

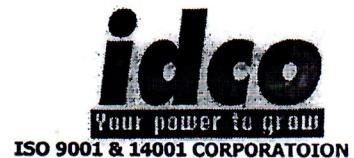
**Orissa Industrial Infrastructure
Development Corporation**

(A Government of Orissa Undertaking)

IDCO Towers, Janpath, Bhubaneswar - 751022, Orissa,

Phones: (0674) 2542784, 2540820, Fax: 2542 956

Email: cmd@idco.in



HO/ID/A/6005/01-07

Dated 16/7/18 2018 8.14

To

M/s. Cybertech Software & Multimedia Pvt. Ltd,
Dir. Shri Priyadarshi Nanu Pany,
STPI Incubation Complex, PD Market Complex,
CRP Square , Bhubaneswar, Dist. Khordha

Sub: Provisional allotment of additional land at Infocity, Chandaka Indl. Area under Bhubaneswar Tahasil on out-rights payment for establishment of an Export Oriented and Domestic Software Development, IT Services, Support Technology Incubator.

Sir,

With reference to your application dated 27.06.2013 & 22.04.2014 and the letter No 2046 dated 318.08.2013 of the Odisha Computer Application Centre, Bhubaneswar & in pursuance of the decision taken by High Level Land Allotment Committee meeting for Bhubaneswar Master Plan Region held on 18.06.2014 on the above noted subject, IDCO Plot No. E/5/1(P) measuring Ac.1.000 (herein after referred as demised property) at Infocity, Chandaka Indl. Area under Bhubaneswar Tahasil Dist. Khordha more fully described in the schedule and delineated in the plan annexed to it is hereby provisionally allotted in your favour on the following terms and conditions:

1. The land is allotted provisionally on leasehold basis for a period up to 22.01.2072 AD for establishment of an Export Oriented and Domestic Software Development, IT Services, Support Technology Incubator and the land shall not be utilized for any other purpose other than the purpose for which it is allotted.
2. The cost of land is Rs. 82,50,000/- (Rupees eighty two lakh fifty thousand)only. You have to deposit the provisional land cost along with other charges mentioned here under at one go within thirty days from date of issue of this letter. Further it is to be noted that the land cost mentioned above is provisional one which will be revised on receipt of instruction of Government and you will have to pay the differential land cost as and when the land cost is revised by the Government with respect to the Indl. Estate / Area within a Month from the date of issue of the demand. Accordingly you will have to furnish an undertaking on non-judicial stamp paper worth of Rs.21/- to this effect.
3. You shall have to pay the following charges to IDCO in respect of the allotted property during the lease period.

Annual Ground Rent	...	Rs. 82,500.00
Annual Cess	...	Rs. 61,875.00
Annual I.M.C	...	Rs. 11,025.00

4. The Ground Rent & Cess will vary from year to year depending on the market value of the lease hold land and be levied from the date of allotment. These charges for the current year are payable before taking over possession of property. The Ground Rent amount mentioned above is provisional one which will be revised on receipt of instruction of Government and you will have to pay the differential, Ground Rent & Cess as and when the same will be revised by the

Contd

Government with respect to the Indl. Estate / Area within a Month from the date of issue of the demand. Accordingly you will have to furnish an undertaking on non-judicial stamp paper worth of Rs.21/- to this effect

5. You have to pay Annual Infrastructure Maintenance Charges (IMC) for the maintenance of the common services and facilities envisaged for the Infocity, Chandaka Indl. Area. IMC is payable from the date of possession of the property. You have to deposit IMC for the current year, amounting to Rs. 11,025/- (Rupees eleven thousand twenty five) only @ Rs. 11,025/- per acre per annum before taking over physical possession of the property. The IMC from the subsequent year onwards shall increase @ 5% per year over the previous years till the base rate is revised by any subsequent order of the competent authority of IDCO.
6. You have to deposit Rs.XXXX/- (Rupees XXXXXXXXX) only towards non-refundable processing fee.
7. All the payments pertaining to this allotment shall be made in shape of Banker's Cheque / Demand Draft on any Nationalised Bank drawn in favour of "**ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION**" payable at Bhubaneswar.
8. The cost of property mentioned above has been calculated based on the premium cost of Govt. land as per prevailing Industrial Policy Resolution, compensation fixed by the Revenue Authorities for acquisition of private land and other relevant parameters. In the event of any increase in land cost/ amount of compensation fixed by the Govt. / any Civil Court /any other Court under the Land Acquisition Act, 1894, or otherwise, you will be liable to pay us proportionate enhanced cost on demand within a month.
9. The cost mentioned in the allotment letter, though normally valid till the validity of allotment, is liable for revision by IDCO / competent authority at any time without prior notice.
10. All dues payable to IDCO pertaining to this allotment shall carry interest @ 12% per annum on default. In addition, penal interest @ 2% per annum shall be charged on the defaulted amount for the period of default. The rate of interest and penal interest may be revised from time to time by IDCO at its discretion.
11. You shall have to obtain all required clearance/ permission/ licence from competent authority(ies) including NOC from Orissa State Pollution Control Board(OSPCB) and furnish the copies thereof to IDCO within a maximum period of six months from the date of taking over possession of the property at your cost.
12. (a) You shall have to abide by all **Forest** applicable environment related laws/rules and regulations, which exist and which may be formulated by the competent authority from time to time.
 (b) The liquid effluent discharged from the unit must conform to the OSPCB prescribed norms before the same meets the drain provided / to be provided in the concerned Industrial Estate/ Area.
13. IDCO reserves the rights to change the size / alignment / location of the allotted plot as per ground conditions at any time before handing over possession of the same.
14. You shall occupy the property as per the dimensions/area mentioned in the possession report. Occupation, if any beyond the area handed over, shall attract cancellation of allotment.
15. The nature and extent of development facilities provided/ to be provided in the Industrial Estate/Area shall remain limited to the schematic provision made by IDCO in the development scheme of the concerned Industrial Estate / Area . In case it is required to provide facilities beyond what envisaged in the scheme, additional development cost shall be realized for the same and you will be liable to pay the pro-rata cost on demand.

16. The land is allotted in the Industrial areas on "as is where is basis" and no further demand for site filling, / shifting of overhead/ underground electric/ water/sewerage lines or any development etc. shall be entertained by IDCO.
17. You shall have to execute necessary lease agreement with IDCO in the prescribed format of IDCO only after finalisation of bench mark valuation of the land by the Government for the locality and the same will be executed by our BCD-II Office Bhubaneswar. All costs / charges/ expenses relating to the execution & registration of such lease agreement shall be born by you. The lease agreement of the property will be executed only after your payment of full cost of the property & compliance of other formalities.
18. (a) You shall have to start construction only after obtaining due approval of construction plans from the competent authority. Such constructions should be made strictly as per the approved plan.
 (b) You shall obtain all necessary clearance from competent authorities as would be required for construction & installation of the plant & machineries at your cost.
19. You shall have to start civil construction on the allotted property within six months from the date of possession and start commercial activities within two years from the date of taking over possession otherwise the same shall be reverted back to IDCO free from all encumbrances.
20. (a) You shall not transfer your right / interest in the allotted property either in part or in full, without prior written approval of IDCO. IDCO reserves the right to deny or grant such approval ,in writing.
 (b) You shall not change the constitution of the firm/concern/company/Trust or, effect induction/ retirement of Promoter(s) / Partner(s) Director(s)/ Trustee leading to the material change/ liquidation in the shareholding Partner/ ownership of the firm/ concern/ company/ Trust without prior written permission of IDCO. IDCO reserves the right to deny or grant of such permission.
21. You shall have to maintain 10 % or an area as required under any statutory directive/ or obligation/ norms as prescribed by the competent authorities whichever is higher of your allotted land for developing green belt. The development of plantation shall be taken up by you at your own cost.
22. You shall submit the following documents before execution of lease agreement/ taking over possession of the allotted land.
 - a. A certified copy of the resolution passed by Directors of the Company for accepting the terms and conditions of this Offer and authorizing any of Director / Representative to sign in the deed and take over possession of allotted land from IDCO on behalf of the Company.
 - b. An affidavit regarding present and permanent address of the Directors of the Company declaring their full names, age, present and permanent address.
 - c. Sanction letter of any recognized financing agency like scheduled commercial bank/OSFC/IPICOL etc
 - d. ~~Copy of amended E.M (Part-II) from DUIC, Bhubaneswar.~~
 - e. Certified copy of Trust deed.
 - f. ~~A brief profile of your project.~~
 - g. ~~Submission of consolidated map of your project.~~
23. You shall abide by the provisions of OIIDC Act, 1980 and rules / regulations made there under, including the decision of the Board from time to time. You shall also have to abide by all the terms and conditions enumerated in the lease deed

executed between the Collector and IDCO and the decisions of Govt of Odisha / High Level Land Allotment committee.

24. In the event of breach of any term of allotment stipulated above along with the terms and conditions of lease executed with IDCO, allotment in question shall be cancelled and the deeds executed if any with you shall also be cancelled. You shall handover possession of the allotted land within 15 days from the date of cancellation failing which you shall be evicted from the demised property under the provisions of OPP (EUO) Act, 1972.
25. You will have to export at least 33% of the annual turn over every year as per EPIP scheme. An undertaking to this effect shall be given by the Company on non-judicial stamp paper worth of Rs./21/- (Rupees twenty one) only before execution of lease agreement of the land.

If the above terms and conditions of this allotment are acceptable to you, please communicate in writing your acceptance thereof to the Divisional Head concerned and complete the requirements stipulated hereinbefore within thirty days from the date of issue of this letter, failing which the allotment offer will automatically stand withdrawn.

LAND SCHEDULE

Dist	: Khordha	: P.S	: Infocity
Tahsil	: Bhubaneswar	:	
Industrial Area	: Infocity, Chandaka Indl. Area	: Revenue Village	: Chandrasekhpur
IDCO Plot No.	: E/5/1(P)	: Revenue Plot No	: 1(P)
Area in Ac.	: Ac. 1.000	: Rev. Khata No	612
Size of the Plot	: 184'-6" X 236'		

Bounded by

East	: As per Sketch	: West	: As per Sketch
North	: As per Sketch	: South	: As per Sketch

Copy of the land plan enclosed.

Thanking you.

Yours faithfully,


Manager (MSME) 18/2/2012

Memo No. / Dated

Copy submitted to the Director of Industries, Orissa, Cuttack/ Collector, Khordha for favour of information.

Copy to Additional Director STPI, Fortune Tower, Chandrasekharpur, Bhubaneswar/ General Manager (Admin), OCAC, Acharya Vihar, Bhubaneswar/ General Manager, DIC, Bhubaneswar/ Tahasildar Bhubaneswar/ Divisional Head (Electrical), Division IDCO/ Divisional Head WS/ EC, IDCO, Bhubaneswar information and necessary action.

Copy along with copy of land plan forwarded to the Divisional Head, IDCO, BCD-II, Bhubaneswar for information & necessary action.

Encl: One Page

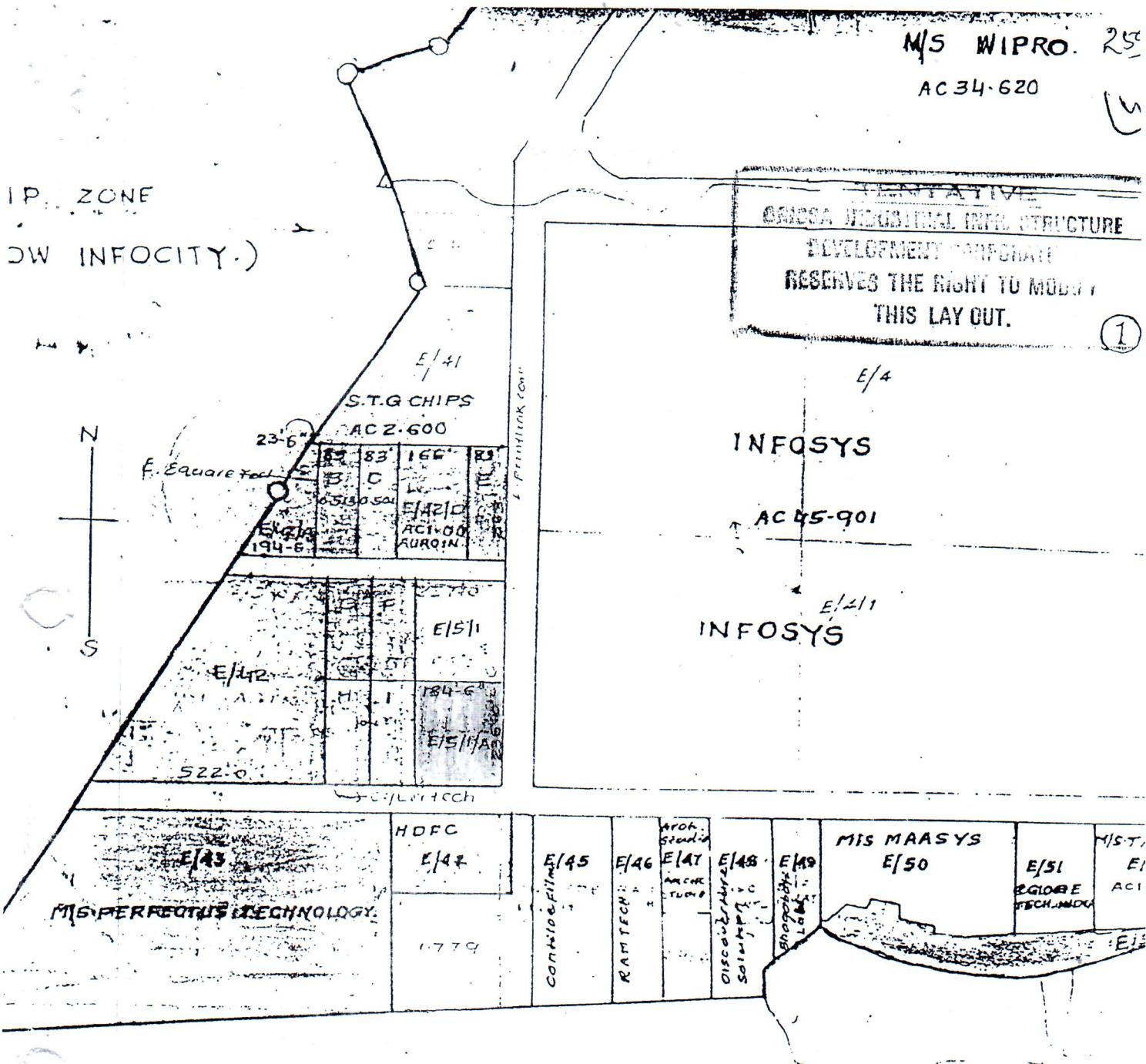

Manager (MSME)

M/S WIPRO. 25

AC 34-620

IP. ZONE

DW INFO CITY.)



SITE PLAN OF M/S Cyber.tech. Software & multimedia (P) Ltd

AT I.E. Chandaka.....

PLOT NO E/51 (P).....

ZONE 30 FT

SIZE 184'-6" X 236' EQUAL 1." 33.0 '0."

OWNER Chandra Sekhar Patnaik.....

REV. PLOT No. 1. (P).....

KHATA NO. G12

TOTAL AREA AC 1.00

Deed NO 825, dt. 23-1-82

**Orissa Industrial Infrastructure
Development Corporation**

(A Government of Odisha Undertaking)

IDCO Towers, Janpath, Bhubaneswar - 751022, Odisha,
Phones: (0674) 2542784, 2540820, Fax: 2542 956

Email: cmd@idco.in



HO/ID/A/6005/01-07

15791

Dated

14.7.15

To

<input checked="" type="checkbox"/> M/s. CSM Technologies Pvt. Ltd,
Dir. Shri Priyadarshi Nanu Pany,
STPI Incubation Complex, PD Market Complex,
CRP Square , Bhubaneswar-751012, Dist. Khordha

Sub: Provisional allotment of alternative land at Infocity, Chandaka Indl. Area under Bhubaneswar Tahasil on out-rights payment for establishment of an Export Oriented and Domestic Software Development, IT Services, Support Technology Incubator.

Sir,

In supersession of this Office letter No.3766 dt. 26/02/2008 and 11684 dt. 24/06/2008, with reference to your application dated 26.03.2015 & 25.06.2015, the recommendation letter No 59 dated 08.01.2007 of the Odisha Computer Application Centre, Bhubaneswar on the above noted subject, IDCO Plot No. E/42/H & E/42/I measuring Ac.1.000 (herein after referred as demised property) at Infocity, Chandaka Indl. Area under Bhubaneswar Tahasil Dist. Khordha more fully described in the schedule and delineated in the plan annexed to, it is hereby provisionally allotted in your favour in lieu of IDCO Plot No.16/1 of Chandaka Industrial Area on the following terms and conditions:

1. The land is allotted provisionally on leasehold basis for a period up to 22.01.2072 AD for establishment of an Export Oriented and Domestic Software Development, IT Services, Support Technology Incubator and the land shall not be utilized for any other purpose other than the purpose for which it is allotted.
2. We acknowledged that you have deposited a sum of Rs. 25,00,000.00 (Rupees twenty-five lac) only towards cost of Plot No. 16/1 measuring Ac.1.00 of Chandaka Industrial Estate. As such you shall have to pay no extra amount for the Plot No. E/42/H & E/42/I measuring Ac.1.000 at Infocity, Chandaka Indl. Area. Further it is to be noted that the land cost mentioned above is provisional one which will be revised on receipt of instruction of Government and you will have to pay the differential land cost as and when the land cost is revised by the Government with respect to the Indl. Estate / Area within a Month from the date of issue of the demand. Accordingly you will have to furnish an undertaking on non-judicial stamp paper worth of Rs.21/- to this effect.
3. You shall have to pay the following charges to IDCO in respect of the allotted property during the lease period.

Annual Ground Rent	...	Rs1,25,000.00
Annual Cess	...	Rs. 93,750.00
Annual I.M.C	...	Rs. 11,576.00

4. The Ground Rent & Cess will vary from year to year depending on the market value of the lease hold land and be levied from the date of allotment. These charges for the current year are payable before taking over possession of property. The Ground Rent amount mentioned above is provisional one which will

be revised on receipt of instruction of Government and you will have to pay the differential Ground Rent & Cess as and when the same will be revised by the Government with respect to the Indl. Estate / Area within a Month from the date of issue of the demand. Accordingly you will have to furnish an undertaking on non-judicial stamp paper worth of Rs.21/- to this effect

5. You have to pay Annual Infrastructure Maintenance Charges (IMC) for the maintenance of the common services and facilities envisaged for the Infocity, Chandaka Indl. Area. IMC is payable from the date of possession of the property. You have to deposit IMC for the current year, amounting to Rs. 11,576/- (Rupees eleven thousand five hundred seventy-six) only @ Rs. 11,576/- per acre per annum before taking over physical possession of the property. The IMC from the subsequent year onwards shall increase @ 5% per year over the previous years till the base rate is revised by any subsequent order of the competent authority of IDCO.
6. You have to deposit Rs.XXXX/- (Rupees XXXXXXXXXX) only towards non-refundable processing fee.
7. All the payments pertaining to this allotment shall be made in shape of Banker's Cheque / Demand Draft on any Nationised Bank drawn in favour of "ORISSA INDUSTRIAL INFRASTRUCTURE DEVELOPMENT CORPORATION" payable at Bhubaneswar.
8. The cost of property mentioned above has been calculated based on the premium cost of Govt. land as per prevailing Industrial Policy Resolution, the compensation fixed by the Revenue Authorities for acquisition of private land and other relevant parameters. In the event of any increase in land cost/ amount of compensation fixed by the Govt. / any Civil Court /any other Court under the Land Acquisition Act, 1894, or otherwise, you will be liable to pay us proportionate enhanced cost on demand within a month.
9. The cost mentioned in the allotment letter, though normally valid till the validity of allotment, is liable for revision by IDCO / competent authority at any time without prior notice.
10. All dues payable to IDCO pertaining to this allotment shall carry interest @ 12% per annum on default. In addition, penal interest @ 2% per annum shall be charged on the defaulted amount for the period of default. The rate of interest and penal interest may be revised from time to time by IDCO at its discretion.
11. You shall have to obtain all required clearance/ permission/ licence from competent authority(ies) including NOC from Orissa State Pollution Control Board(OSPCB) and furnish the copies thereof to IDCO within a maximum period of six months from the date of taking over possession of the property at your cost.
12. (a) You shall have to abide by all Forest applicable environment related laws/rules and regulations, which exist and which may be formulated by the competent authority from time to time.
 (b) The liquid effluent discharged from the unit must conform to the OSPCB prescribed norms before the same meets the drain provided / to be provided in the concerned Industrial Estate/ Area.
13. IDCO reserves the rights to change the size / alignment / location of the allotted plot as per ground conditions at any time before handing over possession of the same.
14. You shall occupy the property as per the dimensions/area mentioned in the possession report. Occupation, if any beyond the area handed over, shall attract cancellation of allotment.
15. The nature and extent of development facilities provided/ to be provided in the Industrial Estate/Area shall remain limited to the schematic provision made by

IDCO in the development scheme of the concerned Industrial Estate / Area . In case it is required to provide facilities beyond what envisaged in the scheme, additional development cost shall be realized for the same and you will be liable to pay the pro-rata cost on demand.

16. The land is allotted in the Industrial areas on "as is where is basis" and no further demand for site filling, shifting of overhead/ underground electric/ water/sewerage lines or any development etc. shall be entertained by IDCO.
17. You shall have to execute necessary lease agreement with IDCO in the prescribed format of IDCO only after finalisation of bench mark valuation of the land by the Government for the locality and the same will be executed by our BCD-II Office Bhubaneswar. All costs / charges/ expenses relating to the execution & registration of such lease agreement shall be born by you. The lease agreement of the property will be executed only after your payment of full cost of the property & compliance of other formalities.
18. (a) You shall have to start construction only after obtaining due approval of construction plans from the competent authority. Such constructions should be made strictly as per the approved plan.
(b) You shall obtain all necessary clearance from competent authorities as would be required for construction & installation of the plant & machineries at your cost.
19. You shall have to start civil construction on the allotted property within six months from the date of possession and start commercial activities within two years from the date of taking over possession otherwise the same shall be reverted back to IDCO free from all encumbrances.
20. (a) You shall not transfer your right / interest in the allotted property either in part or in full, without prior written approval of IDCO. IDCO reserves the right to deny or grant such approval ,in writing.
(b) You shall not change the constitution of the firm/concern/company/Trust or, effect induction/ retirement of Promoter(s) / Partner(s) Director(s)/ Trustee leading to the material change/ liquidation in the shareholding Partner/ ownership of the firm/ concern/ company/ Trust without prior written permission of IDCO. IDCO reserves the right to deny or grant of such permission.
21. You shall have to maintain 10 % or an area as required under any statutory directive/ or obligation/ norms as prescribed by the competent authorities whichever is higher of your allotted land for developing green belt. The development of plantation shall be taken up by you at your own cost.
22. You shall submit the following documents before execution of lease agreement/ taking over possession of the allotted land.
 - a. A certified copy of the resolution passed by Directors of the Company for accepting the terms and conditions of this Offer and authorizing any of Director / Representative to sign in the deed and take over possession of allotted land from IDCO on behalf of the Company.
 - b. An affidavit regarding present and permanent address of the Directors of the Company declaring their full names, age, present and permanent address.
 - c. Sanction letter of any recognized financing agency like scheduled commercial bank/OSFC/IPICOL etc
 - d. Copy of amended E.M (Part II) from DUIC, Bhubaneswar.
 - e. Certified copy of Trust deed.
 - f. A brief profile of your project.
 - g. Submission of consolidated map of your project.

23. You shall abide by the provisions of OIIDC Act, 1980 and rules / regulations made there under, including the decision of the Board from time to time. You shall also have to abide by all the terms and conditions enumerated in the lease deed executed between the Collector and IDCO and the decisions of Govt of Odisha / High Level Land Allotment committee.
24. In the event of breach of any term of allotment stipulated above along with the terms and conditions of lease executed with IDCO, allotment in question shall be cancelled and the deeds executed if any with you shall also be cancelled. You shall handover possession of the allotted land within 15 days from the date of cancellation failing which you shall be evicted from the demised property under the provisions of OPP (EUO) Act, 1972.
25. You will have to export at least 33% of the annual turn over every year as per EPIP scheme. An undertaking to this effect shall be given by the Company on non-judicial stamp paper worth of Rs./21/- (Rupees twenty one) only before execution of lease agreement of the land.
26. The Plot No. 16/1 of Chandaka Industrial Area allotted in your favour vide this Office, Letter No. 3766 dt. 26/02/2008 and 11684 dt. 24/06/2008 is hereby withdrawn. You shall have to execute surrender deed with IDCO and surrender the physical possession of the Plot free from all encumbrances to the Divisional Head, IDCO, BCD-II Bhubaneswar before execution of lease deed and taking over possession of Plot No. E/42/H & E/42/I of Infocity, Chandaka Indl. Area.
27. Further you have mortgaged the Plot No.16/1 of Chandaka Industrial Area with Punjab National Bank, Chandrasekharpur Branch, Bhubaneswar vide letter No. 1373 dt. 01/08/2009. You shall have to submit the copy of NOC issued by Punjab National Bank, Chandrasekharpur Branch, Bhubaneswar before taking over possession of Plot No. E/42/H & E/42/I of Infocity, Chandaka Indl. Area.

If the above terms and conditions of this allotment are acceptable to you, please communicate in writing your acceptance thereof to the Divisional Head concerned and complete the requirements stipulated hereinbefore within thirty days from the date of issue of this letter, failing which the allotment offer will automatically stand withdrawn.

LAND SCHEDULE

Dist	: Khordha	: P.S	: Infocity
Tahsil	: Bhubaneswar	:	
Industrial Area	: Infocity, Chandaka Indl. Area	: Revenue Village	: Chandrasekhrpur
IDCO Plot No.	: E/42/H & E/42/I	: Revenue Plot No	: 1(P)
Area in Ac.	: Ac. 1.000	: Rev. Khata No	612
Size of the Plot	: 185'X 236'		
		Bounded by	
East	: As per Sketch	: West	: As per Sketch
North	: As per Sketch	: South	: As per Sketch

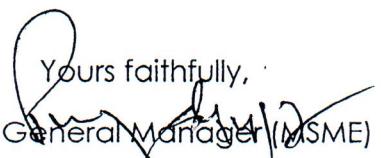
Copy of the land plan enclosed.

Thanking you.

Encl: As above

Memo No. / Dated

Copy submitted to the Director of Industries, Odisha, Cuttack/ Collector, Khordha for favour of information.

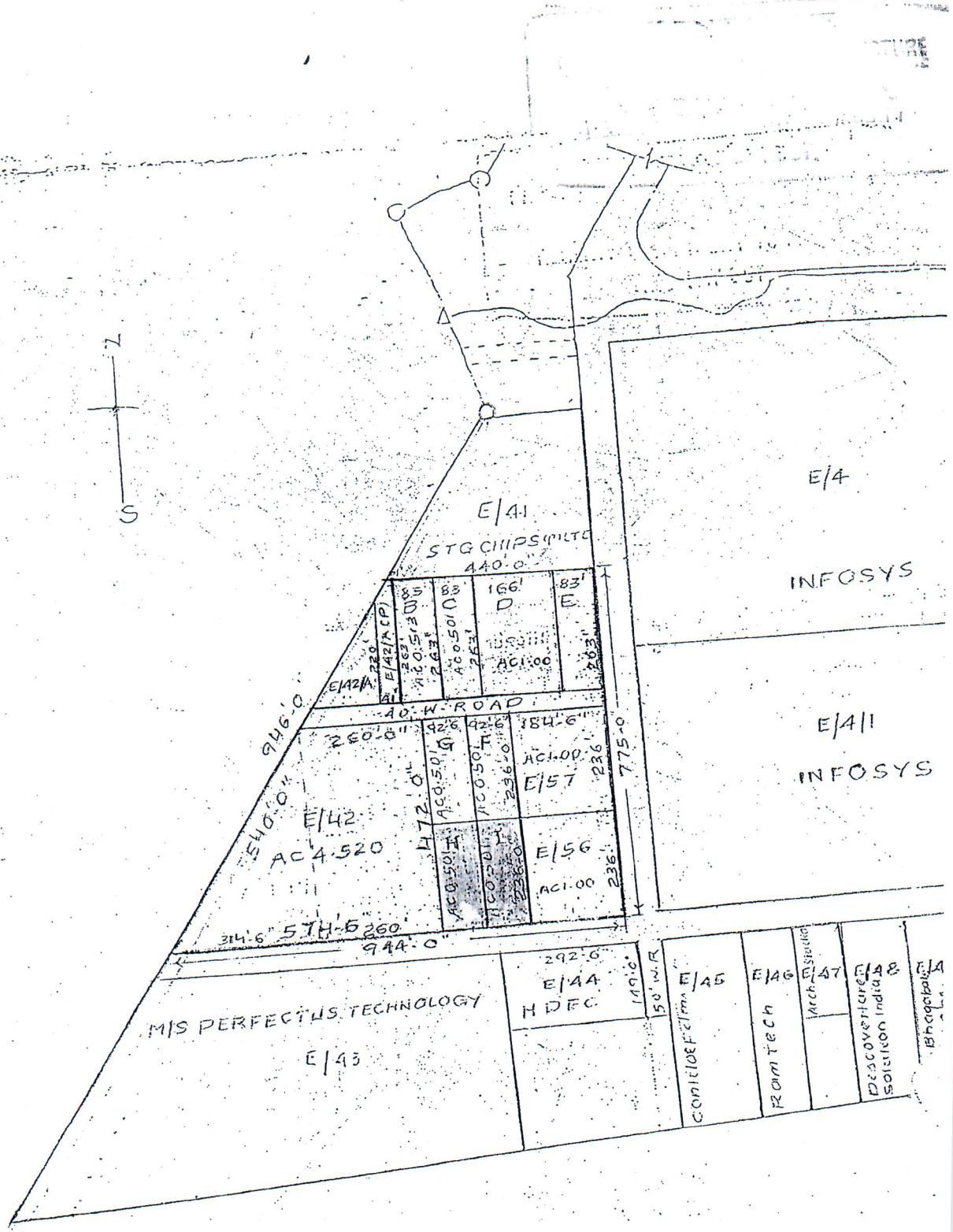

 Yours faithfully,
 Chief General Manager (ASME)

Copy to Additional Director STPI, Fortune Tower, Chandrasekharpur, Bhubaneswar/ General Manager (Admin), OCAC, Acharya Vihar, Bhubaneswar/ General Manager, DIC, Bhubaneswar/ Tahasildar Bhubaneswar/ (Electrical), Division IDCO/ Divisional Head WS/ EC, IDCO, Bhubaneswar information and necessary action.

Copy along with copy of land plan forwarded to the Divisional Head, IDCO, BCD-II, Bhubaneswar for information & necessary action.

Encl: One Page

Chief General Manager (MSME)



M/S.C.S.M TECHNOLOGIES PVT.LTD
Chandigarh (info@ctg)
E/412/H & E/412/L.....

185' x 236' 1,230/-
Chandrasekharpur
1 (P)
612
TOTAL AREA AC 1.00
Deed NO 825 dt 23-1-82



[Signature]