

95

1000Rs.



225379

Civil Court Bulandshah

Civil Court Bulandshah

SALE CERTIFICATE

This Certificate of Sale was made on this 11 day of 1979
 in the two thousand one Between Uttar Pradesh Financial Corporation

Handwritten signature in Hindi script, possibly 'Ramesh' or similar.

Handwritten signature in English script, possibly 'Ramesh' or similar.

959

1000Rs.



225381



11/11/58
11/11/58

-2-

a statutory body, incorporated under the State Financial Corporation's Act 63 of 1951 and having its H O at 14/88 Civil Lines Kanpur

[Handwritten signature] *[Handwritten signature]*

IN WITNESS WHEREOF, the undersigned, Secretary to the Corporation, has hereunto set his hand and seal at Kanpur, this 11th day of November, 1958.

11/11/58
11/11/58

1000Rs.



225381

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MEEROV

(hereinafter called the "Vendor"), which expression shall unless repugnant to the context or meaning thereof include

[Handwritten signature]

Vyasa

[Handwritten signature]

1000Rs.



22538.

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MERRUV

-4-

its successors and assigns through Shri Rajeev Sharma
Dy.Sr.Manager(Law) authorised by the Board of Directors of the
Corporation vide Resolution passed in this behalf on 30.5.1980 of
the One part.

AND

Vignani Sharma

1000Rs.



22538

16 APR 2001

MEERUT

-5-

WHEREAS:-

M/s AMBAR DAIRY, RAILWAY ROAD, BULANDGAHR, through its partners
Shri Nazim Khan S/o Shri Abdul Rashid R/o Narshal Ghat,

Shri Nazim Khan Shri Abdul Rashid

1000Rs.



22538



-8-

Bulandshahr (2) Smt. Shanoo Bano W/o Mohd. Aslam R/o Anand Vihar,
Bulandshahr (3) Shri Alam Khan S/o Karamat Ali R/o Anand Vihar

[Handwritten signatures]

1000Rs.



225385

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MUMBAI

-7-

Bulandshahr (4) Mohd. Akaram S/o Shri Karamat Ali R/o Railway
Road, Bulandshahr (5) Shri Mohd. Saleem S/o Shri Sarafat Ali R/o

[Signature]

[Signature]

[Signature]



22538E

OFFICE OF THE
 Chief Treasury Officer
 CLASS
 RESERVE

Lal Kuan, Bulandshahr were sanctioned loan of Rs .34,00,000/- *
 RS. 10,00,000.00 by corporation and for securing the said loans

-3-

[Handwritten signatures]

1000Rs.



225387

OFFICE OF THE
Chief Treasury Officer

16 APR 2001

NEERUV

-9-

created an equitable mortgage on 8.1.98 and 1.09.97 in favour of the Corporation. Shri Mitthan Singh S/o Shri Kale Singh R/o

[Handwritten signature]

of an order

[Handwritten signature]

1000Rs.



22538E

16 APR 2001

MBRBY

-10-

Fharharpur, Pargana Baran, Teh. and Distt. Bulandshahr stood as guarantor of this loan and to secure this loan granted to

[Handwritten signature] *[Handwritten text]* *[Handwritten signature]*

1000Rs.



225389

-11-

OFFICE OF THE
Chief Treasury Officer

16 APR 2001

MEERUT

M/s Amber Dairy, Bulandshahr mortgaged their property with the corporation by way of creation/extension of equitable mortgage by

[Handwritten signatures]

1000Rs.



-12-

deposit of title deed on 8.1.96 and 1.09.97 as collateral security i.e. peace or parcel of land i.e. Khet No. 24 (SA)

George Yoi to the Attorney

1000Rs.



225391

16 APR 2001

KEROV

-13-

measuring area 0.2395 hectare situated at Vill. Khetalpur,
Ehasauli, Pargana Baran, Tehsil & Distt. Bulandshahr registered

Some *by me* *Amund*

1000Rs.



22539.

OFFICE OF THE
Chief Treasury Officer

16 APR 2001

MEERUT

-14-

In book no. 1 volume No. 374 on pages 545-552 numbered 2974 on
dated 20.09.94 with Sub Registrar Bulandshahr and Khet No.24 (SA)

[Signature]

Yasir bin Ahmad

1000Rs.



225565

OFFICE OF THE
 Chief Treasury Officer
 16 APR 2001
 MUMBAI

-15-

measuring 0. ²⁴⁰² ~~1000~~ hectare situated at Vill. Khetalpur Bhasauli.
 Pargana Baran, Tehsil and Distt. Bulandshahr registered in book

[Handwritten signatures]

1000Rs.



22556E



-16-

no. 1 volume No. 362 on pages 541/548 numbered as 1908 on dated 22.6.94 with Sub Registrar Bulandshahr.

[Handwritten signature] *[Handwritten text]* *[Handwritten signature]*

1000Rs.



225567

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MUMBAI

-17-

2. The borrowers for one reason or the other could not repay the loans of the Corporation alongwith the interest and other charges as per the schedule of repayment. The Corporation in exercise of its powers U/s 29 of the said SFC's Act decided to take over the physical possession of the scheduled property.

[Handwritten signatures]

1000Rs.



-18-

3. That the sale of the assets of the unit was advertised in various news papers under the provisions of u/s 29 of SFCs Act and tender of Institute of Business Management and Fashion Technology through its President and Secretary namely Shri Vijay Sirohi S/o Shri Tejveer Sirohi R/o K.G.120 Kavi Nagar, Ghaziabad and Shri Kavindra Chaudhari S/o Shri Tilak Singh R/o SH-299, Shastri Nagar, Ghaziabad was accepted for the purchase of land, Khazra Plot No. 24 (SA), Vill. Khetalpur, near PCDF Godown, Rhasauli, Pargana Baran Distt. Bulandshahr (Collateral security)



225569

-19-

of M/s Amcer Dairy, Bulandshahr in consideration for a sum of Rs. 4,40,000/- on deferred payment which was accepted by the Corporation / Vendor. Hence the Vendor hereby sale to the Vendee the entire mortgage property detailed in the schedule. That the former is selling and later is purchasing the entire mortgaged property on 'AS IS WHERE IS BASIS' more specifically stated in the Schedule I attached herewith.

[Signature] *[Signature]*

1000Rs.



225576



Chief Treasury Officer
16 APR 2001
MHRW

-20-

NOW THIS SALE CERTIFICATE WITNESSTH AS UNDER

1. In pursuance of this sale deed for a sale consideration of a sum of Rs.4,40,000/- (Rupees four lacs forty thousand) only, out of sale consideration the Vendee has paid Rs. 2,01,000/- as following manner:

- 1) Rs. 25,000/- paid vide receipt No.1874 dated 6.1.2001
- 2) Rs.1,76,000/- paid vide receipt no.2361 dated 28.3.2001

 *Vijayendra Kumar* 



225571



-21-

The receipt of which the vendor hereby acknowledge and balance of Rs. 2,39,000/- only is to be paid in equal two quarterly instalments commencing from 15.7.2001 bearing current rate of interest as per norms of the corporation. The vendor do hereby sale and transfer in favour of the Vendee i.e. Institute of Business Management and Fashion Technology through its

_____ vs. _____

1000Rs.



22557.

OFFICE OF THE
 Chief Secretary
 16 APR 1951
 BAREILLY

-22-

President and Secretary Shri Vijay Sirohi and Shri Ravindra Chaudhary respectively all the free hold rights of Plot/ Khet No. 24(SA) situated at Vill. Khetalpur, Ehasauli, Pargana Baran, Distt. Bulandshahr measuring area 0.485⁸/₂ hectare and ~~one~~ ^{one} ~~acre~~ ^{acre} mortgaged with the corporation as collateral

[Signature] *[Signature]* *[Signature]*



225573



-23-

security on the above said date, alongwith freehold rights in the land & building fixtures, more clearly described in the schedule referred hereunder which were mortgaged by the original borrower as a rightful owner of the property in question and being mortgaged under mortgage deed dated 08.01.96 and 01.09.97 respectively which the borrower hitherto was owner

[Signature] *[Signature]*

1000Rs.



225574



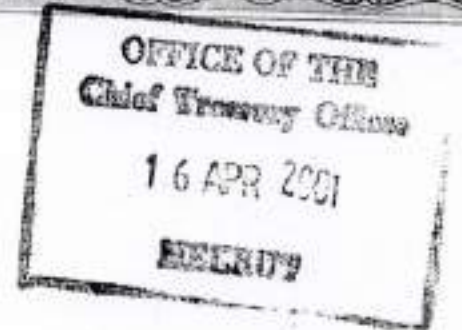
-24-

2. That on and from the date of execution of these presents and Vendeo shall become the owner of the scheduled property fully described in the schedule attached herewith specifically.

Soma *Signe de la* Sharma



225575



-25-

3. That the vendor has already obtained the consent of the borrower and the assignor regarding transfer of its assets by the vendor in favour of vendee.

Done 16 APR 2001 Done



OFFICE OF THE
 Chief Treasury Officer
 16 APR 2021
 BANGALURU

4. That the vendor do hereby confirm that on and from the date of execution of these presents the original borrower and the vendor shall have no right, title and interest in the said properties as mentioned in the schedule-I attached herewith and the vendee acquired good and marketable title over the said property, to which the borrower had higher to possessed.

[Handwritten signatures and initials]



225577



5. That the vendor do hereby confirm that the property described through this sale deed in favour of the vendee is free from all charges or encumbrances except balance sale consideration of Rs. 2,39,000/- alongwith interest and other charges thereon.

-27-

Shree Shree

1000Rs.



225578



-28-

8. The vendor is executing this sale deed in exercise of its power under the terms of the mortgage deed dated 8.1.96 & 1.9.9 also in exercise of its powers u/s 29 of SFCs Act 63 of 195 (Central Act) as rightful owner without intervention in any manner by the assigned /borrower/assignee/ Court.

[Handwritten signatures]

1000Rs.



225575



-29-

7. That the Vendor do hereby handover physical and vacant possession of the property in question and the Vendee has obtained it from date of Registration of this Sale Deed is fully entitled to enjoy it in any manner, he likes and mutuate his name in the Revenue/Municipal records, if so desires.

[Handwritten signature] *[Handwritten signature]*



22555C



-30-

8. All the statutory liabilities in future in respect of dues of tax, rates, rents, costs and dues of Municipality and other local authorities etc. in respect of the said property shall be payable by the Vendee.

Done Witness Signature



22555:

OFFICE OF THE
 Chief Treasury Officer
 16 APR 2012

-31-

- 9. The transfer of the assets will be on "As is where is basis".
- 10. That vendee will not temper the security available at site till the repayment of deferred sale consideration or repayment of the dues of the corporation and in case of any loss or damage on account of above the vendee indemnify or keep indemnified the Vendor for the same.

Done you Amr

1000Rs.


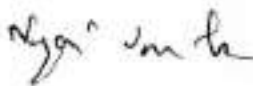



22555



-32-

11. That the unpaid sale consideration of Rs. 2,39,000.00 (Rupees two lacs thirty nine thousand) only payable on deferred payment basis shall carry interest @ 18.00% per annum till full and final payment of the said deferred sale consideration. On default being made in repayment of any instalment of the deferred sale consideration, the Corporation shall be entitled to charge interest 3.5% per annum over and above the rate of interest stipulated herein above i.e.19.5% per annum for the defaulted period and on defaulted amount.

1000Rs.



22555

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
RECEIVED

-33-

12. That the vendee will also have to provide personal guarantee for securing balance sale consideration.

[Signature]

for vendor

[Signature]

1000Rs.



225554

OFFICE OF THE
Chief Treasury Officer

16 APR 2001

RECEIVED

-34-

13. That the vendor shall have the right to inspect the factory as and where required and will have the right to call for any statement periodical return of financial details in connection with the working of the unit till the deposit of balance sale consideration.

Shono *Shono* *Shono*



22555



-35-

14. That the vendee shall keep the assets in good condition and shall get the same insured in joint names with UPFC as per norms of the Corporation and will deposit the cover note to the corporation.

[Signature]

By: [Signature]

[Signature]



22555€



-38-

15. That the vendee will comply, perform and observe all the terms and conditions referred hereinabove and in case of breach of any of the terms and conditions, the corporation shall have the rights to take over the possession of the complete assets and retransfer it by way of sale/lease etc. u/s 29 of SFCs Act 1951. The Corporation shall have also a right to realise balance sale consideration and / or interest and expenses thereon as arrears of land revenue.

1000Rs.



225557

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MARRAY

-37-

16. That all costs, charges and expenses relating to stamp duty chargeable and other miscellaneous charges for registration of transfer deed shall be borne by the vendee.

Sona *Wyan' Sun to* Arund

1000Rs.



225558

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
SECRET

-38-

17. That in the event of any litigation by the original borrower before execution of transfer deed as aforesaid you shall not have any claim for transfer.

[Signature]

By: Mr. [Name]

[Signature]

1000Rs.



225559



-33-

18. The possession of the unit shall be delivered to you on execution of sale deed/completion of such other formalities as may be required by the corporation.

 you are the 

1000Rs.



225566



-40-

19. The offer of transfer is valid for 20 (twenty) days only thereafter corporation will be free to revoke the same without

Sharma

for the

Sharma

1000Rs.



225561



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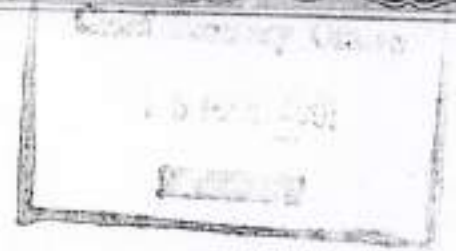
any further communication and the amount already deposited by way of part payment of sale consideration shall stand forfeited.

[Signature] *Vijai Ram* [Signature]

1000Rs.



225562



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20. That you shall also fulfil all other terms and conditions as may be imposed in the transfer deed.

Scorp *Signature* Arund

1000Rs.



225563

OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MADRAS

-43-

21. The rate of interest shall be charged as per new policy of the corporation on deferred liabilities.

[Handwritten signature] *[Handwritten signature]*



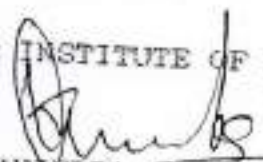
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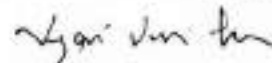
OFFICE OF THE
Chief Treasury Officer
16 APR 2001
MEERUT

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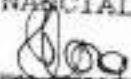
In witness whereof the said Vendor have set their hands to this deed on the day month and in the year first above mentioned.

FOR INSTITUTE OF BUSINESS MANAGEMENT & FASHION TECHNOLOGY


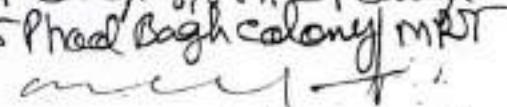

(KAVINDRA CHAUDHARY)
SECRETARY


(VIJAY SIROHI)
PRESIDENT

U.P. FINANCIAL CORPORATION


(RAJEEV SHARMA)
DY. SR. MANAGER (LAW)
UPFC. MEERUT

WITNESS:

- 
1. V.P. Singh & Anil Singh
2. 11115 Phad Bagh colony MPST

Anil Singh

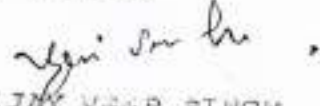
All the free hold rights in that piece or parcel of land bearing khasra plot/khat numbers 24(SA) situated at village Khetalpur, Bhasauli, Pargna Baran, Tehsil and Distt. Bulandshahr and land measuring 4867.50 aecter and bounded as under :-

On the North by : Land of bulandshahr Kurja Road,
 On the south by : Land of Veer Pal S/o Hst Ram,
 On the east by : Land of Kunwar Pal S/o Dal Chand & Chaman Singh S/o no Ram.
 On the West by : Land of Mohan Lal S/o Netra Pal.

FOR THE U P FINANCIAL CORPORATION

(RAJESH SHARMA)
 DY. SR. MANAGER (LAW)
 FOR THE VENDOR


 KAVINORA CHAUDHRY
 Secretary


 VIJAY VEER SINGH
 President

Institute of Business Management and Fashion Technology
 BULANDSHAHAR (U.P.)
 for the Vendee

Note - 1 on page 15 in line 1 2462½ has been added by pen
 2 on page 22 in line 3 area 4867½ has been added by pen
 3 on page 22 in line 5 correction has been made by pen
 4 on page 22

