

भारत सरकार
Government of India
इलेक्ट्रॉनिकी और सूचना प्रौद्योगिकी मंत्रालय
Ministry of Electronics & Information Technology
इलेक्ट्रॉनिक्स निकेतन, 6, सी जी ओ कॉम्प्लेक्स, नई दिल्ली-110003
Electronics Niketan, 6, C G O Complex, New Delhi-110003
Website: www.meity.gov.in

संख्या
No..... 36(6)/2016-IPHW (Vol.III)

दिनांक
Date... 3rd March, 2017

Shri Suresh Todkar

Director

M/s Deogiri Electronics Cluster Private Limited

M/s S.S. Controls, E-15/27, MIDC Chikalthana

Aurangabad - 431210

Subject: Electronics Manufacturing Cluster Scheme- Final approval for setting up of Common Facility Centre (CFC) in Brownfield EMC at Plot No.-P 30, Shendra Five Star Industrial Area, Aurangabad District, Maharashtra.

- Reference: 1) Final application submitted vide letter dated 28th January, 2016 and subsequent clarification/ documents submitted by the applicant
- 2) EMC Policy Gazette Notification no. 252 dated 22nd October 2012 [F.No.8 (50)/2011- IPHW]
- 3) Guidelines for operationalization of EMC Scheme dated 15th April 2013 [F.No.8 (50)/2011- IPHW]
- 4) Guidelines for constitution of SPV for implementation of EMC Scheme dated 30th January 2014 [F.No.8 (131)/2012 - IPHW]

Sir,

Reference is invited to final application submitted vide letter dated 28th January, 2016 and subsequent communications seeking grant assistance under Electronics Manufacturing Clusters (EMC) scheme from this Ministry for setting up of Phase-1 of the Common Facility Centre (CFC) at Plot No.-P 30, Shendra Five Star Industrial Area, Aurangabad District, Maharashtra. The said application and documents submitted by you have been considered by the Ministry of Electronics and Information Technology (MeitY) and on the basis of the assurances and commitments made therein, I am directed to convey the approval of the competent authority for setting up of Phase-1 of Common Facility Centre (CFC) at Plot No.- P 30, Shendra Five Star Industrial Area, Aurangabad District, Maharashtra with an approved project cost of ₹ 28,57,19,041/- (₹ Twenty eight crore fifty seven lakhs nineteen thousand and forty one only) [excluding land cost] providing Grant-in-aid of ₹ 20,58,15,155/- (₹ Twenty crore Fifty eight lakhs Fifteen thousand One hundred and fifty five only).

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2. The parameters of the project are mentioned hereunder. The area mentioned below is being notified as a Brownfield Electronics Manufacturing Cluster under the EMC scheme of MeitY:

S. No	Project Parameters (Phase-1)	Details
1	Name of the Applicant	M/s Deogiri Electronics Cluster Private Limited- (SPV)
2	Location of the CFC	Plot No. P30, Shendra Five Star Industrial Area, Aurangabad District, Maharashtra (Annexure-C & D)
3	Type of Cluster	Common Facility Centre (CFC) in Brownfield EMC
4	Area of CFC	1.98 acres
5	Facilities to be developed within CFC	1) Electronics Manufacturing Centre 2) Electronic Design and Test Laboratory 3) Modular Cabinet Manufacturing Centre 4) Innovation and Training Centre
6	Timelines for formation of SPV as per SPV Guidelines issued by MeitY	SPV would be restructured in line with the SPV Guidelines immediately on receiving the final approval.
7	Project timelines	12 months from the date of issue of final approval.

TERMS AND CONDITIONS

3. This approval and Grant-in-aid is subject to compliance by the SPV to the EMC scheme and Guidelines and other instructions, orders etc. issued by the Government of India from time to time, and the terms and conditions stipulated hereinafter. The terms used in this letter shall have the meaning ascribed to such terms in **Annexure-A** of this letter.

4. The Grant-in-aid has been approved on basis of the eligible activities, break-up of project cost and funding pattern approved by the competent authority under the Electronics Manufacturing Clusters scheme which is mentioned in the table hereunder. The SPV undertakes to comply with the eligible activities, break-up of project cost and funding pattern as provided herein.

Amount in ₹					
#	Project Components	Unit	Rate	Quantity	Cost (Phase-1)
A	Land				-
B	Infrastructure Work				
1	Site Grading Work				9,54,935
2	Compound Wall Total length: 365mtr. (Height:1.8mtr,width :0.23mtr)	RM	8,987	365	32,80,227

3	Construction of Roads (No. of internal roads-1) With 5mtr Right of way and 3.5mtr Carriage Way	Mtr	5,479	335	18,35,371
4	Construction of Drain works	No.	427,051	4	17,08,205
5	Construction of Gate House	Sq. Ft	3,413	163	5,57,235
6	Parking	Sq. Mtr.	1,277	725	9,25,626
7	Construction of Elevated Storage Reservoir	LS	LS	1	12,23,902
8	Water Supply Network	LS	LS	1	2,77,269
9	Sewerage Network	LS	LS	1	5,66,211
10	Irrigation Network	LS	LS	1	3,10,229
11	Effluent Treatment Plant	LS	LS	1	5,00,000
12	ETP Network	LS	LS	1	4,40,603
13	Rain Water Recharge Wells	Cu. Mtr	20,639	17	3,50,040
14	Landscape works	LS	LS	1	6,23,320
15	Internal Electrical works	LS	LS	1	58,57,287
Total Infrastructure Works Cost (B)					1,94,10,460
C	Buildings				
1	Cabinet Prototyping (Ground Floor)	Sq.Ft	1423	14,550	2,07,08,318
2	Electronics Manufacturing Building - Ground Floor	Sq .Ft	1655	17,018	2,81,61,915
3	Electronics Design, Testing Lab & Training and Innovation Center - 1st Floor	Sq. Ft	1238	14,372	1,77,96,690
Total Buildings Cost (C)					6,66,66,923
Infrastructure + Building Costs (Sub-Total)					8,60,77,383
Add: Contingencies @3%					25,82,322
Total Infrastructure and Building Costs (C')					8,86,59,705
D	Plant & Machinery (Refer Annexure E)				
1	Training and Innovative Center				1,36,31,640
2	Electronics Design and Testing Lab				2,04,18,198
3	Electronics Manufacturing Building				4,97,23,265
4	Cabinet Prototyping				8,50,26,159
5	Utilities				66,87,450
Total Plant & Machinery Cost (D)					17,54,86,712

E	Furniture & Fixtures	
1	Furniture & Fixtures	75,00,000
	Total Furniture & Fixtures Cost (E)	75,00,000
F	Administrative Expenses	61,12,044
G	BG Charges	39,35,240
H	MM for working capital	10,25,340
	Total Project Cost (C'+D+E+F+G+H)	28,57,19,041

5. The details of the project cost and Grant-in-aid for the project approved by the competent authority under the Electronics Manufacturing Clusters Scheme are as provided in table hereunder. The SPV undertakes to comply with the project cost as provided herein:

Amount in ₹				
S. No.	Parameters	Area (Acres)	Project Cost	Grant-in-aid (from GOI)
1	Processing Area	1.98	27,96,06,997	19,98,20,539
2	Administrative expenses	-	61,12,044	59,94,616
	Total	1.98	28,57,19,041	20,58,15,155

6. The details of funding for the project approved by the competent authority under the Electronics Manufacturing Clusters Scheme are as provided in the table hereunder. The SPV undertakes to ensure the contribution from cluster enterprises/ constituents units to the tune of ₹ 5.28 crore.

(₹ in crore)		
S. No	Funding Sources	Amount
1	Grant-in-aid from Government of India	20.58
2	Contribution from MIDC (State Government)	2.72
3	Contribution from Constituent Units	5.28
	Total	28.58

7. **Implementation Schedule:** The project component wise implementation schedule for the project as approved by the competent authority under EMC scheme is provided hereunder. The SPV undertakes to implement the project within the approved timelines. In the event of considerable and persistent delay of the project, Government of India has the right to foreclose the project, appoint a new implementation agency for execution of the project and recover the entire Grant-in-aid released along with interest and penalties as stipulated in this approval letter and as per laws.

- a) Total Duration of the project — 12 months
- b) Project Component-wise timeline:

Project Components	Timeline
Infrastructure Work: Site Grading Work, Compound Wall, Construction of Roads, Construction of Drain Works, Construction of Gate House, Parking, Construction of ELSR, Water Supply Network, Sewerage Network, Irrigation Network, Effluent Treatment Plant, ETP Network, Rain Water Recharge Wells, Landscape Work, Internal Electrical Works	4 months
Construction: Cabinet Manufacturing Shed, Electronics Manufacturing Building - Ground Floor, Electronics Design, Testing Lab & Training and Innovation Center - 1st Floor, Electronics Design, Testing Lab & Training and Innovation Center - 1st Floor	8 Months
Plant & Machinery: Training and Innovative Center, Electronics Design and Testing Lab, Electronics Manufacturing Machines, Cabinet Prototyping Shed, Utilities	5 Months
Furniture & Fixtures	5 Months
Project Completion and Handover	12 Months

8. The SPV shall ensure that it would be restructured in full compliance of terms and conditions laid out in the 'Guidelines for constitution of Special Purpose Vehicle (SPV) for implementation of Electronics Manufacturing Clusters (EMCs) dated 30th January 2014, EMC scheme, the Guidelines and any other instructions issued by MeitY from time to time. In the event of failing to comply with the conditions laid out in EMC Scheme or Guidelines including the utilization of land or committing breach of the bond at any time, the chief promoter/ SPV shall be liable to refund to the President of India the entire amount of the Grant-in-Aid with interest @ Prime Lending Rate (PLR) per annum prevailing at that time and as notified by Reserve Bank of India. The SPV will also be liable to such other penalties as provided under this approval and any other law. MeitY may also take legal action for recovery of the dues as may be considered appropriate.

9. The SPV shall execute a bond for proper utilization of grant wherein it shall undertake that it shall abide by the terms and conditions specified in the approval letter, the terms of the Scheme and Guidelines and any other instruction issued by the Ministry of Electronics and Information Technology from time to time. *The SPV shall also be required to provide a Self-certified undertaking that they have not obtained or applied for grants for the same purpose or activity from any other Ministry or Department of the Government of India or State Government.* In the event of failing to comply with the conditions laid out in EMC Scheme or Guidelines including the utilization of land or committing breach of the bond at any time, the SPV shall be liable to refund to the President of India the entire amount of the Grant-in-Aid with interest @ Prime Lending Rate (PLR) per annum issued by RBI thereon and will be liable to such other penalties as provided under the approval and any other law. MeitY may also take legal action for recovery of the dues as may be considered appropriate.

10. The SPV shall create an Escrow account with a Nationalized Bank and shall provide the details thereof to the Ministry of Electronics and Information Technology, Government of India. The Government of India shall enter into a Tripartite Agreement (TPA) with the SPV and the Bank where the escrow account of the SPV is maintained for proper utilization of the central grant. The terms of the escrow account shall be as approved by the Government of India.

11. The disbursement of Grant-in-aid should be made on pari passu basis i.e. all proportionate payments to be released after the corresponding share to be mobilized by the applicant is deposited in the Escrow account and other necessary conditions for release of such payments as prescribed have been complied. The same is to be applicable on all installments with effect from the first instalment to be released to the applicant.

12. The first Installment of Grant-in-aid (i.e. 20% of the Grant-in-aid) to be released on complying the following conditions:

- a) The Chamber of Marathwada Industries and Agriculture (CMIA) should provide an undertaking stating that in the event of any shortfall in project funds, or non-collection of the contributions from the constituent units, the same will have to be mobilized and brought in by Chamber of Marathwada Industries and Agriculture (CMIA) and further ensuring that the SPV members should not withdraw from the project at the later stage till the completion of the project and gets operational.
- b) Submission and execution of the administrative legal documents viz. Bond, Memorandum of Agreement and Tripartite ESCROW Agreement, Bank Guarantee etc.

13. The second and subsequent installments will be released on complying the following terms and conditions as mentioned hereunder:

- i. Second installment of Grant-in-aid (i.e. 30% of the Grant-in-aid) will be released on the following conditions:
 - a) The applicant should submit layout approvals, all environmental related approvals from the concerned authorities.
 - b) The structure of the SPV should comply with the requirements of Guidelines for constitution of Special Purpose Vehicle (SPV) for implementation of Electronics Manufacturing Clusters (EMCs) dated 30th January 2014 and nomination of the official Directors on the Board Directors by Government of Maharashtra.
 - c) State Government should have released first installment of its contribution.
 - d) After utilization of 80% of first installment and proportionate contribution from units/State Government.
- ii. Third installment of Grant-in-aid (i.e. 30% of the Grant-in-aid) will be released on the following conditions:
 - a) After utilization of 80% of first & second installment and proportionate contribution from units/State Government.
 - b) State Government should have released second installment of its contribution

iii. Fourth Installment of Grant-in-aid (i.e. 20% of the Grant-in-aid) will be released after the completion of the project and

- a) After utilization of 100 % of earlier installments and proportionate contribution from constituent units / State Government
- b) State Government should have released 100% of its contribution
- c) On successful completion of the project

14. The Government of India's disbursement will be effected to the escrow account only when proportionate contribution from the SPV is deposited in the escrow account. All the payment to the SPV will be released subject to and in accordance to clause 6.13 of the EMC Guidelines. The deposits in the escrow account shall be utilized only for authorized expenditure for the approved project. The Bank guarantee mentioned in clause 6.13 of the EMC Guidelines shall be in a form acceptable to MeitY.

15. The grant sanctioned by Government of India would be utilized only for the project components mentioned in this approval letter.

16. Any escalation/enhancement in the cost of the individual project components mentioned therein shall be solely borne by the SPV. The SPV shall arrange additional funds, if any required, to meet time and cost overruns. The Central grant for the purposes shall be limited to amount approved for Grant-in-aid as per this approval letter.

17. In the event of reduction of cost in a project component, the Central grant shall automatically get reduced on pro-rata basis for the said project components.

18. It will be the responsibility of the SPV to obtain necessary approvals and clearances as applicable as per law.

19. The SPV shall be responsible for timely execution of the project and proper utilization of the funds

20. The SPV shall submit the "Utilization Certificate" on the basis of audit done by Chartered Accountant and after the acceptance of the same by its Board of Directors.

21. The SPV shall maintain subsidiary accounts of the Government of India grant and furnish to the Accounts Officer a set of audited statement of accounts. These audited statements of accounts should be furnished after utilization of Grant-in-aid or whenever called for.

22. The SPV shall undertake all procurement of goods, equipment and services or any other items through a transparent and competitive procurement process. Appropriate performance guarantees should be built in the agreement(s) to ensure timely and good quality delivery of goods and services procured.

23. In case, Ministry of Electronics and Information Technology (MeitY), Government of India is of the opinion that the implementation of the project or operation of the SPV is not satisfactory or in case of disputes amongst the Board members of the SPV, MeitY, Government of India will have the right to effect a change in the management of the SPV or issue such directions as may be necessary. The Articles of Association of the SPV shall be suitably formulated and if required modified to enable the Government of India to enforce, if required the above conditions stipulated while sanctioning the Grant-in-Aid.
24. Any other special terms and conditions or procedures for transaction of business, as Government may desire to be followed by the SPV, shall be incorporated in the Articles of Association of the SPV before release of Grant-in-aid.
25. The SPV shall appoint a Managing Director or Chief Executive Officer with the approval of its Board of Director. However, the appointment shall need ratification by the Ministry of Electronics and Information Technology thereafter. SPV or the Managing Director of the SPV, as the case be, would be the Drawing and Disbursing Officer for the amounts released under this approval letter.
26. The SPV shall submit performance-cum-achievement report before applying for the next installment as grant (within 6 months from end of every Financial Year).
27. The accounts of SPV shall be open to inspection by the Ministry of Electronics and Information Technology and audit, both by the Comptroller and Auditor General of India under the provision of CAG (DPC) Act, 1971 and internal audit by the Principal Accounts Office of the Ministry of Electronics and Information Technology, whenever the SPV is called upon to do so.
28. The SPV shall complete process for transfer of the roads and Right of Way as per proposal to Government of India for the project.
29. The assets acquired wholly or substantially out of Government of India's Grant-in-Aid shall not, without the prior sanction of the Government of India, be disposed of, encumbered or utilized for the purpose other than for which the Grant-in-aid has been released.
30. The SPV shall provide a certificate of actual utilization of the grants received for the purpose for which it was sanctioned in Form GFR 19-A as and when required by the MeitY, Government of India. The Utilization Certificate should be submitted within six months of the closure of the financial year by the SPV. Receipt of such certificate shall be scrutinized by MeitY. Where such certificate is not received from the SPV within the prescribed time, the Ministry will be at liberty to blacklist such SPV from any future grant, subsidy or other type of financial support from the Government.
31. The SPV shall maintain a register of permanent and semi-permanent assets acquired wholly or mainly out of the funds of Grant-in-Aid on the basis of Form GFR-19.

32. The SPV shall furnish a return of such assets acquired during a financial year in Form GFR19.

33. The SPV shall fix user charges for the various facilities and services by it under the project in order to ensure that it fully recovers the O&M cost and make the project sustainable.

34. In case of winding up, dissolution etc. of the applicant or the SPV, at any point in time, all assets and any unutilized grant shall vest with the Government of India.

35. The SPV shall report on the physical progress as well as the expenditure incurred in the project to the Government of India, through MeitY every quarter or as and when asked for.

36. MeitY shall display on its website, the details of the project approved and the progress of its implementation.

39. Out of the Government of India Grant-in-aid , administrative expenses (incurred during the execution of the project) shall be limited to that approved as per this approval letter. Administrative expenses beyond this amount shall be met by the SPV, from its own resources. The administrative expenses will be incurred by the SPV during execution of the project.

40. In the event, if SPV fails to comply with the conditions laid out in the EMC scheme or Guidelines or this approval letter at any time, the SPV will be liable to refund to the President of India, the entire amount of the Grant-in-Aid with interest at Prime lending rate (PLR) per annum of Reserve Bank of India (RBI) thereon and will be liable to such other penalties as provided under the approval and any other law. MeitY shall also be entitled to take legal action for the recovery of the dues as may be considered appropriate.

41. The SPV will also undertake to abide by EMC Scheme, Guidelines and terms & conditions issued in the approval. Failure to abide by any of the above will make SPV liable for penalties as provided. The SPV should submit an undertaking in this regard.

42. In the event of considerable and persistent delay of the project, MeitY has the right to foreclose the project, appoint a new implementation agency for execution of the project and recover the entire Grant-in-aid released along with penalties.

43. The SPV shall submit all relevant documents within the timelines as specified in the EMC Scheme and Guidelines, or as and when asked for demonstrating the fulfillment of all terms and conditions precedent at each stage.

44. The facility should be a common facility, open and accessible to all units and should not be restricted to only the members of the SPV.

45. All procurement by SPV under the project should be done in an open and transparent manner.

46. The Government of Maharashtra shall nominate at least three official Directors on the Board of SPV to represent Government interest.

47. The contents of this approval letter shall prevail in case of any conflict with any previous communication from MeitY/Gol in this regard.

48. The terms and conditions of this approval letter are inclusive or in addition to the standard terms and conditions mentioned in Annexure -8 of the EMC Guidelines. In case of any conflict between the terms and conditions mentioned in this approval letter and the terms and conditions mentioned in the EMC scheme or EMC Guidelines or any other terms and conditions imposed on the SPV regarding the project, MeitY, Government of India shall have the sole authority and right to decide which terms and conditions shall prevail and the decision of the Secretary, MeitY, Government of India shall be final and binding on the SPV.

49. In case of any dispute, Secretary, Ministry of Electronics and Information Technology, Government of India, shall be the sole "Arbitrator" and his decision shall be final and binding for all the concerned.


(Rajiv Bansal)

Joint Secretary to Government of India

Tel: 011-24363114

Copy to:

1. PS to Hon'ble MEIT for kind information of Hon'ble MEIT, Govt. of India
2. PS to Hon'ble MoS (E&IT) for kind information of Hon'ble MOS(E&IT), Govt. of India
3. Secretary, MeitY
4. AS&FA, MeitY
5. Principle Secretary (Industries), Govt. of Maharashtra


(Rajiv Bansal)

Joint Secretary to Government of India

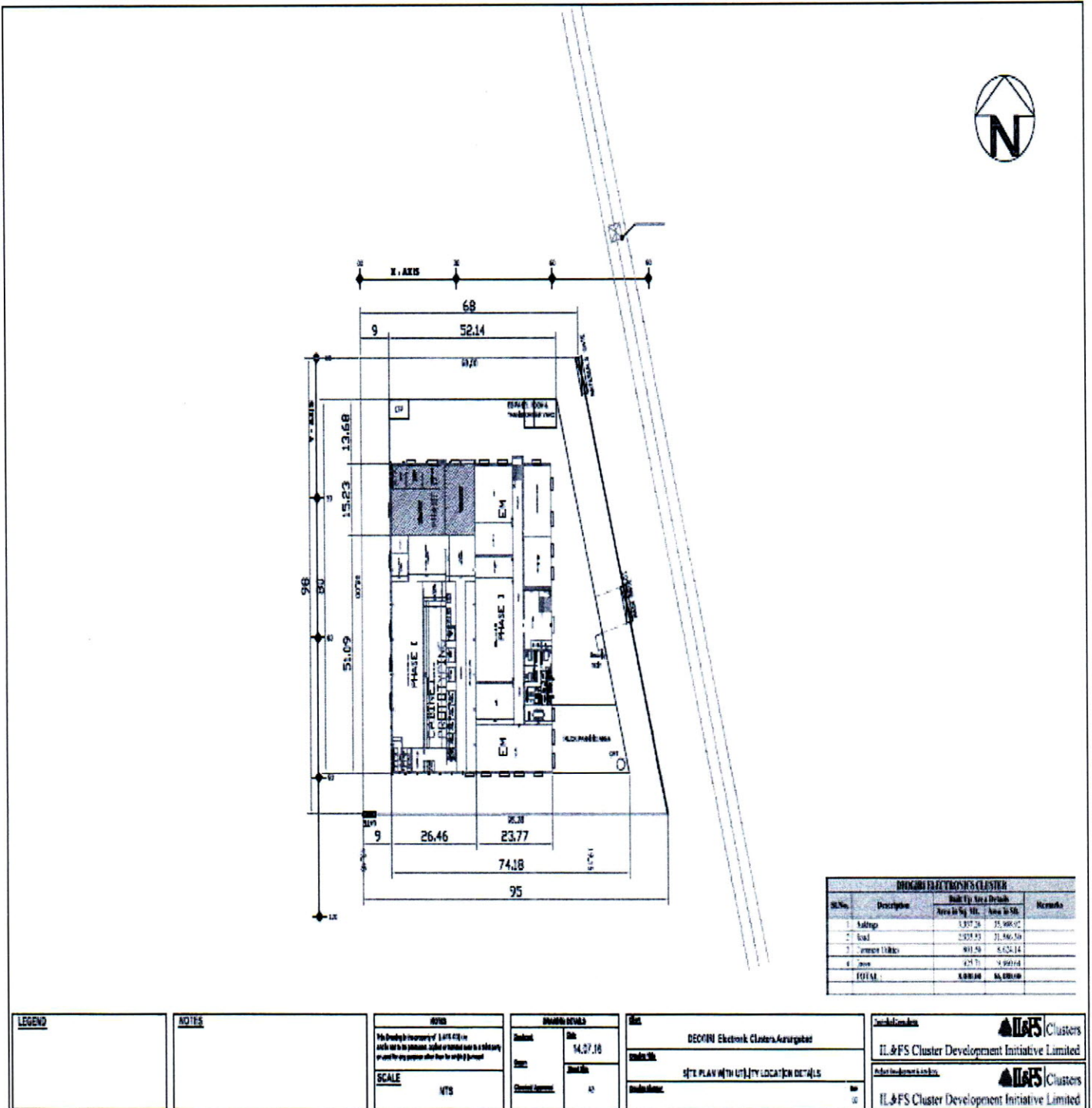
Tel: 011-24363114

Definitions:

Terms used in the approval letter no. 36(6)/2016-IPHW (Vol.III) dated ... March, 2017 issued to M/s Deogiri Electronics Cluster Pvt. Ltd. shall have the meaning ascribed to such terms in the EMC Scheme and EMC Guidelines and where such terms are not defined therein, the terms shall have the meaning, unless the context otherwise requires, as provided below:

1. **SPV:** The applicant — M/s Deogiri Electronics Cluster Private Limited is an SPV to be restructured as per 'Guidelines (dated 30th January, 2014) for constitution of SPV', issued by MeitY.
2. **Grant-in-aid:** Financial assistance provided by MeitY towards implementation of the project (refer para 4. I of the EMC Scheme dated 22nd October, 2012).
3. **MeitY:** Ministry of Electronics and Information Technology, Government of India.
4. **PLR:** Prime Lending Rate as issued by RBI prevailing at the time occurrence of the event.
5. **GOI:** Ministry of Electronics and Information Technology for and on behalf of the President of India
6. **Form GFR-19:** General Financial Rules (GFR) issued by Ministry of Finance, Government of India from time to time.
7. **EMC Scheme:** Electronics Manufacturing Clusters (EMC) Scheme Notification No. 252 dated 22nd October, Part-I, Section I of the Gazette of India (Extraordinary) [F.NO. 8(50)/2011-IPHW]
8. **EMC Guidelines:** Guidelines for operationalization of Electronics Manufacturing Clusters (EMC) Scheme to provide world class infrastructure for attracting investments in the Electronics Systems Design and Manufacturing (ESDM) Sector dated 15th April, 2013 [F.NO. 8(50)/2011-IPHW].
9. **SPV Guidelines:** Notification of Guidelines for constitution of Special Purpose Vehicle (SPV) for implementation of Electronics Manufacturing Clusters (EMCs). Dated 30th January, 2014 [F.NO.8(131)/2012-IPHW]
10. **Accounts Officer:** Accounts Officer appointed by Ministry of Electronics and Information Technology
11. **Utilization certificate:** Utilization Certificate stipulated as per Form GFR 19.

Lay out Map of Common Facility Centre in Brownfield EMC at Plot No-P30, Shendra Five Star Industrial Area, District Aurangabad, Maharashtra



Land allotment order

Maharashtra Industrial Development Corporation

(A Government Of Maharashtra Undertaking)

Tel: (0240) 331013, 331172

Fax: 331324

E-mail:

REGIONAL OFFICE, AURANGABAD

MIDC INDUSTRIAL AREA, NEAR

RAILWAY STATION

AURANGABAD - 431005

Letter No.: MIDC/RO(null)/SHE/LMS-/

8022

Date: 18-FEB-2015 28/12/15

Subject :- SHENDRA FIVE STAR INDUSTRIAL AREA

Plot No. P-30

Allotment of Land

:ORDER:

Sanction is hereby accorded to the allotment of land admeasuring 8000 Sq. Mts. On this date of issue of Allotment Order for land, applicable upto 5000 Sqm, Rs. 260 /- Per Sqm (i.e. 50 % Current Industrial Rate of Rs. 520 /-) & Rs. 520 Per Sqm beyond 5000 Sqm Comprising of Plot No P-30 in SHENDRA FIVE STAR INDUSTRIAL AREA to trading as Proprietor in the name and style of M/s Deogiri Electronic Cluster Pvt. Ltd. and having thier office at Plot No. P-30, MIDC Area, Shendra for setting up your industrial unit for manufacturing of Setting up of Electronic Cluster, subject to the payment of the premium of Rs.28,60,000/- (Rs.Twenty Eight Lakh Sixty Thousand Only) and subject to the following conditions.

1. The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs.21,45,000/- (Rs.Twenty One Lakh Fourty Five Thousand Only) balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of JT. CHIEF ACCOUNTS OFFICER, MIDC Payable at AURANGABAD
2. In case the allottee fails to pay the balance amount of premium within a period mentioned above, (period of 30 days from the date of receipt of allotment order), the allotment shall be liable to be cancelled without further notice.
3. In the event of the allotment being cancelled as foresaid the corporation shall forfeit the whole of the earnest money received with application.
4. The terms & conditions of allotment of land will be those contained in the standard form of Agreement to Lease and the lease annexed thereto & in substance are as follows.
 - a) The allottee shall enter into an Agreement to Lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the Agreement to Lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
 - b) The annual ground rate rent of Rupee 1/- per annum is payable in respect of the plot of land allotted.
 - c) The allottee shall get the plan and specification of the proposed factory building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a Building Completion Certificate (B.C.C) from the Executive Engineer of the said industrial area within a prescribed period.
 - d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the Agreement to Lease or part with possession of the land or any part thereof without previous consent of the Corporation who may refuse or grant it subject to such condition as the Corporation may think fit including a condition for payment of additional premium.



MIDC/RO(null)/SheLMS-/

Page 1 of 2

e) The allottee shall be entitled to use land for the purpose of a factory but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in for any other purpose and not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.

f) The other terms and conditions of allotment shall be those contained in the prescribed form of Agreement to Lease and the Lease.

g) The stamp duty in respect of preparation & execution of the Agreement to Lease & its duplication as also the Lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) If there any encroachment on the plot the same should be removed by you, at your own risk and cost.

i) Please note that if MSEB's line is passing through your plot, you will have to shift the line at your own cost and risk, also concern with MSEB and Telephone Department.

j) In case any changes after final measurement of plot area and if the area is found to be increased the charges towards excess area, shall be recovered as per prevailing rate at that time.

k) The infrastructure of water supply is provided by MIDC, considering the water requirement of your plot at the rate of the 25 m3 per hect. Per day. For the requirement in excess of 25 m3 per Hect. Per day of your plot, you will be required to pay the capital contribution at rate of Rs.15,000/- per m3 or the actual rate of capital contribution of water supply scheme of the industrial area whichever in more.

m) It would be your sole responsibility to obtain all required statutory regulatory clearances from respective authorities.

The allottee may submit his application to the concern telephone & electricity authority immediately, after taking over the possession of the plot. This will enable the concern authorities to build up a waiting list & ensure proper planning to provide timely telephone & electric connection to the industrial units in the area. Please note that, MIDC is not responsible for supplying electricity. Hence, you should ensure the availability of such infrastructure with concerned MSEDCL authorities.

Please also note that AtoL will be signed with you within 30 days from the date of handing over of possession of plot.

Yours faithfully,

Deshmukh
Area Manager,
MIDC, AURANGABAD.

To,
✓ M/s Deogiri Electronic Cluster Pvt. Ltd.
C/o Chamber of Marathwada Industries & Agriculture,
Plot No. P-2, MIDC, Aurangabad Industrial Area,
Near Railway Station Road, Aurangabad.

Copy to: - The Executive Engineer, MIDC, Aurangabad for information please.

Copy to :- Shri S.B. Pote, ADILR, he is ordered to submit 5 copies of site plan immediately.



MIDC/RO(null)/SHE/LMS-/

Land Lease Agreement

Received Adjudication for Rs. 100/-
 Case No. 100/1966

Certificate U/S 32 (1) (a)

Office of the

Collector of Stamps

Case No. Ad. 100/1966

Certificate under section 32 (1) (a) of the Bombay Stamp

Act 1958 that this instrument which is chargeable

with stamp duty of Rs. 100/- One Hundred

Pay Stamp Rs. 100/- Under article

35(4) 21(1) Schedule has been already paid.

Therefore this instrument is duly stamped.

This certificate is subject to Proviso of sec 32 (A)

of the Bombay Stamp Act 1958

Place: Aurangabad

Date: 10/5/66



M.V. Rs. 28,60,000/-

For Deogiri Electronics Cluster Pvt. Ltd.

[Signature]
 Director

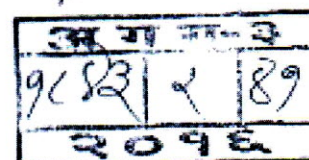


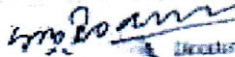
An Agreement made at Aurangabad the 28th day
 of April Two Thousand 2016 BETWEEN
 Maharashtra Industrial Development Corporation, a
 Corporation constituted under the Maharashtra Industrial
 Development Act, 1961 (Mah. III of 1962) and having its Head
 Office at Udyog Sanstha, MIDC Marol Industrial Area,
 Mahakali Caves Road, Andheri (East), Mumbai-400093
 hereinafter called "the Grantor" (which expression shall, unless
 the context does not so admit, include its successors and assigns)
 of the One Part.

AND M/s. Deogiri Electronics Cluster Pvt. Ltd. a
 Company incorporated under the Companies Act 1956 /
 Companies Act, 2013 and having its registered office at C/o
 Chamber of Marathwada Industries and Agriculture, Bajaj
 Bhavan, Plot No. P-2, MIDC Station Road, Aurangabad-
 431005 hereinafter called the "Licensee" (which expression shall,
 unless the context does not so admit include its successor or
 successors in business and permitted assigns) of the Other Part.

For Deogiri

[Signature]
 Director



For Director

 Director

9. All notices, consents, approvals to be given under this Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorized by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to, left, or posted, addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said Demised Land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said Demised Land.

Notices.

10. The Grantor in the capacity of Special Planning Authority may at any time and from time to time alter the layout, Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said Demised Land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.

Grantor may alter estate Rules.

11. That the Licensee shall observe and conform the provisions of MID Act, 1961 as well as all rules, regulations and policies of the Grantor framed under the said Act from time to time.

Provisions of MID Act applicable

12. The stamp duty and registration charges in respect of the preparation and execution of this Agreement and its duplicate including the costs, charges and expenses of attorneys of the Grantor shall be borne and paid wholly and exclusively by the Licensee.

Cost and Charges to be borne by the Licensee.

13. Should there be any conflict between the terms contained in this Agreement and the terms contained in the Grantor's Development Control Regulations the later shall prevail.

Conflict between agreement and rules.

14. For the purpose of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer / Regional Officer / Area Manager and any other officer specially authorized by the Chief Executive Officer.

Marginal Notes.

15. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.

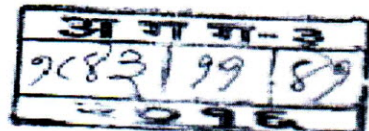
IN WITNESS WHEREOF Shri. A. M. Lavit
 the Area manager

of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, of the Maharashtra Industrial Development Corporation, set his hand and affixed the Comm. n Seal of the Corporation hereto on its behalf

For Director, MIDC Ltd.


 Director

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Signature
Director
AND Shri Gurukul B. Patkar

_____ has for and on behalf of the aforesaid M/s. Dengiri Electronics Cluster Pvt. Ltd. the Licensee hath hereunto set its hand affixed the common seal of the Company the day and year first above written.

FIRST SCHEDULE
(Description of Demised Land)

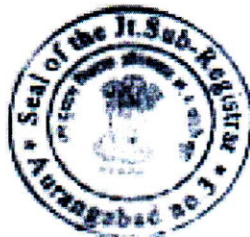
All that piece of land known as Plot No. P-30 in the Shendra Five Star Industrial Area, within the village limits of Shendruban and outside the limits of Aurangabad Municipal Corporation. In rural area, Taluka Aurangabad. District Aurangabad containing by admeasurement 8,000 Square Meters or thereabouts and bounded as follows, that is to say:

- On or towards the North by MIDC Land,
On or towards the South by MIDC Road (19 mtr. wide),
On or towards the East by MIDC Road (15 mtr. wide) and
On or towards the West by Plot No. A1-1 and MIDC Land.

SECOND SCHEDULE
(Building Regulations)

1. The Development Control Regulations prescribed by the Grantor and amendments made thereto from time to time applicable in MIDC Industrial Area shall be applicable for development of Plot in this Industrial Area.
2. The Licensee shall utilize the periphery of the plot for the purpose of planting trees. At least one tree shall be planted per 200 Square Meters and one tree at a distance of 15 Meters on the frontage of road or part thereof but within the demised premises.
3. The Licensee shall not use the land for any purpose except the permissible use / activity allowed by the Grantor. It shall not be used for obnoxious industries, an indicative list whereof is set out in the Third Schedule hereunder written.
4. The Licensee shall obtain a No Objection Certificate from the Department of Environment / Maharashtra Pollution Control Board constituted under the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 as regards water pollution as also air pollution and shall duly comply with the directions which may from time to time be issued by the said Pollution Board shall not commence any construction on the said plot before obtaining such No Objection Certificate.

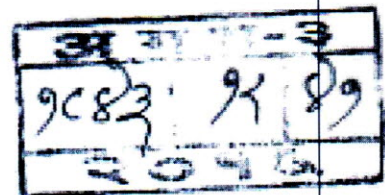
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For Dengiri Electronics Cluster Pvt. Ltd.

Signature
Director

11



Plant and Machinery

#	Description	Technical Specifications	Units	Amount (In ₹)
1. Electronics Manufacturing				
A	PCB Prototype & Manufacturing			
1	CNC Drilling/Milling Machine	CCD/ATC	1	12,41,989
2	Software for CNC Machine	ISO-CAM Pro	1	1,16,640
3	Noise + dust protection for CNC Machine	CCD Cover	1	91,446
4	Brushing Machine	RMB402KF	1	19,95,953
5	Galvanic Plating Machine	Compacta 40 2 Cu	1	18,66,233
6	Dry Film Laminator (Tent/Etch Resist)	RLM 419 P	1	63,21,53
7	Vacuum Exposure	EXP 8000	1	18,66,249
8	Spray Developing	DL500D	1	7,72,930
9	Spray Etching	DL500	1	7,82,518
10	Spray Striping	DL500S	1	8,54,742
11	Dry Film Laminator (Green Mask)	RLM 419 P	1	6,44,905
			Sub Total (A)	1,08,65,763
B	PCB Assembly & Accessories (SMT , AI , MI & Performing)			
1	Loader	SLD-120Y	1	5,66,628
2	Screen Printer -Automatic	HP-520S	1	60,91,886
3	Connecting / LINK CONVEYOR	SCC-900Y	1	2,05,202
4	Chip Mounter 2 (40000 cph)	SM 481	1	1,07,97,180
5	N 2 REFLOW OVEN (9 HEATING ZONE, 2COOLING)	N70-i92Mh	1	60,91,886
6	UNLOADER	SUD-120Y	1	6,63,740
7	FEEDER 8MM	SME IT 8mm Tape Feeder	73	40,06,931
8	FEEDER 12MM	SME IT 12mm Tape Feeder	3	2,43,202
9	FEEDER 16 MM	SME IT 16mm Tape Feeder	2	1,70,579
10	Vibratory Stick Feeder	FS-V-SM-A	1	1,68,890
11	Non Stop Tray Feeder	STF-100N	1	23,52,647
12	Tem Profiler With Data Recorder	Reflow Profiler [SMP-306]	1	2,28,846
13	Magazine	SMT PCB Magazine	100	10,13,344

13	Magazine	SMT PCB Magazine	100	10,13,344
14	Solder Paste Mixer	SOLDAMIX	1	1,19,601
15	Ups	5KVA FOR Chip Mounter	1	1,39,218
16	Ups	3KVA FOR Printer	1	43,031
17	Servo Stabilizer 5kva	3 Phase Servo Controlled	1	32,437
18	Air Compressor	Elgi	1	6,07,500
19	Air Dryer/Receiver	Elgi	1	3,10,078
20	Refrigerator	LG	1	25,312
21	Automatic power Transistor Lead Former With Bowl Feeder (TO-126 or TO220 Package)	HEDA-803B	1	4,15,471
22	Automatic loose radial lead cutter with Bowl Feeder	HEDA-813	1	2,10,268
23	Manual Axial Taped Lead Cutter (F Shape)	HEDA-810-UX	1	45,178
24	Automatic Taped Radial Lead Cutter	HEDA-220	1	81,067
25	Sleeve Cutting machine	HEDA-805C	1	1,58,757
26	Manual Insertion Line (18meter)	with 3 meter each size	6	8,36,008
27	Wave Soldering M/C	Dektec make -ST400F	1	22,63,134
28	Touch up conveyor	4meter	1	2,43,202
29	Soldering station · 230V	LEDSOL-300 LEAD FREE	20	4,05,337
30	SMD Rework Station	SMD REWORK STATION EX-930	1	35,467
31	Component storage bins (ESD safe) 220x130x125mm	Kultronix	20	9,492
32	Material Handling Bins (ESD safe) 290x178x143mm	Kultronix	5	5,537
33	Lead cutter	Manual lead cutter NB-03	100	9,492
34	ESD Wrist Bands	Leenol make	100	12,656
35	LCR Meter	MODEL NO 4070 / HTC	1	3,480
36	Power Meter Portable	EM-09 / MECO	1	4,860
37	Digital Multimeter	666 TRMS / MECO	4	13,689
38	Digital Multimeter	MODEL 603/MECO	4	7,634
39	Magnifying Glass		2	17,718
40	DC Power supply	GWINTK, 0-110V,3A	2	1,34,482
41	Weighing Balance	200kgs	1	13,289

42	Weighing Balance	4 kgs	1	5,062
43	Hydraulic material handling pallets	Maini, Capacity - 2500Kgs	2	48,067
			Sub Total (B)	3,88,57,502
			Total (A+B)	4,97,23,265
2. Electronics Design & Testing Lab				
A	Environmental /Climatic Test Set Up			
1	Software for PCB Design, Layout	Make : Altium	1	6,77,267
2	Shock Test Machine (TSTS-7575)	Make : Tarang Kinetics	1	69,60,937
3	Bump Test Machine (TBTM-7575)	Make : Tarang Kinetics	1	22,78,125
4	Electro Dynamic Vibration Test Machine (3000Kgf)	Make : Tarang Kinetics	1	74,03,906
5	Environmental Chamber (TEC-7575)	Make : Tarang Kinetics	1	27,69,639
6	6 ½ Digit Dual Measurement Multimeter	Model: GDM-8261A	3	3,28,323
			Total	2,04,18,198
3. Modular Cabinet Prototyping				
A	CNC Shop			
1	CNC Turret Plinch Press	Model: MOTORUM-3058TG	1	2,89,78,560
2	CNC Bending Machine	Model: BH-13530	1	1,51,15,714
3	CNC Shearing Machine	Model: HVR NC 630	1	15,12,421
4	Material handling System with Crane 5T	5 Ton Single Girder Crane	1	14,93,437
			Sub Total(A)	4,71,00,134
B	Powder Coating Shop			
1	Powder Coating Line			
1.a	Dip pretreatment system with accessories	Powder Coating Line	1	3,04,38,281
1.b	Transporter system			
1.c	Dm water system			
1.d	Water drying oven			
1.e	Powder coating booth with twin cyclone and cartridge afterfilter recovery system			
1.f	Powder coating equipment			
1.g	Powder curing oven			

1.h	Overhead "I beam" conveyor with supports.			
1.i	Control panel & cabling			
2	Solar Heating System for Pretreatment Tank with 56 Panels		1	56,95,312
			Sub Total(B)	3,61,33,593
C	Assembly Shop			
1	Pneumatic Assembly Line		5	94,921
2	Torque wrenches		6	1,51,875
3	Riveting Machines		1	2,53,125
4	Pneumatic Tools		1	1,89,843
5	Electric Pallet		1	7,86,260
6	Manual Tracker		3	1,89,843
7	Hand Tracker		5	1,26,562
			Sub Total (C)	17,92,431
			Total(A+B+C)	8,50,26,159
4. Training & Innovation				
1	20MHz Dual Trace Oscilloscope (With Component Tester)	33055	3	85,144
2	40MHz 2 Channel 500MS/S Digital Storage Oscilloscope	D37040	3	1,20,076
3	100MHz 2 Channel 1GS/s Digital Storage Oscilloscope	D37100A	1	61,129
4	1MHz Multi-Waveform Signal Generator	MSG1M	5	50,941
5	10MHz Multi-Waveform Signal Generator	MSG10M	2	33,475
6	Aplab 3 3/4 Digital Multimeter	VC97	5	14,554
7	4 1/2 Digit True RMS Bench Multimeter / Counter	1085	3	30,564
8	Autocompute LCR-Q Meter	4910	1	21,832
9	Programmable Autocompute LCR-Q Meter Sortester with RS232	4912PR	1	44,391
10	3.4GHz Universal Frequency Counter (with OCXO)	1120X	1	96,060
11	0.05% 12Hz to 100KHz , LCR-Q Meter with RS232,S/W+LCR-O5A With	4200R	1	2,80,905
11.a	4 Wire Klevin clip test leads (standard)	LCR-06A	1	13,390
11.b	Test Fixture 2 -wire with Alligator clips (optional)	LCR-07	1	10,188
11.c	Text Fixture SMD/Clip Tweezer (optional)	LCR-08	1	23,287
11.d	Text Fixture SMD/Clip Test Fixture (optional)	LCR-13	1	23,287

12	GW-Instek 9KHz Spectrum analyzer with Tracking Generator	GSP830TG	1	7,20,457
13	6 1/2 Digit Precision DMM+SCANNER+GPIB	M3500ASG	1	1,90,666
14	1 GHz Synthesised Signal Generator + Pulse Modulation +GPIB	2131-PG	1	7,02,263
15	Dual Channel Powerscope	3305P	1	46,575
16	Aplab Multi Output Programmable Power Supply	LQ6324P	7	1,83,389
17	Aplab SCR Pre-Regulated Bench Rack Adaptable Power Supply O/P 0-64V / 0-10A	L6410	1	43,157
18	Aplab Electronic Load High Current 1200 Watt 196075	ELHC1200	1	2,85,380
19	5 in 1 Test Lab with Oscilloscope	3744	2	1,39,725
20	AC/DC Clamp Meter with IR 1000A	FLIRCM78	2	1,23,714
21	Camera Infrared E-Series	FLIR E60	1	10,82,109
22	Aplab - Aitelong Palm OTDR	18C1	1	4,00,253
23	Aplab Aitelong Optical Fusion Splicer	OFS17A	1	5,55,989
24	Aplab Aitelong Optical Variable Attenuator (type B)	OVA9B	1	1,76,111
25	Aplab Aitelong Optical Power Meter (type A)	OPM 4E12A	1	72,773
26	SCR Based DC Rectifier (Input:415V AC 3 Phase , 4 Wire Output:230V DC , Capacity 50Amps)	230-A50	1	1,13,906
27	Portable 3 Phase Dimmerstat 30A	229V30P3	1	45,847
28	Portable 3 Phase Dimmerstat 10A	V10P3	1	16,010
29	Portable 1 Phase Dimmerstat 10A	V10P1	1	5,252
30	3 Phase Load Bank Resistive 5KW per Phase	R5P3	1	45,119
31	3 Phase Load Bank Inductive 5KW per Phase	L5P3	1	48,030
32	3 Phase Load Bank Capacitive 5KW per Phase	C5P3	1	37,842
33	Moving Iron AC Meter. 0-150/300/600V	MIP-3	1	1,835
34	Moving Iron AC Meter. 0-5/10/15A	MIP-3	1	1,835
35	Electro-Dynamo Meter. 1 Phase Wattmeter UPF , Range 5/10A.150/300/600V	W1E1P-P	1	2,910
36	Electro-Dynamo Meter. 1 Phase PF Meter , Range 5/A.250V	PF1E1P-P	1	3,923
37	Portable Frequency Meter , Vibrating reed type 45-50-55Hz	FMR-P	1	2,404
38	Portable Phase Sequence Indicator	PSI-96-P	1	2,404

39	DC Regulated Power Supply Dual 0-30V, 0-2A	PD3202M	1	22,148
40	DC Regulated Power Supply 0-60V , 10A	L6410	1	46,448
41	Electronic Load. 1 Phase, Resistive Load. 10A	ELHC300	3	46,986
42	Combined Calibrator Unit for AC AMP & AC VOLT Range: AC AMP. 1/5/10/25 AMP, AC VOLT. 75/150/300/600 V	CCU-AC	1	1,01,882
43	Combined Calibrator Unit for DC AMP & DC VOLT Range: DC AMP. 1/5/10/25 AMP, DC VOLT. 75/150/300/600 V	CCU-DC	1	1,13,526
44	Training Kits (Anshuman + Dynalog) - As required / LS		1	70,87,500
45	Digital IC Tester		1	63,281
46	Linear IC Tester		1	63,281
47	Universal IC Programmer		1	50,625
48	General Mechanical tools (Vernier Calliper , Micrometer , Dial Guage , Height Guage)		1	12,656
49	1 & 3 Phase Power Analyzer		1	64,183
			Total	1,36,31,640
5. Utility				
1	Diesel Generator	10 KVA	1	14,49,812
2	Electric Motor	Rotary Air Cooled Electric Motor Driven Silenced Screw Compressor -150 CFM / 8bar	1	5,64,468
3	Air Receiver Tank	CPB Series Silenced Screw Compressor	1	75,937
4	Transformer	200 KVA, LT Panel	1	3,29,062
5	Air Dryer		1	2,53,125
6	Fire Fighting System		1	12,65,625
7	Distribution Panel	LV Electrical System	1	15,18,750
8	Isolator HT Side, CT/PT metering Cubical and Cabling	HT Side, CT/PT metering Cubical and Cabling	1	10,12,500
9	Transformer Tap Changeover	-	1	2,18,168
			Total	66,87,450