

GOVERNMENT OF ANDHRA PRADESH

FROM THE COMMISSIONER OF INDUSTRIES AND COMPETENT AUTHORITY, AZAMABAD INDL AREA, CHIRAG ALI LANE, HYDERABAD - 500 001	TO THE MANAGING PARTNER M/S. GURUDEV ENGG COMPANY 1-7-1054/2, PLOT NO.27/3 AZAMABAD INDL AREA, HYDERABAD.
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LR NO.13/1/2004/0049/0049/ID, DATED: 17-06-2004

SIR,

SUB: AZAMABAD INDL AREA (TERMINATION AND REGULATION OF LEASES)
(AMENDED) ADT NO.1 OF 2000 - PROVISIONAL ALLOTMENT LETTER
ISSUED - REGARDING.

REF: 1. ACT NO.15 OF 1992 AND RULES ISSUED THEREON
2. ACT NO.1 OF 2000 AND RULES ISSUED THEREON
3. GOVT MEMO NO.15511/IF CELL/A1/2003, DATED 22-11-2003.
4. PRESS NOTIFICATION DATED 17-02-2004.
5. THIS OFFICE LR.NO.13/1/2003/0028/0028/ID, DATED 24-02-2004
6. YOUR APPLICATION DATED 15-03-2004.

Sri Pannalal Govardhanlal was allotted Plot No.26/2, 27/1 and 27/2 for manufacture of Surgical Dressing and similar products on 19-06-1351 Fasli (01-06-1941) The unit was closed during 1962. Later, the lessee was in correspondence for change of the line of activity. After the death of Sri Pannalal Govardhanlal, his son Sri Lakshmial Pannalal Pitti was recognized as lessees of Plot No.26/2, 27/1 and 27/2 and permitted the following partnership firms for execution of separate lease deeds individually.

1. Viswajit Castings and Engg Works	2400 sq yards
2. Soham Engineering Corporation	3317 sq yards
3. Gurudev Engineering Company	3317 sq yards
4. Meera Industries	3317 sq yards

Thus, your unit, M/s.Gurudev Engineering Company was given on lease the above land to an extent of 3317 sq yards and assigned Plot No.27/3 for a premium of Rs.5140/- and on a yearly rent of Rs.1335/- on 10-09-1981 for a period of 99 years commencing from 01-06-1941. The allotment of land to your company was made for the purpose of setting up an Engineering industry.

The Government in order to curb misuse of allotment of land, enacted Azamabad Industrial Area (Termination and Regulation of Leases) Act No.15 of 1992 and also Amended Act No.1 of 2000. In terms of the provisions of the Act, all the occupant industrialists of Azamabad Industrial Area have to make individual applications for grant of fresh lease/freehold rights. In order to implement the provisions of the Act, a Press Notification has been issued through the reference 4th cited, and through a letter addressed to the individual occupant industrialists through reference 5th cited,

applications from the eligible occupant industrialists have been called for as per the provisions contained in Section 3(2) of Act No.1 of 2000.

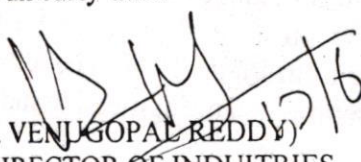
In response to the above, you have filed the application through reference 6th cited under Section 4(1) of the Act 1 of 2000. The application filed by you has since been examined as per the provisions contained in Section 3(1)(b) of the Act and the same has been considered by the Competent Authority under Section 4(2) of the Act. The Competent Authority is satisfied that you have been using the plot for industrial purpose and eligible for grant of freehold rights under the provisions of Section 3(3) of Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act No.1 of 2000. Hence you are hereby provisionally allotted the Plot No.27/3 admeasuring 3263.99 sq yards or 2729.088 sq mtrs (0.674 acres) which has been delineated in a sketch attached hereto, in Azamabad Industrial Area, Hyderabad for grant of freehold rights subject to the following terms and conditions.

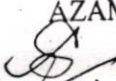
5. You should have paid the arrears of quit rent and premium if any and any other arrears due to Government towards Water, Electricity and Property tax etc as on date.
6. No case should be pending in any courts of law against the Government
7. You should get No Dues Certificate from the financial institution, if the leasehold rights are mortgaged.
8. You should remit the cost of the land as detailed below.

As per the orders issued by the Government through reference 3rd cited, all the allottees of land in Azamabad Industrial Area (freehold rights) would have to pay 75% of the market value of the land prevailing as on the date of enactment of Act No.1 of 2000 i.e., 17-02-2000. Your unit falls under Block No.7 of Ward No.1 of Azamabad Industrial Area and the market rate prevailing on the stipulated date as informed by Sub-Registrar, Chikkadapally, Hyderabad is Rs.8000 per square yard abutting main road from VST X Roads to Ramnagar entire industrial area upto 60 feet depth and after 60 feet depth, Rs.4500 per square yard for non-residential purpose.

You are therefore requested to comply all the conditions stipulated above and get the plot registered in favour of your company at an early date.

Encl: Sketch


(R. VENUGOPAL REDDY)
ADDL DIRECTOR OF INDUSTRIES
FOR COMPETENT AUTHORITY,
AZAMABAD INDUSTRIAL AREA, HYD.


17/6/04