

August 20, 2022

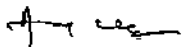
The Manager,
SBI Cap Trustee Company Ltd.
610, 6th Floor, Ansal Bhawan
Kasturba Gandhi Marg,
New Delhi-110001

**Re: PTM pertaining to Plot No. 16, Sikandrabad Industrial Area,
Sikandrabad.**

Dear Sir,

With reference to Permission to Mortgage issued by UPSIDA issued in favour of SBI Cap Trustee pertaining to Plot No. 16, Sikandrabad Industrial Area, Sikandrabad, U.P., we are hereby submitting original PTM for your record. Kindly acknowledge the receipt.

Thanking you
For **Hi-Tech Pipes Limited**



Ajay Kumar Bansal
(Managing Director)



U.P. State Industrial Development Authority

REGIONAL OFFICE

Administrative Building EPIP, Surajpur Site-V, Kasna

Greater Noida, Gautambudh Nagar

No. 2984 /SIDC/RMS/ Plot No. 16 IA Sikandrabad

Dated 17-8-22

SBI CAP Trustee,
610, 5th Floor, Ansal Bhawan,
Kasturba Gandhi Marg,
New Delhi-110001

Dear Sir,

With reference to your request letter dated 15.12.2021. We are forwarding herewith the photocopy of Lease Deed of Plot No. 16 at Industrial Area Sikandrabad with permission to equitable mortgage and to make use of the enclosed deed, for the purpose with following stipulation.

1. We reserve the right to call back the original lease deed, in the event of any urgency and in case there arises hereinafter any reservation, either on part of your Bank or on the part of M/s Hi-Tech Pipes Limited in accepting and making payment of our dues on first disbursement of the loan sanctioned to allottee or in case they fail to create the said mortgage or complete such other formalities as stipulated for release of the said loan within a reasonable period.
2. As and when the loan advanced by you is fully repaid the original lease deed of plot would be returned to us and till date it would not be transferred to anyone else without our prior consent in writing.
3. The acceptance of the original lease deed and utilization of it for creation of mortgage by your Bank would confirm that you have agreed to make the payment of a sum of Rs. Nil towards balance premium of land alongwith interest falling due till date of remittance of the above amount to U. P. State Industrial Development Corporation Limited direct from the first disbursement of the loan, on priority after creation of equitable mortgage, but not later than Nil in case foregoing conditions and liabilities are not acceptable to your Bank the Original Lease Deed may kindly be returned to this Corporation immediately.
4. We may further reiterate that in the event of payment as assured in your above referred letter not being made by Nil this permission to create mortgage should stand rescinded without further notice, unless otherwise extended for further period.
5. The lessee will have to pay to the lessor maintenance Charges on 01st day of July each year. In case of non-payment of maintenance charge as mentioned in lease deed, the lessee shall have to also to pay interest @ 14 % p.a. on the due amount of maintenance charges.
6. In case of any transfer auction etc further levy as per prevailing policy shall be payable.
7. That the Loan advanced to the Lessee will be utilized for developing of the unit over Plot No. 16 Industrial Area Sikandrabad
8. The first charge of the plot will have to always with UPSIDA.

We may further inform you that the above plot has been allotted to the lessee after its acquisition. The land was transferred to this Corporation through a proper conveyance deed by the Government free from encumbrances on the plot except the dues of this Corporation accrued on it.

Note :- Original Lease Deed in your custody.

Yours faithfully,

For U.P. State Industrial Development Authority

[Signature]
Regional Manager

Dated.....

No. /SIDC/RMS/ 10 IA Sikandrabad

Copy forwarded for information and necessary action to:

1. State Bank of India, Commercial Branch, 2nd Floor, 20/34, Pusa Road, Karol Bagh, New Delhi-110005
2. M/s Hi-Tech Pipes Limited Plot No. 10, UPSIDC Industrial Area, Sikandrabad, Distt-Bulandshahr.

[Signature]
Regional Manager

Ref.No:SER20220726/1005/39598/55694/SIDC-IA/Sikandrabad

Date:18/08/2022

To,

SUMIT MATHUR
STATE BANK OF INDIA
COMMERCIAL BRANCH, PUSA ROAD, KAROL BAGH, NEW DELHI



Subject:- Permission for issuance of NOC for Mortgage in favour of Financial Institution: 16 at I.A. Sikandrabad

Dear Sir/Madam,

With reference to the sanction letter no: **CBND/AMT-II/2020-21/15** dated **02/06/2021** and Application No **SER20220726/1005/39598/55694** dated **26/07/2022** and consent of original allottee. We are forwarding herewith the Original Lease Deed of Plot Number 16 at I.A. Sikandrabad with permission to create mortgage and to make use of the enclosed deed, for the purpose with following stipulations.

1. We reserve the right to call back the original lease deed in case there arises hereinafter any reservation, either on part of your corporation/bank or on the part of M/S HI TECH PIPES LTDn accepting and making payment of our dues on first disbursement of the loan sanctioned to the firm or in case they fail to create the said mortgage or complete such other formalities as stipulated for release of the loan within a reasonable period.
2. As and when the loan advanced by you is fully repaid the original lease deed and selected of plot would be returned to us and till then it would not be transferred to anyone else without our prior consent in writing.
3. The acceptance of the original lease deed and utilization of it for creation of mortgage by your bank would confirm that you have agreed to make the payment of a sum of Rs. 0.00 towards balance premium of land along with interest falling due till date of remittance of the above amount to U.P. State Industrial Development Corporation Limited direct from the first disbursement of the loan, on priority after creation of equitable mortgage, but not later than NIL. In case forgoing conditions and liabilities are not acceptable to your Bank the original lease deed may kindly be returned to this corporation immediately.
4. We may further reiterate that in the event of payment as assured in your referred letter not being made by M/S HI TECH PIPES LTD this permission to create mortgage should stand rescinded without further notice, unless otherwise extended for further period
5. That the loan/cash limit sanctioned by you will only be utilized for carrying out construction/production of the unit as per lease deed.
6. Prior permission of Authority/Corporation shall be mandatory in case of any transfer, auction etc. Transfer Levy as per prevailing shall be payable.
7. Before taking any action as mortgagee, you will have to inform the Corporation beforehand and obtain N.O.C. from the Corporation and ensure recovery of the dues of the Corporation and enforce applicability of transfer levy otherwise, any auction/transfer made as mortgagee shall not be recognised by the Corporation.
8. Please note that the plot can be used for running unit for the industrial project mentioned in lease or got duly changes. No change in /addition pf project can only be allowed by UPSIDC/UPSIDA upon receiving express request for the same alongwith NOC of Bank/Fl

ANIL KUMAR
SHARMA
SENIOR OFFICER/REGISTRATION
SURAJPUR
KASNA

We may further inform you that the above plot has been allotted to the lease after its acquisition. The land was transferred to this corporation through a proper conveyance deed by the Government free from encumbrances on the plot except the dues of this corporation accrued on it.

Note: If any amount is found to be recoverable from allottee at later stage the same shall be payable by the Bank directly to UPSIDC (with interest if any) without any failure & binding on the Bank.

Yours faithfully,
For U.P. STATE INDL. DEV. AUTHORITY.
ANIL KUMAR SHARMA
SHARMA
(Regional Manager)

Copy forwarded for information and necessary action to:-

1.M/S HI TECH PIPES LTD. GF-10, PEARLS OMAXE TOWER, NETAJI SUBHASH PLACE, P

U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY.
CIN No - U26960UP1961SGC002834, Head Office, Kanpur
A-1/4, Lakhampur, Kanpur-208024
Telephone No-0512-2582851-53(PBX), Fax No.-0512-2580797
Website:- www.onlineupsidc.com