



State Infrastructure & Industrial Development Corporation of Uttarakhand Ltd.

Regional Office : Sector 1, IIE-Pantnagar, Rudrapur (U.S. Nagar) - 263153

Website:- www.siidcul.com

Telephone: 05944-250354, 250355

Ref: 22074/RM/SIIDCUL/15-16

Dt.: 4 / 4 /2016

To,

M/s Transvalves (India) Pvt. Ltd.,
Plot No.05, Sector-09,
SIIDCUL, IIE-Pantnagar.

Sub:-Regarding Name Change/Reconstitution/Transfer and addition of product unit situated at Plot No. 05, Sector-09 at IIE-Pantnagar.

Dear Sir,

Please refer to your application dated:15/12/2015, letter dated:08/03/2016 & letter dated:09/03/2016 regarding for Name Change/reconstitution/transfer and addition of products of above noted plot/unit. As per information provided by you the details in change of shareholding as following:-

Sl. No.	Name of Transferor	Name of Transferee
1.	M/s Transvalves (India) Pvt. Ltd. 1.Anand Kumar Jain-17917 2.Ravish Chand Jain-2994 3.Ankit Jain-7539 4.Gaurav Jain-13817 5.A. K. Jain & Sons(HUF)-969 6.R.C. Jain & Sons(HUF)-969 7.Rachit Jain-5039 8.Rishav Fincap Pvt. Ltd.-10756	M/s TVL Engineers Pvt. Ltd. 1. Mayank Goyal-5% 2.Seema Agarwal-2.83% 3.Akhil Jain-1.67% 4.Poonam Agarwal-2% 5.Anita Jain-10.28% 6.Mayank Goyal(HUF)-9.40% 7.Sharda Devi-3.92% 8.Shilpa Jain-10.28% 9.Sima Ghosh-22.22% 10.Somya Goyal-4.99% 11.Vijay Kumar-7.83% 12.Vijay Kumar Agarwal(HUF)-19.58%

Sl. No.	Earlier Approved products	Now proposed products.
1.	Mfg.of LPG Valves, Regulators, Home Appliances, Auto Components & other Misc. Items	Mfg.of WPC/PVC Board Ply, Profile Furniture, Floor Tiles, Wall Claddings & Doors etc. with the earlier approved products i.e. LPG Valves, Regulators, Home Appliances, Auto Components & other Misc. Items

In this connection, we are pleased to permit the above said permission subject to payment of reconstitution/transfer levy @15% on the current base price of Rs. 6,500.00 per sq. mtr. on Corner/Location Charges for IIE-Pantnagar on 6500.00 sq. mtrs. in the following terms & conditions:-

1. You are required to pay transfer levy to Rs. 63,37,500/-, Lease Rent & Service Tax upto Financial Year 2016-17 Rs. 0.00 & Maintenance Charge (including s.tax) of Rs. 0.00 upto calendar year 2016 within 15 days from the date of issued of this letter. The transferee will have to pay Balance Premium as per original allotment/transfer letter No. 9199/AGM/SIDCUL/05 Dated:29/09/2005.

2. That all terms & conditions as per allotment letter No 9199/AGM/SIDCUL/05 Dated:29/09/2005 will be binding upon transferee.

3. That while crediting the deposits made by you, in favour of M/s TVL Engineers Pvt. Ltd. the same will be adjusted first towards maintenance charges, interest, premium, use & occupation charges and lease rent and balance if any towards premium.

4. That the transferee shall have to make payment as per demand from time to time.

5. That you will submit the affidavit to the effect that entire assets/structures whatsoever have been transferred in favour of M/s TVL Engineers Pvt. Ltd. and that you will never claim any amount/compensations etc. in this regard from this corporation. The transferee will also have to submit an affidavit in confirmation of transfer of all assets/structure in their favour with the clear stipulation that in the event of any dispute/claim litigation arising out of above transfer which have been applied for after mutual and between transferor and transferee.

6. The transferee will mention in the postal address of their corresponding letters invariably the name of SIIDCUL, Pantnagar.

7. Lease period shall be allowed to the transferee for the remaining period from the date of initial allotment.

8. You shall also pay charges for water supply/sewerage disposal shall be payable extra as will be intimated later on. The corporation reserves the right for a prorated increase in service charges/water supply and sewerage disposal charges based on the whole sale price index prevailing in the previous year. Delay in the payment of these charges on the due date as indicated on the demand notice shall attract interest @15% on the due amount from the due date.

9. The lease deed shall be handed over to the allottee only when the unit becomes operational and all the dues of the corporation are cleared. However, it can be sent to the Financial Institution for mortgage purpose after paying upto date dues of the plot after assurance from the Financial Institution in writing to SIIDCUL, of making the lump sum payment of total balance premium of land out of the first disbursement of the sanctioned loan on behalf of the allottee, if any.

10. The lessee will apply and bear the entire cost for obtaining power connection from Uttarakhand Power Corporation Ltd.

11. It will be the sole responsibility of the transferee to get NOC from Pollution Control Board and if the same is not obtained, the transferee will be liable for action according to law and SIIDCUL would not be responsible for any of the act for omission which may be in contravention to the Pollution Control Board Rules/Environmental Laws.

12. That building by laws will be applicable as per GIDCR-2012 of SIDA.

13. You have to paid full and final payment of financial institution/bank, if any.



Please pay dues and send confirmation in writing within 07 (Seven) days from the date of this letter, if the above terms & conditions are acceptable to you, failing which this offer shall stand automatically withdrawn.

Yours faithfully,

(Gaurav Chatwal)
Regional Manager
IIE-Pantnagar

CC to:-

1. M/s TVL Engineers Pvt. Ltd., A-9, Jhilmil Industrial Area, GT Road, Shahdara, Delhi-110095.
2. General Manager, SIIDCUL, 29, IIE, IT Park, Dehradun for information.
3. Architect-Planner, SIDA, Pantnagar for information & necessary action.

(Gaurav Chatwal)
Regional Manager

Sl. No.	Name of Transferor	Name of Transferee
1	M/s Transvalves (India) Pvt. Ltd.	M/s TVL Engineers Pvt. Ltd.
	1. Anand Kumar Jain 17.91%	1. Mayank Goyal 5%
	2. Navish Chaud Jain 23.91%	2. Sonam Agarwal 2.83%
	3. Ansh Jain 7.53%	3. Akhil Jain 1.57%
	4. Chaurvi Jain 1.31%	4. Poojita Agarwal 2%
	5. A.K. Jain & Sons (HUF) 9.69%	5. Ansh Jain 10.35%
	6. R.C. Jain & Sons (HUF) 9.69%	6. Mayank Goyal (HUF) 9.40%
	7. Rishi Jain 9.39%	7. Sharda Devi 9.93%
	8. Shilpa Jain 10.28%	8. Shilpa Jain 10.28%
	9. Sima Ghosh 22.25%	9. Sima Ghosh 22.25%
	10. Sonam Goyal 4.92%	10. Sonam Goyal 4.92%
	11. Vijay Kumar 7.83%	11. Vijay Kumar 7.83%
	12. Vijay Kumar Agarwal (HUF) 19.58%	12. Vijay Kumar Agarwal (HUF) 19.58%

Sl. No.	Earlier Approved products	New proposed products
1	Mfg. of LPG Valves, Regulators, Home Appliances, Auto Components & other Misc. Items	Mfg. of WPC/PVC Board Ply, Profile Furniture, Floor Tiles, Wall Claddings & Doors etc. with the earlier approved products, i.e. LPG Valves, Regulators, Home Appliances, Auto Components & other Misc. Items

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