

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY

Main Administrative Building, Sector VI
NOIDA - 201301

Industrial Department
Location : 63/D-255

No. **1488**
Run Date: 31/03/2011
Regn.Id.: 60245690

TRANSFER MEMORANDUM

Shri/Smt/M/s. SURESH KUMAR DHAWAN (PROP.)
182, DERA MANDI, CHATTARPUR, DELHI

ALLOTTED/transferred Industrial plot/ No**63/D-255**
has applied for transfer of plot/shed**63/D-255** in favour of
M/S ONKAR ENGINES & GENERATORS PVT. LTD.
C-19, BM ROHTAGI APT.1, RAM KISHORE ROAD, CIVIL LINES, DELHI

Accordingly, the permission for transfer is being granted subject to the following terms and conditions :

1. The transfer charges are applicable @ Rs117.88 per sqmt. amounting to Rs117875
2. Henceforth lease rent shall be payable as per prevailing policy of the Authority.
3. Any other dues/arrears shall be recovered from the transferee subject to interest applicable at the time to recovery of dues. In case of default in payment present rate of interest is 15% per annum compounding at six monthly rest for the defaulted amount for the defaulted period.
4. The transferee shall come into commercial production within one years from the date of transfer memorandum. In case of breach of terms and conditions, the Lease/Transfer deed will be cancelled/ revoked and the possession shall be resumed by the Authority
5. The transferee shall be bound by the terms and conditions of Lease Deed executed between the Lessee and NOIDA on 21/02/2006 subject to the changes mentioned in the transfer Memorandum and otherwise, from time to time.
6. The transferee automatically would inherit all the assets and liabilities connected with the above property including liabilities on account of deviation, made in the building, its use, in respect of violation of other terms and conditions of the allotment/lease deed.
7. The transferee shall be running the project of
ELECTRICAL APPLIANCES
The transferee shall be liable to fulfil various requirement laid down by the U.P. Pollution Control Board before implementation of the project. However, if any change/addition in the project is required that the same shall be considered as per rules and regulation of the Authority and shall be implemented only after the prior approval of such changes from the Authority. Any change of project without prior written approval of the Authority shall be considered a violation of terms and transfer/Lease/transfer Deed and shall invite necessary action for cancellation/revocation of lease/tr. deed.
8. The transferee shall not rent-out/sublet the premises(Party/fully) without prior permission of the Authority.
9. The Transferee shall not undertake any change in constitution without prior approval of the Authority and the same shall be considered subject to terms conditions framed by Noida in this regard from time to time.
10. In case transferor is a banafide lessee then he shall execute transfer deed with the transferee within 90 days fro the date of issue of of transfer memorandum. In case of default, penalty shall be @ rs 50/- per day upto 200 sq.mtr. plot area @ Rs. 100/- per day upto plot area of 800 sq.mtr. and @ Rs. 200/- per day for plot arear above 800 sq.mtr. and a certified copy of the same shall be submitted to the AUTHORITY after the registration of the same with the Sub-Registrar,NOIDA. The transfer Memorandum shall be the part of transfer deed executed between transferor and transferee.

Onkar Engine & Generator (P) Limited

Manoj Khandelwal
Authorized Signatory

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11. The transfer is for the balance period of 90 years w.e.f date of execution of lease deed.
12. In case property is being transferred by UPFC, NOIDA (U/S-29) necessary legal document shall be executed by UPFC NOIDA and certified copy of the same shall be submitted to this office within 60 days from issue of this Transfer Memorandum.
13. If the transferee/transferor does not abide by the term condition of allotment/Lease and building regulation and directions or any other rules framed by the Authority, the lease may be cancelled by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
14. Transferee will not implement the project before execution of transfer deed.
15. That the Transferee shall employ 5% employee out of total labour force from the families whose land have been acquired for the development of NOIDA area.
16. Transfer is approved subject to submission of No objection Certificate from A.O (IAA), NOIDA or /PE(JAL) NOIDA.
17. The transferee shall be bound by the terms of allotment/lease deed/transfer deed/as they stand amended from time to time and shall also be bound by all the rules and regulation framed by the Authority in this regard.
18. The transferee shall be governed by provisions of U.P Industrial Area Development Act, 1976.
19. Transferee may mortgage the property to any financial Institution including banks without the permission from the Authority provided full payment towards premium, intt. thereon one time lease rent has been paid.
20. In the event of any dispute legal jurisdiction shall be district Court of Gautam Budh Nagar and Hon'ble High Court of Allahabad.
21. It shall be exclusive responsibility and liability of the transferee to indemnify Noida against all claims and damages made by any Financial/Institution/Bank/U.P.S.E.B/Trade tax Deptt/Noida (Ind. Area Accounts & Jal Deptt.)/Directorate of Industries, U.P and or by any of the earlier lessee/transferor/transferee and all claims and damages arising out of the above would be settled directly at his own risk, cost and responsibility.
22. If there is any revision in the rate this will be applicable on the transferee.
23. If any unauthorized activity/construction is found, the allotment shall be cancelled without any notice.

COPY TO:-

1. Transferor SURESH KUMAR DHAWAN (PROP.)
2. Transferee M/S ONKAR ENGINES & GENERATORS PVT. LTD.
3. A.O (IAA), NOIDA
4. Regional Manager UPFC NOIDA
5. GM DIC Gautam Budh Nagar
6. A.O (Revenue -Jal), NOIDA

Onkar Engine & Generator (P) Limited
Manoj Khandelwal
Authorized Signatory

Manager(Ind.)

31/5/11
Manager(Ind.)
मुकुंश शर्मा
प्रशासक
नौएख



उत्तर प्रदेश UTTAR



प्रस्तुतकर्ता अथवा पार्टी द्वारा रखा जाने वाला।
 उप निबंधक कार्यालय का नं० 5672
 लेख या पार्श्वतः पर पंजीकृत करने का दिनांक 04-Apr-2011
 प्रस्तुतकर्ता या पार्टी का नाम M/s Onkar Engines And Generators Pvt.
 लेख का प्रकार उत्तराखण्ड पत्र
 प्रतिफल की धनराशि 23,100,000. / 20,311,000.00
 1. रजिस्ट्रार के लिये शुल्क 10,000.0
 2. प्रमाणिकरण शुल्क 50
 3. निरीक्षण या क्लेयर शुल्क
 4. गुणवत्ता के अंशप्राप्ति के लिये शुल्क
 5. कर्तव्य शुल्क
 6. विविध
 7. वार्षिक भत्ता
 1 से 6 तक का योग 10,050.0
 शुल्क वसूल करने का दिनांक 04-Apr-2011
 दिनांक जब लेख प्रतिनिधि या क्लेयर समक्ष पत्र
 वापस करने के लिए तैयार किया 04-Apr-2011

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A 724012

AND SALE BUILDING

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No. '255' Block - D Sector -
Industrial Development Area, District - Gautam Budh Nagar
U.P. and Sale Deed of Super Structure of Factory Building
having total covered area 1385.152 Sq. Meter constructed
thereupon the said Industrial Plot of Land.



Onkar Engine & Generator (P) Limited

Manoj Chandel
Authorized Signatory





उत्तर प्रदेश UTTAR PRADESH

A 724012

**TRANSFER DEED OF LEASE HOLD RIGHTS AND SALE
DEED OF SUPER STRUCTURE OF FACTORY BUILDING**

This U. P. Non-judicial stamp paper is attached with and integral part of Transfer Deed of Lease Hold rights in Industrial Plot of Land measuring 1000.00 Sq. Meter bearing No. '255' Block - 'D' Sector - 63 situated in the New Okhla Industrial Development Area, District - Gautam Budh Nagar U.P. and Sale Deed of Super Structure of Factory Building having total covered area 1385.152 Sq. Meter constructed thereupon the said Industrial Plot of Land.



Onkar Engine & Generator (P) Limited

Mangya Khandalwal
Authorized Signatory

Transferor

Transferee

Page No. 1

(Stamp duty attached with Transfer Deed)



उत्तर प्रदेश UTTAR PRADESH

A 724013

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Orkar Engine & Generator (P) Limited
Mangal Khundal
Authorized Signatory

Transferor

Transferee

Page No. 2
(Stamp duty attached with Transfer Deed)



उत्तर प्रदेश UTTAR PRADESH

A 724014

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Onkar Engine & Generator (P) Limited

Mangya Khandelwal
Authorized Signatory

Transferor

Transferee



उत्तर प्रदेश UTTAR PRADESH

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Mangaj Khundela
Authorized Signatory

Transferor

Transferee



उत्तर प्रदेश UTTAR PRADESH

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Onkar Engine & Generator (P) Limited
Mandejokhandel
 Authorized Signatory

Transferor

Transferee

Page No. 5

(Stamp duty attached with Transfer Deed)



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Onkar Engine & Generator (P) Limited

Mamya Khandwal
Authorized Signatory

Transferor

Transferee

Page No. 6

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Onkar Engine & Generator (P) Limited
Mangal Chandel
 Authorized Signatory

Transferor

Transferee



उत्तर प्रदेश UTTAR PRADESH

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Onkar Engine & Generator (P) Limited

Mangokhande
Authorized Signatory

Transferor

Transferee

Page No. 8


(Stamp duty attached with Transfer Deed)

-11-


IN WITNESSES, WHEREOF, BOTH THE PARTIES HAVE SIGNED THIS
LEASE AGREEMENT ON THIS 24th DAY OF APRIL 2019, IN THE
PRESENCE OF THE FOLLOWING WITNESSES:

WITNESSES

1.


Nikhil Kumar Gupta
S/o Late Shri Rakesh Gupta
R/o A-206, Sector-22, Noida
(Aadhaar No. 4497-7488-6431)
(Mobile No. 9811308063)

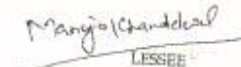
2.


Dharamvir
S/o Shri Rajpal
R/o M-23, Sector-12, Noida

For VARADA IMPEX PRIVATE LIMITED





LESSOR


LESSEE



DRAFTED BY


AVNISH GUPTA
ADVOCATE

Onkar Engine & Generator (P) Limited


Authorized Signatory

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2.

Dharanvir
S/o Shri Rajpal
R/o M-23, Sector-12, Noida

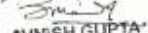
For VARADAMPEX PRIVATE LIMITED


LESSOR

Mangoj Chandelwal
LESSEE



DRAFTED &.


AVNISH GUPTA
ADVOCATE

Onkar Engine & Generator (P) Limited
Mangoj Chandelwal
Authorized Signatory