

6050/5

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES



उत्तर प्रदेश UTTAR PRADESH

853795

2644
6371640
- 20 Lib
718629V



Ramesh



Arun

Shivdaspur

Rudra Realtech Ptd
Chandpur Project -

3379 sqmtr

SALE-DEED

- | | |
|----------------------|-------------------|
| 1. Nature of Land | : Closed Factory. |
| 2. Ward/Pargana | : Dehat Amanat. |
| 3. Mohalla / Village | : Shivdaspur. |

Ramesh



Rudra Realtech (P) Ltd.
Frank
Director



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INDIA

उत्तर प्रदेश UTTAR PRADESH

853796



(2)

4. Description of Property

: Arazi No. 291/1 admeasuring 0.103 Hectare = 11153 sq.ft. Arazi No. 292 admeasuring 0.156 Hectares = 16791 sq.ft. and Arazi No. 292 admeasuring 0.079 Hectares = 8410 sq.ft. (Total 36354 sq.ft.).

Ram Charan



Rudra Realtech (P) Ltd.

A. Prasad

Director



25000
 मे० सुद्धा रियल्टेक प्रा० लि०
 दा० १२५... ममदक्षिण
 ७-१०-०९

12,012,644.00/ 12,164,000.00

विशेष पत्र 5,000.00 60 5,060.00 3,000
 फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग

प्रतिफल बालियत
 श्री/श्रीमती प्रेमचन्द अधिकृत प्रतिनिधि लिक्चुरेटर मे० सापा इले० लि०
 पुत्र / पत्नी श्री स्व० सी एस चौधरी
 पेशा नौकरी
 निवासी स्थायी 33 तासकन्द मार्ग लालगिरजाघर के सामने इलाहाबाद
 अस्थायी पता
 ने यह लेखपत्र इस कार्यालय दिनांक 7/10/2009 यमप 4:59PM
 वजे निबन्धन हेतु पेश किया।



Premchand

Poonima Mishra

SRO2
 Sub Registrar-II VNS
 7/10/2009

निष्पादन लेखपत्र वाद सुनने व समझने मजबूत व प्राप्त धनराशि क फलेखानुसार उक्त

विक्रेता
 श्री/श्रीमती प्रेमचन्द अधिकृत प्रतिनिधि लिक्चुरेटर
 मे० सापा इले० लि०
 पुत्र/पत्नी श्री स्व० सी एस चौधरी
 पेशा नौकरी
 निवासी 33 तासकन्द मार्ग लालगिरजाघर के सामने
 इलाहाबाद



केता
 श्री/श्रीमती मे० सुद्धा रियल्टेक प्रा० लि० बजरिये
 आनन्द कुमार अग्रवाल
 पुत्र/पत्नी श्री आलोक कुमार अग्रवाल
 पेशा व्यापार
 निवासी सी के 65/159 ए पियरी कलां वाराणसी



Premchand



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.
25000

पच्चीस हजार रुपये

भारत



INDIA

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

853800



(3)

- | | |
|------------------------|-----------------------|
| 5. Unit of Measurement | : Sq. meter. |
| 6. Area of Property | : 3378.624 sq. meter. |
| 7. Status of Road | : Pakka Rasta. |
| 8. Others Description | : N.A. |
| 9. Nature of property | : Closed Factory. |

Prem chand



Rudra Realtech (P) Ltd.

A. Prasad

Director



573e

स्टाम्पो के रूप में 6/10/2009

पिता का नाम श्री सुडा रयल्लुके पाण्डिये

पिता का पता दास नगर

विवाह स्थान म. लादीहिया, लाराडीहिया

विधवा का नाम श्री कविता स्टाम्प

स्टाम्पो की वैधता है/रखे रखे की

शक्ति एवं मूल्य 6/10/2009

[Handwritten signature]

7-10-09

C. C. VNS.



S.K. Gupta

ने निष्पादन स्वीकार किया।
जिनकी पहचान श्री श्रीकान्त पाण्डेय
पुत्र श्री स्व० पं० जगदम्बा प्रसाद पाण्डेय
पेशा व्यापार

निवासी सी 27/273-3 ए दासनगर मलदहिया वाराणसी

व श्री ए के गुप्ता एड०

पुत्र श्री

पेशा वकालत

निवासी दीवानी कचहरी वाराणसी

ने की।

प्रत्यक्ष भद्र साक्षियों के निशान अंगुठे नियमानुसार लिखे गये हैं।

[Handwritten signature]

पूर्णिमा मिश्रा
SRO2
Sub Registrar-II VNS
7/10/2009



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 25000

पच्चीस हजार रुपये



Rs. 25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

853799



(4)

- 10 Total Area of property (in : N.A. case of Multi Storied building)
- 11 Total covered area (hereby : N.A. sold)

Poremchand

Rudra Realtech (P) Ltd.

A. Kumar
Director



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₹. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH

853797



(5)

- 12 Status-Finished/Semi : N.A.
- Finished/others
- 13 Valuation of the tree : No.
- 14 Boring /Well/others : No.

Rorem channel



Rudra Realech (P) Ltd.

A. K. ...
Director



5233
 250000
 मे 0 रुद्रा रियल्टेक प्रा० लि०
 615000

7-10-09
 C C VNS

Registration No. 6030

Year: 2009

Book No.

0201 मे 0 रुद्रा रियल्टेक प्रा० लि० बजरिये आनन्द कुमार अग्रवाल
 आलोक कुमार अग्रवाल
 सी के 65/159 ए पिपरी कलां वाराणसी
 व्यापार Arvind



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

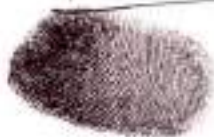
853798



(6)

- 15 Covered Area (hereby sold) : Tin Shed measuring 11434 sq.ft. (1062.639 sq. meter).
- 16 Year of construction : Old.
- 17 Whether it is related to the member of Sahakari Avas Samiti : No.

Prem chandel



Rudra Realtech (P) Ltd.

A. Prasad

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631605

(7)

18 Amount of consideration : Rs. 1,20,12,644/-.

19 Boundary :-

East : House of Raj Mani Upadhyay, Shiv Kumar Giri & Santosh Chauhan etc., Nala, Garden of Moti Lal Shastri.

West : Arazi No. 291/2 & House of Arjun Bind.

North : Open Land & House of Mansa Bind.

South : Pakka Road.

Brem chand

Rudra Realtech (P) Ltd.

A. K. Sharma

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

भारत

TWENTY THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631607

(9)

Liquidator U.P. and Uttarakhand, Allahabd appointed by the Central Government, Ministry of Corporate Affairs and under section 448 of the Companies Act, 1956 having office at 33 Tashkand, Marg, Civil Lines, Allahabad (U.P.) and upon winding up order dated 10.03.2003 passed by the Hon'ble High Court of Judicature at Allahabad in the matter of M/s Sapa Electrical Ltd. (In Liquidation) having registered

Rudra Realtech

Rudra Realtech (P) Ltd.

Director





उत्तर प्रदेश UTTAR PRADESH

631608

(10)

Office at 1st and 2nd Floor, Manas Mandir, Business Complex, Opposite Manas Mandir, Durgakund Road, Varanasi. The Official Liquidator by virtue of his office became Liquidator of the Company as per section 449 of the Companies Act, 1956, consequently Liquidator became authorized on behalf of M/s Sapa Electrical Ltd. (In Liquidation) to execute this sale deed. Official Liquidator has authorized to Mr. Prem

Prem Chandel

Rudra Realtch (P) Ltd.

A. F. ...
Director





उत्तर प्रदेश UTTAR PRADESH

631609

(11)

Chand vide office order No. OL/Sapa/5885 dated 30-09-2009. (A copy of said office order is annexed herewith as **Annexure-1**), hereinafter called the "**VENDOR**" which expression wherever it occurs shall mean and include its representative, administrator, successor in interest.

Prem Chandel

Rudra Realtech (P) Ltd.

A. Prasad

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631610

(12)

AND

M/s Rudra Realtech Pvt. Ltd. Having office at 2nd Floor,
C. 27/273C-13, Das Nagar, Maldahiya, Varanasi through its Director
Sri Anand Agrawal Son of *Sri Ashok Kumar Agarwal* R/o.
CK-65/159-A, Piari Kala, Varanasi duly authorized by Board of
Resolution dated 02.08.2008 to sign the Sale Deed on behalf of

Premchand



Rudra Realtech (P) Ltd.

A. Faruqi

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631611

(13)

company, hereinafter called as "VENDEE" of Second Part, which expression whenever occurs shall mean and include its representatives, administrator and successor or nominee in interest and assignee.

Purem chand



Rudra Realech (P) Ltd.

A. F. ...

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



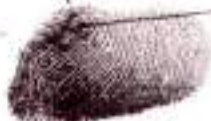
उत्तर प्रदेश UTTAR PRADESH

631612

(14)

WHEREAS the Hon'ble High Court of Judicature at Allahabad vide its order dated 10.03.2003 ordered the winding up M/s Sapa Electrical Ltd. (In Liquidation) having its registered office at 1st and 2nd Floor, Manas Mandir, Business Complex, Opposite Manas Mandir,

Premchand



Rudra Realtech (P) Ltd.

Arun

Director





उत्तर प्रदेश UTTAR PRADESH

631613

(15)

Durgakund Road, Varanasi in Company Petition No. 79 of 1998 for recovery of dues of M/s Translam Limited, registered office at G-81, Preet Vihar, Delhi and other creditors.

Bremchauer

Rudra Realetech (P) Ltd.
A. K. Sharma
Director





उत्तर प्रदेश UTTAR PRADESH

631614

(16)

Consequently all the immovable/movable assets i.e. free hold land, Building, Plant and Machinery (including truck trailers Nos. UP-65/H-2277 and UP 65/H-2326) etc. more fully described hereinafter in Schedule from the date of winding up was deemed to be in the custody of Hon'ble High Court at Allahabad within the meaning of

Prem chandel

Rudra Realech (P) Ltd.

A. K. Singh
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

भारत

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

7 OCT 2000

भारत
कोषाधिकारी

उत्तर प्रदेश UTTAR PRADESH

631615

(17)

section 456(2) of the Companies Act and further exercisable by the Official Liquidator as Liquidator within the meaning of section 449/457 of the Companies Act, 1956, as he became custodian legis on behalf of the Hon'ble High Court for the purpose to exercise all the powers and do all the acts and such other act in respect of the immovable assets of the said company (In Liquidation) on behalf of

Rozem Chandel

Rudra Realtech (P) Ltd.

A. K. Sharma

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs.20000



उत्तर प्रदेश UTTAR PRADESH

631616



(18)

the above noted company in liquidation within the meaning of section 457 of the Act and is legally and lawfully authorized to execute this sale deed.

Prem Chandel

Rudra Realtech (P) Ltd.

A. K. Singh

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631617

(19)

AND WHEREAS the Company (In Liquidation) was the owner of the free hold, land, building, plant and machinery (including truck trailers Nos. UP-65/H-2277 and UP 65/H-2326) etc. made thereon situated at Arazi No. 291/1 admeasuring 0.103 Hectare = 11,153 Sq. ft. Arazi No. 292 admeasuring 0.156 Hectares = 16791 sq. ft. and

Prem Chandel

Rudra Realtech (P) Ltd.

Atmendra
Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631618

(20)

Arazi No. 292 admeasuring 0.079 Hectares = 8410 square ft. (total 36, 354 sq. ft.) situate at Mauja Shivdaspur, Pargana Dehat Amanat, District Varanasi. mentioned in Schedule-1, hereunder.

Bremchandel

Rudra Realtech (P) Ltd.

A. K. Singh

Director

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631619

(21)

AND WHEREAS the Hon'ble High Court at Allahabad vide its order dated 04.02.2009 directed for sale of property described in Schedule-1, by inviting tenders in the sealed cover.

Prem Chandel



Rudra Realtech (P) Ltd.

A. Fouzdar

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000



उत्तर प्रदेश UTTAR PRADESH

631620



(22)

AND WHEREAS, in exercise of powers under section 457 read with Rule 272 of the Company (Court) Rules 1949, the Vendor herein conducted public auction through tender/auction and thereafter filed the Report before the Hon'ble High Court for confirmation of sale. The Hon'ble High Court at Allahabad vide its order dated 4th April 2009

Pramchaney



Atm...

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

भारत
INDIA

उत्तर प्रदेश UTTAR PRADESH



631621

(23)

accepted the bid of Rs. 1,75,00,000/- (Rupees One Crore, Seventy Five Lacs) offered by Vendee in Misc. Company Petition No. 79 of 1998 and issued direction for handing over possession of the assets viz. free hold land, building, plant and machinery (including truck trailers Nos. UP-65/H-2277 and UP 65/H-2326) etc. to the auction purchaser after payment of full consideration of Rs. 1,75,00,000/- (Rupees One Crore,

Prem Chandel



Rudra Resitech (P) Ltd.

A. S. ...

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

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TWENTY THOUSAND RUPEES

Rs. 20000

भारत
INDIA



उत्तर प्रदेश UTTAR PRADESH

631622

(24)

Seventy Five Lacs) which have since been credited in the account of the company in liquidation. The value of free hold land is Rs. 81.77 Lacs, building Rs. 16 Lacs and plant, machinery, structures (including truck trailers Nos. UP-65/H-2277 and UP 65/H-2326) etc. is 19.62 Lacs, Total Rs. 117.39 Lacs as per valuation report dated 16-05-2007 of Sri. G. S. Birdie, valuer.

Bremchaney



Rudra Realtech (P) Ltd.

A. Ramach

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

INDIA

उत्तर प्रदेश UTTAR PRADESH



631623

(25)

AND WHEREAS, subsequently demarcation was being made under the orders of the Hon'ble High Court dated 20.05.2009, it was found that 21190 of sq.ft. of land in respect of Plot No. 291/2 is recorded in the name of one Sri. Uma Kant Singh.

Premchand



Rudra Realtech (P) Ltd.

A. G. ...

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs. 20000

उत्तर प्रदेश UTTAR PRADESH



631624

(26)

AND WHEREAS by order dated 02-09-2009 the Hon'ble Court directed the Official Liquidator to get sale deed prepared in respect of Plot No. 291 measuring 0.103 Hectares, Plot No. 292 measuring 0.156 Hectares and Plot No. 292 measuring 0.079 Hectares building plant and machinery situated thereon and proportionate cost of the plot No.

Prem Chandel



Rudra Realtech (P) Ltd.

A. K. Singh

Director



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.20000

बीस हजार रुपये

TWENTY THOUSAND RUPEES

Rs.20000

भारत
INDIA



उत्तर प्रदेश UTTAR PRADESH

631625

(27)

291/2 which has been returned is Rs. 54,87,356/- (Rupees Fifty Four Lacs Eighty Seven Thousand and Three Hundred Fifty Six only) as ordered refund of aforesaid amount to the auction purchaser. Copy of order of the Hon'ble High Court dated 02-09-2009 is enclosed herewith as ANNEXURE-2.

Prem Chandel



Rudra Realtech (P) Ltd.

A. Prasad

Director

