

VIS(2021-22)-PL 313-

Khushdeep

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नवीन ओखला औद्योगिक विकास प्राधिकरण

Document for Building Valuation

GEMS
Gem Industrial Corpn
General Elek. Mek Systems

D-22, Sector- 2, Noida- 201301, Distt. G. B. Nagar (U.P.) India
E-mail: khushdeep3758@gmail.com
Website: www.gemsconveyors.com

मुख्य पोस्ट नोएडा

जनपद गाजियाबाद (उ०प्र०)

संख्या नोएडा/बी०सी०/बी०पी०/EP-87 2350
दिनांक

11/9/98

मुख्य कार्यपालक अधिकारी
नवीन ओखला विकास प्राधिकरण
उत्तर प्रदेश

सेवा में

श्री/श्रीमती M/S. GEM INDUSTRIAL CORPORATION
D-22 SECTOR-II NOIDA G.B. NGR
Gautam Budh Nagar Uttar Pradesh

प्रिय महोदय

मैं एतद्वारा प्रमाणित करता हूँ कि वास्तुविद/अभियन्ता/नक्शानवीस/समूह MR. AK GARG लाइसेन्स संख्या CP/92/14746 के पर्यवेक्षण में पूरे किये गये II सेक्टर में भूखण्ड संख्या D-22 पर भवन का निर्माण/पुनर्निर्माण/परिवर्तन/गिराये जाने के काम का इस प्राधिकरण के अधिकारियों द्वारा निरीक्षण किया जा चुका है तथा घोषणा करता हूँ कि सम्बन्धित लाइसेन्सधारी के तकनीकी कार्मिकों द्वारा प्रस्तुत किये गये संरचना मजबूती प्रमाणपत्र तथा समापन प्रमाणपत्र के आधार पर अधिभोग संरचना मजबूती, अग्निसुरक्षा, अन्दर तथा आस पास की स्वच्छता और सफाई सम्बन्धी स्थितियों के सम्बन्ध में यह रहने तथा अधिभोग के योग्य है।

यह अधिभोग पत्र दिनांक 23/4/97 को प्राधिकरण द्वारा किये गये निरीक्षण के आधार पर जारी किया जा रहा है। यदि आवटी द्वारा भवन में निरीक्षण की तिथि के बाद कुछ फेर बदल किया/किये जाते हैं तो उसके विरुद्ध उ.प्र. औद्योगिक क्षेत्र विकास अधिनियम 1976 की धारा 10 के अन्तर्गत कार्यवाही अपेक्षित होगी।

NOTE: This Completion Certificate is issued subject to condition that allottee will remove temporary shed from site back whenever authority says to do so, otherwise this Completion will be treated cancelled if allottee is not

भवदीय

नाम पद

S. N. KHANNA
(S. N. KHANNA)
General Manager
11/9/98

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन
पोस्ट ऑफिस नोएडा
नोएडा रोड-6
नयाँ दिल्ली (उत्तर प्रदेश)

संख्या : नोएडा/बोर्ड सी०/बोर्ड पी०/EP-87 2350
दिनांक : 11/9/78

मुख्य कार्यपालक अधिकारी
नवीन ओखला विकास प्राधिकरण
उत्तर प्रदेश

संबंध में

श्री/श्रीमती M/S GEM INDUSTRIAL CORPORATION
D-22, SECTOR-II NOIDA G.B.N.G.R.
Gautam Budh Nagar Uttar Pradesh

प्रिय महोदय,

मैं एतद्वारा प्रमाणित करता हूँ कि वास्तुविद/अभियन्ता/नक्शानवीस/समूह MR. A. K. GARG
लाइसेन्स संख्या CS/92/14706 के पर्यवेक्षण में पूरे किये गये II सेक्टर में मूखण्ड
संख्या D-22 पर भवन का निर्माण/पुनर्निर्माण/परिवर्तन/गिराये जाने के काम का इस
प्राधिकरण के अधिकारियों द्वारा निरीक्षण किया जा चुका है तथा घोषणा करता हूँ कि सम्बन्धित
लाइसेन्सधारी के तकनीकी कार्यों द्वारा प्रस्तुत किये गये संरचना मजबूती प्रमाणपत्र तथा समापन
प्रमाणपत्र के आधार पर अधिभोग संरचना मजबूती, अग्निसुरक्षा, अन्दर तथा आस पास की स्वच्छता
और सफाई सम्बन्धी स्थितियों के सम्बन्ध में यह रहने तथा अधिभोग के योग्य है।

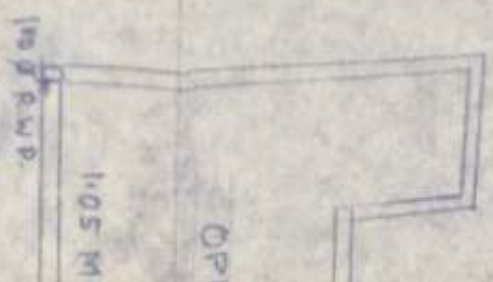
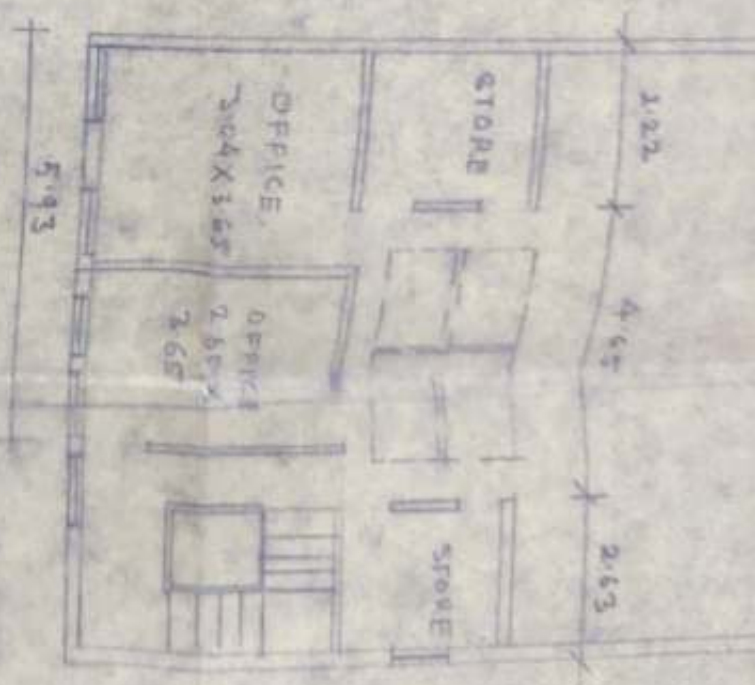
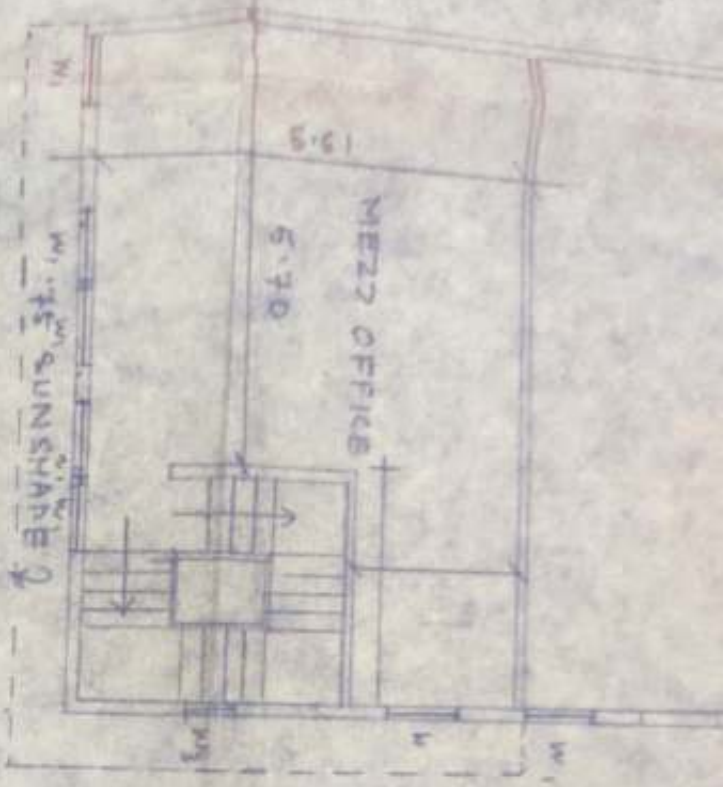
यह अधिभोग पत्र दिनांक 23/11/97 को प्राधिकरण द्वारा किये गये निरीक्षण के आधार पर
जारी किया जा रहा है। यदि आवटी द्वारा भवन में निरीक्षण की तिथि के बाद कुछ फेर बदल
किया/किये जाते हैं तो उसके विरुद्ध उ.प्र. औद्योगिक क्षेत्र विकास अधिनियम 1976 की धारा 10
के अन्तर्गत कार्यवाही अपेक्षित होगी।

NOTE: This Completion Certificate is
issued subject to condition
that allottee will remove
Temporary shed from site back
whenever authority says to
do so, otherwise this
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Cancelled if allottee is not

भवदीय,

नाम
पद

S. N. K...
11/9/78
(S. N. K...)
General Manager



MEZZ FLOOR PLAN

FIRST FLOOR PLAN

TER

AREA CHART:-

TOTAL PLOT AREA = $13.0 \times 32.0 = 416m^2$

PERM COVD AREA ON GROUND FLOOR @ 50% = 208.00

EXISTING COVD AREA ON GROUND FLOOR = $9.50 \times 16.37 = 155.52m^2$

= $5.90 \times 6.61 + 7.73 \times 2.11$

= $32.17 + 16.49 = 48.66m^2$

EXISTING COVD AREA ON FIRST FLOOR = $5.93 \times 3.06 + (2.22 + 2.65) \times 2.85$

= $18.06 + 13.77 = 31.83m^2$

COMPLE

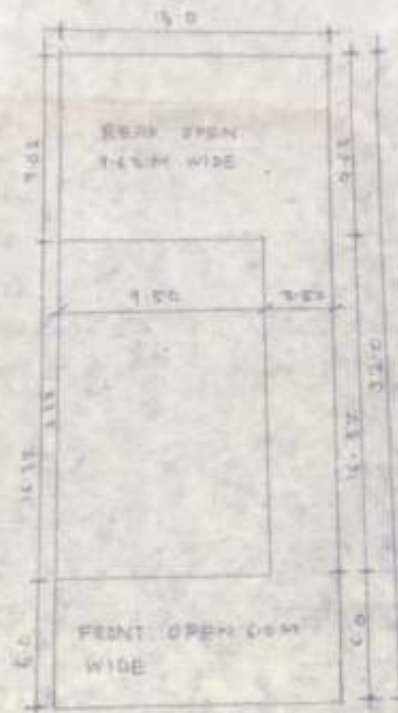
BUILD

SECT

MR

SECTION AT A-A

TERRACE PLAN



IN ROAD SITE PLAN



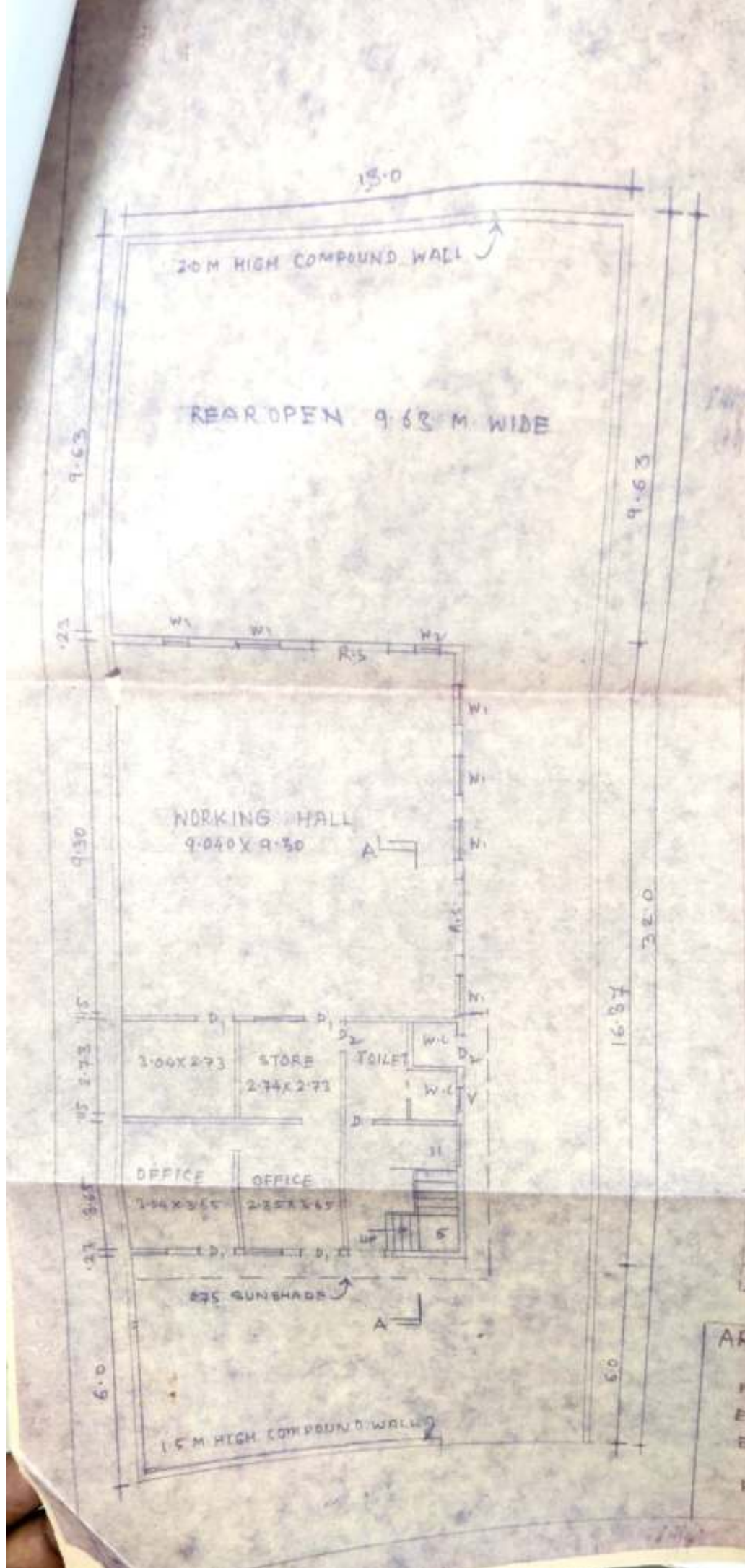
M. ROAD
PART LAYOUT PLAN

COMPLETION PLAN OF FACTORY
BUILDING ON PLOT NO - D-22
SECTOR - 02 NOIDA (N.P.) FOR
MR. SHRI B.K. LAL

OWNER
BROOK MORGAN HILL
GEN INDUSTRIAL CORP
D-22 SECTOR-2
10114-21311 (IN)

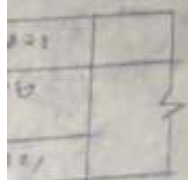
ARCHITECT

Re. ARSHAD K. QARS
R. Dock
107D, Flat B-10, Sector 36
Noida. GZB (UP)





FLOOR FINISH
CEMENT CONCRETE
HARD CORE
RAISED PAVES



OPENING SCHEDULE

D. 0.5 x 2.0 200 R
 D. 0.75 x 2.0 "
 W. 0.9 x 1.75 wire DOD
 M. 0.5 x 1.75 "
 M. 1.0 x 2.0 "
 V. 0.5 x 2.0 WE NOT AFTER
 R. 1.5 x 2.0 ROLLING
 2.0 x 2.0



Scanned with CamScanner

नवीन ओखला औद्योगिक विकास प्राधिकरण
मुख्य प्रशासनिक भवन
सेक्टर-6, नोएडा, जिला गाजियाबाद-201301

Noida

NEW OKHLA INDUSTRIAL DEVELOPMENT
Main Administrative Building
Sector-VI, NOIDA
Distt. GHAZIABAD-201301

Page

M/s Grem Industrial Corporation
D-22 sector-2
NOIDA-201301 (U.P.)

Location No. II/D-22
No. 2893/DM-III NOIDA
dated 21/1/91

Document for
Building valuation
M/s Grem

Sir,

Please refer to your letter dt. 20-7-90 regarding change in constitution. In this connection we are pleased to inform you that change in constitution of industrial plot No. D-22 sector-2 has been approved with charges as M/s Grem Industrial Corporation, having three partners in the firm as under:-

1. Shri Braham Krishan Lal having 25% shares.
2. Shri Dev Krishan Lal having 45% shares.
3. Shri Khushdeep Dev Gupta having 30% shares.

All other terms and conditions of allotment will remain unchanged. The lease rent will be charged @ 2.5% of the total premium of the plot at the same rate as the allotment rate.

Thanking you,

yours faithfully

Copy to: — A-2(IAA), NOIDA.

Asstt. Sec. Manag.

Asstt. Sec. Manag.

For Swaidy Validation
Munir

26/12/90

The Development Manager - II
New Delhi Industrial Development Authority
Noide.

Sir,

Subj- Change in Constitution.

Please find enclose herewith Pay Order
No. 879496 dated 24/12/90 for Rs 6240/-
drawn on Punjab National Bank Noide
against Change in Constitution Charges.

We now request you to please acknowledge
receipt and send us your confirmation in
writing.

Thanking you.

Yours faithfully.

for Gen Industrial Corpn.

Partner.

Enclt As
above

REGD.

New Okhla Industrial Development Authority,
Narendra Place,
Parliament Street,
NEW DELHI

Last date of
payment 17.8.77

Regn.No. 457/Mech/N/VII

Dated 14.7.77

Shri Braham Krishan Lal,
4510, Krishana Bazar,
Clath Market,
Delhi-110006.

For Builder's Valuation
11/11/77

Recd on
19/7/77
Amount deposited of
Rs. 16,32/-
16/7/77

Subject: Allotment of INDUSTRIAL PLOT No. 22
in Block No. D Sector No. II
in the New Okhla Industrial
Development Area.

Dear sir(s)

With reference to your application registration No.
.. 457/Mech/N/VII.....for the allotment of Industrial Plot in
the New Okhla Industrial Development Area the New Okhla Industrial
Development Authority (hereinafter referred to as 'the Authority')
has been pleased to allot the Plot No. 22 in Block No. D
Sector No. II for setting up an industrial unit for carrying
on the manufacturing process or running the industry of
Repaire of material handling equipment.

Subject to S.S.I.Registration.

(2) The area of the plot by precise measurement is 416
Sq.Mt. You are therefore, required to deposit as per enclosed
NOIDA deposit Challan as amount of Rs. 1632/- (Rupees
One thousand six hundred thirty two only only) as the
allotment money bank draft (s)/cash as explained below in respect
of the plot allotted to you :

- (a) Actual area of the plot 416 sq.mt.
(b) Rate of land of plot Rs. 40/- per sq.mt.
(c) Higher rate charged on account of being :

- (i) a corner plot
(ii) a plot on wider road
(iii) _____

- (d) Total amount of reservation and allotment money equal to
30% of the provisional premium of the plot allotted
Rs. 4992/- only.

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
(A U.P. GOVERNMENT UNDERTAKING)
Chilla Regulator, P.O. Patpar Ganj, DELHI-110051.

POSSESSION CERTIFICATE

Regn. No. 437/Mech/E/VII

Name & Address of Allottee :
Sh. Brahma Krishan Lall,
4510, Krishan Bazar,
cloth Mkt.,
DELHI-110006

Plot No. 22 Block No. D Sector No. II
New Okhla Industrial Development Area.

PLOT NO.	DIMENSIONS OF PLOT	AREA IN SQ.MT.	REMARKS
	North 13.00 m.	416.00 Sq.m.	
	South 13.00 m.		
	East 32.00 m.		
	West 32.00 m.		

Sketch showing dimensions of the plot is enclosed herewith.

I/We have taken over the possession of the Plot No. D-22
Block No. D Sector No. 2 in the New Okhla Industrial Development Area
today on the 12/10 197 at 12.30 P.M. hours

I/We have satisfied myself/ourselves with the measurement
and demarcation and area of plot.

POSSESSION HANDED OVER BY:

On behalf of New Okhla Industrial
Development Authority.

JR. ENGINEER.

POSSESSION TAKEN OVER BY:
BR AHAM KRISHAN LALL
ASSTT. PROJECT ENGINEER

c.c.to :

1. Allottee for information
 2. A.D.M. concerned
 3. A.O. in-charge Property Management
 4. Sr. Project Engineer, for information.
- Through D.M. (C & R)

Y-OUT PLAN OF BLOCK-'D' SECTOR II

Bridge Wall

SECTOR-3

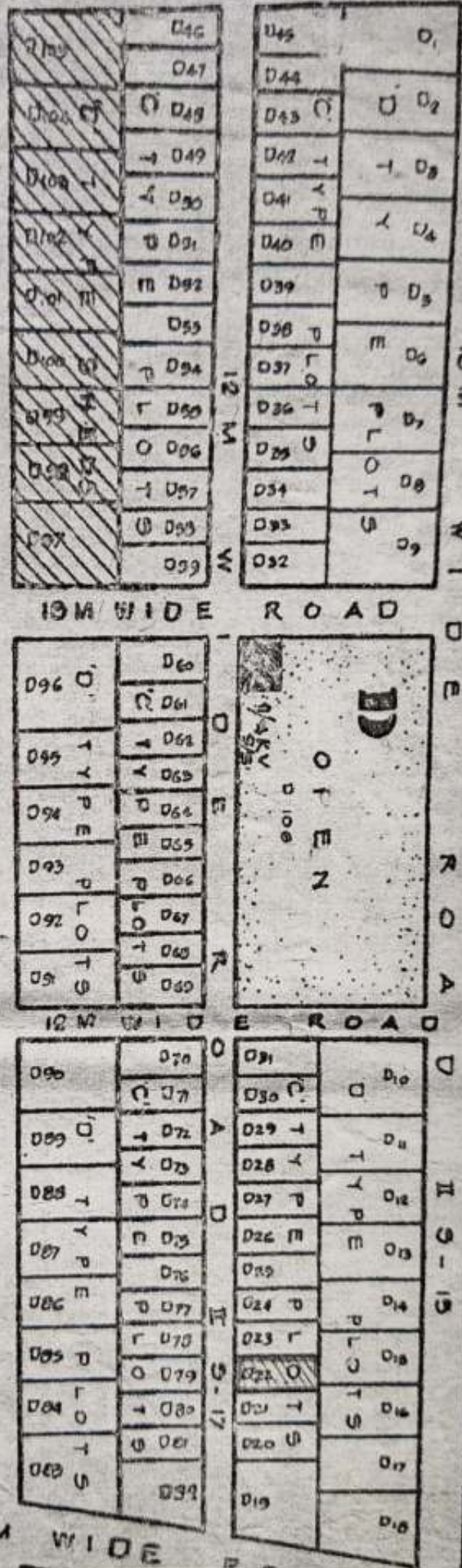
FOR AND ON BEHALF OF

Area of the plot: 13 Mts X 32 Mts = 416 Sq. Mts

SCALE:- 1:200

SHEET NO. 4/II

24.38 M WIDE ROAD NO. 3





-1-

LEASE DEED

(K.V. SINGH)

FOR AND ON BEHALF OF NOIDA

(B.K. LALL)

(To be executed before construction /
completion of factory building)

~~LEASE DEED~~

Industrial plot No. 22 Block No. D
Sector No. II in the layout plan of New Okhla
Industrial Development Area
containing by measurement an area of 416
sq. metres, situate in the New Okhla Industrial Development Area,
District Ghaziabad.

THIS LEASE DEED made on the 12th day of
October in the year one thousand nine hundred
and eighty two BETWEEN New Okhla Industrial
Development Authority, a body corporate constituted under
Section 3 of the U. P. Industrial Area Development Act, 1976
(U. P. Act No. 6 of 1976) (hereinafter called 'the Lessor' which
expression shall, unless the context does not so admit, include its
successors and assigns) of the one part AND

Sri. Brahman Krishan Lal aged 40 years
S/o. Lal Shri Nawmalan Lal
r/o. 4510, Krishna Bazar, Cloth Market, Delhi

proprietor of the single owner concern/Karta of Joint Hindu Family
firm carrying on business in the name of M/s.
situated at

Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act 1974 (U. P. Act No. 30 of 1974).

(9) All powers exercisable by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorise any of its officer or officers to exercise all or any of the powers exercisable by him under this lease :

Provided that the expression "Chief Executive Officer" shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with function similar to those of the Chief Executive Officer.

IN WITNESS HEREOF the parties hereto have set their hands the day and in the year first above written.

Signed by :

For and on behalf of
the Lessor

For and on behalf of
the Lessee

[Signature]
[Signature]

१०.०१.२०१६
 २०१६
 २०१६

१०३ १२ ३९ ५१५१ ५१५२
 १२ १२ १२ १२ १२

