

GOVERNMENT OF ANDHRA PRADESH

FROM THE COMMISSIONER OF INDUSTRIES AND COMPETENT AUTHORITY, AZAMABAD INDL AREA, CHIRAG ALI LANE HYDERABAD - 500 001.	TO THE PROPRIETOR M/S.PATEL DESAI & CO PLOT NO.25, 1-7-1056/A, AZAMABAD INDL AREA, HYDERABAD.
---	---

LR NO.13/1/2004/0047/0047, DATED 20-05-2004

SIR,

SUB: AZAMABAD INDUSTRIAL AREA (TERMINATION & REGULATION
OF LEASES) (AMENDED) ACT NO. 1 OF 2000 - ALLOTMENT LETTER
ISSUED - REGARDING.

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

You, M/s. Patel Desai & Company, have executed the Lease Deed on 03-11-1977 for the Plot No.25 in Azamabad Industrial Area admeasuring 2323 sq yards for a premium of OS Rs.1,000/- and on a yearly rent of Rs.50 for a period of 99 years commencing from 26-01-1952. The allotment of the land to the company was made for the purpose of manufacturing of Trusses and agricultural implements, hand pumps, bright bars etc.

The Government in order to curb misuse of the 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 provision of Section 3 (3) of Azamabad Industrial Area (Termination and Regulation of Leases) (Amendment) Act No.1 of 2000.

GOVERNMENT OF ANDHRA PRADESH

FROM
THE COMMISSIONER OF INDUSTRIES AND
COMPETENT AUTHORITY, AZAMABAD INDL
AREA, CHIRAG ALI LANE
HYDERABAD - 500 001.

TO
THE PROPRIETOR
M/S. MEERA INDUSTRIES
PLOT NO.25/1 & 27/1, 1-7-1054/1, AZAMABAD
INDL AREA, HYDERABAD.

LR NO.13/1/2004/0050/0050, DATED 20-05-2004

SIR,

SUB: AZAMABAD INDUSTRIAL AREA (TERMINATION & REGULATION
OF LEASES) (AMENDED) ACT NO. 1 OF 2000 - ALLOTMENT LETTER
ISSUED - REGARDING.

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

Government vide Memo No.686/IF Cell/76-1, dated 28-05-1976 while permitting for change of name from M/s.Central India Engg Co., to Patel Desai and Co., have accorded permission to bifurcate the plot No.25 and to allot a portion of Plot admeasuring 2324 sq yards in favour of M/s.Meera Industries subject to certain conditions. Accordingly, the Director of Industries have bifurcated the Plot No.25 into two and allotted separate No 25/1 to M/s. Meera Industries.

M/s.Meera Industries have executed the Lease Deed on 03-11-1977 for Plot No.25/1 admeasuring 2324 sq yards for a premium of Rs.3605/- and on a yearly rent of Rs.840/- for a period of 99 years commencing from 28-05-1976. The unit was also given on lease the Plot No.27/1 in Azamabad Industrial Area admeasuring 3317 sq yards for a premium of Rs.5140/- and on a yearly rent of Rs.1335/- for a period of 99 years commencing from 01-06-1941 and Lease Deed was executed on 10-09-1981. The allotment of the land to the company was made for the purpose of manufacturing trusses and agricultural implements, hand pumps, bright bars etc.

The Government in order to curb misuse of the 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.

Plot No: 7

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 provision 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.25/1 admeasuring 2137.31 sq yards and Plot No.27/1 admeasuring 3129.364 aggregating to 5266.674 sq yards or 4403.575 sq metres 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.

1. 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.
2. No case should be pending in any courts of law against the Government.
3. You should get No Dues Certificate from the financial institution, if the leasehold rights are mortgaged.
4. 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 Road 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.

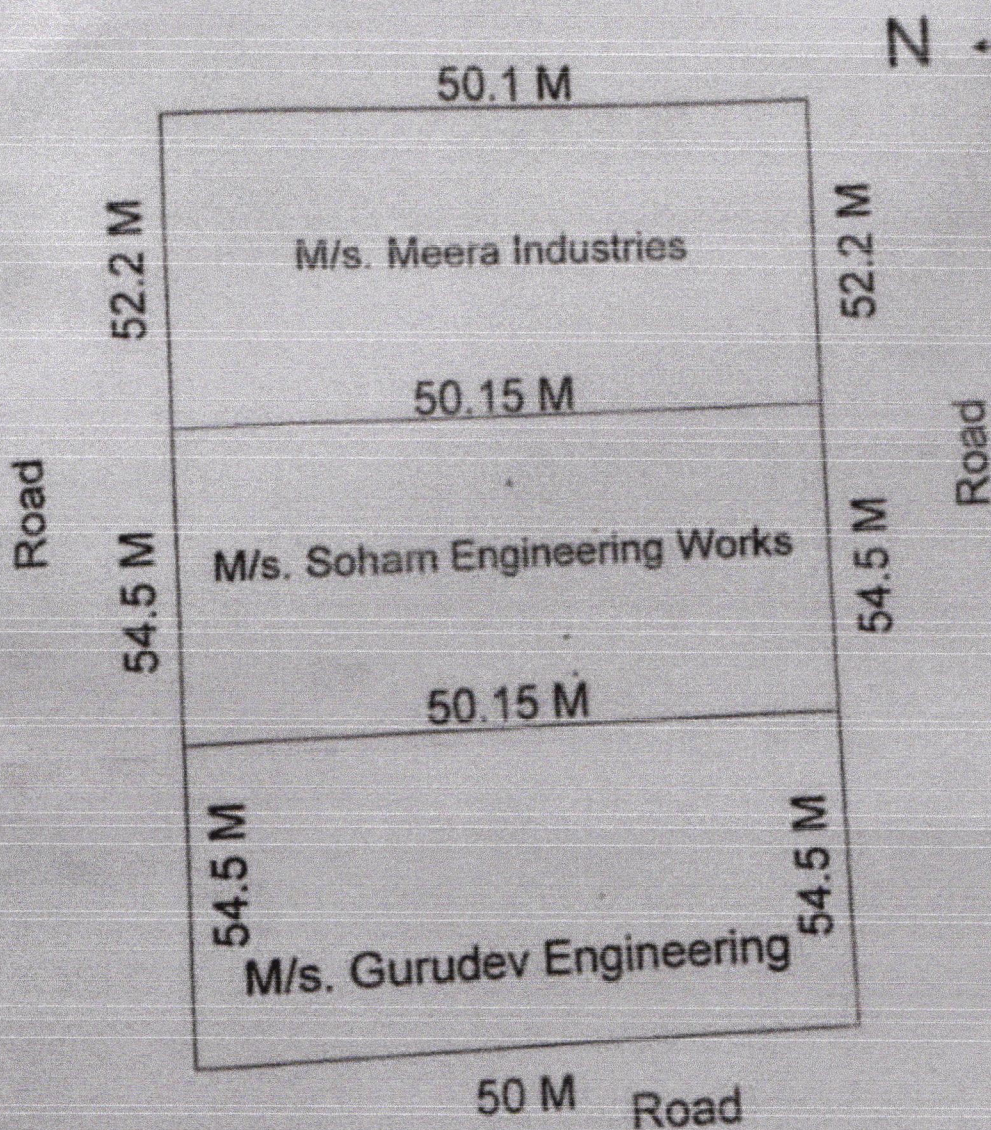
Encl: Sketch.

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

20/5/2004

Plot No: 27/1, of Azamabad Industrial Area pertaining to
M/s. Meera Industries

290
131



Area of the Plot: 2616.525 Sq. Mts Or 3129.364 Sq. Yards
(0.646 Acres)

M/s. Meera Industries