

CA Atul Kumar Kansal

B.Com, F.C.A.

Insolvency Professional

Regn No.:- IBBI/IPA-001/IP-P00035/2016-17/10088

SCO-61, Third Floor,
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Old Judicial Complex, Civil Lines,
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12th January 2019

To,
The President
Owners Welfare Association of Universal Trade Tower
Sector-49, Sohna Road,
Gurugram -122018 (Haryana)
Email:uttowner@gmail.com

Kind Attention: Sh. Bhupender Chaudhary

Sub: - **Seeking information in the matter of Universal Buildwell Private Limited**

Dear Sir,

As you are aware that, said entity Owners Welfare Association of Universal Trade Tower [hereinafter referred to as 'Association'], was incorporated after the commencement of 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. Copy of the order is attached (Annexure-1). As per the knowledge gathered from the records and information, the maintenance activities of the Tower 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.

As per section 17 of the Code, the powers of the Board of Directors of Universal Buildwell Private Limited stand suspended and such powers shall be vested with the undersigned, Atul Kumar Kansal having IP Registration No:-IBBI/IPA-001/IP-P00035/2016-17/10088 appointed as the Interim Resolution Professional/Resolution Professional.

Now upon enquiring into the affairs of the Company / Corporate Debtor and on the basis of claims received from claimants with respect to Universal Trade Tower, It has been noticed:

1. That some of the properties in the Universal Trade Tower have been sold by the suspended management of the Corporate Debtor, multiple times through Builder Buyer Agreement /Sales Deed and / or Conveyance deed. There are also cases where some of these allotted and sold properties are mortgaged to Bank as also evident



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from the fact that Bankers have put their notice on Ground Floor regarding the same.

2. Recently police officials from EOW Gurgaon also visited our office and the Insolvency Resolution Professional appointed by NCLT and asked about location of Unit No. 519 at Universal Trade Tower and visited fifth floor but could not find the exact location of this unit.
3. Some properties belong to Universal Buildwell Private Limited and / or its directors but we are unable to identify and locate the same on floors, due to un-demarcated space or layout plan of the floor.
4. As per condition 2 of the Conveyance Deeds the commercial space taken over by the purchaser cannot be sub divided and also as per condition no. 5 "commercial space is sold as one unit and the purchaser undertakes not to sub-divide the space or club it with any other space without the written permission of the vendor." This condition is also being violated in many of cases as construction activity is going on in the building and brickwork is done on Ground Floor.

Under the provisions of IBC 2016, Resolution Professional appointed by the National Company Law Tribunal [NCLT] is empowered to call information which is considered necessary and appropriate from any person who is in the possession of information related to corporate debtor. Therefore, in order to ensure the smooth functioning of Corporate Insolvency Resolution Process, following information / documents and details are required;

1. The constitution document of the Association and the name of persons who are in charge of affairs of this Association which has undertaken the maintenance of the building.
2. A statement showing unit-wise and number-wise details, the name of the occupant, contact number and name of concerned person together with the copy of Conveyance deeds and / or any other document which shows the legal ownership or occupation documents in your possession.



3. Details of assets which the Association has taken over without the knowledge of the IRP at the time of takeover of the maintenance activities of the Universal Trade Tower as it may include assets of the Universal Buildwell Pvt Ltd and its subsidiaries. Therefore please provide details of all fixed assets (like generator, cars, bike, bus etc.) in your possession at Universal Trade Tower.
4. Has the Association or any of its member in-charge is in possession of any of the area of the Universal Trade Tower, and if yes, please provide the document showing authority to occupy and use such area.

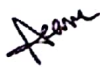
You may recall that on 30th November, 2018 Public Notice was affixed by the undersigned, Resolution Professional, whereby RP had requested the occupants of the building to share documents i.e. Conveyance Deed/ Sales Deed directly from owners. But the same was removed on 1.12.2018 in the morning.

Now, in support of our earlier oral request to seek this information, this letter is issued in writing so that the compliance of the same be made by you to enable the Resolution Professional to apprise the exact status of 'Universal Trade Tower' to the Committee of Creditors and in turn to the Hon'ble National Company Law Tribunal, who appointed the Resolution Professional.

You are hereby directed to submit the all details within next seven days (by 19th January, 2019) at email id cirp.universal@gmail.com.

We would really appreciate your cooperation in this regard.

With Best Regards,



(Atul Kumar Kansal)

Resolution Professional

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Enclosed:-Copy of NCLT Order No. (IB) 456 (ND)/2018 dated 3rd July 2018