

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT
CORPORATION LIMITED**

MINUTES OF Meeting of Sub-Committee constituted for considering preferential allotment of land under Rule 3(W) of RIICO Disposal of Land Rules, 1979.

VENUE : BOARD ROOM, RIICO

DATE & TIME : 19th September, 2013 at 03.00 P.M.

PRESENT :

Shri Yaduvendra Mathur
Shri Naveen Mahajan
Shri Siddharth Mahajan

CMD, RFC
Managing Director, RIICO
Commissioner (Inv. & NRIs)

Also Present:

ED, RIICO, Advisor (Infra), CGM (BP), GM (Appraisal), Sr.DGM (Finance), OSD (EM), Sr.RM(P&D) (SKS/SKG) Jaipur were also present.

Item No.1 : Applications received for allotment of land at industrial area Tapukara (Bhiwadi).
(A) TTK Healthcare Ltd.
(B) JSH Packaging Pvt. Ltd.
(C) Swastid Engineering Pvt. Ltd.

Item No.2: Allotment of land to Poly Medicure Ltd. at Industrial Area Ramchandrapura, Jaipur.

Item No.3 : Allotment of land to New Evershine Products Pvt. Ltd., Industrial Area Ramchandrapura, Jaipur

Item No.4 : Application received for allotment of land at industrial area Boranada.
(A) Manidhari Gums & Chemicals
(B) Umed Textile Mills Pvt. Ltd.
(C) Shubh Industries

Case No.5 : Applications received for allotment of land at industrial area Bagru.
(A) Hari Kripa Steels Pvt. Ltd.
(B) Agroha Ganesh Steels Pvt. Ltd.
(C) Jai Jagdish Indsol Pvt. Ltd.
(D) Miracle Coro Pack Pvt. Ltd.
(E) HNB Asia

Decision: The Committee was informed that all the above cited cases relates to allotment of land. The committee discussed the status of pending application received for preferential land allotment through SWCS till date. It was apprised that total 24 applications are pending for disposal. Out of which 13 cases are submitted in today's meeting for consideration/decision. 5 applications are for allotment/reservation of land in the industrial areas which are not opened for allotment. Out of these 5 cases, 4 cases were put up to IDC in its meeting held on 29.05.2013 and the IDC had formed a sub group to take a view. Meeting of the sub group has been held and these 5 applications will be submitted to IDC in its next meeting for consideration. One application of land allotment is for construction of captive dormitories (Lorom India Corporation Ltd.). Management has taken a decision for allotment of land and replanning of the area is under submission for approval. Rest 5 applications of the following are under examination, namely – Gioalli Marbles Pvt. Ltd. (received on 13.06.13), M/s Satvik Industries (10.07.13), J.S. Designer Ltd. (17.07.13), Gaston Energy India Pvt. Ltd. (21.08.13) and Kapilansh Food Products Pvt. Ltd. (11.09.13).

The Committee took note of above position and deferred decision on all these 13 applications for land allotment and directed to complete the requisite process/examination of all pending applications and put up the same in next Committee meeting. A status note of pending applications may also be put up in each meeting.

Item No.6 :Cases of granting time extension for commencement of production activity in favour of group companies of AMTEK.

Decision: The Committee heard the representatives of the allottee companies, namely, Stride Auto Parts Ltd. (59693 sqm), OCL & Iron Steel Ltd. (57588 sqm.) and observed that both the allottees have already invested more than the committed investment on the allotted plots. Allottee companies have also submitted CA Certificates in this regard. Further, the representatives also informed that they will commence production activities on both the allotted plots by Dec., 2013. Unit office, Bhiwadi-I has reported that about 80 to 85% of construction works have been completed and work of installation of plant and machinery is in progress.

In view of the above, the Committee decided to grant time extension upto 31st Dec., 2013 in favour of both the allottees on payment of retention charges. However, looking to the investment made by the allottees, the Committee also recommended to put up

the matter before the IDC for waiver of recovery of additional land price.

Item No.7 : Case of JPM Automobiles Ltd., Plot No. SP-6(D) (19021 sqm.) at Industrial Area Kaharani (Bhiwadi) for granting time extension for commencement of production activity.

Decision: The Committee heard the representative of the allottee company and observed that high-tension power line is crossing over the plot due to which plot is fully affected. Shifting of HT Line is in progress for which a sum of Rs. 152.80 lacs have been deposited with RVPNL.

In view of the above, the Committee decided to allow 2 years time period, from the date of shifting of power line, for completion of construction and commencement of production. The Committee also recommended to put up the matter before the IDC for waiver of applicable retention charges for the above extended time period and additional land price.

Item No.8 : Case of Jay Ushin Ltd., Plot No. SP-6(E) (19021 sqm.) at Industrial Area Kaharani (Bhiwadi Extn.) for granting time extension for commencement of production activity.

Decision: The Committee heard the representative of the allottee company. The representative requested to allow further period of 2 years from the date of shifting of HT line which is passing over the allotted plot. The Committee observed that only a marginal area (i.e. 2044.70 sqm.) of the plot is affected due to high-tension power line corridor passing over the plot and this also falls partly in setback area. Therefore, the HT Line corridor does not obstruct the construction & production activities on the plot. Plot is still lying vacant.

In view of above, the Committee decided to grant time extension upto 30.09.2014 on payment of retention charges and levy of additional land price as per rules. Further, the Committee also decided that the area of plot for levy of the above charges will be the total area as reduced by the affected area of the plot due to power line corridor (i.e. 19021 sqm. – 2044.70 sqm.) .

Item No.9 : Case of JNS Instrumentation Ltd., Plot No. SP-6(F) (19009 sqm.), at industrial area Kaharani (Bhiwadi Extn.) for granting time extension for commencement of production activity.

Decision: The Committee heard the representative of the allottee company. He requested to allow extension for 2 years from the date of

shifting of high-tension line passing over the plot. The Committee observed that only marginal area (221 sqm.) of the plot is affected due to high-tension power line corridor passing over the corner of the plot. This HT line corridor does not affect the activities on the plot. Plot is lying vacant at site.

In view of above, the committee decided to grant time extension upto 30.09.2014 on payment of retention charges and additional land price as per rules. Further, the Committee also decided that the area of plot for levy of the above charges will be the total area as reduced by the affected area of the plot due to power line corridor (i.e. 19009 sqm. - 221 sqm.) .

Item No.10 : Case of Enkei Cast Alloys Ltd., Plot No. SP1-894, Industrial Area Pathredi.

Decision : The Committee deferred the consideration of the agenda note as the representative of the allottee was not present.

Item No.11 : Case of Ready Roti India Pvt. Ltd., Plot No. F-16(A), E-56 to E-60, F-61, F-62, Industrial Area Sarekhurd, Distt. Alwar for granting time extension for commencement of production activity.

Decision: The Committee deferred the consideration of the agenda note with a note that full justification for time extension, land area and efforts so far made by the allottee for implementation of project be submitted. .

Item No.12 : Issue of granting time extension for deposition of balance 75% cost of land beyond the prescribed time period of 90 days - Case of Bikaner Agrofood Industries Pvt. Ltd., Industrial Area Karni (Extn.), Bikaner.

Decision: Bikaner Agro Food Industries Pvt. Ltd. was allotted an industrial plot measuring 19942 sqm. at industrial area Karni (Extn.) with the approval of IDC. Allotment was made on 18.02.13. However, allottee failed to deposit entire 75% of land cost in given 90 days time. The Committee observed that the allottee company was required to pay the balance 75% cost of land upto 18.05.2013 but deposited part payment amounting to Rs. 15.00 lacs before the due date and remaining principal amount of Rs. 1,25,66,588/- is still overdue.

In view of above the Committee rejected the request of the company to grant time extension for deposition of balance cost of land. Issuance of show cause notice and recommended to put up the matter to IDC for cancellation of allotment.

Item No. 13: Case of Global Shine Industries Pvt. Ltd., Plot No. F-2286 at Industrial Area Ramchandrapura, Jaipur.

Decision: The Committee observed that the allottee company has already deposited entire cost of land with a delay of only 2 days. Therefore, the Committee decided to approve delay in payment with interest.

Item No. 14: Cases of Zucchini India R&D Chemical Pvt. Ltd. and Alka Pandey Packaging Pvt. Ltd., Sitapura, Jaipur regarding non deposition of cost of land.

Decision: The Committee deferred the consideration of the agenda note as the representatives were not present.

Item No. 15: Case of Victor Cables Pvt. Ltd., Industrial Area Pathredi.

Decision The Committee heard the representative of the allottee company and observed that the allotment was made on 05.02.08. Allottee was allowed to pay 75% cost of land in 7 quarterly installments starting from 30.09.08 and ending on 31.03.10 but the allottee has not deposited any installment. It was also observed that the allottee has constructed working shed only in 8.87% of the plot area and no production activity has been commenced. However, the representative informed that all the plant and machinery have been installed but production could not be started due to adverse market condition.

In view of the above, the Committee rejected the request of the allottee to allow more time for payment of accrued interest and re-schedulement of installment of outstanding principle amount of land cost for 1.5 to 2.00 years, as requested. However, looking to the construction made at site, the Committee decided to allow the allottee to clear all outstanding dues within one month from the date of issue of demand notice. In case the allottee fails to clear entire outstanding dues within this time period, then the allotment of plot will be cancelled.

Item No. 16: Cases for consideration of cancellation of land allotment made under the provisions of rule 3(W).

- 1: Kiran Udyog Pvt. Ltd., Plot No. E-902, I/A Pathredi**
- 2: SKN Industries Ltd., Plot No. E-898, I/A Pathredi.**

Decision: The representative of Kiran Udyog Pvt. Ltd. requested the committee to allow time extension for six months.

The Committee discussed and decided to allow 30 days time period for deposition of entire outstanding dues, with interest, from the date of issue of demand notice in both the cases. If the allottees fail

to deposit the entire outstanding dues with interest within this time period then allotment of plots will be cancelled.

Item No. 17: Case of Barmalt (India) Pvt. Ltd., Plot No. B-125(A), Industrial Area Manda regarding cancellation of plot.

Decision: The Committee heard the representative of the company. The Committee was apprised that as per terms and conditions of environment clearance for industrial area Manda, Ph-II, industrial units having built up area more than 20,000 sqm. can not be housed in the area. Further, the applicant is not submitting an application with DPR and depositing requisite keenness amount through SWCS as per the reservation policy of Corporation despite intimation given to the applicant twice by RIICO.

In view of the above, looking to the condition of EC, the committee decided that the applicant will submit application through Single Window Clearance System for reservation of land at industrial area Manda, Ph-II with detailed project report and requisite keenness money. The Committee, therefore, decided to withdraw its decision taken in the meeting held on 10.06.2010, accordingly, in principle approval to reserve 25 acres land favouring this applicant. However, it was decided not to cancel the allotment of 4000 sqm. land at industrial area Manda, Ph-I.

Item No. 18: Case of METSO Minerals India Pvt. Ltd., Plot No. SP4-3, SP3-4 & SP3-5 (A) at industrial area MIA (Extn.), South East Zone, Alwar regarding time period to be allowed for setting up the unit.

Decision The Committee discussed and decided that two years time period for completion of construction and commencement of production activity would be reckoned from the date of industrial area declared as developed as per terms and condition of allotment of land.

Item No. 19: Case of Kamal Coach Works Pvt. Ltd. at industrial area Niwai, Ph-II, regarding rebate of large size plot in rate of allotment.

Decision The Committee discussed and observed that industrial area Niwai, Ph-II is still unsaturated and allotment of land is being made either by way of inviting EOI with limited auction among the eligible applicants or preferential allotment under provisions of rule 3(W). Rebate of large size plot, in rate of allotment, is applicable in unsaturated industrial areas as per rules.

In view of the above, Committee decided to allow rebate of large size plot in rate of allotment calculated as per rules to this applicant company as well as to the other two allottees of plot no.

SP-282 and SP-281 to whom allotted area is more than 10000 sqm. The amount deposited is in excess, if any, will be adjusted against the balance installment(s)/refunded.

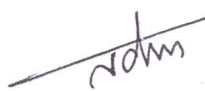
Item No. 20: General direction given by the committee with regard to cancellation of allotment and to initiate action under PP Act in EO Court to resume possession of land back to RIICO.

Decision The Committee noted the position of rules and revisited its earlier decision of taking possession of cancelled vacant plot through E.O. Court under provision of PP Act and decided that the existing provision of rules continue to be followed.

General Decision:

- i) While processing application for preferential allotment under Rule 3(W), the financial closure done by the applicant be examined/ensured by appraisal cell of RIICO.
- ii) A written communication by e-mail be given to all the concerned to attend the meeting for putting up their point of view whose cases are being put up before the committee. In case of non-presence of an allottee/its representative, the committee shall be free to take ex-poste decision.
- iii) Periodic meeting of the committee be called.
- iv) Time extension cases where on site construction activity is less than 40% of the projected area and time allowed for commencement of activity has since expired, then in such cases a fresh appraisal of the project, DPR, land requirement, seriousness of the promoters, financial closure achieved etc. be done.


Commissioner (Inv.& NRIs)


Managing Director, RIICO


CMD, RFC