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રજીસ્ટ્રેશન પહોંચ

T.R. act XVI of 1908, r.5.p.

પહોંચ નંબર: ૪૩૩૯

દસ્તાવેજ નંબર: ૨૭૦૧

દસ્તાવેજ વર્ષ: ૨૦૧૭

તા: ૩

માહે: જુલાઈ

સને: ૨૦૧૭

દસ્તાવેજનો પ્રકાર માલિકી ફેરખત/વેચાણ

અવેજ Rs. ૧૪૮૫૫૬૩૧.૦૦

રજુ કરનારનું નામ Techfab India Industries Ltd

નીચે પ્રમાણે ફી પહોંચી

૩. પૈસા

રજીસ્ટ્રેશન ફી..... ૧૬  
નકલ કરવા ની ફી સાઈડ / કોલીઓ..... ૮  
શેરોની નકલ કરવા માટે ફી..... ૫  
ટપાલ ખર્ચ..... ૦  
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૩  
શોધ અગર તપાસણી.....  
દંડ કલમ-૨૫.....  
કલમ-૩૪ (કલમ-૫૭).....  
નકલ ફી કોલીઓ.....  
ઈન્ડેક્સ-૨ ફી.....  
આ સિવાયની બાબતોની ફી

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કુલ એકંદરે રૂ.

૩૭૧૪૪૩

અંકે રૂપીયા ત્રણલાખ છઠ્ઠોતર હજાર ચારસો તૈતાલીસ પુરા

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

તે રજીસ્ટર દપાલથી મોકલવામાં

આવશે.

નકલ

કચેરીમાં આપવામાં

દસ્તાવેજ રજીસ્ટર પોસ્ટ થી નીચેના સરનામે મોકલશો.

Mumbai



( Rajendrasinh Rathod )

સબ રજીસ્ટ્રાર

Dadra & Nagar Haveli

અગર

રજુ કરનારની સહી

SRO-NIC(G)

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૩/૭/૨૦૧૭

૪:૩૧:૪૦ pm





सत्यमेव जयते

# INDIA NON JUDICIAL Government of Union Territory of Dadra and Nagar Haveli

e-Stamp

Certificate No.

Certificate Issued Date

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount (Rs.)

IN-DN04032590184403P

03-Jul-2017 12:10 PM

SHCIL (FI) dnshcil01/ SILVASSA/ DN-DN

SUBIN-DNDNSHCIL0104062870563006P

TECHFAB INDIA INDUSTRIES LTD

Article Sale Deed

INDL LAND BLDG UNIT-3

S.N:60/4/P,60/3/P,60/P,60/1/P,60/P,60/P,P.N:18,TOTAL 4 H 43

A, KARAJGAM

8,25,00,000

(Eight Crore Twenty Five Lakh only)

IDBI BANK LTD

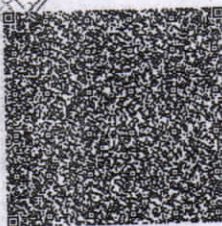
TECHFAB INDIA INDUSTRIES LTD

TECHFAB INDIA INDUSTRIES LTD

29,71,127

(Twenty Nine Lakh Seventy One Thousand One Hundred And

Twenty Seven only)



Please write or type below this line



Amar K. Thakur  
अमर केशव शिव / AMAR KUMAR THAKUR  
उप महा प्रबंधक / Dy. General Manager  
आईडीबी बैंक लिमिटेड  
IDBI BANK LIMITED  
कलकत्ता / KOLKATA - 700029

TECHFAB (INDIA) INDUSTRIES LIMITED  
0004962128

## Statutory Alert:

1. The authenticity of the Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details of the Certificate and as available on the website 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.

AUTHORISED SIGNATORY



**SALE DEED**

THIS SALE DEED is made, entered into and executed on this 03<sup>rd</sup> day of June, 2017 at Silvassa, U.T. of Dadra & Nagar Haveli.

**BETWEEN**

IDBI Bank Ltd., (PAN No. AABCI8842G)(CIN No. L65190MH2004GOI148838) having its address at - NMG, Mumbai Zonal Office, IDBI Tower, 4<sup>th</sup> Floor, Plot No. C-7, G Block, Opposite NSE, Next to SBI, BKC, Bandra (East), Mumbai - 400 051; hereinafter referred to as "**VENDOR**"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators and assigns) through its Authorised Officer **MR. AMAR KUMAR THAKUR**, S/o. LATE KRISHNA CHANDRA THAKUR, Aged about 49 Years, Hindu, Service, Residing at - D-43, Maker Kundan Garden, Juhu Tara Road, Santacruz (West), Mumbai - 400 049; of **ONE**

**PART.**

**AND**

**TECHFAB INDIA INDUSTRIES LIMITED**, (PAN No. AACCT9085H) (CIN No. U17290MH208PLC180678), A company incorporated under the provisions of The Companies Act, 1956; having its registered office at - 712, Embassy Centre, Nariman Point, Mumbai - 400 021; hereinafter referred to as "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its executors, administrators and assigns) through its Authorised Signatory **MR. NARAYAN MAKHIJA**, S/o. Mr. S. R. MAKHIJA, Aged about 51 Years, Hindu, Service, Residing at - E-72, Punarvasu Building, Sector III, Shrushti Complex, Mira Road (East), Thane-401 107; authorised by the Board of Directors in their meeting held on dated 02/05/2017; of **OTHER PART.**

*Amar K. Thakur*  
 AMAR KUMAR THAKUR / AMAR KUMAR THAKUR  
 डी. जे. मॅनेजर / Dy. General Manager  
 आईडीबीआई बैंक लिमिटेड  
 IDBI BANK LIMITED  
 कार्यालय, ई.एम.सी.सी. - 21904

TECHFAB (INDIA) INDUSTRIES LIMITED

*Narayan Makhiya*  
 AUTHORISED SIGNATORY

**WHEREAS** Rishabhdev Technocable Limited had obtained finance facility/ credit facility/loan facility from Vendor and had mortgaged to the Vendor, Industrial Land & Building situated at Unit No. 03, Adinath Complex, Opp. India Oil Corporation, Survey Nos. 60/4/P, 60/3/P, 60/P, 60/1/P, 60/P, 60/P, 60/P, Plot No. 18, totally admeasuring 4 Hectare 43 Are of Village Karajgam, U.T. of Dadra & Nagar Haveli (hereinafter referred to as said property, more particularly described in **schedule** hereunder written) as security for finance facility/ credit facility/loan facility availed by Rishabhdev Technocable Limited from the Vendor .

**AND WHEREAS** Rishabhdev Technocable Limited failed to comply the terms and conditions of credit facilities and made consistent default in repayment of credit facility availed by it from Vendor. Accordingly, loan account of Rishabhdev Technocable Limited was declared as Non- Performing Assets (NPA) by Vendor as per guidelines issued by Reserve Bank of India.

**AND WHEREAS** Vendor herein has initiated action under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "SARFEASI") and Rules made thereunder for recovery of its dues. Accordingly, Demand notice under section 13 of SARFEASI Act, 2002 was issued by Vendor to Rishabhdev Technocable Limited on dated 14/11/2014 to make payment within 60 days and also issued public notice in two leading newspaper. Even after receipt of said notice, Rishabhdev Technocable Limited failed to make payment within 60 days, therefore Vendor herein have taken symbolic possession of said property as per Section 13 (4) of SARFEASI on dated 24/02/2015 and further taken physical possession of said property as per Section 13 (4) of SARFEASI on dated 10/03/2016.

**AND WHEREAS** Authorised officer of Vendor Bank had invited offers from general public through E- Auction under Rule 8 (6) of Security Interest (Enforcement) Rules, 2002 for said property "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis" by issuing public notice in daily

TECHFAB (INDIA) INDUSTRIES LIMITED

अमर कुमार ठाकुर / AMAR KUMAR THAKUR  
एप महा प्रबन्धक / Dy. General Manager  
आईडीबीआई बैंक लिमिटेड  
IDBI BANK LIMITED  
कलकत्ता 700 017, India

AUTHORISED SIGNATORY



local newspaper Navshakti, Free Press Journal & Damanganga Times in its edition dated 20/04/2017. In the said notice, Vendor has kept reserve price for purchase of said property as Rs. 8,24,00,000/- and Rs. 41,00,000/- being earnest money deposit. Further, e-auction of said property was carried out through Service provider M/s. E-Procurement Technologies Ltd. on dated 05/05/2017 from 11.00 A.M. to 1.00 P.M.

**AND WHEREAS** Purchaser participated in said auction and Purchaser was declared as successful bidder by Vendor in respect of auction of said property with the bid amount of Rs. 8,25,00,000/- (Rupees Eight Crore Twenty Five Lac Only).

**AND WHEREAS** on being declared as successful bidder by Vendor, purchaser paid full and final price consideration amount of Rs. 8,25,00,000/- (Rupees Eight Crore Twenty Five Lac Only) to Vendor. Vendor hereby acknowledges the receipt of sum of Rs. 8,25,00,000/- (Rupees Eight Crore Twenty Five Lac Only) being full and final price consideration amount from Purchaser for sell of said property to purchaser through E-Auction held on dated 05/05/2017. Accordingly, vendor through its Authorised officer under SARFEASI Act, 2002 and rules thereunder has issued Sale Certificate to purchaser on dated 22/05/2017, a copy of which is attached hereto as ANNEXURE and has also handed over peaceful, physical and vacant possession of said property to Purchaser. Purchaser hereby acknowledges the receipt of peaceful, physical and vacant possession of said property from Vendor.

**AND WHEREAS** to create title documents in respect of transfer of Said Property in favour of purchaser alongwith proper description of Said Property and to register said sale certificate in the office of Sub-Registrar, DNH, Silvassa by paying proper stamp duty as per the prevailing of laws of U.T. of Dadra & Nagar Haveli, Purchaser has proposed to Vendor to execute present deed and to register the said sale certificate alongwith the recitals and covenants contained herein. Said proposal of purchaser has been accepted by Vendor.

TECHFAB (INDIA) INDUSTRIES LIMITED

AUTHORISED SIGNATORY

*Amar K. Thakur*  
 अमर कुमार ठाकुर / AMAR KUMAR THAKUR  
 सहायक प्रबंधक / Dy. General Manager  
 आईडीबीआई बैंक लिमिटेड  
 IDBI BANK LIMITED  
 ब्रिचगाँव कूट / BKC / Code - 21954

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS**

Pursuant to said E- Auction conducted by Vendor on dated 05/05/2017 in respect of said property on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis", Purchaser herein being highest bidder in said E- Auction in respect of said property for total price consideration of sum of Rs. 8,25,00,000/- (Rupees Eight Crore Twenty Five Lac Only), Purchaser herein paid to Vendor on or before 22/05/2017 sum of Rs. 8,25,00,000/- (Rupees Eight Crore Twenty Five Lac Only (receipt and payment whereof, Vendor do hereby admit and acknowledge) and on receipt of said amount, Vendor do hereby grant, release, convey and assure and confirm unto Purchaser forever all pieces and parcels of Said Property with all right, title and interest connected thereto, on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse basis", more particularly described in Schedule hereunder.

AND Vendor do hereby covenant with Purchaser that at the request and cost of Purchaser do and execute or cause to be done and execute all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for better, further and more perfectly and absolutely granting, conveying and assuring said Property and every part thereof unto and to the use of Purchaser in manner aforesaid as shall or may be required by Purchaser or their counsel in law.

And Vendor do hereby covenant with Purchaser that Vendor had on 28/05/2017 handed over vacant and peaceful possession of said Property more particularly described in schedule hereunder written and Purchaser do hereby acknowledge receipt of possession of said Property.

Vendor further covenant with Purchaser that Purchaser are entitled to use, enjoy and manage said Property as per their choice and Vendor do hereby waive, relinquish, release all rights, interest and claim over said Property in favour of Purchaser.

TECHFAB (INDIA) INDUSTRIES LIMITED

*Ambar K. Tripathi*  
 AMBAR K. TRIPATHI / AMAR KUMAR THAKUR  
 Dy. General Manager  
 IDBI BANK LIMITED  
 Regd. No. / Ena. Code - 21924

*[Signature]*  
 AUTHORISED SIGNATORY



**SCHEDULE**

All that pieces and parcels of N.A. land for Industrial Purpose bearing Survey No. 60P, admeasuring H.0-35 Are, Survey No. 60P, admeasuring H.0-35 Are, Survey No. 60P, admeasuring H.0-35 Are, Survey No. 60/1P, admeasuring H.1-03 Are, Survey No. 60/3P, admeasuring H.1-00 Are, Survey No. 60/4P, Plot No. 18, admeasuring H.1-00 Are of Village- Karajgam, U.T. of Dadra & Nagar Haveli alongwith constructed factory building on Ground Floor, admeasuring 10773.16 Sq. Meters alongwith all the rights, title, interest, licenses, privileges and appurtenances attached thereto.

**ANNEXURE :-** A copy of Sale Certificate is annexed.

THIS SALE DEED CUM SALE CERTIFICATE IS read over and explained to the parties hereto in their vernacular language and after fully understanding them the same in vernacular, they have put and subscribed their respective hands on this deed without any threat or pressure.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first mentioned hereinabove with their own free will and without any force, undue influence and threat.

SIGNED AND DELIEVERED BY  
WITHIN NAMED "VENDOR" IDBI  
BANK LTD. through its  
Authorised officer,  
**MR. AMAR KUMAR THAKUR**

In the presence of

1. Akshat  
2. M D Shah

*Amar K. Thakur*  
**(MR. AMAR KUMAR THAKUR)**

Authorised officer  
IDBI Bank Ltd.

**VENDOR**

SIGNED AND DELIEVERED BY  
WITHIN NAMED "PURCHASER"  
**TECHFAB INDIA INDUSTRIES  
LIMITED** through its Authorised  
officer **MR. NARAYAN MAKHIJA**

In the presence of

1. Akshat  
2. M D Shah

**TECHFAB (INDIA) INDUSTRIES LIMITED**

*Narayan Makhiya*  
AUTHORISED SIGNATORY

**(MR. NARAYAN MAKHIJA)**  
Authorised Signatory  
(TECHFAB INDIA INDUSTRIES  
LIMITED)  
**PURCHASER**



**RECEIPT**

ACKNOWLEDGED TO HAVE BEEN RECEIVED SUM of Rs.  
8,25,00,000/- (Rupees Eight Crore Twenty Five Lac Only) including  
TDS @ 1%; being full and final price consideration amount from  
**TECHFAB INDIA INDUSTRIES LIMITED.**

Silvassa

I, say received

Date :- 03/07/2017

*Amar K. Thakur*  
  
**(MR. AMAR KUMAR THAKUR)**  
Authorised officer  
IDBI Bank Ltd.  
**VENDOR**

Witness :-

1. *[Signature]*

2. *[Signature]* M D Shah



Village = Kavalgum

Total Land = 44300 sq.mtr

Build up land = 10773.16 (Shed Area) @ 60/- 2011

$$FSI = \frac{10773.16}{44300} = 0.243$$

$$CIR = \frac{90.14}{0.243} + 700 \times 0.9$$

$$CR = 371 + 630 = 1001$$

$$\text{Value} = 1001 \times 10773.16 \times 10.76$$

$$\text{Value} = \underline{11,60,35121} \text{ --- (1)}$$

$$\text{Open plot} = 44300 - 10773.16 = 33527$$

$$\text{Value} = 33527 \times 970 = 32521190 \text{ --- (2)}$$

$$T. \text{Value} = 116035121 + 32521190$$

$$T. \text{Value} = \underline{\underline{14,85,56311}}$$

$$\text{Stamp Duty} = \underline{\underline{29,71,127}} \quad 2\%$$

$$\text{Registration Fee} = \underline{\underline{372100}} \text{ --- } 0.25\%$$



**SALE CERTIFICATE**  
(For immovable property)

Whereas

The undersigned being the authorized officer of the IDBI Bank Limited under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest [Act], 2002 (54 of 2002) and in exercise of the powers conferred under section 13 read with rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold on "As is where is", "As is what is & whatever there is" and "without recourse" basis in terms of the Bid Offer, on behalf of the IDBI Bank Limited in favour of TechFab India Industries Limited, the immovable property shown in the schedule below secured by Rishabhdev Technocable Limited in favour of :

- (a) IDBI Bank Limited towards securing the financial facilities in the form of Term Loan (on first charge basis), Working Capital Limits (on second pari passu charge basis) and Working Capital Demand Loan (on second pari passu charge basis) offered by IDBI Bank Limited.
- (b) Bank of Maharashtra towards securing the financial facilities in the form of Working Capital Limits (on second pari passu charge basis) offered by Bank of Maharashtra.

The undersigned acknowledge the receipt of the sale price of Rs 8,25,00,000/- (Rupees Eight Crore Twenty Five Lakh only), in full and hand over the delivery and possession of the scheduled property to TechFab India Industries Limited.

**DESCRIPTION OF THE IMMOVABLE PROPERTY**

Industrial Land & Building situated at Unit No. 03, Adinath Complex, Opp. Indian Oil Corporation, Survey Nos. 60/4/P, 60/3/P, 60/P, 60/1/P, 60/P, 60/P, 60/P, Plot No. 18, Village Karajgam, Tal. Amboli, Silvassa admeasuring 4 Hectare 43 Are.

*Amar K. Thakur*  
(Amar Kumar Thakur)  
Authorised Officer  
IDBI Bank Ltd

Date: May 22, 2017  
Place: Mumbai

एनएमजी, पच्छिम-1, अंचल कार्यालय, आईडीबीआई टॉवर, 4थी मंजिल, प्लॉट सी-7, जी-ब्लॉक, एनएसई के सामने, एसवीआई के पास, बीकेसी, ब्रांडा पूर्व, मुंबई - 400051.  
NMG, West-1 Zonal Office, IDBI Tower, 4th Floor, Plot No. C-7, G Block, Opposite NSE, Next to SBI, BKC, Bandra (East), Mumbai - 400 051.

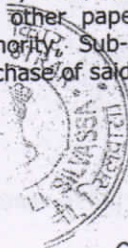
आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ पोट, मुंबई - 400005. वेबसाइट : [www.idbi.com](http://www.idbi.com)  
IDBI Tower WTC Complex Cuffe Parade, Mumbai - 400 005. Website : [www.idbi.com](http://www.idbi.com)

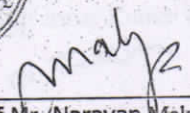


**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TECHFAB INDIA INDUSTRIES LIMITED AT THE BOARD MEETING HELD 11-B, MITTAL TOWER, NARIMAN POINT, MUMBAI ON TUESDAY, 2nd MAY, 2017**

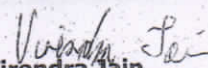
It is decided to confer the authority to Mr. Narayan Makhija, Chief Financial Officer of the Company to attend before the Competent Authorities like sub-register, collectorate, land revenue office etc., regarding the sale deed for purchase of land and factory building at Survey No.60/P,60/3,60/3/P,60/1/P,60/4/P,Village:Karajgam,Taluka, Amboli, Silvassa (DNH) purchased by the Company from IDBI Bank Limited under e-auction on 5<sup>th</sup> May,2017, and also to file and attend to sign all other matters relating to said land and factory building.

"Resolved that Mr. Narayan Makhija, Chief Financial Officer of the Company be and hereby authorized to attend, appear and sign all documents, deeds, agreements and any other paper for and on behalf of the company before the Local Competent Authority, Sub- register office and any other Government Authority in connection with purchase of said land and factory building"



  
(Signature of Mr. Narayan Makhija)

**Techfab (India) Industries Limited**

  
**Virendra Jain**  
Director





CIN: L65190MH2004GOI148838


Date : July 1, 2017

TO WHOM SO EVER IT MAY CONCERN

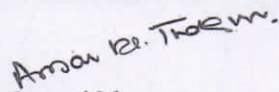
This is to certify that Shri Amar Kumar Thakur, Deputy General Manager/ Authorised Officer (for recovery action under SARFAESI Act) is authorized to exercise the rights of secured creditor under the provision of SARFAESI Act 2002. He is also authorized to sign the affidavit, undertakings and do all such acts and deeds and complete all the required formalities under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)



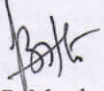
For IDBI Bank Ltd.

  
B.S.P. Murthy  
General Manager  
NMG, Mumbai Zone

Signature of Shri Amar Kumar Thakur

  
Dy. General Manager

Attested by

  
(B.S.P. Murthy)  
General Manager

एनएमजी, आईडीबीआई टॉवर, १ली मंजिल, प्लॉट सी-७, जी ब्लॉक, एन.एस.ई. के सामने, बी.के.सी., बांद्रा (पूर्व), मुंबई - ४०० ०५१.  
NMG, IDBI Tower, 1st Floor, Plot No. C-7, G Block, Opposite NSE, BKC, Bandra (East), Mumbai - 400051.

आईडीबीआई टॉवर, डब्ल्यूटीसी कॉम्प्लेक्स, कफ पारेड, मुंबई - 400 005. वेबसाईट : [www.idbi.com](http://www.idbi.com)  
IDBI Tower, WTC Complex, Cuffe Parade, Mumbai - 400 005. Website : [www.idbi.com](http://www.idbi.com)



प्रारूप 1  
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U17290MH2006PLC180878

2008-2009

मैं इसद्वारा सत्यापित करता हूँ कि निम्नलिखित

TECHFAB (INDIA) INDUSTRIES LIMITED

का पंजीकरण, कानूनी अधिनियम 1956 (1956 का 1) के भाग 9 के अधीन आज किया जा रहा है और यह कानूनी लिमिटेड है।

यह प्रमाण-पत्र आज दिनांक एक अप्रैल दो हजार आठ को मेरे हस्ताक्षर से मुंबई में जारी किया जाता है।



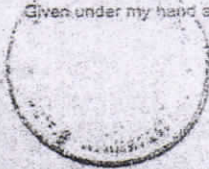
Form 1  
Certificate of Incorporation

Corporate Identity Number : U17290MH2006PLC180878

2008-2009

I hereby certify that TECHFAB (INDIA) INDUSTRIES LIMITED is this day incorporated under Part IX of the Companies Act, 1956 (No. 1 of 1956) and that the company is limited.

Given under my hand at Mumbai this First day of April Two Thousand Eight



(VIJAYA NAGORAO KHANJARE)

सहायक कंपनी रजिस्ट्रार / Assistant Registrar of Companies

महाराष्ट्र, मुंबई  
Maharashtra, Mumbai

कंपनी रजिस्ट्रार के कार्यालय अधिनियम में उपलब्ध पता का है।

Mailing Address as per record available in Registrar of Companies office:

TECHFAB (INDIA) INDUSTRIES LIMITED

712, Embassy Centre, Nariman Point,

Mumbai - 400021,

Maharashtra, INDIA