



ANDHRA PRADESH INDUSTRIAL INFRASTRUCTURE CORPORATION LTD

(A Government of Andhra Pradesh Undertaking)

Provisional Allotment Letter

Lr. No: **22486/APIIC/Model Indl. Park, Mallavalli/VIJAYAWADA/2018**

Date: **02/03/2018**

To

UHM ENGINEERING PRODUCTS

8-316, PLOT NO.115, NEW VIVEKANANDANAGAR, HYDERABAD

QUTHBULLAPUR, MEDCHAL, TELANGANA, Pin-500054, Ph.No-24202227.

Dear Sir,

Sub:- APIIC Limited **VIJAYAWADA** - Zonal Office - **Krishna Industrial Park, Model Indl. Park, Mallavalli - Provisional Allotment of PLOT NO. PLOT NO._10/57 to UHM ENGINEERING PRODUCTS** on Out Right Sale (ORS) basis Orders Issued - Reg.

Ref: Your Online Application ID:22486 dated:12-JAN-2018.

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With reference to your application cited and relying on your assurance to implement the project/industry, you are provisionally allotted Plot No.**PLOT NO._10/57** at Industrial Park **Model Indl. Park, Mallavalli, Krishna District (A.P)** measuring **503 Sq. Mts / Ac.0.12** for setting up of ' **Plastic** ' industry on Out Right Sale (ORS) basis subject to the following terms and conditions:

The plot is allotted to you on 'as is where is' basis and it is for you to develop the plot allotted to you i.e., leveling, cleaning etc. and setup the proposed industry within the stipulated time.

1. The Plot No.**PLOT NO._10/57** measuring **503 Sq. Mts / Ac. 0.12** is allotted at a tentative cost of **Rs. 408.00** per Sq. Meter. The total tentative cost of the plot works out to **Rs. 1,02,612.00** (One Lakh Two Thousand Six Hundred and Twelve Rupees only).
2. You should pay the tentative total amount of the plot cost, which works out to **Rs. 1,02,612.00** within 90 (NINETY) days from the date of receipt of this allotment order less E.M.D. amount of **Rs. 0.00** already paid.
3. All payments against this allotment shall be made to the APIIC Head Office / Zonal Office concerned , by way of a crossed Demand Draft drawn in favour of APIIC Limited or through Online Transaction (RTGS / NEFT).
4. You should submit a valid SSI Registration Certificate / Part of Entrepreneurs Memorandum/ Memorandum of Association as the case may be, along with payments

stipulated at para (2) above.

5. If payment as stipulated in the condition No. (2) above is not made within 90 DAYS of receipt of this allotment letter, this allotment shall stand CANCELLED automatically and the EMD paid shall remain FORFEITED as per APIIC Allotment Regulations.
6. You should execute the Sale Agreement / Lease Agreement with appropriate Stamp Duty on full cost of the plot/land at your own expenses within one month from the date of final allotment orders. The Sale Agreement/ Lease Agreement should be registered within (21) days from the date of execution of Sale/Lease Agreement. You are also bound to take over possession of the plot within 15 days of the registration of the sale/lease agreement.
7. Timelines for Project implementation:
 - a) You should commence construction of factory building, duly obtaining building plan approvals from the competent authorities within 6 MONTHS of being put in possession and you should go into commercial production, duly erecting machinery and obtaining regular power supply connection within the time lines mentioned in your DPR/Online application but not later than the stipulated time of 1 YEAR of being put in possession of the allotted plot/land duly fulfilling the following as envisaged in your DPR/Online application and also assured by you in your online application. In case of allotments made to SC/ST entrepreneurs either in Lease or ORS, one (1) more year for implementation of the unit may be allowed in addition to the above.
 - b) You have assured the following, through your online application and Detailed Project Report (DPR):
 - (i) An investment of **Rs. 150.00** Lakhs for establishing your proposed project i.e., **UHMWPE PRODUCTS MANUFACTURING**.
 - (ii) Employment Direct: **21** and indirect: **21**.
 - c) It is incumbent on you to ensure compliance with the DPR/Online application submitted by you and in case of non-compliance / deviation, the corporation shall not execute the sale deed for the plot / land allotted and has right to cancel the allotment and resume the plot allotted to you.
 - d) The corporation has a right to get the site / land / plot visited and verified by its authorized persons for verifying compliance with the terms of this allotment.
 - e) Please note that no change in line of activity will be entertained, after this allotment. However, if any such changes are requested by you, due to inevitable circumstances , you have to submit fresh DPR with proper justifications, any such proposals shall be made not later than (3) months from the date of taking physical possession of the plot / land. No applications after this period can be considered. The Corporation may consider such proposal received within the timeline and decide on accepting / rejecting the same. In case of rejection of such request, you will be bound to surrender the land and the Corporation will return the amount paid by you on peaceful handing over of the possession after making the deductions as per the terms of allotment letter and Sale / Lease Agreement. In case of failure to surrender, the corporation shall

resume the plot forthwith.

f) If within stipulated period from taking possession of the plot/land the project is not implemented, the allotment made shall remain cancelled and the Corporation shall have right to resume possession of the subject plot/land.

g) You should furnish quarterly progress report on implementation of the subject project in terms of timelines furnished by you in the DPR/Online application, until the project is implemented and submit a completion report confirming the implementation is completed within the time stipulated. You may approach for deed of sale immediately after complying with the above stipulations. Sale deed will be considered only after the project is implemented and completed as per DPR/Online application within in the prescribed time and you shall not be entitled to seek the sale deed prior to such completion in full.

h) Any application for extension of time, for project implementation shall be examined as per the Allotment Regulations of APIIC, as amended from time to time. However, mere making of an application for such extension does not guarantee any extension of time and does not absolve the applicant of its obligations as per this provisional allotment letter.

8. The allotted land/plot shall not be transferred / conveyed to any person(s) without the prior written permission / Approval of the Corporation. Any change in the Constitution / Ownership of the allottee concern can be made only with the prior necessary approval from the Corporation.
9. You should bear the cost of sewerage lines passing through the area and pay property tax also as and when demanded and also furnish an UNDERTAKING to that effect on Rs.100-00 N.J.S. paper.
10. You shall be responsible for getting Power Supply to your unit and shall not claim any rebate / reduction in the cost from APIIC Limited for any delay in getting Power Supply from A.P. TRANSCO or for any other purpose. The Corporation is not responsible for payment of Electricity charges or any other dues if any payable to APTRANSCO/ APSEB in respect of the Plots/ Sheds allotted/ resumed by the Corporation.
11. You shall pay Property tax to the concerned local authority/local body or maintenance charges to the Corporation as prescribed from time to time. You shall be responsible to pay and clear the property tax, other taxes, cess, and charges levies to the competent authority.
12. You should install water meter at your own cost including other Incidental charges.
13. You should pay water charges that will be charged separately for which you have to enter into an agreement with the APIIC LIMITED.
14. Possession of the plot/land has been taken under the provisions of the Land Acquisition Act by APIIC Limited and as such the land acquisition cost has not been finalized. In the event of Civil Courts ordering enhanced compensation at the instant of

the persons affected in land acquisition at the later date, enhanced compensation will be apportioned to all the allottees in respect of the land/plot allotted to them and the said proportionate cost shall be paid by you. You should furnish an undertaking to this effect on Rs.100-00 Non Judicial Stamp paper in the prescribed format enclosed to make the payments.

15. The Corporation reserves the right to appropriation of the money paid by you or standing to your credit towards any outstanding dues payable by you on any account whatsoever. Payments made by you shall be adjusted first towards penal interest and balance if any towards principal outstanding on any account. The corporation can adjust amounts due from you towards property tax, electricity bill and water bill/ charges from the amounts refundable to you, if any found pending at the time of cancellation of the allotment, or at the time of refund of any amounts due to you as per the APIIC regulations.
16. This allotment and occupancy of the land is subject to adherence to the directives issued by the State Board for prevention and control of Water and Air pollution. You should undertake for the treatment and disposal of effluents as prescribed by the AP Pollution Control Board. An undertaking to this effect should be given in Proforma prescribed on Rs.100-00 non-judicial stamp paper.
17. Allottee shall comply all the time with applicable environmental standards stipulated by statutory authorities and shall aware of any new modifications in the standards/notifications etc. In case of non-compliances, APIIC shall have the right to close the operations of the industries. Allottee shall document all environmental activities with proper attestation all the time.
18. Allottee shall keep copies of all the environmental regulations, EIA report, EC clearance, MoEF/PCB investigation reports and all other relevant Environmental documents in place all the time for inspection by APIIC at any time.
19. Allottee shall abide by the Country fly ash utilization regulations. Possibilities of utilization of fly ash for bricks and other uses during the construction stages shall be explored. Ready mixed concrete must be used in the building construction.
20. Allottee shall provide copies of environmental compliance reports submitted to APPCB and/or MoEF to the APIIC as well.
21. The groundwater shall not be drawn at any stage in the Industrial Parks/IDP/Special Economic Zones (SEZS) without prior written consent of the competent authority and the APIIC.
22. Allottee shall adopt water reuse and water recycling methods for water conservation. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices of sensor based control.
23. For storm water collection, the allottee shall provide drainage system within their

premises. It is mandatory for industries to provide rainwater harvesting pits within the industry premises for harvesting rain water. Before reaching the roof/surface run off to the pit, pre-treatment must be done to remove the suspended matter, oil and grease. The excess storm water should be discharged into the common storm water drainage of the Industrial Park/Special Economic Zone (SEZ).

24. Allottee shall minimize waste generation by adopting suitable techniques and the details of such measures are to be provided to the APIIC from time to time.
25. Allottee shall adopt energy conservation measures and use renewable energy in all possible ways and such application of techniques shall be provided to the APIIC from time to time.
26. Allottee should make all arrangements for proper disposal of garbage/waste at regular intervals and keep the premises inside and outside of the unit as clean and hygienic.
27. The allottee shall provide proper fire, safety and hazard management facility within their premises. A first-aid room shall be provided in the project both during construction and operation of the project.
28. Construction spoils including bituminous material and other hazardous materials must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
29. The allottee shall have arrangements for effective hazardous and non hazardous waste collection, segregation, storage and management system. The allottee shall have a temporary storage facility for 30 days detention and hazardous wastes shall be periodically disposed off to nearby approved treatment, storage and disposal facility (TSDF). Industries having hazardous waste shall obtain necessary authorization from Andhra Pradesh Pollution Control Board (APPCB) for handling/ storage/ treatment/ disposal.
30. APIIC authorities have the right to enter into unit premises for checking and inspection of unit at any time. The Allottee shall not withhold any information pertaining to Environmental Management of their units. In case of non compliance or not submitting the desired information to APIIC, necessary action for cancellation of allotments or closure of unit, as deemed fit, would be initiated.
31. The Allottee shall not take up any activities, due to which the property of APIIC such as roads, green belt, drainages, street lights etc. may be damaged. In case of non compliance, APIIC may revoke the allotment orders or collect the fine from the allottee as deemed fit.
32. Allottee shall adhere to the provisions for Water (prevention and Control of Pollution), Act 1974 the Air (Prevention and Control of Pollution), Act 1981, the Environment (Protection) Act 1986, the Public liability (Insurance), Act 1991 and EIA notification 2006 including amendments and rules made thereafter.

33. Allottee shall provide onsite parking for trucks within their premises. No trucks shall be parked on the internal roads of Industrial Park/Special Economic Zones (SEZs).
34. Allottee shall monitor the emissions, effluents, wastes, stack emissions and their ambient air quality and water quality within their premises periodically after commissioning of project.
35. The allottee has to provide sufficient budget for environmental protection measures as directed by the Pollution Control Board.
36. All top soil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
37. Use of glass should not be more than 40% of building envelope to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in window.
38. Roof should meet perspective requirement as per Energy Conservation Building Code by using appropriate thermal insulation to fulfil requirement.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The D.G Sets shall be provided with adequate stack height as per norms.
41. The allottee has to spend for Corporate Social Responsibility as per Companies Act 1956.
42. The allottee has to provide employment to the land ousters/locals to the maximum extent based on their qualification/skills subject to minimum 20% of total requirement.
43. Allottee has to establish their own Effluent Treatment Plant (ETP) in their premises to treat the effluent of their units discharge standards strictly as per the guidelines of APPCB, in case the CETP is not established by APIIC. Guard pond with five compartments for 5 days storage capacity shall be constructed by the allottee so as to test the treated waste water before utilizing the same for flushing, washing, gardening etc. Quality of treated effluent reaching the guard pond shall be continuously monitored and in case the treatment is not adequate there shall be arrangement to recycle the effluent from the guard pond through the CETP. In case the CETP is established at park level by APIIC/ co-developer, pre-treatment has to be done by the allottee himself to meet the inlet standards of CETP.
44. Allottee has to make their own arrangements to manage/treat the domestic sewage by constructing septic tank or sewage treatment plant (STP) in their premises as per norms, the quantity of sewage, in case no sewage disposal system is provided by APIIC at park level. No waste water shall be discharged outside the premises.
45. There will be no recharge of ground water by industrial effluent.

46. The actual extent may vary after survey of the land and in such case suitable modification orders will be issued duly revising the extent of the area originally allotted. If the variation in the extent allotted is not considerable, then sub division of the plot will be done for the excess area.
47. Please note that the provisional allotment will stand automatically cancelled, if any of the terms and conditions stipulated in the allotment letter are not complied with by you and the Corporation forfeits the amounts paid by the allottee as per the Allotment Regulations.
48. That in case of any doubt with regard to the allotment or this indenture/letter, the decision of the VC & MD of the Corporation shall be final and binding. The allotment will be confirmed in your favour through a final allotment letter after payment of the total cost tentatively fixed within the prescribed time. Please note that you will continue to be liable and be bound by the terms and conditions set-forth herein, even after the final allotment letter sale agreement and/or sale deed and these conditions will be read as part of the subsequent documents that may be executed with regard to the subject plot / land.
49. Please note that this is system generated allotment letter. The Zonal Manager concerned of APIIC shall examine the correctness of the same based on the ground reality of the land/plot and have the authority to modify this provisional allotment letter with regard to extent, additional charges to be levied if any or any other clauses to be incorporated or correction to be made in the provisional allotment letter as may be required. The Zonal Manager will issue the modification orders within one week from the date of issue the provisional allotment letter.

Yours faithfully,



ZONAL MANAGER

Communication Address

UHM ENGINEERING PRODUCTS,
PLOT.NO.97, NAVODAYA INDUSTRIAL PARK,
PHASE V EXTN., IDA CHERLAPALLY,
HYDERABAD, MEDCHAL,
TELANGANA, Pin-500051.