

ATUL KUMAR KANSAL
REGN NO. IBBI/IPA-001/IP-P00035/2016-17/10088
RESOLUTION PROFESSIONAL
FOR UNIVERSAL BUILDWELL PRIVATE LIMITED
(Appointed by Hon'ble National Company Law Tribunal, New Delhi Bench)
Regd Address:- 3rd Floor, SCO-61, Above Kotak Mahindra Bank Limited, Old Judicial
Complex, Civil Lines, Gurgaon - 122001
Email:- cirp.universal@gmail.com, Phone:- 9899027510

6th February 2020

To,
Mr. Bhupender Singh,
The President,
Owners Welfare Association
Universal Trade Tower,
Sector-49, Sohna Road,
Gurugram -122018 (Haryana)

Dear Sir,

Sub:- Regarding ' Universal Trade Tower': Project of Universal Buildwell Private Limited

Dear Sir,

As you are very well aware that Corporate Insolvency Resolution Process (CIRP) has been initiated in respect of Universal Buildwell Private Limited (corporate debtor) under the provisions of Insolvency and Bankruptcy Code, 2016 by Honourable National Company Law Tribunal, Delhi Bench (NCLT) vide its order number (IB) 456 (ND)/2018 dated 3rd July 2018 with effect from 3rd July 2018 and undersigned has been appointed as resolution professional to manage the assets and affairs of Universal Buildwell Private Limited in accordance with provisions of Insolvency & Bankruptcy Code, 2016.

Further, As per the knowledge gathered from the records and information, the maintenance activities of the building named as 'Universal Trade Tower' was carried out by M/s Universal Facility Management Private Limited, before taking over by you after forming the said Association and presently maintenance services in above named projects are being handled by you.

Further, you must also be aware that suspended directors of Universal Buildwell Private Limited are not traceable and non-bailable warrants in this respect have been issued by Hon'ble NCLT which remains unserved till date.

You must also be aware that some of the properties in the Universal Trade Tower have been sold by the suspended management of the Universal Buildwell Private Limited, multiple

times through Builder Buyer Agreement /Sale Deed and / or Conveyance deed. There are also cases where some of these allotted and sold properties are mortgaged to Banks as well

The above matter of excess sales / multiple sales was reported to Hon'ble NCLT and undersigned filed an application before Hon'ble NCLT for seeking their directions regarding identifying the actual position of ownership including appointment of local commissioner for the same. This application is still pending for adjudication by Hon'ble NCLT.

It has been observed that some persons are undertaking construction / demarcation activities in the building 'Universal Trade Tower'. The same is unlawful pending necessary direction in this regard by Hon'ble NCLT on above mentioned application.

Hence, you are hereby advised not to allow any person to undertake any construction or demarcation activity till the disposal of above mentioned application by Hon'ble NCLT. Further, this matter may be brought into notice to all concerned.

We expect and would appreciate your cooperation in this regard.

With Best Regards,

The image shows a handwritten signature in blue ink, which appears to read 'Atul'. To the right of the signature is a circular blue stamp. The stamp contains the text 'Atul Kumar Kansal' at the top, 'Resolution Professional' at the bottom, and a central emblem with the letters 'AK' and some smaller text.

(Atul Kumar Kansal)

Resolution Professional

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