



REGISTERED A.D

U. P. State Industrial Development Corporation Limited

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

Regional Office:

Regional Office, Surajpur

Administrative Building, EPIP, Industrial Area Surajpur - 5

KASNA, GREATER NOIDA-201.306, (Gautam Budh Nagar)

95120-2341830

Ref. No. /SIDC-IA Surajpur-B Plot No. G-92 Dated

M/s /Shri/Smt. SRI SARVESH KUMAR
107, MAHA VIDYA COLONY,

PHASE-II, MATHURA

P : Permission for Transfer of Plot No. G-92 Industrial Area Surajpur-B

Dear Sir /Madam,

Please refer to your Application dated.18/01/2007.regarding the transfer of above noted plot in favour of.SHRI ROHIT ARORA.for setting a industrial unit for manufacturing of.STEEL FABRICATION

In this connection, we are pleased to permit the above said transfer subject to payment of transferlevy @ Rs...250.00. per sq.mtr. on450.00.....sq.mts. on the following terms and conditions:

1. You are required to pay Rs. 28,125.00 within 30 days from date of issue of this letter, the above mentioned amount includes 25% of transfer levy & other dues. You will have to pay Balance Premium Rs : 79969.00
Rs. 0.00 as per original allotment letter dated 22/01/2004
Other dues Rs 15031.00
2. 75.... % of remaining balance is Rs84,375.00.... and is to be paid in 10 equal half yearly installments the first of which falls due on .01/01/2008. and subsequent installment there on alongwith interest @ 5.00% of on the balance amount, for timely payment rebate @ 2.00.. % will be admissible.
3. That all terms and conditions contained in our allotment letter no /SIDC/RSJ/ 22/01/2004. will be binding upon transferee.
4. That while crediting the deposits made by you, in favour of SHRI ROHIT ARORA the same will be adjusted first towards interest and use and occupation charges /lease rent up to date of payment and balance if any towards premium.
5. That Shri/Smt .SHRI ROHIT ARORA..... shall have to make payment as per demand from time to time, in case you confirm that the amount outstanding towards premium account , if any after adjustment as above, is to be paid by them i.e.

6. That you will submit the affidavit to the effect that entire assets/structures whatsoever have been transferred in favour of SHRI ROHIT ARORA and that you will never claim any amount /compensations etc. in this regard from this corporation. The transferee will also have to submit an affidavit in conformation of transfer of all assets/structures in their favour with the clear stipulation that in the event of any dispute in connection with transfer UPSIDC shall not be responsible/liable for any dispute /claim litigation arising out of above transfer which have been applied for after mutual and between transferer and transferee.

7. The existing lease deeds/ agreement executed on dated..... will be surrendered by you along with the possession of above noted plot before execution of fresh Lease Deed in favour of the transferee.

8. A Lease Deed will be executed in favour of the transferee on our new terms & conditions within 90 days from the date of this letter, failing which plot shall be cancelled.

9. Any re-constitution without prior approval in writing of this Corporation shall result in automatic cancellation of the allotment.

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

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

12. Lease period shall be allowed to the transferee for the remaining period of originally allowed clause i.e. 90 years from 22/01/2004

13. Time Extension Fees (T E F) for the extension of time beyond two years for bringing unit into production shall be charged as per following :

TIME	TIME EXTENSION FEE
up to two years from date of allotment/transfer	without any extension fee.
2.00 to 3.00 year	2.00 % of the original premium as TEF
3.00 to 4.00 year	3.00 % of the original premium as TEF
4.00 to 5.00 year	5.00 % of the original premium as TEF
5.00 to above	Extension in exceptional circumstances with the prior approval of MD @ 7.50 % of the original premium as TEF of the original premium as TEF

14. You shall also pay to the Corporation within thirty days from the date of demand made by the Corporation from time to time such recurring fee in the nature of service and/or maintenance charges of whatever description (including charges for supply of water, your share of the expenses of maintenance of roads, culverts, drains, park etc. and other common facilities and services) as may from time to time be determined by the Corporation and in case of default you shall be liable to pay interest @15% p.a. on the amount due.

OR

You shall pay to the Corporation maintenance charges from the date of allotment as above on the rates prescribed below :-

- (i) For year 2002 to 2006
- (ii) For year 2007 to 2011
- (iii) For year 2012 to 2013

@Rs. 4 per Sq. mtr. P. A.
@Rs. 6 per Sq. mtr. P. A.
@Rs. 8 per Sq. mtr. P. A.

Maintenance charges for subsequent year shall be decided by the Corporation based on whole Sale Price Index prevailing in the previous year, vis-avis whole Sale Price Index in the 20th years and would be informed to you. You hereby agree to pay to the Corporation such maintenance charges on or before first day of July each year. In case non payment of maintenance charges as mentioned above, you shall have to bear interest @15% p.a. the Corporation further reserve the right to cancel the allotment on non-payment of maintenance charges.

Please pay dues and 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.

Your's faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.

(REGIONAL MANAGER)

Reference No. 10812 /SIDC/RO Regional Office, Surajpur /IA Surajpur-B
Plot No. G-92 Date 22-01-01

Copy To :

- ✓ 1. SHRI ROHIT ARORA, J-123, SECTOR-41 NOIDA
2. Chief Manager (I.A.), Lakhanpur, Kanpur alongwith a set of application for H.O.'s record please.

✓
(REGIONAL MANAGER)

Please pay dues and 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.

Your's faithfully,
For U.P.STATE INDL.DEV.CORPN.LTD.

(REGIONAL MANAGER)

Reference No. 10812 /SIDC/RO Regional Office, Surajpur /IA Surajpur-B
Plot No. G-92 Date 22-01-01

Copy To :

- ✓ 1. SHRI ROHIT ARORA, J-123, SECTOR-41 NOIDA
2. Chief Manager (I.A.), Lakhanpur, Kanpur alongwith a set of application for H.O.'s record please.

(REGIONAL MANAGER)

The Regional Manager,
U.P. State Industrial Development Corporation Ltd.
Administrative Bldg., EPIP, Industrial Area
Site-5, Kasna, Greater Noida,
Distt - Gautam Budh Nagar (U.P)

Sub : ALLOTMENT OF INDUSTRIAL PLOT NO. 67-92 AT SITE B AREA
MEASURING 450 SQ. MTRS.

Dear Sir,

This is with reference to your letter No. 10812 dated 22/01/07 I have sold our above
mentioned plot to G-92 Side B. Mr Rohit Arora.
Hence, this is the
confirmation for your record.

Thanking you,

Yours faithfully,



Enclosed

- ① Possession Memo (Original)
- ② Allotment letter (Original)



U. P. State Industrial Development Corporation Ltd.

Regional Office : Surajpur

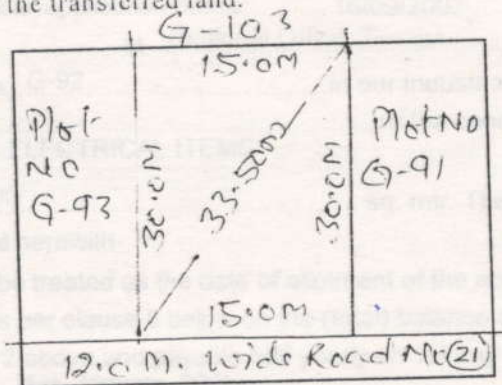
POSSESSION MEMO

Certified that the plot / shed No. G-92 situated in Industrial Area Surajpur Site 'B' details whereof are given below has been transferred today viz. 15-4-04 at 2.30 PM A.M./P.M. by the U. P. State Industrial Development Corporation Ltd. to Sri Sarvesh Kumar R/o 107 Mahavidya Colony Phase II RIATHURA Licencee/Lessee/Purchaser after preuse demarcation. *Plot is lying vacant/There are construction etc. on the plot.

Dimensions and boundaries of the land

(NTS)

Lay out of the transferred land.



Details of building, fixtures etc. if any with measurements and approximate value of each items.

NIL

*(As per Inventory attached)

Area of land 450.00 Sq. Mtrs.

*Strike off Whichever is in applicable.

Possession taken over for and on behalf of Sri Sarvesh Kumar.

1. [Signature]
2. _____
3. _____

Designation / Status

Possession handed over for and on behalf of U. P. S. I. D. C. Ltd.

[Signature]

Junior Engineer / Surveyor

Dated : 15 4-04

Witness :

1. JAGAT BANSAL
2. R/o B-129, Block I, G. No. 1, 9018580324

Witness :

1. [Signature]
2. [Signature]

No. _____ /SIDC/RO / _____ Dated _____

U. P. State Industrial Development Corporation Limited

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

Regional Office, Surajpur

Regional Office C.F.C. Building, Industrial Area, Site-B, Surajpur, Distt. - Gautam Budh Nagar - 201 306

Ref. No. 11560 /SIDC-IA, Surajpur-B Plot No. G-92 Dated 22/01/2004-

M/s/Shri/Smt./Km. SRI SARVESH KUMAR

107, MAHA VIDYA COLONY,

PHASE-II, MATHURA

Sub. : - Allotment of land in Industrial Area.....Surajpur-B.....

Dear Sir,

With reference to your application dated 16/09/2003 for allotment of land in our Industrial Area Surajpur-B at Regional Office, Surajpur

we have allotted to you plot No. G-92 in our Industrial Area Surajpur-B at Regional Office, Surajpur on the conditions noted below for setting up an Industrial unit to manufacture ELECTRONIC & ELECTRICAL ITEMS

1. The area of plot is 450.00 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 January 2004

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.

1. You shall deposit at this office an amount of Rs. 102,500.00 (Earnest Money of Rs. 10,000.00 has been adjusted) towards reservation money in respect of the above plot latest by 21/02/2004. This amount (together with Earnest money) is approximately equal to 25.00 percent of the total premium of the plot at the provisional rate of Rs. 1,000.00 per sq.mtr. and locational charges @ Rs. 0.00 per 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 25.00 percentage of the total premium according to actual measurement, the balance will be deposited by you within seven days of the receipt of 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.

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

5. The remaining 75.00% of the provisional premium shall have to be paid by you in 10 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 first 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.

payable along with installment of premium as stipulated in clause 3 above subject to a rebate of % per annum or before the prescribed date and if there are no arrears of dues. The amount of the balance premium and the interest from time to time shall remain first charge on the land and the building and machinery erected thereon till it is paid in full.

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

5. 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 J.P. State Industrial Development Corporation Ltd.

a) Interest @ 15.00 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 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 @ 15.00 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 Deed from the date of allotment till the date of surrender.

15.00

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 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 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 @ 15.00% 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 then by the local body and will abide by the laws rules and direction of the local body.

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

You will make appropriate arrangements at your own cost for proper disposal of waste water 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 own cost.

2. Before execution of Lease Deed 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.

3. 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.

4. 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 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 a charge to such institution and transfer to it the original Lease Deed in exchange for registered duplicate copy thereof.

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

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

c) 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 that 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.

d) 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.

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

f) The balance premium along with stipulated interest will constitute the first charge on the allotted plot till fully paid.

g) 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. 10000/- 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 where after lease rent will have to be paid.

h) The allottee/Licensee/lessee of UPSIDC Ltd. will mention in the postal address of this correspondence letters invariably the name of UPSIDC industrial area.

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

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

You will be liable for action according to law and UPSIDC would not be responsible for any of your act for omissions in contravention to the U.P. Pollution Control Board rules environmental laws.
Extension Fees (T E F) for the extension of time beyond two years for bringing unit into production shall be as per following :

TIME	TIME EXTENSION FEE
up to two years from date of allotment/transfer	without any extension fee
2.00 to 3.00 year	2.00 % of the original premium as TEF
3.00 to 4.00 year	3.00 % of the original premium as TEF
4.00 to 5.00 year	5.00 % of the original premium as TEF
5.00 to above	Extension in exceptional circumstances with the prior approval of MD @ 7.50 % of the original premium as TEF of the original premium as TEF

You shall also pay to the Corporation within thirty days from the date of demand made by the Corporation from time to time recurring fee in the nature of service and/or maintenance charges of whatever description (including charges for supply of water share of the expenses of maintenance of roads, culverts, drains, park etc. and other common facilities and services) as may from time to time be determined by the Corporation and in case of default you shall be liable to pay interest @15% p.a. on the amount due

OR

You shall pay to the Corporation maintenance charges from the date of allotment as above on the rates prescribed below :-

- | | |
|-------------------------------|---------------------------|
| (i) For year 2002 to 2006 | @Rs. 4 per Sq. mtr. P. A. |
| (ii) For year 2007 to 20011 | @Rs. 6 per Sq. mtr. P. A. |
| (iii) For year 20012 to 20013 | @Rs. 8 per Sq. mtr. P. A. |

Maintenance charges for subsequent year shall be decided by the Corporation based on whole Sale Price Index prevailing in the previous year, vis-avis whole Sale Price Index in the 20th years and would be informed to you. You hereby agree pay to the Corporation such maintenance charges on or before first day of July each year. In case non payment of maintenance charges as mentioned above, you shall have to bear interest @15% p.a. the Corporation further reserve the right to cancel the allotment on non-payment of maintenance charges.

Yours faithfully,

For U.P. State Industrial Development Corpn. Ltd.

Regional Manager

Regional Office, Surajpur

Surajpur-B

/SIDC-IA/

/Allot/IA

Plot

G-92

Dated.....

Copy forwarded for information and necessary action to:

1. Chief Manager, (IA) UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur - 208024
2. Chief Manager, District Industries Centre.....
3. Joint Director of Industries.....
4. Executive Engineer, UPSIDC Ltd.
5. Regional Manager, U.P. Financial Corporation.....

Regional Manager

You will be liable for action according to law and UPSIDC would not be responsible for any of your act for omissions in contravention to the U.P. Pollution Control Board rules environmental laws.
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4.00 to 5.00 year	5.00 % of the original premium as TEF
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- | | |
|-------------------------------|---------------------------|
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| (ii) For year 2007 to 20011 | @Rs. 6 per Sq. mtr. P. A. |
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Yours faithfully,

For U.P. State Industrial Development Corpn. Ltd.
Regional Manager

No. /SIDC-IA/ Regional Office, Surajpur /Allot/IA Surajpur-B Plot
No. 92 Dated

Copy forwarded for information and necessary action to:

1. Chief Manager, (IA) UPSIDC Ltd., A-1/4, Lakhanpur, Kanpur - 208024
2. Chief Manager, District Industries Centre.....
3. Joint Director of Industries.....
4. Executive Engineer, UPSIDC Ltd.
5. Regional Manager, U.P. Financial Corporation.....

Regional Manager

The Regional Manager,
U.P. State Industrial Development Corporation Ltd.
Administrative Bldg., EPIP, Industrial Area
Site-5, Kasna, Greater Noida,
Distt - Gautam Budh Nagar (U.P)

Sub :- REQUEST FOR TRANSFER OF INDUSTRIAL PLOT NO G-92 BLOCK G OF
SITE B.

Dear Sir,

I am allottee of the above mentioned plot No. G-92 Site - B. UPSIDC, Greater
Noida measuring 450 Sq. Mtrs vide Allotment No 11560. dated 22/1/04. I am
now interested in transferring the above plot in favour of Mr Rohit Jorari, J-123, Sec-
41, Noida (U.P).

I am enclosing herewith all documents for favour issuance of transfer memorandum at the earliest.

1. Undertaking
2. Transfer forms
3. Processing Fee vide D.D. No. 217988 dt. 10-1-07 drawn on Orientat Bank of Commerce
for Rs. 2000/-
4. Attested photograph, signature of the transferor & Transferee.

Thanking you,

Yours faithfully,





**UP STATE INDUSTRIAL
DEVELOPMENT
AUTHORITY**

CFC Building, Site-B
Industrial Area Surajpur
District :- Gautam Budh Nagar
Tel : 2560496
Fax : 2560596

Ref. No. 3682 /SIDC/Plot No. 6-92 Site B

Date 04/08/04

To, Sri Sarvesh Kumar
B-1-16 Tata Steel officers Enclave
Beta-1, Greater Noida

Sir,

With reference to your application No. 603 Dated 17/6/04 for grant of permit/NOC for erection of industrial building on /in plot No. 6-92 IA Surajpur Site B, I have to inform you that proposal has been scrutinised and sanction has been granted by the Authority/ Corporation with the following conditions:

1. This sanction is granted under the provisions the "The Greater Noida Industrial Development Area Building Regulation 2002"
2. The validity/ of this sanction is for 24/12/06 months only. *(Twelve months only)*
3. No addition/ alteration is permitted in the sanction drawings. For any change, prior permission for the Authority is required.
4. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulations 2002.
5. If demanded by the authority / Corporation, you will be liable to pay charge for the provisions of any further facilities/development/improvement.
6. After the completion of construction, it is necessary to apply for 'Completion Certificate'.
7. A copy of the sanctioned drawing shall always kept at site and shall be made available to any officer of the authority/Corporation on demand.
8. You are required to follow the terms and conditions as indicated in various N.O.C.'s issued by different departments.
9. No. other activity other than industrial shall be permitted in the premises.
10. This is without prejudice to legal notice, if any, issued in respect of this plot.
11. Provisions of Rain Water Harvesting shall be made whenever such directions are issued by UPSIDA.

Regional Manager

Ref. No. /SIDC/Plot No. Site

Dated

Encl : Copy of Sanctioned drawing (one set)

Copy for information and necessary action forwarded to :

1. Concerned dealing assistant for keeping in the file.

Regional Manager

11500

G-92

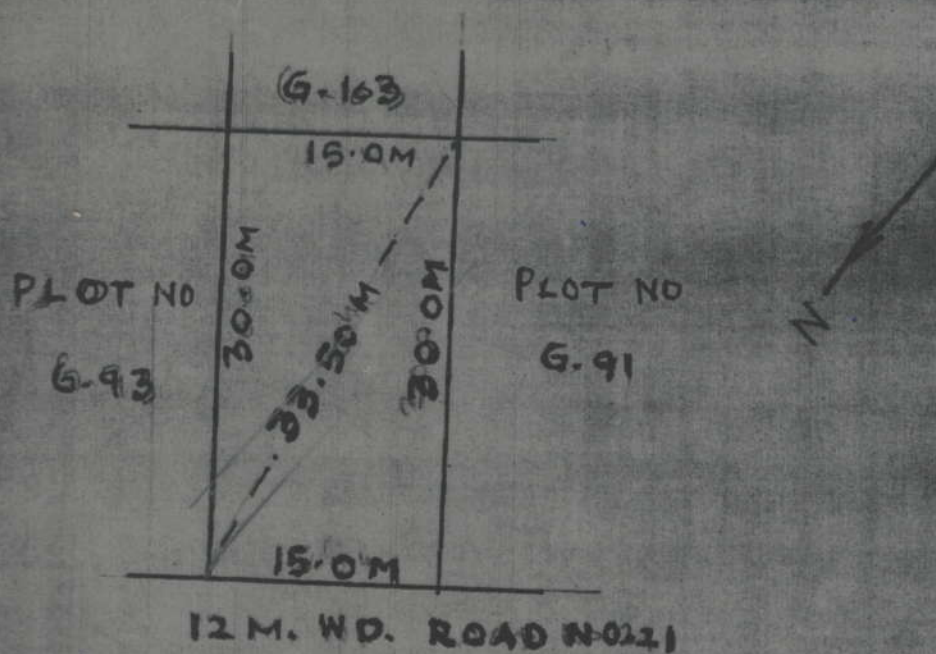
U. P. STATE INDUSTRIAL DEVELOPMENT CORP.
LTD.

SITE PLAN OF PLOT NO G-92 AT INDUSTRIAL

AREA SURATPUR SITE - B

SCALE 1:500

INDEX:-

TOTAL AREA OF PLOT
= 450.00 Sq. m*J.P. Shah*

(J. P. SHAH)

R.P. Gupta

(R. P. GUPTA)

DRAWN BY

JUNIOR ENGINEER

ASSIST. ENGINEER

**U P State Industrial
Development Corporation Ltd.**

Sri / Mrs/ M/s. Sarvesh Kumar,
107, Maha Vidya Colony,
Phase - Indl. Mathura

REGIONAL OFFICE :

C.F.C. Building,
Industrial Area, Site-B,
SURAJPUR-201306

(Distt.- Gautambudh Nagar)

Phone : 95120-2560496

COURIER

Reference No. : 2480 /SIDC/

Dated : 24-10-03

Subject : Interview for Allotment of Industrial Plot in Indl. Area Surajpur, Site-


Dear Sir(s)/ Madam,

Please refer to your Application dated 16 / 9 /2003 regarding Industrial Plot in Industrial Area Surajpur, Site- C.....

In this connection, you are requested to please appear for an interview on 30 / x /03 at 3:30 PM in Industries Department, Greater Noida Industrial Development Authority, H-169, Sector-Gamma, Greater Noida. Please also bring following papers along with you:-

1. Copy of Sales Tax Registration of your Industry running in other areas.
2. Any other proof confirming that you are already running the industry in other areas.

Yours faithfully,


REGIONAL MANAGER

To.

The R. M

UPSIDCLTD

G. Noida

Subj: Submission of Application form for
Attolment of Plots in Industrial Area

D/Sr.

Kindly find enclosed h/w the following
for your requirement details as below.

1. Application form in Duplicate
2. Project Report in Duplicate
3. D. Draft for Rs 11000/-
4. Land Utilition Plan in Duplicate
5. SS I Registration Certificate in Duplicate

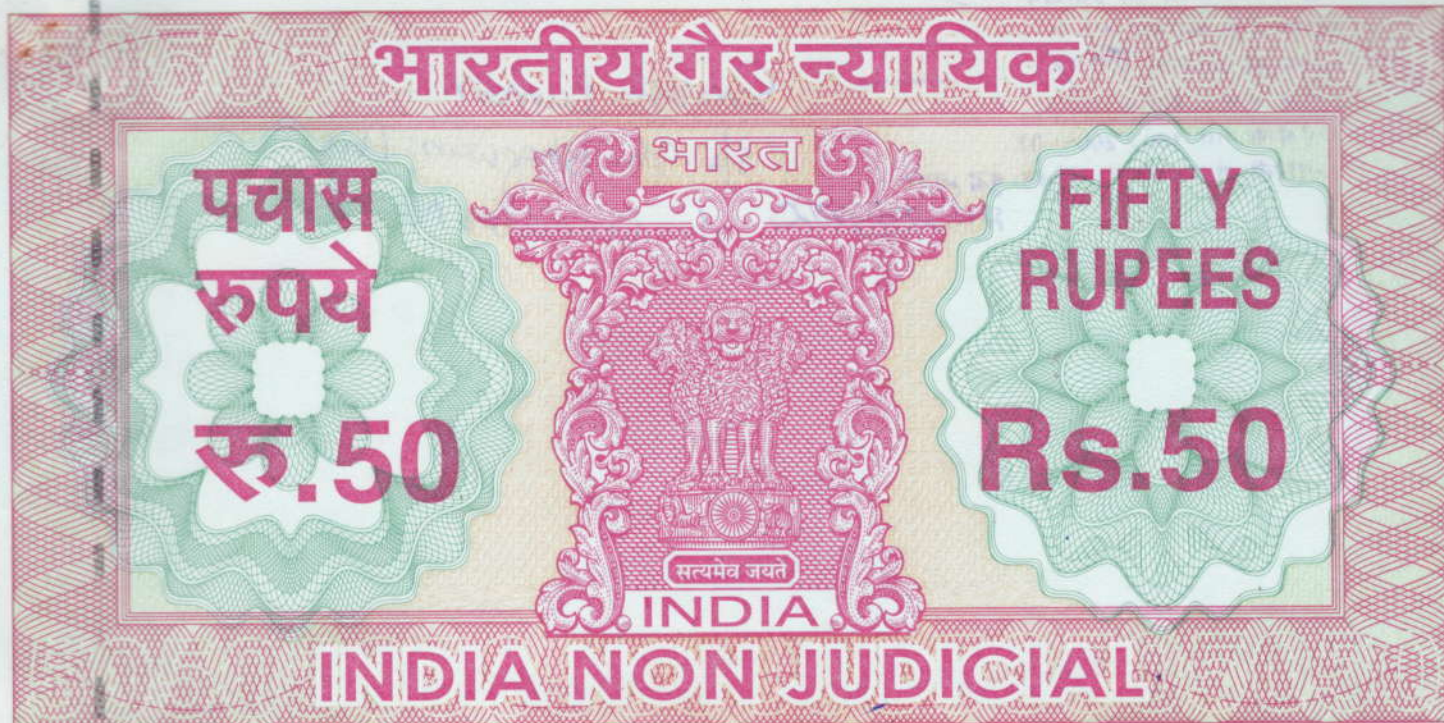
Thanking you

Yours

Dt 16/9/03



(SARVESH KUMAR)
107, Maha Vidya Colony
Phase - II
Mathura - 281001 (U.P.)



उत्तर प्रदेश UTTAR PRADESH

F 116918

AGREEMENT TO SELL

THIS AGREEMENT TO SELL is made and executed at NOIDA, on this
.....2007, BETWEEN.....

.....
.....
of the First Part, hereinafter called the "VENDOR".

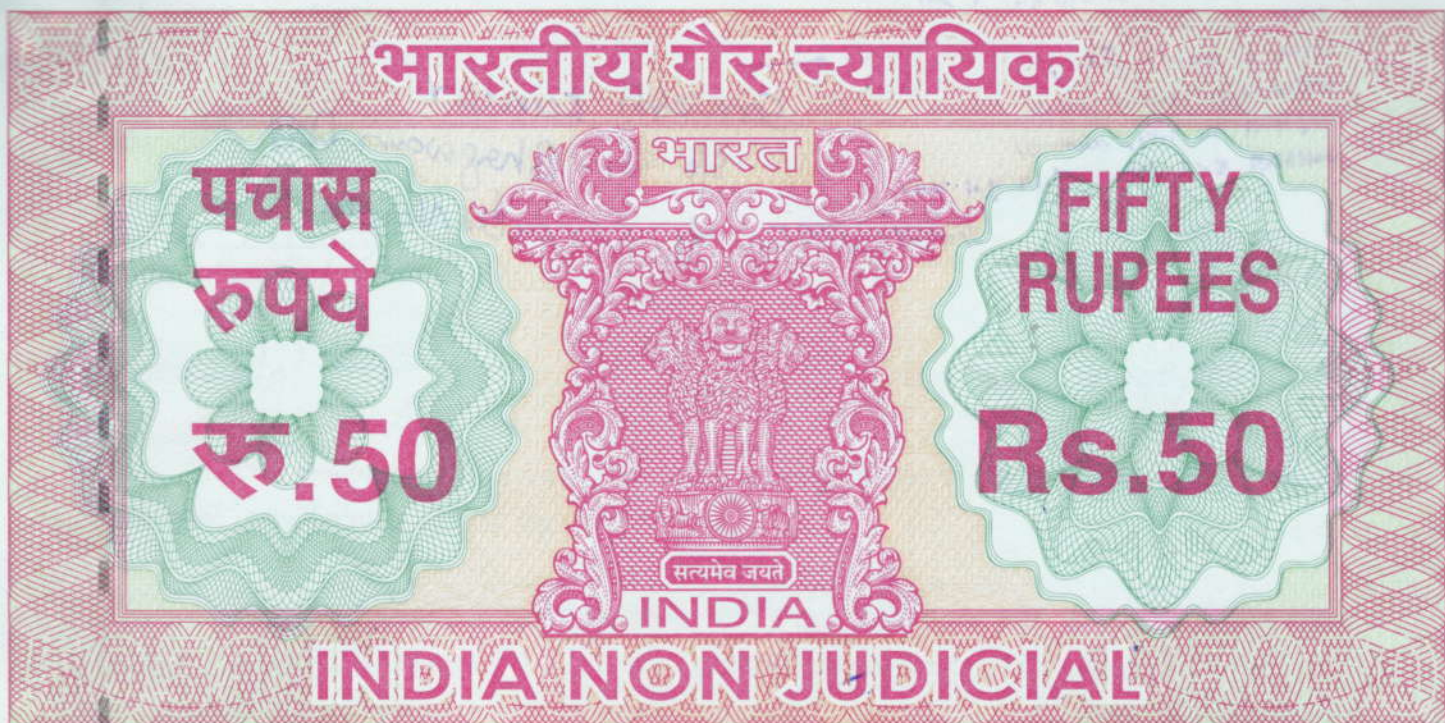
AND Mr. ROHIT ARORA, S/o Shri Ashok ARORA, J-23, Sector-41
Noida.

.....
of the Second Part, hereinafter called the "VENDEE".

(The expression and words of the Vendor and Vendee shall mean and include their legal heirs, successors, assigns nominees, executors, administrators and legal representatives respectively).


VENDOR


VENDEE



उत्तर प्रदेश UTTAR PRADESH

F 116919

:: 2 ::

WHEREAS the vendor aforesaid is the lawful owner/allotted and in possession of Industrial Lease Hold Plot bearing No. 92.....situated in Block 6..... of Sector 16.....within GREATER NOIDA Distt. Gautam Budh Nagar, U.P., contained by admeasurement of 4.57.....sq.mtrs, duly allotted by UPSIDC LTD., GREATER NOIDA, Distt G.B. Nagar vide allotment No.....and whereas the lease deed was registered in the office of Sub-Registrar.....vide book No.....volume No.....page No.....Document No.....on dated.....Boundary of above property as per site plan, hereinafter referred to as the PROPERTY.

AND WHEREAS the vendor aforesaid is desirous to sell the said property in favour of the Vendee at the rate of Rs.....per Sq. Mtr., the total sale consideration of Rs.....(Rs.....only) and the Vendee has also agreed to purchase the same for this amount.

NOW THIS AGREEMENT TO SELL WITNESSETH AS UNDER :-

1 That the total sale consideration of the said Industrial Property No..... Block No.....Sector.....IN GREATER NOIDA, has been settled as Rs.....(Rupees.....)between both the parties.

2 a) That the Vendor aforesaid has received a sum of Rs..... (Rupees) from the Vendee, the receipt of which the Vendor hereby acknowledges. The payment thus being made in the following manner :-


VENDOR


VENDEE

MODE OF PAYMENT

Oriental Bank of Commerce.
do
do

dd noⁿ 217986.
 dd noⁿ 217987.
 dd noⁿ 641447.

AMOUNT

5,00,000/-
 3,00,000/-
 1,00,000/-

2. b) That the vendee is authorized by the vendor to sell it further to anybody whosoever and may receive the consideration against the said property.

3. That the Vendor has purchased the above said property from the UPSIDC LTD., GREATER NOIDA, Distt. G.B. Nagar on cash down/installments basis. The balance amount of Rs.....(Rupees.....) shall be payable by the vendee to the.....

4. That the Vendor aforesaid shall apply and obtain the permission to Transfer of the said property from the UPSIDC, SURAJPUR, Distt. G.B. Nagar in favour of the Vendee or his/her legal heirs, nominee (s) and shall execute the Transfer Deed/Sale Deed within two months after obtaining such permission.

5. That the Vendor has assured the Vendee that the above said property is free from all sorts of encumbrances such as mortgage, transfer deeds, sale/agreement, pledge, lien, gift, exchange, attachment, dispute, loan, litigation, injunction and decree of any Court of Law, and if proved otherwise the Vendor shall be liable and responsible for the same and the Vendee shall have the rights to recover the entire amount with cost and expenses from the movable and immovable properties of the Vendor.

6. That the TRANSFER CHARGES of the said property shall be paid by the Vendee to the UPSIDC LTD., GREATER NOIDA, Distt. G.B. Nagar / CONCERNED AUTHORITY.


 VENDOR


 VENDEE

:4:

7. That the expenses to be incurred on stamp duty, registration fee and other legal expenses i.e. Transfer Deed/Sale Deed shall be borne by the Vendee.

8. That the Vendee shall have the rights to get the Transfer Deed of the same property executed in his/her own favour or in favour of his/her nominee (s) for which the Vendor has got no objection.

9. That the Vendor shall be liable to incur all out-standing dues and demands in respect of the said property to the date hereof and that all future dues shall be paid by the Vendee.

10. That the Vendor.....over the lawful actual, peaceful and vacant physical possession of Industrial Property No..... Block No.....Sector.....in UPSIDC LTD., Greater Noida, DISTT- G.B. Nagar, to the Vendee

11. That in case of breach of any clause by the Vendor aforesaid, the Vendee shall have the right to get the Transfer Deed/Sale deed registered through the Court of Law after depositing the balance amount of this AGREEMENT TO SELL in the Court, if any.

IN WITNESS WHEREOF, The Vendor and the Vendee aforesaid have set their respective hands on this AGREEMENT TO SELL on theday of.....2007 and the year first above written in the presence of the following witness (Drafted by Self).

WITNESSES :

1. _____

2. _____


VENDOR

VENDEE


PROJECT REPORT

PROPOSED PRODUCTS:

The proposal covers the feasibility for setting up of a fabrication unit for the manufacture of specialized sheet metal fabrication and assembly unit many other sheet metal items finding use in the same Industry such as Volume Control Dampers, Grills, Kitchen Hoods and Chimneys, High Pressure double skin Doors, Louvers and Air Handling Units and many others.

PARTNERS:

The Unit is being promoted by Mr Rohit Arora S/o Shri Ashok Arora R/o J -123, Sector 41, Noida. The Management is vastly experienced in the field and has excellent Contacts with leading companies in the field

MARKET FEASIBILITY

High quality products for for HVAC Industry and other Process Industries such as Textile Mills, Clean Rooms, Humidification Plants, Ventillation Systems etc.

1. Air Conditioning Plants in Offices, Factories, Shopping Malls & Complexes, Power Stations, Substations etc.
2. Humidification Systems in Textile Mills
3. Ventilation Systems in Residential Complexes and Factories.

With the increasing growth rate in the construction of Corporate Offices, Shopping Complexes, Factories etc. the market for Air Conditioning Plants and the proposed products is therefore bound to grow steeply in the coming years.

The partners have direct contacts with some of the leading Air Conditioning Companies such as M/s Voltas Ltd., M/s ABB Ltd., M/s Suvidha Engineers Ltd., M/s ACV Systems Pvt. Ltd., M/s Johnson Controls Ltd. M/s LTG Air Engineering Ltd., M/s Arham Engineers Pvt. Ltd., M/s Dyna Air Control Pvt. Ltd and many more.

PRODUCTION PROCESS

The production process to be employed at the proposed unit is shown in the enclosed production flow chart. The various processes employed are non polluting and are as given below

Shearing or cutting of sheets
Bending or folding processes
Rolling into cylindrical shapes
Welding and Fabrication
Assemblies.

PLANT and MACHINERY

The plant and machinery proposed to be employed for the project with the connected load of 25 kW is given in the report appended herewith.

FINANCIAL FEASIBILITY

We are appending herewith a detailed financial statement with analyses to prove viability of this project. As can be seen from the above and this detailed financial statements the interest and as well as the installments on the loans will be met by the company easily from its internal accruals right from the first year. In subsequent years the utilization of plant will improve which will automatically improve the financial health/ capacity of the unit.

POLLUTUTION

The proposed unit falls in the category of green units with no pollution at all. The unit produces cut pieces of sheets as solid waste, which is recycled and is sold to steel units as scrap. Besides this the process does not envisage any toxic liquid waste or air pollutant.

APPENDIX 1 TO PROJECT REPORT: FINANCIAL REPORT

PAGE NO: _____

1 DETAILS OF PLANT & MACHINERY:

S.NO	PARTICULARS	SOURCE /MAKE	NOS	INSTALLED VALUE IN RS.
1	Guillotine Shearing Machine 2.5meter bed	pew	1	275000
2	Break Press	pew/electro tools	1	350000
3	TIG WELDING	w neal/EI	1	80000
4	WELDING MACHINES	et	3	75000
5	GRINDERS HAND TOOLS	et	1	50000
6	PRESS 50 TONS	et	1	60000
7	AIR COMPRESSOR	et		25000
TOTAL			RS.	915000

2 REQUIREMENT OF RAW MATERIAL(S)AND CONSUMABLES

S.NO	ITEM	SOURCE	ANNUAL REQM T	ANNUAL VALUE (RS)	INVE NT RY PERI OD IN WEE KS	VALUE OF MATERIAL FOR INVENTORY PERIOD IN RS.
1	GI SHEET	sail/tisco/jindal	240	10080000	4	840000
2	crc sheet	sail/tisco/jindal	110	3850000	4	320833
3	steel	sail/tisco/jindal	105	2730000	4	227500
7850			TOTAL	RS.		1388333

3 UTILITIES:

POWER	KW	25
CONNECTED LOAD	KW	20
WATER NORMEL USE	KL/M	5
PROCESS USE	KL/M	0

APPENDIX 1 TO PROJECT REPORT FINANCIAL REPORT

4 MANPOWER REQUIREMENT:

PAGE NO: _____

DUTIES	ADMINISTRATIVE (NOS.)	TECHNICAL (NOS)	TOTAL MONTHLY SALARY (RS.)	ANNUAL SALARY/WAGES (RS.)
Manager		1	9000 RS.	108000
Supervisor		1	4500 RS.	54000
QC Inspector		1	3600	43200
Welders		4	3000 RS.	144000
Semiskilled workers		4	2000 RS.	96000
Accountant	1		4000 RS.	48000
Peon	1		2000 RS.	24000
Security Guard	1		2000 RS.	24000
TOTAL RS.	3	11	RS.	541200

ADD BENEFITS @ 33% OF TOTAL RS.

GRAND TOTAL FOR SALARY & WAGES RS.
WITH BENEFITS.

TOTAL RS. 703560

5 COMPUTATION OF WORKING CAPITAL

a) RAW MATERIAL & CONSUMABLES	RS.	1388333
b) MONTHLY SALARY & WAGES	RS.	58630
c) MONTHLY POWER BILL	17280 RS.	20000
d) HALFYEARLY INSURANCE PREMIUM	RS.	15000
e) MONTHLY REPAIRS & MAINTENANCE	RS.	3000
f) MONTHLY ADMINISTRATIVE EXPENSES INCLUDING OVERHEADS	RS.	5000
g) MONTHLY MISC. OTHER EXPENSES	RS.	5000
TOTAL	RS.	1494963

6 DETAILS OF MISC. FIXED ASSETS:

a) FURNITURE AND FIXTURES	RS.	50000
b) VEHICLES	RS.	100000
c) EQUIPMENT FOR TESTING & TESTING & QUALITY CONTROL	RS.	15000
e) MISCELLANEOUS IN LUMP SUM	RS.	25000
TOTAL	RS.	190000

APPENDIX 1 TO PROJECT REPORT FINANCIAL REPORT

PAGE NO: _____

7 TOTAL CAPITAL COST OF THE PROJECT

a)	LAND @ RS. 2520	PER SQ. MTR	RS.	1134000
	INCLUDING CONVEYANCING CHARGES			
b)	SITE DEVELOPMENT INCLUDING CONSTRUCTION		RS.	700000
	OF BOUNDARY WALL, BUILDING, OH TANK ETC.			
c)	INSTALLED VALUE OF PLANT & MACHINORY		RS.	915000
d)	MISC. FIXED ASSETS -AS PER 12)		RS.	190000
e)	SECURITY DEPOSIT & ESTIMATES FOR UTILITIES		RS.	50000
f)	PRELIMINARY & PRE-OPERATIVE EXPENSES		RS.	100000
g)	OTHERS		RS.	50000
	TOTAL		RS.	3139000

8 TOTAL CAPITAL INVESTMENT:

a)	TOTAL FIXED CAPITAL		RS.	3139000
b)	WORKING CAPITAL		RS.	1494963
	TOTAL		RS.	4633963

9 MEANS OF FINANCING

a)	PARTNERS FROM THEIR SAVINGS & RELATIVES		RS.	2000000
b)	LONG TERM LOAN		RS.	1200000
c)	SHORT TERM LOAN		RS.	1500000
	TOTAL		RS.	4700000

10 ANNUAL COST OF PRODUCTION:

a)	RAW MATERIAL & CONSUMABLES		RS.	16660000
b)	UTILITIES		RS.	207360
c)	SALARY & WAGES INCLUDING BENEFITS		RS.	703560
d)	REPAIRS & MAINTENANCE		RS.	36000
e)	ADMINISTRATIVE & SALES OVERHEADS		RS.	60000
f)	INTEREST ON LONG TERM LOANS		RS.	141000
g)	INTEREST ON SHORT TERM LOANS		RS.	176250
h)	INTEREST ON PARTNERS CONTRIBUTION			220000
i)	ANNUAL INSURANCE PREMIUM		RS.	30000
j)	DEPRECIATION @ 10%		RS.	110500
	TOTAL		RS.	18344670
	SAY		RS.	18400000

APPENDIX 1 TO PROJECT REPORT FINANCIAL REPORT

PAGE NO: _____

11 RECIEVABLES/ INCOME

sno	ITEM	qty	RATE RS / SQ MTR	ANNUAL VALUES
1	gi fab material	240	51000 RS.	12240000
2	CRC	110	44000 RS.	4840000
2	Fabricated and Machined items	105	36000 RS.	3780000

TOTAL RS. 20860000

12 PROFITABILITY:

a)	ANNUAL SALES REVENUE	RS.	20860000
b)	ANNUAL EXPENDITURES (AS PER -16 ABOVE)	RS.	18400000
c)	PROFIT BEFORE TAX (A-B)	RS.	2460000
d)	PROFIT AFTER TAX	RS.	1599000

13 RATIOS

PROFIT SALES RATIO : PROFIT / SALES X 100 12

RATE OF RETURN : PROFIT/ T.C.I X 100 53

BEP : FIXED COST /(FIXED COST + PROFIT) X 1000

FIXED COST

Interests	537250
Depreciation	110500
40 % on salaries	281424
40 % on overheads	230400
	<u>1159574</u>

BEP 32

14 INSTALLMENT PAYMENTS FOR FIVE YEARS

YEAR	FINANCIAL INSTITUTIONS	TO BANKS	TOTAL
1	1200000	1500000	
2	240000	300000	540000
3	240000	300000	540000
4	240000	300000	540000
5	240000	300000	540000

APPENDIX 1 TO PROJECT REPORT FINANCIAL REPORT

PAGE NO: _____

15 INTEREST PAYMENTS IN FIVE YEARS

YEAR	FINANCIAL INSTITUTIONS	TO BANKS	TOTAL
1	141000	176250	317250
2	112800	141000	253800
3	84600	105750	190350
4	56400	70500	126900
5	28200	35250	63450

16 TOTAL REPAYMENT SCHEDULE FOR 5 YEARS

	INTEREST	INSTALLMENT	TOTAL
1	317250	540000	857250
2	253800	540000	793800
3	190350	540000	730350
4	126900	540000	666900
5	63450	540000	603450

17 CASHFLOW STATEMENT FOR 5 YEARS

	NET PROFIT	DEPRECIATION	REPAYMENTS	NET SURPLUS
1	1599000	110500	857250	852250
2	1599000	99450	793800	904650
3	1599000	89505	730350	958155
4	1599000	80555	666900	1012655
5	1599000	72499	603450	1068049