



Rajasthan State Industrial Development & Investment Corporation Ltd.

(A Rajasthan Government Undertaking)

Industrial Area Shahjahanpur, District Kotputli-Behror - 301706, Rajasthan, Ghiloth

Tel/Fax: 01494 - 236011, 236012

CIN No.: U13100RJ1969SGC001263 GSTIN: 08AABCR4695J1ZW

Email: ghiloth@riico.co.in

Regd. A.D. / Speed-Post / E-mail

No.: SR RM/GHT/2025-26/

Date: 22.04.2025

M/S PRIME CABLE INDUSTRIES PRIVATE LIMITED
E-894 DSIIDC INDUSTRIAL AREA NARELA DELHI-110040,
Delhi, Delhi

MODE OF ALLOTMENT : E-Auction

(Zone: General Zone)

Subject: Allotment of plot no. B-68 at Industrial Area GHILOTH under RIICO Disposal of Land Rules, 1979

Dear Sir/M'am,

This is with reference to your E-Auction dated 16-Jan-2025, the Corporation is pleased to allot you plot no. B-68, measuring at 9188.00, sqm at industrial area GHILOTH on **99 years lease basis** for establishment of industry for manufacturing of **wire & cable/electrical products** on your highest bid @ Rs 11,210.00 per sqm on the following terms and conditions :

1. That you will deposit the Economic Rent (E.R.) of the Plot in this Office at the rate of Rs. 300 per 4000sqm per year & minimum Rs.100 within 120 days from the Date of Issue of this letter and in future at the beginning of each financial year in advance by 31st July of that year. There is also a provision of payment of one time Economic Rent, equivalent to 10 times the amount fixed for one year.
2. That you will deposit the Service Charge for the allotted area in this office at the rates decided by the Corporation within 120 days from the date of allotment and from time to time at the beginning of each financial year in advance by 31st July of that year as per rate prescribed by the Corporation from time to time. In case of failure to pay service charges at prescribed rate in time (i.e. before 31st July of the financial year or 120 days from the date of Allotment), as the case may be, the Allottee will pay service charges at rate and interest @ 14% p.a. (presently) on service charges w.e.f. 1st April or 120 day of allotment, whichever is applicable, till the date of payment. There is a provision for deposition of one time Service Charges also equivalent to 6 times the amount fixed for one year, which is for the next 10 years. The Service charge shall be enhanced by 10% annually.

3(a) That you have already deposited:-

1. 1 % Premium as Security Money	Rs.	10,29,975.00
2. 25% or more Premium	Rs.	2,57,49,370.00
(a) One time deposition of Economic Rent	Rs.	6,890.00
(b) GST on One time deposition of Economic Rent	Rs.	1,240.00
(c) Cost of site plan		150.00
(d) Gst on Site Plan		27.00

3(b) The details of remaining premium and other dues is as follow:-

1. Balance 75% premium
2. (a) S. C. for the year 2025-26
- (b) One time deposition of S.C. for ten years (if opted)
- Total

Rs. 7,72,48,110.00
Rs. 1,08,420.00
Rs. 60,520.00
Rs. 20,07,350.00
Digitally signed by Syed Abney Hasan
Designation : Senior Regional
Manager
Date: 2025.04.22 12:08:21 IST
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That balance 75% remaining premium will be deposited in 11 quarterly installments along-with interest there on @ 8.50 % p.a. In case of default in payment of installment, interest @10.50 % p.a. on the due installment amount shall also be levied for the default period. For opting, installment facility, an application will have to submit within 30 days of allotment letter.

- 3(c) That you may opt to pay balance 75% premium within 120 days of land allotment for which no interest will be charged.
- 3(d) The above Premium and other dues shall only be made online by SSO ID.
- 3(f) The Corporation reserves the right to enhance the rate of allotment, if the compensation payable under an award is enhanced by any competent court subsequently.
- 3(g) The allotment made to those categories of allottees to whom concession in rate of allotment has been given, would be on non-transferable basis. However, in case the transfer takes place within five years from the date of commencement of commercial production, the difference amount of rate of allotment on account of concession along-with interest from the date of allotment will have to be paid by the allottee.
- 4(a). On deposition of the balance premium along with other dues as envisaged in 3(b) or 3(c) as the case may be, you will get the lease deed of the plot executed and get it registered at your own cost. The lease deed shall be executed in Form 'C' within 90 days from the date of full payment. In cases of allotment on installment basis, lease deed shall be executed in Form 'D' within 90 days from the allotment date. The Physical possession of the allotted plot will be taken by the allottee within 30 days from the date of allotment irrespective of mode of payment of balance 75% premium amount i.e on cash down basis/Installment basis. In case possession of plot is not taken during prescribed period of 30 days, the plot possession shall be deemed to have been taken on 31st day of date of allotment. If the Lease agreement is not executed either in Form 'C' or Form 'D' in the above prescribed time limit of 90 days, then penalty of Rs. 500/- per month will be leviable towards delay in execution of lease agreement.
- 4(b) That you will be required to raise boundary wall/fencing within 6 months from the date of physical possession. During this period, if any dispute regarding un-authorized possession/encumbrances over the allotted land etc. is found, will have to be reported by registered post along-with full details to this office. In case, the dispute as cited above is not reported within the above period, then your subsequent request for waiver of any charges will not be entertained.
- 5 Building parameter for Industrial plot are as per enclosed site plan.
- 6 You would be required to take effective steps for commencement of production activities after completion of construction within a period of three years from the date of handing over possession of plot or from the date of declaration of industrial area "as Developed" whichever is later, otherwise the allotment will be liable to be cancelled. For this purpose the construction would mean "Coverage of at least 20% of the plot area on ground or FAR with a pucca structure where roof has been built up. Built up area would mean a building having foundation and walls at least on three sides. The allottee shall intimate by registered letter to the corporation after commencement of production activities in plot along-with requisite documents issued by concerned department. This would be treated as date of the commencement of production subject to verification by the Corporation. Time extension after the scheduled period of three years would be considered by the competent authority with the levy of retention charges as per rules.
7. The "commencement of production" will be deemed only after intimation by registered letter to the Corporation with requisite construction as mentioned above & submission of any one of following documents :-
- i) In case of units which are liable to deposit GST the date on which the unit makes the first payment of GST.
- ii) In case of units not paying GST— any other tax paid for the first time to the State Government.
- iii) For those sectors which do not pay any taxes to the State Government, a receipt of investment to which subsidy/exemption is linked—bill of commercial transaction, receipt of fee/charges etc.
8. This letter of allotment shall be part and parcel of the lease deed to be executed subsequently, and you shall also abide by the clauses of the lease deed.
9. That the general provisions and setbacks norms/building parameters of RIICO Disposal of Land

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Rules, 1979 will apply. The site plan of plot showing building parameters is enclosed.

10. In case there is any wells/trees/structures/compound wall etc. on the plot, the cost of it will be paid by you separately as may be decided by the Corporation.
11. In case Power/Telephone line is passing through your plot, the Corporation does not undertake any responsibility for its removal. You would be required to plan your construction after leaving prescribed setbacks.
12. You shall use solar water heating system where hot water is required for processing.
13. You are not permitted to run any activity other than the permitted on the allotted plot.
14. You will not dig/bore/drill the open well/hand pump/tube well in the plot without the permission of concerned authority.
15. The land & building tax & all other taxes as applicable shall be paid by the Allottee
16. That you shall give preference for employment to the local villagers whose land has been acquired by RIICO.
17. Water may be provided by the Corporation as per availability.
18. You have to follow rules & regulations of concerned Vidhyut Vitran Nigam Limited (VVNL), RIICO will not share any expenditure in case of separate feeder line is to be laid by VVNL for your premises.
19. This allotment letter will be treated as NOC of Corporation for Water & Power connection in the allotted plot from concerned department, till allotment stands valid..
20. That you shall not use any space in the industrial area other than demised premises for dumping/placing of waste material and shall take care of all measures for disposal of waste material as per norms of RSPCB.
21. The allotment is valid only for setting up of "Non Polluting Industries" having zero effluent discharge.
22. The allottees shall abide by other terms and conditions as laid down in RIICO Disposal of Land Rules, 1979 & amended from time to time.
23. The allottee shall provide two sets of building plans self certified duly verified by an architect. (Before commencement of construction activities on allotted plot). Architect registered with council of architecture who will certify that building plans prepared by him are as per technical norms laid down in building regulations of RIICO Disposal of Land Rules, 1979 and amendments time to time.
24. You would install a dust controller in your industry to avoid dust, nuisance in the area as prescribed by the concerned authority.
25. You will contribute proportionate cost towards the conveyance system for effluent discharge from your industry as may be decided by the Corporation.
26. The lessee shall take all measures which are required for Pollution Control and shall strictly adhere to the stipulations imposed by Rajasthan State Pollution Control Board and other statutory Pollution Laws of the Centre/State for the time being enforce.
27. "The allottee shall abide by the provisions of Indian Electricity Act. 1948 and Rules made there under" in reference to H.T. overhead power line passing adjacent to the plot.
28. Transfer of plot will be permitted as per provision in RIICO Disposal of Land Rules, 1979 & as amended from time to time.
29. That you shall become a member of the Association/Agency/Society/Trust created for setting up and operating the Solid Waste (hazardous and non hazardous) Disposal system (SWDS). All the Capital & Revenue expenses relating to acquisition, operation and maintenance of SWDS shall be borne by all members of Association/ Agency/ Society/ Trust created in the proportion decide by the Committees of the said Association/ Agency/ Society/Trust.
30. That you shall obtain NOC & abide by rule/regulation of Local authorities (Fire fighting authority), Airport authority, Pollution Control Board & other Central/State Govt. statutory authority as per their requirement and applicability to your unit/project.
31. In case of surrender of plot by you or cancellation of allotment by the Corporation, refund of the amount deposited by you will be made after deducting/forfeiting the amount of the deposits as per the Rules of the Corporation as may be prevailing at that time.
32. In case the said plot is canceled due to any of the reason/surrendered by the allottee, no payment of

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construction done by you on the said plot shall be payable. You have to remove such type of construction at your risk & cost. In case of surrender of plot, while making payment of refundable amount, necessary deductions as per the rules of Corporation shall also be made.

33. For water conservation in plot size 500 sqm. or more, you will have to construct Rain Water Harvesting System, which is mandatory for considering the unit in production otherwise panel charges will have to be paid as per Rules.
34. You will plant at least one row of trees in your plot, at a reasonable distance of 3 to 5 mtr. c/c along the boundary walls.
35. In case the amount as stated at para 3© as the case may be as above is not paid, or there is a violation of any above terms and conditions of allotment letter and lease agreement then allotment of plot would automatically be treated as cancelled and amount will be forfeited as per RIICO Disposal of Land Rules 1979 & amended from time to time. However interest paid & payable/accrued for late payment of premium shall be deducted in addition to Security Money, deduction of land premium as applicable from time to time in RIICO Disposal of Land Rules, 1979, Service Charges, Economic Rent and Interest thereon if levied or liveable etc. Irrespective of the time period. No payment for the construction of structures built up & left by allottee shall be given by the corporation.
36. That you will submit an undertaking on Rs. 100/- non-judicial stamp paper related to deposition of Service Tax/GST.
37. (i) The plot number being indicative of your preference is subject to changes, if necessary, by the Corporation:
 - (ii) The plot is allotted on "as is where is" basis & as per actual area available at site.
 - (iii) You will comply with the provisions of all Labour Laws, which are in force from time to time.
 - (iv) CONSTITUTION OF THE FIRM shall be : **PRIVATE LIMITED**
 - (v) That the land allotment has been made to the M/S **PRIME CABLE INDUSTRIES PRIVATE LIMITED** & in future if any re-constitution of the firm /society /company /trust is requested it would be dealt/examined under policy of the Corporation /RIICO Disposal of Land Rules, 1979

38. Special Conditions of Allotment:-

- (i) You shall not setup an industrial project covered under the category-A&B of the Notification dated 14th September 2006 & its subsequent amendments issued by the Ministry of Environment & Forest, Govt. of India. Further, you shall carryout construction/developmental activities in compliance to item 8(b) of schedule of the said Notification.
- (ii) You shall not setup water intensive industrial project as mentioned in the Guideline/Criteria for Evaluation of Proposals/Requests for Ground Water Abstraction dated 15.11.2012 & its subsequent amendments, issued by Central Ground Water Authority, Ministry of Water Resources, Govt. of India.
- (iii) You shall become member of SPV/Trust formed for operation & maintenance of CETP/Solid Waste Disposal Site etc.
- (iv) If, the lessee does not submit Building Plan to the concerned unit office for record purpose before commencement of construction activities on allotted plot, then, a penalty @ 1% of prevailing rate of allotment of the I/A concern calculated on total plot area subject to maximum upto Rs. 1.00 Lakh, shall be charged from the lessee at the time of submission of building plans for record. Only after the lessee had submitted building plan, action for verification of Production activity shall be taken by the unit office as per rules.

Thanking You,

Yours Faithfully,

Unit Head
Riico Ltd. Ghiloth

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CALCULATION SHEET

Balance 75% premium : Rs. 7,72,48,110.00

Rate of Interest : Int @8.50% PA

Installment No.	Starting Dates for Interest Date	Due Date	Total Days	Balance 75 % D.C. for calculation of Amount	Principle Amount	Int @8.50% PA	Total Installment Amount
1	19-Aug-2025	30-Sep-2025	43	7,72,48,110.00	70,22,555.00	7,73,539.00	77,96,094.00
2	01-Oct-2025	31-Dec-2025	92	7,02,25,555.00	70,22,555.00	15,04,558.00	85,27,113.00
3	01-Jan-2026	31-Mar-2026	90	6,32,03,000.00	70,22,555.00	13,24,666.00	83,47,221.00
4	01-Apr-2026	30-Jun-2026	91	5,61,80,445.00	70,22,555.00	11,90,564.00	82,13,119.00
5	01-Jul-2026	30-Sep-2026	92	4,91,57,890.00	70,22,555.00	10,53,191.00	80,75,746.00
6	01-Oct-2026	31-Dec-2026	92	4,21,35,335.00	70,22,555.00	9,02,735.00	79,25,290.00
7	01-Jan-2027	31-Mar-2027	90	3,51,12,780.00	70,22,555.00	7,35,925.00	77,58,480.00
8	01-Apr-2027	30-Jun-2027	91	2,80,90,225.00	70,22,555.00	5,95,282.00	76,17,837.00
9	01-Jul-2027	30-Sep-2027	92	2,10,67,670.00	70,22,555.00	4,51,368.00	74,73,923.00
10	01-Oct-2027	31-Dec-2027	92	1,40,45,115.00	70,22,555.00	3,00,912.00	73,23,467.00
11	01-Jan-2028	31-Mar-2028	91	70,22,560.00	70,22,560.00	1,48,821.00	71,71,381.00
Total			956		7,72,48,110.00	89,81,561.00	8,62,29,671.00

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