



### **PROPOSAL OF UNIT**

OFFICE OF THE DEPUTY COMMISSIONER INDUSTRY, DISTRICT INDUSTRY &  
ENTERPRISE PROMOTION CENTRE, HAPUR.

EMAIL:- dedichapur@gmail.com

S.L.No.- 1552

No. 67...../D.I.&E.P.C./BSR/2024-25

Dated- 26-04-2025

Name of the Unit : **M/S RAJ IMPEX**

Address of proposed unit : G-146, INDUSTRIAL AREA, M.G. ROAD,  
HAPUR.

1- Product/Activity : **WHEEL RIM TWO & THREE WHEELER**

2- Proposed date of Commencement : 03-2026  
of Activity

3- Employment : 25

4- Investment in plant/machinery : 20.00 (LACS)

5- Category of unit : MICRO

6- Detail of Proprietor/Partner/Director: SH. KUNAL BANSAL

7- Type of Organization : PROPRIETORSHIP

A- Residential Address/Regd. Off. : H.NO.- 1612/32, HARDHYAN SINGH ROAD, NAI-  
WALA KAROL BAGH, CENTRAL DELHI.

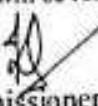
B- Mobile No. : 9811596905

C- LD/PAN NO. : 426081225379-KUNAL BANSAL (ADHAR CARD)

The above information is accepted for his proposed unit. This letter is issued as per request of applicant & on the basis of information and document submitted by the entrepreneur. If other work is done by allotted to the unit or is given on rent to anyone, then the said proposal of unit should be deemed to be canceled automatically. This Proposal of unit does not bestow of any legal right. For any wrong information unit will be responsible.

Date: 26-04-2025



  
Deputy Commissioner Industry  
District Industry & Enterprise Promotion Centre  
Hapur.

कार्यालय उपायुक्त उद्योग, जिला उद्योग प्रोत्साहन तथा उद्यमिता विकास केन्द्र, हापुड़।  
 पत्रांक ६३ / जिलाप्रोट्रॉलिके- हापुड़ / 2025-26 दिनांक : २३/०५/२०२५

### अप्रदूषणकारी इकाई का प्रमाण-पत्र

प्रमाणित किया जाता है कि M/S RAJ IMPEX (Proprietor/ Partner/Director SH KUNAL BANSAL) प्रस्तावित पता G-146, INDUSTRIAL AREA, M.G. ROAD, HAPUR. हेतु उ०प्र० प्रदूषण नियंत्रण बोर्ड द्वारा जारी शासनादेश सं०- 2164 / ३७०आर०एन०/९७ दिनांक ०३.०६.१९९७ द्वारा जारी २२० इकाईयों के उत्पादों की सूची के क्रमांक ७९ पर अंकित उत्पाद Sheet metal, fabricated & pressed products (POLLUTED ITEMS NOT ALLOWED) के स्थापना हेतु निम्न शर्तों के अन्तर्गत पत्र जारी किया जाता है -

- १- इकाई औद्योगिक क्षेत्र के अंतर्गत स्थापित की जा रही है तो इकाई द्वारा भू उपयोग औद्योगिक प्रयोजन हेतु परिवर्तित करना अनिवार्य होगा।
- २- इकाई द्वारा उत्पादन प्रक्रिया में कैमिकल्स/जल/ईंधन का प्रयोग नहीं किया जायेगा एवं किसी भी प्रकार का ध्वनि प्रदूषण नहीं किया जायेगा। यदि उत्पादन में किसी प्रकार का कोई प्रदूषण होने की सम्भावना है तो उत्पादन से पूर्व उसे उ०प्र० प्रदूषण नियंत्रण बोर्ड से अनापत्ति पत्र लेना अनिवार्य होगा।
- ३- इकाई को ०५ के०वी०ए० तक की क्षमता का ढी०जी० रेट ही अनुमन्य होगा।
- ४- यह पत्र केवल अंकित उत्पाद एवं इकाई स्थापना तक ही मान्य होगा, इस उत्पाद के अतिरिक्त यदि कोई उत्पाद का उत्पादन प्रस्तावित किया जाये तो उ०प्र० प्रदूषण नियंत्रण बोर्ड से अनापत्ति पत्र प्राप्त करना होगा तथा इकाई द्वारा उत्पादन प्रारम्भ किये जाने की तिथि से इकाई को उ०प्र० प्रदूषण नियंत्रण बोर्ड के नियमों एवं शर्तों (यथा समय संधौरित) का अनुपालन करते हुए सहमति प्राप्त करना अनिवार्य होगा।
- ५- इकाई द्वारा किसी अन्य प्रकार का उत्पादन प्रारम्भ करने पर परिवर्तन का संधौरित पत्र प्राप्त करना अनिवार्य होगा।
- ६- इकाई को उ०प्र० प्रदूषण नियंत्रण बोर्ड के नियमों एवं शर्तों (यथा समय संधौरित) का अनुपालन करना अनिवार्य होगा।
- ७- यह पत्र उपरोक्त शासनादेश में वर्णित २२० अप्रदूषणकारी उत्पादों के मानक प्रक्रिया के तहत उत्पादन हेतु मान्य है यदि इकाई द्वारा उत्पादन प्रक्रिया में किसी भी प्रकार के प्रदूषण होता है तो यह पत्र स्वतः निरस्त माना जायेगा।
- ८- भूगर्भीय जल उपयोग करने वाली इकाईयों को जल दोहन से पूर्व सैन्ट्रल ग्राउंड वाटर बोर्ड से अनापत्ति पत्र प्राप्त करना अनिवार्य होगा।
- ९- उपरोक्त शर्तों का उल्लंघन करने पर यह प्रमाण पत्र स्वतः निरस्त समझा जायेगा।

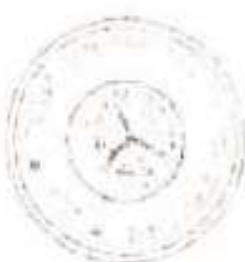
उपायुक्त उद्योग

जिला उद्योग प्रोत्साहन तथा उद्यमिता विकास केन्द्र  
 हापुड़।

पृष्ठांकन संख्या

/उपरोक्त तददिनांक:

प्रतिलिपि क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, वसुधरा गाजियाबाद को सूचनार्थ प्रेषित।



उपायुक्त उद्योग

जिला उद्योग प्रोत्साहन तथा उद्यमिता विकास केन्द्र  
 हापुड़।

## LEASE - DEED

Industrial Area

Plot No. 61

Nehru

G-144

Plot No:

THIS LEASE - DEED made on the 3<sup>rd</sup> day of November  
 in the year two thousand and fifteen, between  
 Samvat 2013 between U.P. State Industrial Development Corporation Limited,  
 a Company within the meaning of the companies Act, 1956 and having its registered office at  
 A-14, Lakhnupur, Kanpur (hereinafter called the Lessor which expression shall, unless the context  
 does not so admit, includes its successors and assigns) of the on part,

AND

Shri

S/o

R/o

Abhilesh Kumar

Proprietor of the single owner firm/Karta of Joint Hindu Family firm of

OR

- 1 Shri ... Abhilesh Kumar Arora aged years  
 S/o Shri. Shambu Singh  
 R/o A-10, II<sup>nd</sup> Floor, Hathi Market, Daryaganj, Delhi
- 2 Shri ... Shailja Srivastava aged years  
 S/o Shri. Shambu Singh  
 R/o A-10, III<sup>rd</sup> Floor, Hathi Market, Daryaganj, Delhi
- 3 Shri ...  
 S/o  
 R/o
- 4 Shri ...  
 S/o  
 R/o
- Abhilesh Kumar

(2)

6. Shri..... aged..... years  
S/o.....  
R/o.....  
Shri..... aged..... years  
S/o.....  
R/o.....  
7. Shri..... aged..... years  
S/o.....  
R/o.....

Constituted the registered partnership firm (including consortium partnership firm) of M/s. ~~One Ton Steel Engineers~~  
through Shri Both Partners..... aged.....  
years S/o.....  
R/o..... Partnership..... constituted  
duly constituted attorney under the deed dated 9-11-31

OR

a company within the meaning of the Company Act, 1955 (including consortium company) and having its  
registered office at .....  
through its Managing Director/Secretary/duly constituted attorney Shri.....

S/o.....

R/o.....

OR

a society registered under the Co-operative Societies Act,  
M/s. Nichiles Anand through its

Chairman/ Secretary/ duly authorized attorney Shri..... S/o.....

Shri..... R/o.....

R/o..... hereinafter called the Lessee

(which expression shall, unless the context does not admit, include his heirs executors

Administrators, representatives and permitted assigns/its successors and permitted assigns) of the other part.

WHEREAS the State of Uttar Pradesh has acquired land at M. G. Road Under the Land Acquisition Act, 1894 and has handed over the same to U.P. State Industrial Development Corporation Limited, Kanpur for the purpose of setting up an Industrial Area and the said Corporation has sub-divided the above land into plots for industrial units for leasing out such sub-divided plots to industrialists for erecting on each plots for industrial units for leasing out such sub-divided plots to industrialists for erecting on each plots a factory according to the factory bye-laws and building plans approved by the Lessor and other competent authorities.

AND WHEREAS the amount of premium mentioned in clause 1 hereinafter is provisional and it is hereby agreed that the Lessee shall pay as provided in clause 2(a) and 2(b) the additional premium as hereinafter mentioned.

AND WHEREAS the Lessee has requested and the Lessor has agreed to grant lease of the plot of land hereinafter described area M. G. Road an industrial unit for manufacturing Steel Fabricators according to the design and building plan approved by the Lessor other competent authority.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment by the Lessee of the provisional premium of Rs 791.775/- (Rs Seven lac Ninety one thousand Seven hundred Seventy seven rupees only) whereof the Lessor hereby acknowledges and of the outstanding amount of provisional premium of Rs — (Rs — M<sup>1</sup> —) to be paid in — half yearly installments as follows alongwith interest@ 8.5 % per annum on the total outstanding premium.

1.	Rs.	on the	day of	20
2.	Rs.	on the	day of	20
3.	Rs.	on the	day of	20
4.	Rs.	on the	day of	20
5.	Rs.	on the	day of	20
6.	Rs.	on the	day of	20
7.	Rs.	on the	day of	20

through the lease deed dated..... 10.9.11..... duly registered at..... Mafatlal on 29.9.11 but the lease has been determined/surrendered and forfeited by the Lessor vide letter/notice No. P.L. No. 1, 2011, Page 342, S.M. 3966 dated 6.9.2011 and as such has ceased absolutely

- (b) That it is hereby agreed between the parties to this deed that in case the Lessor is not able to get or retain possession of the demised premises due to a civil action or other legal proceedings initiated by the prior Lessee then, in that case the Lessee shall not be eligible to any reimbursement from the Lessor and shall further be liable to defend the civil action or proceedings as aforesaid at his own cost.

7. The Lessee will mention in the postal address of their correspondence letter invariably the name of UPSIDC Industrial Area.

IN WITNESS WHEREOF the parties hereto have set their hands the day and month of the above written २० अगस्त १९४८ तारीख पर अरण्या सू. २ नं. ३८६ शंक ३७३ तारीख ३९६८  
१९४८ दिन तारीख २१/१२/२१ को अधिकारी किमा गवा /  
For and on behalf of

U.P. State Industrial Development Corporation Ltd.

Signed by:

For & on behalf of  
U.P.S.I.D.C. Ltd.

REGIONAL MANAGER

For and on behalf of the Lessee

*Shashi Bhushan*  
Shashi Bhushan  
Regional Manager

a. Witness:

Signed by:

b. Witness:

*Virendra*

c. Witness:

*Umesh Singh*  
Umesh Singh

Signed by:

d. Witness:

*M.S. Singh No. 2, Salat*

e. Witness:

*Block, Delhi - 32*

*Sahib/S/o Jagdish*  
Narayan Parkash

SURRENDER DEED

THIS DEED OF SURRENDER made on 28<sup>th</sup> day of May in the year Two Thousand Twenty-Five BETWEEN M/s. Gee Sons Steel Fabricators on the one part (hereinafter called the lessee)

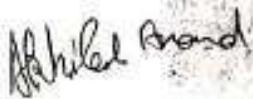
AND

THE U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY MEERUT of the OTHER PART herein after called the LESSOR.

WHEREAS by a deed of Lease dated 06-04-2022 Registered at the office of Sub Registrar Dhaulana, Hapur at Book No. 01 Volume Jild No. 5216 at Page No. 137 to 174 at Serial No. 4089 Registered on 08-04-2022 in the office of Sub-Registrar Dhaulana, Hapur (U.P.)

The lessor granted to the lessee 77 years lease of the Plot no. G-146 situated in Industrial Area of the Lessor known as Massorie Gulawathi Road, Dhaulana, Hapur on the terms and conditions recited therein.

AND WHEREAS the lessee does not any longer require the said land and has agreed with the Lessor to Surrender to him the said land by relinquishing all the rights and interest which the lessee holds in respect of the name under the lease herein before recited in consideration of the letter dated 17-04-2025 given by the lessor.



For & on behalf of  
U.P.S.I.D.A.

Regional Manager

U.P. State Industrial  
Development Authority

Regional Office, Meerut  
UPSIDA  
963/A, First Floor, ASR Tower  
Shatabdi Nagar, Meerut  
Tel No. : 7390811284  
Email ID: [rmmcenst@upsida.com](mailto:rmmcenst@upsida.com)  
Website: [www.onlineupsida.com](http://www.onlineupsida.com)

Ref.No:SER20250326/470374/137296/SIDC-IA/Massorie Gulawati

Date:17/04/2025

To,

KUNAL BANSAL S/O. RAJ KISHORE BANSAL  
HOUSE NO. 1612/32, HARDHYAN SINGH ROAD, NAIWALA,  
KAROL BAGH, CENTRAL DELHI-110005.



Subject:- Permission for Transfer of Plot No G-146 in the Industrial Area Massorie Gulawati  
Dear Sir/Ma am,

Please refer to application of M/S. TRIGEN INDUSTRIES dated 03/04/2025 regarding transfer of above noted plot in your favour for setting up of unit : WHEEL RIM TWO AND THREE WHEELER.  
In above connection, we are pleased to permit the aforesaid request for transfer of plot subject to payment of transfer levy @ 10.00 % of prevailing premium i.e. Rs5390 per square meter on 517.5 square meter on the following terms and conditions:-

1. You shall clear your total outstanding dues amounting to Rs.0 (towards Premium Rs0 Interest of Premium Rs0 , Maintenance Charges Rs0, Interest on Maintenance Charges Rs0 and Lease Rent Rs.0 ,GST on Lease Rent Rs0, Time Extension Fee Rs.0, Interest on Time Extension Fee Rs.0 ) within 30 days from the date of this letter.
2. Deposits made by ex-allottee against the plot will be adjusted first towards Interest and Lease Rent upto date of payment and balance if any, towards premium. In case a balance payability is found after adjustment as above, the same shall be payable by you along with penal interest @3% compounded six-monthly till the date of deposit.
3. The existing allotment/transfer dated 21/01/2022 Agreement dated N/A Possession Memo dated 19/04/2022 and Lease Deed Executed dated 06/04/2022 has been surrendered by ex-allottee in favour of the UPSIDC/UPSIDA along with the possession of above noted plot. The ex-allottee shall execute a surrender deed of the plot in favour of UPSIDA within 30 days.
4. You will shall need to submit Non-Judicial Stamp Papers/ Bank Guarantee as per the norms of Distt.Treasury, HAPUR/ Bank for execution of lease deed of plot within 60 days form the date of this letter.
5. Further transfer of the plot shall be considered only if the unit is established on the plot or as per the UPSIDA rules as amended from time to time.
6. In case of any demand of Stamp Papers is made in respect to transfer of plot by Government of U.P. the same shall be borne by you.
7. You may either submit Sale deed for structure situated over the plot or submit additional Stamps/ Bank Guarantee towards the cost of constructions/ plant existing on the plot within 30 days from the date of this letter alongwith stamps as mentioned above point number 5.
8. **LEASE DEED:-**
  - 1. You shall have to get lease deed executed in your favour on new terms & conditions within 60 days from the date of issuance of this letter by submitting stamps mentioned above alongwith other documents. You will have to submit NOC of pollution Control Board and Udyog Adhar for proposed manufacturing item showing the plot address for execution of lease deed.
  - 2. Lease Period shall be allowed to you for the remaining period of originally allowed lease i.e. 90 years from 23/10/2003
10. **POSSESSION FORM:-**