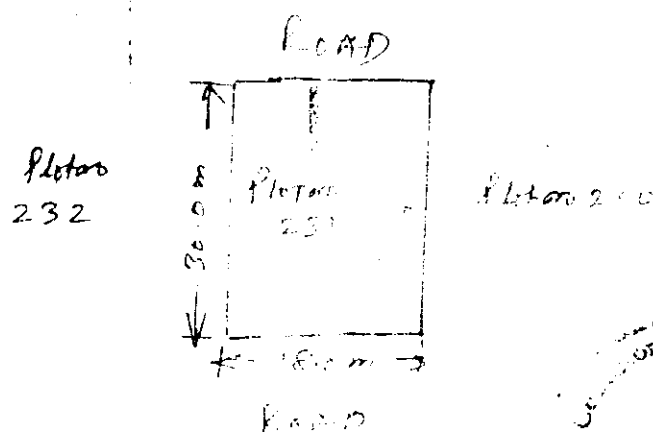
~~Packet No.~~

Sector No. 7

ग्रूमि ब्रह्मण :---

Plot no. 231

LAND USE: Commercial

 $\rightarrow N$ 

18.00 x 30.00 in.

42 :

Area 540.00 Sq. Yds. / Sq. M. Sagor

दिल्ली विश्वास प्राप्तिपत्र, नई दिल्ली

Delhi Development Authority

पट्टाघारी/खरीदार

LESSEE/VENDER

PREPARED BY

LESSOR/VENDIC

DDA/PI

enclosed

183

1. Dr. A. J. ...
 2. Dr. A. J. ...
 3. Dr. A. J. ...

DELHI DEVELOPMENT AUTHORITY

BID FORM

No. 12

Date of Auction 15.01.2007

Commercial Scheme at Service Centre Section 9, Dwarka

Block No./Pocket No. —
 Plot No. 231 Use Shed/Store/Plots
 Area in Sq. Mtrs. 540 Storeys 15 M FAR 540 Sq. Mtrs.
 Name & address of the highest bidder/
 intending purchaser: M/s A.S. Techno Builders (P) Ltd. 374,
Kohat Enclave, Main Road, Pilani, Jaipur - 301 001
M. Delhi - 34
 Permanent income Tax A/C No. —
 Amount of Bid Rs. 14,21,30,000/-
 Earnest Money Rs. 3,55,30,000/-

Signature of the
highest bidder.

Signature of the
Authorised Officer.

ACCEPTED

Vide —

Pay order/ Demand draft No.	Dated	Drawn on Bank	Amount
① 966175	14-01-07	S.D. Mahasana	10,00,000/-
② 966171	- do.	do	10,00,000/-
③ 966164	- do.	do.	3,10,00,000/-

Total Rs. 3,60,00,000/-

Accounts Officer

Authorised Officer

Receipt No. — dated —

For Rs. —

Cashier

Head Cashier

Manager
S.B.I./C.B.I.
INA Vikas Sadan,
New Delhi-23.

DELHI DEVELOPMENT AUTHORITY**COMMERCIAL LAND BRANCH**

A-Block, 1st Floor, Vikas Sadan, INA, New Delhi -23

File No. **F98(12)/2007/CL | 803**Dated **26/02/2007**

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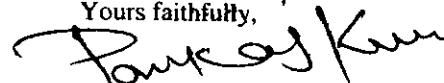
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