



REGISTERED A.D

U. P. State Industrial Development Corporation Limited
(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR-208 024)

Regional Office.....Regional Office,,Faizabad.....

Ref. No. 1190 /SIDC-IA.....ITA(Kauhar)..... Plot No..... A..... Dated.....04/11/2016

M/s/Shri/Smt./Km. : SECRETARY
Secondary Education Department, Govt of U.P LUCKNOW-
226001

Sub. : - Allotment of land in Industrial Area.....Industrial Township Amethi (Kauhar).....

Dear Sir,

With reference to your application dated 28/09/2016.....for allotment of land in our Industrial Area Industrial Township Amethi Kauhar atRegional Office, Faizabad.....

we have allotted to you plot No..... A.....in our Industrial Area .. Industrial Township Amethi (Kauhar) at Regional Office, Faizabad..... on the conditions noted below for setting up an Industrial unit to manufacture **SAINIK SCHOOL**

- The area of plot is 202362.56 sq. mtr. or (50 Acres) The precise measurement and the area of the land in the plot is as per site plan attached herewith.
- The date of this letter will be treated as the date of allotment of the above plot in your favour.
- The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment is 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 payments will be due on 1st July 2017.....

(a) There are constructions of value of Rs...0.00.....existing on the plot, cost of which shall have to be paid by you along-with reservation money as mentioned in clause 4 below.

- You shall deposit at this office an amount of Rs...16,06,35,996.48..... (Earnest Money of Rs. 16,47,63,000.00... has been adjusted) towards reservation money in respect of the above plot latest by 03/12/2016.....This amount (together with Earnest money) is approximately equal to 50.00.....percent of the total premium of the plot at the provisional rate of Rs. 1600.00.....per sq.mtr. and locational charges @ Rs. 80.00.....per sq. mtr. for first five acres and is subject to adjustment according to actual measurement of the plot. If the above amount falls short of the amount equal topercentage of the total premium according to actual measurement, the balance will be deposited by you within seven days of the receipt of demand from us.

If the payments are not made as stipulated above this allotment will stand automatically cancelled/and the whole amount the area applied for to the extent of 20% or less of the area applied for. However, if the area of the land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20% of it, the Earnest Money will not be forfeited if this allotment is not accepted, provided an intimation is sent to us in this respect by the date stipulated above.

Note: - The premium mentioned herein is provisional and in case of any enhancement due to LAR cases/additonal infrastructure cost/any revision of rate retrospectively additional amount shall be payable within 30 days of demand. Corporation decision in this regard shall be final and binding.

- The remaining..... 50.00%..... of the provisional premium shall have to be paid by you in 12 equal half yearly installments each of which will be due for payment on 1st day of January and 1st day of July each year. The first installment of such payment will fall due for payment on 01/07/2017 The second and subsequent installments of premium will fall due on 1st day of Jan and 1st day of July of each year.

Handwritten notes:
See original copy
S.K. Arora
ADG WBR
8765294079

An interest @ 14.00% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and will be payable along with installment of premium as stipulated in clause 3 above subject to a rebate of 3.00% per annum on payment on or before the prescribed date and if there are no arrears of dues. The amount of the land premium and the interest due on it from time to time shall remain first charge on the land and the building erected thereon till it is (they are) paid in full.

6. The plot is being allotted on "as is where is" basis, the Corporation shall not make any levelling, etc.
7. You shall take possession of the plot after execution lease deed within 30 days from the date of letter inviting you to do so or within 03 months from the date of this letter whichever is earlier.
8. Before execution of Lease Deed you shall have to: -
 - (i) Submit valid S.S.I. registration certificate issued by District Industries Centre for the item of manufacturing for which this allotment is made.
 - (ii) Clear all dues upto the date of executing Lease Deed as mentioned in clause-3, 4 and 5 of this letter.
 - (iii) Any other formalities required, if any.
9. The stamp duty, the registration charges and legal expenses involved in the execution of the Lease Deed and other agreement from time to time shall be borne by you.

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 own expenses. You will pay to the U. P. State Industrial Development Corporation Ltd. within 30 days from the date of the demands 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 @ 14.00% p.a. on the amount due.

10. You shall get the building construction maps approved from UPSIDC/UPSIDA or concerned authority and construct factory building etc. covering minimum 30% of the allotted area and start production within a period of 05 years. Failure in above shall result in cancellation of allotment. Additional time extension, if applied in advance, shall be considered on merits upon payment of Time Extension Fee as per prevailing rules.

(f) You will make appropriate arrangements at your own cost for proper disposal of waste water produced in your unit.

(d) In case boiler is to be installed and coal is to be used, you will obtain clearance from the authorities concerned.

11. You will 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.

12. (a) You will obey and submit to the rules of Municipal or authority now existing or hereafter to exist so far 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.

(b) 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 of land covered by this letter.

(c) Whenever Municipal Corporation or Board Cantonment Board, Zila Parishad, Town Area or (any) other local bodies (body) take over this industrial area of UPSIDC, 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 do.

13. 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 that 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.

14. In employing labour for the industry, skilled, semi skilled or unskilled you 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.

15. It will be your sole responsibility to get NOC 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 for omissions which may be in contravention to the U.P. Pollution Control Board rules environmental laws.

16. You have to setup rainwater harvesting system & Plantation in factory premises from your own expenses as per Govt.Norms.

17. No transfer change in constitution, shareholding, name, subletting, subdivision, hypothecation, gifting, change of product of plot is allowed except after obtaining prior written permission of the corporation, while permitting the corporation is free to impose charges, fee, and transfer levy as per rules.

18. You shall have to make payment of lease rent on the 1st day of April in each year in advance, the yearly rent at the rate of Rs. 1.00 per sq.mtr. per year during the first Thirty years, Rs. 2.50 per sq.mtr. per year during the next thirty years and after expiry of the first Thirty years and Rs. 5.00 per sq.mtr. per year during the next Thirty years after the expiry of the first sixty years.

Lease rent shall be deposited every year on 1st July from the date of allotment. Failures in depositing lease rent shall result in cancellation.

An allotment shall have to pay maintenance charges annually on 1st July every year. The current rate of maintenance charges is per sq.mtr. per annum subject to maximum limit of Rs. 1.50 lakh per annum. UPSIDC shall be free to revise maintenance charges as per requirement/inflation of costs. In case maintenance charges are not deposited timely an interest @14% per annum shall become additionally payable as per rules.

In case the area is taken over by Municipal Authority the Allottee shall have to pay taxes/charges levied by them.

The Allottee has to start construction covering at least 30% area of the plot and commence commercial production within thirty six months from the date of allotment of plot or any extended period as allowed by the corporation. Failing which the lease deed shall be liable to determined and allotment cancelled.

Allottee has to make payment of time extension fees as per corporation rules from time to time as below:-

TIME	AND	TIME EXTENSION FEE
5 TO 6 Year		2.5% of the original premium as TEF
6 TO 7 Year		5 % of the original premium as TEF
7 TO above Year		7.5% of the original premium as TEF

After 10 years of allotment of plot no time extension shall be granted to any allottee under any circumstances.

TEF shall be payable on yearly of the each year. Interest on unpaid TEF would be charged from 1st January/1st July after expiry period.. TEF will not form part of premium and will not, therefore, be refunded in case of cancellation/surrender of plots.

19. The allotment will be cancelled if and when there happen any of the events mentioned below and the same consequences will follow as stated in clause 20 above.

AND

(a) If you fail to execute Lease Deed and/or take possession of the land as mentioned in clauses relevant of this letter within the time stipulated the time being of essence.

AND

(b) If you fail to made payment of interest and / or premium, lease rent, maintenance & other charges on or before the due date(s) as mentioned in clause 5 & 9 or this letter.

(c) If you fail to utilize the land in time bound manner so as to setup unit covering stipulated area within 5 years.

20. In the event of cancellation of allotment on account of any default on your part, the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.

AND

(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 no.

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

(c) In the case of constructed sheds allotted by UPSIDC Ltd. 5% of the cost of shed towards depreciation

21. 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.

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

(c) In the case of constructed sheds allotted by UPSIDC Ltd., 5% of the cost of shed towards depreciation.

The Baiance 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 then the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you.

22. The allottee/lessee of UPSIDC Ltd. will mention in the postal address of his correspondence letters invariably the name of area on UPSIDC industrial area - Industrial Township Amethi (Kauhar)

23. All the payments to the Corporation should be made only through Bank Draft/pay order in favour of UPSIDC Ltd. Payable at Faizabad. The payments shall be deposited by way of challan in Punjab National Bank, Civil Lines, Faizabad A/c-No:- 0727002100051751 copy of receipt shall be deposited with the UPSIDC.

24. The allottee besides above shall have to abide by the general rules of UPSIDC and Government orders and policies. The Corporation reserves the right to cancel the allotment duly notifying the violation.

25. The allottee shall have to abide by the general rules of UPSIDC and Government orders and Policy, failure in this regard shall result in cancellation on its consequences as mentioned in the letter

26. The allotment shall be treated null and void it is is found the same has been obtained by misrepresentation or by fraud/communicating wrong facts.

Special Note. The allottee shall follow the conditions of green belt / set back as provided by UPSIDC/ UPSIDA by laws

Yours faithfully,

Am

For U.P. State Industrial Development Corpn. Ltd.

Regional Manager

Op A. J. S.

1190-83
Ref Ref. No. /SIDC/RMA/Plot No. A/Kauhar

Date..... 04/11/16

Copy to

1. Incharge (IA), U.P. State Industrial Corporation Ltd., Head Office, Kanpur for information & necessary action.
2. Executive Engineer, CD-7, UPSIDC, Lucknow. (U.P.) for information & necessary action.
3. District Inspector of School, Amethi.

AM
Regional Manager

of

DRAWING TITLE :-

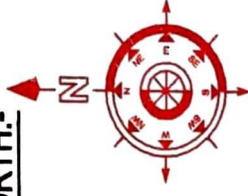
**TOPOGRAPHICAL SURVEY OF
LAND AT INDUSTRIAL TOWNSHIP
AREA KAUHAR DIST. AMETHI.**

LEGEND :-

S.NO.	NAME	SYMBOLS
1.	BOUNDARY LINE	—
2.	METALLIC ROAD	—
3.	OLD LINE	—

DATED :

NORTH:-



DRAWN BY:-

UMESH YADAV

SURVEYED BY:

**LUCKNOW LAND SURVEYORS
G- 64 JANKIPURAM GARDEN
KURSI ROAD LUCKNOW**

Mob No:- 09695939385

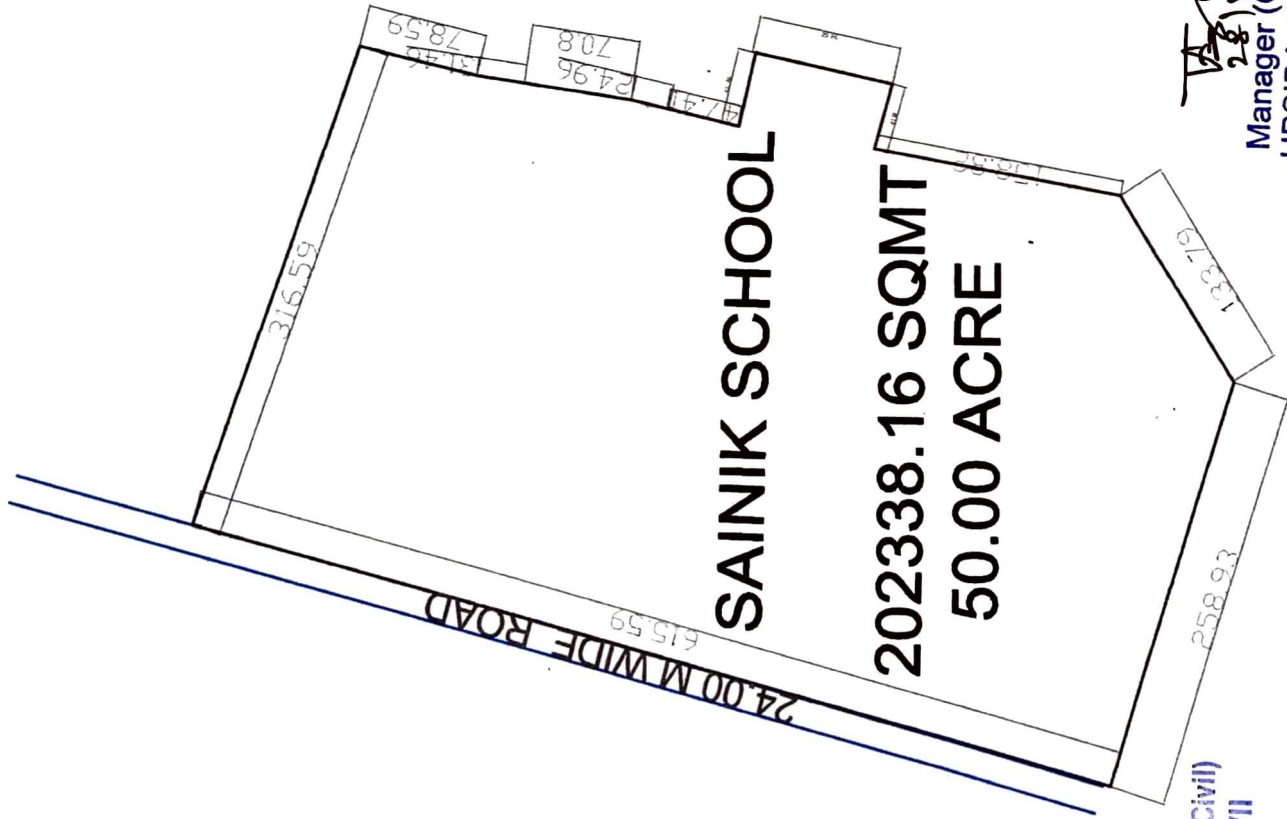
Email:- landsurveyorslu@gmail.com

Web:- landsurveyors.co.in

TOTAL AREA:

202338.16 SQMT

50.00 ACRE



Assistant Manager (Civil)
UPSIDA, CD-VII
Lucknow

Manager (Civil)
UPSIDA, CD-VII
LUCKNOW