

कार्यालय जिला व्यापार एवं उद्योग केन्द्र, इंदौर

क्रमांक:-एफ-200/इंजिठ्याउके/बुसु/2004/
प्रति,

इंदौर, दिनांक

मेसर्स म्हादेव रबर इंडस्ट्रीज,
भागीदार-श्रीमती कविता आहूजा,
निवासी-404, रायन पार्क,
19/3, न्यू पलासिया, इंदौर.

विषय :- मेसर्स फेरो कांक्रिट कंस्ट्रक्शन इंडस्ट्रीज लि को आवंटित भूखंड 30-217, 218, 219, 220, कुल क्षेत्रफल 11430 वर्गमीटर, सेक्टर-एफ, औ०क्षे०, तविर रोड़, इंदौर के पट्टेदारी अधिकारों का क्रिय माध्यम से मेसर्स म्हादेव रबर इंडस्ट्रीज के पक्ष में हस्तांतरण अनुमति एवं भूखंड 30-216/बी, कुल क्षेत्रफल 1890 वर्गमीटर, सेक्टर-एफ, औ०क्षे०, तविर रोड़, इंदौर का आवंटन करने बाबत ।

तन्दर्भ :- आपका आवेदन दिनांक 5-2-2004.

उपरोक्त विषयान्तर्गत आपके संदर्भित आवेदन पर पूर्ण विचारोपरान्त एतद् द्वारा मेसर्स फेरो कांक्रिट कंस्ट्रक्शन इंडस्ट्रीज लि को आवंटित भूखंड 30-217, 218, 219, 220, कुल क्षेत्रफल 11430 वर्गमीटर, सेक्टर-एफ, औ०क्षे०, तविर रोड़, इंदौर के पट्टेदारी अधिकारों का क्रिय माध्यम से मेसर्स म्हादेव रबर इंडस्ट्रीज के पक्ष में हस्तांतरण करने एवं साथ ही, भूखंड 30-216/बी, कुल क्षेत्रफल 1890 वर्गमीटर, सेक्टर-एफ, औ०क्षे०, तविर रोड़, इंदौर का आवंटन निम्नांकित शर्तों पर किया जाता है :-

- 1- आपको कुल भूमि का क्षेत्रफल 13320 वर्गमीटर हेतु वर्तमान प्रचलित दरों पर प्रब्याजि राशि स्वये 3,66,300/-, भूभाटक राशि स्वये 3,663/-, तिव्यूरिटी डिपोजिट राशि स्वये 10,989/- चालान द्वारा बैंक में जमाकर चालान की प्रति कार्यालय में प्रस्तुत करना होगी ।
- 2- आपको क्रिय अनुबंध दिनांक से नवीन लीजडीड के निष्पादन दिनांक तक की अवधि का दुगुना किराया राशि स्वये 1,832/- जमा कराना होगा ।
- 3- आपको पंजीकृत क्रियलेख की प्रति प्रस्तुत करना होगी ।
- 4- आपको नवीन लीजडीड का निष्पादन/पंजीयन स्वयं के व्यय से कराना होगा ।
- 5- यदि राज्य शासन द्वारा दिनांक 1-4-97 से प्रब्याजि/भूभाटक की दरें परिवर्तित की जाती है तो बढ़ी हुई अंतरराशि पन्द्रह दिवस के अन्दर चालान से बैंक में जमाकर चालान की प्रति कार्यालय में प्रस्तुत करना होगी, इसका उल्लेख नवीन लीजडीड की कंडिका-2 में करना होगा ।

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Registered
23.5.1988, the area of the allotted plot No. 217, 218

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- 6- आपको भवन निर्माण प्रस्तावित योजनानुसार एवं अनुमोदित मानचित्रानुसार कर समयावधि में उत्पादन प्रारंभ करना होगा ।
- 7- आपको पंजीकृत उत्पाद हेतु यदि किसी विभाग की एनओसी/सम्मति की आवश्यकता होगी तो उसे प्राप्त कर प्रस्तुत करना होगा ।
- 8- पूर्व इकाई के पट्टेदारी अधिकार यदि किसी वित्तीय संस्था को अभि-हस्तांकित किये गये होंगे तो संबंधित वित्तीय संस्था की एनओसी/लीजडीड निष्पादन के पूर्व प्रस्तुत करना होगी ।
- 9- आपके द्वारा किया गया क्रय-विक्रय आपका निजी मामला है, विवाद की स्थिति में यह विभाग उत्तरदायी नहीं होगा ।
- 10- पूर्व इकाई पर बकाया लीजरेट मय शास्ति के जमा कराना होगा ।
- 11- उक्त भूखंड/इकाई के पेटे यदि भविष्य में किसी भी प्रकार की शासकीय/अशासकीय/अशासकीय अथवा मुद्रांक/पंजीयन से संबंधित नवीन/पुरानी कोई कसूली निकलती है तो उसका भुगतान आपको करना होगा ।
- 12- उक्त समस्त शर्तों स्वीकार होने संबंधी बिन्दुवार सहमति प्रस्तुत करना होगी ।
- 13- उपरोक्त समस्त शर्तों का पालन इस आदेश/अनुमति के जारी होने की दिनांक से 30 दिवस के अन्दर करना अनिवार्य होगा, अन्यथा यह आदेश/अनुमति स्वतः निरस्त मान्य की जावेगी ।


सती/-
महाप्रबंधक

जिला व्यापार एवं उद्योग केन्द्र, इंदौर

पृष्ठांकन क्रमांक:- इंजि.व्या.उके/बुसु/2004/760
प्रतिलिपि :-

इंदौर, दिनांक 13-2-2004

मेसर्स फेरो कांक्रिट कंस्ट्रक्शन इंडिया लि. संचालक-श्री कैलाश बिदातरिया एवं श्रीमती निशा बिदातरिया, निवासी-11/2, डा.आर.एस.भंडारी मार्ग, इंदौर की ओर सूचनार्थ । एवं आपकी इकाई के पक्ष में निष्पादित लीजडीड दिनांक 20-5-88 तथा संशोधित लीजडीड दिनांक 23-12-91 एतद् द्वारा निरस्त मान्य की जाती है । साथ ही, आपके द्वारा उक्त भूखंडों के पेटे जमा की गई समस्त राशिवाई/ग्यारंटी राजसात घोषित की जाती है ।


महाप्रबंधक

जिला व्यापार एवं उद्योग केन्द्र, इंदौर.

विनायक
रति

Amendment to the Lease Deed executed on 20.5.1988 and Registered in the Office of the Sub-Registrar, Indore Vide Registration No. 1232 Volume No. 9769 dt. 23.5.1988

This amendment is made on this 20th day of July

1991 to the original Lease Deed which was executed on 20.5.1988 and Registered in the Office of the Sub-Registrar, Indore vide Registration No. 1232 Volume No. 9769 dated 23.5.1988, between the Governor of Madhya Pradesh acting through the General Manager, District Industries Centre, Indore (hereinafter called the 'Lessor' which expression shall where the context so admits include his successors in office) of the one part and Shri Omprakash Bidasaria s/o Shri Satnarayan (2) Shri Ashok Bidasaria s/o Satnarayan Bidasaria and (3) Shri Kailash Bidasaria s/o Shri Satnarayan Bidasaria all are resident of 11/2 Dr. R. S. Bhandari Marg, Indore in the Indore Tehsil of Indore District acting through Director Shri O.P. Bidasaria of M/s Ferro Concrete Constructions (India) Pvt., Ltd. Indore in the Indore Tehsil of Indore District having its Registered office at 11/2 Dr. R. S. Bhandari Marg, Indore Registered under the Company Act 1958 (hereinafter called the 'Lessee' which expression shall where the context so admits include his/its successors and permitted assigns) of the other part.

This amendment is made due to fact that after Registration of lease deed, before Sub-Registrar, Indore on 23.5.1988, the area of the allotted plot No. 217, 218 219 and 220

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सोपानात SIO सचिवालय विधीविधि

1. 28 DECEMBER
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showing measuring approximately 16200 Sq.Meters was actually found to have of much less in area i.e. only 11430 Sq.Meters at the time of giving possession of land. Thus the land having a total area of 11430 Sq.Meters was given in possession to the Lessee and an amendment letter accordingly was issued vide No.16136 dated 7.10.1988 by the Lessor

Now, therefore, this amendment is made to the original lease deed executed on 20.5.1988 is witness and hereby agreed and declared as follows as an amendment in the original lease deed. As such 1st paragraph Page No.2, Condition No 2 Page No.3, condition No.4 Page No.4 Condition No.27 page No.13 schedule and land shown of page No.16, may be partially amended as follows -

- 1st Paragraph Page No 2 Line No.5 and 6 which are as follows
 - " Comprising of an area measuring approximately 16200 Sq.Meters or there about situated in the Tehsil Indore of "
 - partially amended and be read as follows -
 - " Comprising of an area measuring approximately 11430 Sq.Meters or there about situated in the Tehsil Indore of "
- Condition No.2 Page No.3 Line No.3, which is as follows -
 - " Rs.2,820/- (Rupees Two thousand eight hundred twenty only)"
 - may be deleted and be substituted by the amended line as follows -
 - " Rs.1,734/- (Rs. One thousand seven hundred thirtyfour only)
- Condition No.2 Page No.3 Line No.7 and 8 which are as follows -
 - "Lessor for the said land premium of Rs.1,33,656/- (Rs. One lakh thirty Three thousand Six hundred fifty six only) may be deleted and be substituted by the amended lines as follows -
 - "Lessor for the said land premium of Rs.94,710/- (Rs. Ninety four thousand seven hundred and ten only)"
- Condition No.2 Page No.3 Line No.7 and 8 which are as follows -

INSPECTOR

FOR OFFICIAL USE

General Manager
Nat. Industries Centre, MICO, GORE

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The above is a copy of the original document as submitted to the Commission on 20.12.1951. The Commission is satisfied that the copy is a true and correct copy of the original document. The Commission is satisfied that the copy is a true and correct copy of the original document. The Commission is satisfied that the copy is a true and correct copy of the original document.

श्री कृष्णदास गुप्ता सचिव नारायण विद्यापीठ

॥ श्री कृष्णदास गुप्ता सचिव नारायण विद्यापीठ

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श्री कृष्णदास गुप्ता
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"Lessor for the said land premium of Rs. 1,33,858/- (Rs. One lakh thirty three thousand six hundred fifty six only) may be deleted and be substituted by the amended lines as follows -

"Lessor for the said land premium of Rs. 94,710/- (Rs. Ninety four thousand seven hundred and ten only).

Condition No. 2 Page No. 3, Line No. 12 which is as follows -

Ground rent of Rs. 940/- (Rs. Nine hundred forty only) may be deleted and be substituted by the amended line as follows -

" Ground rent of Rs. 578/- (Rs. Five hundred seventy eight only) "

Condition No. 4 Page No. 4 Line No. 1 and 2 which are as follows -

" the ground rent of Rs. 940/- (Rs. Nine hundred and forty only) per annum shall be liable to be " may be deleted and be substituted by amended lines as follows -

" the $\frac{1}{2}$ ground rent of Rs. 578/- (Rs. Five hundred seventy eight only) per annum shall be liable to be. "

Condition No. 27 Page No. 13 Line No. 2 and 3 which are as follows -

" Deposit a sum of Rs. 2,890/- (Rs. Two thousand eight hundred ninety only) as security in pursuance of Clause 2 of this " may be deleted and be substituted by the amended lines as follows -

" Deposit a sum of Rs. 1,734/- (Rs. One thousand seven hundred thirty four only) as security in pursuance of Clause 2 of this " 3

Schedule shown on page No. 16 lines 5 & 6 which are as follows -

Plot No. = 217, 218, 219 and 220 (4 plots 90 x 45 Meters)

Size = 90 x 180 = 16200 Sq. Meters

may be deleted and be substituted by the amended lines as follows -

Plot No. = 217, 218, 219 and 220 (4 plots

Size = $\frac{90 + 90}{2} \times \frac{180}{2} = 11430$ Sq. Meters.

Above amended details are shown in the annexed plan.

The remaining description of schedule and surroundings as described in the original lease deed will remain the same as mentioned in the original lease deed executed on 20.5.1988.

The change in the amount of annual lease rent, security deposit and premium as amended vide this amended lease deed will now

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4. 1/12/1991

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9. 1/12/1991

10. 1/12/1991

11. 1/12/1991

continued to remain the same as Rs. 578/-, Rs. 1,734/- and Rs. 94,710/- respectively.

All other terms and conditions of the original lease deed executed on 20.5.1988 will remain the same and will be binding on both the parties.

In witness whereof the parties hereto have signed this amendment lease deed on the date and year respectively mentioned against their signatures.

Witnesses:

Signature of General Manager,
District Industries Centre, Ind
on behalf of the Government of
Madhya Pradesh.

1/ [Signature]

Dated 2011

2/ [Signature]

Signature on behalf of

1/ [Signature]
Dilip Balachandrarao Melhi,
2113 Ramgarh, Ind.

FOR THE GOVERNMENT OF

[Signature]
DI

2/ _____

[Signature]
2011

उत्प्रेषण के लिए प्रमाणित किया जाता है कि यह दस्तावेज़ सही है और इसमें कोई भी परिवर्तन नहीं किया गया है।

District
[Signature]

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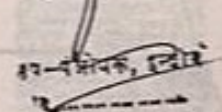
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उप-पंजीयक इ.दी.स

सत्य-प्रतिष्ठान


 सत्य-प्रतिष्ठान, लखनौ

7 SEP 1994