

No. 5868

/SIDC/RMS/ Plot No. 10 IA Sikandrabad

Dated 17/12/2021

SBI CAP Trustee Co. Ltd.,
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. **10** 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payment as assured in your above referred letter not being made by Nil this permission to create mortgage should stand rescinded without further notice, unless otherwise extended for further period.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. **10** 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 informatin 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

18-12-2021

To,

Mr. Manan Oberoi
SBICAP Trustee Company Limited
610, 6th Floor, Anasal Bhawan
Kasturba Gandhi Marg
New Delhi-110001

Sub: Handover of Original Permission to Mortgage

Dear Sir,

We are pleased to submit original permission to mortgage issued by U.P. State Industrial Development Authority vide letter No. 5868/SIDC/RMS/10 IA Sikandrabad issued in favour of SBICAP Trustee Company Limited, same mortgage permission letter No. 5869/SIDC/RMS/10 IA Sikandrabad forwarded to State Bank of India also. Kindly acknowledge and update in your record. Further, it has been requested to expedite execution of MOE and perfection of security also.

Thanking You

for Hi-Tech Pipes Limited



Ajay Kumar Bansal

(Managing Director)