

Print

File No: 1453
Government of India
IFCI Ltd
IFCI Tower, 61 Nehru Place
New Delhi

Dated: 14/11/2025

To

Registration Number : IFCIL/R/E/25/00058

Dear Sir/Madam

I am to refer to your Request for Information under RTI Act 2005, received vide letter dated 16/10/2025 and to say that वर्तमान आरटीआई आवेदन का विषय आईएफसीआई की सहायता प्राप्त संस्था के पुराने अभिलेखों से संबंधित है, जिनमें से कुछ लगभग 30 वर्ष पुराने हैं। तदनुसार, वर्तमान आवेदन प्राप्त होने के बाद, उपलब्ध अभिलेखों की सावधानीपूर्वक जाँच की गई और उक्त अभिलेखों से प्राप्त जानकारी के आधार पर, प्रश्नवार उत्तर इस प्रकार है।
The subject matter of the present RTI Application revolves around old records of IFCIs assisted concern, some of which are around 30 years old. Accordingly, after the receipt of the present application, the available records were searched with due care and caution and based on the information retrieved from the said records, the query wise response is as under

1. प्रश्न संख्या 1 के उत्तर में, कृपया ध्यान दें कि अभिलेखों से प्राप्त विवरण के अनुसार, आईएफसीआई को बंधक रखे गए खसरो का विवरण, क्षेत्रफल सहित, मामले में दर्ज एमओई में संलग्न है। एमओई की प्रतियां संलग्न हैं। *In response to query no.1, please note that as per the details extracted from the records, the details of the Khasras mortgaged to IFCI along with the area is enclosed in the MOE recorded in the matter. The copies of the MOE are enclosed.*

2. प्रश्न संख्या 2 के उत्तर में, 2012 में नीलाम किए गए खसरा के विवरण के लिए कृपया टायर एवं ट्यूब प्रभाग के संलग्न एमओई का संदर्भ लें। *In response to query no.2, for details of Khasra auctioned in 2012, please refer to the enclosed MOE of Tyre and Tube Division.*

3. प्रश्न संख्या 3 के उत्तर में, कृपया ध्यान दें कि 2012 में नीलामी द्वारा प्राप्त राशि 1,06,50,000 रुपये थी और 2010 में नीलामी द्वारा मेसर्स टी एच एस्टेट्स को 14.50 करोड़ रुपये प्राप्त हुए थे। *In response to query no.3, please note that the amount realised by auction in 2012 was Rs 1,06,50,000 and amount realised by auction in 2010 to M/s T H Estates was Rs 14.50 crore.*

4. प्रश्न संख्या 4 एवं 5 के उत्तर में, अभिलेखों से प्राप्त जानकारी के अनुसार, आईएफसीआई को बंधक रखे गए खसरो का विवरण पहले ही बिंदु 1 में प्रदान किया जा चुका है। *In response to query no.4 & 5, as per the information retrieved from the records the details of Khasras mortgaged to IFCI have been already been provided in the point 1..*

In case, you want to go for an appeal in connection with the information provided, you may appeal to the Appellate Authority indicated below within *thirty days* from the date of receipt of this letter.

Vijay Kumar Goyal

FAA & Director - Legal

Address: IFCI Tower, 61 Nehru Place New Delhi

Phone No.: 011-41732121

Yours faithfully

(Varinder Malik)

CPIO & AGM-Legal

Phone No.: 011-41732553

Email : varinder.malik@ifcilttd.com

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Name of the Company : Dewan Rubber Industries Limited

Nature of the facilities granted : The Industrial Finance Corporation of India Ltd. IFCI acting as trustees for the debentures of Rs. 500 lakhs privately placed with IDBI.

Date of creation of Mortgage : 13th day of NW 1995. L

MEMORANDUM

the 13th day of November, 1995 Shri V.S. Dewan, a Director L
Dewan Rubber Industries Limited, a company within the meaning
of the Companies Act, 1956 and having its Registered Office at
B. No. 143, Rithani, Delhi-Meerut Road, Meerut- 250001
(hereinafter referred to as "the Company") attended the Delhi
Regional Office of The Industrial Finance Corporation of India
Ltd. at IVth Floor, Core No. 5, Scope Complex, 7, Lodhi Road, New
Delhi- 110 003 (hereinafter called "IFCI") and saw Shri B.B.
Saria, General Manager of IFCI.

The said Shri V.S. Dewan stated that the documents of title,
evidences, deeds and writings more particularly described in
the First Schedule hereunder written (hereinafter called "the
said title deeds") in respect of all the immovable properties
of the company situated at Village Daurala, Tehsil Sardhana,
Distt. Meerut in the State of Uttar Pradesh were deposited on
the 3rd day of Oct. 1994 by way of deposit of Title deeds by
the company with IFCI, IFCI acting for itself and as agent
of :-

- 1) The Industrial Finance Corporation of India Ltd. (hereinafter called IFCI)
- 1) Bank of Baroda (hereinafter called BOB)
- 1) Punjab National Bank (hereinafter called PNB)

in order to create security, by way of joint mortgage by
deposit of title deeds, on the company's all immovable

properties at Village Daurala, Tehsil Sardhana, Distt. Meerut together with the buildings and other structures, fixed plant and machinery, fixtures and fittings, constructed, erected or installed thereon or to be constructed, erected or installed thereon, for securing the due repayment, discharge and redemption by the company to :-

-) IFCI for its Rupee loan of Rs. 100 lakhs and Rs. 362 lakhs and Foreign currency loan of DM 4896000, eq. to Rs. 900 lakhs.
-) BOB for its Rupee loan of Rs. 600 lacs.
-) PNB for its Rupee loan of Rs. 450 lacs.

together with interest, compound interest, additional interest, further interest, liquidated damages, premia, on prepayment or on redemption, costs, charges, expenses and other monies including any increase as a result of devaluation/revaluation/fluctuation in the rates of Foreign Currencies involved payable under their respective Loan Agreements/ Letters of Sanctions/ Memorandum of Terms and Conditions as amended from time to time.

Shri V.S. Dewan on the same day accorded and gave oral consent on behalf of the Company to Shri B.B. Huria of IFCI, IFCI acting for itself and as an agent of IFCI as trustees for debentures to hold and retain the said title deeds, as and by way of mortgage by deposit of title deeds by constructive delivery, on the Company's all immovable properties at Village Daurala, Tehsil Sardhana, Distt. Meerut (more particularly described in the Second Schedule hereunder written) together with all buildings and structures thereon and all plant and machinery attached to the earth or

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permanently fastened to anything attached to the earth
hereinafter collectively referred to as "the said immovable
properties") as security also for the due repayment,
discharge and redemption by the Company to : Industrial
Finance Corporation of India Ltd. acting as Trustees for the
debentures of Rs. 500 lakhs privately placed with IDBI.
together with interest, additional interest, further
interest, liquidated damages, compound interest, premia on
repayment or on redemption, remuneration payable to the
trustees, costs, charges, expenses and other monies payable
under Debentureholders/Trustees in terms of the Subscription
Agreement/Letters of Sanction/ Memorandum of terms and
conditions as amended from time to time.

Whilst giving such oral consent on behalf of the Company Shri
S. Dewan stated that he did so in his capacity as a
Director of the Company with intent to create security on the
said immovable properties as aforesaid.

Shri V.S. Dewan also stated that he was authorised to give
such oral consent pursuant to the resolutions passed by the
Directors of the Company at their meeting held on 9th Dec.
1974 and he furnished a certified copy of the said resolution
to Shri B.B. Huria, and further stated that the said
resolutions were in full force and effect.

The aforesaid oral consent was given by Shri V.S. Dewan on
behalf of the Company in the presence of Shri ISHTIAQ ALI &
Smt. Sankar of IFCI.

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FIRST SCHEDULE

(List of documents of title, evidences, deeds and writings)

Sale Deed dt 18/1/93 executed by Sh. Dalip Singh in favour of the Company.

Sale Deed dt 26/5/93 executed by Sh. Um Prakash and Sh. Shyam Singh in favour of the Company.

Sale Deed dt 13/7/93 executed by Sh. Mahipal Singh in favour of the Company.

Sale Deed dt 19/10/93 executed by Sh. Kanwar Pal Singh in favour of the Company.

Sale Deed dt 22/10/93 executed by Sh. Kalu Singh in favour of the Company.

Sale Deed dt 10/7/93 executed by Sh. Azad Singh and Sh. Chander Pal Singh in favour of the Company.

Sale Deed dt 24/3/93 executed by Sh. Bhopal Singh in favour of Sh. Chander Pal Singh.

Sale Deed dt 31/12/93 executed by Sh. Satpal Singh in favour of the Company.

Consolidation officer's permission dt 24/9/93 for construction of buildings on the factory land and the use of land for industrial activities.

Bunch of revenue records.

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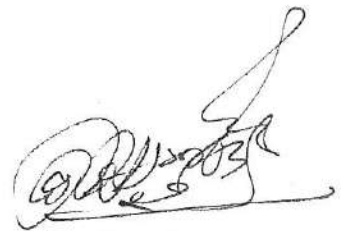
SECOND SCHEDULE

(discription of entire immoveable properties)

All that piece and parcel of free hold land admeasuring 6.3808 Hec of land comprised in Khasra No. 991 P, 995 P, 997, 994, 1006, 1007, 1008 P, 1008, 993, 994, 995, 1006, 1008 P situated at Village Daurala, Tehsil Sardhana, Distt Meerut in the state of Utter Pradesh.

together with all buildings and structures constructed/ to be constructed thereon, plant and machinery attached to the earth or permanently by fastended to anything attached to the earth, fixtures and fittings erected/installed or to be erected/ installed thereon and every part thereof.

Dated this 14th day of November 1995



(B.B. Huria)

IN THE MATTER OF MORTGAGE BY DEPOSIT OF
TITLE DEEDS OF IMMOVABLE PROPERTIES
PERTAINING TO 100% EOU TYRES & TUBES
DIVISION TO SECURE CORPORATE LOAN OF RS.
7.50 CRORES SANCTIONED BY IFCI.

ANNEXURE 'A-26'

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MEMORANDUM OF ENTRY

1. On 25th July 1998, Shri V.S. Dewan, Director of M/s. Dewan Rubber Industries Ltd., a public company incorporated under the Companies Act, 1956, and having its registered office at P.B.No. 143, Rithani, Delhi-Meerut Road, Meerut-250001 (hereinafter called the Company) attended the office of Bank of Baroda at P.B.No. 74, 188, Abu Lane, Meerut Cantt - 250001 and saw Sh. Arvind Sharma, Sr. Manager (Credit) of Bank of Baroda, Bank of Baroda acting for itself and stated that the documents of title evidence deeds and writing more particularly described in the first schedule hereunder written (hereinafter referred to as "100% EOU of tyre & tube title deeds") in respect of the company's immovable properties situated at village Rithani, Distt. Meerut, Meerut relating to the company's 100% EOU tyre and tube division and more particularly described in the second schedule hereunder written were deposited in the year 1992 on 22.09.92 by the company with Bank of Baroda, acting for itself in order to create security by way of mortgage by deposit all title deeds of the company's said immovable properties together with building and structure thereon and all plant and machinery attached to the earth or permanently fastened to anything attached to the earth (hereinafter referred to as "The 100% EOU tyre & tube division immovable properties") for securing due repayment and discharge by the company to Bank of Baroda of Term loan aggregating to Rs. 250,00,000 granted to the company together with interest, additional interest, further interest, liquidated damages, compound interest, premium on repayment and costs charges and expenses and all other money's payable in respect thereof and that the documents and title, evidence deeds and writing more particularly described in second schedule hereunder written.
2. Sh. V.S. Dewan, Director of the Company on the same day accorded and gave oral consent on behalf of the company to Sh. Arvind Sharma, Sr. Manager (Credit), bank of Baroda, to secure corporate loan of Rs. 7.50 crores to hold and retain the said 100% EOU tyre and tube unit title deeds as and by way of mortgage by deposit of title deeds by constructive delivery on the company's said 100% EOU tyre and tube unit immovable properties as security for the due repayment, discharge to IFCI in respect of the principle amount of the corporate loan of Rs. 7.50 crores together with interest cost charges, expenses and other money's payable by the company to the IFCI as stipulated under the loan agreement and other security documents as amended from time to time.



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M/s. Dewan Rubber Industries Ltd.

Director

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3. Whilst giving such oral assent on behalf of the company Sh. V.S. Dewan, Director of the Company, stated that he did so in his capacity as a director of the company with intent to create security by way of mortgages by deposit of title deeds on the said 100% EOU tyre & tube division immovable properties of the company together with all buildings and structures thereon and machineries attached to the earth or permanently fastened to anything attached to the earth to secure the repayment discharge by the company of the said corporate loan together with the interest cost charges expenses and other money's payable to the IFCI under the said corporate loan and other security documents.
4. Sh. V.S. Dewan stated that he was authorised to give such oral assent also pursuant to the resolution passed by the Director of the Company at their meeting held on 24.02.98 and he furnish a certified copy of said resolution to Sh. Arvind Sharma, Sr. Manager (Credit) of Bank of Baroda and further stated that the said resolution were in full force and effect.
5. Sh. V.S. Dewan further stated that the said 100% EOU tyre & tube unit title deeds so deposited were the only documents of title deeds relating to the said 100% EOU tyre & tube immovable properties in any possession, power and control of the company and that the company has a clear and marketable title of the same.
6. The aforesaid oral assent was given by Sh. V.S. Dewan on behalf of the company in lieu of letter of authority given by Sh. D.G. Chaudhary, Dy. General Manager on behalf of IFCI, the lender for the corporate loan vide its letter no. DPO/Gr.III/Legal/98-2735 dt. 14-07-98.

Dated this 25th day of July 1998.

For BANK OF BARODA

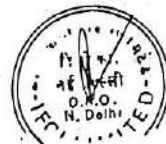
(Arvind Sharma)

(ARVIND SHARMA)
Sr. Manager (Credit)

COPY CERTIFIED

For Director
Director

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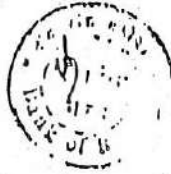


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FIRST SCHEDULE

(List of documents of title, evidences, deeds and writings)

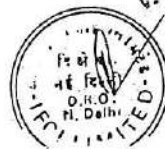
1. Sale Deed dt. 04/06/85 Registered on sl. no. 12453 at bahi no. 1, zild 3140 at page 28 to 30 in favour of the company measuring 190 sq. yds. situated at khasra no.44/2 Village Rithani, Distt. Meerut.
2. Sale Deed dt. 09/04/85 Registered on sl. no. 8847 at bahi no. 1, zild 3030 at page 357 to 359 in favour of the company measuring 1620 sq. yds. situated at khasra no.44/2 Village Rithani, Distt. Meerut.
3. Sale Deed dt. 01/12/84 Registered on sl. no. 1445 at bahi no. III, zild 272 at page 8 to 10 in favour of the company measuring 1815 sq. yds. situated at khasra no.44/2 Village Rithani, Distt. Meerut.



For Ocean Rubber Industries Ltd.

Director

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SCHEDULE ABOVE REFERRED IN

(Description of entire immovable Properties)

All that piece and parcel of free hold land admeasuring 3625 sq. yds. of land comprised in Khasra No. 44/2, 44/2 & 87 situated at Village Rithani, Pargana Tehsil & Distt. Meerut in the State of Uttar Pradesh, together with all buildings and structures constructed/ to be constructed thereon, Plant and Machinnery attached to the earth or permanently fastened to aything attached to the earth, fixtures and fittings erected/installed or to be erected/installed thereon and every part thereof.



For Dewan Rubber Industries Ltd.

[Signature]
Director

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