

No. SRM.S.K.-118(23)/2019. 1087
OFFICE OF THE DISTRICT COLLECTOR
DISTRICT SIRMOUR AT NAHAN H.P.

Dated, Nahan, the

30-4-19

M/s RR Biotech India Pvt. Ltd.
through its Director Sh. Rakesh Kumar Goyal
S/o Amit Kumar Goyal R/o Village Kheri, Sadoura Road,
P.O. Kala Amb, Tehsil Nahan District Sirmour, (H.P.).

Subject:

Regarding application for grant of permission to purchase land U/S
118 of HP TLR Act, 1972 by M/s RR Biotech India Pvt. Ltd.
through its Director Sh. Rakesh Kumar Goyal S/o Amit Kumar
Goyal R/o Village Kheri, Sadoura Road, P.O. Kala Amb, Tehsil
Nahan District Sirmour, (H.P.).

Sir,

This is with reference to the office letter No Rev.B.F.(10)-4/2019
dated 07-02-2019 received from the Additional Chief Secretary-cum F.C. (Rev.) to the
Govt. of H.P. Shimla-2, on the subject cited above and to say that keeping in view the
provision of clause (h) of sub section (2) of section 118 of the Himachal Pradesh
Tenancy and Land Reforms Act, 1972 and clause (b-1) of sub rule (2) of rule 38-A of
Rules framed under the aforesaid Act, as amended vide notification No. Rev
B.F.A(3)/2013-1 dated 12-09-2014, conditional permission is hereby granted in
favour M/s RR Biotech India Pvt. Ltd., to purchase land denoted by Khasra No.
325/142/2, 755/394/135/2 kite 2 measuring 98-07-00 bigha, situated at Mauza Ogli,
Tehsil Nahan, District Sirmour, H.P. for setting up of Industrial enterprise on the
following conditions:-

1. The buyer is required to get the land registered in his favour within one year from
the date of issue of this permission.
2. In the instant case though the details furnished by the applicant have been verified
at District level and are presumed to be correct, yet, if found incorrect at any
stage, the permission so granted shall be deemed to have been withdrawn
/cancelled and land so purchased on the basis of this permission shall vest in the
State Government free from all encumbrances alongwith structure(s), if any.
Further, in case any dispute arises between the transferor and transferee, the
District Collector shall not be responsible for the same and cannot be impleaded
as party in any Court/Forum.
3. Your attention is drawn to the proviso below section 118(2) (h) of the Act ibid
which requires the purchaser to utilize the land for the purpose for which the
permission has been granted within a period of 2 years which may be further
extended by one year if so permitted by the Govt. In this regard, this period of 2
years will be counted from the date of registration of the transfer deed which as



described in para 1 shall be executed within one year of issuance of this letter. However, before purchase, please satisfy yourself that you will be able to complete various other formalities to set up the Industrial Unit, construct factory building, install machinery and start production within a period of 2 years (extendable by one year, if required). In case you fail to do this, the land shall vest in the State Govt., along with structure if any, free from all encumbrances.

4. An entry may be made in remarks column of the concerned Jamabandi with red ink that the transferee will not become an agriculturist on account of such transfer of land and he/she will not become eligible for allotment/lease/grant from the Government. The transferee of land will remain non-agriculturist for all purposes.

5. The stamp duty and registration fee of land proposed to be transferred will be charged from the transferee as per law.

6. The Company must deposit the Extra Development Charges annually to TCP.

7. This permission is subject to the condition that a note with red ink be entered in remarks column of Jamabandi that the seller will not transfer, in any manner, land more than the ceiling limit prescribed in H.P. Ceiling on Land Holding Act, 1972, till the matter is decided by the sub Divisional Collector, Nahau under the Act, ibid. Besides, it has to be kept in view that the seller/owner is entitled to the maximum Ceiling limit of land prescribed in H.P. Ceiling on Land Holding Act and can alienate land only to that extent.

8. All conditions as per letter No Rev. B.F.(10)-4/2019 dated 07-02-2019 of Additional Chief Secretary-cum-F.C. (Rev) Govt. of H.P. shall be applicable in this case.

Yours faithfully,

[Signature]
Lalit Jain (I.A.S.)
District Collector,
Distt. Shimour Nahau,
Ph. - 01702-225025

Dated _____

As above

Endst. No: _____
Copy is forwarded to:-

1. The Additional Chief Secretary-cum-F.C. (Revenue) with reference to his office letter No. Rev.B.F.(10)-4/2019 dated 07-02-2019 for information please.
2. The Director of Industries Himachal Pradesh w.r.t. Essentiality Certificate issued vide letter No. Ind. Dev. F(14)EC-378/2018 dated 17-11-2018 with the request to ensure utilization of land within the a period of 2 years.
3. The Sub Registrar Nahau for information.

[Signature]
Lalit Jain (I.A.S.)
District Collector,
Distt. Shimour Nahau.



No. Rev.B.F.(10)-4/2019
Government of Himachal Pradesh
Department of Revenue

From
To

The Addl. Chief Secretary-cum-F.C. (Revenue) to the
Government of Himachal Pradesh.

The Deputy Commissioner,
Sirmour at Nahan, District Sirmour
Himachal Pradesh.

Dated: Shimla-2,

Subject: - Permission to purchase land by M/s R.R. Biotech India Pvt. Ltd. for the

purpose of setting up of Industrial Unit.

I am directed to refer to the office letter No. Ind.Dev.F.(14)EC-378/2018-6162

dated 17-11-2018 received from the Director of Industries, Himachal Pradesh on the above

noted subject and to say that the matter has been considered keeping in view the provisions

of Clause (h) of Sub-Section (2) of Section 118 of the Himachal Pradesh Tenancy & Land

Reforms Act, 1972 and Clause (b-1) of sub-rule (2) of rule 38-A of Rules framed under the

aforsaid Act, as amended vide this department's notification No. Rev.B.A(3)/2013-1 dated

12-9-2014, the Government has accorded sanction in favour of M/s R.R. Biotech India Pvt.

Ltd. to purchase land comprised in Khazra No. 325/142/2, 755/394/135/2 measuring 98-07

acres situated at Mohal Ogli, Tehsil Nahan, District Sirmour, H.P., for setting up of

Industrial Unit on the following conditions:-

1. That the matter is processed strictly as per provisions of Sub-Rule 2(b-1) of Rule 38-A
bid and all the formalities may be got completed from the applicant after examining the
matter under the provisions of section 118 of the HP Tenancy & Land Reforms Act,
1972.

2. In case, it is felt that permission is not to be granted to the applicant, the matter may
kindly be referred back alongwith detailed reasons for reconsideration of the State
Government.

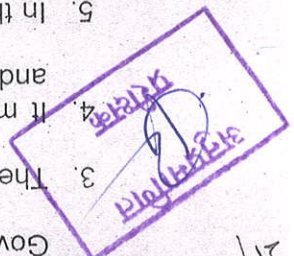
3. The permission will be valid for one year from the date of issuance of this letter.

4. It may also be ensured that the seller(s) may not become landless/non-agriculturist
and should possess sufficient land after the sale of the proposed land.

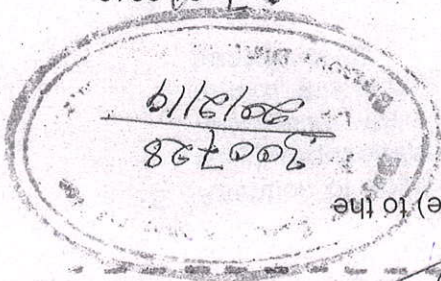
5. In the instant case the details furnished by the applicant have not been verified by this
department and are assumed to be correct on the basis of the information supplied by
the Director of Industries as per amended provisions of Rule 38-A of the HP Tenancy
and Land Reforms (Amendment) Rules, 2014. Hence, it at any time it is found that the
details are not correct, the permission shall be deemed to have been
withdrawn/cancelled and land if so purchased shall vest in the State Government free
from all encumbrances alongwith structures, if any. Further, in case any dispute(s)
arises between the transferor and transferee, the State Government will not be
responsible for that and can not be impleaded as party in any court/forum.

-P.T.O.-

1226
21.2.19



21/2/2019
21/2/2019



21/2-2-2019
21/2-2-2019

6. Attention of applicant is drawn to the proviso below section 118(2)(h) of the Act which requires the purchaser to utilize the land for the purpose for which allowed to be purchased within a period of 2 (two) years further extendable by 1 (one) year. In this regard, this period of 2 (two) years will be counted from the date of registration of the transfer deed.

7. An entry may be got effected in remarks column of the concerned Jamabandi in red ink that the transferee will not become an agriculturist on account of such transfer of land and that the transferee of land will remain non-agriculturist for all purposes.

8. The stamp duty and registration fee of land proposed to be transferred will be charged from the transferee as per Law.

9. Strict compliance of the provisions of the Himachal Pradesh Ceiling on Land Holdings Act, 1972 in letter and spirit may be ensured and the applicant should not be allowed to purchase the land above the ceiling limit without prior approval of the State Government.

10. This permission is subject to the condition that a not with red ink be entered in remarks column of Jamabandi that the seller will not transfer, in any manner, land more than the ceiling limit prescribed in H.P. Ceiling on Land Holdings Act, 1972, till the matter is decided by the Sub-Divisional Collector, Nahan under the Act, *ibid*. Besides, it has to be kept in view that the seller/owner is entitled to the maximum ceiling limit of land prescribed in the H.P. Ceiling on Land Holdings Act and can alienate land only to that extent.

Yours faithfully,

(Rakesh Mehta)

Joint Secretary (Revenue) to the
Government of Himachal Pradesh
-01-2019

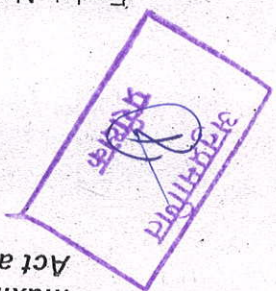
Endst. No. As above. Dated: Shimla-2,

Copy is forwarded for information and necessary action to :-

1. The Director of Industries, Himachal Pradesh w.r.t. his office above mentioned letter, with the request to ensure utilization of land within a period of 2 years and to send a certificate to this effect as per direction issued by this department vide letter No. Rev.B.F.(10)-187/2003, dated 29.10.2003.

2. M/s R.R. Biotech India Pvt. Ltd., through Sh. Rakesh Kumar Goyal R/o H.No.-534, Sector-21, Panchkula Haryana. In order to facilitate permission u/s 118 of H.P. Tenancy & Land Reforms Act, 1972, you are, advised to apply to the Collector, Simaur on Form LR-XIV alongwith relevant documents as required in this regard.

(Rakesh Mehta)
Joint Secretary (Revenue) to the
Government of Himachal Pradesh



संख्या: रेव0बी0एफ0(10)-4/2019-भाग-1

हिमाचल प्रदेश सरकार

राजस्व विभाग

अति मुख्य सचिव एवं वित्तियुक्त (राजस्व)

हिमाचल प्रदेश सरकार।

प्रक

प्रति

उपायुक्त,

सिरमौर स्थित नारन, जिला सिरमौर,

हिमाचल प्रदेश।

दिनांक हिमाल-171002,

13/01/2021

विषय :-

M/s R.R. Biotech India Pvt. Limited द्वारा औद्योगिक इकाई स्थापित करने हेतु सरकार की अनुमति से कय की जा रही थी।
से सम्बन्धित विवेक पंजीकृत करवाने हेतु समयवधि में बढौती करने की अनुमति प्रदान करने बारे।

महोदय,

उपरोक्त विषय पर मुझे आपके कार्यालय पत्र संख्या: एसआरएम

-एसके-118(23)/2019-(Extension)(32)/2020-1857 दिनांक 10.09.2020 द्वारा प्राप्त प्रार्थी

कर्म के प्रकरण के सन्दर्भ में यह कहने का निर्देश हुआ है कि प्रार्थी कर्म के आवेदन पर विचार

करने के उपरान्त सरकार द्वारा इसके पक्ष में हि0य0 टैन्सी एवं लैण्ड रिकोमन नियम, 1975

के नियम 38-ए के उप नियम (3) के अन्तर्गत दूसरे पर्यटक के प्रावधानानुसार, कम्पनी द्वारा

इस विभाग के अग्रगति पत्र संख्या: रेव0बी0एफ0(10)-4/2019 दिनांक 07-02-2019 द्वारा

कय की जा रही थी जिस रकबा तादादी 98-07 बीघा भूमि स्थित महान ओगली, तहसील नारन,

जिला सिरमौर हि0य0 से सम्बन्धित विवेक पंजीकृत करवाने हेतु समयवधि में छः माह अर्थात्

दिनांक 11.07.2021 तक की बढौती करने की अनुमति प्रदान की जाती है। इस विभाग के

उक्त वर्णित पत्र में दर्शाई गई अन्य बातें अपरिवर्तित रहेंगी।



पृष्ठान्त संख्या: यथोपरि दिनांक हिमाल-2

प्रतिलिपि निम्न को सूचनाय प्रेषित है:-

M/s R.R. Biotech India Pvt. Limited, मारफत श्री राकेश कुमार गोयल निवासी

मकान नं0 534, सेक्टर-21, पंचकुला, हरियाणा।

2. निर्देशक, उद्योग विभाग, हिमाचल प्रदेश को उचित कार्रवाई हेतु।

(कोकोशमा)

संयुक्त सचिव (राजस्व)

हिमाचल प्रदेश सरकार।

18-01-2021

MMR
DRD
18/01/2021

492

Dated: Nahan,
18/07/2024

1. Sub Registrar, Nahan, District Sirmour, H.P.

Goyal, R/o H.No. 534, Sector-21, Panchkula, Haryana.

District Sirmour at Nahau.

[illegible]

निम्न आलेख से सही प्रमाणित की जाती है
 दिनांक ११/०५/७७
 जिला ११ भारतीय एवं विदेशी प्रजात ११७२
 भारतीय प्रजात ११७२