

From

The Director
Town & Country Planning
Haryana, Chandigarh

To

M/s HPL Protection Technologies Ltd.
1/21, Atma Ram Mansion, Asaf Ali Road,
New Delhi-110002

Memo No. S-1325-8DP-2006/

Dated

Subj:-

Grant of permission for change of land use for construction of Industrial Building-
M/s HPL Protection Technologies Ltd., in the revenue estate of village Bhigan,
Distt Sonipat.

Ref:-

Your letter dated 18.7.2006 on the subject noted above.

Permission for change of land use for construction of Industrial building over an area measuring 9679.82 sq. yard or 8093.49 sq. mtr. falling in Recd/Killa No. 41/9/2 min, 11, 12-min in the revenue estate of village Bhigan, Distt. Sonipat in the controlled area Gannaur for setting of SSI Unit is hereby granted after receipt of Rs. 48,580/- on account of conversion charges.

This permission is further subject to the following terms and conditions:-

1. That the conditions of agreement executed by you with the Director, Town & Country Planning, Haryana, Chandigarh and the provisions of the Punjab Scheduled roads and Controlled Areas restriction of Unregulated Development Act, 1961 and rules framed there under are duly complied with.
2. That you shall pay the additional amount of conversion charges for any variation in area at site within 30 days as and when detected and demanded by the Director Town & Country Planning, Haryana, Chandigarh.
3. That you shall pay the External Development Charges in case of extension of area/sizeable building/development as per HUDA provided the services in the area.
4. That you shall give at least 75% employment to the graduates of Haryana and the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C. Sonipat.
5. That you shall get the building plan approved from the Director/Authorized Officer before commencing any construction on the said land.
6. That this permission shall be valid for two years from the date of issue of this letter subject to fulfillment of the terms and conditions of the permission granted and agreement executed.
7. That this permission will not provide any immunity from any other Act/Rules/Regulations applicable to the land in question.

Director
Town and Country Planning,
Haryana, Chandigarh

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From

The Director
Town & Country Planning
Haryana, Chandigarh

To

M/s HPL Protection Technologies Ltd.
1/21, Atma Ram Mansion, Asaf Ali Road,
New Delhi-110002

Memo No. S-1325-8DP-2006/ 18784

Dated 14-7-06

Subj:-

Request for grant of permission for change of land use for construction of Industrial Building- M/s HPL Protection Technologies Ltd., in the revenue estate village Bhigan, Distt Sonipat.

Ref:-

Your letter dated 02.05.2006 on the subject noted above.

Your request for grant of permission for change of land use for construction of Industrial Building over an area measuring 9479.82 sq. yard or 8053.49 sq. mtr. falling in Rect/Killa No. 41/9/2, 11, 12 in the revenue estate of village Bhigan, Distt. Sonipat in the controlled area Gannaur for setting of SSI unit has been considered and it has been decided in principle to grant permission for change of land use the land as shown in the enclosed site plan. Therefore, as per requirement of the provisions of Rule-26-C of Rules, 1965 you are hereby required to fulfill the following terms and conditions in accordance with Rule 26-D of Rules 1965 and submit the following documents as prerequisite.

1. An agreement deed on prescribed CLU-II Performa (Specimen Enclosed) on the Non-Judicial Stamp Paper of Rs.3/- as required under the provisions of the Punjab Scheduled Roads and Controlled Areas Restriction of Unregulated Development Act, 1963 and Rules, 1965 framed there under
2. A sum of Rs.42,530/- as amount of Conversion Charges to be sent through Bank Draft in favour of the District Town Planner, District Sonipat, Haryana.
3. An undertaking on Non-Judicial Stamp Paper of Rs.3/- that you shall pay the additional amount of Conversion Charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.
4. An affidavit on Non-Judicial Stamp Paper of Rs.3/- duly attested by 1st Class Magistrate to the effect that you shall pay the External Development Charges at rates applicable at that time in case of extension of urbanizable limit in agriculture zone and HUDA provides the services in the area.
5. An undertaking on Non-Judicial Stamp Paper of Rs.3/- that you shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C. Sonipat.

As laid down under rules 26-C, you are hereby called upon to fulfill the above said terms and conditions and submit the requisite documents within a period of 30 days from the date of issue of this letter (L.O.I.) On your failure, this letter shall stand withdrawn and permission shall be refused as per the provisions of Rule 26-C(2) of Rules 1965.

District Town Planner (Rq)
From Director, Town and Country Planning,
Haryana, Chandigarh

Endst. No. S-1325-8DP-2005/

Dated:-

A copy with a copy of site plan is forwarded to the following with the request that the dimensions and area of the site may be verified before approving the building plan and variation if any be reported to the Directorate within a period of 15 days of the issuance of this letter failing which it will be assumed that there is no variation in the dimensions/area of the site.

1. Senior Town Planner, Gurgaon
2. District Town Planner, Sonapat

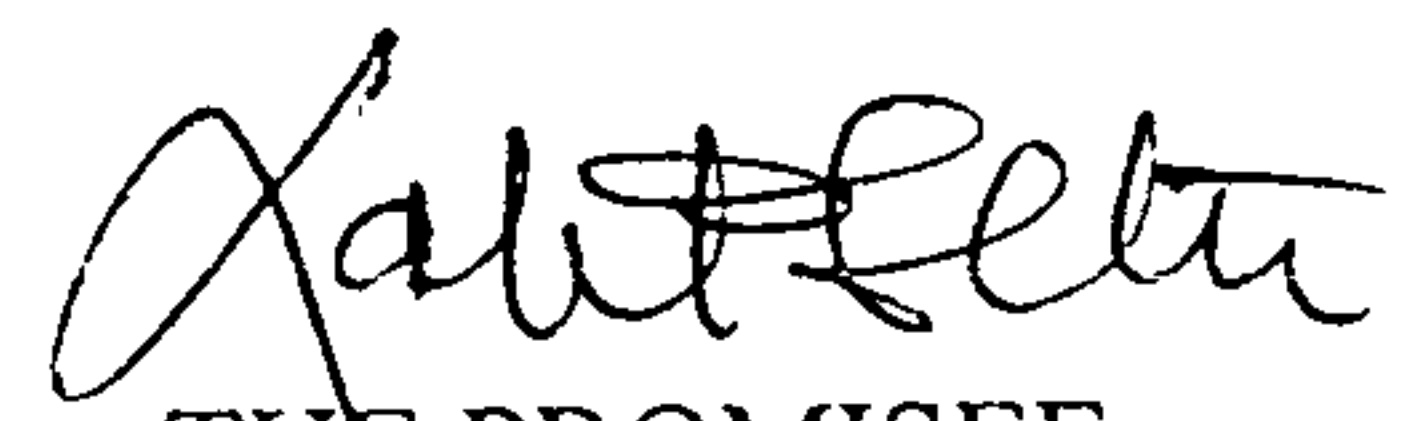
District Town Planner (Hq)
For: Director, Town and Country Planning,
Haryana, Chandigarh

- b) That the promisee shall be responsible for making arrangement for the disposal of affluent to the satisfaction of the Director.
 - c) That the promisee shall get the plan approved from the Director/Authorized officer before commencing any construction on the said land.
 - d) That the promisee shall not except with the previous permission of the Director sell the said land or portion thereof unless the said land has been put use permitted by the Director and to use the said land only for the purpose permitted by the Director.
 - e) That the promisee shall start the construction on the said land within a period of six months from the date of issue of order permitting the changes of land use and complete the same within two years.
 - f) That the promisee shall pay the additional amount of conversion charges and EDC for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town and Country Planning, Haryana, Chandigarh.
 - g) That the promisee shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and shall furnish a quarterly statement indicating the category wise total employment and of those who belong to Haryana to the GM, DIC, Sonapat.
2. Provided always and it is hereby agreed that if the promisee shall commit any breach of the terms and conditions of this agreement then, notwithstanding the waiver of previous cause or right, the Director may revoke the permission granted to him.
 3. Upon revocation of the permission under clause-2 above the Director may recover the proportionate development charges incurred on the said development works pertaining to the said land as may be determined by the Director from the bank according to guarantee.
 4. The stamp duty and registration charges on this deed shall be borne by the promisee.
 5. The expression the "Promisee" hereinbefore used shall include his heirs, legal representatives, successors and permitted assigns.

Signed by Witnesses

WITNESS

THE DIRECTOR

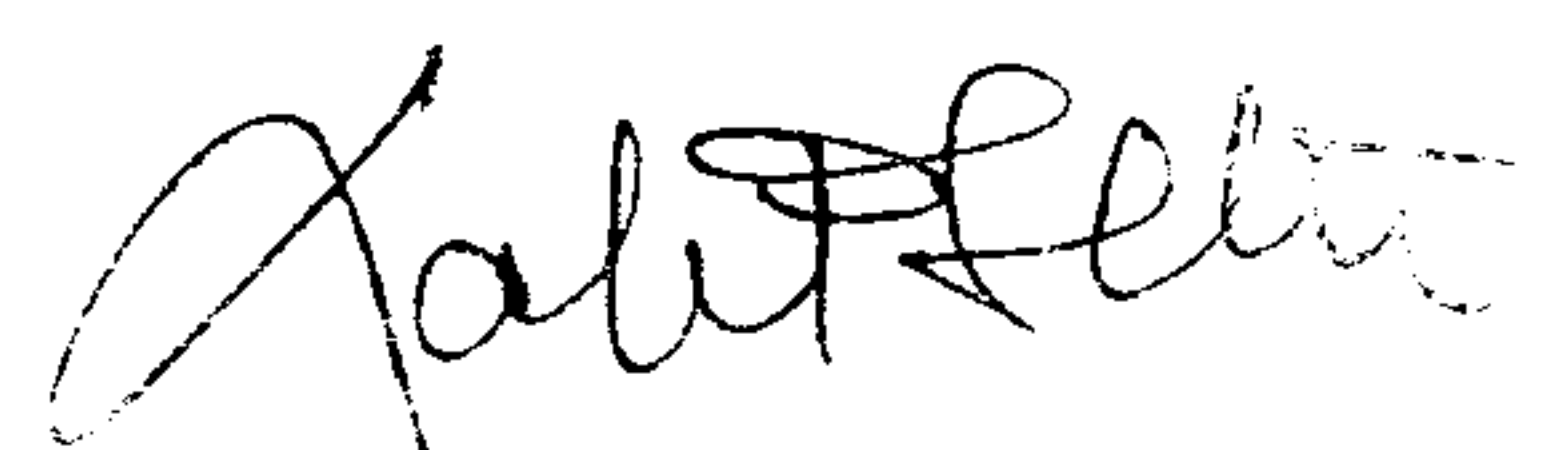

THE PROMISEE

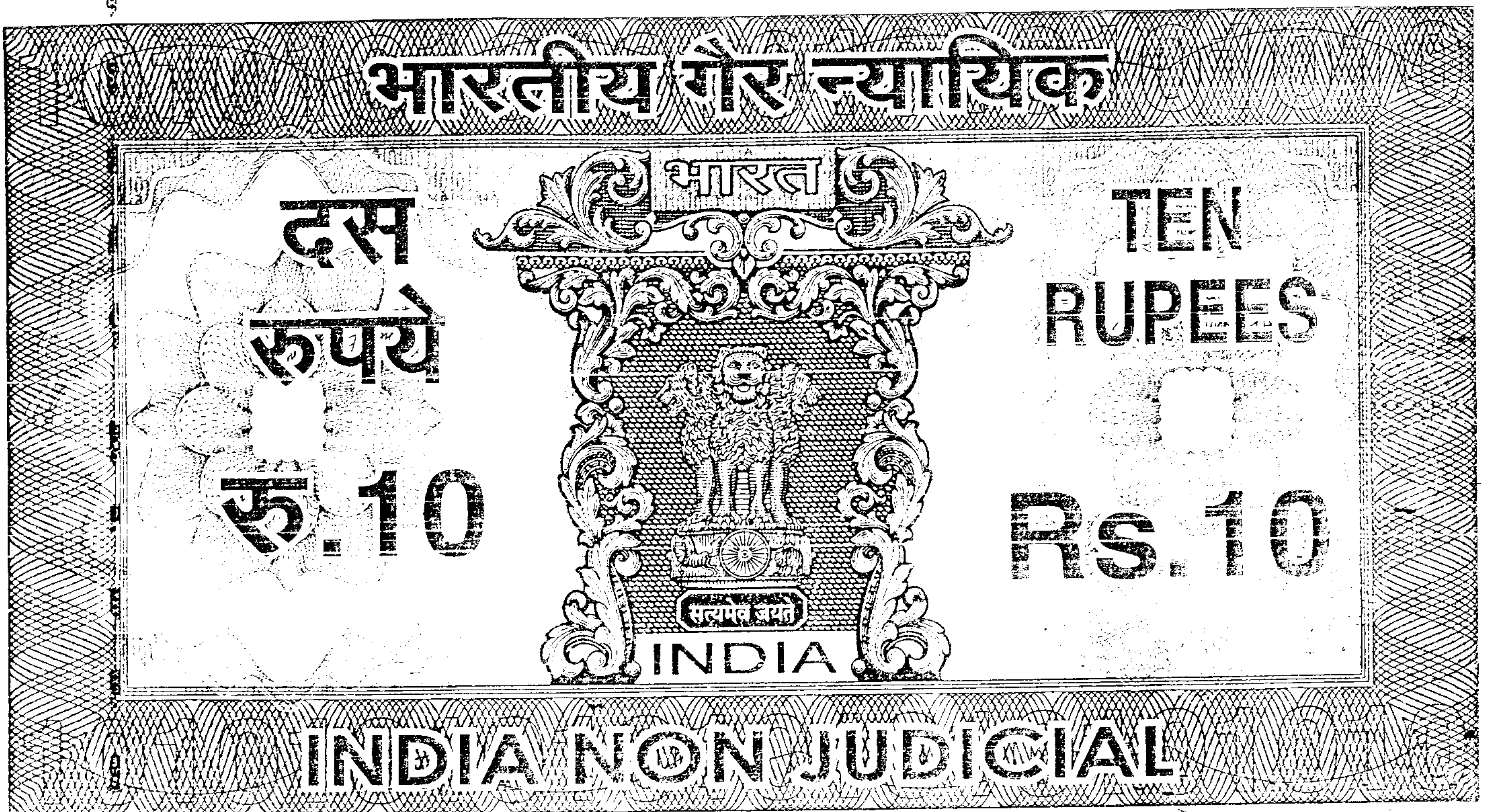
1.

ANNEXURE

Sr. No.	Village	Khasra No.	Area
1.	Bhigan	41// 9/2,11,12	8093.49 sq. mtrs.

Signed by Witnesses


THE PROMISEE



UNDERTAKING

That we, the undersigned, Late Sh. R. N. Singh, Director of Civil Engineering, P.W.D., 33 Sunder Nagar, New Delhi, do hereby solemnly affirm and declare as under:

THAT we shall pay the additional amount of conversion charges for any variation in area at site in lump sum within 30 days as and when detected and demanded by the Director, Town & Country Planning, Haryana, Chandigarh.

R. N. Singh
Deponent

Verification:

I, the above named deponent, do hereby declare that the contents from the above undertaking is true and correct to the best of my knowledge, belief and available records and nothing material has been concealed therefrom.

R. N. Singh
Deponent



INDENTURES

"THAT we shall give at least 75% employment to the domiciles of Haryana where the posts are not of technical nature and a quarterly statement indicating the category wise total employment and of those who belongs to Haryana shall be furnished to the G.M.D.I.C. Sonapat.

Kaushik
Deponent

Verification:

I, the above named deponent do hereby declare that the contents from the above indenturing is true and correct to the best of my knowledge, belief and available records and nothing material has been concealed therefrom.

Kaushik
Official



AFFIDAVIT

I, Dr. K. S. Chandra, residing at Plot No. 10, Sector 10, Connaught Place, New Delhi, do hereby solemnly affirm and declare as under:

THAT we shall pay the External Development Charges at rates applicable at that time in case of extension of urbanizable limit in agriculture zone and HUDA provides the services in the area.

K. S. Chandra
Deponent

Verification:

I, the above named deponent do hereby declare that the contents from the above affidavit is true and correct to the best of my knowledge, belief and available records and nothing material has been concealed therefrom.

K. S. Chandra
Deponent