

Government of Uttar Pradesh

e-Stamp

Certificate No. : IN-UP27108446728114V

Certificate Issued Date : 06-Jun-2023 11:18 AM

Account Reference : NEWIMPACC (SV) up14136904/MEERUT/UP-MRT

Unique Doc. Reference : SUBIN-UPUP1413690448997064251634V

Purchased by : SHIVAYA LAMINATIONS PVT LTD

Description of Document : Article 23 Conveyance

Property Description : AGRICULTURE LAND AT VILLAGE MURLI NRI GULAB TEHSIL AND DIST-MEERUT

Consideration Price (Rs.) : 48,51,000

First Party : V.A.M RESORTS AND HOTELS PVT LTD

Second Party : SHIVAYA LAMINATIONS PVT LTD

Stamp Duty Paid By : SHIVAYA LAMINATIONS PVT LTD

Stamp Duty Amount (Rs.) : 48,51,000
(Forty Eight Lakh Fifty One Thousand only)

₹48,51,000



सत्यमेव जयते

₹48,51,000



e-Stamp LOCKED
Verified G.O.S. MRT

IN-UP27108446728114V

Please write or type below this line

For V.A.M Resorts & Hotels Pvt. Ltd.

[Signature]
Liquidator

For Shivaya Laminations (P.) Ltd.

[Signature]
Auth. Signature



PU 0007206553

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.sholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

**CONVENYANCE/CERTIFICATE OF SALE
(FOR IMMOVABLE PROPERTY)**

BRIEF DETAILS OF THE SALE CERTIFICATE

1. Kind of property : Immovable Property (Agriculture Land)
2. Village : Village Murlipur Gulab, Pargana, Tahsil & District Meerut.
3. Description of property : Agricultural land, Khasara No. 318, 319A, 319B, 332, 333, 334 and 340 Area 15660.00 Sq. mt i.e. 1.5660 Hcq. situated at Village Murlipur Gulab, Pargana, Tahsil & District Meerut.
4. Situated at : Village Murlipur Gulab, Pargana, Tahsil & District Meerut.
5. Amount of the Sale Consideration (Bid Price + interest) : Rs. 2,58,81,300/-
6. Valuation for Stamp Duty Purpose : Rs. 6,93,00,000/-
7. Road : No Road.
8. Stamp Duty : Rs. 48,51,000/-
9. Circle Rate for Agriculture Land is 3,40,00,000/- in 200 Mt. Radius Non Agriculture Actives available so that 30% inches is Circle Rate i.e. 4,42,00,000/- per Hec. Stamp Duty duly paid as per Circle Rate.

This DEED OF CONVEYANANCE/CERTIFICATE OF SELL made of this 06th day of June Two Thousand Twenty Three.

BETWEEN V.A.M. RESORTS AND HOTELS PRIVATE LIMITED (IN LIQUIDATION) (PAN No. AABCV5979M) through its Liquidator Mr.



For Shivaya Laminations (P.) Ltd.

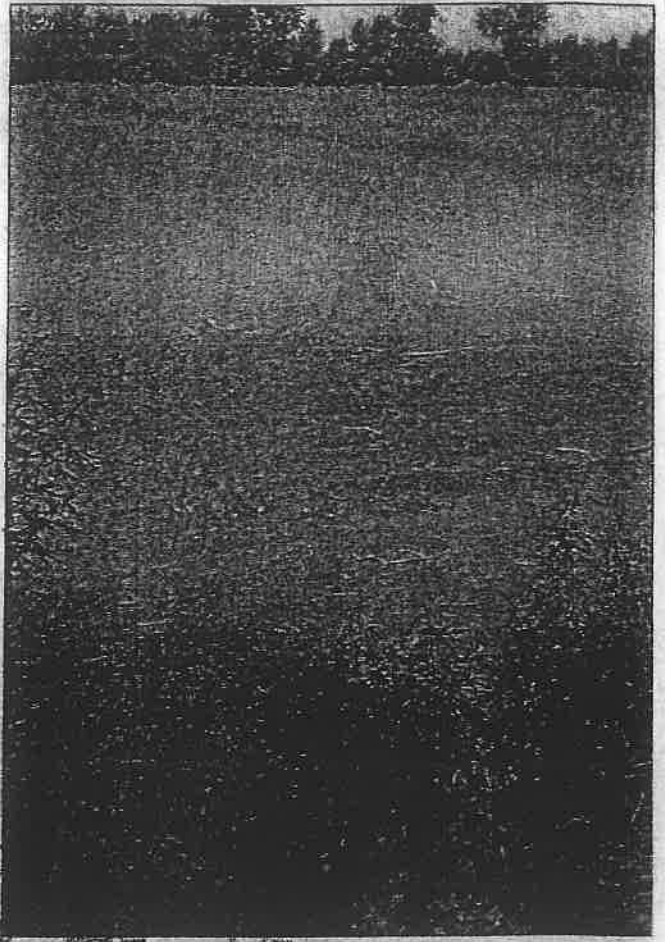
Auth. Signature



Signature



Signature



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(3)

Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

Ashish Singh S/o Shri S. N. Singh R/o Flat No. 901, Tower A-3, Cleo County, Sector 121, Noida, Gautam Budhha Nagar (Mob. No. 9312680896) having IBBI Registration Number IBBI/IPA-002/IP-N00416/2017-18/11230 in exercise of the power conferred under the Section 35 of the Insolvency & Bankruptcy Code 2016 appointed by Hon'ble National Company Law Tribunal, Allahabad through its order dated 05/07/2021 sold the asset (here in after as the code) read with regulation 32 & 33 along with Schedule 1 of the Insolvency & Bankruptcy Board of INDIA (Liquidation Process) Regulation of 2016 (here in after referred to as the "Corporate Debtor") and referred to as the VENDOR (which expression shall unless specifically excluded or repugnant) to the context, be deemed to mean and include it's successors and permitted assigns and also the legal heirs, successors of the said corporate debtors) of the FIRST PART, AND Shivaya Laminations Pvt. Ltd. (PAN No. AAACS5122J & Mob. No. 9358402055) through Director Sh. Rajeev Agarwal S/o Shri Harish Chand Gupta R/o: Madhuban Colony, Bagpat Road Meerut hereinafter called and referred to as the PURCHASER (which expression shall, unless specifically excluded or repugnant to that context, be deemed to mean and include his/her/it's legal heirs, successors and permitted assigns) of the SECOND PART.

WHEREAS V.A.M. RESORTS AND HOTELS PRIVATE LIMITED taken credited facilities from the INDIA BULLS HOUSING FINENCE LTD.(here in after referred to as the Financial Creditor) and V.A.M. RESORTS AND HOTELS PRIVATE LIMITED (hereinafter called the Corporate Debtor (which expression shall, unless, specifically excluded or repugnant to the context, be deemed to mean and include his/her/it's legal heirs, successors and permitted assigns of the said Corporate Debtor).

For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator

For Shivaya Laminations (P.) Ltd.


Signature



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Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

AND WHEREAS, the said borrower has defaulted in repayment of the amount due to the financial creditor, and as such, the financial creditor has made all efforts to recover the loan amount by adopting legal process but the Corporate Debtor has not paid and the Financial Creditor has filed application under section 7 of the Insolvency; and Bankruptcy Code, 2016 (herein after referred to as "Code"); During the Corporate Insolvency Resolution Process, no Expression of Interest received for providing Resolution Plan for the Corporate Debtor and therefore CA No. 310 of 2020 in CP(IB) No. 353/ALD/2018 was filed by the Resolution Professional, for liquidation of the Corporate Debtor. under the Insolvency and Bankruptcy Code, 2016.

Hon'ble NCLT Allahabad Bench after considering facts and circumstances, and by exercising the power under Section 33(1), directed that the corporate Debtor i.e. V.A.M. Resorts and Hotels Pvt. Ltd. shall go into Liquidation and the moratorium declared for the Corporate Debtor under Liquidation shall cease to have effect from pronouncement of this Order. In the same order.

This Adjudicating Authority also appointed Resolution Professional Mr. Ashish Singh, having Registration Number as IBBI/IPA-002/IP-N00416/2017-18/11230, as 'Liquidator' under Section 34(1) of the Code as he is not disqualified as per Section 34(4) of the IBC. The Liquidator was directed to send an intimation to the ROC, Uttarakhand with which the Corporate Debtor Company is registered. The liquidator shall cause public announcement in newspaper by declaring that the Corporate Debtor has gone under liquidation.

For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator



For Sivaya Laminations (P.) Ltd.


Auth. Signature



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Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

The Liquidator shall act as per section 35 of the Insolvency and Bankruptcy Code, 2016 (hereinafter referred as "IBC") subject to direction time to time as may be issued by this Adjudicating Authority.

As per the provisions of the Code and Regulations made there under, Liquidator published the sale notice in two leading newspapers, namely The Times Of India on 24-08-2022 in English Paper Vernacular language newspaper circulated at the place of registered office of the Corporate Debtor.

AND WHEREAS, Liquidator, has all sufficient rights and title under the said Code and Regulations made there under, to sell, convey, transfer the property mentioned in the Scheduled, on behalf of the financial creditor, in order to realize the sale proceeds for distribution to the stakeholders of the Corporate Debtor in priority provided under section 53 of the Insolvency and Bankruptcy Code, 2016 read with Insolvency & Bankruptcy Board of India (Liquidation Process) Regulations, 2016.

AND WHEREAS, in the Public tender/E-Auction held on 30.08.2022, the PURCHASER being the successful auction purchaser of the Scheduled property for an amount of Rs. 2,55,59,800/- (Rupees Two Crore Fifty Five Lakh Fifty Nine Thousand Eight Hundred only) plus interest of Rs. 3,21,500/- (Rupees Three lakh twenty one thousand five hundred rupees) charged at the rate of 12% as per the sale confirmation letter date 30.09.2022 aggregating to Rs. 2,58,81,300/- (Rupees Two Crore Fifty Eight Lacs Eighty One Thousand and Three Hundred Only) and was held as successful bidder in the said Public Tender/Auction Sale and had paid a total sum Rs. 2,55,59,800/- (Rupees Two Carore Fifty Five Lakh Fifty Nine Thousand Eight Hundred only) plus interest of Rs. 3,21,500/- (Rupees Three lakh twenty one thousand five

For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator



For Shivaya Laminations (P.) Ltd.


Auth. Signature



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Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

hundred rupees) charged at the rate of 12% as per the sale confirmation letter date 30.09.2022 aggregating to Rs. 2,58,81,300/- (Rupees Two Crore Fifty Eight Lacs Eighty One Thousand and Three Hundred Only) to the VENDOR/said Corporate Debtor as per the terms of auction and the Liquidator of the/Corporate Debtor had executed and issued a Sale Certificate dated 29.11.2022 in favor of the PURCHASER as per the provisions of the said Code Regulations made there under.

The said Sale Certificate is enclosed herewith as Annexure 'A'. The said sale was conducted on "As is where is. 'as is what is" and whatever there is basis and also subject to the terms and conditions as per the sale notice referred above since complied with.

AND WHEREAS at the request of the successful purchaser, this sale deed is being executed and registered at the cost and expenses of the Purchaser.

NOW THIS DEED OF CONVEYANCE CERTIFICATE SALE WITNESSESTH, that, in pursuance of the action under the said Act and Rules, aforesaid Possession Notice and Sale Notice duly published in two leading newspaper. As per Sale Certificate dated 29.11.2022 and in consideration of Rs. 2,55,59,800/- (Rupees Two Crore Fifty Five Lakh Fifty Nine Thousand Eight Hundred only) plus interest of Rs. 3,21,500/- (Rupees Three lakh twenty one thousand five hundred rupees) charged at the rate of 12% as per the sale confirmation letter date 30.09.2022 aggregating to Rs. 2,58,81,300/- (Rupees Two Crore Fifty Eight Lacs Eighty One Thousand and Three Hundred Only) paid by the purchaser to the Corporate Liquidation Bank Account maintained by the Liquidator as per the provisions of the IBC, 2016 the receipt of which is hereby acknowledged, the Vendor doth hereby conveys, grants, sell, transfer and

For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator

For Shivaya Laminations (P.) Ltd.


Auth. Signature



आवेदन सं०: 202300734037972

विक्रय पत्र

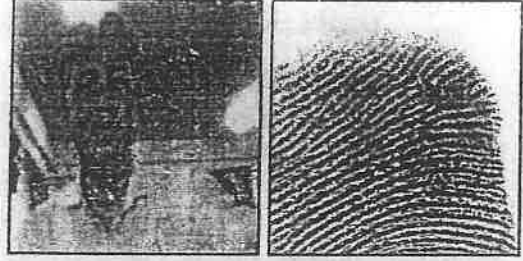
बही सं०: 1

रजिस्ट्रेशन सं०: 7491

वर्ष: 2023

प्रतिफल- 25881300 स्टाम्प शुल्क- 4851000 बाजारी मूल्य - 69300000 पंजीकरण शुल्क - 693000 प्रतिलिपिकरण शुल्क - 60 योग: 693060

श्री वैम रिसोर्ट्स एण्ड होल्टस् प्रा०लि० द्वारा
आशीष सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री एस०एन० सिंह
व्यवसाय: व्यापार
निवासी: फ्लैट नं० 901, टॉवर ए-3, क्लेओ काउंटी, सेक्टर-
121, नोएडा, गौतम बुद्ध नगर।



श्री, वैम रिसोर्ट्स एण्ड होल्टस् प्रा०लि० द्वारा
आशीष सिंह अधिकृत पदाधिकारी/ प्रतिनिधि
ने यह लेखपत्र इस कार्यालय में
दिनांक 06/06/2023 एवं 01:51:00
PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्ष निबंधन यादव
उप निबंधक सदर तृतीय
मेरठ
06/06/2023
लोकेश कुमार .
निबंधक लिपिक
06/06/2023

Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

assigns all the property more fully and particularly described in the Schedule hereunder written, with all amenities easements, advantages, liberties, rights and privileges in any manner appearing thereto and all the estate, right, title, interest, claim demand whatsoever under law to the schedule property hereby granted, conveyed absolutely.

THIS DEED OF CONVEYANCE FURTHER CERTIFICATE SALE WITNESSESTH that the Authorized officer shall not be personally held liable in any way for any defect in the title of the Mortgagor and in respect of the scheduled property hereby conveyed, transferred and sold.

THE VENDOR DOTH HEREBY CONENANT WITH THE PURCHSER AS FOLLOWS:-

That the Corporate Debtor/Vendor hereby confirms that all the provisions of the Insolvency and Bankruptcy Code, 2016 read with Insolvency & Bankruptcy Board of India (Liquidation Process) Regulations, 2016 are complied with and the Liquidator of the Corporate Debtor is competent to transfer, convey, grant the scheduled property on behalf of the said Corporate Debtor under the provisions the said Act and Rules.

That the purchaser shall and may at all times hereafter peacefully and quietly hold, possesses and enjoy the scheduled property and the rights and properties appurtenant thereto and receive all the rights, issues and profits thereof without any lawful eviction interruptions claims or demands whatsoever by the vendor and or the mortgagor or any other persons claiming through or under them.

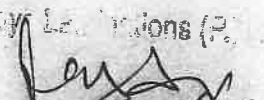
THE PURCHASER DOTH HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:-

For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator



For [Name] (P. [Name])


Auth. Sign



बही सं०: 1

रजिस्ट्रेशन सं०: 7491

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री वैम रिसोर्ट्स एण्ड होल्टस् प्रा०लि० के द्वारा आशीष सिंह, पुत्र श्री एस०एन० सिंह निवासी: फ्लैट नं० 901, टॉवर ए-3, फ्लेओ काउंटी, सेक्टर-121, नोएडा, गौतम बुद्ध नगर।

व्यवसाय: व्यापार

क्रेता: 1



श्री शिवाया लेमिनेशन प्रा०लि० के द्वारा राजीव अग्रवाल, पुत्र श्री स्व० हरीश चन्द गुप्ता

निवासी: 214, मधुबन कॉलोनी, बागपत रोड, शहर मेरठ।

व्यवसाय: व्यापार



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री राजकिरण, पुत्र श्री हरप्रसाद

निवासी: 334, अनूपनगर फाजलपुर, रोहटा रोड, परगना, तहसील, जिला मेरठ।

व्यवसाय: 3

पहचानकर्ता



श्री पवन कुमार, पुत्र श्री स्व० एस०डी० गर्गी

निवासी: 210-आ4, एण्ड एण्ड रोड, मेरठ

व्यवसाय: 3



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

हर्ष वर्धन यादव

उप निबंधक : सदर तृतीय

मेरठ

06/06/2023

लोकेश कुमार

निबंधक लिपिक मेरठ

06/06/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी :

(8)

Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

- ❖ That the scheduled property is purchased on 'As is where is.' As is what is' and & "whatsoever there is basis and also subject to the terms and conditions as per the sale notice referred above since complied with.
- ❖ That the said Authorized officer/ Liquidator shall not be held liable for any of their bonfire acts in exercise of the powers conferred under the said Code and Regulations made there under.
- ❖ That on the basis of this deed the Second Party shall be entitled to get their names mutated in concerned records of concerned department. The first party will always assists the second party in this regard.
- ❖ That the actual peaceful, physical possession of the said property has been delivered by the first party to the second party. The second party shall be entitled to use the said property as they wishes as their own property.

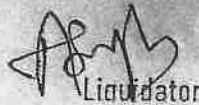
SCHEDULE OF THE PROPERTY

Agricultural land, Khasara No. 318, 319A, 319B, 332, 333, 334 and 340 Area 15660.00 Sqmt i.e. 1.5660 Hcq. situated at Village Murlipur Gulab, Pargana, Tahsil & District Meerut.

IN WITNESS WHEREOF the parties hereto have signed and delivered this presents on the day. Month and year for above written.

RECEIVED from the within named Purchasers the within mentioned Sum of Rs. 2,58,81,300/- (Rupees Two Crore Fifty Eight Lacs Eighty One Thousand and Three Hundred Only) as per memo below:-

For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator



For Shivaya Laminations (P.) Ltd.


Auth. Signature



आवेदन सं०: 202300734037972

बही संख्या 1 जिल्द संख्या 16492 के पृष्ठ 215 से
234 तक क्रमांक 7491 पर दिनांक 06/06/2023 को
रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


हर्ष वर्धन-यादव

उप निबंधक : सदर तृतीय

मेरठ

06/06/2023



प्रिंट करें

Rs.48,51,000/- E-Stamp Certificate No.-IN-UP27108446728114V enclose with this sale certificate.

MEMO OF CONSIDERATION

Sr. No.	Date	Details	Reference/UTR No.	Amount (in Rupees)
1.	26.08.2022	NEFT	SBIN222238712250	23,95,980.00
2.	30.08.2022	NEFT	SBIN222243124719	14,40,000.00
3.	07.10.2022	NEFT	SBIN322280545114	25,00,000.00
4.	07.10.2022	NEFT	SBIN322280549155	25,00,000.00
5.	09.11.2022	RTGS	SBINR52022111114492207	50,00,000.00
6.	14.11.2022	RTGS	SBINR52022111414900736	50,00,000.00
7.	15.11.2022	NEFT	SBIN222320878434	25,00,000.00
8.	15.11.2022	NEFT	SBIN222320882279	25,00,000.00
9.	18.11.2022	RTGS	SBINR52022111815729911	17,23,820.00
10.	20.11.2022	NEFT	SBIN422329527329	3,21,500.00
			TOTAL	2,58,81,300.00

SIGNED AND DELEVERED THE PARTIES.

WITNESSES :-

1. *DTGTA 27*

2. *[Signature]*

In the presence of

For V.A.M Resorts & Hotels Pvt. Ltd.

Mr. Ashish Singh Liquidator Of V.A.M. Resort

and Hotels Pvt. Ltd.

Shivaya Laminations Pvt. Ltd through Director

Sh. Rajeev Agarwal S/o Shri Harish Chand

Gupta R/o: Madhuban Colony, Bagpat Road

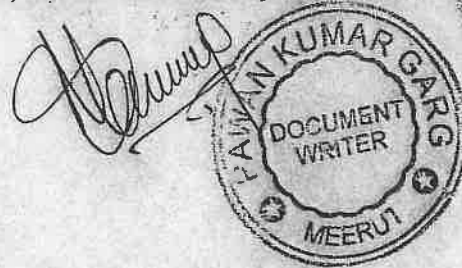
Meerut

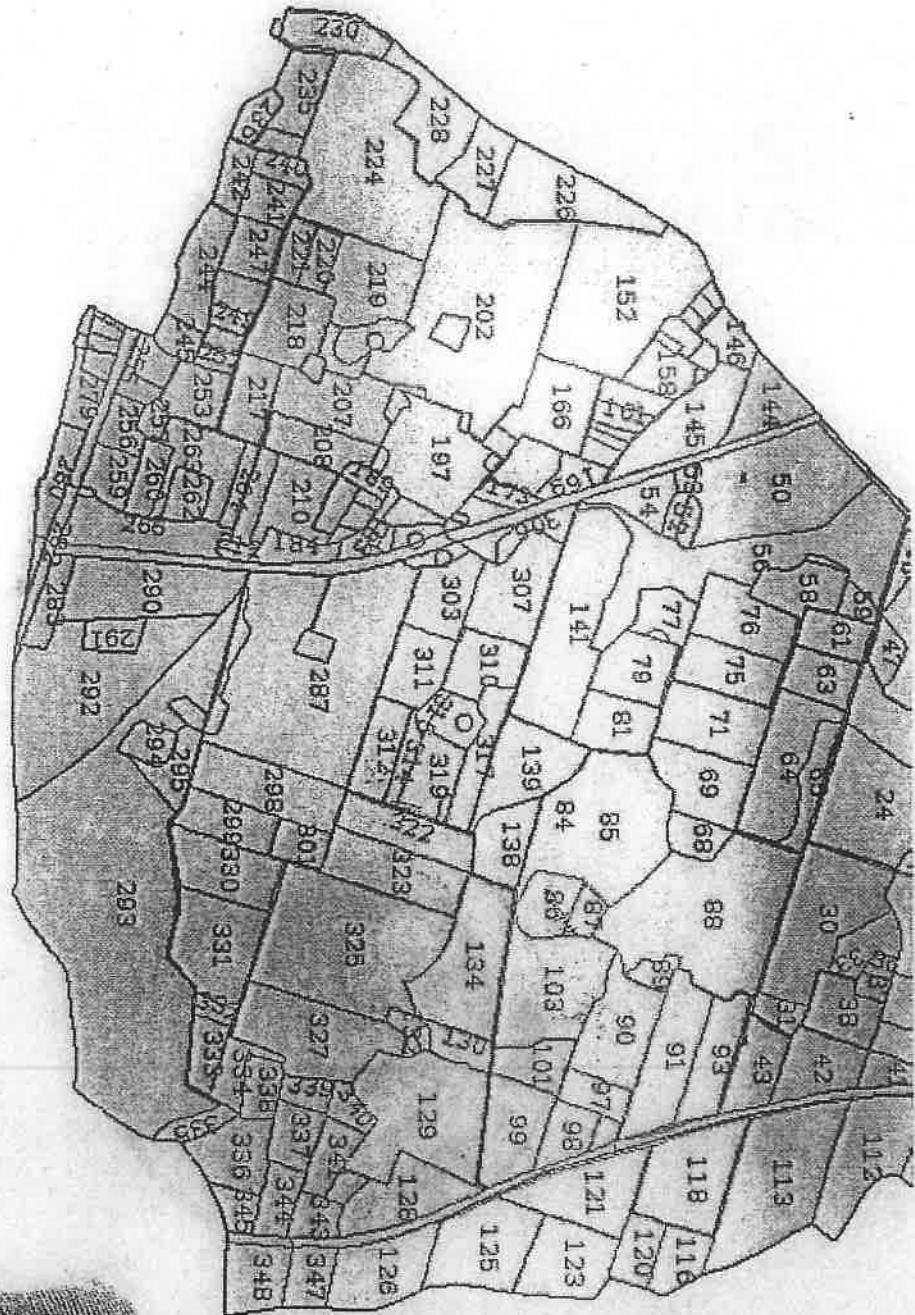
For Shivaya Laminations (P.) Ltd.

SIGNATURE OF THE PURCHASER

[Signature]
Auth. Sign

Drafted by : PAWAN KUMAR GARG, DEED WRITER, MEERUT.






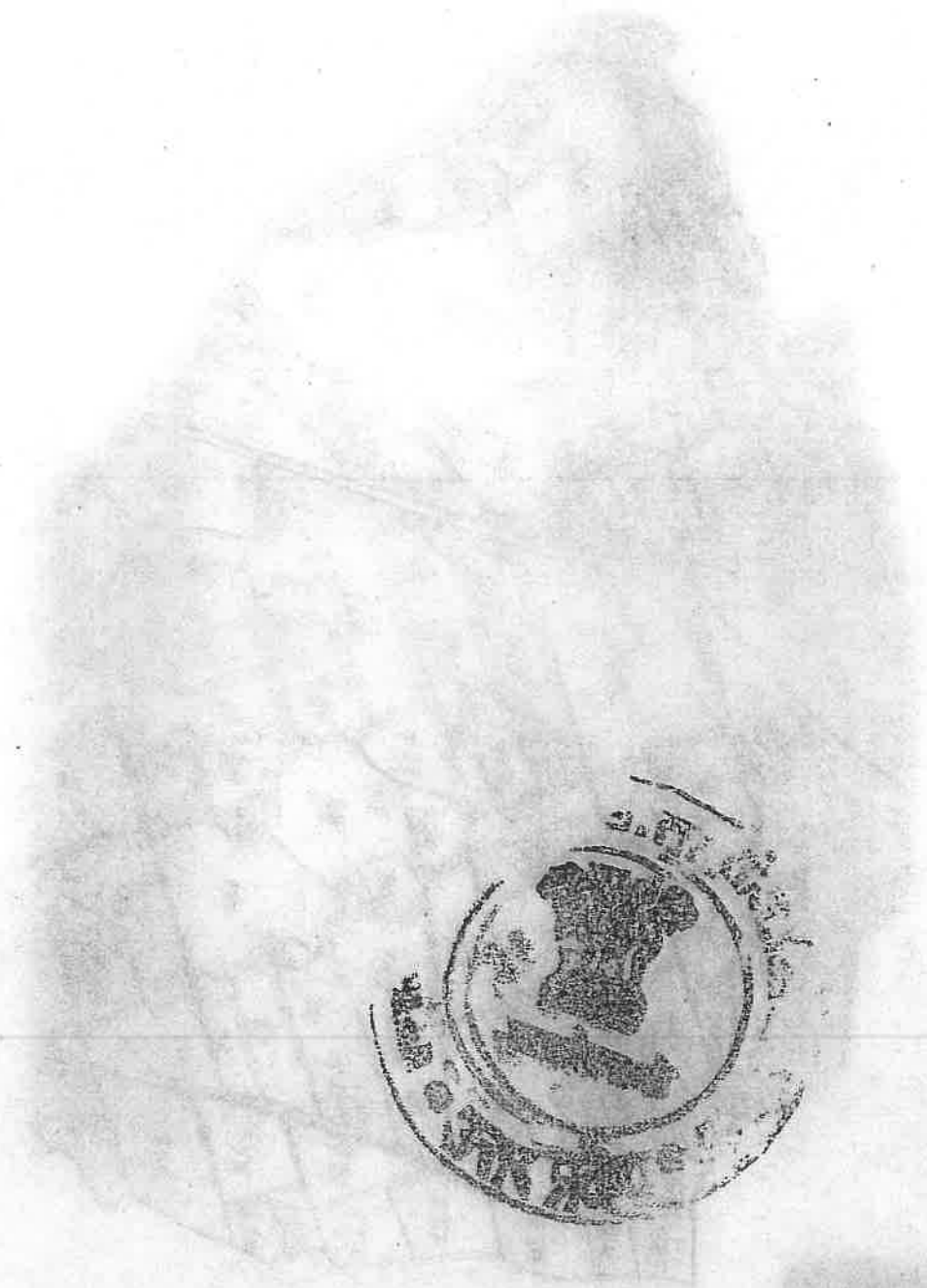
For V.A.M Resorts & Hotels Pvt. Ltd.


Liquidator

For Shivaya Laminations (P.) Ltd.


Sd/- Shivaya Laminations (P.) Ltd.





For VAM Resorts & Hotels Pvt. Ltd.