

**BFFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI**

ORIGINAL APPLICATION NO. 31 OF 2026

IN THE MATTER OF:

HELP ASIA FOUNDATION APPLICANT

Versus

STATE OF UTTAR PRADESH & ORS. RESPONDENTS

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THROUGH

DATE: 13.04.2026

PLACE: NEW DELHI



**STHAVI ASTHANA
ADVOCATE FOR UPSIDA
C-9, SECTOR 50, NOIDA,
UTTAR PRADESH-201303**

(M): 9711116034

(E): STHAVIASTHANA@GMAIL.COM



BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

ORIGINAL APPLICATION NO. 31 OF 2026

IN THE MATTER OF:

HELP ASIA FOUNDATION APPLICANT

Versus

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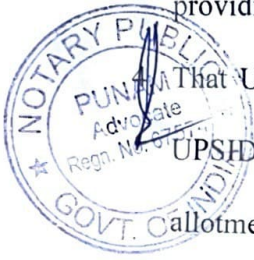
**RESPONSE AFFIDAVIT ON BEHALF OF RESPONDENT NO. 3,
UPSIDA**

I, Rakesh Jha, S/o Sri S S Jha, aged about 59 years, R/o 324 Gaur Saundaryam GNIDA West, G B Nagar, do hereby solemnly affirm and state on oath as under:

1. That I am posted as the Regional Manager, Meerut of the Respondent No. 3, Uttar Pradesh State Industrial Development Authority (hereinafter "UPSIDA"). I say that I am fully conversant with the facts of the case and in the abovementioned capacity am competent and authorized to swear the present Affidavit.
2. That the present OA has been filed alleging large-scale industrial pollution being caused by various industrial units operating in the UPSIDC Industrial Area Massorie Gulawati Road, District Hapur, Uttar Pradesh.

PRELIMINARY SUBMISSIONS

3. That the Answering Respondent, UPSIDA is a public sector undertaking of the State of Uttar Pradesh, spearheading the development of industrial infrastructure in State for the last 56 years. It is a pioneer in the development of industrial areas, having delivered iconic Industrial Areas, Townships & Industrial Parks on more than 42000 acres of land, which house more than 26,000 units, providing direct employment to lakhs of people.



- That UPSIDA is the lessor/licensor of the industrial plots in the UPSIDA Industrial Area Massorie Gulawati road, Hapur. The allotment of plots is made to lessee units for the purpose of setting up lawful industrial activities. The terms and conditions of allotment stipulate that the lessee shall comply with all applicable laws, including environmental laws. It is the responsibility of the individual industrial units to obtain the requisite consent/permissions from the U.P. Pollution Control Board and other authorities and to ensure compliance with the conditions of the same, as well as ensuring that effluents are treated in accordance with the prescribed standards before any discharge.

5. That the details of the plots mentioned in the present O.A. are as follows:

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| Respo ndent No. | Plot no. | Name of Unit | Purpose | Consent (UPPCB) | Status |
|-----------------------|--------------------|---|--------------------------------|---|--------|
| 4. | A-11 & A- 12 | M/s Leena Organics Pvt. Ltd. (Proprietor- Shri Ashu Singhal) A true copy of the letter dated 19.10.2016 for the Permission to transfer of Plot No. A-11 is annexed hereto and marked as Annexure No. 1 A true copy of the letter dated 20.04.2004 for the allotment of Plot No. A-12 is annexed hereto and marked as Annexure No. 2 | Mfg. of Solvents & Thinners | The unit has obtained CTO from UPPCB on 22.10.2022 and 21.08.2015 | |
| 5. | A-6 & A-7 | M/s Asstech Marketing Pvt. Ltd. | Fly Ash Handling | The unit has obtained consent from UPPCB dated | |




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| | | A true copy of the letter dated 04.02.2004 for the allotment of Plot No. A- 6 & 7 is annexed hereto and marked as Annexure No. 3 | | 14.06.2022, valid till 31.03.2027. |
| | D-11 | M/s Aeon Power Pvt. Ltd. (Name changed on 23.07.2013 from M/s Plus Power Pvt. Ltd.) Sublet to M/s Verdeen Chemicals Pvt. Ltd. with permission from UPSIDA dated 23.11.2022. A true copy of the letter dated 29.11.2001 for the allotment of Plot No. D-11 is annexed hereto | Electronic Battery, Dismantling, Recycling And Recovery of Spent Battery | The unit has not provided to UPSIDA any CTO granted in their favour, and therefore, notice dated 07.04.2026 was issued to the unit directing them to provide the same within 15 days failing which proceedings for cancellation of the lease deed would be initiated. The sublettee has obtained CTO from UPPCB on 27.01.2022 |



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| | | | | |
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|  | | <p>and marked as Annexure No. 4</p> <p>A true copy of the permission for name change dated 23.07.2013 is annexed hereto and marked as Annexure No. 5</p> <p>A true copy of the permission for subletting dated 23.11.2022 is annexed hereto and marked as Annexure No. 6</p> | | <p>A true copy of the notice dated 07.04.2026 with regard to plot D-11 is annexed hereto and marked as Annexure No. 7</p> |
| 7. | F-278 | <p>M/s Golden Feeds Industries</p> <p>A true copy of the letter dated 29.04.2015 for the permission to transfer of Plot No. F- 278 is annexed hereto and marked as Annexure No. 8</p> | <p>Pet & Animal Feeds (F-278); Plastic Moulding (F-288)</p> | <p>The unit has obtained CTO from UPPCB dated 08.08.2023, valid till 31.07.2028.</p> |

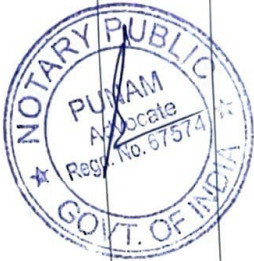
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| 7. | F-287, 288 | Mrs. Satanjala Garg M/s Radha Plastic A true copy of the letter dated 28.11.2013 for the permission to transfer of Plot No. F- 288 is annexed hereto and marked as Annexure No. 9 | All Type of Plastic Moulding Works (Molds Manufacturing) | Certificate of non- polluting unit issued vide letter no. 2630 dated 10.12.2013 from the office of General Manager, District Industries Centre Ghaziabad A true copy of the certificate dated 10.12.2013 is annexed hereto and marked as Annexure No. 10 |
| 8. | F-292 | M/s Sojal Petro Chemicals Industries A true copy of the letter dated 20.04.2019 for the permission to transfer of Plot No. F-292 is annexed hereto and marked as Annexure No. 11 | Mfg. of Thinner, Chemicals & Solvents | The unit has obtained consent from UPPCB dated 14.11.2022, valid till 31.07.2026. |



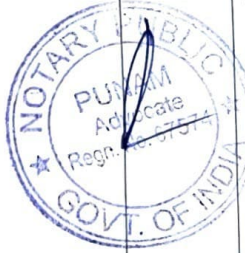
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| 9. | F-325 | Shri Krishan Gopal Aggarwal A true copy of the letter dated 16.04.2013 for the permission to transfer of Plot No. F-325 are annexed hereto and marked as Annexure No. 12 | Various Chemical units | The unit has not provided to UPSIDA any CTO granted in their favour, and therefore, notice dated 07.04.2026 was issued to the unit directing them to provide the same within 15 days failing which proceedings for cancellation of the lease deed would be initiated. A true copy of the notice dated 07.04.2026 with regard to plot F-325 is annexed hereto and marked as Annexure No. 13 |
| 10. | G-196 | M/s Zarchem Agrico Industries A true copy of the letter dated 21.09.2019 for the | Formulation of Agro Chemicals & Mfg. of Mouse Glue Trap | The unit has obtained consent from UPPCB dated 18.09.2022, valid till 31.07.2026. |



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| | | permission to transfer of Plot No. G-196 is annexed hereto and marked as Annexure No. 14 | | |
| 11. | BN-69 to BN-85 & CN-49 to CN-75 | M/s SpaceChem Engineers Pvt. Ltd. A true copy of the letter dated 13.03.2012 for the permission to transfer of Plot No. BN-69 to BN-85 & CN-49 to CN-75 is annexed hereto and marked as Annexure No. 15 | MS Steel Fabrication | The unit has obtained consent from UPPCB dated 29.01.2025, valid till 31.03.2025. |
| 12. | F-22 | M/s Dynamix Extrusions A true copy of the letter dated 09.09.2024 for the permission to transfer of Plot | Cable Mfg. Machine | The unit has not provided to UPSIDA any CTO granted in their favour, and therefore, notice dated 07.04.2026 was issued to the |



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| | | | | |
|-----|------------|--|--|---|
| | | No. F-22 is annexed hereto and marked as Annexure No. 16 | | unit directing them to provide the same within 15 days failing which proceedings for cancellation of the lease deed would be initiated. A true copy of the notice dated 07.04.2026 with regard to plot F-22 is annexed hereto and marked as Annexure No. 17 |
| 12. | F-223, 224 | M/s Hindustan Chemicals A true copy of the letter dated 28.09.2004 for the allotment of Plot No. F-224 is annexed hereto and marked as Annexure No. 18 | Carbon Black, Flyash, Dolomite, Calcite, Chinaclay, Pigments, Plastic Additives, Redoxide. | The unit has not provided to UPSIDA any CTO granted in their favour, and therefore, notice dated 07.04.2026 was issued to the unit directing them to provide the same within 15 days failing which proceedings for cancellation of the |



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| | | | | |
|-----|-----------------|--|---|---|
| | | | | <p>lease deed would be initiated.</p> <p>A true copy of the notice dated 07.04.2026 with regard to plot F-224 is annexed hereto and marked as Annexure No. 19</p> |
| 13. | F-319- F-322 | <p>M/s Lakshmi ChemiProducts Pvt. Ltd.</p> <p>A true copy of the letter dated 16.07.2014 for the permission to transfer of Plot No. F-319, F-320 is annexed hereto and marked as Annexure No. 20</p> <p>A true copy of the letter dated 31.03.2014 for the permission to transfer of Plot No. F-322 is annexed hereto</p> | <p>Mfg. of Thinner, Chemicals Mixing & Packaging, Ethyl Acetate</p> | <p>The unit has not provided to UPSIDA any CTO granted in their favour, and therefore, notice dated 07.04.2026 was issued to the unit directing them to provide the same within 15 days failing which proceedings for cancellation of the lease deed would be initiated.</p> <p>A true copy of the notice dated 07.04.2026 with regard to plot F-319,</p> |

Jan



| | | | | |
|-----|---------------|--|--------------------|---|
| | | and marked as Annexure No. 21 | | F-320 is annexed hereto and marked as Annexure No. 22 A true copy of the notice dated 07.04.2026 with regard to plot F-322 is annexed hereto and marked as Annexure No. 23 |
| 14. | F-379 & F-380 | M/s Jhoomar Namkeen A true copy of the letter dated 01.07.2017 for the permission to transfer of Plot No. F-379 is annexed hereto and marked as Annexure No. 24 A true copy of the letter dated 01.07.2017 for the permission to transfer of Plot No. F-380 is | Food Related Items | The unit has obtained consent from UPPCB dated 15.03.2023, valid till 31.07.2027. |

J

7. That it is respectfully submitted that the allotment/transfer of industrial plots by UPSIDA is made subject to the express condition that the lessee/plot holder obtain the requisite NOC/ consent from UPPCB.

PARA WISE REPLY

8. That Para 1 of the O.A. merits no response.
9. That Para 2 of the O.A. merits no response.
10. That Para 3 of the O.A. merits no response. The Applicant is put to strict proof of the same.
11. That Para 4 of the O.A. merits no response.
12. That Para 5.1 of the O.A. merits no response in view of the submissions made above.
13. That with regard to the contents of Para 5.2 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.
14. That with regard to the contents of Para 5.3 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.



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15. That with regard to the contents of Para 5.4 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.

16. That with regard to the contents of Para 5.5 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.



17. That with regard to the contents of Para 5.6 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.

18. That with regard to the contents of Para 5.7 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.

19. That Para 5.8 of the O.A. is denied in view of the submissions made above.

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20. That with regard to the contents of Para 5.9 of the O.A. it is submitted that the primary role of ensuring compliance with environmental norms is that of regulatory bodies like UPPCB. The answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.

21. That with regard to the contents of Para 5.10 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.



22. That Para 5.11 of the O.A. is denied in view of the submissions made above.

23. That with regard to the contents of Para 5.12 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.

24. That Para 5.13 of the O.A. merits no response.

25. That Para 5.14 of the O.A. merits no response.

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26. That with regard to the grounds raised in Para 6 of the O.A. it is submitted that the answering Respondent shall extend the fullest cooperation with the action taken by the regulatory authorities in the event that any non compliance with environmental laws is found on part of the industrial units in question.

27. That Para 7 of the O.A. merits no response.

28. That Para 8 of the O.A. merits no response.



29. That UPSIDA remains committed to maintaining and developing sustainable and green industrial infrastructure in accordance with environmental laws, and will extend its full cooperation to this Hon'ble Tribunal and the regulatory authorities in addressing the concerns raised in the present O.A.

30. That the above response of Respondent No. 3, is submitted before this Hon'ble Tribunal for its perusal and necessary consideration.

DEPONENT

VERIFICATION

Verified at _____ on this ___ day of _____, 2026 that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

ATTESTED

13.04.26

NOTARY PUBLIC DELHI
GOVT OF INDIA

DEPONENT

**P. State Industrial Development
Corporation Limited**



REGIONAL OFFICE
U.P.S.I.D.C.
C-2, 4th FLOOR, Mahaluxmi Mall
RDC, Raj Nagar, Ghaziabad
Phone : 2821103
Fax : 2822157
Website : www.upsidc.com

Shri Alok Kumar
S/o Shri Madan Parsad
R/o H. No. C-109, Arihant Harmani
Police Station, Indirapuram
Ghaziabad

Ref. No. **3293-87** / SIDC/ROG/Plot No. A-11/MGR / Dated: **19/x/16**

Reg. : Permission for Transfer of Plot No. A-11, Industrial Area M G Road, Hapur.

Dear Sir/Madam,

Please refer to your application dated 03-10-2016 regarding transfer of above noted plot in favour of M/s Leena Organics Pvt. Ltd., Regd. Off.: -H-2, Vijay Chowk Laxmi Nagar, New Delhi-110092 to set up unit of Solvents & Thinners.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @ 10% of present prevailing rate Rs. 3900.00 i.e. Rs. 390.00 per sq. mtrs. on 1419.00 on the following terms & condition:-

1. You Shall clear our Balance dues Rs. 1,51,268.00 towards within 30 days from the date of issuance of this letter
2. The transferee shall deposit the transfer levy amounting to Rs. 5,53,410.00 in lumpsum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. In case stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI from GM (DIC) Ghaziabad.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only when lease deed for the plot has been executed.
8. The Allotment Letter dated 20-04-2004, Lease deed dated 05-10-2007 & Possession dated 02-11-2007 will be surrendered by you within 30 days from the issue of this letter.
9. **The transferee shall pay to the corporation maintenance charges from @ Rs. 40/- per sqmtr per year.**

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee will have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @ 14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

- a) You will have to bring the unit under production after covering 30% of the allotted area within 03 years from the date of this letter. Further time extension shall be considered only on merits of the case and upon payment of time extension fees as applicable from time to time . Presently it is 5% & 10% of premium rate at transfer for 4th years & 5th year respectively and after 5th year 15% per year from the date of transfer in very fast and fast moving areas and 2.5% & 5% of premium rate at transfer for 4th year & 5th year respectively and after 5th year 7.5% per year from the date of transfer in slow moving area.
- b Request for time extension will have to be made by defaulting allottees before the expiry of original/extended period.
- c In case request of time extension is made after the expiry of original / extended period and plot is not cancelled meanwhile then TEF would be payable for the entire period elapsed since expiry of original / extended time limit.
- d In case unit commences production beyond 03 year from the date of transfer or any extended period, then TEF will be payable for minimum period of one year after original /extended period. In case TEF is not paid by the transferee allotment shall be liable for cancellation on the ground of non-payment of TEF or the Corporation shall recover the TEF as arrears of land revenue by issuing RC.
- e TEF shall be payable on one year basis for each year and interest on unpaid TEF would be charged after expiry period and its demand shall be raised in the demand notices.
- f IMPORTANT : It shall be responsibility of transferee to submit necessary proofs for production and get his plot surveyed by Junior Engineer of corporation as soon as he starts production, failing which he shall be liable to deposit further TEF till the time of production activity are substantiated by the Corporation.
11. A no dues certificate from the income tax officer as provided U/S 230 a of the income tax act 1961, will be submitted by you within 30 days from the date of this letter.
12. Any re-constitution/transfer/subletting/change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
13. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
14. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
15. It will be compulsory for the transferee to adopt rain water harvesting system in the building/ factory to be constructed on the plot.



16. Lease Rent shall be payable each year on 1st April in advance till the continuance of lease as per details given below:-

- | | | |
|----|-------------------|--------------------------|
| 1. | For 1st 30 years | Rs. 1.00 Per sqmtr. p.a. |
| 2. | For next 30 years | Rs. 2.50 Per sqmtr. p.a. |
| 3. | For next 30 years | Rs. 5.00 Per sqmtr. p.a. |

The Transferee shall have to pay the service tax @ 15% on lease rent due as per rate applicable from time to time.

17. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the parties requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
18. You will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
19. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation in premium rate is already fixed by the Corporation and fixed by Board of Directors/State of Government.

Please confirm in writing 30 days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL DEV.CORPN.LTD.

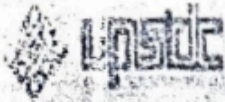

o/c REGIONAL MANAGER

No. _____ /SIDC/ROG/PLOT NO. A-11/MG Road /Date:

Copy to :-

1. M/s Leena Organics Pvt. Ltd., Regd. Off.:-H-2, Vijay Chowk Laxmi Nagar, New Delhi-1100 for information & necessary action please.
2. Incharge(IA), U.P.S.I.D.C. Ltd., A-1/4, Lakhanpur, Kanpur for information please.


o/c REGIONAL MANAGER



Registered A/D

9

U.P. State Industrial Development Corporation Ltd.
(Head Office: - A-1/4, LAKHANPUR, POST BOX NO. 1050, KANPUR - 208024)

Regional Office: - R-13/112, Raj Nagar, Ghaziabad

Ref. No. 275-277 SIDC No 9/A12-MYN Date 20-4-04

Sr. Ashu Singhal
S/O Sri R.P. Singhal
Flat No. 36, Anant Apartments
Plot No.-23, Vasudhara Enclave
Delhi-96

Subject:- Allotment of land in Industrial Area Masoori Gulawti Road, Ghaziabad

Dear Sir,

With reference to your application dated 25-03-2004 for allotment of land in our Industrial Area Masoori Gulawti Road at Ghaziabad we have allotted to you Plot No A-12 our Industrial Area Masoori Gulawti Road at Ghaziabad on the conditions noted below for setting up an industrial unit to manufacture of Solvents & Thinners

1. The area of the Plot is 1419.00 Sq. mtr.
2. The date of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payments will be due on 1st January-2005
- (a) There are constructions of Value of Rs. --- existing on the plot cost of which shall have to be paid by you alongwith reservation money as mentioned in clause 4 below.
4. You shall deposit in this office an amount of Rs. 1,77,375/- Earnest Money of Rs. 1,000/- has been adjusted) towards reservation money in respect of the above plot latest by 19-5-04. This amount (together with Earnest Money) is approximately equal to 25% of the total premium of the plot at provisional rate of Rs. 500.00 per sq. mtr location and corner charge @ Rs. --- per Sq. Mtrs for first five acres and is subject to adjustment according to actual measurement of the plot. If the above amount falls short of the amount equal to 25% of the total premium according to actual measurement the balance will be deposited by you within seven days of the receipt of the demand from us. If the payment are not made as stipulated above this allotment will stand automatically cancelled and the whole amount of Earnest Money deposited by you will stand forfeited to this Corporation, even if the area of the plot either exceeds or is less than the area applied for to the extent of 20% or less of the area applied for. However, if the area of the land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20% of it, the

Earnest Money will not be forfeited if this allotment is not accepted, provided an intimation is sent to us in this respect by the date stipulated above.

Note:- The premium mentioned herein is provisional and is liable to be enhanced in according with the provisions of Lease Deed.

5. The remaining 75% of the provisional premium shall have to be paid by you in ten equal half yearly installments each of which will be due for payment on 1st day of January and 1st day of July each year. The 1st installment of such payment will fall due for payment on 01-01-2005. The second and subsequent installments of premium will fall due on 1st day of July and 1st day of January each year.

An interest @ 15% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and will be payable alongwith installment of premium as stipulated in clause 3 above to a rebate of 2% per annum on payment on or before the prescribed date and if there are no arrears of dues. The amount of the balance premium and the interest due on it from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.

Note:- The Premium mentioned herein is provisional and is liable to be enhanced in accordance with the provisions of Lease Deed.

6. The Stamp duty the registration charges and legal expenses involved in the execution of the lease deed and other agreements from time to time will have to be borne by you.

7. In the event of cancellation of allotment on account of any default on your part, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

- (a) Interest 15% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid and in time or not.

And

- (b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of cancellation.

And

- (c) In the case of constructed sheds allotted by UPSIDC Ltd. 5% of the cost of shed towards depreciation.

The balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

8. In the event of surrender of the allotment, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

- (a) Interest @ 15% per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid) premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

And

- (b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of surrender.

And

- (c) 5% of the cost of shed towards depreciation in the case of constructed sheds allotted by UPSIDC.

The balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

9. The plot has been allotted on as it is basis and where it is leveling etc., if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Ltd. within 30 days from the date of the demands made by this Corporation from the time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 15% p.a. on the amount due.

10.

(a) You will obey and submit to the rules of Municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.

(b) You will establish at your own cost an appropriate and efficient effluent treatment system/plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot of land covered by this letter.

(c) Whenever Municipal Corporation of Board, Cantonment Board, Zila Parishad, Town Area (any) other local bodies (body) take over this Industrial Area of UPSIDC, you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.

(d) In case boiler is to be installed and coal is to be used, you will obtain clearance from the authorities concerned.

(e) You will make appropriate arrangements at you own cost for proper disposal of wastewater produced in your unit.

1. You will apply for and obtain power connection from the local agency/U.P. State Electricity Board as the case may be at your end and cost.

2. Before execution of licence agreement you shall have to:-

(i) Submit valid S.S.I. registration certificate issued by District Industries Centre for the item of manufacturing for which this allotment is made.

(ii) Clear all dues upto the date of executing lease deed as mentioned in clause 3, 4 and 5 of this letter.

(iii) Any other formalities required, if any.

13. You will have to take over possession of the land executing the Lease Deed within 30 days from the date of inviting you to do so or within 3 months from the date of this letter whichever is earlier.

14. The Lease Deed for the Plot (s) will be executed only when.

(a) The factory has been established and commercial production has been commenced to the satisfaction of this Corporation.

OR

(b) The loan has been sanction for the project for which this allotment is being made by the financial institution (requiring creation of mortgage) and the same has assured, in writing, UPSIDC Ltd., for making the lump sum payment of total balance premium of land out of the first disbursement of the sanctioned loan on behalf of the allottee. In the event, we may be able to allow first charge to such institution and transfer to it the original Lease Deed in exchange for registered duplicate copy thereof.

15. The allotment will be cancelled if and when there happens any one of the events mentioned below and the same consequences will follow as stated in clause 7 above.

(a) If your fail to execute Lease Deed and/or take possession of the land as mentioned in clause nos. 11 and 13 within the time stipulated in clause 13 the time being of essence.

OR

(t) If you fail to make payment of interest and / or premium on or before the due date (s) as mentioned in clause 5 of this letter.

15. You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.

17. In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able-bodied persons from the families whose land has been acquired of the said Industrial Area.

18. You shall also be liable to pay maintenance/service charges in addition to other dues as per the demand made by Corporation.

19. The balance premium alongwith stipulated interest will constitute the first charge on the allotted plot till fully paid.

20. You will pay lease rent at the rate of Rs. 2000/- per hectare per year during the first thirty years Rs. 5000/- per hectare per year during the next thirty years after expiry of the first thirty year and Rs. 10000/- per hectare per year during the next thirty years after expiry of the first sixty years.

21. You shall pay to the corporation maintenance charges on the rate prescribed below :

- | | |
|--------------------------|-------------------------|
| a. For year 2002 to 2006 | @ Rs. 4/- per sqm. p.a. |
| b. For year 2006 to 2011 | @ Rs. 6/- per sqm. p.a. |
| c. For year 2012 to 2016 | @ Rs. 8/- per sqm. p.a. |

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and whole be informed to you. You have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentions above, you shall have to bear interest @ 15% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

22. The following fee be due as Time extension fee in case of extension of time beyond two years in very fast moving areas. Time Extension Fee (TEF) shall be charged as per following: -

| | |
|--|--|
| Upto Two Years from the date of Allotment: | Without any extension fee |
| 2 to 3 years | : 2 % of the original premium as TEF |
| 3 to 4 years | : 3 % of the original premium as TEF |
| 4 to 5 years | : 5 % of the original premium as TEF |
| 5 to 6 years | : 7.5 % of the original premium as TEF |


Beyond 6 years extension in exceptional circumstances with the prior approval of M.D. @ 10% of original premium as extension fee.

23. The allottee/lessee will mention in the postal address of his correspondence letter invariable the name of UPSIDC Industrial Area.

24. All the payments to the Corporation should be made only through Bank Draft pay order in favour of UPSIDC Ltd. payable at Ghaziabad No payments in cash or through cheques would be accepted

25. You will utilize minimum 30% area of the plot by covering it by roof/permanent shed within the specified period as contained in the Licence Agreement/Lease Deed, failing which the allotment of the plot (s) will be cancelled.
26. It will be your sole responsibility to get NOC form UPPCB (U.P. Pollution Control Board) and it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U.P. Pollution Control Board rules environmental laws.


Yours faithfully
for U.P. State Industrial Development . Corporation. Ltd


Regional Manager

No. _____ /ROG /SIDC / PLOT NO /SITE Date _____

Copy forwarded for information and necessary action to:-

1. Chief manager (I.A.) U.P. State Industrial Development Corporation Ltd., A-1/4, Lakhanpur, Kanpur.
2. General Manager, District Industries Centre, Ghaziabad.
3. Regional Manager, U.P. Financial Corporation, Ghaziabad.


Regional Manager





Registered A/D

10

U.P. State Industrial Development Corporation Ltd.

(Head Office: - A-1/4, LAKHANPUR, POST BOX NO. 1050, KANPUR - 208024)

Regional Office: - R-13/112, Raj Nagar, Ghaziabad

Ref. No. 1127079 ISIDC PROCs / A627/0GR Date 4/2/4

M/S Ashtech Marketing (P) Ltd.
Shri Shiv Kumar Agarwal (Director)
Shakuntla Bhawan
268, Ram Nagar, Gandhi Nagar,
Ghaziabad

Subject:- Allotment of land in Industrial Area Masoori Gulawti Road, Ghaziabad

Dear Sir,

With reference to your application dated 23-01-2004 for allotment of land in our Industrial Area Masoori Gulawti Road at Ghaziabad we have allotted to you Plot No A-6 & A-7 our Industrial Area Masoori Gulawti Road at Ghaziabad on the conditions noted below for setting up an industrial unit to manufacture of ~~Induction Furnace~~ Fly-Ash Handling System

1. The area of the Plot is 3000.00 Sq. mtr.
2. The date of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payments will be due on 1st January-2004
- (a) There are constructions of Value of Rs — existing on the plot cost of which shall have to be paid by you alongwith reservation money as mentioned in clause 4 below.
4. You shall deposit at this office an amount of Rs 3,56,500/- (Earnest Money of Rs. 1,000/- has been adjusted) towards reservation money in respect of the above plot latest by 05-03-2004. This amount (together with Earnest Money) is approximately equal to 25% of the total premium of the plot at provisional rate of Rs 490.00 per sq. mtr on 2000.00 sq. mtrs & Rs. 450.00 per sq. mtrs on 1000.00 sq. mtrs location and corner charge @ Rs. — per Sq. Mtrs for first five acres and is subject to adjustment according to actual measurement of the plot. If the above amount falls short of the amount equal to 25% of the total premium according to actual measurement the balance will be deposited by you within seven days of the receipt of the demand from us. If the payment are not made as stipulated above this allotment will stand automatically cancelled/and the whole amount of Earnest Money deposited by you will stand forfeited to this Corporation, even if the area of the plot either exceeds or is less than the area applied for to the extent of 20% or less of the area

applied for. However, if the area of the land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20% of it, the Earnest Money will not be forfeited if this allotment is not accepted, provided an intimation is sent to us in this respect by the date stipulated above.

Note:- The premium mentioned herein is provisional and is liable to be enhanced in accordance with the provisions of Lease Deed.

5. The remaining 75% of the provisional premium shall have to be paid by you in ten equal half yearly installments each of which will be due for payment on 1st day of January and 1st day of July each year. The 1st installment of such payment will fall due for payment on 01-07-2004. The second and subsequent installments of premium will fall due on 1st day of July and 1st day of January each year.

An interest @ 15% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and will be payable alongwith installment of premium as stipulated in clause 3 above to a rebate of 2% per annum on payment on or before the prescribed date and if there are no arrears of dues. The amount of the balance premium and the interest due on it from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.

Note:- The Premium mentioned herein is provisional and is liable to be enhanced in accordance with the provisions of Lease Deed.

6. The Stamp duty the registration charges and legal expenses involved in the execution of the lease deed and other agreements from time to time will have to be borne by you.

7. In the event of cancellation of allotment on account of any default on your part, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

- (a) Interest 15% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid and in time or not.

And

- (b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of cancellation.

And

- (c) In the case of constructed sheds allotted by UPSIDC Ltd. 5% of the cost of shed towards depreciation.

The balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

8. In the event of surrender of the allotment, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

- (a) Interest @ 15% per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid) premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

And

- (b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of surrender.

And

- (c) 5% of the cost of shed towards depreciation in the case of constructed sheds allotted by UPSIDC.

The balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the

- amounts paid is less than the amounts to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.
9. The plot has been allotted on as it is basis and where it is leveling etc., if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Ltd. within 30 days from the date of the demands made by this Corporation from the time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 15% p.a. on the amount due.
 10.
 - (a) You will obey and submit to the rules of Municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.
 - (b) You will establish at your own cost an appropriate and efficient effluent treatment system/plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot of land covered by this letter.
 - (c) Whenever Municipal Corporation of Board, Cantonment Board, Zila Parishad, Town Area (any) other local bodies (body) take over this Industrial Area of UPSIDC, you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.
 - (d) In case boiler is to be installed and coal is to be used, you will obtain clearance from the authorities concerned.
 - (e) You will make appropriate arrangements at you own cost for proper disposal of wastewater produced in your unit.
 11. You will apply for and obtain power connection from the local agency/U.P. State Electricity Board as the case may be at your end and cost.
 12. Before execution of licence agreement you shall have to:-
 - (i) Submit valid S.S.I. registration certificate issued by District Industries Centre for the item of manufacturing for which this allotment is made.
 - (ii) Clear all dues upto the date of executing lease deed as mentioned in clause 3, 4 and 5 of this letter.
 - (iii) Any other formalities required, if any.
 13. You will have to take over possession of the land executing the Lease Deed within 30 days from the date of inviting you to do so or within 3 months from the date of this letter whichever is earlier.
 14. The Lease Deed for the Plot (s) will be executed only when.
 - (a) The factory has been established and commercial production has been commenced to the satisfaction of this Corporation.
- OR**
- (b) The loan has been sanction for the project for which this allotment is being made by the financial institution (requiring creation of mortgage) and the same has assured, in writing, UPSIDC Ltd., for making the lump sum payment of total balance premium of land out of the first disbursement of the sanctioned loan on behalf of the allottee. In the event, we may be able to allow first charge to such institution and transfer to it the original Lease Deed in exchange for registered duplicate copy thereof.
 15. The allotment will be cancelled if and when there happens any one of the events mentioned below and the same consequences will follow as stated in clause 7 above.

(a) If you fail to execute Lease Deed and/or take possession of the land as mentioned in clause nos. 11 and 13 within the time stipulated in clause 13 the time being of essence.

OR

(b) If you fail to make payment of interest and / or premium on or before the due date (s) as mentioned in clause 5 of this letter.

16. You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.

17. In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able-bodied persons from the families whose land has been acquired of the said Industrial Area.

18. You shall also be liable to pay maintenance/service charges in addition to other dues as per the demand made by Corporation.

19. The balance premium alongwith stipulated interest will constitute the first charge on the allotted plot till fully paid.

20. You will pay lease rent at the rate of Rs. 2000/- per hectare per year during the first thirty years Rs. 5000/- per hectare per year during the next thirty years after expiry of the first thirty year and Rs. 10000/- per hectare per year during the next thirty years after expiry of the first sixty years.

21. You shall pay to the corporation maintenance charges on the rate prescribed below :

- | | | |
|----|-----------------------|-------------------------|
| a. | For year 2002 to 2006 | @ Rs. 4/- per sqm. p.a. |
| b. | For year 2006 to 2011 | @ Rs. 6/- per sqm. p.a. |
| c. | For year 2012 to 2016 | @ Rs. 8/- per sqm. p.a. |

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and whole be informed to you. You have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentions above, you shall have to bear interest @ 15% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

22. The following fee be due as Time extension fee in case of extension of time beyond two years in very fast moving areas. Time Extension Fee (TEF) shall be charged as per following: -

| | | |
|--|---|--------------------------------------|
| Upto Two Years from the date of Allotment: | : | Without any extension fee |
| 2 to 3 years | : | 2 % of the original premium as TEF |
| 3 to 4 years | : | 3 % of the original premium as TEF |
| 4 to 5 years | : | 5 % of the original premium as TEF |
| 5 to 6 years | : | 7.5 % of the original premium as TEF |

Beyond 6 years extension in exceptional circumstances with the prior approval of M.D. @ 10% of original premium as extension fee.

23. The allottee/lessee will mention in the postal address of his correspondence letter invariable the name of UPSIDC Industrial Area.

24. All the payments to the Corporation should be made only through Bank Draft/pay order in favour of UPSIDC Ltd. payable at Ghaziabad No payments in cash or through cheques would be accepted.
25. You will utilize minimum 30% area of the plot by covering it by roof/permanent shed within the specified period as contained in the Licence Agreement/Lease Deed, failing which the allotment of the plot (s) will be cancelled.
26. It will be your sole responsibility to get NOC form UPPCB (U.P. Pollution Control Board) and it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U.P. Pollution Control Board rules environmental laws.

Yours faithfully
for U.P. State Industrial Development . Corporation. Ltd

Regional Manager

No. _____ /ROG / SIDC / PLOT NO / SITE Date _____

Copy forwarded for information and necessary action to:-

1. Chief manager (I.A.) U.P. State Industrial Development Corporation Ltd., A-1/4, Lakhanpur, Kanpur.
2. General Manager, District Industries Centre, Ghaziabad.
3. Regional Manager, U.P. Financial Corporation, Ghaziabad.

Regional Manager

Gram : UPHEAVYIND

Registered A/D

U. P. State Industrial Development Corporation Limited
Regional Office : R-13/112, Raj Nagar, Ghaziabad

Regional Office:- GHAZIABAD

Ref. No. 8151-52/SIDC-50 Plot No D-11

Dated 29/11/2001

M/S. Plus Power (P) Ltd. (Pvt) Sanghera Jaji
I-86, Govindpuram, Ghaziabad

GHAZIABAD (U.P.)

Sub. :- Allotment of land in Industrial Area MASURI GULAWATHI

Dear Sir,

With reference to your application dated 20/11/2001 for allotment of land in our Industrial Area MASURI GULAWATHI we have allotted to you plot No. D-11 in our Industrial area MASURI GULAWATHI at on the conditions noted below for setting up an Industrial unit to manufacture Electronic & Battery.

1. The area of plot is 1800.00 Sq.mtr. .The precise measurement and the area of the land in the plot is as per site plan attached herewith.
2. The date of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payments will be due on 1st July 2002.

(a) There are constructions of value of Rs. 0.00 existing on the plot, cost of which shall have to be paid by you along-with reservation money as mentioned in clause 4 below.

You shall deposit at this office an amount of Rs. 181,250.00 (Earnest Money of Rs. 1000.00 has been adjusted) towards reservation money in respect of the above plot latest by 28/12/2001. This amount (together with Earnest money) is approximately equal to 25% percent of the total premium of the plot at the provisional rate of Rs. 405.00 per sq.mtr. and locational/Corner char. @ Rs. — sq.mtr. for first five acres and is subject to adjustment according to actual measurement of the plot. If the above amount falls short of the amount equal to 25% percent of the total premium according to actual measurement, the balance will be deposited by you within seven days of the receipt of the demand from us. If the payments are not made as stipulated above this allotment will stand automatically cancelled/and the whole amount of Earnest Money deposited by you will stand forfeited to this Corporation, even if the area of the plot either exceeds or is less than the area applied for to the extent of 20% or less of the area applied for. However, if the area of the land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20% of it, the Earnest Money will not be forfeited if this allotment is not accepted, provided an intimation is sent to us in this respect by the date stipulated above.

The remaining 75 % of the provisional premium shall have to be paid by you in ten equal half yearly instalments each of which will be due for payment on 1st day of January and 1st day of July each year. The first instalment of such payment will fall due for payment on 01/07/2002. The second and subsequent instalments of premium will fall due on 1st day of January and 1st day of July each year. An interest 17% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and will be payable alongwith instalment of premium as stipulated in clause 3 above subject to a rebate of 2% per annum on payment on or before the prescribed date and if there are no arrears of dues. The amount of the balance premium and the interest due on it from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.

NOTE :- The premium mentioned herein is provisional and is liable to be enhanced in accordance with the provisions of Licence Agreement/Lease Deed.

The stamp duty, the registration charges and legal expenses involved in the execution of the Lease Deed and other agreements from time to time will have to be borne by you.

In the event of cancellation of allotment on account of any default on your part, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

(a) Interest @ 17% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid in time or not.

AND

(b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of cancellation.

AND

(c) In the case of constructed sheds allotted by UPSIDC Ltd., 5% of the cost of shed towards depreciation.

The Balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

In the event of surrender of the allotment, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.,

(a) Interest @ 17% per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid) premium from time to time allowing the rebate (in interest)

...ective of the fact whether the payments were made in time or

And

...se and occupation Charges / Lease Deed from the date of allotment till the date of surrender.

And

(c) 5% of the cost of the shed towards depreciation in case of constructed shed allotted by UPSIDC.

The balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amount to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the corporation from you.

9. The plot has been allotted on as it is where it is basis and levelling etc., if any, is to be undertaken by you at expenses. You will pay to the U. P. State Industrial Development Corporation Ltd. within 30 days from the date of the demands made by this Corporation from time to time such recurring fee in the nature of service and / or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 17% p.a. on the amount due.

10. (a) You will obey and submit to the rules of Municipal or authority now existing or hereafter to exist so far as the same relate to the immovable property in the industrial area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.

(b) You will establish at your own cost an appropriate and efficient effluent treatment system/plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/ U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot of land covered by this letter.

(c) Whenever Municipal Corporation or Board Cantonment Board, Zila Parishad, Town Area or (any) other local bodies (body) take over this industrial area of UPSIDC, you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon them by the local body and will abide by the laws rules and direction of the local body.

(d) In case boiler is to be installed and coal is to be used, you will obtain clearance from the authorities concerned.

You will establish an appropriate and efficient effluent treatment plant/system of waste water before it is let out of the factory premises as per norms and specifications of the State Effluent Board and the Board of prevention and control of Water Pollution preferably designed by the National Environmental Engineering Research Institute.

(f) You will make appropriate arrangements at your own cost for proper disposal of waste water produced in your unit.

11. You will apply for and obtain power connection from the local agency/ U.P. State Electricity Board as the case may be at your end and cost.

12. Before execution or licence agreement you shall have to:-
 (i) Submit valid S.S.I. registration certificate issued by District Industries Centre for the item of manufacturing for which this allotment is made.

(ii) Clear all dues upto the date of executing Licence Agreement as mentioned in clause-3,4 and 5 of this letter.

(iii) Any other formalities required, if any.

13. You will have to take over possession of the land executing the Licence Agreement within 30 days from the date of inviting you to do so or within 3 months from the date of this letter whichever is earlier.

14. The Lease Deed for the plot(s) will be executed only when-
 (a) The factory has been established and commercial production has been commenced to the satisfaction of this corporation.

(b) The loan has been sanctioned for the project for which this allotments being made by the financial institution (requiring creation of mortgage) and the same has assured, in writing, UPSIDC Ltd., for making the lumpsum payment of total balance premium of land out of the first disbursement of the sanctioned loan on behalf of the allottee. In the event, we may be able to allow first charge to such institution and transfer to it the original Lease Deed in exchange for registered duplicate copy thereof.

15. The allotment will be cancelled if and when there happens any of the events mentioned below and the same consequences will follow as stated in clause 7 above:-

(a) If you fail to execute Licence Agreement/Lease Deed and/or take possession of the land as mentioned in clause nos. 11 and 13 within the time stipulated in clause 13, the time being of essence.

(b) If you fail to made payment of interest and / or premium on or before the due date(s) as mentioned in clause 5 or this letter.

You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may be hazardous by nature or cause pollution. Your unit should not involve any significant emission of particles and/or gaseous substance in the air.

In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able-bodied persons from the families whose land has been acquired for the purpose of the said industrial area.

19. You shall also be liable to pay maintenance/service charges in addition to other dues as per the demand made by the Corporation.

20. The balance premium alongwith stipulated interest will constitute the first charge on the allotted plot till fully paid.

21. You will pay use and occupation charges/lease rent at the rate of Rs. 2000/-per hectare per year during the first thirty years, Rs. 5000/- per hectare per year during the next thirty years after expiry of the first thirty years and Rs.12000/-per hectare per year during the next thirty years after expiry of the first sixty years. Use and occupation charges are payable till the date lease is granted to you. whereafter lease rent will have to be paid.

22. The allottee/licencee/leasee of UPSIDC Ltd. will mention in the postal address of this correspondence letters invariably the name of UPSIDC industrial area.

23. All the payments to the corporation should be made only through Bank Draft/pay order in favour of UPSIDC Ltd. payable at Kanpur. No payments in case or through cheques would be accepted.

24. You will utilise minimum 30% area of the plot by covering it by roof/permanent shed within the specified period as contained in the Licence Agreement/Lease Deed, failing which the allotment of the plot(s) will be cancelled.

25. It will be your sole responsibility to get NOC from UPPCB (U.P. Pollution Control Board) and if it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act for omissions which may be in contravention to the U.P. Pollution Control Board rules environmental laws.

Yours faithfully,
For U.P. State Industrial Development Corpn. Ltd.

Regional Manager

No...../SIDC-IA/...../Allot/IA.....Plot No.....Dated...

- 1. Chief Manager (IA) UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur
- 2. Chief Manager, District Industries Centre.
- 3. Joint Director of Industries
- 4. Executive Engineer, UPSIDC Ltd.
- 5. Regional Manager, U.P. Financial Corporation.
- 6.
- 7.

Regional Manager

U.P. State Industrial Development Corporation Ltd.,



Regional Office :
C-2, 4th Floor, Maha Luxmi Mall,
RDC, Raj Nagar,
GHAZIABAD(UP)
Tel : 2821103
Fax : 2822157
E-mail : upsidcgzb@gmail.com

M/s Plus Power Pvt Ltd.,
Shri Sanjeev Taygi (Director)
S/o Shri M.S. Tyagi
I-86, Govind Puram
Ghaziabad

संदर्भ संख्या

3849-51 / एसआईडीसी /

108

दिनांक

23/7/13

विषय:- भूखण्ड संख्या- D-11 क्षेत्रफल 1798.00 वर्गमीटर औद्योगिक क्षेत्र मसूरी गुलावटी रोड गाजियाबाद के नाम परिवर्तन के सम्बन्ध में।

महोदय,

कृपया अपने पत्र दिनांक 11-07-2013 का संदर्भ ग्रहण करने का कष्ट करें जिसके द्वारा आपने M/s Plus Power Pvt. Ltd., के स्थान पर M/s Aeon Power Pvt. Ltd., नाम परिवर्तन का अनुरोध किया है।

अतः आवंटी कम्पनी के अनुरोध को स्वीकार करते हुये M/s Plus Power Pvt. Ltd., के स्थान पर M/s Aeon Power Pvt. Ltd., का नाम परिवर्तन की अनुमति निम्नलिखित शर्तों के साथ प्रदान की जाती है:-

1. दिनांक 09-08-2005 को निष्पादित पट्टा विलेख निगम के पक्ष समर्पित करना होगा।
2. M/s Aeon Power Pvt. Ltd., में मूल अंशधारकों को कम से कम 51% अंशधारिता हमेशा अपने पास रखनी होगी अन्यथा निगम की नितियों के अनुसार नियमानुसार लेवी देय होगी। इस आशय का नोटरी से सत्यापित शपथ पत्र इस पत्र की निर्गत तिथि से 30 दिन के अन्दर प्रस्तुत करना होगा।
3. पत्र निर्गत की तिथि से 30 दिन के अन्दर नया पट्टा विलेख निष्पादित करना होगा।
4. लीजरेन्ट, मेन्टीनेन्स चार्ज एवं समय विस्तारण शुल्क के मद में देय धनराशि ₹0 91620 = 00 का भुगतान पत्र निर्गत तिथि से 30 दिन के अन्दर करना होगा।
5. निगम की बिना अनुमति के कोई भी सविधान परिवर्तन/हस्तान्तरण नहीं करेंगे।
6. अन्य समस्त शर्तें पूर्व आवंटन पत्र दिनांक 29-11-2001 के अनुसार पूर्ववत् आप प्रभावी रहेगी।

अतः आपसे अनुरोध है कि पत्र निर्गत तिथि से 07 दिन के अन्दर उक्त शर्तों की लिखित सहमति देने का कष्ट करें अन्यथा उक्त प्रस्ताव वापस ले लिया जायेगा।

भवदीय,

क्षेत्रीय प्रबन्धक

संख्या:- /एसआईडीसी/

दिनांक:-

प्रतिलिपि:-

1. प्रमारी (औ0 क्षे0), उ0 प्र0 रा0 औ0 वि0 नि0 लि0, ए-1/4, लखनपुर, कानपुर को उनके पत्र संख्या-1018 दिनांक 17-07-2013 के क्रम में सूचनार्थ प्रेषित।
2. M/s Aeon Power Pvt. Ltd., R/0 H.O. I-86, Govind Puram, Ghaziabad को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

U.P. State Industrial Development Authority

M/s Aeon Power Pvt., Ltd.,
Regd. Off.- 1147, Momraj Nagar, Meerut Road,
Ghaziabad

UPSIDA

99

REGIONAL OFFICE :
U.P.S.I.D.A.
C-2, 4th Floor, Mahaluxmi Mall,
RDC, Raj Nagar,
GHAZIABAD(UP)
Phone : 2821103
Fax : 2822157
Website : www.upsidc.com
CIN - U26960UP1961SGC002834

Ref. No.

889698 SIDA / 204 / 211 / MW Date 23/11/22

Reg:- Permission for Subletting 1798.00 sqmtr of Plot No. D-11, I.A. Masuri Gulawati Road ,
Hapur.

Dear Sir,

Please refer to your letter dated 10-11-2022 regarding extension of permission for subletting measuring 1798.00 Sq. Mtr. of above noted plot no. D-11 in favour of M/s Verdeen Chemical Pvt. Ltd. for "Mfg. of Dismantling, Recycling & Recovery of Spent Battery" for a period of 05 Years.

In this connection it is to inform you that we have no objection to extend of subletting as described above on the following terms & conditions:-

1. The subletting extension is permitted on 1798.00 sqmtr. for a period of 05 Years w.e.f. 13-06-2023 in favour of M/s Verdeen Chemical Pvt. Ltd..
2. You shall have to pay Subletting charges/Rent @ 2% of the time-to-time prevailing rate of U.P. State Industrial Development Authority per year in advance for the sublet area 1798.00 sq. mtrs. You will deposit the current year rent @ Rs. 98.00 per sq. mtr i.e. 2% of the present prevailing rate (Rs. 4900.00) amounting to Rs. 1,76,204.00. Further you will have to pay GST @ 18% amounting to Rs 31717.00 Total amounting to Rs. 2,07,921.00 or as per rate prevailing on 13-06-2023 for one year before 13-06-2023 for year-2023-24, charge shall be deposited in advance every year.
3. It shall be the sole responsibility of the allottee M/s Aeon Power Ltd., to deposit the subletting charges as above timely every year. Failure to deposit Subletting Charge on due date every year shall attract interest @14% on the amount from the date due or Cancellation of permission.
4. A Tripartite Agreement will have to be executed among UPSIDA, the allottee/leasee and the sublettee, which will contain all the terms & conditions of subletting making the same binding on all the executants. This agreement will ensure that the sublettee M/s Verdeen Chemical Pvt. Ltd. will abide by the conditions of our lease deed and agreement .
5. You shall have to clear all outstanding dues Rs. NIL in respect of above noted plot if any in lump sum within 30 days from the date of issue of this letter.
6. The Lessee shall have to pay GST on Subletting charges due as per rate applicable from time-to-time.
7. All the constructions standing on the plot at present and those raised after this permission shall be deemed to have been raised by the allottee of the plot only, and shall be subject to the provisions of the terms & conditions of the licence agreement/lease deed executed with the allottee.
8. The Stamp duty and registration charges will be borne by the allottee/sub-lettee, as per Government's norms.
9. The Sublettee M/s Verdeen Chemicals Pvt. Ltd. will have to get the NOC/Consent from U.P. Pollution Control Board & provisional SSI from GM (DIC) Hapur and NOC from Fire Department Hapur for additional work before Start of Production.

नोट:- आवंटन एवं आवंटन के पश्चात आवंटी सुविधाओं हेतु उत्तर प्रदेश की Single window portal www.niveshmitra.up.nic.in पर रजिस्टर कर आवेदन करें।

10. The Sublettee shall restrict his activity to the project permitted. In no case the plot shall be used for non-industrial use. In case such a use is being observed on the plot than it will be construed that it is being done in the knowledge and with connivance of allottee/Lessee and accordingly the Lease shall be terminated if the observed non-industrial use is not removed/stopped despite a notice for removal/stopping the same.

You are therefore requested to please confirm in writing within 30 days from the date of receipt of this letter if the above conditions are acceptable to you, failing which this offer will be withdrawn.

Yours faithfully

Digitally signed by RAKESH
JHA
Date: 2022.11.23 15:50:13
+05'30'
RAKESH JHA
REGIONAL MANAGER

No. _____ / SIDA / IA/MGR/Plot No. D-11/ Date:-
CC to : Following for information and necessary action .

1. M/s Verdeen Chemicals Pvt. Ltd. Regd. Off.- DC-86, Avantika, Ghaziabad (U.P.) for information and necessary action at your end please.
2. The In charge (IA), UPSIDA, A-1/4, Lakhanpur, Kanpur-208 024 for information w.r.t. HO Letter No. 2628 Dated 22-11-2022 please.

REGIONAL MANAGER

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण

UPSIDA

क्षेत्रीय कार्यालय, गैरट
कैम्प कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सड़क नं० ०१
जनपद-हापुड
ई-मेल-rmupside@upsida.co.in
rmupsideamserat@gmail.com
GSTIN: 09AAACU1759K1ZZ

M/S AEON POWER PVT. LTD.
SH. SANJEEV TYAGI
I-86, GOVINDPURAM,
GHAZIABAD
MOB. NO.- 9350744969

नोटिस बिना
किसी द्वेष भाव के

संदर्भ संख्या 28

एसआईडीए/आरओएम/

दिनांक 07-04-2026

विषय:- भूखण्ड सं० डी-11, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड, के सम्बन्ध
में।

महोदय,

कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 09.08.2005 को Used
Lead Acid Battery Recycling And Mfg. Of Battery की इकाई लगाने हेतु किया गया
है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी सम्बन्धित
नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई **Consent To
Operate** उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग
द्वारा जारी वैद्य CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना
प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी
में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या

एसआईडीए/आरओएम/

दिनांक

प्रतिलिपि:-प्रभारी(औ० क्षेत्र), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

U.P. State Industrial Development Corporation Limited

Sri Ahmad Hasan
S/o Sri Abdul Rashid
R/o 446, Gali No. 20, Zafrabad,
Seelampur, DELHI-110 053



22

REGIONAL OFFICE :-
C-2, 4th FLOOR, Mahaluxmi Mall
RDC, Raj Nagar, Ghaziabad
Phone : 2821103
Fax : 2822157
Email: upsidcgzb@gmail.com
Website : www.upsidc.com

Ref. No. 445-47 /SIDC/ROG/Plot No. F-278/ MG Road

Dated: 29/04/15

Reg. : Permission for Transfer of Plot No. F-278, Industrial Area, MG Road, Ghaziabad.

Dear Sir,

Please refer to your application dated 24.04.2015 regarding transfer of above noted plot in favour of M/s. Golden Feeds Industries, Partners:-Sri Raveed Ahmad Qureshi & Mohd. Aslam Qureshi, Off.: 224, Avas Vikas Colony, Bulandshahr Road, HAPUR(UP) to set up unit of Pet Feeds & All type of Animal Feeds.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs.3700.00 i.e. Rs. 370.00 Per sq. mtrs. on 600.00 on the following terms & conditions:-

1. You Shall clear our Balance dues Rs. within 30 days from the date of issuance of this letter alongwith @14% w.e.f. Rs. on Rs. on upto the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs. 2,22,000.00 in lumpsum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. **Transfer of plot shall be considered hence forth only when lease deed for the plot has been executed.**
8. The Allotment Letter dated 18.05.2011, Lease Deed Dated 22.07.2011 & Possession Memo Dated 03.09.2011 will be surrendered by you within 30 days from the issue of this letter.
9. The transferee shall pay to the corporation maintenance charges on the rate prescribed below:-

for year 2012 to 2016 @ Rs. 8/- per sqm. p.a.

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee will have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

- 9.a) You will have to bring the unit under production after covering 30% of the allotted area within 03 years (36 months) from the date of this letter. Further Time Extension shall be considered only on merits of the case upon payment of times extension fee as applicable from time-to-time. Presently it is 5% & 10% of premium rate at transfer for 4th & 5th year respectively and after 5th year 15% per year from the date of transfer.

Time Extension after 03 years(36 Months) for one year shall be approved only genuine case and no time extension shall be allowed in any case after expiry of 10 years from the date of transfer.

- b) Request for time extension will have to be made by defaulting allottees before the expiry of original/extended period.
- c) In case request of time extension is made after the expiry of original / extended period and plot is not cancelled meanwhile then TEF would be payable for the entire period elapsed since expiry of original / extended time limit.
- d) In case unit commences production beyond three years (36 Months) from the date of transfer or any extended period, then TEF will be payable for minimum period of one year after original / extended period. In case TEF is not paid by the transferee allotment shall be liable for cancellation on the ground of non-payment of TEF or the Corporation shall recover the TEF as arrears of land revenue by issuing RC.
- e) TEF shall be payable on one year basis for each year and interest on unpaid TEF would be charged after expiry period and its demand shall be raised in the demand notices.
- f) **IMPORTANT** : It shall be responsibility of transferee to submit necessary proofs for production and get his plot surveyed by Junior Engineer of corporation as soon as he starts production, failing which he shall be liable to deposit further TEF as per rules of the Corporation.
10. A no dues certificate from the income tax officer as provided U/S 230 a of the income tax act 1961, will be submitted by you within 30 days from the date of this letter.
11. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
12. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
13. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
14. It will be compulsory for the transferee to adopt rain water harvesting system in the building/ factory to be constructed on the plot.

15. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith Service Tax@14.42% additional :-
- | | | | | |
|----|---------------------|---|----------|--------------------|
| a. | For 1st Years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. |
| c. | For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. |
16. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the parties requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
17. You will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
18. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government.
19. The Transferee will have to submit required Stamp Paper(Non-Returnable) within 30 days of this letter for execution of Lease Deed. On Non-Submission of Stamp Paper, the transfer offer may be withdrawn. Any further transfer will only be considered after execution of Lease Deed as per norms. In case, any demand of Stamp Duty is raised by the Government for previous Allotment/Transfer the same shall be submitted by the transferee, for which he will have to submit an Affidavit to this effect.

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.


REGIONAL MANAGER

No. _____/SIDC/ROG/PLOT NO. F-278/M G Road

Date:

Copy to :-

1. M/s. Golden Feeds Industries, Partners:-Sri Raveed Ahmad Qureshi & Mohd. Aslam Qureshi, Off.: 224, Avas Vikas Colony, Bulandshahr Road, HAPUR(UP) for information and necessary action at your end please.
2. The Dy. Manager (I.A) UPSIDC Ltd., A-1/4, Lakhampur, Kanpur-208 024 for information please.


REGIONAL MANAGER

U.P. State Industrial Development Corporation Limited

Sri Sudhir Chand Garg
S/o Sri Satish Chand Garg
R/o 20, Main Shyam Park,
Sahibabad, GHAZIABAD(U.P)



REGIONAL OFFICE
C-2, 4th FLOOR,
Mahaluxmi Mall
RDC, Raj Nagar
Ghaziabad
Phone : 2821103
Fax : 2822157
Website : www.upsidc.com

Ref. No. 6839-41/SIDC/ROG/Plot No. F-287 & F-288 /MG Road

Dated: 28/11/13

Reg. : Permission for Transfer of Plot No. . F-287 & F-288, Industrial Area M G Road, Ghaziabad.

Dear Sir/Madam,

Please refer to your application dated 21.11.2013 regarding transfer of above noted plot in favour of Mrs Satanjala Garg W/o Sri Ishwar Das Garg R/oHNo.378/2, Ward No. 8B, Tulsī Nagar, Dhuri, Distt.-Sangroor,Pin Code-148 024(PUNJAB) to set up unit of All types of Plastic Moulding Works(Moulds Manufacturing).

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @ 10% of present prevailing rate Rs. 3300.00 i.e. Rs. 330.00 Per on sq. mtrs. 1200.00 on the following terms & condition:

1. You Shall clear our Balance dues Rs. NIL within 30 days from the date of issuance of this letter alongwith@14% w.e.f. .NIL on Rs. NIL on upto the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs. 3,96,000.00 in lumpsum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect.
5. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
6. Transfer of plot shall be considered hence forth only when lease deed for the plot has been executed.
7. The Transfer Letter Dated 02.12.2009, Lease Deed Dated 23.02.2010 & Possession Memo Dated 09.04.2010 will be surrendered by you within 30 days from the issue of this letter.

a

8. The transferee shall pay to the corporation maintenance charges on the rate prescribed below.

for year 2012 to 2016 @ Rs. 8/- per sqm. p.a.

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee will have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @ 14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

- 9.a) The transferee shall have 2 years to start production covering minimum 30 percent of the allotted area failing which the Corporation shall be free to cancel the allotment. Time extension if allowed shall require to deposit time extension fee (TEF) as per prevailing rules and rates. The present rates are-
Upto two year from the date of transfer without any extension fee.

| | |
|--------------------|------------------------------------|
| 2 year to 3 years | 5% of the total cost of the plot. |
| 3 years to 4 years | 10% of the total cost of the plot. |
| 4 years to 5 years | 15% of the total cost of the plot. |

After 10 years time extension will not be permissible at any circumstances.

- b) Request for time extension will have to be made by defaulting allottees before the expiry of original/extended period.
- c) In case request of time extension is made after the expiry of original / extended period and plot is not cancelled meanwhile then TEF would be payable for the entire period elapsed since expiry of original / extended time limit.
- d) In case unit commences production beyond two year from the date of transfer or any extended period, then TEF will be payable for minimum period of one year after original / extended period. In case TEF is not paid by the transferee allotment shall be liable for cancellation on the ground of non-payment of TEF or the Corporation shall recover the TEF as arrears of land revenue by issuing RC.
- e) TEF shall be payable on one year basis for each year and interest on unpaid TEF would be charged after expiry period and its demand shall be raised in the demand notices.
- f) **IMPORTANT :** It shall be responsibility of transferee to submit necessary proofs for production and get his plot surveyed by Junior Engineer of corporation as soon as he starts production, failing which he shall be liable to deposit further TEF as per rules of the Corporation.
10. A no dues certificate from the income tax officer as provided U/S 230 a of the income tax act 1961, will be submitted by you within 30 days from the date of this letter.
11. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
12. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
13. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.

14. It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.
15. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith **Service Tax@12.36%** additional :-
- | | | | | |
|----|---------------------|---|------------|--------------------|
| a. | For Ist Years | : | Rs. 1/- | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50/- | per sq. mtrs. p.a. |
| c. | For next 30 years | : | Rs. 5/- | per sq. mtrs. p.a. |
16. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the parties requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
17. You will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
18. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government .

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,

For U.P.STATE INDL.DEV.CORPN.LTD.


REGIONAL MANAGER

No. _____/SIDC/ROG/PLOT NO. F-287 & F-288/MG Road

Date:

Copy to :-

- Mrs Satanjala Garg W/o Sri Ishwar Das Garg R/oHNo.378/2, Ward No. 8B, Tulsi Nagar, Dhuri, Distt.-Sangroor,Pin Code-148 024(PUNJAB) for information & necessary action please.
- The Incharge (I.A) UPSIDC Ltd., A-1/4, Lakhampur, Kanpur-208 024 for information please.


REGIONAL MANAGER

कार्यालय : महाप्रबन्धक, जिला उद्योग केन्द्र, गाजियाबाद। (192)

पत्रांक

2630

/जि0उ0के0/गा0बाद/2013-14

दिनांक : 10-12-13

अप्रदूषणकारी इकाईयों का प्रमाण-पत्र

प्रमाणित किया जाता है कि M/S. RADHA PLASTIC कार्यस्थल PLOT NO. F-287 & 288 MASURI GULAWATHI ROAD , INDUSTRIAL AREA HAPUR UTTAR PRADESH हेतु एम0एस0एम0ई एक्ट-2006 के अन्तर्गत जारी ई0एम0- पार्ट-1 संख्या 07125 दिनांक 10.12.2013 के क्रम में उ0प्र0 प्रदूषण नियन्त्रण बोर्ड द्वारा जारी शासनादेश सं0 2164/37 ए0आर0एन0/97 दिनांक 03.06.1997 द्वारा जारी 220 इकाईयों के उत्पादों की सूची के क्रमांक 166 पर अंकित उत्पाद PLASTIC & PVC GOOD THROUGH EXTRUCTION/MOULDING (RECYCLING NOT PERMITTED , CASTING FORGING BUFFING ELECTROPLATING NOT PERMITTED) को इकाई के स्थापना हेतु निम्न शर्तों के अन्तर्गत प्रमाण-पत्र जारी किया जाता है:-

- 1-इकाई द्वारा भूमि/ भवन का उपयोग सम्बंधित परियोजना के लिए ही मान्य होगा ।
- 2-इकाई द्वारा उत्पादन प्रक्रिया में जल/ ईंधन का प्रयोग नहीं किया जायेगा एवं किसी भी प्रकार का ध्वनी प्रदूषण नहीं किया जायेगा ।
- 3-इकाई को 5 के0वी0ए0 तक की क्षमता का डी0जी0 सैट ही अनुमन्य है।
- 4-इकाई द्वारा उत्पादन प्रारंभ किये जाने पर इकाई को उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड के नियमों एवं शर्तों (यथा संशोधित) का अनुपालन करते हुये सहमति प्राप्त करना अनिवार्य होगा ।
- 5-इकाई द्वारा किसी अन्य प्रकार का उत्पादन प्रारम्भ करने पर परिवर्तन का संशोधित पत्र प्राप्त करना अनिवार्य होगा ।
- 6- इकाई को उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड के नियमों एवं शर्तों (यथा समय संशोधित) का अनुपालन करना अनिवार्य होगा।
- 7- उपरोक्त शर्तों का उल्लंघन करने पर यह प्रमाण पत्र स्वतः निरस्त समझा जायेगा।



महा प्रबन्धक,
जिला उद्योग केन्द्र,
गाजियाबाद ।

पृ0संख्या :

/तद दिनांक :

प्रतिलिपि क्षेत्रीय अधिकारी, उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड, वसुन्धरा, गाजियाबाद को सूचनार्थ प्रेषित।

महा प्रबन्धक,
जिला उद्योग केन्द्र,
गाजियाबाद

**U.P. POLLUTION CONTROL BOARD
PICUP Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow**

Ref.No. GO2164/37/ARN/97

Date: 3-6-97.

Pursuant to the decision taken by the Government of Uttar Pradesh on 05.2.1997 and subsequent directions issued on 21.2.1997, the U.P. Pollution Control Board hereby notifies for information and clarification to General Public and all persons concerned and affected, thereby, that subject to fulfilment of following conditions, Small Scale industries mentioned in Schedule-I shall be exempted from the restrictions imposed vide publication no.G.O./933/37/96 dated 09.7.1996:-

- 1 All non-obnoxious and non-hazardous small scale industries. (It is clarified that obnoxious and hazardous industries are those using inflammable, explosive, corrosive or toxic substance.)
2. All such small scale industries which are proposed to be located within the prescribed industrial area or in area conforming to the prescribed land use. No Objection Certificate should not be issued in Residential Areas and in areas not conforming to prescribed land use. The land use certificate from the competent authority only, must be obtained before the registration. The responsibility for compliance of conditions of land use certificate will be on the General Manager, District Industries Centre, who will furnish Compliance report, in this regard, to U.P. Pollution Control Board, regularly.

General Manager, District Industries Centre will personally ensure that in municipal limits, the - industries shall be permitted to establish only after the full compliance of prescribed land-use norms/conditions.

3. All such small scale industries, which do not consume any fuel in manufacturing or any subsidiary process or do not emit process emissions and fugitive emissions of a diffused nature. Liquid fuel may be used in the D.G. sets of upto 5 K.V.A., only. It is clarified that in such area/areas, which have been/will be identified as prohibited and restricted area such a Doon- Valley region and Agra-Mathura region i.e. Taj Trapezium zone., no D.G. sets shall be permitted irrespective of their capacity.
4. All such small scale industries, which do not discharge industrial effluent of a polluting nature and have suitable arrangements for disposal and treatment of their sewage/domestic effluent.
5. All such small scale industries which do not undertake any of the following process:-

- Electroplating
- Galvanizing
- Bleaching
- Degreasing, phosphating
- Dyeing
- Pickling, tanning
- Cooling of fibers and Digesting

Desizing of fabric
Unhairing, Soaking, Delimiting and bating of hides

Trimming, pulling, juicing and blanching of fruits and Vegetables.

Stopping and processing of grain
Distillation of alcohol, stillage, evaporation
Slaughtering of animals, rendering of bones, washing of meat
Juice of sugar cane, extraction of sugar, Filtration, Centrifugation,
Distillation Pulp-making, pulp-process and paper making, coking of coal,
washing of blast furnace flue gases
Stripping of oxides
Washing of latex etc.
Solvent extractions
Chemical processing

6. It shall be ensured that the proposed activity does not cause ambient noise to violate the prescribed standards. The responsibility of the District Industries Centre in this respect shall be absolute.
7. Industries which do not satisfy any one of the above criteria from points 1 to 6 or carryout any modification, extension or addition in their industrial processes or operations, resulting in generation of any trade effluent or air pollutant, shall be required to obtain the consent to establish (i.e. No. Objection Certificate from the U.P. Pollution Control Board before their establishment as per provisions of the Water Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act. 1981.

(DR. C.S. BHATT)
MEMBER SECRETARY.

SCHEDULE - I

Some of the Industries that ordinary fall in the non-obnoxious, non-hazardous and non-polluting category subjects fulfilment of all the conditions are as follows:-

1. Atta-Chakkies
2. Rice Mullors
3. Iceboxes
4. Dal Mill
5. Groundnut decortinating (Dry)
6. Chilling
7. Tailoring and garment making
8. Appart making
9. Cotton and Wollen Hosiery
10. Handloom weaving
11. Shoe lace manufacturing
12. Gold and silver thread and sari work

13. Gold and silver smithy (electric heating only)
14. Leather foot wear and leather products, excluding tanning & hide processing.
15. Manufacture of mirror form sheet glass and photo frame
16. Musical instruments manufacturing
17. Sports goods
18. Bamboo and cane products (only dry operations)
19. Card Board and paper products (Paper & Pulp manufacture excluded)
20. Insulation and Other Coated Papers (Paper & Pulp manufacturer excluded)
21. Scientific and Mathematical Instruments
22. Furniture (Wooden and Steel)
23. Assembly of domestic electrical appliances
24. Radio assembling, public address equipment (assembly)
25. Fountain Pens
26. Ploythen, Plastics & PVC Goods (Through Extrusion/Moulding)
27. Surgical gauge & Bandages
28. Railway Sleepers (only concrete)
29. Cotton spinning and weaving
30. Rope (Cotton and plastic)
31. Carpet weaving
32. Assembly of Air coolers
33. Wires, pipes-extruded shapes from metals
34. Automobile repair stations (Dry process)
35. Assembly of Bicycles, baby carriages and other small non-motorized vehicles.
36. Electronics equipment (assembly)
37. Toys
38. Candles
39. Carpentry-excluded saw mill
40. Cold storage (small scale)
41. Restaurants (small)
42. Oil-grinning/expelling (non-hydrogenation and no refining and without boilers)
43. Teas stall
44. Mineralized water
45. Jobbing & Machining
46. Manufacture of steel & suit cases
47. Paper pins & U clip
48. Block making for printing
49. Optical frames
50. Earthen-ware/potteries by electrical heating
51. Plaster of Pans, chalk, crayons
52. Marble cutting and grinding
53. Cement products like gamla, jalee, blocks
54. Dry cleaning
55. Repair of Tyre and Tubes by cold process
56. Paper lamination
57. Small bakery with electric oven
58. Confectionary without furnace (without fuel)

59. Milk collection center and cream separators
60. Spices, baking powder, ice cream powder, custard powder (dry process)
61. Ice cream, kulfi with freezer
62. Noodles, dough product, ban, mango, papad (cold process)
63. Syrups (sherbet)
64. Gram husking
65. Rice Husking
66. Gazak, Gurdani, revadi, namkeen (using electric heating only)
67. Cattle-feed and poultry feeds.
68. Manufacture of biri, cigar, cheroot, zarda, chewing tobacco and allied products (manually)
69. Paper products-stationery, Cones, cups, saucers, plates, envelopes, dolls, toys, printing and publishing of books, computer stationery, card printing (excluding pulp and paper Manufacturing)
70. Book-binding work, diaries
71. Washing powder (manual mixing)
72. Wooden carpentry works-doors, windows, frames, boxes, packing cases & furniture, fixtures, trays, rools, structural and allied products.
73. Bamboo, cans & reed furniture & fixtures and allied products
74. Grass mats & brooms
75. Hosiery garments
76. Readymade garments and tailoring
77. Woolen & cotton carpets, dari (weaving only)
78. Nivar, Tapes, Lads & Other Yarn products (Weaving only)
79. Sheet metal, fabricated & pressed products
80. Metal wire drawing, wiremesh, conduite pipe (cold process only)
81. Bolts, nuts, screws (machining only)
82. Balance (assembling)
83. Steel furniture's safes, vaults, almirah, trunks, drums, tanks, containers, rolling shutters (sheet metal work)
84. Metal chains, hand tools, agricultural implements, general hardware goods (without casting/forging)
85. Electrical motors, alternators (assembling work)
86. Calculating machines & computers (assembling)
87. Water meter, steam meters, electricity meter (assembling work)
88. Mathematics, surveying & drawing instruments
89. Electronic equipments (assembling)
90. Telephone equipment and wireless communication apparatus (assembling)
91. Television, V.C.R. (assembling)
92. Teleprinters (assembling)
93. Electric lamps (assembling)
94. Engineering Job Work
95. Ayurvedic tooth powder
96. Bags, briefcase, suitcase, beddings, purse, belts etc. (by stitching)
97. Footwear (with finish raw material)
98. Musical instruments (assembling)

- 99. Optical & photographic instruments (assembling)
- 100. Orthopedic instruments (assembling)
- 101. Pens & pencils
- 102. Polythene bags etc. using polythene sheet
- 103. Plumbers & fixtures (job work)
- 104. Precision instrument (assembling)
- 105. Rain coats & umbrellas (assembling)
- 106. Handicrafts products
- 107. Watch assembly
- 108. House hold electrical goods (assembling only)
- 109. Automobile parts, accessories (by machining)
- 110. Manufacturing of rickshaw, tonga, bullock carts (hand drawn vehicles assembling only)
- 111. Mechanical toys (assembling)
- 112. Gold and silver work (without bullion refinery work)
- 113. All types of household and agricultural item repair and servicing (job work)
- 114. Imitation Jewellery (without electroplating/polishing)
- 115. Crown Bars, Corks
- 116. Cycle stands
- 117. M.S. Storage Tanks
- 118. Hand locks
- 119. Pen Holders
- 120. Point Brushes & Brushes with Natural Bristles
- 121. Pencil Sharpeners
- 122. Room Coolers
- 123. Round Drums
- 124. Screw Drivers
- 125. Seat Cushions
- 126. Seed Bins
- 127. Tin containers - all types
- 128. Storage Bint-Steel
- 129. Tin tape
- 130. Tricycles
- 131. Umbrellas
- 132. Wheat & Paddy thrashers
- 133. Wheel chair for invalids
- 134. Wick stoves
- 135. Wire gauge, Wire Netting (Metallic)
- 136. Wire Brushes
- 137. Aggarbatti Sticks
- 138. Drinking straw
- 139. Dry Distempers (Without Kiln/furnace)
- 140. File covers, file board & letter pads
- 141. Floor polish
- 142. Gummed paper for stamp
- 143. Hair Oil

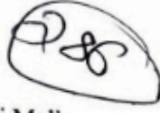
144. Insulation and other coated papers (paper and pulp manufacture excluded)
145. Paper Board cartons
146. Paper Cones
147. Paper Napkin including Tissue Napkins
148. Teleprinter Rolls & Tapes
149. Toilet paper Rols & sheets
150. Tooth paste
151. Stickers Labels and Transfer Labels
152. Tooth Powder
153. Wax coated papers
154. Auto Rubber components & Rubber washers
155. Blow molded plastic containers
156. Compression moulded plastic goods
157. Fountain pen and Ball point pen component
158. Latex Rubber Balloons
159. Nylon Zip Fasteners
160. Optical Frames only serglic
161. Plastic Bottle caps
162. Plastic buttons
163. Plastic Rain-coats and other thermo-welded products
164. P.P. film and all type of co-extruded films for packing
165. Polythlene film & bags (coloured & Printed)
166. Polythene, plastic and PVC goods through extrusion/moulding
167. P.P./HODE BOX strapping
168. Polyster sheets (Manual fabrication but not manufactures)
169. Surgical Gloves
170. Watch Strap P.V.C.
171. Cable drums for ACC & ACSR conductors
172. Wood seasoning plant
173. Teak chest plywood
174. Teak fabricat.
175. Wooden boats (including mechanized)
176. Cotton boltelling and belt lacing
177. Koral Mat
178. Low count cotton yarn
179. Measuring tapes cotton
180. Sanitary towels
181. Stove Wicks
182. Surgical guages and bandages with electrical autoclave
183. Shoe-laces, file-tags and racking material
184. Tarpaulin
185. Woolen cloth knitted
186. Woolen socks knited
187. Woolen falts
188. Woolen gloves.

189. Woolen scarves knitted
190. Woolen vest knitted (woolen winter vests)
191. Woolen under garments knitted
192. Woolen caps Knitted
193. Woolen Mufflers Knitted
194. Woolen Knitted wears (others)
195. Leather footwear and sports goods industries (excluding tanning and hide processing)
196. Staple machine
197. Cuff Links, tie pins
198. Voltage stabilizers
199. Sewing Machines (Assembly)
200. Wire Nails
201. T.V. Antena
202. Printing Press
203. A.C.S. A.C.S.R. conductors
204. Barbed Wire
205. Boot Polish
206. Coir Mattresses (Without boilers)
207. Conduit pipes (Without using any fuel)
208. P.V.C. Cables & Wires
209. Gum Tapes
210. Canvas Goods
211. Metal Clad Switches
212. Rolling Shutters
213. Street Light Fittings
214. Microscopes
215. Safety Pins
216. Tents
217. Diesel Engines Assembly (not in Agra - Mathura Trapezium and Doon Valley Area)
218. RCC Pipes & Fittings
219. PVC Pipes and Fittings
220. Perfumes (Only formulation)

The inclusion of industries in this list is for convenience and in a given case they do not fulfill the criteria as mentioned in 1 to 7 they will be considered for grant of NOC by the U.P. Pollution Control Board.

**ate Industrial
opment Authority**



REGIONAL OFFICE : 
U.P.S.I.D.A.
C-2, 4th Floor, Mahaluxmi Mall,
RDC, Raj Nagar,
GHAZIABAD(UP)
Phone : 2821103
Fax : 2822157
Website : www.upsidc.com
CIN - U26960UP1961SGC002834

M/s Rajhans Engineering Works (Partnership Firm)
Partners:- Shri Rajesh Arora & Shri Rajiv Arora
Off.:- KM-24, Kavi Nagar,
Ghaziabad

Ref. No. 425-427/SIDA/ROG/Plot No. F-292/MG Road

Dated: 20-4-19

Reg. : Permission for Transfer of Plot No. F-292, Industrial Area, MG Road, HAPUR.
Dear Sir,

Please refer to your application dated 13-03-2019 regarding transfer of above noted plot in favour of M/s Sojal Petro Chemicals Industries (Prop.) Shri Sunil Kumar Bansal S/o Late Shri Brij Mohan Bansal R/o A-702, Shastri Nagar, Delhi to set up unit for Mfg. of Thinner Chemicals & Solvents.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @7.5% of present prevailing rate Rs. 3900.00 i.e. Rs. 292.50 Per sq. mtrs. on 600.00 Sq. Mtrs. on the following terms & conditions:-

1. You shall clear our Balance dues Rs. NIL_ within 30 days from the date of issuance of this letter.
2. The transferee shall deposit the transfer levy with interest amounting to Rs. 1,75,500.00 in lump-sum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect, as provision contained in HO No. 1762-64/SIDC/IA-Policy Vol.-15 dated 20.11.2012.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad. You shall also have to obtain NOC from competent Authority regarding proposed project and deposit the same in this office before sanction of Building Plan of the plot.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only on commencement of unit in production on the said plot.

The Transfer Letter dated 14.1.2017, Lease deed dated 22.01.2018 & Possession dated 12.02.2018 will be surrendered by you within 30 days from the issue of this letter.

You will have to pay the Corporation Maintenance Charges Rs. 8.00 per sq. from 01.07.2018 to 30.06.2019. Further Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee shall have to pay to the corporation such maintenance charges accordingly on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

10. You will have to bring the unit under production after covering 30% of the allotted area within 01 year (12 months) from the date of this letter.
11. In support of commencement of unit in production on said plot, following documents shall be submitted by transferee/ Allottee:-
 - (i) Udyog Aadhaar issued by concerned District Industries & Enterprises Promotion Centre.
 - (ii) Meter Ceiling Certificate
 - (iii) Electrical Bills including 1st Electric Bill
 - (iv) Sale-Purchase Bills including 1st Sale/Purchase Bill
 - (v) Sale Tax return receipt.
12. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
13. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDA., Industrial Area.
14. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
15. It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.
16. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith GST@18% additional :-

| | | | | |
|----|---------------------------------|---|----------|--------------------|
| a. | For 1 st Years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. |
| c. | For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. |



The following activities shall have to completed by you from date of issuance of this letter:-

- i) Transferee will have to execute Lease Deed within 60 days.
 - ii) Transferee will have to get Possession of plot just after execution of Lease Deed within 3 days.
 - iii) Transferee will have to get Building Plan sanction within 03 months from the date of Possession.
 - iv) Transferee will have to start construction on just after sanction of Building Plan
 - v) Transferee will have to start production on plot within 01 year form the date of issuance of this letter.
18. The Transferor/Transferee will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
 19. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government.
 20. The Transferee will have to submit required Stamp Paper (Non-Returnable) within 30 days of this letter for execution of Lease Deed. On Non-Submission of Stamp Paper, the transfer offer may be withdrawn. Any further transfer will only be considered after execution of Lease Deed as per norms. Incase, any demand of Stamp Duty is raised by the Government for previous Allotment/Transfer the same shall be submitted by the transferee, for which he will have to submit an Affidavit to this effect.
 22. That the under ground water will not used by you without prior approval of competent authority and you will have to submit an affidavit within 30 days from issuance of this letter for this effect.

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P STATE INDL DEV. AUTH.

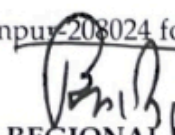

REGIONAL MANAGER

No. _____ /SIDA/ROG/PLOT NO. F-292/MG Road

Date:

Copy to :-

1. M/s Sojal Petro Chemicals Industries (Prop.) Shri Sunil Kumar Bansal S/o Late Shri Brij Mohan Bansal R/o A-702, Shastri Nagar, Delhi for information and necessary action at your end please.
2. The Incharge (IA), UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur-208024 for information Please.


REGIONAL MANAGER



(65)

REGISTERED A.D

U. P. State Industrial Development Corporation Limited

(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR-208 024)

Regional Office :

C-2, 4th Floor, Maha Luxmi Mall, RDC, Raj Nagar, GHAZIABAD(UP)

Tel : 2821103

Fax : 2822157

E-mail : upsidcgzb@gmail.com

Ref. No. 577-79 / SIDC/ROG/IA/ M.G.R/ Plot No. F-325 Date..... 16/4/13

Shri Ashwani Kumar Khurana ✓

Shri K.L. Khurana ✓

E-125, Preet Vihar, Delhi-92

Permission for Transfer of Plot No. F-325, Industrial Area Masuri Gulawati Road , Ghaziabad

Dear Sir / Madam,

Please refer to your Application dated 13.03.2013 regarding the transfer of above noted plot in favour of Shri Krishan Gopal Aggarwal S/o Shri Jai Prakash Aggarwal (Prop.) M/s Gopal Chemical R/o D-471, 1st Floor, Gali No. Govind Puram, Ghaziabad (U.P.) for manufacturing of Various, Chemicals, Sulphur, Organics Manure & Seeds .

In this connection, we are pleased to permit the above said transfer subject to payment of transfer levy @ 10% of Rs. 3200/- i.e. Rs. 320/- per sq.mtr. on 600.00 sq.mts. on the following terms and conditions:-

1. You shall clear our total balance dues amounting to Rs. nil within 30 days from date of this letter alongwith interest @ 14%. w.e.f. — upto the date of payment on Rs. —.
2. The transfer levy amounting to Rs. 1,92,000.00 will be paid by transferee in lump sum within 30 days from the date of this letter.
3. The subdivision fee @ Rs. NIL per sq.mtr. amounting to Rs. NIL will also be paid by you in lump sum along with transfer levy as mentioned above.
4. The transferee shall pay to the corporation maintenance charges on the rate prescribed below:
 - A. For year 2012 to 2016 @Rs. 8.00 per sq.mtr. p.a.

Maintenance charges for subsequent years shall be decided by the Corporation based on the Whole Sale Price Index prevailing in the previous year vis-a-vis the Whole Sale Price Index in the 20th year and would be informed to the transferee. The transferee have to pay to the Corporation such maintenance charges on 1st day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The Corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.
5. The existing Transfer Letter dated 25.07.2007 will be surrendered by you alongwith the possession of above noted plot within 30 days from the date of this letter.
6. A fresh Lease Deed will be executed in favour of the transferee on our new terms & conditions within 60 days from the date of this letter.
7. Any re-constitution without prior approval in writing of this Corporation shall result in automatic cancellation of the allotment.
8. The transferee will submit a definite time bound program for completion of construction and implementation of their project on the aforesaid plot not exceeding two years.
9. The transferee will mention in the postal address of their correspondence letters invariably the name of UPSIDC Ltd., Industrial Area.
10. Lease period shall be allowed to the transferee for the remaining period from the date of original allotment.

9

The following fee due as Time Extension Fee (TEF) in case of extension of time beyond 02 years in Very Fast Moving Areas. Time Extension Fee (TEF) shall be charged as per following:-

| <u>Time</u> | <u>Time Extension Fee (TEF)</u> |
|---------------------------|---------------------------------|
| upto 02 to 03 year | 5% of the total cost of plot. |
| upto 03 to 04 year | 10% of the total cost of plot. |
| upto 04 years to 05 years | 15% of the total cost of plot |

Further time extension will be provided on the payment of TEF as per rules of the corporation only on the reasonable grounds.

12. Lease Rent shall be payable each year on 1st day of April in advance till the continuance lease.

As per details given below :-

| | | | |
|----------------------|---|----------|--------------------|
| a. For 1st 30 years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. |
| c. For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. |

The Transferee shall have to pay the Service Tax on Lease rent due as per rate applicable from the time-to-time.

13. The transferee shall have to establish Rain Water Harvesting System and Plantation at his own cost as per Govt. Norms.
14. The transferee shall have to start production within 2 years from the date of issuance of this letter. In case the production is not started within 2 years time extension will be allowed only in special cases on payment of time extension fee as per prevalent policy of the corporation.
15. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the applicant requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
16. The Transferee will have to submit required stamp paper (non returnable) within 30 days of this letter for execution of lease deed. On non-submission of stamp paper, the transfer offer may be withdrawn. Any further transfer will only be considered after execution of Lease deed as per norms. In case any demand of stamp duty is raised by the Government for previous allotment/transfer the same shall be submitted by the transferee, for which he will have to submit an affidavit to this effect.

Please confirm in writing within 07 (seven) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,

For U.P.STATE INDL.DEV.CORPN.LTD.


REGIONAL MANAGER

Reference No...../SIDC/ROG/IA/ M.G Road /Plot No. F-325, Dated.....

Copy to:

- Shri Krishan Gopal Aggarwal S/o Shri Jai Prakash Aggarwal (Prop.) M/s Gopal Chemical R/o D-471, 1st Floor, Gali No. Govind Puram, Ghaziabad (U.P.) for information and necessary action please.
- The Incharge (IA) U.P.S.I.D.C. Ltd., A-1/4, Lakhanpur, Kanpur w.r.t. his letter no. 46 dated 09.04.2013 for information please.


REGIONAL MANAGER

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण

SRI KRISHAN GOPAL AGGARWAL
D-471, 1st FLOOR,
GALI No.-11,
GOVINDPURAM,
GHAZIABAD
MOB. NO.- 8375013067

UPSIDA

नोटिस बिना
किसी द्वेष भाव के

क्षेत्रीय कार्यालय, मेरठ
क्षेत्रीय कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सड़क नं. 01
जनपद-हापुड़
ई-मेल-rmmeerut@upsidc.co.in
rmupsidameerut@gmail.com
GSTIN:-09AAACU1759K1ZZ

संदर्भ संख्या 38

एसआईडीए/आरओएम/

दिनांक 07-04-26

विषय:- भूखण्ड सं० एफ-325, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड़, के सम्बन्ध में।

महोदय,
कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 01.07.2013 को Various Chemical की इकाई लगाने हेतु किया गया है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी सम्बन्धित नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई Consent To Operate उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग द्वारा जारी वैद्य CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या

एसआईडीए/आरओएम/

दिनांक

प्रतिलिपि:-प्रभारी(औ० क्ष०), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

कृपया आबंटी ऑनलाइन सुविधाओं के लिए www.niveshmitra.up.nic.in पर लॉगिन कर ऑनलाइन आवेदन कर सकते हैं।

U.P. State Industrial Development Authority



REGIONAL OFFICE
U.P.S.I.D.A.
C-2, 4th Floor, Mahatma Road,
RDC, Raj Nagar,
GHAZIABAD (UP)
Phone : 2821103
Fax : 2822157
Website : www.upsida.com
CIN - U26960UP1961SGC002834

M/s Glass Image
(Prop.) Shri Shadab Zafar
S/o Shri Zafar Alam
R/o G-65/4, Abul Fazal Enclave, Part-II, Shahin Bagh,
Jamia Nagar, Okhla New Delhi-25

Ref. No. 6082-84/SIDA/ROG/Plot No. G-196/MG Road/

Dated: 21/9/2019

Reg. : Permission for Transfer of Plot No. G-196, Industrial Area, MG Road, HAPUR.

Dear Sir,

Please refer to your application dated 03-09-2019 regarding transfer of above noted plot in favour of M/s Zarchem Agrico Industries (Partnership Firm) Partners:- Shri Syed Mohammad Suleman Akhter & Shri Rizwan Ahmed Regd. Off.:- F-143/6 3rd Floor, Shaheen Bagh, Main Allama Shibli Road, Abul Fazal Enclave Part-2, Jamia Nagar Okhla, New Friends Colony South Delhi, Delhi-110025 to set up unit of Unit of Formulation of Agro Chemicals & Mfg. of Mouse Glue Traps.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs. 3900.00 i.e. Rs. 390.00 Per sq. mtrs. on 539.60 Sq. Mtrs. on the following terms & conditions:-

1. You shall clear our Balance dues Rs. 22063.25 within 30 days from the date of issuance of this letter.
2. The transferee shall deposit the transfer levy with interest amounting to Rs. 2,10,444.00 in lump-sum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect, as provision contained in HO No. 1762-64/SIDC/IA-Policy Vol.-15 dated 20.11.2012.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad. You shall also have to obtain NOC from competent Authority regarding proposed project and deposit the same in this office before sanction of Building Plan of the plot.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.

7. **Transfer of plot shall be considered hence forth only on commencement of unit in production on the said plot.**
8. **The Transfer Letter dated 04-09-2014, Lease Deed dated 23-08-2016 & Possession dated 03-10-2018 will be surrendered by you within 30 days from the issue of this letter.**
9. **You will have to pay the Corporation Maintenance Charges Rs. 24.00 per sq.mtr. per year. Further Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee shall have to pay to the corporation such maintenance charges accordingly on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.**
10. **You will have to bring the unit under production after covering 30% of the allotted area within 01 year (12 months) from the date of this letter.**
11. **In support of commencement of unit in production on said plot, following documents shall be submitted by transferee/ Allottee:-**
 - (i) Udyog Aadhaar issued by concerned District Industries & Enterprises Promotion Centre.
 - (ii) Meter Ceiling Certificate
 - (iii) Electrical Bills including 1st Electric Bill
 - (iv) Sale-Purchase Bills including 1st Sale/Purchase Bill
 - (v) Sale Tax return receipt.
12. **Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.**
13. **The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDA., Industrial Area.**
14. **The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.**
15. **It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.**
16. **Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith GST@18% additional :-**

| | | | | | |
|----|-------------------|-------|----------|--------------------|--------------------|
| a. | For 1st | Years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. | |
| c. | For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. | |



17. The following activities shall have to completed by you from date of issuance of this letter:-
- Transferee will have to execute Lease Deed within 60 days.
 - Transferee will have to get Possession of plot just after execution of Lease Deed within 30 days.
 - Transferee will have to get Building Plan sanction within 03 months from the date of Possession.
 - Transferee will have to start construction on just after sanction of Building Plan
 - Transferee will have to start production on plot within 01 year form the date of issuance of this letter.
18. The Transferor/Transferee will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
19. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government.
20. **The Transferee will have to submit required Stamp Paper (Non-Returnable) within 30 days of this letter for execution of Lease Deed. On Non-Submission of Stamp Paper, the transfer offer may be withdrawn. Any further transfer will only be considered after execution of Lease Deed as per norms. Incase, any demand of Stamp Duty is raised by the Government for previous Allotment/Transfer the same shall be submitted by the transferee, for which he will have to submit an Affidavit to this effect.**
21. That the under ground water will not used by you without prior approval of competent authority and you will have to submit an affidavit within 30 days from issuance of this letter for this effect.
22. Transferee will have to approved Building Plan after execution of Lease deed.
- Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P. STATE INDL. DEV. AUTH.


REGIONAL MANAGER

No. _____ /SIDA/ROG/PLOT NO. G-196/MG Road/ Date:

Copy to :-

- M/s Zarchem Agrico Industries (Partnership Firm) Partners:-Shri Syed Mohammad Suleman Akhter & Shri Rizwan Ahmed Regd. Off.:- F-143/6 3rd Floor, Shaheen Bagh, Main Allama Shibli Road, Abul Fazal Enclave Part-2, Jamia Nagar Okhla, New Friends Colony South Delhi, Delhi-110025 for information and necessary action at your end please.
- The Incharge (IA), UPSIDA, A-1/4, Lakhanpur, Kanpur-208024 for information Please.


REGIONAL MANAGER

o/c
(N)



REGISTERED A.D

U. P. State Industrial Development Corporation Limited
(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR-208 024)

Regional Office: - R-13/112, RAJ NAGAR,
GHAZIABAD(UP)
Phone .0120-2821103
Fax No. 0120-2822157

Ref No. 6809-11 /SIDC/ROG/IA/ MG Road Plot No. BN-69 to BN-85 & CN-49 to CN-75, Date 13/3/12

M/s Mohan Concast (P) Ltd.,
Regd. Office : **BJ-84, Shalimar Bagh (East)**
New Delhi

Permission for Transfer of Plot No. BN-69 to BN-85 & CN-49 to CN-75, Industrial Area Masuri Gulawati Road , Ghaziabad.

Dear Sir / Madam,

Please refer to your Application dated 04.01.2012 regarding the transfer of above noted plot in favour of **M/s SpaceChem Engineers Pvt. Ltd., Admn. Office, C-120, Bulandshahar Road, Industrial Area, Ghaziabad-201009 (India)** for manufacturing of **All Types of M.S. Steel Fabrication & Engineering Works.**

In this connection, we are pleased to permit the above said transfer subject to payment of transfer levy @ 10% of Rs. 2750/- i.e. Rs. 275.00 per sq.mtr. on 34226.44 sq.mts. on the following terms and conditions:-

1. You shall clear our total balance dues amounting to Rs. within 30 days from the date of this letter along with interest @ 15% on Rs. (M/c & TEF) w.e.f. upto the date of payment.
2. The transfer levy amounting to Rs. 94,12,271.00 will be paid by transferee in lump sum within 30 days from the date of this letter.
3. The subdivision fee @ Rs. NIL per sq.mtr. amounting to Rs. NIL will also be paid by you in lump sum along with transfer levy as mentioned above.
4. The transferee shall pay to the corporation maintenance charges on the rate prescribed below:
 - a. For year 2007 to 2011 @Rs. 6.00 per sq.mtr. p.a.
 - b. For year 2012 to 2016 @Rs. 8.00 per sq.mtr. p.a.

Maintenance charges for subsequent years shall be decided by the Corporation based on the Whole Sale Price Index prevailing in the previous year vis-a-vis the Whole Sale Price Index in the 20th year and would be informed to the transferee. The transferee have to pay to the Corporation such maintenance charges on 1st day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @ 14% p.a. The Corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

5. The existing Transfer Letter/Lease deed dated 21.06.2004/31.03.2005 will be surrendered by you alongwith the possession of above noted plot before execution of fresh lease deed in favour of the transferee.
6. A fresh Lease Deed will be executed in favour of the transferee on our new terms & conditions within 60 days from the date of this letter.
7. Any re-constitution without prior approval in writing of this Corporation shall result in automatic cancellation of the allotment.

The transferee will submit a definite time bound program for completion of construction and implementation of their project on the aforesaid plot not exceeding two years.

The transferee will mention in the postal address of their correspondence letters invariably the name of UPSIDC Ltd., Industrial Area.

Lease period shall be allowed to the transferee for the remaining period from the original allotment .

11. The following fee due as Time Extension Fee(TEF) in case of extension of time beyond 02 years in Very Fast Moving Areas. Time Extension Fee(TEF) shall be charged as per following:-

| Time | Time Extension Fee(TEF) |
|------------------------------|---|
| upto 01 year | 5% of the rate of premium prevalent on the date of Allotment. |
| upto 02 years | 10% of the rate of premium prevalent on the date of Allotment. |
| above 03 years upto 10 years | 15% of the rate of Premium prevalent on the date of allotment every year. |

No Time extension will be permitted beyond 10 years.

12. Lease Rent shall be payable each year on 1st day of April in advance till the continuance lease.

As per details given below :-

| | | |
|----------------------|----------|--------------------|
| a. For 1st 30 years | Rs. 1.00 | per sq. mtrs. p.a. |
| b. For next 30 years | Rs. 2.50 | per sq. mtrs. p.a. |
| c. For next 30 years | Rs. 5.00 | per sq. mtrs. p.a. |

13. The transferee shall have to establish Rain Water Harvesting System and Plantation at own cost as per Govt. Norms.
14. The transferee shall have to start production within 2 years from the date of issuance of this letter.
15. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the applicant requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.

Please confirm in writing within 15 days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.

REGIONAL MANAGER

Ref No...../SIDC/ROG/IA/ MG Road Plot No. BN-69 to BN-85 & CN-49 to CN-75, Date.....

Copy to:

- M/s SpadChem Engineers Pvt. Ltd., Admn. Office, C-120, Bulandshahar Road, Industrial Area, Ghaziabad-201009 (India) for information and necessary action please.
- Incharge (IA), U.P.S.I.D.C. Ltd., A-1/4, Lakhanpur, Kanpur compliance of Fax /HO Order No. 2660 dated 02.03.2012 for information please .

REGIONAL MANAGER

*Does not
They checked
Sf.
T20y2012*

U.P. State Industrial
Development Authority



Regional Office, Ghaziabad
UPSIDA
C-2, Fourth Floor, Mahaluxmi Mall
RDC, Raj Nagar, Ghaziabad
Tel No. : 9458608440
Email ID:
rmghaziabad@upsidc.com
Website: www.onlineupsida.com

3910-15

Ref.No:SER20240814/4/14915/116627/SIDC-IA/Massorie Gulawti

09/09/2024
Date:09/09/2024

To,

M/S DYNAMIX EXTRUSIONS
OFFICE - F-22, PHASE-1, M.G. ROAD, INDL. AREA, HAPUR



Subject:- Permission for Transfer of Plot No F-22 in the Industrial Area Massorie Gulawti

Dear Sir/Ma'am,

Please refer to application of M/S GURUKRIPA DISTRIBUTER dated 02/09/2024 regarding transfer of above noted plot in your favour for setting up of unit: CABLE MANUFACTURING MACHINE.

In above connection, we are pleased to permit the aforesaid request for transfer of plot subject to payment of transfer levy @ 10.00 % of prevailing premium i.e. Rs.5160 per square meter on 600 square meter on the following terms and conditions:-

1. You shall clear your total outstanding dues amounting to Rs.0 (towards Premium Rs0 Interest of Premium Rs0 , Maintenance Charges Rs0 , Interest on Maintenance Charges Rs0 and Lease Rent Rs.0 ,GST on Lease Rent Rs0, Time Extension Fee Rs. 0, Interest on Time Extension Fee Rs.0) within 30 days from the date of this letter.
2. Deposits made by ex-allottee against the plot will be adjusted first towards Interest and Lease Rent upto date of payment and balance if any, towards premium. In case a balance payability is found after adjustment as above, the same shall be payable by you along with penal interest @3% compounded six-monthly till the date of deposit.
3. The existing allotment/transfer dated 01/01/2001 Agreement dated 19/03/2001 Possession Memo dated 14/01/2004 and Lease Deed Executed dated 08/05/2003 has been surrendered by ex-allottee in favour of the UPSIDC/UPSIDA along with the possession of above noted plot. The ex-allottee shall execute a surrender deed of the plot in favour of UPSIDA within 30 days.
4. You will shall need to submit Non-Judicial Stamp Papers/ Bank Guarantee as per the norms of Distt.Treasury, HAPUR/ Bank for execution of lease deed of plot within 60 days form the date of this letter.
5. Further transfer of the plot shall be considered only if the unit is established on the plot or as per the UPSIDA rules as amended from time to time.
6. In case of any demand of Stamp Papers is made in respect to transfer of plot by Government of U.P. the same shall be borne by you.
7. You may either submit Sale deed for structure situated over the plot or submit additional Stamps/ Bank Guarantee towards the cost of constructions/ plant existing on the plot.within 30 days from the date of this letter alongwith stamps as mentioned above point number 5.
8. **LEASE DEED:-**
You shall have to get lease deed executed in your favour on new terms & conditions within 60 days from the date of issuance of this letter by submitting stamps mentioned above alongwith other documents. You will have to submit NOC of pollution Control Board and Udyog Adhar for proposed manufacturing item showing the plot address for execution of lease deed.
9. Lease Period shall be allowed to you for the remaining period of orginally allowed lease i.e. 90 years from 01/01/1999

9. Lease Period shall be allowed to you for the remaining period of originally allowed lease i.e. 90 years from 01/01/1999

10. POSSESSION FORM:

You shall have to submit building plan within 1 month from the date of possession. If no building plan is submitted by you within 3 months, the allotment will be cancelled as per rules.

11. You shall establish unit on the plot covering minimum 30% of plot area within a period not exceeding 01(12 Months) year. Following documents shall have to be submitted as a proof of production:-

Udyog Aadhar Showing the plot no and date of starting production, GST Registration and GST returns showing plot address, Meter Sealing Certificate and Electricity Bills of First 3 months of the plot address, Sale and Purchase Bill of raw material and finished goods for first 3 months along with purchase of Machinery Bills.

12. Allotment /Transfer/ Lease shall be liable to be terminated if any of the activities mentioned at 10, 12, 13, and 14 is not executed/ completed within the time stipulated.

13. You shall also have to deposit all dues within 30 days of date of demand communicated by the UPSIDA from time to time such recurring fee in nature of Service and/ or maintenance Charges of whatever description (including charges for supply of water, of expenses of maintenance or roads, culverts, drains, parks etc. and other common facilities and services) as may from time to time be determined by Authority/Corporation and in case of default you shall be liable to pay interest @ 10% p.a. on the amount due. In addition a compound interest @ 3% compounded six-monthly shall be charged till the date it is deposited.

14. You shall be liable to pay Lease Rent @ Rs.1/ per sqm. per year for period of initial 1st 30 years, @Rs.2.5/- per sqm. per year for the next 30 years after expiry of 1st 30 years and @ Rs.5/- per sqm. per year for next after expiry of next 30 years.

15. You shall not be allowed to reconstitute/ change project on/ sublet/ transfer/ subdivide/ amalgamate/ mortgage/ change partners or shareholders without prior approval in writing by this Authority/Corporation. Any such act without due permission may result in cancellation of the allotment /transfer /lease.

16. You shall abide by all the relevant Government rules and norms corresponding to the project you are intending to set up and shall be required to seek necessary permissions before setting up the unit. You shall further indemnify the Authority/Corporation against any such violation/ breach committed by you.

17. The transfer/ allotment / lease shall become null and void in case it is revealed subsequently that the same was obtained by you by submitting false, fictitious and/ or fabricated documents facts.

18. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of this letter, whichever is earlier. If after expiry of the offer the applicant requests for extension of offer and the reasons for the default submitted by him/her are found just and proper to the satisfaction of Management and the offer is extended, by UPSIDA interest shall become payable @ 10% from the date of this letter. A further penal interest @ 3% compounded six-monthly shall be charged on the defaulted amount till the time of deposit. However, if the prevailing rate of the allotted area changes or due to passage of time, percentage of levy changes, then the offer can only be renewed on new allotment rates/levy only.

19. You will mention in the postal address or your corresponding letters invariably the name of UPSIDC/UPSIDA Industrial Area MG Road, Hapur(UP)

20. Additional clause/s as mentioned in attached page shall also remain part of terms of transfer & binding on you.

21. The transferee shall have to submit NOC from Pollution deptt only then Lease deed shall be executed. Before starting production the transferee shall have to submit consent of Pollution Deptt for running the unit.

22. Transferee shall have to obtain and submit within 06 months from the date of issuance of this letter Fire NOC/ certificate, CTO from UP Pollution Control Board/Competent Authority, Electrical Safety and all other relevant Govt. Permissions /for before operating the unit. Liability in case of any mishap due to not obtaining any permission or not adhering to any of the conditions laid down in the certificate shall be entirely of the transferee/allottee.

23. The allottee shall have to execute surrender deed only then a new lease deed shall be executed in favour of transferee.

24. You are directed to do 'self audit' by registering on 'Dust Control Audit Link' while doing any construction work or install PTZ camera in the premises (for plot area more than 20000 Sq mtr.) and ensure compliance of directions issued by GRAP/CAQM.

25. That the lease deed of the plot shall be executed after complete demolition of unauthorized construction existing in the setbacks.

26. You will have to pay balance transfer levy (increased area/Rate dated 16.10.2023) amounting to Rs. NIL within 30 days from date of issuance of this letter, failing which interest will be charged as per norms of the UPSIDA.

27. You will have to make payment through e-payment of the UPSIDA online portal.

Link is following:-

<https://epayments.in.worldline.com/UPSIDA>

आवश्यक सूचना

बिना प्राधिकरण की अनुमति के निम्न कार्य नहीं किये जायेंगे:-

- क) भूखण्ड को किराये पर नहीं दिया जायेगा।
- ख) अनुमन्त्र किया गया उत्पाद परिवर्तन नहीं किया जायेगा।
- ग) बिना भवन मानचित्र स्वीकृत भवन का निर्माण नहीं किया जायेगा।
- घ) पट्टा विलेख आवंटी के पास नहीं रखा जायेगा।
- च) भूखण्ड पर निर्मित भवन को लेबर/आवंटी के लिये आवास हेतु उपयोग में नहीं किया जायेगा।
- छ) उपरोक्त के अतिरिक्त बिना विभिन्न विभागों से जैसे :- फायर, प्रदूषण, लेबर, इलेक्ट्रीक सेफ्टी फेक्ट्री में बिना अनुमति प्राप्त किये संचालन नहीं किया जायेगा।
- ज) भूखण्ड के फ्लट सेटबैक में 8.00मी०, रियर सेटबैक में 4.00मी० सेटबैक में, साईड 3.50मी० सेटबैक में एवं साईड 3.50मी० सेटबैक में निर्माण वर्जित रहेगा, जिससे कि किसी भी दुर्घटना में फायरब्रिगेड की गाड़ियों आसानी से भवन के चारों तरफ से गुजर सकें। यूपीसीडा भूमि विकास एवं भवन उपविधि-2018 के अनुसार भूखण्ड के क्षेत्रफल का अधिकतम ग्राउण्ड कवरेज 65% एवं अधिकतम एफ०ए०आर 80% है के अनुरूप ही फेक्ट्री भवन का निर्माण करना सुनिश्चित करें।
- झ) मुख्यालय के कार्यालय आदेश संख्या 1027-1035 दिनांक 29.07.2020 की बिन्दु-घ(2) के अनुसार यदि आप भूखण्ड पर स्थित भवनों को पूर्णतः ध्वस्त करने के उपरान्त भूखण्ड के नया भवन मानचित्र स्वीकृत करते हुये नये भवन का निर्माण के साथ इकाई स्थापित/उत्पादनरत् करने की दशा में आपको प्राधिकरण के नियमानुसार परियोजना लागत के अनुसार भूखण्ड पर इकाई स्थापित किये जाने हेतु समय प्रदान किया जायेगा:-

| क्रम संख्या | परियोजना में प्रस्तावित पूंजीनिवेश | भूखण्डों पर इकाई उत्पादनरत् किये जाने हेतु अनुमन्त्र अवधि |
|-------------|---|---|
| 1. | ₹ 25.00 करोड़ तक | 02 वर्ष |
| 2. | ₹ 25.00 करोड़ से अधिक किन्तु ₹ 50.00 करोड़ से कम | 03 वर्ष |
| 3. | ₹ 50.00 करोड़ से अधिक किन्तु ₹ 100.00 करोड़ से कम | 04 वर्ष |
| 4. | ₹ 100.00 करोड़ से अधिक व उससे ऊपर | 05 वर्ष |

Kindly confirm your acceptance in writing to above terms and conditions within 30 days from the date of this letter, failing which this offer shall stand automatically withdrawn.

Your's faithfully,

PRADEEP KUMAR SATYARTHI
Digitally signed by PRADEEP KUMAR SATYARTHI
Date: 2024.09.09 11:31:57 +05'30'

(Pradeep Kumar Satyarthi)
Regional Manager

Ref. No SER20240814/4/14915/116627 /SIDC-IA Massorie Gulawti Plot No:-F-22 Dated : 09/09/2024
Copy to following for information and necessary action please: -

1. Incharge (Indl. Area), A-1/4, UPSIDC Complex, Lakhapur, Kanpur-208024(U.P.) for information please.
2. Deputy Commissioner Industries, District Industries Center, HAPUR (U.P.) for Information please.
3. Regional Officer, Fire Department, PQMP+7QR, Swarg Ashram Rd, near AKP Inter College, Shiv Puri, New Shivpuri, Hapur, Uttar Pradesh 245101.
4. Regional Officer, Pollution Control Board, PM7J+H8P, Villages Doohari, Pilkhuwa, Uttar Pradesh 245304
5. M/S GURUKRIPA DISTRIBUTERS, PROP. SRI SUNIL KUMAR S/O SRI VED PRAKASH R/o:-C-3/42,GALISHIV MANDIR,KHAJOORI KHAS,DELHI-94 for information please.

(Pradeep Kumar Satyarthi)
Regional Manager

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण



M/S DYNAMIX EXTRUSIONS
MOHD. SHOLAB
OFFICE - F-22,
PHASE-I, M.G. ROAD,
INDL. AREA, HAPUR
MOB. NO.- 9899535767

नोटिस बिना
किसी द्वेष भाव के

क्षेत्रीय कार्यालय, मेरठ
कैम्प कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सडक नं० 01
जनपद-हापुड
ई-मेल-rmmeerut@upsidc.co.in
rmupsidameerut@gmail.com
GSTIN:-09AAACU1759K1ZZ

संदर्भ संख्या 40

एसआईडीए/आरओएम/

दिनांक 7-4-26

विषय:- भूखण्ड सं० एफ-22, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड, के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 28.10.2024 को Cable Manufacturing Machine की इकाई लगाने हेतु किया गया है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी सम्बन्धित नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई Consent To Operate उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग द्वारा जारी वैद्य CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या

एसआईडीए/आरओएम/

दिनांक

प्रतिलिपि:-प्रभारी(औ० क्ष०), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

कृपया आबटी ऑनलाइन सुविधाओं के लिए www.niveshmitra.up.nic.in पर लॉगिन कर ऑनलाइन आवेदन कर सकते हैं।



10

Registered A/D

U.P. State Industrial Development Corporation Ltd.

(Head Office: - A-1/4, LAKHANPUR, POST BOX NO. 1050, KANPUR - 208024)

Regional Office: - R-13/112, Raj Nagar, Ghaziabad

Ref. No. 1182-14 / SIDC (R-09) F223-224

Date 28/2/14

M/S Hindustan Chemicals
42-a/1, Main Shyam Park, Sahibabad,
Ghaziabad

Subject:- Allotment of land in Industrial Area Masoori Gulawti Road, Ghaziabad

Dear Sir,

With reference to your application dated 24-02-2004 for allotment of land in our **Industrial Area Masoori Gulawti Road** at Ghaziabad we have allotted to you **Plot No' F-223 & 224** our **Industrial Area Masoori Gulawti Road** at Ghaziabad on the conditions noted below for setting up an industrial unit to manufacture of **Carbon Black, Flyash, Dolomite, Calcite, Chinaclay, Pigments, Plastic Additives, Redoxide.**

1. The area of the Plot is 1312.50 Sq. mtr.
2. The date of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payments will be due on 1st January-2005
- (a) There are constructions of Value of Rs. ——— existing on the plot cost of which shall have to be paid by you alongwith reservation money as mentioned in clause 4 below.
4. You shall deposit at this office an amount of Rs. 1,63,063/- (Earnest Money of Rs. 1,000/- has been adjusted) towards reservation money in respect of the above plot latest by 28/2/14. This amount (together with Earnest Money) is approximately equal to 25% of the total premium of the plot at provisional rate of Rs. 500.00 per sq. mtr location and corner charge @ Rs. 20/- per Sq. Mtrs for first five acres and is subject to adjustment according to actual measurement of the plot. If the above amount falls short of the amount equal to 25% of the total premium according to actual measurement the balance will be deposited by you within seven days of the receipt of the demand from us. If the payment are not made as stipulated above this allotment will stand automatically cancelled/and the whole amount of Earnest Money deposited by you will stand forfeited to this Corporation, even if the area of the plot either exceeds or is less than the area applied for to the extent of 20% or less of the area applied for. However, if the area of the land allotted either exceeds the area applied for or-falls short of the area applied for by an area more than 20% of it, the

Earnest Money will not be forfeited if this allotment is not accepted, provided an intimation is sent to us in this respect by the date stipulated above.

Note:- The premium mentioned herein is provisional and is liable to be enhanced in accordance with the provisions of Lease Deed.

5. The remaining 75% of the provisional premium shall have to be paid by you in ten equal half yearly installments each of which will be due for payment on 1st day of January and 1st day of July each year. The 1st installment of such payment will fall due for payment on 01-01-2005. The second and subsequent installments of premium will fall due on 1st day of July and 1st day of January each year.

An interest @ 15% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and will be payable alongwith installment of premium as stipulated in clause 3 above to a rebate of 2% per annum on payment on or before the prescribed date and if there are no arrears of dues. The amount of the balance premium and the interest due on it from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.

Note:- The Premium mentioned herein is provisional and is liable to be enhanced in accordance with the provisions of Lease Deed.

6. The Stamp duty the registration charges and legal expenses involved in the execution of the lease deed and other agreements from time to time will have to be borne by you.
7. In the event of cancellation of allotment on account of any default on your part, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.
- (a) Interest 15% per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid and in time or not.

And

- (b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of cancellation.

And

- (c) In the case of constructed sheds allotted by UPSIDC Ltd. 5% of the cost of shed towards depreciation.

The balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

8. In the event of surrender of the allotment, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

- (a) Interest @ 15% per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid) premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

And

- (b) Use and Occupation charges/Lease Rent from the date of allotment upto the date of surrender.

And

- (c) 5% of the cost of shed towards depreciation in the case of constructed sheds allotted by UPSIDC.

The balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

9. The plot has been allotted on as it is basis and where it is leveling etc., if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Ltd. within 30 days from the date of the demands made by this Corporation from the time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 15% p.a. on the amount due.

10.

(a) You will obey and submit to the rules of Municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.

(b) You will establish at your own cost an appropriate and efficient effluent treatment system/plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot of land covered by this letter.

(c) Whenever Municipal Corporation of Board, Cantonment Board, Zila Parishad, Town Area (any) other local bodies (body) take over this Industrial Area of UPSIDC, you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.

(d) In case boiler is to be installed and coal is to be used, you will obtain clearance from the authorities concerned.

(e) You will make appropriate arrangements at you own cost for proper disposal of wastewater produced in your unit.

11. You will apply for and obtain power connection from the local agency/U.P. State Electricity Board as the case may be at your end and cost.

12. Before execution of licence agreement you shall have to:-

(i) Submit valid S.S.I. registration certificate issued by District Industries Centre for the item of manufacturing for which this allotment is made.

(ii) Clear all dues upto the date of executing lease deed as mentioned in clause 3, 4 and 5 of this letter.

(iii) Any other formalities required, if any.

13. You will have to take over possession of the land executing the Lease Deed within 30 days from the date of inviting you to do so or within 3 months from the date of this letter whichever is earlier.

14. The Lease Deed for the Plot (s) will be executed only when.

(a) The factory has been established and commercial production has been commenced to the satisfaction of this Corporation.

OR

(b) The loan has been sanction for the project for which this allotment is being made by the financial institution (requiring creation of mortgage) and the same has assured, in writing, UPSIDC Ltd., for making the lump sum payment of total balance premium of land out of the first disbursement of the sanctioned loan on behalf of the allottee. In the event, we may be able to allow first charge to such institution and transfer to it the original Lease Deed in exchange for registered duplicate copy thereof.

15. The allotment will be cancelled if and when there happens any one of the events mentioned below and the same consequences will follow as stated in clause 7 above.

(a) If your fail to execute Lease Deed and/or take possession of the land as mentioned in clause nos. 11 and 13 within the time stipulated in clause 13 the time being of essence.

OR

- (b) If you fail to make payment of interest and / or premium on or before the due date (s) as mentioned in clause 5 of this letter.
16. You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.
 17. In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able-bodied persons from the families whose land has been acquired of the said Industrial Area.
 18. You shall also be liable to pay maintenance/service charges in addition to other dues as per the demand made by Corporation.
 19. The balance premium alongwith stipulated interest will constitute the first charge on the allotted plot till fully paid.
 20. You will pay lease rent at the rate of Rs. 2000/- per hectare per year during the first thirty years Rs. 5000/- per hectare per year during the next thirty years after expiry of the first thirty year and Rs. 10000/- per hectare per year during the next thirty years after expiry of the first sixty years.
 21. You shall pay to the corporation maintenance charges on the rate prescribed below :
 - a. For year 2002 to 2006 @ Rs. 4/- per sqm. p.a.
 - b. For year 2006 to 2011 @ Rs. 6/- per sqm. p.a.
 - c. For year 2012 to 2016 @ Rs. 8/- per sqm. p.a.

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and whole be informed to you. You have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentions above, you shall have to bear interest @ 15% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

22. The following fee be due as Time extension fee in case of extension of time beyond two years in very fast moving areas. Time Extension Fee (TEF) shall be charged as per following: -

| | | |
|--|---|--------------------------------------|
| Upto Two Years from the date of Allotment: | : | Without any extension fee |
| 2 to 3 years | : | 2 % of the original premium as TEF |
| 3 to 4 years | : | 3 % of the original premium as TEF |
| 4 to 5 years | : | 5 % of the original premium as TEF |
| 5 to 6 years | : | 7.5 % of the original premium as TEF |

Beyond 6 years extension in exceptional circumstances with the prior approval of M.D. @ 10% of original premium as extension fee.

23. The allottee/lessee will mention in the postal address of his correspondence letter invariable the name of UPSIDC Industrial Area.
24. All the payments to the Corporation should be made only through Bank Draft/pay order in favour of UPSIDC Ltd. payable at Ghaziabad No payments in cash or through cheques would be accepted.

25. You will utilize minimum 30% area of the plot by covering it by roof/permanent shed within the specified period as contained in the Licence Agreement/Lease Deed, failing which the allotment of the plot (s) will be cancelled.
26. It will be your sole responsibility to get NOC form UPPCB (U.P. Pollution Control Board) and it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U.P. Pollution Control Board rules environmental laws.

Yours faithfully
for U.P. State Industrial Development . Corporation. Ltd

Regional Manager

No. _____ /ROG / SIDC / PLOT NO _____ /SITE _____ Date _____

Copy forwarded for information and necessary action to:-

1. Chief manager (I.A.) U.P. State Industrial Development Corporation Ltd.,
A-1/4, Lakhapur, Kanpur.
2. General Manager, District Industries Centre, Ghaziabad.
3. Regional Manager, U.P. Financial Corporation, Ghaziabad.

Regional Manager

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण

UPSIDA

नोटिस बिना
किसी द्वेष भाव के

M/S HINDUSTAN CHEMICALS
SRI SACHIN KUMAR,
42-A/1 MAIN SHYAM PARK
SAHIBABAD,
GHAZIABAD
MOB. NO.- 9289567142

क्षेत्रीय कार्यालय, मेरठ
कैम्प कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सड़क नं. 01
जनपद-हापुड़
ई-मेल-rmmeerut@upsidc.co.in
rmupsidameerut@gmail.com
GSTIN:-09AAACU1759K1ZZ

संदर्भ संख्या 32 एसआईडीए/आरओएम/ दिनांक 07-04-26

विषय:- भूखण्ड सं० एफ-223, 224, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड़, के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 17.03.2004 को Manufacturing Of Carbon Black, Flyash, Dolomite, Calcite, Chinaclay, Pigments, Plastic Additives, Red Oxide की इकाई लगाने हेतु किया गया है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी सम्बन्धित नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई Consent To Operate उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग द्वारा जारी वैध CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या एसआईडीए/आरओएम/ दिनांक

प्रतिलिपि:-प्रभारी(औ० क्षेत्र), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

कृपया आबंटी ऑनलाइन सुविधाओं के लिए www.niveshmitra.up.nic.in पर लॉगिन कर ऑनलाइन आवेदन कर सकते हैं।

State Industrial Development Corporation Limited



UPSIDC

C-2, 4th FLOOR, Mahabubnagar
RDC, Raj Nagar, Ghaziabad
Phone : 0120-2821103
Fax : 0120-2822157
Website : www.upsidc.com

Mrs. Komal Agarwal ✓
D/o Sri B S Agarwal ✓
R/o 148, Ground Floor, Chitra Vihar, ✓
DELHI- 110 092

Ref. No. 2538-40 /SIDC/ROG/Plot No. F-319 & F-320/MG Road
Reg. :- Permission for Transfer of Plot No. F-319 & F-320, Industrial Area MG Road
Ghaziabad.

Dated: 16/7/14

Dear Sir/Madam,

Please refer to your application dated 27.06.2014 regarding transfer of above noted plot in favour of M/s. Lakshmi ChemiProducts Pvt. Ltd. through its Director Sri Hitesh Chand Goel Regd. Off.: SD-159, Shastri Nagar, Ghaziabad (UP) to set up unit of Thinner & Industrial Chemicals Mixing & Packaging.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs. 3300.00 i.e. Rs. 330.00 Per on sq. mtrs. on 1200.00 on the following terms & conditions:-

1. You Shall clear our Balance dues Rs. 3800.00 T.E.F within 30 days from the date of issuance of this letter alongwith @14% w.e.f. 01.07.2014 on Rs. NIL on upto the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs. 3,96,000.00 in lumpsum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. In case stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only when lease deed for the plot has been executed.
8. The Transfer Letter dated 17.08.2007, Lease Deed Dated 14.03.2008 & Possession Memo Dated 26.05.2009 will be surrendered by you within 30 days from the issue of this letter.
9. The transferee shall pay to the corporation maintenance charges on the rate prescribed below:-

for year 2012 to 2016 @ Rs. 8/- per sqm. p.a.

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee will have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

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- 9.a) The transferee shall have 2 years to start production covering minimum 30 percent of the allotted area failing which the Corporation shall be free to cancel the allotment. Time extension if allowed shall require to deposit time extension fee (TEF) as per prevailing rules and rates. The present rates are-

Upto two year from the date of Allotment/transfer without any Time Extension Fee.

| | |
|--------------------|------------------------------------|
| 2 year to 3 years | 5% of the total cost of the plot. |
| 3 years to 4 years | 10% of the total cost of the plot. |
| 4 years to 5 years | 15% of the total cost of the plot. |

After 10 years time extension will not be permissible at any circumstances.

- b) Request for time extension will have to be made by defaulting allottees before the expiry of original/extended period.
- c) In case request of time extension is made after the expiry of original / extended period and plot is not cancelled meanwhile then TEF would be payable for the entire period elapsed since expiry of original / extended time limit.
- d) In case unit commences production beyond two year from the date of transfer or any extended period, then TEF will be payable for minimum period of one year after original / extended period. In case TEF is not paid by the transferee allotment shall be liable for cancellation on the ground of non-payment of TEF or the Corporation shall recover the TEF as arrears of land revenue by issuing RC.
- e) TEF shall be payable on one year basis for each year and interest on unpaid TEF would be charged after expiry period and its demand shall be raised in the demand notices.
- f) **IMPORTANT :** It shall be responsibility of transferee to submit necessary proofs for production and get his plot surveyed by Junior Engineer of corporation as soon as he starts production, failing which he shall be liable to deposit further TEF as per rules of the Corporation.
11. A no dues certificate from the income tax officer as provided U/S 230 a of the income tax act 1961, will be submitted by you within 30 days from the date of this letter.
12. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
13. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
14. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
15. It will be compulsory for the transferee to adopt rain water harvesting system in the building/ factory to be constructed on the plot.

16. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith Service Tax @ 12.36% additional :-

| | | | | |
|----|-----------------------------|---|----------|--------------------|
| a. | For 1st 20 Years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. |
| c. | For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. |

17. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the parties requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
18. You will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
19. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government.
20. The Transferee will have to submit required Stamp Paper (Non-Returnable) within 30 days of this letter for execution of Lease Deed. On Non-Submission of Stamp Paper, the transfer offer may be withdrawn. Any further transfer will only be considered after execution of Lease Deed as per norms. In case, any demand of Stamp Duty is raised by the Government for previous Allotment/Transfer the same shall be submitted by the transferee, for which he will have to submit an Affidavit to this effect.

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P. STATE INDL. DEV. CORPN. LTD.


REGIONAL MANAGER

No. _____ /SIDC/ROG/PLOT NO. F-319 & F-320/MG Road

Date:

Copy to :-

1. M/s. Lakshmi ChemiProducts Pvt. Ltd. through its Director Sri Hitesh Chand Goel Regd Off.: SD-159, Shastri Nagar, Ghazlabad (UP) for information & necessary action please.
2. The Manager (IA), UPSIDC Ltd., A-1/4, Lakhampur, Kanpur-208 024 w.r.t. Managin: Director Approval dated 09.07.2014 for information please.


REGIONAL MANAGER

State Industrial Development Corporation Limited



REGIONAL OFFICE
C-2, 4th FLOOR, Mahaluxmi Mall
RDC, Raj Nagar, Ghaziabad
Phone : 0120-2821103
Fax : 0120-2822157
Website : www.upsidc.com

Sri Ajay Aggarwal
S/o Sri Ram Avtar Aggarwal
R/o 53, 4-B, Jawhar Nagar(Kamla Nagar),
DELHI-110 007

f. No. 9950-54/SIDC/ROG/Plot No. F-322/MG Road

Dated: 30/3/14

Reg. :- Permission for Transfer of Plot No. F-322, Industrial Area M G Road, Ghaziabad.

Dear Sir/Madam,

Please refer to your application dated 12.03.2014 regarding transfer of above noted plot in favour of M/s. Lakshmi Chemi Products Pvt Ltd. through its Director Sri Hitesh Chand Goel Regd. Off.: SD-159, Shastri Nagar, GHAZIABAD (UP) to set up unit of Ethyl Acetate.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs.3300.00 i.e. Rs. 330.00 Per on sq. mtrs. on 600.00 on the following terms & conditions:-

1. You Shall clear our Balance dues Rs. NIL within 30 days from the date of issuance of this letter alongwith @14% w.e.f. 01.04.2014 on Rs. NIL on upto the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs. 1,98,000.00 in lumpsum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only when lease deed for the plot has been executed.
8. The Transfer Letter dated 30.03.2007, Lease Deed Dated NIL & Possession Memo Dated NIL will be surrendered by you within 30 days from the issue of this letter.
9. The transferee shall pay to the corporation maintenance charges on the rate prescribed below.:-

for year 2012 to 2016 @ Rs. 8/- per sqm. p.a.

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee will have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

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- a) The transferee shall have 2 years to start production covering minimum 30 percent of the allotted area failing which the Corporation shall be free to cancel the allotment. Time extension if allowed shall require to deposit time extension fee (TEF) as per prevailing rules and rates. The present rates are-
- Upto two year from the date of Allotment/transfer without any Time Extension Fee.
- | | |
|--------------------|------------------------------------|
| 2 year to 3 years | 5% of the total cost of the plot. |
| 3 years to 4 years | 10% of the total cost of the plot. |
| 4 years to 5 years | 15% of the total cost of the plot. |
- After 10 years time extension will not be permissible at any circumstances.
- b) Request for time extension will have to be made by defaulting allottees before the expiry of original/extended period.
- c) In case request of time extension is made after the expiry of original / extended period and plot is not cancelled meanwhile then TEF would be payable for the entire period elapsed since expiry of original / extended time limit.
- d) In case unit commences production beyond two year from the date of transfer or any extended period, then TEF will be payable for minimum period of one year after original / extended period. In case TEF is not paid by the transferee allotment shall be liable for cancellation on the ground of non-payment of TEF or the Corporation shall recover the TEF as arrears of land revenue by issuing RC.
- e) TEF shall be payable on one year basis for each year and interest on unpaid TEF would be charged after expiry period and its demand shall be raised in the demand notices.
- f) **IMPORTANT** : It shall be responsibility of transferee to submit necessary proofs for production and get his plot surveyed by Junior Engineer of corporation as soon as he starts production, failing which he shall be liable to deposit further TEF as per rules of the Corporation.
11. A no dues certificate from the income tax officer as provided U/S 230 a of the income tax act 1961, will be submitted by you within 30 days from the date of this letter.
12. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
13. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
14. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
15. It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.

16. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith Service Tax@12.36% additional :-
- | | | | | |
|----|---------------------|---|----------|--------------------|
| a. | For 1st Years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. |
| c. | For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. |
17. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the parties requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
18. You will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
19. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government .

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.


REGIONAL MANAGER

No. _____ /SIDC/ROG/PLOT NO. F-322/MG Road

Date:

Copy to :-

1. M/s. Lakshmi Chemi Products Pvt Ltd. through its Director Sri Hitesh Chand Goel Regd. Off.: SD-159, Shastri Nagar, HAZIABAD(UP) for information & necessary action please.
2. The Managing (IA), UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur-208 024 w.r.t. his approval dated 20.03.2014 for information please.


REGIONAL MANAGER

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण



M/S. Lakshmi Chemiproducts Pvt Ltd
Sh. Hitesh Chand Goel
Regd. Off.: SD-159,
Shastri Nagar,
Ghaziabad
Mob. No.- 9810109947

नोटिस बिना
किसी द्वेष भाव के

क्षेत्रीय कार्यालय, मेरठ
कैम्प कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सड़क नं. 01
जनपद-हापुड़
ई-मेल-rmmeerut@upsidc.co.in
rmupsidameerut@gmail.com
GSTIN:-09AAACU1759K1ZZ

संदर्भ संख्या 36

एसआईडीए/आरओएम/

दिनांक 07-04-26

विषय:- भूखण्ड सं० एफ-319, एफ-320, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड़,
के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 27.09.2014 को
Mfg. Of Thinner And Chemicals Mixing & Packaging की इकाई लगाने हेतु किया
गया है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी
सम्बन्धित नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की
जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई **Consent To Operate** उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग
द्वारा जारी वैद्य CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना
प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी
में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या

एसआईडीए/आरओएम/

दिनांक

प्रतिलिपि:-प्रभारी(औ० क्ष०), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

कृपया आबंटी ऑनलाइन सुविधाओं के लिए www.niveshmitra.up.nic.in पर लॉगिन कर ऑनलाइन आवेदन कर सकते हैं।

उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण



M/S. Lakshmi Chemiproducts Pvt Ltd
Sh. Hitesh Chand Goel
Regd. Off.: SD-159,
Shastri Nagar,
Ghaziabad
Mob. No.- 9810109947

नोटिस बिना
किसी द्वेष भाव के

क्षेत्रीय कार्यालय, मेरठ
क्षेत्रीय कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सडक नं. 01
जनपद-हापुड
ई-मेल-rmmeerut@upsidc.co.in
rmupsidameerut@gmail.com
GSTIN: 09AAACU1759K1ZZ

संदर्भ संख्या 30

एसआईडीए/आरओएम/

दिनांक 07.04.26

विषय:- भूखण्ड सं० एफ-322, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड, के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 28.04.2014 को Ethyl Acetate की इकाई लगाने हेतु किया गया है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी सम्बन्धित नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई **Consent To Operate** उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग द्वारा जारी वैद्य CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या

एसआईडीए/आरओएम/

दिनांक

प्रतिलिपि:-प्रभारी(औ० क्ष०), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

कृपया आबंटी ऑनलाइन सुविधाओं के लिए www.niveshmitra.up.nic.in पर लॉगिन कर ऑनलाइन आवेदन कर सकते हैं।

State Industrial Development Corporation Limited



Sri Ajay Verma
S/o Sri Mangal Dass Verma,
R/o D-2/F-2, Bharat Aptt., Chander Nagar,
GHAZIABAD(UP)

REGIONAL OFFICE :-
C-2, 4th FLOOR, Mahalaxmi Mall
RDC, Raj Nagar, Ghaziabad
Phone : 2821103
Fax : 2822157
Email: mghaziabad@upsidc.com
Website: www.upsidc.com
CIN: U26960UP1961SGC002834

Ref. No. 2922-34/SIDC/ROG/Plot No. F-379/MG Road

Dated: 01/7/2017

Reg. : Permission for Transfer of Plot No. F-379, Industrial Area, MG Road, Ghaziabad

Dear Sir,

Please refer to your application dated 07.04.2017 regarding transfer of above noted plot in favour of M/s. Jhoomar Namkeen Prop. Sri Pawan Kandoi S/o Sri D P Kandoi R/o D-32, Ghazipur Dairy Farm, Road No. 6, DELHI-110 096 to set up unit Mfg. of Food related Items(Namkccens, Roasted Grains, Wafers, Bakery Items etc.)

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs.3900.00 i.e. Rs.390.00 Per sq. mtrs. on 607.50 Sq. Mtrs. on the following terms & conditions:-

1. You Shall clear our Balance dues Rs. 5,063.00(M/Charges, Intt.. L/Rent & S/Tax) within 30 days from the date of issuance of this letter along with @14% w.e.f. 01.08.2017 on Rs. 4800.00(M/Charges) up to the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs. 2,36,925.00 in lump-sum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect, as provision contained in HO No. 1762-64/SIDC/IA-Policy Vol.-15 dated 20.11.2012.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad and shall also have to obtain NOC from competent Authority regarding proposed project and deposit the same in this office before sanction of Building Plan of the plot.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only on commencement of unit in production on the said plot.
8. The Transfer Letter dated 01.09.2007, Lease Deed Dated NIL & Possession Memo Dated NIL will be surrendered by transferror within 30 days from the issue of this letter.
9. Transferee will have to pay the Corporation Maintenance Charges as per demand from time to time. Further Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee shall have to pay to the corporation such maintenance charges accordingly on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.


10. Transferee will have to bring the unit under production after covering 30% of the allotted area within 01 year (12 months) from the date of this letter for which transferee will have to submit an affidavit duly notarised by Public Notary within 30 days from the date of issuance of this letter.
11. Further Time Extension of 01 year if, applicable, will be allowed as per rules of the Corporation as applicable at that time..
12. In support of commencement of unit in production on said plot, following documents shall be submitted by transferee/Allottee:-
 - (i) Udyog Aadhaar issued by concerned District Industries & Enterprises Promotion Centre.
 - (ii) Meter Ceiling Certificate
 - (iii) Electrical Bills including 1st Electric Bill
 - (iv) Sale-Purchase Bills including 1st Sale/Purchase Bill
 - (v) Sale Tax return receipt.
13. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
14. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
15. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
16. It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.
17. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith Service Tax@15% additional :-

| | | | | |
|----|---------------------|----------|--------------------|--------------------|
| a. | For 1st | Years : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years : | Rs. 2.50 | per sq. mtrs. p.a. | |
| c. | For next 30 years : | Rs. 5.00 | per sq. mtrs. p.a. | |
18. The following activities shall have to be completed by Transferee from date of issuance of this letter:-
 - i) Transferee will have to execute Lease Deed within 60 days.
 - ii) Transferee will have to get Possession of plot just after execution of Lease Deed within 3 days.
 - iii) Transferee will have to get Building Plan sanction within 03 months from the date of issuance of this letter.
 - iv) Transferee will have to start construction on plot within 01 months from the date of sanction of Building Plan.
 - v) Transferee will have to start production on plot within 01 year from the date of issuance of this letter.
19. The Transferror/Transferee will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
20. The transferee will have to submit an affidavit that he/she will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government.

21. The Transferee will have to submit required Stamp Paper(Non-Returnable) within 30 days of this letter for execution of Lease Deed. On Non-Submission of Stamp Paper, the transfer offer will be withdrawn. Any further transfer will only be considered after execution of Lease Deed as per norms. In case, any demand of Stamp Duty is raised by the Government for previous Allotment/Transfer the same shall be submitted by the transferee, for which he/she will have to submit an Affidavit to this effect.
22. That the under ground water will not be used by transferee without prior approval of competent authority and will have to submit an affidavit within 30 days from issuance of this letter for this effect.

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.



REGIONAL MANAGER

No. _____ /SIDC/ROG/PLOT NO. F-379/MG Road

Date:

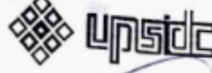
Copy to :-

1. M/s. Jhoomar Namkeen Prop. Sri Pawan Kandoi S/o Sri D P Kandoi R/o D-32, Ghazipur Dairy Farm, Road No. 6, DELHI-110 096 for information and necessary action at your end please.
2. The Incharge(IA), UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur-208 024 w.r.t. HO Letter No. 764 dated 28.06.2017 for information Please.


REGIONAL MANAGER

U.P. State Industrial Development Corporation Limited

Mrs Babita Gupta
W/o Sri Atul Kumar Gupta
R/o III-A-152, Nehru Nagar,
GHAZIABAD(UP)



105

REGIONAL OFFICE :-
C-2, 4th FLOOR, Mahalaxmi Mall
RDC, Raj Nagar, Ghaziabad
Phone : 2821103
Fax : 2822157
Email: rmghaziabad@upsidc.com
Website : www.upsidc.com
CIN: U26960UP1961SGC002834

Ref. No. 2729-3/SIDC/ROG/Plot No. F-380/MG Road

Dated:

01/9/2017

Reg. : Permission for Transfer of Plot No. F-380, Industrial Area, MG Road, Ghaziabad

Dear Sir,

Please refer to your application dated 07.04.2017 regarding transfer of above noted plot in favour of M/s. Jhoomar Namkeen Prop. Sri Pawan Kandoi S/o Sri D P Kandoi R/o D-32, Ghazipur Dairy Farm, Road No. 6, DELHI-110 096 to set up unit Mfg. of Food related Items(Namkeens, Roasted Grains, Wafers, Bakery Items etc.)

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs.3900.00 i.e. Rs.390.00 Per sq. mtrs. on 607.50 Sq. Mtrs. on the following terms & conditions:-

1. You Shall clear our Balance dues Rs. 8,527.00(M/Charges, Intt., L/Rent, TEF & S/Tax) within 30 days from the date of issuance of this letter along with @14% w.e.f. 01.08.2017 on Rs. 7705.00(M/Charges & TEF) up to the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs. 2,36,925.00 in lump-sum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. Incase stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect, as provision contained in HO No. 1762-64/SIDC/IA-Policy Vol.-15 dated 20.11.2012.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad and shall also have to obtain NOC from competent Authority regarding proposed project and deposit the same in this office before sanction of Building Plan of the plot.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only on commencement of unit in production on the said plot.
8. The Transfer Letter dated 29.12.2009, Lease Deed Dated NIL & Possession Memo Dated NIL will be surrendered by transferror within 30 days from the issue of this letter.
9. Transferee will have to pay the Corporation Maintenance Charges as per demand from time to time. Further Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee shall have to pay to the corporation such maintenance charges accordingly on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

10. Transferee will have to bring the unit under production after covering 30% of the allotted area within 01 year (12 months) from the date of this letter for which transferee will have to submit an affidavit duly notarised by Public Notary within 30 days from the date of issuance of this letter.
11. Further Time Extension of 01 year if, applicable, will be allowed as per rules of the Corporation as applicable at that time..
12. In support of commencement of unit in production on said plot, following documents shall be submitted by transferee/Allottee:-
- (i) Udyog Aadhaar issued by concerned District Industries & Enterprises Promotion Centre.
 - (ii) Meter Ceiling Certificate
 - (iii) Electrical Bills including 1st Electric Bill
 - (iv) Sale-Purchase Bills including 1st Sale/Purchase Bill
 - (v) Sale Tax return receipt.
13. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
14. The transferee will mention in the postal address of their correspondence letters invariable the name of UPSIDC., Industrial Area.
15. The transferee shall be allowed lease for the remaining period of the original lease period given to the original allottee.
16. It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.
17. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith Service Tax@15% additional :-
- | | | | | |
|----|---------------------|---------|----------|--------------------|
| a. | For 1st | Years : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years : | | Rs. 2.50 | per sq. mtrs. p.a. |
| c. | For next 30 years : | | Rs. 5.00 | per sq. mtrs. p.a. |
18. The following activities shall have to be completed by Transferee from date of issuance of this letter:-
- i) Transferee will have to execute Lease Deed within 60 days.
 - ii) Transferee will have to get Possession of plot just after execution of Lease Deed within 3 days.
 - iii) Transferee will have to get Building Plan sanction within 03 months from the date of issuance of this letter.
 - iv) Transferee will have to start construction on plot within 01 months from the date of sanction of Building Plan.
 - v) Transferee will have to start production on plot within 01 year from the date of issuance of this letter.
19. The Transferror/Transferee will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
20. The transferee will have to submit an affidavit that he/she will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government.

21. The Transferee will have to submit required Stamp Paper(Non-Returnable) within 30 days of this letter for execution of Lease Deed. On Non-Submission of Stamp Paper, the transfer offer will be withdrawn. Any further transfer will only be considered after execution of Lease Deed as per norms. In case, any demand of Stamp Duty is raised by the Government for previous Allotment/Transfer the same shall be submitted by the transferee, for which he/she will have to submit an Affidavit to this effect.
22. That the under ground water will not be used by transferee without prior approval of competent authority and will have to submit an affidavit within 30 days from issuance of this letter for this effect.

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.


REGIONAL MANAGER

No. _____ /SIDC/ROG/PLOT NO. F-380/MG Road

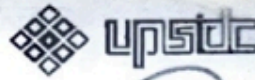
Date:

Copy to :-

1. M/s. Jhoomar Namkeen Prop. Sri Pawan Kandoi S/o Sri D P Kandoi R/o D-32, Ghazipur Dairy Farm, Road No. 6, DELHI-110 096 for information and necessary action at your end please.
2. The Incharge(IA), UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur-208 024 w.r.t. HO Letter No. 765 dated 28.06.2017 for information Please


REGIONAL MANAGER

**Industrial Development
Corporation Limited**



REGIONAL OFFICE
C-2, 4th FLOOR, Multistorey Bldg
RDC, Raj Nagar, Ghaziabad
Phone : 0120-2821163
Fax : 0120-2822157
Website : www.upsidc.com

Amoj Rastogi,
Sri Satish Chand Rastogi
190-A, Karawal Nagar, Shahadara,
DELHI

No. 9365-67 /SIDC/ROG/Plot No. F-43/MG Road

Dated: 26/2/14

Reg.: - Permission for Transfer of Plot No. F-43, Industrial Area M G Road, Ghaziabad.

Dear Sir/Madam,

Please refer to your application dated 23.01.2014 regarding transfer of above noted plot in favour of M/s. Uro Pack India Pvt. Ltd., through its Director:- Sri R M Kaushik, Regd. Off.: H-139, Govindpuram, GHAZIABAD(UP) to set up unit of All types of Corrugated Boxes.

In this connection we are pleased to permit transfer of the above noted plot subject to payment of transfer levy @10% of present prevailing rate Rs.3300.00 i.e. Rs. 330.00 Per sq. mtrs. on 600.00 on the following terms & conditions:-

1. You Shall clear our Balance dues Rs. 2,85,581.00(M/Charges, Intt, L/Rent, TEF & S/Tax) within 30 days from the date of issuance of this letter alongwith @14% w.e.f. 01.04.2014 on Rs. 1,43,770.00(M/Charges & TEF) on upto the date of payment.
2. The transferee shall deposit the transfer levy amounting to Rs.1,98,000.00 in lumpsum within 30 days from the date of this letter.
3. The Transferee shall have to submit Non-Judicial stamp papers within 30 days from the date of this letter for execution of lease deed of the plot in this office, failing which the action shall be taken as per rules of the Corporation. The transferee will have to confirm the stamp duty from Sub-Registrar concerned.
4. In case stamp papers on behalf of transferor are desired at any stage in future, it shall be the sole responsibility of transferee to deposit the same. The transferee shall submit an affidavit in this regard, to above effect.
5. The Transferee will have to get the NOC/Consent from UP Pollution Control Board & provisional SSI From GM (DIC), Ghaziabad.
6. A fresh Lease deed will be executed in favour of the transferee on our new terms and conditions within 60 days from the date of this letter.
7. Transfer of plot shall be considered hence forth only when lease deed for the plot has been executed.
8. The Allotment Letter dated 06.01.2001, Lease Deed Dated 15.09.2007 & Possession Memo Dated 20.09.2007 will be surrendered by you within 30 days from the issue of this letter.
9. The transferee shall pay to the corporation maintenance charges on the rate prescribed below.:-

for year 2012 to 2016 @ Rs. 8/- per sqm. p.a.

Maintenance charges for subsequent years shall be decided by the corporation based on the whole sale price index prevailing in the previous year vis-à-vis the whole sale price index in the 20th year and would be informed to the transferee. The transferee will have to pay to the corporation such maintenance charges on first day of July each year, in case of non-payment of maintenance charges as mentioned above, the transferee shall have to bear interest @14% p.a. The corporation further reserves the right to cancel the allotment on non-payment of maintenance charges.

Signature

- 9.a) The transferee shall have 2 years to start production covering minimum 75 percent of the allotted area failing which the Corporation shall be free to cancel the allotment. Time extension if allowed shall require to deposit time extension fee (TEF) as per prevailing rules and rates. The present rates are-

Upto two year from the date of Allotment/transfer without any Time Extension Fee.

| | |
|--------------------|------------------------------------|
| 2 year to 3 years | 5% of the total cost of the plot. |
| 3 years to 4 years | 10% of the total cost of the plot. |
| 4 years to 5 years | 15% of the total cost of the plot. |

After 10 years time extension will not be permissible at any circumstances.

- b) Request for time extension will have to be made by defaulting allottees before the expiry of original/extended period.
- c) In case request of time extension is made after the expiry of original / extended period and plot is not cancelled meanwhile then TEF would be payable for the entire period elapsed since expiry of original / extended time limit.
- d) In case unit commences production beyond two year from the date of transfer or any extended period, then TEF will be payable for minimum period of one year after original / extended period. In case TEF is not paid by the transferee allotment shall be liable for cancellation on the ground of non-payment of TEF or the Corporation shall recover the TEF as arrears of land revenue by issuing RC.
- e) TEF shall be payable on one year basis for each year and interest on unpaid TEF would be charged after expiry period and its demand shall be raised in the demand notices.
- f) **IMPORTANT :** It shall be responsibility of transferee to submit necessary proofs for production and get his plot surveyed by Junior Engineer of corporation as soon as he starts production, failing which he shall be liable to deposit further TEF as per rules of the Corporation.
11. A no dues certificate from the income tax officer as provided U/S 230 a of the income tax act 1961, will be submitted by you within 30 days from the date of this letter.
12. Any re-constitution/transfer/subletting/ change of project without prior approval in writing of this corporation shall result in automatic cancellation of the allotment.
13. The transferee will mention in the postal address of their correspondence letter invariably the name of UPSIDC., Industrial Area.
14. The transferee shall be allowed lease for the remaining period of the original less period given to the original allottee.
15. It will be compulsory for the transferee to adopt rain water harvesting system in the building/factory to be constructed on the plot.

16. Lease Rent shall be payable each year on 1st day of April in advance till the continuance of lease as per details given below alongwith Service Tax@12.36% additional :-
- | | | | | |
|----|---------------------|---|----------|--------------------|
| a. | For 1st Years | : | Rs. 1.00 | per sq. mtrs. p.a. |
| b. | For next 30 years | : | Rs. 2.50 | per sq. mtrs. p.a. |
| c. | For next 30 years | : | Rs. 5.00 | per sq. mtrs. p.a. |
17. The above offer shall be valid till the expiry date mentioned in the letter or 30 days from date of issue of letter whichever is earlier. If after expiry of the offer the parties requests for extension of offer and the reasons for the default submitted by him are found just & proper to the satisfaction of management and the offer is extended, interest shall become payable @ 14% from the date of this letter. However if the prevailing rate of the allotted area changes or due to passage of time percentage of levy changes then the offer can only be renewed on new allotment rates/levy only.
18. You will have to submit Sale Deed of the said plot within 30 days of this letter if any construction existing on plot.
19. The transferee will have to submit an affidavit that he will be liable to pay transfer levy on the additional premium within 15 days from the date of our demand on any variation on premium rate already fixed by the Corporation and Board of Director of the Corporation / State Government .

Please confirm in writing 15 (Fifteen) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.


REGIONAL MANAGER

No. _____ /SIDC/ROG/PLOT NO. F-43/MG Road Date:

Copy to :-

1. M/s. Uro Pack India Pvt. Ltd., through its Director:- Sri R M Kaushik, Regd. Off.: H-139, Govindpuram, GHAZIABAD(UP) for information & necessary action please.
2. The Managing Director, UPSIDC Ltd., A-1/4, Lakhampur, Kanpur-208 024 w.r.t. his approval dated 20.02.2014 for information please.


REGIONAL MANAGER


उत्तर प्रदेश राज्य औद्योगिक
विकास प्राधिकरण



M/S. URO PACK INDIA PVT LTD
Plot No.-F-43
Indl. Area,
M.G. Road,
Hapur-201015
Mob. No.- 8510009458

नोटिस बिना
किसी द्वेष भाव के

क्षेत्रीय कार्यालय, मेरठ
कैम्प कार्यालय मसूरी गुलावटी रोड
प्रशासनिक भवन,
औद्योगिक क्षेत्र मसूरी गुलावटी रोड,
सड़क नं०. 01
जनपद-हापुड़
ई-मेल- rmmeerut@upsidc.co.in
rmupsidameerut@gmail.com
GSTIN:-09AAACU1759K1ZZ

संदर्भ संख्या 34

एसआईडीए/आरओएम/

दिनांक 07-04-26

विषय:- भूखण्ड सं० एफ-43, औद्योगिक क्षेत्र मसूरी गुलावटी रोड हापुड़, के सम्बन्ध में।

महोदय,
कृपया उपरोक्त विषयक भूखण्ड का पट्टा विलेख दिनांक 16.06.2014 को All Types Of Corrugated की इकाई लगाने हेतु किया गया है। पट्टा विलेख की शर्तों के अनुसार भूखण्ड पर इकाई, प्रदूषण एवं अन्य सभी सम्बन्धित नियामक संस्थाओं से अनापत्ति/कन्सेन्ट/स्वीकृति प्राप्त कर ही संचालित की जायेगी।

इस कार्यालय में आप द्वारा प्रदूषण विभाग से प्राप्त की हुई Consent To Operate उपलब्ध नहीं कराया है।

अतः अपेक्षा की जाती है कि पत्र निर्गत तिथि से 15 दिन के अन्दर प्रदूषण विभाग द्वारा जारी वैद्य CTO जमा करना सुनिश्चित करें, अन्यथा यह मानते हुये कि आपने बिना प्रदूषण CTO के इकाई संचालित की हुई है, जो कि पट्टा विलेख के उल्लंघन की श्रेणी में आता है, के क्रम में लीज निरस्तीकरण की कार्यवाही की जायेगी।

भवदीय

(राकेश झा)
क्षेत्रीय प्रबन्धक

संदर्भ संख्या

एसआईडीए/आरओएम/

दिनांक

प्रतिलिपि:-प्रभारी(ओ० क्षेत्र), यूपीसीडा, मुख्यालय, कानपुर को सूचनार्थ प्रेषित।

क्षेत्रीय प्रबन्धक

कृपया आबंटी ऑनलाइन सुविधाओं के लिए www.niveshmitra.up.nic.in पर लॉगिन कर ऑनलाइन आवेदन कर सकते हैं।