

U. P. STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED.

2ND FLOOR, G. D. A. BUILDING PVT. BUS STAND COMPOUND.

GHAZIABAD. - 201001.

Ref No. 14112 /RMG/ALLOT/ 11/03Date 30/3/82
(REGISTERED A. D.)Mr./Mrs./M/s Paras Laminates,
c/o. Sri. Surendra Kumar Jain,41, Kalool Nafar, Shahdara, Delhi.
SUBJECT : ALLOTMENT OF LAND IN INDUSTRIAL AREA South side of G.I. Road.

Dear Sir's

With reference to your application dated 18/2/82 for allotment of land in our Industrial Area SEET, Road in Site / Sector ---, we have earmarked for you, plot No. C-3 on the conditions noted below for setting up an industrial unit to manufacture Industrial and Laminated sheets.

- 1) The area of the plot is 5082.66 sq. yds / sq. Mts. The precise measurement and the area of the land in the plot will be intimated to you after actual measurement at site very shortly.
- 2) The date of this letter will be treated as the date of allotment of the above plot in your favour.
- 3) There are construction of value Rs. --- existing on the plot, cost of which shall have to be paid by you alongwith the reservation money as mentioned in clause 5 below.
- 4) The interest chargeable as per clause 5 below on the balance outstanding premium will be computed from the date of allotment as defined at Sl. 2 above and payable half yearly on 1st day of July and 31st day of December each year. The first of such payment will be due on 30th June/31st December 1982.
- 5) You shall deposit in this office an amount of Rs. 19077/2 (Rs. 20077/2 - Rs. 1000/-) towards reservation money in respect of the above plot latest by 28/4/82. This amount is approximately equal to 10 % of the total premium of the plot at the provisional rate of Rs. 391.50 per sq. yds / sq. Mts. and Subject to the adjustment according to the actual measurement of the plot. If the above amount falls short of the amount equal to 10 % of the total premium according to actual measurement, the balance will be deposited by you within 7 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 in clause (5) above.
- 6) The remaining 90 % of the provisional premium shall have to be paid by you in Eight / Ten equal yearly instalments each of which will be due for payment of 1st day of April each year. As interest @ 15 % per annum shall be charged on the 90 % outstanding premium with effect from the date of allotment and will be payable as stipulated in clause (4) above subject to a rebate of 2 % on payment on or before the prescribed date. The first instalment of premium will fall due on 1st day of April, 1984. The second and subsequent instalments of premium will fall due on 1st day of April each year. 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 paid in full. The amount of 1st instalment and the subsequent instalments will be intimated to you alongwith measurements very shortly by this office. You are advised that while applying for loan from Financial institutions you should include in the loan sought, the total amount of the balance premium and secure and furnish to us an assurance from the institution concerned that this amount will be directly disbursed to us immediately on creation of the mortgage. In that event we will be able to allow first charge to such institution and transfer to it the original lease deed in exchange of registered duplicate copy thereof.
- 7) 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.
- 8) In the event of surrender or cancellation of an allotment on account of any default on the part of the allottee, a sum equal to 25% of the reservation money or of the total deposits whichever is higher along with interest @ 15 % per annum from the date of allotment on the total outstanding premium till the date of surrender or cancellation of allotment will stand forfeited to the U. P. State Industrial Development Corporation Ltd. The balance amount out of the deposits made till then after deducting this amount will be refundable. In case the amount paid is less than the amount to be forfeited, you shall liable to pay the difference and the same shall be recoverable by the Corporation from you.

- 9) The plot has been allotted "AS IT IS, WHERE IT IS," basis and the levelling etc., if any, is to be undertaken by you at your own expense.
- 10) You will have to make your own arrangement for discharge of effluents in accordance with the terms and conditions of the State Effluent Board or any other competent authority.
- 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.
- 12) Within the period of nine months from the date of this letter you must :
- Get the building plans for the construction of the factory on the aforesaid plot approved by the Competent Local Authority.
 - Apply and obtain sanction for loans from a recognised financial institution or bank;
 - Place order for machinery ; and
 - Complete all other formalities, which may be necessary to set up the unit and commence construction of actual factory building/shed on the plot.
- 13) The possession of the plot will be delivered to your duly authorised representative on execution of a Licence agreement, a specimen of which can be seen in our office. You will thereupon be entitled to occupy, and use the plot. You are requested to please furnish the papers and documents as indicated in the enclosed list, alongwith the reservation money.
- 14) The Lease Deed will be executed only when the factory has been established and production has been commenced to the satisfaction of this Corporation.
- 15) You shall sign and execute the lease deed on the standard draft of lease deed from this Corporation and get registered within 30 days from the date of demand by this office to do so. The standard draft LEASE DEED can be seen by you at any time in our office and any changes including changes in any of the terms and conditions and alterations and modifications made in the draft lease deed by the Corporation at any time before its execution shall be binding on you.
- 16) The allotment will be cancelled if and when there happens any of the event mentioned below and the same consequences will follow as stated in clause 8 above.
- If the requirements mentioned in clause 12 above are not completed within the time stipulated in clause the time being of essence,
- OR
- If you fail to execute the lease deed / Licence agreement within the period of 30 days from the date of demand by this Corporation or and to take possession of land as stipulated in clause 13 and 15.
- OR
- If you fail to make payment of the interest or instalment of premium on or before the due date or to execute the licence agreement and take over possession of the plot aforesaid by the appointed date.
- 17) The above allotment is made subject to the condition that before setting up the unit you will obtain clearance from the State Effluent Board and the State Board for Prevention and control of water Pollution. The effluents if any shall be treated to bring it to standards laid down by I. S. I. before discharging into rain water drains.
- 18) You shall have to construct at your own cost a culvert across rain water drain. This cost would not be reimbursed by the Corporation and shall be exclusively borne by you.

All payments must be made only through bank draft / pay order in favour of U. P. State Industrial Development Corporation Ltd. payable at GHAZIABAD.

Yours faithfully,

For U. P. State Industrial Development Corporation Ltd.


REGIONAL MANAGER.

c.c. to:

The General Manager, U. P. S. I. D. C. Ltd. Kanpur for favour of information,

The Jt. D.I./Addl. D. I. Meerut/Bareilly/Saharanpur/AGRA/JHANSI-

The General Manager, D. I. C. Ghaziabad, Bulandshahr, Bareilly, Saharanpur, Muzaffarnagar, Agra, Mathura, Jhansi.

The Asst. Manager (P) / (V) / (S) / (Adm) /