

KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD

(A Government of Karnataka Undertaking)

Office of the Development Officer, Zonal Office, K.R.S. Road, Metagalli, MYSURU-570 016

☎ : 0821-2582014, Fax : 0821-4258831, e-mail : domysuru@kiadb.in, web site : www.kiadb.in

No: KIADB / MYS / 4535 / 716 / 2018-19

Date 08-06-2018

R.P.A.D.

Chief Manager
Punjab National Bank
BO:- SME, 372 FIE
Industrial Area, Patparganj
DELHI-92 (490400)

Sir,

Sub:-Permission to offer the Plot No.103 in
Adakanahalli Industrial Area, As security in
favour of Punjab National Bank, Delhi.

- Ref:-1) Lease Cum sale agreement dated. 03-05-2018
2) Bank letter dated. 02-06-2018
3) Your letter dated: 08-06-2018
4) DO &EE approval dated.08-06-2018

In consideration of your request, vide your letter cited reference (2) above, you are hereby Permitted to mortgage the right, title and interest you derive under the Lease Cum Sale agreement dated 03-05-2018 in favour of the "Punjab National Bank, Delhi" to secure money to be advanced by them for erection of building plant and machinery, and working capital of Plot No.103, an extent of 7749.00Sq.mtrs., of land in Adakanahalli Industrial Area, Mysuru District for purpose of "Warehousing Gowdown for Transport Logistic Purpose".

Yours faithfully


ASSISTANT SECRETARY

02.06.2018

The Development Officer and Executive Engineer,
Zonal Office
Karnataka Industrial Area Development Board (KIADB)
K R S Road Metlagalli
Mysuru-570016
Karnataka

Dear Sir,

Sub: Permission to Mortgage of property – Plot No. 103 in Adakanahaali Industrial Area Mysuru allotted in favor M/s AVG Logistics Limited having its registered office at 25 DDA Market Savita Vihar Delhi-92.

With reference to above, It is kindly submitted that you have executed a lease deed in respect of Plot No. 103 in the Adakanahalli Industrial Area comprised in Sy No. 110P, 109P, 1113P, within the limits of village Adakanahalli Hobli Chikkaiahnachatra Taluk Nanjangud District Mysuru containing by admeasurements 7749.00 Sq Mtrs in favor M/s AVG Logistics Limited having its registered office at 25 DDA Market Savita Vihar Delhi-92 vide document no. 1087 dated 08.05.2018 in SRO Nanjangud Mysuru.

M/s AVG Logistics Ltd has proposed to establish modern warehousing on the said plot and we have sanctioned a term loan of Rs. 6.50 Crores for the said project. Being the lawful owner, company has offered equitable mortgage of the Plot No. 103 in Adakanahaali Industrial Area Mysuru by deposit of title deeds as security.

You are requested to give us permission/ no objection to create the Equitable Mortgage and mark lienpledge in favour of Bank at your record

Kindly do the needful at the earliest so that we may disburse the term loan to the captioned company.

Thanking you,

Yours Truly,

For Punjab National Bank
Chief Manager
Mysuru, Dist-92
02/06/18

02.06.2018

The Development Officer and Executive Engineer,
Zonal Office
Karnataka Industrial Area Development Board (KIADB)
K R S Road Metagalli
Mysuru-570016
Karnataka

Dear Sir,

Sub: Permission to Mortgage of property – Plot No. 103 in Adakanahaali Industrial Area Mysuru allotted in favor M/s AVG Logistics Limited having its registered office at 25 DDA Market Savita Vihar Delhi-92.

With reference to above, It is kindly submitted that you have executed a lease deed in respect of Plot No. 103 in the Adakanahalli Industrial Area comprised in Sy No. 110P, 109P, 1113P, within the limits of village Adakanahalli Hobli Chikkaiahnachatra Taluk Nanjangud District Mysuru containing by admeasurements 7749.00 Sq Mtrs in favor M/s AVG Logistics Limited having its registered office at 25 DDA Market Savita Vihar Delhi-92 vide document no. 1087 dated 08.05.2018 in SRO Nanjangud Mysuru.

M/s AVG Logistics Ltd has proposed to establish modern warehousing on the said plot and we have sanctioned a term loan of Rs. 6.50 Crores for the said project. Being the lawful owner, company has offered equitable mortgage of the Plot No. 103 in Adakanahaali Industrial Area Mysuru by deposit of title deeds as security.

You are requested to give us permission/ no objection to create the Equitable Mortgage and mark lien/pledge in favour of Bank at your record

Kindly do the needful at the earliest so that we may disburse the term loan to the captioned company.

Thanking you,

Yours Truly,


Chief Manager





AVG LOGISTICS
A STEP AHEAD

Date: 11.05.2018

To
The Chief Manager
Punjab National Bank
Patparganj Industrial Area
Delhi

Sub: Submission of Original Lease Cum Sale Agreement of Plot No. 103 in Adakanahaalli Industrial Area, Mysuru District in favour of AVG Logistics Ltd.

Dear Sir,

With reference to above, it is kindly submitted that we have been allotted plot no 103 in Adakanahaalli Industrial Area, Mysuru District for construction of Warehouse. We have been sanctioned a term loan of Rs. 6.50 crores for the construction of warehouse on the above mentioned plot of land.

The Lease Cum Sale Agreement of the said plot of land have been executed on dated 8.5.2018. We are enclosing herewith the original copy of the said Agreement for creation of equitable mortgage on the land.

The disbursement of the sanctioned term loan is pending due to non-submission of original lease agreement with you.

In view of the above, you are requested to get approval of mortgage of the said land from the following:-

KARNATAKA INDUSTRIAL AREA DEVELOPMENT BOARD

Zonal Office,

K.R.S. Road, Metagalli,

Mysuru - 570016

Kindly do the needful at the earliest so that we may get the disbursement of sanctioned loan at an early date and complete the warehouse construction work.

Kindly acknowledge the receipt and oblige

Thanking you

FOR AVG LOGISTICS LIMITED

(SANJAY GUPTA)
MANAGING DIRECTOR

Encl: Original Lease Cum Sale Agreement

AVG LOGISTICS LIMITED

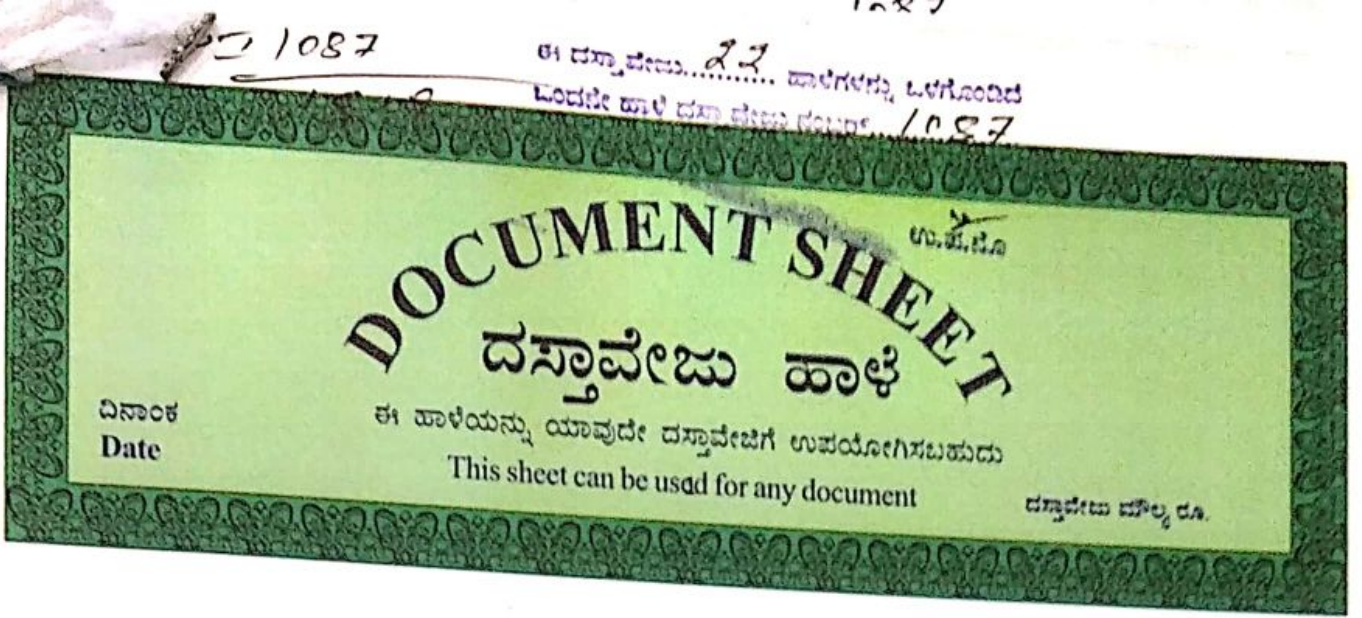
CIN No: U60200DL2010PLC198327

E-mail: info@avglogistics.com

Website: avglogistics.com

Regd. Office:
25, DDA Market, Savita Vihar,
Delhi-110092
Ph.: 8527494071

Corporate Office: 102, 1st Floor,
Jhilmil Metro Station Complex,
Delhi-110095 Ph.: 8527291062
+91-11-22124358



Lease Cum Sale Agreement

This Agreement made at Mysuru the 03rd Day of May Two Thousand Eighteen between the Karnataka Industrial Areas Development Board, having its Office at Zonal Office at KRS Road, Metagally, Mysuru - 570 016, PAN No.AAATK1305J represented by Sri.VasanthaKumar, 'Assistant Secretary' the duly authorized person hereinafter called the 'Lessor' (which term shall wherever the context so permits, mean and include its successors in interest) of the one part and M/s.A.V.G Logistics Limited, Registered Office at-25, DDA Market, Savita Vihar Delhi-110092, PAN No.AAICA1669A represented by Sri.Sanjay Gupta, "Managing Directors", Authorized Signatory the duly authorized persons hereinafter called the 'Lessee' (which term shall wherever the context so permits, mean and include his/her/its heirs, executors, administrators, assignee and legal representatives) of the other part.

RECITALS

Whereas the Lessee has applied to the Lessor for allotment of land for setting up of an industrial project, and in pursuance thereof, the Lessor has issued Allotment Letter No. KIADB / Allot / 4535 / 635 / 2017-18 Dated: 25-05-2017 and Possession Certificate No: IADB / Mys / 4535 / 292 / 2018-19 Dated: 30-04-2018

NOW THIS LEASE WITNESSETH AS FOLLOWS

DESCRIPTION OF LAND

1. In consideration of the sum of ₹.1,58,05,350/- (Rupees One Crores Fifty Eight Lakhs Five Thousand Three Hundred Fifty only) paid by Lessee to the Lessor as premium and of the rent hereby reserved and of covenants and conditions on the part of Lessee hereinafter contained the Lessor both hereby demise unto the Lessee all that piece of land known as Plot No.103, in the Adakanahalli Industrial Area comprised in Sy. No.(s). 110P, 109P, 113P within the limits of Village Adakanahalli, Hobli Chikkaiahnachatra, Taluk Nanjangud District Mysuru containing by admeasurement 7749.00Sq.mtrs. or thereabouts and more particularly described in the First Schedule hereunder on the plan annexed hereto and surrounded by a red coloured boundary line together with the building and erections now or at any time hereinafter standing and being thereon and together with all rights, easements and appurtenances thereto belonging except and reserving unto

For AVG LOGISTICS LTD

Managing Director

Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

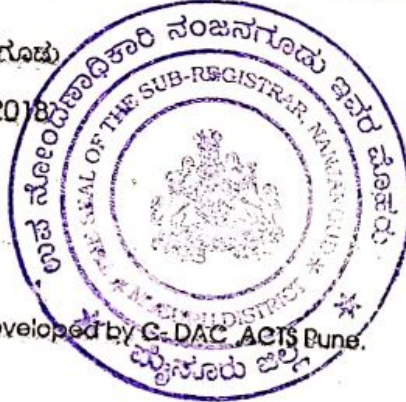
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ
(ನಿಯಮ 10-ಎ)

ಶ್ರೀ /ಶ್ರೀಮತಿ M/s. A.V.G. Logistics Limited., Represented By 'Managing Directors', Sri Sanjay Gupta, ಇವರು 500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಮುದ್ರಾಂಕ ಶುಲ್ಕ	500.00	Paid by Cash 500/- ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 1087/18-19, ದಿನಾಂಕ 8/5/2018 ರ ಬಾಬು ದ್ವಿ ಪ್ರತಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕ.
ಒಟ್ಟು :		500.00

ಸ್ಥಳ : ನಂಜನಗೂಡು

ದಿನಾಂಕ : 08/05/2018



Designed and Developed by G. DAC, ACTS Pune.

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ನಂಜನಗೂಡು)

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs.1,97,575/- (One Lakh Ninty seven thousand and Five hundred and Seventy five Rupees Olly) has been paid thereon

ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು
ನಂಜನಗೂಡು

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ದಿನಾಂಕ
Date

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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ದಸ್ತಾವೇಜು ಮೌಲ್ಯ ರೂ.

the Lessor all mines and minerals in and under the said land or any part thereof to hold the land and premises herein before expressed to be hereby demised (hereinafter referred to as "the Demised Premises") unto the Lessee on lease for a term of Ten years computed from the date of this agreement on the terms and conditions hereinafter provided.

2. Provided the lease gets automatically cancelled in case the land is not utilized within a period of three years in case of MSME, large and five years in case of mega, ultra mega and super mega projects.

During the subsistence of the lease period, the Lessee shall pay to the Lessor yearly rent of ₹. 1000/- (Rupees One Thousand only) per acre per annum and maintenance charges of ₹. 4000/- (Rupees Eight Thousand only) per acre per annum from 30th day of April month each and every year.

Provided always that in case the Lessee fails to pay the said rent on or before the date stipulated, the Lessee shall pay to the Lessor simple interest at 12.75% per annum or such other rates as may be fixed by the Lessor from time to time on the rent due.

COVENANTS BY THE LESSEE

1. TO PAY RATES AND TAXES

The Lessee shall be liable to pay to the respective jurisdictional local authorities all existing and future taxes, rates, assessments and outgoings of every description in respect of the Schedule Property from the date on which possession of the Schedule Property is handed over to the Lessee.

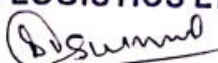
2. TO PAY SERVICE TAX

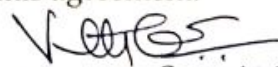
The Lessee shall be liable to pay service tax as determined by the Lessor from time to time.

3. NOT TO EXCAVATE

a) The Lessee shall neither make any excavation in or upon any part of the Schedule Property nor it shall remove any stone, sand, gravel, clay or earth there from except for the purposes of either forming foundations of building or executing any civil construction work or related activities in pursuance of this agreement.

For AVG LOGISTICS LTD


M. Manjunath
Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016



ಉ.ಪ.ಸೂ

Print Date & Time : 08-05-2018 11:33:45 AM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1087

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ನಂಜವಗೂಡು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-05-2018 ರಂದು 11:19:28 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	19758.00
2	ಸ್ಟ್ಯಾನ್ಸಿಂಗ್ ಫೀ	770.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	20568.00

ಶ್ರೀ M/s. A.V.G. Logistics Limited., Represented By 'Managing Directors', Sri Sanjay Gupta, ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. A.V.G. Logistics Limited., Represented By 'Managing Directors', Sri Sanjay Gupta,			For AVG LOGISTICS LTD Managing Director

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....ಮುಟ್ಟಿದ್ದಾಗಿ)
ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s. A.V.G. Logistics Limited., Represented By 'Managing Directors', Sri Sanjay Gupta, (ಬರೆದುಕೊಂಡವರು)			For AVG LOGISTICS LTD Managing Director

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕಲಂ 88(1) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ ASSISTANT SECRETARY KIADB, ZONAL OFFICE K.R.S. ROAD, MYSURU-570016. ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ದಿನಾಂಕ
Date

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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b) Lessee shall not disturb/close the valley/drain, if any, running across the Schedule property till such time a suitable alternative for the drainage with the prior approval of the Lessor is devised and implemented. The decision of the Lessor in this behalf shall be final and binding on the Lessee.

4. TO OBTAIN POLLUTION CLEARANCE

The lessee shall use the Schedule Property only for the purpose of Warehousing, Gowdown for Transport Logistic Purpose or establishing any other industry permissible under law, after obtaining prior approval of the Lessor, without creating any nuisance, annoyance and disturbance to the owners, occupiers or residents of other premises in the vicinity and the Lessee shall observe and conform to all statutory clearances from Karnataka State Pollution Control Board and other statutory competent authorities before commencement of the project.

It shall be mandatory for the Lessee to obtain clearance for the project from Karnataka State Pollution Control Board and other statutory competent authorities before commencement of the project.

5. TO BUILD AS PER AGREEMENT

The Lessee shall not construct any building or erect any structure on any portion of the Schedule Property without getting the building plans duly approved by the Lessor in accordance with the prevailing building regulations of the Board as set out in the Second Schedule hereto.

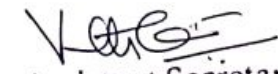
The Lessee shall submit the comprehensive plans for land utilization, buildings, sheds, etc., in triplicate for prior approval within six months from the date of this agreement or such extended time as may be allowed by the Lessor.

6. TIME LIMIT FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK.

i) The Lessee shall commence civil construction works within nine months from the date of lease cum sale agreement for MSME & Large Enterprises and 15 months for Mega, Ultra Mega & Super Mega Enterprises and complete the project by commencing production

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

ಉ.ಪ.ಸೂ

ಗುರುತಿಪ್ಪುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಜಿ. ರಾಜೇಂದ್ರ ಕುಮಾರ್ ಬಿನ್ ಗೋವಿಂದಯ್ಯ ನಂ 11, 2ನೇ ಫ್ಲೋರ್, 3ನೇ ಕ್ರಾಸ್, ಸಿಂಧು ಕಾಲೋನಿ, ಬಿ.ಸಿ. ರಸ್ತೆ, ಬೆಂಗಳೂರು.	<i>[Signature]</i>
2	ಲೀಲಿರಾಮ್ ಬಾರದ್ವಜ್ ಬಿನ್ ಸುಬ್ಬರಾಂ ಶಾಖೆ ನಂ 10, ಜಿ.ಎ.ಆರ್. ಕಾಂಪ್ಲೆಕ್ಸ್, ಎನ್ ಹೆಚ್, -4, ತುಮಕೂರು ರಸ್ತೆ, 1ನೇ ಕ್ರಾಸ್, ರಾಜೇಶ್ವರಿ ವೇದ್ವಿಡ್ಜಿ ಹತ್ತಿರ, ಮಾದನಾಯಕನಹಳ್ಳಿ, ಬೆಂಗಳೂರು.	<i>[Signature]</i>

ಸಹಿ ರಚಿಸಿದರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ NJG-1-01087-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ NJGD194 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 08-05-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಹನುಮಂತಯ್ಯ
ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿಗಳು
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ನಂಜನಗೂಡು)ಗಳು
ನಂಜನಗೂಡು

ಉಪ ನೋಂದಣಿ ಅಧಿಕಾರಿ ನಂಜನಗೂಡು ಜಿಲ್ಲಾ ಮಹಾನ್ಯಾಧೀಶರು

SEAL OF THE SUB-REGISTRAR, NANGUDU

NANGUDU

SURU DISTRICT

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ದಿನಾಂಕ
Date

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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- Within a period of three years from the date of lease cum sale agreement, in case of MSME, Large and
- Five Years for Mega, Ultra Mega, Super Mega Projects.
- Promoters to obtain extensions of time if there are valid reasons.

After obtaining licensee from the Chief Inspector of Factories and Boilers in Karnataka and /or from any other Authority as required under law.

ii) After construction of buildings, the Lessee shall not make any major modifications / alterations / additions to the existing buildings/structures except with the prior approval of the Lessor in writing. The Lessee shall maintain the Schedule Property and the buildings erected thereon in good repairs and conditions to the satisfaction of the Lessor. The Lessee, in respect of the Schedule Property, shall observe and conform to all rules, regulations and byelaws of the local Authority concerned or any other statutory regulations in force relating to public health and sanitation.

7. EXTENSION OF TIME


- The Lessee shall seek extension of time in writing by giving valid reasons to the concerned investment approving committees viz. DLSWCC/SLSWCC/SHLCC through Lessor and the investment approval committees may at its discretion extend the time for completion of civil construction works, erection of machineries and commencement of production for a further period of:
 - One year subject to the Lessee paying penalty of 2% of allotment cost.
 - Subsequent extension of another one year subject to the Lessee paying penalty of 5% of allotment cost.
- No further extension beyond two years will be allowed.

8. LAND UTILIZATION

The Lessee shall utilize not less than 50% of the schedule property and in accordance with the floor area ratio and proposals furnished by the Lessee to the Lessor in the Application for allotment of land and project report submitted to SHLCC/SLSWCC/DLSWCC/Allotment Committee.

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ದಿನಾಂಕ
Date

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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9. FLOOR AREA RATIO

The Lessee shall follow the building regulations to be notified from time to time by the Lessor-KIADB in accordance with the guidelines prescribed by the local planning authority. The details of coverage, setbacks floor area ratio is indicated in second schedule (Building Regulations).

10. TO BUILD ACCORDING TO RULES

Both in the construction of any such building or erection and at all times during the continuance of their demise to observe and to conform to the said Building Regulations and to all by-laws, rules and regulations of the Municipality/ Local Authority or any other Body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

11. SANITATION


To observe and to conform to all rules, regulations and by-laws of the local authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and to provide sufficient latrine accommodation and other sanitary arrangements for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings, clean and in good condition to the satisfaction of the Chief Engineer & Chief Development Officer and shall not without the previous consent in writing of the Chief Engineer & Chief Development Officer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

12. ALTERATIONS

That no alterations or additions shall at any time be made to the façade or elevation of any building or erection erected and standing on the demised premises or architectural features thereof except with the previous approval in writing of the Chief Engineer & Chief Development Officer.

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

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13. TO REPAIR

The Lessee shall maintain the scheduled property and the buildings erected thereon in good repairs and conditions to the satisfaction of the Lessor.

14. TO ENTER AND INSPECT

To permit the Lessor or the Chief Executive Officer & Executive Member or the Chief Engineer & Chief Development Officer and other Officers, Surveyors, workmen or others employed by them from time to time and at all reasonable times of the day.

15. NUISANCE

Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance, disturbance to the owners, occupiers or residents of other premises in the vicinity.

16. USER

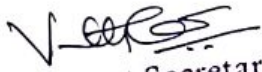
The Lessee shall use the Schedule Property only for the purpose of **Warehousing, Gowdown for Transport Logistic Purpose** for establishing any other industry permissible under the law, after obtaining prior approval of the Lessor.

17. INSURANCE

To keep the building already erected or which may hereinafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent to the cost of the building (excluding foundation and plinths) in some well established insurance company to be approved by the Chief Executive Officer & Executive Member and on demand to produce to the Chief Executive Officer & Executive Member the policy of such insurance and the current year's receipt for the premium. Whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Chief Executive Officer & Executive Member and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damages by fire, hurricane or otherwise had happened.

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

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18. MORTGAGE OF LEASE HOLD RIGHTS.

The Lessee may mortgage the lease hold right/s in the Schedule Property after obtaining consent in writing from the Lessor to secure loans for erection of building, plant and machinery on the schedule property or to avail working capital facilities for the purposes of the project on the schedule property from reputed financial institutions and banks. The KIADB shall hold first charge on the schedule property and second charge shall lie with the banks and financial institutions who have financed loan for the plot/plots for which KIADB has issued No Objection Certificate. The Lessor may consider permission to offer the lease-hold rights of the scheduled property as collateral security to financial institutions for raising loan for any other project other than the project in this agreement, in cases where the projects are fully implemented and the land is utilized as per terms of the agreement subject to the loan availed has been duly cleared for the project for which allotment has been made and after obtaining No Objection Certificate from banks and financial institutions. The decision of the Lessor in this regard is final and binding.


19. SUB LEASE

- The lessee shall inform the Lessor when the built up premises is sublet to their 100% subsidiary companies.
- In case of IT/ITES/BT infrastructure projects (developers) involving sublease, the lessee shall inform that, when the built up premises is sublet for approved activities.
- The lessee shall seek the prior approval of the Lessor to sublease built up premises for the Category of the industries other than (a) & (b) above, on the schedule property on such terms and conditions as may prescribed by the Lessor from time to time after implementation of the project as approved by the competent authority and subject to obtaining such clearances as may be required by the Financial Institutions/Banks.
- The lessee shall pay sub-lease rent to be notified by the Lessor from time to time in all the above circumstances.

However, where the project consists of different phases or consists of more than one building and the Lessee wants to give on lease, the Lessee can sub-lease such completed portion of the building with the prior approval of the concerned investment approval committee (DLSWCC/SLSWCC/ SHLCC).

For AVG LOGISTICS LTD

Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

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20. CHANGE IN CONSTITUTION

The Lessee to whom the land is leased should hold interest of not less than 51% till the end of the lease period and the following cases will be treated as change in constitution of companies and no transfer charges and difference in the land cost will be levied.

- 
- (i) Where an individual or proprietor forms a partnership firm by admitting one or more partners and the original individual or proprietor holds more than 51% interest in the capital of the newly formed partnership firm.
 - (ii) Where the transfer of plot is from wife to husband, parents to children, brother to brother, sister to sister or vice-versa.
 - (iii) When along with the members of the family mentioned at (ii) above, the allottee takes an outsider, or, outsiders, who do not hold more than 49% shares in the capital of partnership firm.
 - (iv) Where a proprietor or partnership company wants to convert the firm into a private limited company and the proprietor or partners of the partnership company holds 51% of the paid up capital in the new company (a certificate from a Chartered Accountant should be obtained to ascertain this.)
 - (v) Conversion of private limited company into public limited company due to the turnover, as per the provisions of Companies Act.
 - (vi) Where the transfer is from one Limited/Private Limited company to another Limited/ Private Limited Company which have common shareholders having 51% of the paid up capital of each company.
 - (vii) Where transfer is due to operation of law e.g. by amalgamation of two or more companies under the High Court Order etc.

In the event of the Lessee reducing its interest/shareholdings either in the Lessee's firm/company or in the newly constituted firm/company below 51% of the total shareholdings of the company, the Lessee shall pay to the Lessor a penalty or revised cost of land as decided by the Lessor from time to time in this regard, provided that, such relaxation shall be permissible if the Lessee has substantially implemented the project.

[Signature]
Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

For AVG LOGISTICS LTD

[Signature]
Managing Director

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21. TRANSFER OF LEASE HOLD RIGHTS

The Lessor may with the prior approval of the concerned investment approval committee (DLSWCC/SLSWCC/SHLCC) permit the Lessee for transfer of leasehold rights in favour of new entrepreneurs during the currency of the lease period subject to the condition that the Lessee has implemented the project as per the terms & conditions stipulated in the lease document. Facility of transfer of lease hold rights is applicable only if the units have completed the implementation of the project.

In such a case, the Lessee & the Lessor shall share the difference in land cost between the prevailing allotment rate and the allotted rate in the ratio of 75% & 25% respectively along with 10% of allotted price as transfer charges.

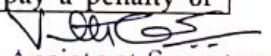
22. PROCEEDINGS BY BANKS AND FINANCIAL INSTITUTIONS FOR RECOVERY OF DUES.

Whenever the Lessee defaults in payment to financial institutions and such financial institution/s, proceed against the Lessee for recovery of its dues, the Lessor reserves the right to determine the lease in accordance with Sec.34 (B) of the KIAD Act, 1966, after giving notice. Without prejudice to the powers of the Lessor-Board, as mentioned above, the Lessor may permit transfer of lease-hold rights in favour of the auction purchaser recommended by the financial institution/s, on payment of an amount as detailed below to the Lessor towards the cost of land through the financial institution/s, The financial institution/s shall be liable to pay the amount mentioned below for the Lessor-Board to consider such transfer of leasehold rights. In case of units taken over under Sec.29 of SFCs Act by KSFC & KSIIDC due to non-payment of loan, the Lessor may permit transfer of lease-hold rights in favour of the auction purchaser recommended by the KSFC & KSIIDC, on payment of an amount equivalent to the difference between the actual price and the amount already paid by the Lessee herein, to the Lessor towards the cost of land through the KSFC & KSIIDC and they shall be liable to pay the amount mentioned above to the Lessor-Board to consider such transfer of lease hold rights.

If the allotment rate is revised in the Industrial Area	If the allotment rate and the current rate are same in the Industrial Area
a) 25% of the difference between the	a) The new entrepreneur shall pay a penalty of

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Managing Director


Assistant Secretary
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allotted price and the current price, if the cost of the land is less than 20% of the investment made on the project [excluding land cost] which should be evidenced by a certificate from the financial institutions, or, from the Chartered Accountants.

b) 75% of the difference between the allotted price and the current rate if the cost of the land is more than 20% of the investment made on the project [excluding land cost] which should be evidenced by a certificate from the financial institutions or Chartered Accountants.

c) 10% of the land cost paid by the original allottee as transferring charges.

20% of the total cost paid for the land, provided that, the project is implemented substantially i.e. Lessee should invest more than 50% of the total project cost approved by the concerned Investment Approval Committee, which should be evidenced by a certificate from the financial institutions, or, from the Chartered Accountants.

Also the new entrepreneur has to pay 10% of the land cost paid by the original allottee as transferring charges.

b) The new entrepreneur shall pay a penalty of 30% of the total cost paid for the land, provided that, the project is implemented partially i.e. Lessee should have invested more than 25% and up to 50% of the total project cost approved by the concerned Investment Approval Committee, which should be evidenced by a certificate from the financial institutions, or, from the Chartered Accountants.

Also the new entrepreneur has to pay 10% of the land cost paid by the original allottee as transferring charges.

c) The new entrepreneur shall pay a penalty of 40% of the total cost paid for the land, where the project is less implemented i.e. Lessee invested less than 25% of the total project cost approved by the concerned Investment Approval Committee, which should be evidenced by a certificate from the financial institutions, or, from the Chartered Accountants.

Also the new entrepreneur has to pay 10% of the land cost paid by the original allottee as transferring charges.

23. DETERMINATION OF LEASE AND RESUMPTION OF LAND

It shall be open to the Lessor during the currency of the lease to take possession of the allotted plot together with factory and other buildings and fixtures located for any violation of any of the conditions of this deed or the terms and conditions of

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Managing Director

Assistant Secretary
KIADB, Zonal Office
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allotment after following the provisions contained in the KIAD Act, 1966. In such an event, the Lessee shall be entitled for a compensation of 50% of the original allotment cost and actual amount paid.

24. LIQUIDATION

In case the Lessee goes into liquidation or winding up proceedings without implementing the project fully, the lease agreement shall stand determined and the land will come back to the Lessor.

25. VOLUNTARY SURRENDER

The Lessor may accept voluntary surrender of schedule property by the Lessee subject to levy of penalty at 15% of the allotment cost per annum.

26. DETERMINATION OF FINAL PRICE

The Lessee is liable to pay the difference in cost of premium after determination of final price by the Lessor, within one month from the date of communication by the Lessor.

27. SINKING OF BOREWELLS


The Lessee shall not sink bore-well on the demised premises. Any bore-well sunk by the Lessee on the demised premises unauthorisedly will become the property of the Lessor and the same should be surrendered to the lessor within one month from the date of issue of notice by the Lessor. If the demised premises has good underground sources of water, the Lessor is at liberty to sink the borewell and water required for the Lessee's project will be supplied to the required extent through the scheme implemented by the Lessor. The Lessee shall have no objection to supply of excess water drawn from the borewell sunk on the plot allotted to it, to other plots allotted by the Lessor. The Lessee shall adhere to the terms and conditions as decided by the Lessor regarding water supply scheme from time to time.

28. TO GIVE PREFERENCE IN EMPLOYMENT OF LABOUR

- The Lessee shall provide employment as per the Industrial Policy Resolution.
- The Lessee shall provide minimum one job for each family of land losers as per the list, which will be provided by the KIAD Board.

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

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29. NOTICE IN CASE OF DEATH

In the event of the Lessee's death the person to whom the title has been transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death. The survivors and his/her or heirs of the allottee concerned would acquire the same lease-hold rights over the property, as the original allottee had in schedule property, but only after the determination of the claims and counter claims by the Lessor. If the claims and counter claims are of complicated nature, it is open to the Lessor to call upon the claimants and counter claimants to approach a competent Civil Court for the purpose of getting the matter adjudicated.

30. RECOVERY OF RENT, FEES, ETC AS ARREARS OF LAND REVENUE

If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears the same may be recovered from the Lessee as arrears of land revenue.

31. POWER INFRASTRUCTURE

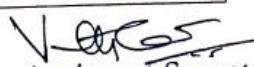
(a) The Lessee shall pay amounts towards Power Charges as determined by the Lessor on pro-rata basis in the event of the Lessor incurring additional expenditure for providing power infrastructure. However, a no objection in favour of Karnataka Power Transmission Corporation Ltd., and the distribution Companies viz. "BESCOM, MESCOM, HESCOM and GESCOM" will be issued only on the receipt of the payment.

(b) The Lessee shall also pay ESCOMS/KPTCL the cost of extension of line or upgrading the capacity of transformer or erection of new transformer centre, as the case may be and avail the power as below :

For IT Consumers	From the nearest transformer centre/ secondary line in the Industrial Area provided by the Lessor
For HT Consumers upto 750 KVA	From the nearest 11 KV feeder line in the Industrial Area provided by the Lessor.
For HT Consumers beyond 750 KVA	From a separate feeder line from the nearest existing KPTCL Sub-stations/ EHT lines at the lessee's cost as per BESCOMS / KPTCL norms.

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32. LESSOR'S COVENANT FOR PEACEFUL ENJOYMENT

The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants hereinbefore on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming under the Lessor.

33. JURISDICTION OF COURTS

Only Courts situated in the cities of Bangalore /Gulbarga/Dharwad shall have the jurisdiction.

34. EXPENDITURE OVER LEGAL PROCEEDINGS

If the Lessor incurs any expenditure arising from legal proceedings, whether initiated by the Lessor or Lessee, the expenditure shall be debited from the Lessee's account.

35. COSTS AND CHARGES TO BE BORNE BY THE LESSEE

The stamp duty and registration charges in respect of the preparation and execution of the lease and its duplicate including the cost, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

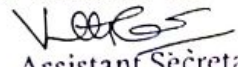
36. The Lessor shall sell the Scheduled Property to the Lessee at the end of Ten years or the extended period, if any, if the Lessee has performed all the conditions herein contained and committed no breach thereof. All attendant expenses in connection with the sale, such as stamp duty, registration charges etc., shall be borne by the Lessee.

37. The Lessee hereby also confirm that this agreement shall be subject to the provisions of the Karnataka Industrial Areas Development Act, 1966 (Act No. 18 of 1966), the Rules and the Regulations there under and also imposing such terms and conditions from time to time by the Lessor in this regard.

38. The terms and conditions of allotment letter dated : 25-05-2017 bearing No. KIADB / Allot / 4535 / 635 / 2017-18 in so far as they do not contradict the

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
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covenants prescribed herein before, are to be treated as part and parcel of this agreement.

FIRST SCHEDULE [DESCRIPTION OF LAND]

All that piece of land known as Plot No.103 in the Adakanahalli Industrial Area comprised in Sy.No.(s). 110P, 109P, 113P, within the limits of Village Adakanahalli, Hobli Chikkaiahnachatra, Taluk Nanjangud District Mysuru containing by admeasurement 7749.00 sqmtrs. or thereabouts and bounded as follows that is to say:-

On or towards North by	:	30.00M wide KIADB Road
On or towards South	:	Plot No.100-B
On or towards East by	:	Plot No.101 & 102
On or towards West by	:	Plot No.104

SECOND SCHEDULE BUILDING REGULATIONS

I. THE COVERAGE, SETBACKS AND FLOOR AREA RATIO ZONE -I Industrial (General)

(General Industries, Manufacturing, Automobile, Processing, Red Category and such other industries)

1.1 For Road width from 12m to 18m

Sl. No.	Extent of the Plot (Sq. Mtrs)	Ground Coverage	FAR	Setbacks (m)		
				Front	Rear	Sides
1.	Up to 250	75%	1.50	4.50	2.50	1.50
2.	Above 250 Up to 500	75%	1.50	4.50	3.00	3.00

For AVG LOGISTICS LTD

Managing Director

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3.	Above 500 Up to 1000	65%	1.75	4.50	4.50	4.50
4.	Above 1000 Up to 2000	60%	1.75	8.00	6.00	6.00
5.	Above 2000 Up to 4000	55%	2.00	10.00	8.00	8.00
6.	Above 4000 Up to 8000	55%	2.00	10.00	8.00	8.00
7.	Above 8000	55%	2.25	10.00	8.00	8.00

1.2 For road width above 18m

Sl. No.	Extent of the Plot (Sq. Mtrs)	Ground Coverage	FAR	Setbacks (m)		
				Front	Rear	Sides
1.	Up to 250	75%	1.75	4.50	2.50	1.50
2.	Above 250 Up to 500	75%	1.75	4.50	3.00	3.00
3.	Above 500 Up to 1000	65%	2.00	4.50	4.50	4.50
4.	Above 1000 Up to 2000	60%	2.00	8.00	6.00	6.00
5.	Above 2000 Up to 4000	55%	2.25	10.00	8.00	8.00
6.	Above 4000 Up to 8000	55%	2.25	10.00	8.00	8.00
7.	Above 8000	55%	2.50	10.00	8.00	8.00

Note :

1. The above norms are applicable for building height upto 15M
2. For buildings height that are equal to and above 15m, separate approval is required to be obtained from Fire & Emergency Services Department.
3. Where road width is less than 12 m or not fall in the above category, guidelines prescribed for nearest road width should be followed.

2. Zone-I(H) - Industrial (Hi-Tech)

Sl. No.	Extent of the Plot (Sq. Mtrs)	Ground Coverage	FAR	Setbacks (m)		Road width (M)
				Front	Rear & Sides	
For height of the building up to 15 m.						
1.	Upto 1000	55%	2.00	4.50	4.50	Upto 12
2.	Above 1000 upto 2000	55%	2.25	6.00	6.00	Above 12 upto 18
3.	Above 2000 upto 4000	55%	2.50	10.00	8.00	
4.	Above 4000 upto 6000	60%	3.00	10.00	8.00	Above 24

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5.	Above 6000	60%	3.25	12.00	10.00	upto 30
For height of the building equal to and above 15m.						
6.	Above 4000 upto 8000	55%	3.00	10.00	8.00	Above 24 upto 30
7.	Above 8000	60%	3.25	12.00	10.00	Above 30

Note :

1. For the height of the building equal to an above 15.00 m, NoC from Fire Force & Emergency Services Department is mandatory and also the setbacks prescribed in National building Code/Fire Force & Emergency Services Department shall be followed for building of height more than 15.00m.
2. Where road width is less than 12 m or not fall in the above category, guidelines prescribed for nearest road width should be followed.

3. Parking Norms for Industrial Buildings:

Zone -I Industrial (General) :

One Car parking of 2.5 m X 5.5 m each shall be provided for every 150 Sq. m of floor area plus one lorry space measuring 3.5 m X 7.5 m for every 1000 Sq.m or part thereof.

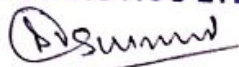
Zone-I (H)- Industrial (Hi-tech) :

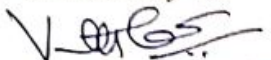
- One Car parking of 2.5 m X 5.5 m each shall be provided for every 50 Sq. m of floor area.
- The industries shall compulsorily provide basement/multi-storied parking.

OTHER BUILDING REGULATIONS

1. The total built up area shall not be more than a half of the total area of the plot; a strip of not less than 15 feet shall be left open to the sky on the periphery of the plot.
2. The plot holder shall not use the land for any purpose except as a factory for manufacture.

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 010

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ದಿನಾಂಕ
Date

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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ದಸ್ತಾವೇಜು ಮೌಲ್ಯ ರೂ.

3. All buildings shall be constructed in accordance with the municipal by-laws and regulations in force from time to time as well as any other laws, rules and regulations in force relating to the construction and use of the premises and in accordance with the plans and elevations approved by the officers authorized by the Board.
4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the officer authorised by the Board and no additions or alterations to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said officer.
5. All survey boundary marks demarcating the boundaries of plots shall be properly preserved and kept in good repair by the licensee during the period of construction of buildings. Where more than one licensee is concerned with the same boundary mark the officer authorized by the Board shall allocate this obligation suitable.
6. No temporary, semi-permanent structure shall be built on the plot, except during the period of construction (or reconstruction in future)
7. The final working drawings to be submitted for approval of the Board shall include.
 - (1) Plans, elevations and sections drawn to a scale of 8 feet-0 inches to 1 inch.
 - (2) Half inch details when required.
 - (3) Block plan drawn to a suitable scale showing the layout with the proposed building shown coloured red therein.
 - (4) Any other details or particulars required by the Board.

The above mentioned drawing and specifications shall be submitted in triplicate to the concerned Development Officers for approval.

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

DOCUMENT SHEET

ದಸ್ತಾವೇಜು ಹಾಳೆ

ದಿನಾಂಕ
Date

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು

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ದಸ್ತಾವೇಜು ಮೌಲ್ಯ ರೂ.

IN WITNESS WHEREOF The Karnataka Industrial Areas Development Board hath caused the Secretary / Assistant Secretary, the Karnataka Industrial Areas Development Board to set his/her hand and affix the official seal hereto on their behalf and the Lessee has set his/her hand and seal thereto the day and year first above written.

SIGNED, SEALED AND DELIVERED

By, Sri.VasanthaKumar

Assistant Secretary

Karnataka Industrial Areas Development Board, Mysuru

In the presence of

1..... Senior Assistant

2.....

SIGNED, SEALED AND DELIVERED
by the above named Lessee.

Represented by

M/s.A.V.G Logistics Limited

Sri.Sanjay Gupta, " Managing Directors"

In the presence of

1.....

(G.RAJENDRAKUMAR)

S/o. GOVINDRAH.

No. 11, 2nd floor.

3rd Cross, Sindhi Colony

JC. Road.

BANWARA - 560022

2.....

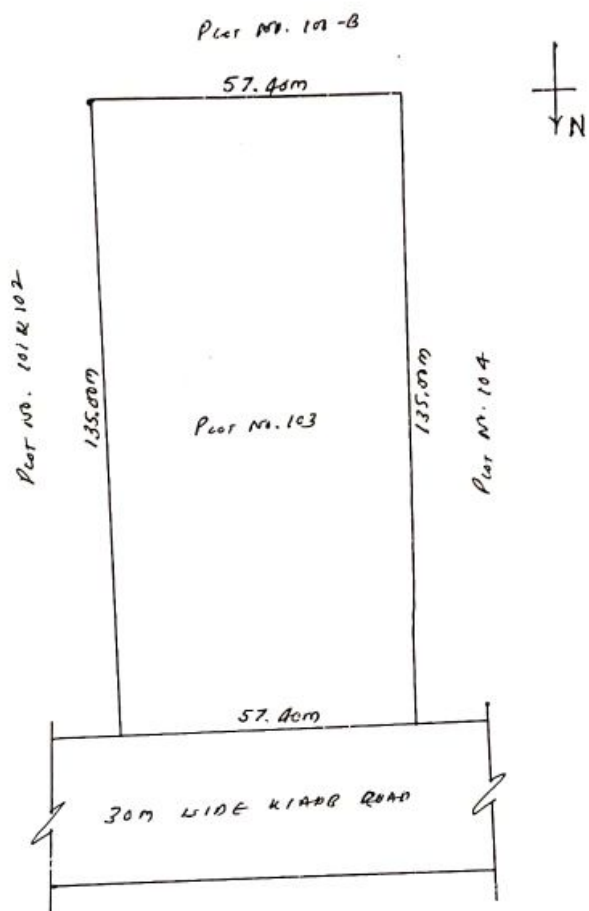
LILARAJ BHARWAT
S/o Subhansh Sharma
Shop No - 10 G YR Complex
NH 4 Tumkur Road
Madanayakanahalli
Bangalore - 560122

V. Vasantha Kumar
3/5/18
Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016

For AVG LOGISTICS LTD

Managing Director


SKETCH SHOWING THE DETAILS OF PLOT NO. 103, ARAKUNAHALL INDUSTRIAL AREA, MYSURU.



Plot AREA: $57.40 \times 135.00 = 7749.00 \text{ Sqm.}$

For AVG LOGISTICS LTD


Managing Director


Assistant Secretary
KIADB, Zonal Office
Mysuru-570 016



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕೈಗಾರಿಕೆ ಮತ್ತು ವಾಣಿಜ್ಯ ಇಲಾಖೆ

Office of the Joint Director
District Industries Center,
CTI Building, Sayyaji Rao Road,
Mysore 570 001
☎ : 0821-2520886 Fax : 2446885



ಜಂಟಿ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
ಕೈಗಾರಿಕೆ ಮತ್ತು ವಾಣಿಜ್ಯ ಇಲಾಖೆ,
ಸಿಟಿ ಬಿಲ್ಡಿಂಗ್, ಸಾಯ್ಜಿರಾವ್ ರಸ್ತೆ,
ಮೈಸೂರು - 570 001
☎ : 0821-2520886. ಫ್ಯಾಕ್ಸ್ : 2446885

mail id jd-mysore@karnatakaindustry.gov.in
ಕ್ರ.ಸಂ:ಜಿಕ್ಯೆ/ಮೈ/ಸನಿ2ಅ/ಮುರು/12/2018-19.

ದಿನಾಂಕ: 04-05-2018.

ಪ್ರಮಾಣ ಪತ್ರ



ಮುಖ್ಯಮಂತ್ರಿ:- M/s. AVG Logistics Ltd, ಪ್ಲಾಟ್ ನಂ: 103, ಅಡಕನಹಳ್ಳಿ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶ, ನಂಜನಗೂಡು ತಾ ರವರಿಗೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು ನೋಂದಣಿ ಶುಲ್ಕ ರಿಯಾಯಿತಿ ದೃಢೀಕರಣಪತ್ರ ನೀಡುವ ಬಗ್ಗೆ.

1. ಸರ್ಕಾರಿ ಆದೇಶ ಸಂಖ್ಯೆ:ಸಿಐ/58/ಎಸ್‌ಪಿಐ/2013 ದಿನಾಂಕ: 01/10/2014
2. ಕಂದಾಯ ಇಲಾಖೆ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಕಂ.ಇ/91/ಮುನೋಮು/2014.ದಿ:21/01/2015.
3. M/s. AVG Logistics Ltd, ಪ್ಲಾಟ್ ನಂ: 103, ಅಡಕನಹಳ್ಳಿ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶ ನಂಜನಗೂಡು ತಾ ರವರ ಪತ್ರ ದಿ: 04-05-2018.
4. ಕರ್ನಾಟಕ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶಾಭಿವೃದ್ಧಿ ಮಂಡಳಿ ಮೈಸೂರು ರವರು ಸದರಿ ಘಟಕಕ್ಕೆ ನೀಡಿರುವ ಹಂಚಿಕೆ ಪತ್ರ ಸಂ:KIADB/MYS/Allo/4535/635/2017-18 25-05-2017

This is to certify that:-

- i M/s. AVG Logistics Ltd, ಪ್ಲಾಟ್ ನಂ: 103, ಅಡಕನಹಳ್ಳಿ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶ, ನಂಜನಗೂಡು ತಾ: Sri. Sanjay Gupta, Managing Director (SPA holder Sri. G. Rajendra kumar) ರವರು ಪ್ರತಿನಿಧಿಸುತ್ತಿದ್ದು, ಈ ಘಟಕವು ಹೊಸ ಕೈಗಾರಿಕಾ ಘಟಕವಾಗಿದ್ದು ಕೈಗಾರಿಕಾ ಮತ್ತು ವಾಣಿಜ್ಯ ಇಲಾಖೆ / ಭಾರತ ಸರ್ಕಾರದಿಂದ ಪತ್ರ ಸಂಖ್ಯೆ:ರಂತೆ / ಪಡೆದಿರುತ್ತದೆ.
- ii ಈ ಘಟಕವು 2014-19ನೇ ಸಾಲಿಗೆ ಸರ್ಕಾರವು ಹೊರಡಿಸಿರುವ ನೂತನ ಕೈಗಾರಿಕಾ ನೀತಿ ಸಂಖ್ಯೆ: ಸಿಐ/58/ಎಸ್‌ಪಿಐ/2013 ಬೆಂಗಳೂರು ದಿನಾಂಕ: 01/10/2014ರ ಪ್ರಕಾರ ಕೈಗಾರಿಕೆಗಳಿಗೆ ನೀಡಲಾಗುವ ಉತ್ತೇಜನಗಳು ಮತ್ತು ರಿಯಾಯಿತಿಗಳಂತೆ ಹೈದರಾಬಾದ್ - ಕರ್ನಾಟಕ ಯೇತರ ಪ್ರದೇಶ ವಲಯ-3 ರಲ್ಲಿ ಸ್ಥಾಪಿತಗೊಂಡಿದ್ದು ಸಣ್ಣ ಉದ್ಯಮ ಎಂದು ದೃಢೀಕರಿಸಿದೆ. ಈ ಉದ್ಯಮವು ಉದ್ಯಮದಾರರು ಸಾಮಾನ್ಯ ವರ್ಗಕ್ಕೆ ಸೇರಿರುತ್ತಾರೆಂದು ದೃಢೀಕರಿಸಿದೆ.
- iii ಈ ಉದ್ಯಮವು ಕೆಪಿಎಡಿಬಿ ವತಿಯಿಂದ 7749.00 ಚ.ಮೀ ನಿವೇಶನವನ್ನು " Warehousing godown for transport logistic" ಚಟುವಟಿಕೆ ಮಾಡಲು ಖರೀದಿ ಮಾಡಿರುತ್ತದೆ.
- iv ಈ ಮೇಲ್ಕಂಡ ಕ್ರ.ಸಂ: (IV) ಉದ್ಯಮವು ನಿವೇಶನದ ಲೀಸ್ ಕಂ ಸೇಲ್ ಅಗ್ರಿಮೆಂಟ್ ಪತ್ರ ಪಡೆಯುವ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕದಲ್ಲಿ ಶೇ.75/- ರಷ್ಟು ರಿಯಾಯಿತಿ ಹಾಗೂ ನೋಂದಣಿಯಲ್ಲಿ ದಸ್ತಾವೇಜು ಮೌಲ್ಯದ ಪ್ರತಿ ರೂ.1000/-ಕ್ಕೆ ರೂ.1.00 ನ್ನು ಮಾತ್ರ ಪಾವತಿಸಲು ಅರ್ಹರಿರುವುದಾಗಿ ದೃಢೀಕರಿಸಿದೆ.
- v 2014-2019ನೇ ಸಾಲಿನ ಸರ್ಕಾರದ ನೂತನ ಕೈಗಾರಿಕಾ ನೀತಿ ಅನ್ವಯ ಕೈಗಾರಿಕೆಗಳಿಗೆ ನೀಡಲಾಗುವ ಉತ್ತೇಜನಗಳು ಮತ್ತು ರಿಯಾಯಿತಿಗಳನ್ನೊಳಗೊಂಡ ಸರ್ಕಾರಿ ಆದೇಶ ಸಂಖ್ಯೆ:ಸಿಐ/58/ಎಸ್‌ಪಿಐ/2013 ಬೆಂಗಳೂರು ದಿನಾಂಕ:01/10/2014ರ ಅನುಬಂಧ-2ರಲ್ಲಿ ನಮೂದಿಸಿರುವ ಉತ್ತೇಜನ ಮತ್ತು ರಿಯಾಯಿತಿಗಳಿಗೆ ಅನರ್ಹವಾಗಿರುವ 26 ವಿವಿಧ-ಕೈಗಾರಿಕೆಗಳಲ್ಲಿ ಈ ಘಟಕವು ಸೇರಿರುವುದಿಲ್ಲವೆಂದು ದೃಢೀಕರಿಸಿದೆ.

ಜಂಟಿ ನಿರ್ದೇಶಕರು
ಜಿಲ್ಲಾ ಕೈಗಾರಿಕಾ ಕೇಂದ್ರ, ಮೈಸೂರು.
ಮೈಸೂರು

ಇವರಿಗೆ:-

M/s. AVG Logistics Ltd, ಪ್ಲಾಟ್ ನಂ: 103, ಅಡಕನಹಳ್ಳಿ ಕೈಗಾರಿಕಾ ಪ್ರದೇಶ, ನಂಜನಗೂಡು

ಪ್ರತಿಯನ್ನು

3. ಉಪ ನೋಂದಣಾಧಿಕಾರಿಗಳು ನಂಜನಗೂಡು ತಾಲ್ಲೂಕು ರವರ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ.
4. ಕಛೇರಿ ಪ್ರತಿ.