

Ref.No:SER20200729/1000/583/6130/**SIDC-IA/Sumerpur-Industrial**

Date:30/07/2020

To,

Manish Shukla
128-1178 Y-1 Block Kidwai nagar Kanpur



Subject:- Allotment of land in Industrial AreaSumerpur-Industrial

Dear Sir,

With reference to your application dated **29/07/2020** for allotment of land in Industrial Area **Sumerpur-Industrial** at regional office **JHANSI**. we are pleased to allot you plot no **G-31** in the Industrial Area on the conditions mentioned below for setting up an industrial unit to manufacture **1**

1. Area of plot is 800 sq. mtr. The precise measurement and the area of the plot is as per site layout attached herewith
2. Date of issuance of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payment will be due on 07/01/2021
- a. There are construction of value 0 existing on the plot, which shall have to be paid by you along with reservation money as mentioned in clause 4 below.
4. You shall deposit an amount of Rs 78400 (Earnest Money of Rs94080 has been adjusted) towards reservation money in respect of the above plot latest by 29/08/2020 . This amount together with Earnest money is approximately equal to 10 percent of the total premium of the plot at provisional rate of Rs 980 per sq. mtr. and locational charges @ Rs 0 per sq. mtr. for the first five acres and is subject to adjustment according to actual measurement of the plot. If the payments are not made as stipulated above this allotment will stand automatically cancelled and an amount of Rs 1000 shall be deducted from the Earnest Money deposited by you and same shall stand forfeited by this Corporation. However, if the area of land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20%, the deductions in Earnest Money shall not be done if the allotment is not accepted, provided an intimation is sent to us in this respect by date stipulated above.

Note: -The premium mentioned herein is provisional and is liable to be increased on account of increased compensation or additional infrastructure development.

5. The remaining 78% of the provisional premium shall have to be paid by you in 12 equal half yearly instalments each of which will be due for payment on 1st day of January and 1st day of July each year. The first instalment of such payment will fall due for payment on 07/01/2021. The second and subsequent instalments of premium will fall due on 1st day of January and 1st day of July each year.

An interest @ 14% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and shall be payable along with instalment of premium as stipulated in clause 3 above. A rebate of 2% per annum on payment of interest shall be allowed if the instalment is deposited on or before the stipulated date and if there are no arrears of dues. The amount of the balance premium and the interest due thereon from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.

6. The stamp duty, the registration charges and legal expenses involved in the execution of the Lease Deed and other

agreements from time to time shall be borne by you.

7. You shall have to execute a Lease deed within 60 days by submitting following documents:-
 - a. Valid Udyog Adhar registration for the item of manufacturing and plot for which this allotment is made
 - b. Clear all dues upto the date of Lease Deed as mentioned in clause -3, 4 and 5 of this letter.
 - c. Detailed statement showing shareholders/ director position duly certified by CA.
 - d. Necessary stamp papers/e-stamp/ Bank Guarantee (as per Govt order)
 - e. Any other formalities/ papers as required.
8. You will have to take over possession of the land within 30 days of executing the Lease deed.
9. You shall have to get the maps approved within 90 days of taking possession. The formalities to be done in this regard are available on website onlineupsidc.com.
10. You shall have to start construction within 30 days of approval of map.
11. You shall have to start production on the plot within 12.00 months from date of allotment and intimate the corporation of the same..
12. The plot has been allotted on as it is where it is basis and levelling etc. if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Corporation Ltd. within 30 days from the date of the demand made by this Corporation from time to time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 14 % p.a. on the amount due.
13.
 - o You will adhere and submit to the rules of Municipal or other authority now existing or hereinafter to exist insofar as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.
 - o You will establish at your own cost an appropriate and efficient effluent treatment system/ plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot
 - o Whenever the industrial area is included in the jurisdiction of Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town Area or (any) other local bodies (body), you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.
 - o You will make appropriate arrangements at your own cost for proper disposal of waste water produced in your unit
14. You will have to apply for and obtain power connection from the local agency /U.P. State Electricity Board as the case may be at your end and cost.
15. The allotment will be cancelled if and when any one of the following mentioned violations happens and further action after cancellation shall be taken up as mentioned in clause 16 below.
 - a. If you fail to comply to any of the conditions 7-12 above within the time stipulated above, the time duration mentioned being of essence.

OR

- b. If you fail to make payment of interest and/ or premium on or before the due date(s) as mentioned in clause 5 of this letter

OR

- c. If you fail to comply clause 23, 24 and 26 mentioned here in below
16. In the event of cancellation of allotment on account of any default on your part, the following will stand forfeited to the
 - a. Interest @ 14 % per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid in time or not.

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment upto the date of cancellation.

AND

- c. In the case of constructed sheds allotted by UPSIDC Ltd 2 % of the cost of shed towards depreciationThe Balance

amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you

17. In the event of surrender of the allotment the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

- a.** Interest @ 14 % per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid), premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

AND

- b.** Use and Occupation charges/ Lease Rent from the date of allotment till the date of surrender.

AND

- c.** 0 % Of the cost of shed towards depreciation in case of constructed sheds allotted by UPSIDC.

The Balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amount to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the corporation from you

- 18.** You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.
- 19.** In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able - bodied persons from the families whose land has been acquired for the purpose of the said Industrial Area.
- 20.** You will pay use and occupation charges/ lease rent at the rate of Rs. 1/- per square meter per year during the first thirty years, Rs.1.5/- per square meter per year during the next thirty years after expiry of the first thirty years and Rs. 2/- per square meter per year during the next thirty years after expiry of the first sixty years. Use and occupation charges are payable till the date lease is granted to you whereafter lease rent will have to be paid.
- 21.** The allottee / lessee will mention in the postal address of his correspondence letters invariably the name of UPSIDC Industrial Area.
- 22.** All the payments to the Corporation should be either online or through Bank Draft / pay order in favour of UPSIDC Ltd. payable at JHANSI No payments in cash or through cheques would be accepted.
- 23.** You will utilise minimum 30% area of the plot by covering it by roof/ permanent shed within the above specified period failing which the allotment of the plots(s) will be cancelled.
- 24.** It will be your sole responsibility to get No Objection Certificate from UPPCB (U.P. Pollution Control Board) and if it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U. P. Pollution Control Board rules environmental laws.
- 25.** If the Corporation fails to hand over possession within 6 months entire deposits made by you shall be refunded alongwith interest @6%.
- 26.** Any Reconstitution/ project change/ name change/ mortgage without prior approval in writing to this Corporation shall result in automatic cancellation of the allotment..
- 27.** You shall make arrangements for rain water harvesting and all other laws framed by the Govt. to protect environment.
- 28.** If it is found that you have misrepresented or submitted wrong information for getting this allotment, the allotment shall be void and the entire amount deposited by you shall be forfeited.

**Your's Faithfully,
For U.P. STATE INDL. DEV. CORPN. LTD.**

**Sri Girish Kumar Shakya
(Regional Manager)**

No: SER20200729/1000/583/6130

**SIDC-IA: Sumerpur-
Industrial**

Plot No.: G-31

Date: 30/07/2020

Copy forwarded for information and

necessary action to:-

U.P. STATE INDUSTRIAL DEVELOPMENT CORPORATION Ltd.
CIN No - U26960UP1961SGC002834, Head Office, Kanpur
A-1/4, Lakhampur, Kanpur-208024
Telephone No-0512-2582851-53(PBX), Fax No.-0512-2580797
Website:- www.onlineupsidc.com

Installment Schedule

Installment No.	Due Date Of Installment	Interest Due (With Rebate)	Interest Due (Without Rebate)	Premium Due	Total Amount (With Rebate)	Total Amount (Without Rebate)
1	01/07/2021	₹67,466.87	₹78,711.35	₹50,960.00	₹118,426.87	₹129,671.35
2	01/01/2022	₹33,910.04	₹39,561.71	₹50,960.00	₹84,870.04	₹90,521.71
3	01/07/2022	₹30,324.69	₹35,378.81	₹50,960.00	₹81,284.69	₹86,338.81
4	01/01/2023	₹27,744.58	₹32,368.68	₹50,960.00	₹78,704.58	₹83,328.68
5	01/07/2023	₹24,259.75	₹28,303.04	₹50,960.00	₹75,219.75	₹79,263.04
6	01/01/2024	₹21,579.12	₹25,175.64	₹50,960.00	₹72,539.12	₹76,135.64
7	01/07/2024	₹18,245.35	₹21,286.24	₹50,960.00	₹69,205.35	₹72,246.24
8	01/01/2025	₹15,371.54	₹17,933.46	₹50,960.00	₹66,331.54	₹68,893.46
9	01/07/2025	₹12,129.88	₹14,151.52	₹50,960.00	₹63,089.88	₹65,111.52
10	01/01/2026	₹9,248.19	₹10,789.56	₹50,960.00	₹60,208.19	₹61,749.56
11	01/07/2026	₹6,064.94	₹7,075.76	₹50,960.00	₹57,024.94	₹58,035.76
12	01/01/2027	₹3,082.73	₹3,596.52	₹50,960.00	₹54,042.73	₹54,556.52

Note : 2 % rebate on interest is applicable when all the installments are paid on or before due date

Regional Manager