

M/s. Rattan Food (P) Ltd.
Flat No 305, 3rd floor
327/304, Ekshon Enclave
Highway Green Society,
Jajmau, Kanpur.

अन्तिम नोटिस शासनादेश
दिनांक 28.07.2020 के
क्रम में

सन्दर्भ संख्या 1501

/यूपीसीडा/पीओटीजी/

दिनांक 27-2-2021

विषय: उ0प्र0 सरकार द्वारा जारी शासनादेश दिनांक 28.07.2020 के क्रम में भूखण्ड के उपयोग एवं लम्बित देयताओं के सम्बन्ध में नोटिस।

महोदय,

कृपया भूखण्ड सं0 F-16 औ0क्षे0 साईट-F आपके पक्ष में दिनांक 9/8/17 को इस शर्त के साथ आबंटित/हस्तान्तरित किया गया था कि भूखण्ड पर आप द्वारा 02 वर्षों के अन्दर 30 प्रतिशत आच्छादित करते हुए इकाई स्थापित किया जायेगा।

उपरोक्त क्रम में पत्रावली में उपलब्ध तथ्यों के अनुसार आप द्वारा अब तक भूखण्ड का -

1. पट्टा निष्पादित करा लिया गया है।
2. कब्जा नहीं लिया गया है।
3. भवन मानचित्र स्वीकृत नहीं कराया गया है।
4. भूखण्ड पर 30 प्रतिशत आच्छादित करते हुए निर्माण कार्य/व्यवसायिक/संस्थागत/ आवासीय भवन निर्मित नहीं कराया गया है।
5. भूखण्ड पर इकाई को उत्पादनरत/संचालित नहीं किया गया है।

उ0प्र0 सरकार द्वारा शासनादेश सं0 1117/79-वि-1/2020-2(क)-17-2020 दिनांक 28.07.2020 जारी किया गया है, जिसकी छायाप्रति नोटिस के साथ संलग्न है, जिसमें अनुपयोगित भूखण्डों को अन्तिम रूप से 01 वर्ष के अन्दर जिस कार्य के लिए भूखण्ड दिया गया है, उसे यदि 05 वर्षों में नहीं किया गया है, तो अन्तिम रूप से 01 वर्ष में कार्य को पूरा करने हेतु नोटिस निर्गत करने हेतु निर्देशित किया गया है तथा 01 वर्ष के उपरान्त यदि कार्य प्रारम्भ नहीं किया जाता है, तो आबंटन/पट्टे के स्वतः निरस्तीकरण की व्यवस्था बनाई गई है। इसके अतिरिक्त यदि 05 वर्ष नहीं पूर्ण हुए हैं, तो 05 वर्ष की समाप्ति पर बिना किसी नोटिस के आबंटन स्वतः निरस्त हो जायेगा।

यह नोटिस उपरोक्त शासनादेश के क्रम में इस आशय से प्रेषित है कि यदि आप द्वारा भूखण्ड का उपयोग आबंटन की शर्तों के अनुसार भूखण्ड का उपयोग कर लिया है, तो उससे सम्बन्धित प्रपत्र उपलब्ध कराये, अन्यथा भूखण्ड पर नियमानुसार लम्बित सभी कार्यवाही कराते हुए कब्जा हस्तान्तरण के 05 वर्ष पूर्ण होने के पूर्व/05 वर्ष हो जाने की अवस्था में आगे 01 वर्ष में भूखण्ड उपयोग में लाते हुए अवगत कराने का कष्ट करें। उपयोग हेतु समय विस्तारित कराने के लिए निवेश मित्र niveshmitra.up.nic.in के माध्यम से ऑनलाईन आवेदन करें। उक्त के अतिरिक्त कृपया दिनांक 30.06.2020 तक मरम्मत व्यय एवं उस पर दिनांक 31.03.2021 तक ब्याज सहित राशि के मद में रु0 1,53,992/- एवं दिनांक 31.03.2021 तक लीजेरेंट + 18% जीएसटी के मद में रु0 20,244/- कुल रु0 1,74,236/- का भुगतान दिनांक 31.03.2021 या इससे पूर्व करना सुनिश्चित करें।

कृपया नोट करें कि यदि आप द्वारा कब्जा हस्तान्तरण के 05 वर्ष के अन्दर अथवा 01 वर्ष के अन्दर (प्रकरण जिसमें नोटिस की तिथि को 05 वर्ष गुजर चुके हों) भूखण्ड का आबंटन की शर्तों के अनुसार उपयोग करते हुए प्रपत्र उपलब्ध नहीं कराये जाते हैं, तो शासनादेश के अनुसार आबंटन/लीज स्वतः निरस्त हो जायेगा। जिससे होने वाली हानि के लिए आप स्वयं उत्तरदायी होंगे।

संलग्नक:-यथोक्त।

भवदीय,

वरिष्ठ परियोजना अधिकारी

Singh Sir

नोट: उद्योग लगाने हेतु आवश्यक सभी स्वीकृतियां को ऑनलाईन www.niveshmitra.nic.in में पंजीकृत करें।

CIN No-U26960UP1961SGC002834 पंजी0 कार्या0-यूपीएसआईडीए काम्प्लेक्स, ए-1/4, लखनपुर, कानपुर-208024

फो0 न0-0512-2582851-53 (PBX) फैक्स न0-(0512) 2580797 वेबसाईट-onlineupsidc.com



उत्तर प्रदेश UTTAR PRADESH

his Lease Deed Cannot be
ransfer/Mortgaged to any
ody without prior permission
f the corporation.

Sr. P.O.



This stamp Sheet of Rs. 100.00 is attached to the Lease deed executed between U.P. State Industrial Development Corporation Ltd., Kanpur and M/s Rustam Foods Pvt. Ltd. for the period of 56 years at a rental of Rs. 5719.72 for the first 26 Years and at Rs. 11439.45 for the next 30 years i.e. on an average annual rent of Rs. 8783.86 with a premium of Rs. 8,52,468.25 regarding Plot No. F-16 situated in Industrial Area, Unnao Site-I, Distt. Unnao.

For On Behalf U.P.S.I.D.C. Ltd

(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

For Rustam Foods Pvt. Ltd.

Authorised Signatory

For Rustam Foods Pvt. Ltd.

Authorised Signatory



दिनांक 1.9.2018 को

नाम व. सुभाष क. सुभाष

पिता/पति/D/O सुभाष क. सुभाष

पता 1283 123 ब. लो. 1 सुभाष क. सुभाष 1 11/11/2018

मो मुजीब कादरी

स्टाम्प वेन्डर ला. नं. 46

कचेहरी-उन्नाव



उत्तर प्रदेश UTTAR PRADESH

This stamp Sheet of Rs. 100.00 is attached to the Lease deed executed between U.P. State Industrial Development Corporation Ltd., Kanpur and M/s Rustam Foods Pvt. Ltd. for the period of 56 years at a rental of Rs. 5719.72 for the first 26 Years and at Rs. 11439.45 for the next 30 years i.e. on an average annual rent of Rs. 8783.86 with a premium of Rs. 8,52,468.25 regarding Plot No. F-16 situated in Industrial Area, Unnao Site-1, Distt. Unnao.

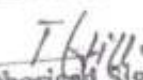
For On Behalf U.P.S.I.D.C. Ltd


(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

For Rustam Foods Pvt. Ltd.


Authorised Signatory

For Rustam Foods Pvt. Ltd.


Authorised Signatory



2. 19/11/18. वास्तो 1/50
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 83



उत्तर प्रदेश UTTAR PRADESH

This stamp Sheet of Rs. 100.00 is attached to the Lease deed executed between U.P. State Industrial Development Corporation Ltd., Kanpur and M/s Rustam Foods Pvt. Ltd. for the period of 56 years at a rental of Rs. 5719.72 for the first 26 Years and at Rs. 11439.45 for the next 30 years i.e. on an average annual rent of Rs. 8783.86 with a premium of Rs. 8,52,468.25 regarding Plot No. F-16 situated in Industrial Area, Unnao Site-I, Distt. Unnao.

For On Behalf U.P.S.I.D.C. Ltd


(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

For Rustam Foods Pvt. Ltd.

Authorised Signatory

For Rustam Foods Pvt. Ltd.


Authorised Signatory



3. 19/6/18. 100
नाम पद्मेश्वर प्रसाद
पिता/पति/डी/0 श्री ०५२३
पता ३०५२३ फलकुर (हहला) उ० क० १
मो. मुजीब कादरी
स्टाम्प वेन्डर ला० नं०-५६
कचेहरी-खन्नाब

Designation Praveen Singh
Stock Holding Corporation of India Ltd.
15/63, Krishna Tower, Ground Floor
Civil Lines, Kanpur-208001

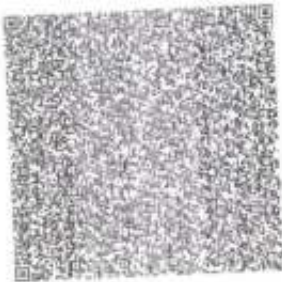


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttar Pradesh
e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP04513966848806Q
: 10-May-2018 02:18 PM
: SHCIL (FI)/ upshcil01/ UNNAO/ UP-UNA
: SUBIN-UPUPSHCIL0105424419966639Q
: RUSTAM FOODS PRIVATE LIMITED
: Article 35 Lease
: PLOT NO. F-16, INDUSTRIAL AREA, SITE-1, UNNAO
: U P STATE INDUSTRIAL DEVELOPMENT CORPORATION LTD
: RUSTAM FOODS PRIVATE LIMITED
: RUSTAM FOODS PRIVATE LIMITED
: 8,96,100
: (Eight Lakh Ninety Six Thousand One Hundred only)



.....Please write or type below this line.....

For On Behalf U.P.S.I.D.C. Ltd

(RAKESH JHA)

Sr. Project Officer
Trans Ganga City - Lucknow

Fcc Rustam Foods Pvt. Ltd.

Authorised Signatory

For Rustam Foods Pvt. Ltd.

Authorised Signatory

0005790102

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.upshastamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.



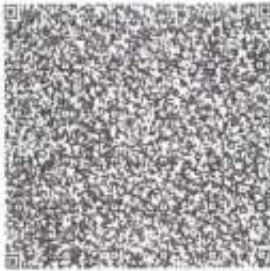
सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

| | |
|---------------------------|--|
| Base Certificate No. | : IN-UP04513986848806Q |
| Certificate No. | : IN-UP046999947385364Q |
| Certificate Issued Date | : 22-Jun-2018 03:11 PM |
| Account Reference | : SHCIL (FI)/ upshcil01/ UNNAO/ UP-UNA |
| Unique Doc. Reference | : SUBIN-UPUPSHCIL0105638554653212Q |
| Purchased by | : RUSTAM FOODS PRIVATE LIMITED |
| Description of Document | : Article 35 Lease |
| Property Description | : PLOT NO. F-16, INDUSTRIAL AREA, SITE-1, UNNAO |
| Consideration Price (Rs.) | : |
| First Party | : U P STATE INDUSTRIAL DEVELOPMENT CORPORATION LTD |
| Second Party | : RUSTAM FOODS PRIVATE LIMITED |
| Stamp Duty Paid By | : RUSTAM FOODS PRIVATE LIMITED |
| Stamp Duty Amount (Rs.) | : 27,000
(Twenty Seven Thousand only) |



Please write or type below this line.....


For On Behalf U.P.S.I.D.C. Ltd.


(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

For Rustam Foods Pvt. Ltd.

Authorised Signatory

For Rustam Foods Pvt. Ltd.


Authorised Signatory

UP 0005790182

Statutory Alert:

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2. The user of this stamp is bound to use the same as per the terms and conditions.

LEASE-DEED

This Lease Deed Cannot be
Transfer/Mortgaged to any
body without prior permission
of the corporation.

Industrial Area UNNAO Site - II

Plot No. F-16

THIS LEASE-DEED made on the day of
in the year two thousand and corresponding to Saka
Samvat between U. P. State Industrial Development Corporation Limited,
a Company within the meaning of the Companies Act, 1956 and having its registered office at A-1/4,
Lakhanpur, Kanpur (hereinafter called the Lessor which expression shall, unless the context does
not so admit, include its successors and assigns) of the one part, AND

Shri S/o

R/o T.Hillu.

proprietor of the single owner firm/Karta of Joint Hindu Family firm of

OR

1. Shri aged years

S/o

R/o

2. Shri aged years

S/o

R/o

3. Shri aged years

S/o

R/o

4. Shri aged years

S/o

R/o

For On Behalf U.P.S.I.D.C. Ltd

d

(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

For Rustam Foods Pvt. Ltd.

T.Hillu.

Authorised Signatory

For Rustam Foods Pvt. Ltd.

T.Hillu.
Authorised Signatory



5. Shri T. H. Jha aged years

S/o

R/o

6. Shri aged years

S/o

R/o

7. Shri aged years

S/o

R/o

constituted the registered partnership firm (including consortium partnership firm) of

through Shri aged

years S/o

R/o T. H. Jha constituted

duly constituted attorney under the deed dated

OR

M/s Rustam Foods (P) Ltd.

a company within the meaning of the Company Act, 1956 (including consortium company) and

having its registered office at Flat No. 305, 3rd Floor, 327/304, Ehsan

through its managing Director/Secretary/duly constituted attorney Shri Enclave Highway Green Society, Jaymay Kam

S/o Shri Gulam Rashid

R/o House No 347, Kasba Khanpur, P.S. Auraiya Tehsil- Auraiya, Distt- Auraiya

OR

a society registered under the Co-operative Societies Act,

M/s through its

Chairman/Secretary duly authorised attorney Shri S/o

Shri T. H. Jha R/o

hereinafter called the Lessee

(which expression shall, unless the context does not so admit, include his heirs, executors,

For On Behalf U.P.S.I.D.C. Ltd.

For Rustam Foods Pvt. Ltd. For Rustam Foods Pvt. Ltd.

(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

Authorised Signatory

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administrators, representatives and permitted assigns/its successors and permitted assigns) of the other part.

WHEREAS the State of Uttar Pradesh has acquired land at Site I, UNNAO under the Land Acquisition Act, 1894 and has handed over the same to U.P. State Industrial Development Corporation Limited, Kanpur for the purpose of setting up an Industrial Area and the said Corporation has sub-divided the above land into plots for industrial units for leasing out such sub-divided plots to industrialists for erecting on each plots a factory according to the factory bye-laws and building plans approved by the Lessor and other competent authorities.

AND WHEREAS the amount of premium mentioned in clause I hereinafter is provisional and it is hereby agreed that the Lessee shall pay as provided in clause 2(a) and 2(b) the additional premium as hereinafter mentioned.

AND WHEREAS the Lessee, has requested and the Lessor has agreed to grant lease of the plot of land hereinafter described area Site I, UNNAO an industrial unit for manufacturing Pet foods and Dry Rendering Plant according to the design and building plan approved by the Lessor other competent authority.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment by the Lessee of the provisional premium of Rs 8,52,463/- (Rs eight lakh fifty two thousand four hundred sixty three) the receipt whereof the Lessor hereby acknowledges and of the outstanding amount of provisional premium of Rs NIL (Rs NIL) to be paid in NIL half yearly instalments as follows alongwith interest @ % per annum on the total outstanding premium.

- | | | | |
|------------|-------------|-------------|---------|
| 1. Rs..... | on the..... | day of..... | 20..... |
| 2. Rs..... | on the..... | day of..... | 20..... |
| 3. Rs..... | on the..... | day of..... | 20..... |
| 4. Rs..... | on the..... | day of..... | 20..... |
| 5. Rs..... | on the..... | day of..... | 20..... |
| 6. Rs..... | on the..... | day of..... | 20..... |
| 7. Rs..... | on the..... | day of..... | 20..... |
- Full Paid*

For On Behalf U.P.S.I.D.C. Ltd

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(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

For Rustam Foods Pvt. Ltd. For Rustam Foods Pvt. Ltd.

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8. Rs. on the day of 20.....
 9. Rs. on the day of 20.....
 10. Rs. on the day of 20.....

Provided that if the Lessee pays the instalments and the interest on the due date and there are no overdues, a rebate will be admissible @.....% per annum in the interest.

NOTE: (1) The interest shall be payable half-yearly on the 1 st day of January and 1 st day of July each year, the first of such payments to be made on the day of 20.....

(2) Liability for payment of the premium in instalments, including the interest referred to above, shall be deemed to have accrued from the date of the reservation/allotment letter numbering 619/SIDC/POIS/F-16/Site-I/UNNAPU 7/8

(3) The payment made by the lessee will be adjusted in the following manner strictly in descending order notwithstanding any directions/request of the Lessee to the contrary:-

- | | |
|--------------------------------------|---------------------------------|
| i- Interest due | ii- Premium due |
| iii- Interest on maintenance charges | iv- Maintenance/Service charges |
| v- T.E.F. | vi- Lease Rent due |

After adjustment as above excess payment, if any, shall be appropriated towards balance premium of the plot.

And of the rent hereinafter reserved and of the covenants provisions and agreement herein contained and on the part of the leasee, to be respectively paid, observed & performed, the Lessor doth hereby demise to the Lessee, all the land of plot numbered as F-16 situated within the Industrial Area at Site-I in Village Pargana/Tehsi I UNNAPU District UNNAPU Containing by admeasurement 2287.89 Sq. M be the same a little more or less, and bounded :-

on or towards the North by Plot No. F-15
 on or towards the South by Plot No. F-17
 on or towards the East by Cultivated Land
 on or towards the West by 60' wide Road No. 9

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said plot of land hereinafter referred to as the demise premises) with their appurtenances unto the Lessee for the term of ninety years from 10/5/83 day of 10th May 1983 except and always reserving to the Lessor and his successors or assigns:-

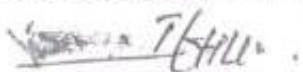
- (a) A right to lay water mains, drains, sewers or electric wires under or ove'r the demised premises, if deemed necessary by the Lessor or his successor or assigns in developing the area.

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(b) Full rights and title to all mines and minerals in and under the demised premises or any part thereof.

(c) Yielding and paying thereof unto Lessor on the 1st day of April in each year in advance the yearly rent at the rate of Rs. 1.00 per sq.mtr. per year during the first Thirty years Rs. 2.50 per sq.mtr. per year during the next 30 year and after expiry of the first thirty years and Rs. 5.00 per sq.mtr. per year during the next thirty years after the expiry of the first sixty years. the rent upto the 31st day of March 2018..... having been paid.

Provided that if any instalment of premium with interest as agreed above is not paid in full and the whole or any part of the unpaid remains in arrears the Lessor shall have the right to recover the same with interest at the agreed rate of 17%

Provided further that the recovery of the principal and interest at the above rate would in no way prejudice or affect the exercise by the Lessor of any other right or remedy arising out of such default under the terms and conditions of this deed and till payment of the premium and interest at the agreed rate in full, the outstanding amount shall remain as a first charge on the demised premises and the buildings and machinery built upon or affixed thereto.

(d) That the lessee will pay upto the lessor the said rent at the time on the date in manner herein before appointed for payment thereof clear of all deductions:

2.(a)(i) In case the Lessor is required to deposit / pay at any stage any additional amount to which it is required/called upon to bear, pay or deposit in any court or to Collector in any case/proceedings under the Land Acquisition Act. in the process determination of compensation and either as a security or otherwise, the lessee shall pay such proportionate additional premium/amount to the Lessor within 30 days of the demand as may be determined in this behalf by the lessor.

Provided further that the aforesaid deposit shall be subject to final adjustment of land cost after final conclusion of the litigation/proceedings in which the demand was raised and the lessee shall be entitled to claim refund of excess amount, if any, deposited by them.

(ii) The provisional premium mentioned in clause 1 includes the average land cost component based on the cost of acquisition etc. under the Land Acquisition Act of the whole of the Land of which the demised land, after layout for roads, parks and other public utility services, forms part; but should the final cost of acquisition of the whole of the said land or any part thereof go up thereby increasing the land cost component of the plots carved out after development as aforesaid, the Lessee shall upon receipt of intimation from the Lessor, which intimation shall not be delayed beyond a period of three years from the date of final

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cost of acquisition is determined, pay within sixty days of demand to the Lessor the additional premium being the difference in the land cost component finally determined as aforesaid and the land-cost component of provisional premium mentioned in clause 1 above.

- (b) In case the Lessor is required to bear at any stage the additional cost of electrification and/or the additional cost of any other development or facilities and/or in case the Lessor is required to contribute towards any development or provision of facilities which benefits the said industrial Area as a whole, the Lessee shall pay such proportionate additional premium to the Lessor as may be determined in this behalf by the Lessor.

And that such payments of proportionate additional premium shall be made within 60 days of the demand by the Lessor.

3. AND THE LESSEE DOETH HEREBY COVENANTS WITH THE LESSOR AS UNDER:

- (a) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessments, of every description which may during the said term be assessed, charged or imposed upon either the land-lord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.
- (b) That the Lessee shall also pay to the Lessor within thirty days from the date of the demand made by the Lessor, such recurring fee in the nature of service and/or maintenance charges of whatever description including charges for the supply of water, Lessee's share of the expenses of maintenance of roads, culverts, drains, parks etc., and other common facilities and services as may from time to time be determined by the Lessor and in case of default the Lessee shall be liable to pay interest @ 14%p.a. on the amount due. The Lessee hereby further agrees to pay to the lessor such maintenance charges on first day of July each years. In case of non payment of maintenance charges as mentioned above, the Lessee shall have to bear interest @ 14%p.a. The Lessor further reserves the right to cancel the Lease on non-payment of maintenance charges and/or issue Recovery Certificate for recovery thereof.
- (c) That whenever Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town Area or other notified Local Bodies take over or cover this Industrial Area of UPSIDC, the Lessee will be liable to pay and discharge all rates, taxes, charges, claims and out -goings charges or imposed and assessment of every description which may be assessed, charged or imposed upon them by the Local Body and will abide by the rules and directives of the local body.

For On Behalf U.P.S.I.D.C. Ltd.



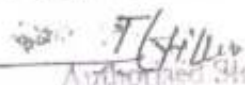
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- (d) That the Lessee will obey and submit to the rules of municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety convenience of the other inhabitants of the place, and shall not release any hazardous, obnoxious, gaseous, liquid or solid effluents from the unit in any case. He shall make his own arrangement for the disposal of effluents in accordance with the terms and conditions of the U.P. Pollution Control Board or any other authority competent to make rules, regulations, bye-laws and laws in this behalf from time to time. Any breach of such law, rules, regulations and bye-laws shall be the sole liability of the lessee.
- (e) That Lessee will at his own cost erect on the demised premises in accordance with the layout plan elevation and design and in a position to be approved in Writing and in a substantial and workman like manner the industrial unit as aforesaid, with all necessary out-houses sewers, drains and other appurtenances according to the local authority's rules and, by-laws in respect of buildings, drains, latrines and connections with sewers and will commence such construction within the period of ^{upto} 3/6/18 months and will completely finish the same covering minimum 3.0% of the allotted area fit for use and start the manufacturing and production within the period ^{upto} 3/3/18 months from the date of allotment or within such extended period of time as may be allowed by the Lessor in writing, in its discretion. The lessor shall charge Time Extension Fee as per prevailing rules for grant of time extension.
- (f) That the Lessee will keep the demised premises and the buildings thereon at all time in state of good and substantial repairs and in sanitary condition at its own cost.
- (g) That the Lessee will not make or permit to be made any alteration in or addition to the said building or other erections for the time being on the demised premises or erect or permit to be erected any new building on the demised premises without the previous permission in writing of the Lessor and the municipal or other authority and except in accordance with the terms of such permission and plan approved by the Lessor and the municipal or other authority and in case of any deviation from such terms of plan will immediately, upon receipt of notice from the Lessor or the municipal or the other authority requiring him so to do, correct such deviation as aforesaid and if the Lessee shall neglect to correct such deviation within the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor or municipal or other authority to cause such deviation to be corrected at the expense of the Lessee which expenses the lessee hereby agrees to reimburse by paying to

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the Lessor or other authority the amount which the Lessor/municipal or other authority as the case may be, shall fix in that behalf and the decision of the Lessor/municipal or other authority, as the case may be, shall be final and binding on the Lessee.

- (h) That the Lessee will provide and maintain, at his own cost, in good repairs a properly constructed approach road or path to the satisfaction of the Lessor/Municipal or other authority leading from the public road to the building to be erected on the demised premises.
- (i) That the Lessee will not carry on or permit to be carried on the demised premises any obnoxious trade or business whatsoever or use the same to be used for any religious purpose or any purpose other than for the industrial purpose aforesaid without previous consent in writing of the Lessor and the municipal or other authority subject to such terms and conditions as the Lessor municipal or other authority may impose and will not do or suffer to be done, on the demised premises or any part thereof, any act or thing which may be or grow to be nuisance or cause damage, annoyance, or inconvenience to the Lessor or municipal or other authority or the owners or occupiers of the other premises in the neighbourhood.
- (j) That the Lessee will not without the previous consent in writing of the Lessor, transfer, sublet, relinquish mortgage or assign its interest in the demised premises or the buildings standing thereon or both as a whole or part of the plot or cause any subdivision of the plot. The lessor may give consent for above if so allowable and under the terms and conditions as provided in the policy of the corporation prevailing on the date of approval. Every Such transfer, assignment, relinquishment mortgage or subletting or both shall be subject to and the transferees or assigns shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respects therefore.

Provided that the joint possession or transfer of possession of demised premises or any part thereof by the Lessee shall be deemed to be sub-letting for the purpose of this clause.

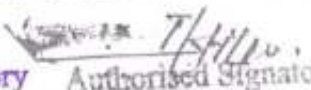
Provided further that if at any time the Industrial Finance Corporation of India or other financing body decides to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of the deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any law, for the time being in force, the sale, lease or assignment will be subject to the mutual consultation with Lessor and the financing body or bodies mentioned above. The financing body will have to ensure that payabilities and other charges as per prevailing rules of lessor

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which stand as first charge are got from the proceeds of sale/auction.

Provided further that the Lessee will so often as the said premises shall by assignment or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the pendency of the term hereby granted within two calendar months from the date of such assignment, inheritance or transfer, deliver a notice of such assignment. Inheritance or transfer to the Lessor setting forth names and descriptions of the parties to every such assignment and the particulars and effects thereof together with every assignment and every probate or a will or letters of administration, decree, order certificate or other document effecting or evidencing such assignment, inheritance or transfer and documents as aforesaid accompanying the said notice shall remain for 30 days at least at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will, without prejudice to the right of the Lessor to determine this deed for breach of this covenant, entail a penalty of Rs. 500/- to be paid by the Lessee.

- (k) That the members, directors, officers and subordinates or agents, workmen and other authorised representatives of the Lessor shall have access to the plot of land shall have the implied right and authority to enter upon the said plot or land and building to be erected thereon to view the state and progress of the work, to inspect the same and for all reasonable purpose at all reasonable times.
- (l) That the Lessee will not make any excavation upon any part of the said land nor remove any stone, sand, clay, earth or any other materials therefrom except so far as may be in the opinion of the Lessor, necessary for the purpose of forming the foundation of the building and compound walls and other necessary structure and executing the work authorised and for levelling and dressing the area covered by this Agreement.
- (m) That the Lessee will not erect or permit to be erected at any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.
- (n) That the Lessor will not exercise his option of determining the lease nor hold the Lessee responsible to make good the damage if by fire, tempest, or violence of any army or a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
- (o) That the lessee will not erect any building constructions or structures except compound walls and gates on any portions of the demised premises within prescribed set back limits

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as per UPSIDA by laws in front/rear/sides of the plot of land.

- (p) (i) That lessee will have to take possession of plot/land within 30 days from the execution of the deed or extended period as may be allowed by the corporation upon satisfactions with the reasons of delay. Failure to take possession within aforesaid period will make the lease liable for determination.
- (p) (ii) That the Lessee shall put the demised premises with the buildings constructed thereon covering a minimum 30% of allotted area to the use and start the manufacturing and production herein before mentioned within 3/3/18 calendar months from date of allotment of the said land is made to the lessee and in any case within 3/3/18 calendar months from the date of this deed or such extended period of time as may be allowed by the lessor in writing in its discretion, provided that the extension of time for putting the building to use under this clause shall not be admissible except where in the opinion of the Lessor the delay is caused for reasons beyond the control of the Lessee. The lessor, if satisfied by the explanation of the Lessee that the delay is caused for reasons beyond the control of the Lessee, the time extension may be permitted by the lessor at its sole discretion as per the then prevailing rules and subject to payment of payable time extension fee alongwith interest thereon as per the rules of the lessor from time to time.
- (p) (iii) In case TEF is not paid by the lessee alongwith interest accrued thereon, the allotment shall be liable for cancellation on ground of non-payment of TEF.
The lessee will raise construction covering at least 30% area of the plot and commence production within the period upto 3/3/18 months from the date of allotment or extended period as allowed by the corporation failing which the Lease Deed shall be liable to be determined and allotment cancelled."
- (p) (iv) The lessee shall have to establish rain water harvesting system and plantation at his/her own cost as per Govt. norms.
- (q) That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining or other premises by the building or in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workmen or servants shall :-
- (i) injure or destroy any part of building or other structures contiguous or adjacent to the plot of land;
- (ii) keep the foundation, tunnels or other pits on the plot of land open or exposed to weather causing any injury to contiguous or adjacent buildings;

For On Behalf U.P.S.L.D.C. Ltd

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- (iii) dig any pits near the foundations of any building thereby causing any injury or damage to such buildings.

The damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount of damage payable thereof shall be final and binding on the Lessee.

- (r) That the Lessee being a registered partnership firm (including consortium partnership firms) declares, affirms, and undertakes that during the subsistence of the terms of this, agreement the said partnership shall not be dissolved, reconstituted or wound up and/or dealt with in any way which may jeopardise the rights and interest of the lessor or the matter of this lease, nor shall its constitution be altered, in any manner otherwise without written consent of the lessor, first had and obtained, and it shall not stand dissolved on the death or insolvency of any of its partners;

OR

The Lessee being an individual or sole proprietor of a firm shall not allow any person(s) as partner(s) with him without the prior written consent of the Lessor.


OR

The Lessee being a Company (including consortium company) shall not make or attempt to make any alterations, whatsoever in the provisions of its Memorandum & Articles of Association or in its capital structure as well as shareholding without the written consent of the Lessor, first had and obtained, and the Lessee hereby undertakes to get registered the prescribed particulars of the charge hereunder created with Registered of Joint Stock Companies under Section 125 of Companies Act, 1956 within stipulated period.

That the Lessee being a Company (including consortium company) shall not change its name without prior information to UPSIDC shall not effect unblock transfer of shares even in phases resulting in change of management unless a prior written permission of the Lessor is obtained.

While granting its consent/permission as aforesaid the Lessor may require the Successor in interest of the Lessee to enter into a binding contract with the Lessor to abide by and faithfully carry out the terms, conditions, stipulations, provisions and agreements herein contained or such other terms & conditions as the Lessor may, in its discretions, impose including the payment by the successor-in-interest such additional premium and/or enhanced rent which is chargeable towards transfer levy as per prevailing rules/policy. In the event of breach of this condition the agreement shall be determined at the discretion of

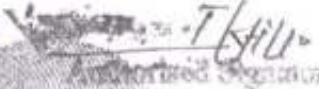
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the Lessor.

- (s) That it is further agreed that the lease shall stand automatically terminated if there be any change in the constitution of Lessee, partnership firm or private limited company etc. as on the date of execution of this deed without prior approval in writing of the Lessor.
- (t) That in employing labour for his industry, skilled or unskilled, the Lessee shall give preference to one or two able bodied persons from the families whose lands have been acquired for the purpose of the said Industrial Area/Estate or the lessor will have to comply to N.P.R.R. or any such other law enacted/prevaling as made by Government.
4. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:
- (a) Notwithstanding anything herein before contained if there shall have been in the opinion of the Lessor any breach by the Lessee or by any person claiming through or under him of any of the covenants or condition hereinbefore contained and on his part to be observed and performed and in particular without prejudice to the generality of this sub-clause, if the Lessee transfers relinquish, mortgages or assigns any part of the demised premises less than the whole or transfers, relinquishes mortgages or assigns the whole of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions in clause 3(J) or if the Lessee fails to commence and complete the buildings and to put the same to use and to carry the manufacturing and production for at least 90 days in the time and manner hereinbefore provided or if the amounts due to the Lessor as rent hereby reserved or any part of the premium or interest as stipulated in clause (1) shall be in arrears and unpaid for a period of 30 days after the same shall have fallen due for payment or if the lessee or the person in whom the Lease hereby created shall be vested shall be adjudged insolvent or if this lease is determined as hereinbefore specified, it shall be lawful for the Lessor subject to the provisions of clause 3 (r), 3(s) (without prejudice to any other right of action of the Lessor in respect of any breach of this deed), to re-enter without taking recourse to a court of law, upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and outstanding interest due till date, and other dues, if any shall stand forfeited to the Lessor without prejudice to right of the Lessor to recover from the Lessee all money that may be payable by the Lessee, hereunder with interest thereon @ % per annum and the Lessee shall not be entitled to any compensation whatsoever.
- Provided always that the Lessee shall be at liberty to remove and appropriate to himself all

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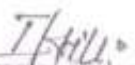


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his buildings, erections and structures, if any, made by him and all his materials thereof from the demised premises after paying up all dues, the premium, interest and the Lease rent upto date and all municipal and other taxes, rates and assessments then due and all damages and other dues accruing to the Lessor and to remove all such materials from the demised premises within three months or sooner of the date of expiration determination of the Lease as he may have himself put up and in case of failure on the Lessee's part to do so the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and the Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structures and materials put up by him on the demised premises.

Provided further and always that the right of re-entry and determination of the Lease as hereinbefore provided shall not be exercised if the industry at the demised premises has been financed by the State Government or Industrial Finance Corporation of India or the U.P. Finance Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India of Pradeshia Industrial and Investment Corporation of U.P. or Industrial Reconstruction Bank of India or any Scheduled Bank (including the State Bank of India and its subsidiaries), Unit Trust of India or General Insurance Company and its subsidiaries viz. National Insurance Company, Assurance Company, Oriental Insurance Company, United Insurance Company or NSIC or SIDBI and trustees to debenture holders & the said financing body or bodies mentioned above remedy the breach or breaches within a period of 60 days from the date of the notice issues or served by the Lessor on the said financing institution or institutions regarding the said breach or breaches.

- (b) Any losses suffered by the Lessor on a fresh grant of lease of the demised premises for breach of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the Lessor.
- (c) All notices, consents and approvals to be given and notifications of any decisions by the Lessor shall be in writing and signed on behalf of the Lessor and shall be considered as duly served if the same shall have been delivered to, left or posted (even though returned unserved on account of refusal by the Lessee or otherwise howsoever) addressed to the Lessee at the usual or last known place of residence or business or office or at the plot of land or at the address mentioned in these presents or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the-said land.

For On Behalf U.P.S.I.D.C. Ltd


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- (d) All powers exercisable by the Lessor under this lease may be exercised by the Managing Director of U.P. State Industrial Development Corporation Limited. The Lessor may also authorize any other officer or officers of the Corporation to exercise all or any of the powers exercisable by him under this lease.

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

- (e) That the Lessor and the Lessee hereby agreed that all sums due under this deed from the Lessee on account of premium, rent, interest or damages for use and occupation or service and /or maintenance charges or time extension fee on any other account whatsoever shall be recoverable as arrears of land revenue.
- (f) That the determination of this deed shall in no way prejudice or effect the right of the Lessor to recover from the Lessee any sum which the Lessor may fix on account of the damage done by the Lessee or his agent or workmen to the demised premises or which may result from faulty maintenance or carelessness in proper maintenance.
- (g) That any relaxation or indulgence granted by the Lessor shall not in any way prejudice the legal right of the Lessor.
- (h) The stamp and registration charges on this deed shall be borne by the Lessee.


5. Notwithstanding any other provisions herein before contained to the contrary the Lessee shall put up the whole of the property demised under this presents for the Industrial use to the satisfaction of the Lessor and the Lessor shall have the right to determine the Lease of that much area of the plot of land demised which has not been actually so put to use within a reasonable time at its discretion or even to determine the lease of the whole of the land demised under these presents. The decision of the Lessor shall be binding with regard to the extent of the user as aforesaid as to whether the whole of demised land has been utilised or only a portion has been used and the Lessee shall be bound by the decision of the Lessor in this regard. The Lessee hereby expressly agrees to the determination of the lease in part at the discretion of the Lessor.

It is further expressly agreed by the Lessee that the lease in part or as a whole for default of the provisions of this clause shall be terminable by a one month notice to quit on behalf of the Lessor.

6. (a) That the Lessee is fully aware that the aforesaid premises had earlier been given by the Lessor to Shri/Km./M/s Shrikant Sharma

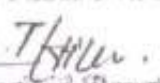

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For On Behalf U.P.S.I.D.C. Ltd.


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through the lease deed dated 31-1-2003 duly registered at Sule-Registration, UNNAO on 26/5/2003 but the lease has been determined/surrendered and forfeited by the Lessor vide letter/notice No.6/9 dated 9/8/17 and as such has ceased absolutely.

- (b) That it is hereby agreed between the parties to this deed that in case the Lessee is not able to get or retain possession of the demised premises due to a civil action or other legal proceedings initiated by the prior Lessee then, in that case the Lessee shall not be eligible to any reimbursement from the Lessor and shall further be liable to defend the civil action or proceedings as aforesaid at his own cost.

7. The lessee will mention in the postal address of their correspondence letter invariably the

name of UPSIDC Industrial Area.

IN WITNESS WHEREOF the parties hereto have set their hands the day and in the year

first above written,

7A. Details of Stamp

Land 2289.87 @ 4000/- Per

Sam = 91,51,560 X 7%

Building cost 40,29,660 X 7%

Average yearly
Lease Rent = 8432
6 months = 31 = 98

Witness:

b. Witness:

Stamp Paid, 9,23,000/-
(B.P. Singh)
Aet
UPSIDC, Kanpur
city, UNNAO

U.P. State Industrial Development Corporation Ltd
For On Behalf U.P.S.I.D.C. Ltd

Signed by:

(RAKESH JHA)

Sr. Project Officer

Trans Ganga City - Unnao

For and on behalf of the Lessee

Signed by:

a. Witness.

b. Witness.

① Ikh Lakh Ali
s/o Sankat Ali,
Malalla-Kassawan,
Kathal,
Mainpuri Jharkhand



For Rustam Foods Pvt. Ltd

Authorized Signator



② Jeeshan Ahmad
s/o Sri Sultan Ahmad
5/12A, Savitri Nagar,
Sanigawan,
KANPUR



For Rustam Foods Pvt. Ltd

Authorized Signatory

13 SITE PLAN OF PLOT NO. F-16 AL
TED TO.

IN INDL AREA UNNAO.

SCALE: 1" = 50'

(Site NO.

60' ROAD NO. 9

F-17

PLOT NO.

F-16

F-15

AREA OF PLOT

273638.50 SQ

228739.50 SQ

0.77 ACRES

CULTIVATED LAND

For On Behalf U.P.S.D.C. Ltd.

For Rustam Foods Pvt. Ltd.

(RAKESH JHA)

Sr. Project Officer

Trans Ganga City - Unnao

Authorised Signatory

For Rustam Foods Pvt. Ltd.

Authorised Signatory

Annexure - 'A'

Details of Stamp Paid on Plot No. F - 16, Site - I, Unnao

Land

Satmp Paid

Land 2287.89 Sqm

DM circle Rate Rs. 4000/- Per Sqm

Cost of Rate = 91,51,560/-

Stamp due = 7% of Rs. 91,51,560.00 = 640609.20

Building

(i) Ground floor

Cover area (RCC) = 40.89 Sqm

Rate Rs. 15000/-

Cost = 40.89×1500
6,13,350.00

Stamp due 7% of Rs. 6,13,350/- = 42934.50

(ii) Tin Shed 314.59 Sqm

Rate Rs. 9000/-

Cost = 28,31,310.00

Stamp = 7% of Rs. 28,31,310.00 = 198191.70

(iii) Boundary wall + Gate

Cost = 5,85,000/-

Satmp = 7% of Rs. 5,85,000/- = 40950.00

Total Stamp due 922685.40

E-Stamp Total Stamp Paid

Rs. 9,23,100/-

Gen. Stamp

300/-

I - E-Stamp ENUP04513926248862 = 2,95,100/-

9,23,400/-

II - do ENUP04513986248862 = 27,000/-

Gen Stamp

300

For On Behalf U.P.S.I.D.C. Ltd

Total Stamp 9,23,400/-

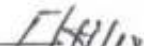


(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao

Fcc Rustam Foods Pvt. Ltd.


Authorised Signatory

Fcc Rustam Foods Pvt. Ltd.


Authorised Signatory

Date: 12/04/19...

VALUATION REPORT

- A - VALUATION DONED BY : GARVIT AGARWAL
B.Arch CA/2014/63002
- B - NAME OF PROPERTY VALUED : An Existing Industrial Building
Plan On Plot No. F-16 situated at
Industrial Area Site-I - Unnao.
- C - OBJECT : To determine the fair market value
purpose.
- NAME OF OWNER : M/s. Rustam Foods Pvt. Ltd. Flat No. 305, 3rd
Floor 327/304, Ehsan Enclave Highway Green
Society, Jajmau, Kanpur -208010
- D- PROPERTY VALUE : **Rs. 40,29,660 /- Only.**
- E- DETAIL OF PROPERTY : The referred Leeg hold building premises is
situated in the area known On Plot No. F-16
situated at Industrial Area Site-I-Unnao. The
Leeg hold premises Land admeasuring is
2287.89 Sq.Mt.
- F- PUROPSEAND MODE OF VALUATION : The purpose of valuation is to assess the fair
market value of the property. The same is
assessed by land and building method. In this
method edition of land value and depreciated
value of construction gives the value of
property. The land value is assessed by
multiplication of land area and present
prevailing rate of land in the locality.

- 1- Demand and supply condition : Good.
- 2- Restrictions imposed by various acts and its effect : Nil.
- For On Behalf U.P.S.I.D.C. Ltd

For Rustam Foods Pvt. Ltd.

(RAKESH JHA)
Sr. Project Officer

Authorised Signatory



For Rustam Foods Pvt. Ltd.


Authorised Signatory




Ref: _____

Date: 13/04/14

2

- | | | |
|---|---|---|
| 3- Title of the property
Freehold/leasehold if lease
hold period of lease, lease
rent. | : | leasehold |
| 4- Marketability of property | : | Good. |
| 5- Locality whether Agriculture/
Industrial/ Commercial/Residential. | : | Industrial |
| 6- Availability of civic amenities.
Nature of neighborhood existence
of temple Masque, Church
Gurudwara Ground | : | With in 300 Mt.
radius distance. |
| 7- Whether area fully developed
partly developed. | : | Nil. |
| 8- Present land use | : | Fully developed. |
| 9- <u>Boundaries of the property</u>
As per site | | |
| East : Plot No.-17 | | 241. Feet. |
| West : Plot No.-17 | | 209. Feet. |
| North : Road 60 Feet Wide | | 150. Feet. |
| South : Cultivated Land | | 152. Feet. |
| 10- Mode of surface communication. | : | Owner Occupied. |
| 11- Weather single Ownership/joint
with shares. | : | Single Ownership. |
| 12- Name of Owner representative
accompanying for inspection. | : | Owner himself. |
| 13- Sanction power land meter No. | : | Provided. |
| 14- Merits and demerits effecting
value of property. | | property is situated at land
On Plot No. : F-16 situated at
Industrial Area Site-1 - Unnao. |

For On-Behalf U.P.S.I.D.C. Ltd

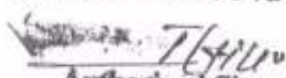


(RAKESH JHA)
Sr. Project Officer
Trans Ganga City - Unnao



For Rustam Foods Pvt. Ltd.

Authorised Signatory

For Rustam Foods Pvt. Ltd.


Authorised Signatory


Ref: _____

Date: 13/04/19

3

APPROACH TO VALUATION OF THE INDUSTRIAL PROPERTY

As per D.M. Circle rate Unnao, U.P. Government Anubhag -5 notification page No.102 S.No.1,2,3,4, kha dtd. 1st Aug. 2017 effective from 1st Aug. 2017 The rate for Plot No. F -16 situated at Industrial Area Site - 1 - Unnao. (Area = 2287.89 Sq.Mt.).

Total Land Area = 2287.89 Sq.Mt.

Value of construction

Ground FLOOR Cov.Area (R.C.C.)=40.89 Sq.Mt.@15000/-Rs. 6,13,350/-

Ground FloorCov.Area(Tin shed)=314.59 Sq.Mt.@ 9000/- Rs. 28,31,310/-

B/Wall & Gate Aprax Valu Rs. 5,85,000/-

Total Construction Valu Rs. 40,29,660/-

Note (1)- There is no Plant & Machinery of in the Premises.

Purpose of valuation

The valuation has been for market value purpose. It is advice to see the legal position of property. It is my considered opinion that present value of Industrial premises situated On Plot No. F -16 situated at Industrial Area Site - 1- Unnao.

For On behalf U.P.S.D.C. Ltd

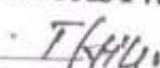

(RAKESH THAKUR)
Sr. Project Officer
Trans Ganga City - Unnao



For Rustam Foods Pvt. Ltd.

Authorized Signatory

For Rustam Foods Pvt. Ltd.


Authorized Signatory



Ref: _____

Date: 13/04/18....

:: 4 ::

Declaration :-

I here by declare that

- A- The information furnished is true and correct to my knowledge and belief.
- B- I have no direct or indirect in the property valued.
- C- I have personally inspected the property on 13-04-18.



For On Behalf U.P.S.I.D.C. Ltd



(RAKESH JHA)

Sr. Project Officer
Trans Ganga City - Unnao

Photo Graf of On Plot No. F -16 situated at Industrial Area Site - 1 - Unnao.

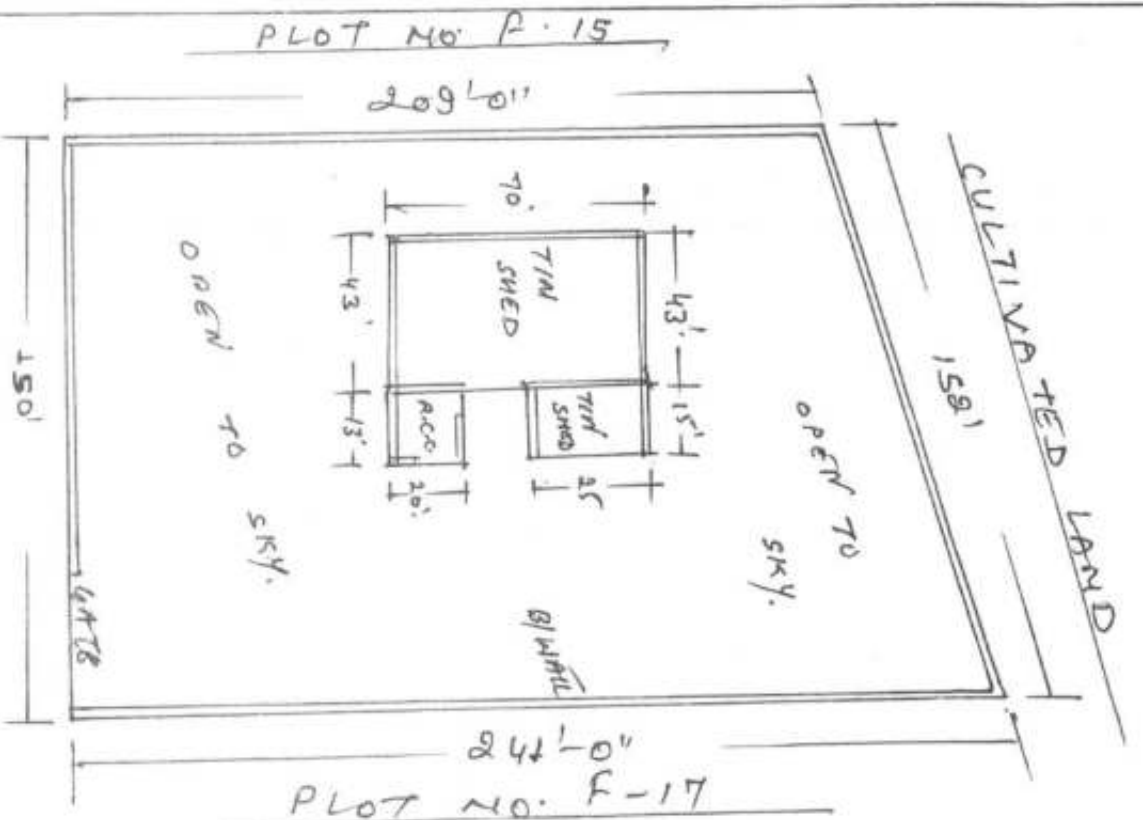
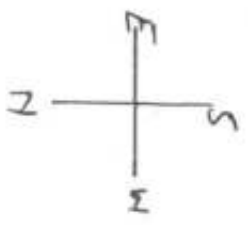
For Rustam Foods Pvt. Ltd.

Authorized Signatory

Authorized Signatory



AN EXISTING INDUSTRIAL BUILDING
 PLAN ON PLOT NO. F-16 SITUATED AT
 INDUSTRIAL AREA SITE-1 - UNHANO.



R.O. AND GO-WIDE
 G.F. SITE PLAN.

For On Behalf U.P.S.D.C. Ltd

For Rustam Foods Pvt. Ltd.

For Rustam Foods Pvt. Ltd.

(RAKESH JHA)
 Sr. Project Officer

Authorised Signatory

Authorised Signatory

Thane Garaga City - Unhano

OWNER M/S RUSTAM FOODS PVT. LTD. FLAT
 No. 305 3RD FLOOR 327/304, EHSABH
 ENCLAVE HIGHWAY GREEN SOCIETY
 JAJMAU KANPUR-208010

| AREA | CHHRT | IN SQ. MET. |
|----------------------------|-------|---------------------|
| TOTAL BUILDING AREA | | = 22287.89 SQ. MET. |
| G.FLOOR R.C.C. COV. AREA | | = 40.89 SQ. MET. |
| G-FLOOR TIN SHED COV. AREA | | = 314.59 SQ. MET. |

OWNER'S SIGN _____ ENG. SIGN.



गैर वारिष्ठिक भवन/संरचना के निर्माण का दरें

| क्रम सं० | निर्माण की श्रेणी | निर्माण की अवधि का वर्ग में | प्रमाण श्रेणी (कि०मी०) | निर्माण की दर प्रति वर्ग मी० | कुल श्रेणी (कि०मी०) |
|----------|------------------------|-----------------------------|------------------------|------------------------------|---------------------|
| 1 | आवासीय | 1 | 15000 ✓ | 1 | 14000 |
| 2 | औद्योगिक | 60 | 14000 ✓ | | 12000 |
| 3 | कच्ची, गड़र पटिया ईट | 50 | 0 | | 9000 |
| 4 | टिन शीट एक्सपेंसिव शीट | 40 | 0 | | 9000 ✓ |
| 5 | कच्चा छपर खपरल | 30 | 0 | | 8000 |

गैर वारिष्ठिक भवनों का मूल्य निम्नांकित तरीके से निकाला जा सकेगा-

भवन का कुल मूल्य = भवन में निर्दिष्ट भूखुर मय खाती भूमि का मूल्य इस सूची के भाग-2,3 या 4 में दी गई सुसंगत दर के अनुसार + भवन का निर्माण का मूल्य
 भवन का पुनर्स्थापन मूल्य = भवन का पुनर्स्थापन मूल्य में से मूल्य प्राप्त घटाव
 भवन का कुल मूल्य = भवन का पुनर्स्थापन मूल्य X इस सूची में दी गई निर्माण की सुसंगत दर
 भवन का पुनर्स्थापन मूल्य X भवन की वर्तमान X आयु

नोट - यदि भवन की वारिष्ठिक वर्तमान आयु इस सूची में दी गई स्थूलम अवधि से अधिक है तो यह आयु अधिपक्ष में आयु भी मानी जायेगी। किसी दशा में मूल्य प्राप्त 70 प्रतिशत से अधिक नहीं होगा। भवन का स्क्वायर फुट 30 प्रतिशत से कम नहीं होगा यदि भवन की आयु कम से कम 20 वर्ष या उससे कम है तो ऐसे भवनों पर कोई मूल्य प्राप्त अनुमत्य नहीं होगा। भवन के निर्माण के वर्ष के समस्त में समस्त प्रस्तुत करना अनिवार्य होगा।
 धन निका नियम व्यवसायिक एवं आवासीय भवनों पर लागू नहीं है।

(बि०एन०यादव
 अवर जिलाधिकारी (बि०/वा०)
 उत्तराखण्ड

(अदिति सिंह)
 जिलाधिकारी
 उत्तराखण्ड

For On Behalf U.P.S.I.D.C Ltd

102

For Rustam Foods Pvt Ltd For Rustam Foods Pvt Ltd

(RAKESH JHA)
 Sr. Project Officer
 Tadas Ganga City - Unnao


Authorised Signatory Authorised Signatory





Ikhlakh




UNION OF INDIA Driving Licence (UP) (NT+T)

UP78 20080015839

मिति अन्तर्गत मिति
 Date of Issue 25/06/2008

मिति अन्तर्गत मिति
 Date of Birth 01/01/1984

मिति अन्तर्गत मिति
 Date of Validity 24/06/2028

मिति अन्तर्गत मिति
 Date of Validity 22/06/2018

मिति अन्तर्गत मिति
 Blood Group UNKNOWN

मिति अन्तर्गत मिति
 JEESHAN AHMAD

मिति अन्तर्गत मिति
 Son/Daughter/Wife of SULTAN AHMAD

मिति अन्तर्गत मिति
 DUPLICATE

UP78 20080015839

UP01420700R8

TRANS 23/12/2011

LMV 25/06/2008

MCWG 25/06/2008

मिति अन्तर्गत मिति
 05/12 - A SAVITRI NAGAR SANIGAWAN
 CHAKERI
 KANPUR

मिति अन्तर्गत मिति
 Holder's Signature

मिति अन्तर्गत मिति
 Issuing Authority Sign.

मिति अन्तर्गत मिति
 V ASHEN 30 8/1/1/ / D

मिति अन्तर्गत मिति
 Form 2 July 2021




भारत निर्वाचन आयोग
पहचान पत्र
ELECTION COMMISSION OF INDIA
IDENTITY CARD
DDK1810167




निर्वाचक का नाम :
मु. इफतिखार
Elector's Name :
Mu. Ifatikhur

पिता का नाम : गुलाम रसूल
Father's Name : Gulam Rasool

लिंग / Sex : पुरुष / Male

जन्मतिथि DOB : XX/XX/1983

DDK1810167

पत्ता - म.सं. 347,
 कस्बा खानपुर-3,
 कस्बा खानपुर, थाना-औरिया,
 तहसील-औरिया, जिला-औरिया
 पिनकोड - 206122

Address- HNo.347,
Kasba Khanpur-3,
KASBA KHANPUR, PS-AURAIYA,
TEH-Auraiya, DIST-Auraiya
Pincode-206122

Date: 10-1-2012

204 - औरिया निर्वाचन क्षेत्र
 निर्वाचक रजिस्ट्रेशन अधिकारी के
 हस्ताक्षर की प्रतिलिपि
Facsimile Signature of the Electoral
Registration Officer for 204 - Auraiya
Constituency

309/45

इस बदलने पर, नये पते पर अपना नाम
 निर्वाचक नामावली में दर्ज करवाने तथा
 उस पते पर इसी नम्बर का कार्ड पाने के
 लिए सम्बन्धित पामें से यह कार्ड नम्बर
 अवश्य लिखें
In case of change in address, mention this Card
No. in the relevant Form for including your
name in the roll at the changed address and to
obtain the card with the same number.

T. Hill



Iftikhar

[illegible]

05/07/2006

ADDENDUM

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 111–117



1212-2500

T. Williams

PART D: REPORT DETAILS FOR IMMOVABLE PROPERTY TRANSACTIONS

(This information should be provided for each Transaction being reported)

| | | | |
|--------|---|-------------------------|--|
| D.1 | REPORT NUMBER (To be provided for each transaction being reported) | | |
| D.1.1 | Report Serial Number | | |
| D.1.2 | Original Report Serial Number | | |
| D.2 | TRANSACTION DETAILS | | |
| D.2.1 | Transaction Date | | |
| D.2.2 | Transaction Identity | | |
| D.2.3 | Transaction Type | Insert 1 character code | |
| D.2.4 | Transaction Amount | | |
| D.2.5 | Property Type | Insert 1 character code | |
| D.2.6 | Whether property is within municipal limits | Insert 1 character code | |
| D.2.7 | Property Address | | |
| D.2.8 | City / Town | | |
| D.2.9 | Postal Code | | |
| D.2.10 | State Code | Insert 2 character code | |
| D.2.11 | Country Code | Insert 2 character code | |
| D.2.12 | Stamp Value | | |
| D.2.13 | Remarks | | |
| D.3 | PERSON DETAILS (To be provided for each person related to the transaction) | | |
| D.3.1 | Transaction Relation | Insert 2 character code | |
| D.3.2 | Transaction Amount related to the person | | |
| D.3.3 | Person Name | | |
| D.3.4 | Person Type | Insert 2 character code | |

| | | |
|--------|--------------------------------------|-------------------------|
| D.3.5 | Gender (for individuals) | Insert 1 character code |
| D.3.6 | Father's Name (for individuals) | |
| D.3.7 | PAN | |
| D.3.8 | Aadhaar Number (for individuals) | |
| D.3.9 | Form 60 Acknowledgment | |
| D.3.10 | Identification Type | Insert 1 character code |
| D.3.11 | Identification Number | |
| D.3.12 | Date of birth/Incorporation | |
| D.3.13 | Nationality/Country of Incorporation | Insert 2 character code |
| D.3.14 | Address | |
| D.3.15 | City / Town | |
| D.3.16 | Postal Code | |
| D.3.17 | State Code | Insert 2 character code |
| D.3.18 | Country Code | Insert 2 character code |
| D.3.19 | Mobile/Telephone Number | |
| D.3.20 | Other Contact Number | |
| D.3.21 | Email | |
| D.3.22 | Remarks | |

Instructions to Form 61A

The requirement field for each data element indicates whether the element is validation or optional in the schema.

| | |
|----------------------|--|
| Validation | "Validation" elements MUST be present for ALL data records in a file and an automated validation check will be undertaken. The Sender should do a technical check of the data file content using XML tools to make sure all "Validation" elements are present and if they are not, the sender should correct the file. The Income-tax Department will also do so and if incorrect, will reject the file. |
| (Optional) Mandatory | (Optional) Mandatory data element is not required for schema validation but IS required for reporting depending on availability of information or other factors. These elements may be present in most (but not all) circumstances, so the validation will be based rule based. |

16²/5

✓ 20 Rs.



विद्युता प्रथम पक्ष । तद्विषय वार्ता रविवार-१२
-३५.६५. ३५.६५. ३५.६५. ३५.६५.

राधेश्याम इंजिया मधुवरा

गवाह: सुधीर कुमार मिश्र उ. प्री. शपथपात्र शा. म्योटेरा
फै. पखाना कोटिया

ॐ नमो भगवते वासुदेवाय

दस्तावेज लेखक - अभय कुमार त्रिपाठी
अनु० सं० 50 वर्ष तक विद्यमान
लेखन शुल्क.. (रु.) प्राप्त किया। 10/1/20

अनु० सं० 50/वर्ष त्रय विधिमान्य

लेखन शुल्क..४०

दाय विमर्श 13.1.2003 को हरेन्द्रो कोलो की
 तम पुनरुद्धार सं. J. नम. 763 ...
 के पुन. 45/45 पर का सं. 93 ...
 वय सविस्तरित किया गया।

Signature



→ Page 4 Point 3

→ " " " 4

→ Page 5 Point 17: - CA certified & copy S. Dehkar & S. Chakraborty list

→ " " " 24: - 30.06.19 for share capital in full first 10 Cr. - 5 Cr.

→ Page 13 → Point 6