

DELHI STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
Udyog Sadan, Plot No.419, 3rd Floor, FIE Patpar Ganj Indl. Area, Delhi-110092
(RECOVERY DIVISION)

Agenda for cases to be placed before ILMAC on 10/12/12

Dated: 7/12/12-

| SNo | Shed No. with location | Name of the Original Allottee | Name of the Purchaser/applicant | Agenda |
|-----|--------------------------------------|-------------------------------|---------------------------------|--|
| 1 | 79, Phase-II/I, Okhla Indl. Complex. | Smt. A. Ramalingam | Sh. Ajay Soni | Case has been put up for conversion from lease hold to freehold. |
| 2 | 13, Wazirpur Industrial Complex | Sh. S.C. Khattar | Smt. Neelam Wadhwa | Case has been put up for conversion from lease hold to freehold. |

It is certified that the above cases from SNo.1 to 2 are fit for transfer as per policy/guidelines and they have been recommended accordingly.

SKS
7-12-2012
(S.K. MISHRA)
Sr. Manager (Rec)

D.M. (Rec) M. K. ...
4/12/12


Dy. G.M. (DSIDDC)

N/55

Decision of Industrial Land Management Advisory Committee (ILMAC):

The case of shed No.79, Phase-II, Scheme-I, Okhla Industrial Complex has been put up for conversion from leasehold to freehold as per the recommendations of the Recovery Division of DSIIDC. The Division is satisfied with the case of conversion & it has certified at N/54 that the case is fit as per policy & guidelines. The shed in question was initially allotted to Mrs. A. Ramalingam in the year 1979. Mrs. A. Ramalingam disposed off the shed jointly to Sh. Ajay Soni & Ravinder Arora in the year 1993 through requisite documents detailed at C/97-104. Sh. Ravinder Arora disposed off his share & all his rights, interest, liens and titles in the above mentioned shed to Sh. Ajay Soni in the year 1994 through requisite documents detailed at C/143-151. The shed is fully paid against cash down offer 1994. Now, Sh. Ajay Soni has applied for conversion of this shed from leasehold to freehold. For the purpose of conversion from leasehold to freehold, the Division has taken a report from the Estate Manager, which is placed in file at C/179. The report shows no encroachment and nothing adverse has been reported by Estate Manager. The Corporation has recovered full cost of the shed as well as conversion charges alongwith ground rent. Further, there is no legal case pending neither exists any encroachment outside the premises of the said shed.

ILMAC accordingly, on the basis of certification & above background recommends that the case for conversion to freehold subject to the payment of outstanding dues/ground rent, if any.


(BHARAT BHUSHAN)
D.A.M., DSIIDC
Member

On leave
(A.K. MADAN)
DCI
Member



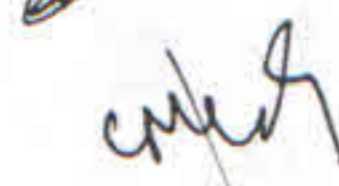
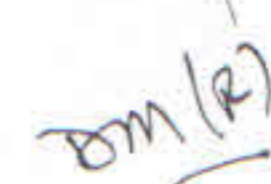



(SANJAY SHARMA)
C.M., DSIIDC
Member


(SUDHIR SHARMA)
C.M., DSIIDC
Member


(V.K. GARG)
D.G.M., DSIIDC
Co-ordinator


(SANJEEV AHUJA)
E.D., DSIIDC
Chairman, ILMAC

The above recommendations of ILMAC may kindly be seen for approval please.


CM(R)

E.D.

CM(R)

DM(R)

10/11/12

12/11/12


10/12/12




Decision of Industrial Land Management Advisory Committee (ILMAC):

The case of shed No.13, Wazirpur Industrial Complex has been put up for conversion from leasehold to freehold as per the recommendations of the Recovery Division of DSIIDC. The Division is satisfied with the case of conversion & it has certified at N/86 that the case is fit as per policy & guidelines. The shed in question was initially allotted to Sh. S.C. Khattar in the year 1976. Sh. S.C. Khattar disposed off the shed to Sh. Deoki Nandan Bagla in the year 1998 through requisite documents detailed at C/351-356 & C/382-385. Subsequently, Sh. Deoki Nandan Bagla also disposed off the shed to Smt. Neelam Rani through GPA & Agreement to Sell in favour of Smt. Neelam Rani & Sh. Manish Wadhwa in the year 1998, which are placed at C/358-363. The shed is fully paid against Cash Down Offer 1998. Smt. Neelam Wadhwa W/o Sh. Sudesh Wadhwa had applied for conversion of this shed from leasehold to freehold. For the purpose of conversion from leasehold to freehold, the Division has taken a report from the Estate Manager, which is placed in file at C/378. The report shows no encroachment and nothing adverse has been reported by Estate Manager. The Corporation has recovered full cost of the shed as well as conversion charges alongwith ground rent. Further, there is no legal case pending neither exists any encroachment outside the premises of the said shed.

The case was previously placed before ILMAC which had opined that registered Gift Deed needs to be given by Sh. Manish Wadhwa in favour of Smt. Neelam Rani. However, the party submitted a notarized Gift Deed. She also submitted an Indemnity Bond. The ILMAC in its meeting dated 13.8.2012 considered the documents and that the case by sent for legal opinion. The legal opinion has been received which states that Sh. Manish Wadhwa executes a relinquishment deed in favour of Smt. Neelam Rani. Now, Sh. Manish Wadhwa has relinquished/released all his 50% share, rights, interests, titles in DSIIDC shed No.13, Wazirpur Industrial Complex in favour of Smt. Neelam Wadhwa through Relinquishment Deed (C/416-419).

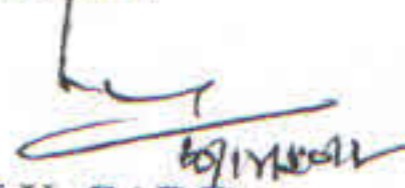
ILMAC accordingly, on the basis of certification & above background recommends that the case for conversion to freehold subject to the payment of outstanding dues/ground rent, if any.


(BHARAT BHUSHAN)
 D.A.M., DSIIDC
 Member

On leave
(A.K. MADAN)
 DCI
 Member


(SANJAY SHARMA)
 C.M., DSIIDC
 Member


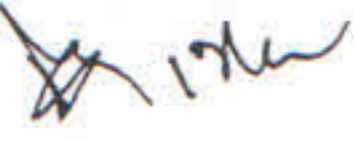

(SUDHIR SHARMA)
 C.M., DSIIDC
 Member


(V.K. GARG)
 D.G.M., DSIIDC
 Co-ordinator


(SANJEEV AHUJA)
 E.D., DSIIDC
 Chairman, ILMAC

The above recommendations of ILMAC may kindly be seen for approval please.


 10/12/12

CMERS

 11/12/12

 CMERS



DSIIDC MAINTENANCE SERVICES LTD.
MCD PROPERTY TAX BUILDING, RING ROAD LAJPAT NAGAR-III, NEW
DELHI-110024
(INDUSTRIAL ESTATE MANAGEMENT)

No. DSIIDC/IEM/Minutes/2012/

Dated- 07.12.2012

Sub - Agenda for ILMAC meeting scheduled on 10.12.2012.

The agenda for the ILMAC meeting scheduled to be held on 10.12.2012 is given as under:-

| Sl. No. | Name & Address of the unit | Details | Purpose |
|---------|--|---|--|
| 1. | M/s Sushma Gupta, Plot No. 191, FIE, Patparganj | Subsequent GPA and Agreement to sell holder | Conversion of Plot from lease hold to free hold. |
| 2. | M/s Crupp Metals, Plot No. 64, Ph-II, Badli Industrial Estate, New Delhi | GPA and Agreement to sell holder | Conversion of shed. From leasehold to freehold. |

It is certified that above cases are fit for placement before ILMAC for Conversion as per Policy/Land Management Guidelines and recommended accordingly.

Yours faithfully,


(SUDHIR SHARMA)
Chief Manager (IEM)

Sub- Minutes of ILMAC Meeting held on 10.12.2012 regarding conversion of Plot No. 191, FIE, Patparganj from Leasehold to Freehold.

This is regarding conversion of Plot No. 191, FIE, Patparganj from leasehold to freehold. The detailed facts are given as under:-

This plot measuring 450 sq.mtrs. was allotted to Sh. Vijender Singh and the Lease Deed was executed on 10.10.96 (C/68). As per form 'D' (Ref. C/139) the construction of building was completed on 05.02.1997 and the charges for extension of time for construction of building have already been paid up to 09.10.1997 (Ref. C/94). The present GPA holder i.e. Sh. Yudhraj Gupta has applied for conversion from Leasehold to Freehold in favour of the Agreement to sell holder i.e. Smt. Sushma Gupta W/o Sh. Yudhraj Gupta along with requisite fee and documents. The GPA dated 10.04.1992 is registered while the Agreement to sell dated 10.04.1992 is unregistered.

As per Estate Managers report the applicant is engaged in the manufacturing / stitching of garments. No dispute/court case is pending, no unauthorized construction, no encroachment, no misuse of the premises, no sub-letting etc. and therefore no violations of terms and conditions of lease has been reported. The case was presented before the ILMAC by the concerned Chief Manager.

Since the conversion rates for the year 2012-13 have not been notified, the Conveyance Deed will be executed after formal notification of rates for conversion charges for the year 2012-13 and recovery of balance conversion charges & any other dues/charges.

In view of the above, ILMAC recommends the conversion of the plot from Leasehold to Freehold on payment of balance conversion charges & other dues if any, as explained above charges as per Land Management Guidelines.


10/12/2012

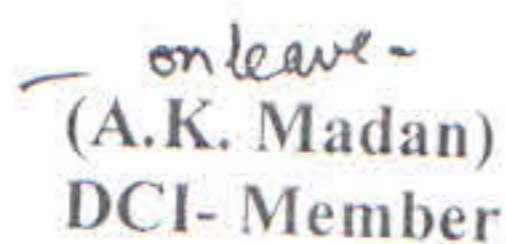
(Bharat Bhushan)
DAM, DSIIDC-Member

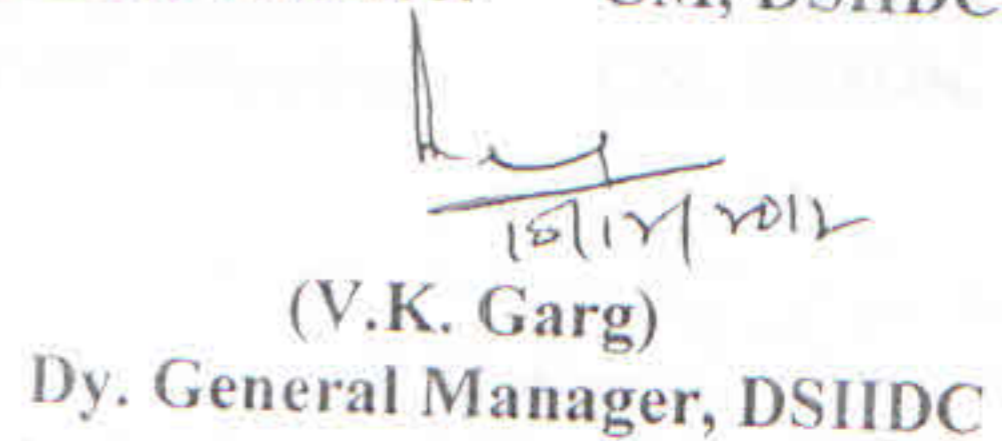

10/11/12

(Sudhir Sharma)
CM, DSIIDC-Member


10/12/12

(Sanjay Sharma)
CM, DSIIDC-Member

on leave -

(A.K. Madan)
DCI- Member


12/12/2012
(V.K. Garg)
Dy. General Manager, DSIIDC


(Sanjeev Ahuja)
Executive Director, DSIIDC



Sub- Minutes of ILMAC Meeting held on 10.12.2012 in respect of conversion of Plot No. 64, Badli Industrial Estate, Ph- II, New Delhi, from Leasehold to Freehold.

This is regarding conversion of Industrial Plot No. 64, Ph-II, Badli Industrial Estate, New Delhi-42 from Lease hold to free hold in favour of Smt. Manju Kothari w/o Sh. Prakesh Kothari (last GPA & agreement to sell holder). The brief facts of the case are given as under:-

Plot No. 64, Ph-II, Badli Industrial Estate, New Delhi-42, measuring 281.25 Sq. Yards, was allotted in the name of M/s Crupp Metals through its proprietor Sh. Rajinder Singh vide letter dated 03.03.1981 (page C/32). The perpetual lease deed of the plot was executed on 31.08.1981. As per D- Form placed at page C/145, the construction of factory building was completed on 17.04.1986.


Since then, there had been change in the ownership the details of which are given at 164/C. The last purchaser Smt. Manju Kothari has applied on 01.01.2008 for conversion of Industrial Plot No. 64 Ph-II, Badli Industrial Estate, New Delhi-42 from Lease hold to free hold in her name enclosing therewith the necessary documents placed at pages C/90-132.

The Estate Manager (BIE) vide his report dated 08.08.2011 has reported that job work of plastic items like combs are being carried out at the given premises which is covered under the MPD-2021. Nothing adverse has been found in report.


The conversion charges including the difference of the conversion charges have been paid by the applicant and has been deposited in the govt. Account, the details may be seen at N/28 to N/29. The Accounts has also given NOC towards lease rent and interest thereon as at page N/29. The case was presented before the ILMAC by the concerned Chief Manager .

In view of the above, ILMAC recommends the case of Plot No. 64, Ph-II, Badli Industrial Estate, New Delhi-42 for conversion from lease hold to free hold in favour of Smt. Manju Kothari.




(Bharat Bhushan)
DAM, DSIIDC-Member


(Sudhir Sharma)
CM, DSIIDC-Member


(Sanjay Sharma)
CM, DSIIDC-Member

- on leave -
(A.K. Madan)
DCI- Member


(V.K. Garg)
Dy. General Manager, DSIIDC


(Sanjeev Ahuja)
Executive Director, DSIIDC