

STATE BANK OF INDIA

SL No. 185046
GSR/001

RECEIPT

STATE BANK OF INDIA

Serikat

Branch

Code No. 0721

Received a sum of Rs. 3529900/-

(Rupees)

Thirty Five Lacs twenty nine thousand nine hundred only
vide m- 3/1/17941 Dated 25/06/10

from Smt. / Shri

M/s HPL Electric & Power Pvt Ltd Plot No. 6B Sect-57
Ph- Kundli

s/o, d/o, w/o

residing at

Haryana State Industrial & Infrastructure Development
Corporation Ltd.

account towards Stamp Duty.

Date 25/06/10

Place Serikat

(Signatures of Authorised Officer)

Total Cost of Plot: Rs 70597326/-

Stamp duty @ 5%: Rs 3529900/-

Stamp duty paid receipt no. GSR/001:185046

CONVEYANCE DEED

This deed of conveyance made on the 20th day of June in the year 2010 between the **Haryana State Industrial & Infrastructure Development Corporation Limited, Registered Office C-13 & 14, Sector-6, Panchkula**, hereinafter called the transferor of the one part, which expression shall include its successor, assignees, administrators, executors through **Sh. Lalit Seth authorized director of M/s HPL Electric & Power (P) Ltd having registered office at 1/21, Asaf Ali Road, New Delhi-02** (hereinafter called the transferee of the other part of the conveyance deed, which expression shall include his/her/its heirs, successors, assignees, administrators, nominees, etc.) Whereas the plot/shed hereinafter described and intended to be hereby conveyed is owned by the transferor with full proprietary rights.

For HPL ELECTRIC & POWER PVT. LTD.

For Hr. State Indl. & Infra. Dev. Corps. Ltd.

Estate Manager

DIRECTOR

25/6/10

प्रलेख नः 2641

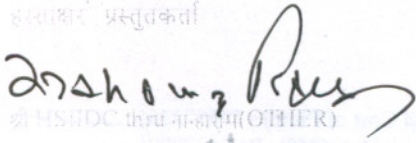
दिनांक 30/06/2010

डीड संबंधी विवरण	
डीड का नाम	CONVEYANCE OUTSIDE MC AREA
तहसील/सब तहसील	सोनीपत
गांव/शहर	सोनीपत ग्रामीण

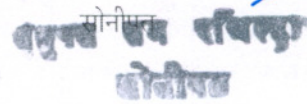
धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 70,597,326.00 रुपये	स्टाम्प ड्यूटी की राशि 3,529,900.00 रुपये
रजिस्ट्रेशन फीस की राशि 15,000.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये
रूपये	

यह प्रलेख आज दिनांक 30/06/2010 दिन बुधवार समय बजे श्री/श्रीमती/कुमारी HSIIDC पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी दिल्ली द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता


श्री HSIIDC धर्म ना-होम (OTHER)

उप/सयुक्त पंजीयन अधिकारी


सोनीपत तहसील
सोनीपत

उपरोक्त विक्रेता व श्री/श्रीमती/कुमारी ललित संत क्रेता हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी राजपाल न. पुत्र/पुत्री/पत्नी श्री निवासी कुण्डली व श्री/श्रीमती/कुमारी दीपक पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी निवासी कुण्डली ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 30/06/2010

उप/सयुक्त पंजीयन अधिकारी

सोनीपत



Whereas Industrial **Plot No 76-B, Sector-57**, in Industrial Estate, Kundli, measuring **12300 sq. mtr.** was allotted to the transferee, in pursuance to its application for allotment of the plot for the purpose of **setting up of an industrial project of Mfg. of** Switch gear MCB, wire /LT cables as per the terms and conditions, contained in the Agreement/ supplementary Agreement dated **23.10.2008** allotment /transfer letter no. **13137** dated **15.10.2008** which shall continue to remain part and parcel of this deed.

Whereas the transferee has made the full payment amounting to **Rs. 70597326/- (Seven Crore five lacs ninty seven thousands three hundred and twenty six only)** as on date, towards the price of the said plot/shed to the transferor.

NOW THEREFORE, this deed witnessed that for the purpose of carrying into effect the allotment letter, agreement & supplementary agreement and further in consideration of the said sum of **Rs. 70597326/- (Seven Crore five lacs ninty seven thousands three hundred and twenty six only)** paid by the transferee, the transferor hereby grants and conveys to the transferee all that part and parcel of Plot No **76-B, Sector-57**, in Industrial Estate, Kundli, measuring **12300 sq. mtr.** on the following terms and conditions :-

1. That any additional price of the aforesaid plot/shed, as a consequence of enhancement in compensation that may be awarded by the Court (s) in the matters/cases arising out of the acquisition proceedings or any incidental or connected mater thereto, shall be payable by the transferee, in lump-sum, within 30 days from the date of issuance of demand notice, falling which penal interest @ 14% p.a. shall be charged on the due amount from the date of notice till the date of payment. In the event of non-payment of such enhanced compensation, within a period of three months from the date of notice, the aforesaid plot/shed shall also be liable to be resumed.
2. That the aforesaid plot/shed has been allotted on the "as is where is basis" and that the transferor will not be responsible for leveling uneven site; and that the transferee shall be liable to pay additional sum/money for any structure/super structure, trees & plants, boundary/compound wall or any other fixture that may be standing/existing thereon at the time of allotment, for which compensation, as assessed, had been paid by the transferor.
3. That the transferee shall be required to implement the project, for which the aforesaid plot has been allotted, within a period of three years from the date of offer of possession; and that implementation of the project shall mean the commencement of commercial production, after coverage of construction in accordance with the norms specified in the Estate Management Procedure - 2005, as amended from time to time (hereinafter called EMP) and installation of the plant and machinery.
4. That notwithstanding the period of three years stipulated qua implementation of the project on the plot, the transferee, as far as possible, shall take the following steps within the period of two years from the date of offer of possession of the aforesaid plot :-

For Hr. State Indl. & Infra. Dev. Corpn. Ltd.

Estate Manager

For HPL ELECTRIC & POWER PVT. LTD.

[Signature]

DIRECTOR

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DIRECTOR

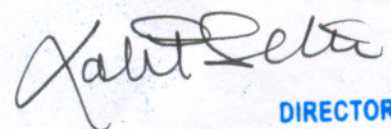
- a) Taking over possession of the plot.
- b) Submission of building plans.
- c) Placement of orders of machinery and other capital goods.
- d) Financial tie up
- e) Technical and marketing tie-up.

The period of three years for implementation of the project on the plot, may be further extended by transferor by one year subject, however, to the conditions that apart from completion of construction upto the level prescribed in the EMP, the transferee satisfies that he had taken effective steps for the implementation of the project within the requisite period of three years, but for the reasons beyond his control, he could not commence the commercial production. Provided further that second extension of one year for the completion of the project i.e. after four years from the date of offer of possession, may be granted, only in exceptional circumstances.

Upon failure on the part of the transferee to adhere to the schedule/time available for the implementation of the project, the transferor shall be competent to resume the aforesaid plot/shed after giving show cause notice.

- 5. That in case the transferee has been granted extension in the implementation of the project beyond the stipulated period of implementation, the transferee shall be required to pay extension fee at the rates, laid down in the EMP, which may be revised from time to time.
- 6. That the transferee shall be deemed to have completed the project if he, within the period available for implementation of the project, achieves construction coverage as per the norms specified in EMP and starts commercial production of the project after installation of plant & machinery. The transferee shall, within one month of completion of project, inform the concerned field office of the transferor, in writing, that the project has been completed, alongwith documentary proofs in this regard.
- 7. That the transferee shall use and utilize the aforesaid plot/shed for the purposes for which it has been allotted and shall not change the nature of the project or related activities in any manner whatsoever, except with the prior permission, which may be granted by the transferor only after considering the ground (s) and such other factors, as contemplated in the EMP, provided that the transferee has paid requisite fee alongwith written request in this behalf. Violation, if any, shall entail resumption of the plot/shed.
- 8. That the transferee shall construct the building on the aforesaid plot after getting the building plans approved from the competent authority and the said building plans shall be approved in conformity with the building bye-laws, as applicable from time to time. However, before start of construction, the transferee shall submit a copy of the approved building plans to the transferor.
- 9. That the transferee shall apply for an occupation certificate in the concerned field office of transferor. Further, the procedure to grant occupation certificate shall be governed by the rules & regulations of Department of Town & Country Planning, Haryana, as amended from time to time.

For HPL ELECTRIC & POWER PVT. LTD.


DIRECTOR

For Hr. State Indl. & Infra. Dev. Corpn. Ltd.


Estate Manager

- a) Taking over possession of the plot;
- b) Submission of building plans;
- c) Placement of orders of machinery and other capital goods;
- d) Financial tie up;
- e) Technical and marketing tie up.

The period of three years for implementation of the project on the plot, may be further extended by transferor by one year subject, however, to the condition that apart from completion of construction upto the level specified in the ETP, the transferee satisfies that he has taken effective steps for the implementation of the project within the requisite period of three years, but for the reasons beyond his control, he could not commence the commercial production. Provided further that second extension of one year for the completion of the project i.e. after four years from the date of offer of possession may be granted only in exceptional circumstances.

Upon failure on the part of the transferee to adhere to the schedule time available for the implementation of the project, the transferor shall be competent to resume the aforesaid plot/land after giving show cause notice.

That in case the transferee has been granted extension in the implementation of the project beyond the stipulated period of implementation, the transferee shall be required to pay extension fee at the rates, laid down in the ETP, which may be revised from time to time.

That the transferee shall be deemed to have complied with the project if he, within the period available for implementation of the project, achieves construction coverage as per the norms specified in ETP, and starts commercial production of the project after installation of plant & machinery. The transferee shall, within one month of completion of project, inform the concerned field office of the transferor in writing that the project has been completed alongwith documentary proofs in this regard.

That the transferee shall use and utilize the aforesaid plot/land for the purpose for which it has been allotted and shall not change the nature of the project or related activities in any manner whatsoever, except with the prior permission, which may be granted by the transferor only after examining the ground (a) and such other factors, as contemplated in the ETP, provided that the transferee has paid requisite fee alongwith written request in this behalf. Violation of any, shall entail revocation of the plot/land.

That the transferee shall construct the building on the aforesaid plot after getting the building plans approved from the competent authority and the end building plans shall be approved in conformity with the building bye-laws, as applicable from time to time. However, before start of construction, the transferee shall submit a copy of the approved building plans to the transferor.

That the transferee shall obtain an occupation certificate in the concerned field office of the transferor, after the procedure for grant of occupation certificate is completed as per the provisions of Department of Town & Country Planning, Government of India.

For HPL ELECTRIC & POWER PVT. LTD.

DIRECTOR



10. That the use of the land and the building erected on the above said plot/shed shall be governed by the zoning plan of the Estate. The permissible covered area shall be governed as per rules & regulations of the Department of Town & Country Planning, Haryana, as amended from time to time. Zoning violations and the deviation from the approved building plans at any stage shall cause a notice to rectify the breach by the transferee. In the event of non-compliance by the transferee, the aforesaid plot/shed shall be liable to be resumed and the transferee shall be required to remove the plant & machinery within a period of two months from the order of the resumption at the cost and peril of the transferee.
11. That the transferee shall not bifurcate the aforesaid plot/shed except with the prior permission of the transferee. Bifurcation of the plot shall, however, be governed and regulated in the manner as provided in the EMP. Bifurcation of shed shall not be allowed.
12. That the transferee shall have no right to transfer the land and building standing thereon by way of sale of gift, mortgage, lease or any other way without specific written approval from the transferor.
13. That further alienation of the above said plot/shed may be allowed by the transferor only after the expiry of one year from the date of commencement of commercial production, after coverage of construction in accordance with the norms specified in EMP and installation of the plant and machinery, subject to further condition that the person, who steps into the shoes of the transferee, shall not be allowed to further transfer the plot/shed for atleast one year from the date of transfer of the aforesaid plot/shed in his/her/its name. Such transfer shall, however, be subject to the compliance of provisions and payment of transfer fee as prescribed in the EMP, as revised from time to time. No transfer fee would be leviable after the project of the transferee has been in commercial production for more than five years and is free from all encumbrances. However, prior permission of transferor, shall be necessary for such transfer of the plot/shed. The fee at the rates, prescribed from time to time in the EMP, shall however, be payable by the transferee.
14. That the transfer of the aforesaid plot/shed, due to inheritance, succession upon the death of the transferee/majority share holders or the project has been taken over by a financial Institution, may be allowed without charging transfer fee, but on the payment of processing fee at the rates as prescribed in the EMP, from time to time. The change of management by transfer of majority shareholding shall also be treated as transfer.
15. That for seeking permission for further transfer of the aforesaid plot/shed, the transferee shall apply to the transferor alongwith following documents: -
 - a) Original letter of allotment.
 - b) Proposed agreement to sell.
 - c) Project report of the proposed transferee, in case of any change of project.
 - d) Statement of means of financing of the proposed transferee.

The transferee shall, however, be required to submit his request for the proposed transfer within a period of 30 days from the date of proposed

For Hr. State Indl. & Infra. Dev. Corp. Ltd.

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Estate Manager

For HPL ELECTRIC & POWER PVT. LTD.

Jaalit Sethi
DIRECTOR

10. That the land and the building thereon shall be governed by the zoning plan of the City. The permission to transfer shall be governed as per rules & regulations of the Department of Town & Country Planning, Mysore, as amended from time to time. Zoning violations and the deviation from the approved building plans at any stage shall cause a notice to rectify the breach by the transferee. In the event of non-compliance by the transferee, the transferee shall be liable to be removed and the transferee shall be required to remove the plant & machinery within a period of two months from the date of the removal of the plant and machinery of the transferee.

11. That the transferee shall not influence the aforesaid plant & machinery with the prior knowledge of the transferee. Alteration of the plant & machinery, as governed and regulated in the manner as provided in the EMP, shall not be allowed.

12. That the transferee shall have no right to transfer the land and building standing thereon by way of gift, mortgage, lease or any other way without specific written approval from the transferee.

13. That further alienation of the above said plot shall be allowed by the transferee only after the expiry of one year from the date of commencement of commercial production after receipt of construction in accordance with the norms specified in EMP and regulation of the plant and machinery, subject to further condition that the person, who stands in the shoes of the transferee shall not be allowed to transfer the plant & machinery for at least one year from the date of transfer of the aforesaid plot that is indicated in the EMP. Such transfer shall, however, be subject to the compliance of the norms and payment of transfer fee as prescribed in the EMP, as revised from time to time. The transfer fee should be levied after the project of the transferee has been in commercial production for more than five years and in case of any circumstances. However, prior permission of the transferee shall be necessary for such transfer of the aforesaid plot. The fee as the rate, prescribed from time to time in the EMP, shall however, be payable by the transferee.

14. That the transfer of the aforesaid plot, due to financial, economic, or other reasons of the transferee, may be allowed without charging any fee, but on the payment of processing fee at the rate as prescribed in the EMP, from time to time. The change of management by transfer of majority shareholding shall also be treated as transfer.

15. That for seeking permission for further transfer of the aforesaid plot, the transferee shall apply to the transferee within following documents:

- a) Original letter of allotment.
- b) Proposed agreement to sell.
- c) Project report.
- d) Project report.
- e) Project report.

That the transferee is required to submit his request for the transfer within 30 days from the date of proposed transfer.

For HPL ELECTRIC & POWER PVT. LTD.

DIRECTOR



Agreement to Sell, failing which a penalty equivalent to the transfer fee shall be imposed upon the transferee, while allowing such transfer. In case the transfer is allowed, the person who steps into the shoes of the transferee, shall be required to enter into a fresh Agreement with the transferor in respect of the industrial plot/shed.

16. That the change in shareholding may be allowed only if the original allottee/transferee or his family members (spouse, son, daughter, wife, parents, and brother, sister) retain a minimum of 51% share in the project/company/firm. In case the original allottee/transferee and his family fail to retain the prescribed share holding of 51%, it shall be deemed to be transfer, for which the transfer fee at the rates prescribed in EMP, from time to time shall be payable by the transferee.
17. That the transferee, being a private limited company, if becomes a public limited company and is listed with recognized stock exchange, the change in constitution may be allowed subject to the condition that the transferee or his associates (family members), retain the largest share holding and having management control, otherwise it shall be treated as a case of transfer and the transfer fee at the rates prescribed in EMP, from time to time, shall be payable by the transferee.
18. That in order to ensure optimum utilization of the industrial areas/industrial estates, leasing/renting of the premises of the building may be allowed if the transferee has made construction as per the standard norms and has remained in production for one year. Such permission may be granted by the transferor on payment of leasing fee, as prescribed in the EMP, from time to time. However, prior approval of the transferor for leasing shall be mandatory.
19. That the number of leases on the aforesaid plot/shed shall be permitted as per the provisions contained in EMP. The permission for leasing shall be valid for the period specified in the permission letter and after having obtained permission for leasing, the transferee shall be at liberty to change the tenants within the period so specified subject to the transferee keeping transferor informed about any change made in the tenancy and getting the project of the lessee/ tenant approved from transferor and payment of leasing fee as prescribed in the EMP, from time to time.
20. That the transferee shall have to take water for the unit set up and other area of the said plot/shed from the water supply system of the transferor on payment in accordance with the rates fixed from time to time. The transferee shall not dig or install any tubewell/bore-well within his plot/shed for meeting his water requirements.
21. That the transferor shall continue to be the owner of all mines and minerals, whatsoever including sub-soil water in or underneath the surface of the plot/shed with all such rights and powers as may be necessary or expedient for the purpose of searching, working, obtaining, removing & enjoying the same at all such times and in such manner as transferor may deem fit, with power to carry out any survey of all or any part of the said plot/shed and to sink pits, erect building, construct lines and generally appropriate and use surface of the said plot/shed for the purpose of doing the full enjoyment of

For Hr. State Indl. & Infra. Dev. Corpn. Ltd.

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Estate Manager

For HPL ELECTRIC & POWER PVT. LTD.

Jaimit Setu
DIRECTOR

transferee as a transferee is a person who is not a shareholder of the transferor company. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

That the change in shareholding may be allowed only if the original shareholders of the company (including the transferee) are not less than 25% of the total shareholding of the company. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

That the transferee, being a private limited company, if becomes a public company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

That in order to ensure optimum utilization of the industrial assets, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

That the number of shares on the sharehold of the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

That the transferee shall have to take steps for the unit set up and other area of the said project from the water supply system of the transferor company. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

That the transferee shall continue to be the owner of all mines and minerals, whatsoever including sub-surface water in or underneath the surface of the land. In case the transferee is a person who is not a shareholder of the transferor company, the transferee shall be deemed to be a transferee for the purpose of the Industrial Disputes Act, 1947.

For HPL ELECTRIC & POWER PVT. LTD.

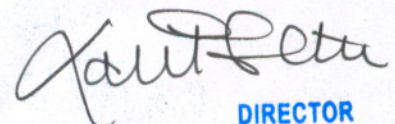
DIRECTOR



the exceptions and reservations herein contained. Provided that the transferee shall be entitled to receive from transferor such payment for the occupation by transferor of the surface and for the damage done to the surface or building on the said land by such works or workings or letting down as may be agreed upon between the transferor and the transferee or failing such agreement, the same shall be ascertained by reference to arbitration.

22. That the Govt. may in the near future acquire possession and proprietary rights over the land surrounding the industrial estates and the Govt. or any other authority on behalf of the Govt. may thereafter, in its discretion, decide to convert this area or a part thereof into a green belt or to use it for any other common purpose and in the event of such happening, the cost of the acquisition and development of the part of land so utilized payable by transferor to the Govt. or any authority on its behalf will be recoverable by transferor from its transferees proportionately. An amount demanded by transferor on account of such external development charges will be payable by the transferee to transferor in lump-sum or in installments, as may be decided by transferor.
23. That the transferee shall pay to the transferor such proportionate external development charges spent by the transferor or as may be payable to the Government or any other agency by the transferor for external water supply, electricity installation, Roads, Storm Water, drainage, sewerage, CETP, STP, pumping charges etc. etc. , in addition to already stated in Clause 22 above, within 30 days from the date of the letter of demand failing which the transferee shall be liable to pay the sum alongwith interest @ 14% p.a. In the event of failure of the transferee to make payment of the amount demanded within three months from the date of issue of the said letter of demand, the plot/shed shall be liable to be resumed.
24. That the transferor may, but its officers & servants, at all reasonable times and in reasonable manner after giving 24 hours notice in writing, enter in and upon any part of the plot and building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed the conditions to be observed under the provisions of the RLA/Agreement and this deed.
25. That the transferor shall have full right, power and authority at all times, to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance of all or any of the terms, conditions and reservations imposed and to recover from transferee, as first charge upon the said land/building, the cost of doing all or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.
26. That the transferee shall comply with all the Estate Management regulations dealing with malba, cleanliness, quantum and the quality of effluent discharge, solid waste disposal, green cover obligations, vehicle parking regulations etc. among other things for proper maintenance of the industrial estate and its surrounding. Transferor shall be within its rights to ensure compliance of measures considered necessary for its maintenance and levy charges, fines and penalties, if necessary, towards achievement of its objectives.

For HPL ELECTRIC & POWER PVT. LTD.


DIRECTOR

For Hr. State Indl. & Infra. Dev. Corpn. Ltd.


Estate Manager

the exception and reservation herein contained. Provided that the transferee shall be entitled to recover from the transferor such payment for the acquisition by the transferor of the surface and for the damage done to the surface or building on the said land by such works or workings or falling thereof as may be agreed upon between the transferor and the transferee or failing such agreement, the same shall be ascertained by reference to arbitration.

That the Govt. may in the near future acquire possession and proprietary rights over the land surrounding the industrial estate and the Govt. or any other authority on behalf of the Govt. may thereafter exercise its discretion, decide to convert the said land into a park or to use it for any other purpose and in the event of such happening, the cost of the acquisition and development of the part of land so included payable by the transferor to the Govt. or any authority on its behalf will be recoverable by the transferor from its business representatives. Any amount determined by arbitration on account of such extra development charges will be payable by the transferee to the transferor in lump sum or in installments as may be decided by the arbitrator.

That the transferee shall pay to the transferor such proportionate extra development charges as may be payable to the Govt. or any other authority on its behalf by the transferor for external water supply, electricity installation, Road, Storm Water, drainage sewerage, C.E.P., S.P., lighting charges etc. etc. in addition to already stated in Clause 23 above, within 30 days from the date of the letter of demand being issued which the transferee shall be liable to pay the sum alongwith interest @ 14% p.a. in the event of failure of the transferee to make payment of the amount demanded within three months from the date of issue of the said letter of demand, the balance shall be liable to be resumed.

That the transferee may, but its officers & servants, at all reasonable times and in reasonable manner after giving 24 hours notice in writing, enter in and upon any part of the plot and building erected thereon for the purpose of ascertaining that the transferee has duly performed and observed the conditions to be observed under the provisions of the R/A Agreement and this deed.

That the transferee shall have full right, power and authority at all times to do through its officers or servants, all acts and things which may be necessary or expedient for the purpose of enforcing compliance of all or any of the terms, conditions and reservations imposed and to recover from the transferee as due things upon the said land including the cost of doing so or any such acts and things and all costs incurred in connection therewith or in any way relating thereto.

That the transferee shall comply with all the Estate Management regulations relating with roads, cleanliness, drainage, and the quality of effluent discharge, solid waste disposal, green cover obligation, vehicle parking regulations etc. among other things for proper maintenance of the industrial estate and the surrounding area. The transferee shall be within its rights to enforce compliance with the said regulations for its maintenance and any charges, fines and penalties, towards compliance with the objectives.



For HPL Electric & Power Pvt. Ltd.
[Signature]
DIRECTOR

27. That the transferee shall have to pay local and general taxes, rates or cesses etc., as imposed on the said plot/shed by the competent authority from time to time.
28. That the transferee shall pay the proportionate maintenance & service charges fixed from time to time and as communicated by the transferor. The maintenance & service charges will be payable on per square meter basis.
29. That the transferee agrees and undertakes that he/she/it shall, as far as possible, employ 75% of un-skilled workforce and shall give preference for other categories to candidates from among the Haryana domiciles in the unit set up/to be set up on plot/shed.
30. That the transferor transfers this plot/shed for setting up and running an industry and thereby contributing to the over all economic activity in the State. In case the transferee does not continue to remain in production and the production gets held up, transferor shall issue a notice to resume production within a period of three months. In case the transferee fails to resume production activity within the given time, the plot/shed shall be liable to be resumed.
31. That if the transferee appoints any attorney, he/she/they shall submit the certified copy of the Registered Power of Attorney alongwith photograph and signatures of the transferee duly attested by the Magistrate First Class within a week from the registration of the deed by Regd.A/D post or in person.
32. That so long as the transferee fully performs and complies with and continues to so perform and comply with each and all the terms & conditions herein made and provided, but not otherwise, the transferor will ensure to the transferee full and peaceful enjoyment of the rights and privileges herein and hereby conveyed in this deed.
33. That the transferor will be competent to resume plots/sheds in its Industrial Estates in case an transferee defaults in complying with the terms and conditions of allotment/transfer/leasing etc. The resumption of plot/shed would be done by the transferor after giving show cause notice. Upon resumption, the principal amount deposited by the transferee will be refunded and deducting 10% of the price of the plot without any interest. The amount of interest and penalty, if any, paid on the installment (s), if any, shall also stand forfeited. The transferee will be free to remove the structure/debris, if any, within a period of two months of resumption order at his own cost, failing which it shall be removed by the transferor at the transferee's cost. The transferee shall not be entitled to any payment/compensation for building constructed by it on the resumed plot/shed.
34. That the plot/shed once resumed shall not be restored by transferor. However, an appeal shall lie to a committee, comprising of the Financial Commissioner Industries, Haryana, Director of Industries, Haryana & Managing Director, Haryana Financial Corporation against the order of the

For Hr. State Indl. & Infra. Dev. Corpn. Ltd.

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Estate Manager
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For HPL ELECTRIC & POWER PVT. LTD.

[Signature]
DIRECTOR

37. That the transferee shall have to pay local and general taxes, rates or cesses which are imposed on the said plot/land by the competent authority from time to time.

38. That the transferee shall pay the proportionate maintenance & service charges fixed from time to time and as communicated by the transferor. The maintenance & service charges will be payable on per square meter basis.

39. That the transferee agrees and undertakes that he/she/it shall, as far as possible, employ 75% of unskilled workmen and shall give preference for other categories to candidates from among the Harijans domiciles in the unit set up to be set up on plot/land.

40. That the transferor transfers the plot/land for setting up and running an industry and thereby contributing to the over all economic activity in the State. In case the transferee does not continue to remain in production and the production gets held up, transferor shall issue a notice to resume production within a period of three months. In case the transferee fails to resume production activity within the given time, the plot/land shall be liable to be resumed.

41. That if the transferee appoints any attorney, he/she/they shall submit the certified copy of the Registered Power of Attorney alongwith photograph and signature of the transferee duly attested by the Magistrate First Class within a week from the registration of the deed by Regd. A/D post or in person.

42. That so long as the transferee fully performs and complies with and continues to so perform and comply with each and all the terms & conditions herein made and provided, but not otherwise, the transferor will ensure to the transferee full and peaceful enjoyment of the rights and privileges herein and hereby conveyed in this deed.

43. That the transferor will be competent to resume plot/lands in its industrial Estate in case an transferee defaults in complying with the terms and conditions of allotment/transfer/leasing etc. The resumption of plot/land would be done by the transferor after giving show cause notice. Upon resumption, the principal amount deposited by the transferee will be refunded and deducting 10% of the price of the plot without any interest. The amount of interest and penalty, if any, paid on the installment (s), if any, shall also stand forfeited. The transferee will be free to remove the structures, if any, within a period of two months of resumption order at his own cost, failing which it shall be removed by the transferor at the transferor's cost. The transferee shall not be entitled to any payment/compensation for building constructed by it on the resumed plot/land.

44. That the plot/land shall not be restored by transferor. However, the local authority committee, consisting of the Financial Commissioner, Industrial Director of Industries, Harijans & Housing Corporation against the order of the



For HPL ELECTRIC & POWER PVT. LTD.

DIRECTOR

Transferor ordering resumption. The decision of the aforesaid committee shall be final and binding.


35. That all the acts and expenses of or incidental to the execution of this deed including the cost of stamp duty, registration etc. shall be borne by the transferee.
36. That the changes made in the Industrial Policy-2005 and/or EMP by the State Govt. or transferor, from time to time, as well as the changes and guidelines issued by the State Govt. or transferor from time to time regarding extension in time, transfer & leasing or any other issue pertaining to the allotment of industrial plot/shed and any other matter related to Estate Management shall be applicable and binding on the transferee.

IN WITNESS WHEREOF, the parties to this deed have set their hands/seals on the dates mentioned against their signatures.

PARTY OF FIRST PART:

for and on behalf of
Haryana State Indl. & Infra. Dev. Corpn. Ltd.

Witness:


CHAND KUMAR
S MCO
D. O. Kundli.

Estate Manager

Estate Manager

30/6/10

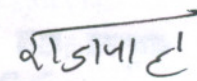
For HPL ELECTRIC & POWER PVT. LTD.


DIRECTOR

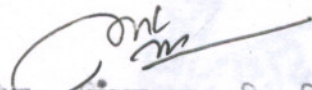
PARTY OF SECOND PART:

(-----)

Witness:


1- श्री राजपाल लम्बरदार पुत्र श्री चन्द्रमान
निवासी कुण्डली ।

Witness:

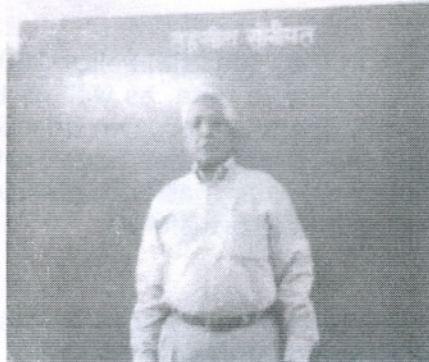

2- श्री दीपक सिंहल पुत्र श्री टीकलाल सिंहल
निवासी 3675 श्री नारन कालोनी ब्रिगेड, दिल्ली-25

Reg. No. Reg. Year Book No.

2641 2010-2011 1



विक्रेता



क्रेता



गवाह

विक्रेता
नाम: *2000000000*

क्रेता
नाम: *Kant Sethi*

गवाह 1: राजपाल *राजपाल* गवाह 2: दीपक *दीपक*

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,641 आज दिनांक 30/06/2010 को बही न: 1 जिल्द न: 781 के पृष्ठ न: *45* पर रजिस्ट्रार किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 9,527 के पृष्ठ सख्या *28-35* पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है।

दिनांक 30/06/2010

उप/सयुक्त पंजीयन अधिकारी

दीपक
दीपक



PLOT NO.
76 - A

PLOT NO. 76 - B

PLOT NO.
76 - C

15.0 m. WIDE ROAD

132258

93000

30.0 m. WIDE ROAD



For HPL ELECTRIC & POWER PVT. LTD.

Indl. & Infra. Dev. Corpn. Ltd.

For Letu

DIRECTOR

Estate Manager

ct :-

OWNERS SIGN.

ARCHITECTS SIGN.

DRAWING TITLE :-

NORTH

ARCHITECT :-

DESIGNERS INC.

B-77, AMAR COLONY,
LAJPAT NAGAR - IV,
PH : - 26483047, 26234513.
NEW DELHI - 110024.
E-MAIL: anujstud@vsnl.com

PROPOSED FACTORY BUILDING ON
PLOT NO.-76-B, SECTOR - 57, PH- IV
H.P.L. SOCOMEC (P) LTD.

SITE PLAN

Date :

Scale :

Sheet Title:





2641

रजिस्ट्री संख्या : No. 000012

रसीद पुस्तक क 14343

कार्यालय-सब-रजिस्ट्रार

क्रम संख्या

71781575

दस्तावेज पेश करने वाले का नाम

दस्तावेज की तकमील करने वाले का नाम
और तकमील की तारीख

दस्तावेज पेश होने की तारीख 30/6/10

दस्तावेज की किस्म और

CD

मुआवजे की रकम

70597326

स्टाम्प मूल्य

1529900

प्राप्त हुए शुल्क, रजिस्ट्री शुल्क और नकल
शुल्क की रकम का जोड़ और विवरण

शब्दों की संख्या

रकम

3

15299

रजिस्ट्री अधिकारी के हस्ताक्षर