



Rajasthan State Industrial Development
& Investment Corporation Limited
Moti Dungari Road, Alwar - 301001
CIN No. U14100RJ1995GCO01263
GSTIN: RAARCA1603RWPAN: AABCR46951
Tel. No. 0144-2700511 Fax: 0144-2332663
Email: alwar@riico.co.in

Regd. A.D. / Speed-Post / E-mail

No. : 2840-42
Date : 23-Nov-2020

M/S PURANCHAND JAIN & SONS PVT LTD
902/290 Lane No 4, Industrial Area,
Shalimar Village,
Delhi

MODE OF ALLOTMENT : Auction

Subject : Allotment of Industrial Plot at Industrial Area Agro Food Park MIA, Alwar
Ref. : Your Application dated : 18-Sep-2020.

Dear Sir/M'am,

This is with reference to auction dated 24-Sep-2020 05:10 PM. The Management of the Corporation is pleased to allot you Plot No. F-197 measuring 1995.50 sqm at Industrial Area Agro Food Park MIA, Alwar for establishing industry for manufacturing Fruit Crushes, Syrups, Spices and condiments, Sauces, Juices @ Rs 3,600.00 per sqm on the following terms and conditions:

1. That you will deposit the Economic Rent (E.R.) of the Plot in this Office at the rate of Rs. 300 per 4000 sqm per year & minimum Rs. 100 within 120 days from the Date of Issue of this letter and in future at the beginning of each financial year in advance by 31st July of that year. There is also a provision of payment of one time Economic Rent, equivalent to 10 times the amount fixed for one year.
2. That you will deposit the Service Charge for the allotted area in this office at the rates decided by the Corporation within 120 days from the date of allotment and from time to time at the beginning of each financial year in advance by 31st July of that year as per rate prescribed by the Corporation from time to time. In case of failure to pay service charges at prescribed rate in time (i.e. before 31st July of the financial year or 120 days from the date of Allotment), as the case may be, the Allottee will pay service charges at rate and interest @ 14% p.a. (presently) on service charges w.e.f. 1st April or 120 day of allotment, whichever is applicable, till the date of payment. There is a provision for deposition of one time Service Charges also equivalent to 6 times the amount fixed for one year, which is for the next 10 years. The Service charge shall be enhanced by 10% annually.

3(a) That you have already deposited :-

1. 1 % Premium as Security Money
2. 25% or more Premium

Rs. 71,838.00
Rs. 17,95,950.00

3(b) The details of remaining premium and other dues is as follow :-

1. Balance 75% premium	Rs.	53,87,850.00
2. (a) Economic Rent for the year 2020-2021	Rs.	150.00
(b) Tax on Economic Rent for the year 2020-2021	Rs.	27.00
(c) One time deposition of Economic Rent (if opted)	Rs.	0.00
(d) Tax on One time deposition of Economic Rent (if opted)	Rs.	0.00
3. (a) S. C. for the year 2020-2021	Rs.	8,110.00
(b) One time deposition of S.C. for ten years (if opted)	Rs.	0.00
4. Cost of Site Plan (2 sets)	Rs.	250.00
5. GST on site plan	Rs.	45.00
Total Rs.		53,96,432.00

That balance 75% remaining premium will be deposited in 11 quarterly installments along-with interest thereon @ 12% p.a. In case of default in payment of installment, interest @ 14% p.a. on the due installment amount shall also be levied for the default period.

3(c) That you may opt to pay balance 75% premium within 120 days of land allotment for which no interest will be charged.

- 3(d) The above Premium and other dues shall only be made online / Cashless / through any Digital mode.
3(e) In case of Digital payment of premium and other dues through RTGS / NEFT, the details of bank account is as under

1. Name of Recipient : RIICO Ltd.
2. Current A/c No : 673705000240
3. Name of Bank : C.D. A/c with ICICI Bank [A/c No : 673705000240]
4. Bank Branch & Address : ICICI Bank bal bharti
5. Branch RTGS Code : ICIC0006737

- 3(f) The Corporation reserves the right to enhance the rate of allotment, if the compensation payable under an award is enhanced by any competent court subsequently.
- 3(g) The allotment made to those categories of allottees to whom concession in rate of allotment has been given, would be on non-transferable basis. However, in case the transfer takes place within five years from the date of commencement of commercial production, the difference amount of rate of allotment on account of concession along-with interest from the date of allotment will have to be paid by the allottee.
- 4(a) On deposition of the balance land premium along with other dues as envisaged in 3(b) or 3(c) as the case may be, you will get the lease deed of the plot executed and get it registered at your own cost. The lease agreement should be executed in Form 'C' within 90 days from the date of entire payment of premium of allotted land. In case, allotment is made on installment basis, lease agreement should be executed in Form 'D' within 90 days from the date of allotment.

In the cases of cash down payments (payment within 120 days of the land allotment), after making payment of full amount of premium, physical possession of the allotted plot shall be taken by the allottee within 30 days from the actual date of such payments. In case of payment of balance 75% amount of premium in installments, possession of the plot shall be taken over within 30 days from the date of allotment.

- 4(b) That you will be required to raise boundary wall/fencing within 6 months from the date of physical possession. During this period, if any dispute regarding un-authorized possession/encumbrances over the allotted land etc. is found, will have to be reported by registered post along-with full details to this office. In case, the dispute as cited above is not reported within the above period, then your subsequent request for waiver of any charges will not be entertained.
- 5 Building parameter for Industrial plot are as per enclosed site plan.
- 6 You would be required to take effective steps for commencement of production activities after completion of construction within a period of three years from the date of handing over possession of plot or from the date of declaration of industrial area "as Developed" whichever is later, otherwise the allotment will be liable to be cancelled. For this purpose the construction would mean "Coverage of at least 20% of the plot area on ground or FAR with a pucca structure where roof has been built up. Built up area would mean a building having foundation and walls at least on three sides.
- The allottee shall intimate by registered letter to the corporation after commencement of production activities in plot along-with requisite documents issued by concerned department. This would be treated as date of the commencement of production subject to verification by the Corporation.
- Time extension after the scheduled period of three years would be considered by the competent authority with the levy of retention charges as per rules.
7. The "commencement of production" will be deemed only after intimation by registered letter to the Corporation with requisite construction as mentioned above & submission of any one of following documents :-
- i) In case of units which are liable to deposit GST - the date on which the unit makes the first payment of GST.
 - ii) In case of units not paying GST - any other tax paid for the first time to the State Government.
 - iii) For those sectors which do not pay any taxes to the State Government in respect of investment to which subsidy/exemption is linked - bill of commercial transaction (receipt of deposit of fee/charges etc.
8. This letter of allotment shall be part and parcel of the lease deed to be executed subsequently, and you shall also abide by the clauses of the lease deed.
9. That the general provisions and set backs norms/building parameters of RIICO Disposal of Land Rules, 1979 will apply. The site plan of plot showing building parameters is enclosed.
10. In case there are any wells/trees/structures/compound wall etc. on the plot, the cost of it will be paid by you separately as may be decided by the Corporation.
11. In case Power/Telephone line is passing through your plot, the Corporation does not undertake any responsibility for its removal. You would be required to plan your construction after leaving prescribed set backs.
12. You shall use solar water heating system where hot water is required for processing.
13. You are not permitted to run any activity other than the permitted on the allotted plot.
14. You will not dig/bore/drill the open well/hand pump/tube well in the plot without the permission of concerned authority.

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15. The land & building tax & all other taxes as applicable shall be paid by the Allottee
 16. That you shall give preference for employment to the local villagers whose land has been acquired by RIICO.
 17. Water may be provided by the Corporation as per availability
 18. You have to follow rules & regulations of concerned Vidhyut Vitran Nigam Limited (VVNL). RIICO will not share any expenditure in case of separate feeder line is to be laid by VVNL for your premises
 19. This allotment letter will be treated as NOC of Corporation for Water & Power connection in the allotted plot from concerned department, till allotment stands valid.
 20. That you shall not use any space in the industrial area other than demised premises for dumping/placing of waste material and shall take care of all measures for disposal of waste material as per norms of RSPCB
 21. The allotment is valid only for setting up of "Non Polluting Industries" having zero effluent discharge
 22. The allottee shall abide by other terms and conditions as laid down in RIICO Disposal of Land Rules, 1979 & amended from time to time.
 23. The allottee shall provide two sets of building plans self certified duly verified by an architect (for industrial plots more than 40000 sqm., residential plots more than 500 sqm., commercial plots more than 300 sqm. and building plan of all other categories). Architect registered with council of architecture who will certify that building plans prepared by him are as per technical norms laid down in building regulations of RIICO Disposal of Land Rules, 1979 and amendments time to time.
 24. You would install a dust controller in your industry to avoid dust, nuisance in the area as prescribed by the concerned authority.
 25. You will contribute proportionate cost towards the conveyance system for effluent discharge from your industry as may be decided by the Corporation
 26. The lessee shall take all measures which are required for Pollution Control and shall strictly adhere to the stipulations imposed by Rajasthan State Pollution Control Board and other statutory Pollution Laws of the Centre/State for the time being enforce.
 27. "The allottee shall abide by the provisions of Indian Electricity Act, 1948 and Rules made there under" in reference to H.T. overhead power line passing adjacent to the plot.
 28. Transfer of plot will be permitted as per provision in RIICO Disposal of Land Rules, 1979 & as amended from time to time.
 29. That you shall become a member of the Association/Agency/Society/Trust created for setting up and operating the Solid Waste (hazardous and non hazardous) Disposal system (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of SWDS shall be borne by all members of Association/ Agency/ Society/ Trust created in the proportion decide by the Committees of the said Association/ Agency/ Society/ Trust.
 30. That you shall obtain NOC & abide by rule/regulation of Local authorities, Fire fighting authority, Airport authority, Pollution Control Board & other Central/State Govt. statutory authorities as per their requirement and applicability to your unit/project.
 31. In case of surrender of plot by you or cancellation of allotment of plot by the Corporation, refund of the amount deposited by you will be made after deducting/forfeiting the amount from the deposits as per the Rules of the Corporation as may be prevailing at that time.
 32. In case the said plot is canceled due to any of the reason/surrendered by the allottee, no payment of construction done by you on the said plot shall be payable. You have to remove such type of construction at your risk & cost. In case of surrender of plot, while making payment of refundable amount, necessary deductions as per the rules of Corporation shall also be made.
 33. For water conservation in plot size 500 sqm. or more, you will have to constructed Rain Water Harvesting System, which is mandatory for considering the unit in production otherwise panel charges will have to be paid as per Rules.
 34. You will plant at least one row of trees in your plot, at a reasonable distance of 3 to 5 mtr. c/c along the boundary walls.
 35. In case the amount as stated at para 30 as the case may be as above is not paid, or there is a violation of any above terms and conditions of allotment letter and lease agreement then allotment of plot would automatically be treated as cancelled and amount will be forfeited as per RIICO Disposal of Land Rules 1979 & amended from time to time. However interest paid & payable/accrued for late payment of premium shall be deducted in addition to Security Money, deduction of land premium as applicable from time to time in RIICO Disposal of Land Rules, 1979, Service Charges, Economic Rent and Interest thereon if levied or liveable etc. Irrespective of the time period. No payment for the construction of structures built up & left by allottee shall be given by the corporation
 36. That you will submit an undertaking on Rs. 10/- non-judicial stamp paper related to deposition of GST (Performa Enclosed).
 37. The plot number being indicative of your preference is subject to changes, if necessary, by the Corporation:
- Q

- The plot is allotted on "as is where is" basis & as per actual area available at site.
 You will comply with the provisions of all Labour Laws, which are in force from time to time.
 CONSTITUTION OF THE FIRM shall be : Private Limited Company
 That the land allotment has been made to the M/S PURANCHAND JAIN & SONS PVT LTD & in future if any re-
 constitution of the firm/society/company/trust is requested it would be dealt/examined under policy of the
 Corporation/RIICO Disposal of Land Rules, 1979
 v. That you will have to submit following documents within 30 days :-

1. Project outline/ Project Profile
2. Provisional Registration in case of SSI Units
3. NOC from Pollution Control Board and Details of Effluents
4. Copy of acknowledgement of Entrepreneurial Memorandum - Part-I (For MSME)
5. Project Detail

Thanking You,
 Yours faithfully,

Unit Incharge

Copy to:

1. Dy. Manager (Finance), RIICO, Alwar for kind information please.
2. General Manager, DIC, Alwar for kind information please.
3. Branch Manager, RFC, Alwar for kind information please.

CALCULATION SHEET

Balance 75% premium : Rs. 53,87,850.00

Rate of Interest : Int @9% PA

Installment No.	Starting Dates for Interest Date	Due Date	Total Days	Balance 75 % D.C. for calculation of Amount	Principle Amount	Int @9% PA	Total Installment Amount
1	23-Mar-2021	31-Mar-2021	9	53,87,850.00	4,89,805.00	11,957.00	5,01,762.00
2	01-Apr-2021	30-Jun-2021	91	48,98,045.00	4,89,805.00	1,09,904.00	5,99,709.00
3	01-Jul-2021	30-Sep-2021	92	44,08,240.00	4,89,805.00	1,00,001.00	5,89,806.00
4	01-Oct-2021	31-Dec-2021	92	39,18,435.00	4,89,805.00	88,889.00	5,78,694.00
5	01-Jan-2022	31-Mar-2022	90	34,28,630.00	4,89,805.00	76,087.00	5,65,892.00
6	01-Apr-2022	30-Jun-2022	91	29,38,825.00	4,89,805.00	65,942.00	5,55,747.00
7	01-Jul-2022	30-Sep-2022	92	24,49,020.00	4,89,805.00	55,556.00	5,45,361.00
8	01-Oct-2022	31-Dec-2022	92	19,59,215.00	4,89,805.00	44,445.00	5,34,250.00
9	01-Jan-2023	31-Mar-2023	90	14,69,410.00	4,89,805.00	32,609.00	5,22,414.00
10	01-Apr-2023	30-Jun-2023	91	9,79,605.00	4,89,805.00	21,981.00	5,11,786.00
11	01-Jul-2023	30-Sep-2023	92	4,89,800.00	4,89,800.00	11,111.00	5,00,911.00
Total			922		53,87,850.00	6,18,482.00	60,06,332.00