

BROCHURE CUM APPLICATION FORM FOR SUB- LEASE OF INDUSTRIAL PLOTS

IN SECTOR 24

(Sizes 300 Sqm. & Above)

The Brochure has been issued vide Ref: YEIDA/Industry/2024/4400 issued by YEIDA dated 11 November 2024



Sub-Lease for Industrial Plots

(For Non-Polluting Units)

Patanjali Ayurved Limited (Sector 24)

Who is eligible to apply

Food, Herbal, Ayurved, Cattle Feed, Agricultural Products, Dairy Products & FMCG Industry

Micro, Small and Medium Enterprises which are defined in MSME Act 2006 by Govt. of India, Proprietor, Firm, LLP, Company, Trust or Society may apply with project report for Sub-lease of plots in Plot no. 1A in the Sector 24.

PATANJALI®

Note:

Eligible entities are mentioned on clause no. 5 of the data sheet mentioned in the brochure.

ABBREVIATIONS

CEO	Chief Executive Officer
CIC/CIS	Change in Constitution/ Change in Shareholding
FAR	Floor Area Ratio
FDR	Fixed Deposit Receipt
GC	General Conditions
GPA	General Power of Attorney
LLP	Limited Liability Partnership
NGT	National Green Tribunal
NOC	No Objection Certificate
NSC	National Savings Certificate
Patanjali Group	M/s Patanjali Ayurved Limited & Patanjali Food & Herbal Park Noida Private Limited
ROC	Registrar of Companies
SARFAESI	Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest
SC	Special Conditions
SPC	Special Purpose Company
YEIDA	Yamuna Expressway Industrial Development Authority

PREFACE

The Scheme document is applicable for sub-lease of Industrial plots having area 300 sqm and above in Plot no- 1A in Sector-24 of Yamuna Expressway Industrial Development Authority (herein referred to as 'YEIDA' or 'Authority' or 'Lessor').

Patanjali Group has been allotted Plot No-1A, Sector 24 in YEIDA measuring 5,26,110 Sqm. vide Allotment No. MLU04-0001 dated 06 February 2017 to set up its Industrial Project. For the same, Patanjali has entered into a lease deed with YEIDA on 08 July 2022. Vide clause no 19 of the said lease deed, Patanjali is allowed to sub-lease 20% of the leased property to other companies/firms and its subsidiary companies by G.O NO-2052/77-6-16-05(M)/13TC dated 02-11-16 & G.O. NO-2172/77-3-2018-77(M)/16 dated 25-06-2018.

Further, the period of sublease has been increased by 2 years from the date of allotment and approved vide GO Ref No. 34/2024/1890/77-6-24-5(M)/13TC(Mega) dt 06/08/2024.

Patanjali Group invites interested applicants for sub-lease of plots in its Industrial Project to establish Industrial units.

DATA SHEET

S.No.	Head	Details
1.	Date of opening of the scheme	19 March 2025
2.	Date of closure of the scheme/ last date of submission of application form	Till availability of plots for Sub-lease or further Extension given by U.P. Government.
3.	Allotment method for the scheme	Through Application
4.	Availability of scheme brochure	Downloadable from the following: http://patanjaliayurved.org/
5.	Eligible Entities	a) Proprietorship Firm b) Partnership Firm c) Trust d) Society e) LLP f) Private Limited Company g) Public Limited Company h) Public Sector Undertaking i) Govt./ Semi Govt. undertaking/ Department Note: 1. Consortium of any kind is not allowed 2. Proposed Company/ Proposed Partnership firm is not allowed 3. GST registration is mandatory for application
7.	Purchase cost of the scheme brochure	Free of cost (available on website)
8.	Booking for Sub-lease of plot	The Applicant would deposit the booking amount as per Patanjali condition for internal development charges.
9.	Allotment Money	To Patanjali Group: Within 60 days of booking, Applicant is required to pay the balance amount of Patanjali group for development charges after adjustment of booking amount. Post which allotment letter would be issued. To YEIDA: As per applicable conditions prevalent by YEIDA.
10.	Transfer Charges	As per the prevailing terms & conditions of YEIDA post issuance of NOC by Patanjali Group
11.	Period of lease	The allotment of plot will be made on sub-leasehold basis for a period of 90 years from the date of execution of lease deed between YEIDA and Patanjali Group.
12.	Possession of the plot	i. Physical possession would be deemed to be handed over within 3 months from issuance of Allotment letter by Patanjali Group. ii. Subject to Execution of Sub-Lease deed by allottee only after full payment to Patanjali Group (along with one time lease rent) and YEIDA as applicable.

13.	Amalgamation of plot	Application for Amalgamation of industrial Plots (back to back/ adjoining) may be allowed only in those cases where plots to be amalgamated belong to the one and same sub-lessee(s)/transferee(s) and for the same project.															
14.	Norms of development	<table border="1"> <thead> <tr> <th>Plot Size</th><th>FAR</th><th>Ground Coverage</th></tr> </thead> <tbody> <tr> <td>Upto 300 Sqm</td><td>1.50</td><td>60%</td></tr> <tr> <td>Upto 500 Sqm</td><td>1.50</td><td>60%</td></tr> <tr> <td>Upto 1000 Sqm</td><td>1.50</td><td>60%</td></tr> <tr> <td>1001 Sqm and above</td><td>1.30</td><td>60%</td></tr> </tbody> </table> <p>i. Norms related to permissible FAR, Ground Coverage, setbacks and permissible height shall be as per the applicable building regulations of YEIDA as mentioned on the sanctioned sub-lease map.</p> <p>ii. Other norms for development/ construction shall be as per the applicable Building Regulations of YEIDA.</p>	Plot Size	FAR	Ground Coverage	Upto 300 Sqm	1.50	60%	Upto 500 Sqm	1.50	60%	Upto 1000 Sqm	1.50	60%	1001 Sqm and above	1.30	60%
Plot Size	FAR	Ground Coverage															
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Upto 1000 Sqm	1.50	60%															
1001 Sqm and above	1.30	60%															
15.	One time lease rent	<p>One Time Lease rent shall be payable directly to Patanjali group along with applicable GST on the terms and conditions prevailing at the time of allotment, since the same has been discharged by Patanjali on behalf of sub-lessee.</p> <p>The current conditions are provided below for reference:</p> <p>i. One time Lease Rent: The Sub-Lessee shall pay an amount of 27.5% of the total premium of the plot (with applicable GST) before the execution of sub-lease deed. The Lease Rent policy, as amended from time to time, shall be binding on the Allottee/Sub-Lessee.</p>															
16.	Rate of allotment	<p>Rate of Sub-Lease for Industrial Plots shall be as follows :-</p> <p>YEIDA = Current prevailing Rate of YEIDA – Land Allotment Rate to M/s Patanjali Group.</p> <p>PATANJALI GROUP = Development charges as applicable, will be available on Patanjali website http://patanjaliayurved.org/.</p> <p>Note – Rates of Industrial Allocation of authority are revised every Financial Year and will be applicable to the above.</p>															
17.	Other Details	<p>Patanjali Group is setting up Industrial Project in Sector 24 in YEIDA.</p> <p>The allotted plots would be connected 24-mtr wide road.</p> <p>Sub-Lease deed would be executed between YEIDA ('Lessor'), Patanjali Group ('Lessee') and Applicant ('Sub-Lessee').</p>															
18.	Vicinity	<ul style="list-style-type: none"> Industrial Project is surrounded with 100-mtr wide road which is connected with Yamuna-Agra Expressway. Modern common facilities like security guards, CCTV, hygiene and maintenance facilities, etc. 10 Kms from Noida International Airport, Jewar 															

		<ul style="list-style-type: none"> • Eastern Peripheral Connectivity with Yamuna Expressway
19.	Permissible development activity	1- Ayurved Industry 2- Herbal Industry 3- FMCG Industry 4- Packaging Industry 5- Food Chemicals (herbal) Industry 6- Cattle feed Industry 7- Dairy Products 8- Food Manufacturing Industry List of permissible industries are enclosed at Annexure- B
20.	Cancellation/ Surrender	Patanjali Group reserves the right to cancel the allotted/ sub-leased plot in case the sub-lessee fails to pay the applicable amount payable to Patanjali Group or YEIDA as mentioned in allotment letter within stipulated time.
21.	Functional / Transfer / Mortgage of Plot	AS PER AUTHORITY NORMS.

Note:

- 1- All Terms & conditions of YEIDA, as amended from time to time, will be applicable to the sub-lessee.
- 2- GST liability as per applicable rates at the time of payment shall be borne by the sub-lessee itself under Reserve Charge Mechanism vide Notification No. 13/2017 S.No.5,5A dated 28/06/2017.
- 3- In case of instalments of total premium of authority, Interest @10.5% P.A. is applicable from 1st Jan 2025 subject to the revision on 1st January & 1st July of each year as per Go. No. 1567/77-4-20-36N/20 dated 09 June 2020.

DETAILS OF THE PLOTS

Plot no. 1A , sec- 24

Sr. No.	Size of Plots (In Sqm.)	No. of Plots	Sector
1.	300	177	Plot 1A, Sector 24
2.	500	21	
3.	1000	21	
4.	Uneven Plots	14	

Definitions

The key definitions for the purpose of this scheme document are as follows:

- a) "Authority" means the Yamuna Expressway Industrial Development Authority (YEIDA).
- b) "Authorised Bank" implies the bank that has been mentioned in the brochure by the Patanjali.
- c) "Allotment Letter" is the letter issued by the Patanjali Group to the Applicant confirming the sub-lease under a particular scheme for which application is submitted.
- d) "Allotment Money" is the amount as prescribed in the scheme brochure and is expected to be deposited by the Allottee within the given time period.
- e) "Allottee/Sub-Lessee" is the person/legal entity whose application for allotment has been approved by the Patanjali Group.
- f) "Allotment Committee" is a committee constituted by Patanjali Group for reviewing the applications of the applicants whose applications has been received for sub-lease of plots under the advertised scheme.
- g) "Building Regulations" as notified by the Authority for development of land and construction of buildings.
- h) "Completion Certificate" refers to the certificate issued by the Authority once the project has been completed.
- i) "Contract" means the Contract signed by the Parties and all the attached documents which includes General Conditions (GC), the Special Conditions (SC), and the Appendices.
- j) "Day" means calendar day.
- k) "Government" means the Government of Uttar Pradesh.
- l) "Lease Rent" is the amount paid by the Sub-Lessee to the Patanjali as rental against the property allocated to the Allottee/Sub-Lessee.
- m) "Sub-Lease Deed" is a contractual agreement by which Lessor conveys a property to Allottee/Sub-Lessee, for a limited period, subject to various conditions, in exchange for Lease Rent, but still retains ownership.
- n) "Lessor" refers to a person/entity who leases or rents a property to another; the owner which in this case is YEIDA.
- o) "Lessee" is the person/entity who holds a lease of a property which was given to another person/entity for all or part of a property; the Lessee which in this case is Patanjali Group.
- p) "Transfer deed" refers to the Document (instrument) by which a property (herein land) is conveyed from its owner (in this case YEIDA) to its tenant.
- q) "Occupancy Certificate" refers to the certificate issued by the Authority on completion of the building construction as per provisions of Building Regulations at the time of allotment.
- r) "Premium" referred to in this document means total amount payable to the Lessee for allotted land.
- s) "Mutation Letter" is the letter issued by competent Authority for change of name on a property.

SPECIAL TERMS & CONDITIONS FOR ALLOTMENT

Applicant's Responsibility

It is assumed that before submitting the application, the Applicant has made complete and careful examination of the following:-

- The eligibility criteria and other information/requirements, as set forth in the Brochure.
- All other matters that may affect the Applicant's performance under the terms of this scheme including all risks, costs, liabilities and contingencies.

- Incomplete application or misrepresentations/suppression of the material facts may lead to cancellation before/after screening.
- The rights and various documents available to Patanjali Group basis the sub-lease deed is executed.

Patanjali shall not be liable for any mistake or error or negligence by the Applicant.

Documents required for registration with application form

Following documents, duly signed by the applicant on each page and certified by Chartered Accountant shall be enclosed with the application form for registration:

- A. Project Report including:
 - Feasibility Report of the proposed project
 - Three years projected cash flow of the project depicting sources of inflow for the project
 - Statement of sources of funds
 - Land use pattern and construction plan and schedule of implementation certified by the architect
 - Presentation of the proposed project.
- B. Background of the Applicant or its promoters.
- C. List of Directors and key Shareholders along with their shareholding and shareholding percentage or list of partners/trustees.
- D. Audited Financial Statements and ITR of two years. In case of new Company/ Proprietorship/ Partnership/ LLP/Trust/ Society is constituted in FY 2024 or FY 2025, previous year documents would be exempted.
- E. Registration documents and bye laws-
 - **In case of a Company/LLP**
 - i. Certificate of Incorporation issued by the Registrar of the Companies.
 - ii. Memorandum of Association and Articles of Association.
 - iii. Partnership Deed in case of LLP
 - iv. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - v. Board Resolution for Authorised Person
 - vi. Copy of recent bank statement of 6 months from any Nationalized Bank
 - **In case of a Society**
 - i. Registration Certificate issued by the Registrar of Societies.
 - ii. Memorandum and Association of Society.
 - iii. Bye laws of society
 - iv. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - v. Board Resolution for Authorised Person
 - vi. Copy of recent bank statement of 6 months from any Nationalized Bank
 - **In case of a Trust**
 - i. Registered Trust Deed
 - ii. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - iii. Board Resolution for Authorised Person
 - iv. Copy of recent bank statement of 6 months from any Nationalized Bank
 - **In case of a Partnership firm**
 - i. Form A & B issued by the Registrar of Firms (if registered)
 - ii. PAN and Partnership Deed
 - iii. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - iv. Board Resolution for Authorised Person
 - v. Copy of recent bank statement of 6 months from any Nationalized Bank

- **In case of a Proprietorship firm**
 - i. Copy of PAN Card/ Aadhaar Card
 - ii. Copy of recent bank statement of 6 months from any Nationalized Bank
 - iii. ITR
- F. Affidavit of the applicant on annexure- A, certifying that all the statements made in application/Annexures are true and correct.
- G. Any other information which the applicant desires to provide.

ALLOTMENT PROCESS

1) Scrutiny of applications:

- a) Offline applications will be invited along with requisite booking amount for scrutiny and allotment.
- b) Scrutiny will be done by Patanjali screening committee on the basis of eligible entities and criteria based on required documents.
- c) Patanjali Group will not be responsible for any mistake, errors or such negligence.

2) Allotment of Plots:

- a) All the qualifying applicants shall be selected. Unsuccessful applicants will be refunded the booking amount deposited without interest within six months from the date of final allotment.
- b) The successful applicant would be required to deposit the full payment to the Patanjali group within 60 days from the date of booking. Post which, allotment letter would be issued by Patanjali group to respective applicants. The applicant, post receipt of allotment letter would be required to pay the applicable amount to YEIDA as mentioned in the allotment letter.
- c) The Applicant is required to pay the One-time lease rent before the execution of Sub-lease deed to Patanjali Group.

3) Deposit of Allotment Money:

- a) Applicant has to deposit Allotment Money as mentioned in Data Sheet.

Note: Patanjali Group reserves the right to cancel the sub-leased plot in case the due Allotment Money as mentioned above is not deposited within the stipulated period and the booking money shall be forfeited. The applicant would be required to handover the possession of the plot to Patanjali Group.

PAYMENT SCHEDULE

- 1) Payment shall be made as per the details mentioned in the data sheet.
- 2) The Payment shall be made in the name 'Patanjali Ayurved Limited' for Phase -1 and to YEIDA (as applicable).
- 3) The Allottee shall also deposit due stamp duty (Stamp duty calculation should also be verified from the concerned Sub Registrar, Gautam Budh Nagar by the Allottee himself/themselves) for Sub-Lease Deed in treasury of district Gautam Budh Nagar.
- 4) In case the Allottee violates any conditions of allotment, the rights of the Patanjali Group & YEIDA will not be affected in any way irrespective of accepting any payment made by Allottee.
- 5) **Adjustment of deposited payments:** The payment made by the Allottee/Sub-Lessee will first be adjusted towards the penal/interest due, if any, and thereafter the balance will be adjusted towards the premium due.
- 6) **Documentation Charges:** The stamp duty, registration charges and all legal expenses involved in the execution and registration of sub-lease deed as stated above and all other incidental expenses shall be borne by the allottee. The rate of stamp duty shall be applicable as per the notification issued by the state government from time to time.

- 7) The area of the plot allotted or handed over may vary from the size of the plot in Allotment Letter/ applied for. If area of the plot in the Allotment Letter issued and actual area handed over to the Allottee / Sub-lessee is found to be more or less than the area intimated, a proportionate change in the amount of the Premium would be made. The Allottee has to accept the allotment, if the variation in the size of plot is up to 10% of the area applied for. No dispute/ objection by the sub-lessee would be entertained on the ground of variation in the size of plot. Allottee/ sub-lessee would have no right for change of plot or refund of money deposited by him on this account.

With regard to the variation in the area of plot allotted, the applicant shall deposit the amount equivalent to the extended percentage of the total Premium at the current prevailing rate of allotment in lump sum.

- 8) The Allottee/Sub-Lessee shall not claim/be entitled for any benefit/ relaxation on the ground that the contiguous land has not been made available/handed over. In such an event, the due date of payment shall not be changed in any case and Allottee/Sub-Lessee shall have to pay due amount along with interest on due date.
- 9) **Variation in the cost of land:** In case of any increase in the rate of land acquisition/land purchase cost/ex-gratia/No-litigation incentive to the farmers by order of the Court, by the Authority or by the State Government, the Allottee/Sub-Lessee will have to pay the additional amount proportionately as the cost of the land and all the terms and conditions prevalent at the time of allotment shall be applicable.

UNSUCCESSFUL APPLICANTS

The registration money of unsuccessful applicants shall be returned to them without interest, within the period of 6 months from the date of allotment of plots.

IMPLEMENTATION

- 1) Norms of Development-as per Building Regulations of YEIDA at the time of map sanction for sub-lease.
- 2) The Allottee will commence the construction after taking over physical possession of the plot as per approved building plan and inform in writing to YEIDA about timely completion of the approved project for availing completion and shall submit a copy of the same to Patanjali Group.
- 3) The Allottee/ Sub-Lessee will adhere to the schedule of construction of the building as per the building regulations of YEIDA.
- 4) The Allottee shall be liable to complete the project as per the schedule given by him in the land use pattern of the project report.
- 5) The Allottee would be required to apply for Completion Certificate for full project (within 48 months from the date of Sub-lease).
- 6) The Allottee/ Sub-Lessee shall achieve minimum applicable FAR according to the Building Regulations of YEIDA of the time of map sanction for sub-lease and obtain Completion Certificate of the project from YEIDA within the time limit as stated above.
- 7) In case of non-adherence to the aforementioned schedule for obtaining Completion Certificate from YEIDA, the plot shall be cancelled and possession would be taken back by Patanjali Group. On such cancellation, 20% of the total Premium will be forfeited and the Patanjali shall resume possession of the plot, along with any structure thereon, with the Allottee having no right of claim or compensation thereof. The balance amount deposited shall be refunded without any interest by Patanjali.

LEASE RENT

Details as per Data Sheet

POSSESSION OF THE PLOT

- 1) Possession of allotted plot will be handed over to the Allottee/ Sub-Lessee within 3 months from the date of issuance of allotment letter subject to execution of Sub-Lease Deed.
- 2) The sub-lease deed can be done only after a full Premium and one time lease rent, in advance and deposit of allotment money pertaining to YEIDA.
- 3) The Allottee shall deposit the One Time Lease Rent to Patanjali before execution of Sub-lease deed.
- 4) For the purpose of payment of One Time Lease Rent and other statutory/obligations or scheme compliance the date of possession shall be treated from the date of execution of Sub-Lease Deed.
- 5) The stamp duty, registration charges and all legal expenses involved in the execution and registration of Sub-Lease Deed, as stated above, and all other incidental expenses shall be borne by the Allottee. The rate of stamp duty shall be applicable as per the notification issued by the state government from time to time.
- 6) Allotment of plot will be made on leasehold basis for a period of 90 years from the date of execution of Lease Deed between YEIDA and Patanjali Group.

CHANGE IN CONSTITUTION (CIC)/ CHANGE IN SHAREHOLDING (CIS)

CIC/CIS may be allowed by the CEO or its authorised officer of the authority in completion of required formalities as per the prevailing policy and prescribed changes of the Authority at the time of CIC/CIS.

- 1) Change in constitution may take place either voluntary or mandatory i.e. by the order of court or change in law or due to death of proprietor, partner, shareholders, etc.
- 2) In all voluntary cases (i.e. non-mandatory), applicant would be allowed change in ownership/shareholding of holding patterns given at the time of allotment.
- 3) In non-mandatory CIC/CIS cases where CIC/CIS does not affect existing ownership/shareholding then no CIC/CIS charges shall be applicable.
- 4) If there is only change in directors of the Company, only change in name of business entity, then no CIC/CIS charges shall be applicable.

Note: All Terms & conditions of YEIDA, as amended from time to time, will be applicable to the sub-lessee for CIC/CIS.

CHANGE OF PROJECT/ADDITION OF NEW PRODUCT

The change in project shall be within the respective categories mentioned in Annexure B. The request for change of project can be considered by YEIDA subject to the following conditions:

- i) The Sub-Lessee is not a defaulter and must have deposited the Allotment Money along with interest, if any.
- ii) The Sub-Lessee has to apply along with project report for the new project/new product within the respective categories mentioned in Annexure B.
- iii) The terms and conditions shall not change if there is a change in the project/new product.

Note: Approval from authority is must, if there is change of product.

MAINTENANCE

The Allottee/Sub-Lessee shall be liable to pay maintenance charges to Patanjali for expenses incurred by Patanjali for providing and maintain common facilities such as sewerage, electricity, water connections, road connectivity, security guards, etc. Allottee/Sub-Lessee will take individual connection for electricity and water Connection.

CONSTRUCTION

- 1) The Allottee/Sub-Lessee shall construct the building after getting proper approval of the building plan from the concerned department of YEIDA in writing.
- 2) The Allottee/ Sub-Lessee shall complete construction within prescribed time limit i.e. 48 months from the date of execution of Sub-Lease Deed. After 48 months, Penalty will be applicable as per norms.
- 3) The Allottee/ Sub-Lessee shall complete construction of buildings as per approved plans and obtain completion/ occupancy certificate from YEIDA for minimum area as prescribed in Building Regulations of the YEIDA at the time of sanction of map for sub-lease.

TRANSFER

- 1) Transfer Fee of authority will be applicable along with processing fees.
- 2) Sub-lessee will be allowed to transfer a unit located on the plot allotted by the Lessor to any other firm who is eligible to apply.
- 3) The cases where cancellation has been effected or in process of cancellation are not eligible for transfer.
- 4) Application of transfer shall be received on the prescribed transfer application form available from the relevant department of the Lessor to both Lessor and Patanjali Group.
- 5) Both transferor and transferee must be competent to contract on the date of transfer application.

Note: All Terms & conditions of YEIDA, as amended from time to time, will be applicable to the sub-lessee.

MISUSE, ADDITIONS, ALTERATIONS, etc.

- 1) The allottee is bound to comply with the statutory mandate of Real Estate (Regulation and Development) Act as and when it is applicable in respect of any and every alteration or addition to the sanctioned plan and project specifications. The Allottee/Sub-Lessee shall not use the plot for any purpose other than that for which it has been allotted /sub-leased. The Allottee/Sub-Lessee shall be entitled to amalgamate it with any other plot. In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Authority.
- 2) The Allottee/Sub-Lessee will not make any alteration or addition to the said building on the demised premises, erect or permit to erect any new building on the demised premises without the prior written permission of the Lessor. In case of any deviation from such terms of plan, he/she shall immediately, upon receipt of notice from the Lessor requiring him to do so, correct such deviations as aforesaid.
- 3) If the Allottee/Sub-Lessee fails to correct such deviations within a specified period of time after the receipt of such notice, it will be lawful for the Lessor to cause such deviation to be corrected at the expense of the Allottee/Sub-Lessee.

LIABILITY TO PAY TAXES

The Allottee/Sub-Lessee will be liable to pay all rates, taxes, charges, user fee and assessment of every description imposed by any authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

RENTING OF INDUSTRIAL PREMISES

- 1) The premises for which renting permission is sought should not be a cancelled one and should have been declared functional. Application for simultaneously declaring the unit functional and grant of renting permission may, however, be entertained.
- 2) Only respective categories mentioned in **Annexure-B** will be allowed for Renting.
- 3) **Renting permission is granted if:**
 - i) Up-to-date dues of Patanjali have been cleared.
 - ii) Lease deed/Transfer deed/Sale deed as applicable has been executed and registered and certified copy is duly deposited with the office.
 - iii) NOC's of the term lending Institution (s), in case the industrial premises is mortgaged/ offered as collateral security.
 - iv) Bonafide lessee while making the request for renting would append a copy of the Project Report of the proposed project of the tenant. Projects free from pollution & environmental hazards shall be considered. The projects shall not be on the banned list of Directorate of Industries, UP or Development Commissioner, Small Scale Industries and YEIDA.
- 4) In case of discontinuation of tenancy the same would be taken on record after the sub-lessee surrenders the original renting permission letter.
- 5) Patanjali would not entertain any direct correspondence with the tenant at any stage. However in case tenant wants to apply for electricity connection in his own name he will have to produce NOC in form of affidavit from the sub-lessee.

**APPLICATION FORM
FOR
INDUSTRIAL PLOT
(Under Sub-Lease policy of YEIDA)
In Plot No. 1A, Sector-24, YEIDA
Greater Noida, Distt. Gautam Buddha Nagar, (U.P.)**

To,

Patanjali Ayurved Ltd.
Unit-III, Patanjali Food & Herbal Park,
Village-Padartha,
Lasker Road, Haridwar

Photograph of
Applicant

Plot Size (In Sq. Meters) _____

PAN No. _____

Aadhaar No. _____

GST No. _____

Name of Proprietorship/Partnership Firm/ Pvt. Ltd. Co//Ltd. Company etc. _____

Name of Applicant _____

Name of Father/Husband _____

Name of Authorized Person _____

Signature of the applicant (s)

Registered Office _____

Phone No. _____

Permanent Address _____

Phone No. _____ E-mail _____

Registration Money (in INR)

Ch. No./ DD No./ RTGS/ NEFT

.....

Signature of the applicant (s)

DECLARATION

I/We _____ So/Wo/Do/ _____
_____ am/are fully competent to sign this
application form as of the Promoter(s)/Director(s)/ Partner(s)/Proprietor of the above unit/ proposed
unit/ Authorizes Signatory.

- 1) All the information/details provided in this application form are true to the best of my/our
knowledge and belief.
- 2) That I/We have read and understood the enclosed terms and conditions of registration/
allotment and agree to abide by the same.

Place:

Signature of the applicant (s)

Date:

PLEASE NOTE:

Cheque/ Pay order in favor of Lessee **"Patanjali Ayurved Limited"** Payable at New Delhi.

Bank Name: Punjab National Bank, New Delhi

Account number: 1496008700001657

IFSC code: PUNB0216400

Documents required with Booking Application Form (Mandatory documents for scrutiny)

Following documents, duly signed by the applicant and should be certified by CA. shall be enclosed with the application:

- A. Project Report including:
 - Feasibility Report of the proposed project
 - Three years projected cash flow of the project depicting sources of inflow for the project
 - Statement of sources of funds
 - Land use pattern and construction plan and schedule of implementation certified by the architect
 - Presentation of the proposed project.
- B. Background of the Applicant or its promoters.
- C. List of Directors and key Shareholders along with their shareholding and shareholding percentage or list of partners/trustees.
- D. Audited Financial Statements and ITR of two years. In case of new Company/ Proprietorship/ Partnership/ LLP/Trust/ Society is constituted in FY 2024 or FY 2025, previous year documents would be exempted.
- E. Registration documents and bye laws-
 - **In case of a Company**
 - vii. Certificate of Incorporation issued by the Registrar of the Companies.
 - viii. Memorandum of Association and Articles of Association.
 - ix. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - x. Board Resolution for Authorised Person
 - **In case of a Society**
 - vii. Registration Certificate issued by the Registrar of Societies.
 - viii. Memorandum and Association of Society.
 - ix. Bye laws of society
 - x. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - xi. Board Resolution for Authorised Person
 - **In case of a Trust**
 - v. Registered Trust Deed
 - vi. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - vii. Board Resolution for Authorised Person
 - **In case of a Partnership firm**
 - vi. Form A & B issued by the Registrar of Firms (if registered)
 - vii. PAN and Partnership Deed
 - viii. Copy of PAN Card/ Aadhaar Card of the Authorised Person
 - ix. Board Resolution for Authorised Person
 - **In case of a Proprietorship firm**
 - iv. Copy of PAN Card/ Aadhaar Card
 - v. Copy of recent bank statement of 6 months from any Nationalized Bank
 - vi. ITR
- F. Affidavit of the applicant on annexure- A, certifying that all the statements made in application/Annexures are true and correct.
- G. Any other information which the applicant desires to provide.

LIST OF THE PARTNER/ PROMOTER

Sr. No.	Name of Promoter/ Partner	Percentage of Profit Sharing



(ANNEXURE-A)

Affidavit

(To be furnished on non-judicial stamp paper of Rs.100/- duly attested by notary public, by the sole Applicant or by Each Member/ partner/share-holder(s)).

I _____ s/o _____
Aged _____ years _____ proprietor/owner / director/partner/
authorized _____ signatory _____ of _____
_____ r/o _____

_____ do hereby solemnly affirm and state as under: That I am the
proprietor/owner/director/ _____ partner/ _____ authorized _____ signatory
of _____, and competent to swear and submit
the following:

1. That the Unit product does not fall under polluting categories.
2. That the Company /Firm will get NOC/Consent from U.P. Pollution Control Board, Udyog Aadhar Memorandum and other clearances from concerned department of U.P. Govt.
3. That the deponent has read and understood the terms & conditions given in the brochure. It is mandatory to submit the above documents to the Authority before the execution of the Lease Deed and if the Deponent fails to submit the above documents, he alone would be responsible for the consequences resulting there from.
4. That the Deponent also understands the consequences that non-submission of the above documents may also lead to cancellation of his candidature/ allotment of the land for which he has applied.
5. The deponent declares that no unauthorized construction shall be made on the allotted plot.
6. That the Deponent assures and declare that in case of violation of any terms and conditions or any directions issued by the Authority, the CEO will be free to take any decision as it deem fit and appropriate.
7. The Deponent declares that I am not defaulter against any other property allotted to me in YEIDA. If it is found false at any stage it may lead to cancellation of my candidature or allotment of the plot.
8. That the information given in the application is true and correct and if any part of it is found to be false or concealed, the Authority will have right to cancel the plot irrespective to the deposit of money till that stage when the mollified is revealed.

Deponent

I _____, the Deponent swear and declare that Para 1 to 8 of the above affidavit are true and correct to my best of knowledge and no part of it is false or concealed.

Deponent

Date:

Annexure – B

The following is the list of industry which may be permitted in industrial area

1. Food & Beverages

1. Potato Chips
2. Biscuits (Cream and Plain)
3. Instant Noodles
4. Instant Pasta
5. Popcorn (Microwaveable and Ready-to-Eat)
6. Salted Nuts (Almonds, Cashews)
7. Granola Bars
8. Energy Bars
9. Trail Mix
10. Cheese Balls
11. Rice Cakes
12. Cereal Bars
13. Soft Drinks (Cola, Lemon, Orange)
14. Fruit Juices (Orange, Apple, Mixed Fruit)
15. Mineral Water (Bottled Water)
16. Sparkling Water
17. Milk (Full Cream, Skimmed, Lactose-Free)
18. Butter
19. Cheese (Cheddar, Mozzarella, Cottage)
20. Yogurt (Plain, Flavored, Greek)
21. Cottage Cheese
22. Ghee (Clarified Butter)
23. Bread (White, Whole Wheat, Multigrain)
24. Brown Bread

25. Croissants
26. Muffins (Blueberry, Chocolate Chip)
27. Doughnuts (Glazed, Chocolate)
28. Olive Oil
29. Sunflower Oil
30. Mustard Oil
31. Rice Bran Oil
32. Turmeric Powder
33. Red Chili Powder
34. Black Pepper
35. Coriander Powder
36. Cardamom
37. Cloves
38. Tomato Ketchup
39. Soy Sauce
40. Mustard Sauce
41. Mixed Fruit Jam
42. Peanut Butter
43. Honey
44. Marmalade
45. Instant Rice (Ready-to-Cook)
46. Pulao (Ready-to-Cook)
47. Pasta Sauces
48. Green Tea
49. Black Tea
50. Herbal Tea

2. Dairy Products

- 51. Flavored Milk (Strawberry, Chocolate)
- 52. Buttermilk
- 53. Condensed Milk
- 54. Evaporated Milk
- 55. Cream (Heavy, Whipped)
- 56. Cheese Spreads
- 57. Milk Powder
- 58. Cottage Cheese

3. Personal Care Products

- 59. Whitening Toothpaste
- 60. Sensitive Toothpaste
- 61. Herbal Toothpaste
- 62. Mouthwash
- 63. Dental Floss
- 64. Anti-Dandruff Shampoo
- 65. Moisturizing Shampoo
- 66. Herbal Shampoo
- 67. Volumizing Shampoo
- 68. Moisturizing Conditioner
- 69. Volumizing Conditioner
- 70. Coconut Hair Oil
- 71. Almond Hair Oil
- 72. Body Soap
- 73. Glycerin Soap
- 74. Antibacterial Soap
- 75. Body Wash (Refreshing, Moisturizing)
- 76. Face Cream (Anti-Aging, Hydrating)

- 77. Body Lotion (Moisturizing, Scented)
- 78. Sunscreen (SPF 15, SPF 30)
- 79. Roll-On Deodorant
- 80. Spray Deodorant
- 81. Perfumes (Eau de Parfum, Eau de Toilette)
- 82. Shaving Foam
- 83. Disposable Razors
- 84. Sanitary Napkins
- 85. Tampons
- 86. Menstrual Cups
- 87. Makeup Remover Wipes
- 88. Facial Wipes
- 89. Sheet Masks
- 90. Lip Balm
- 91. Hand Cream
- 92. Nail Polish Remover
- 93. Makeup Products (Foundation, Mascara)
- 94. Anti-Perspirant
- 95. Aloe Vera Gel

4. Health & Hygiene (Based on herbal Process)

- 96. Hand Sanitizer
- 97. Antiseptic Liquid
- 98. Surface Disinfectant
- 99. Floor Disinfectant
- 100. Pain Relief Balm
- 101. Cough Syrup
- 102. Vitamin C Tablets

- 103. Protein Powder
- 104. Whey Protein
- 105. Plant-Based Protein
- 106. Collagen Supplements
- 107. Energy Drinks
- 108. Herbal Supplements
- 109. Electrolyte Drinks
- 110. Antiseptic Cream

5. Household Care (based on Herbal process)

- 111. Powder Detergent
- 112. Liquid Detergent
- 113. Detergent Bar
- 114. Floor Cleaner
- 115. Tile Cleaner
- 116. Dishwashing Liquid
- 117. Dishwashing Bar
- 118. Dishwasher Tablets
- 119. Room Freshener Spray
- 120. Gel Fresheners
- 121. Toilet Rim Block
- 122. Toilet Disinfectant
- 123. Insect Repellent Spray
- 124. Mosquito Repellent Coil
- 125. Air Freshener
- 126. Fabric Freshener Spray
- 127. Multi-Purpose Cleaner
- 128. Glass Cleaner

- 129. Window Cleaner
- 130. Dusting Spray
- 131. Bathroom Cleaner
- 132. Garbage Bags
- 133. Trash Liners

6. Baby Care (Based on Herbal Process)

- 134. Infant Formula
- 135. Rice Cereal for Infants
- 136. Fruit Purees
- 137. Vegetable Purees
- 138. Disposable Diapers
- 139. Cloth Diapers
- 140. Baby Lotion
- 141. Baby Oil
- 142. Baby Powder
- 143. Baby Shampoo
- 144. Baby Soap
- 145. Baby Wipes
- 146. Diaper Rash Cream
- 147. Baby Toothpaste
- 148. Baby Food Pouches
- 149. Baby Juice
- 150. Teething Gel

7. Pet Care (Based on Herbal Process)

- 151. Dog Food (Dry, Wet)
- 152. Cat Food (Dry, Wet)

- 153. Pet Treats
- 154. Pet Shampoo
- 155. Pet Conditioner
- 156. Pet Chew Toys
- 157. Pet Bedding
- 158. Cat Litter
- 159. Dog Biscuits
- 160. Bird Seed

8. Food Staples

- 161. Basmati Rice
- 162. Wheat Flour (Atta)
- 163. Refined Flour (Maida)
- 164. Gram Flour (Besan)
- 165. Lentils (Dal)
- 166. Chickpeas (Chana)
- 167. Iodized Salt
- 168. Brown Sugar
- 169. Refined Sugar
- 170. Organic Jaggery
- 171. Rice Flour
- 172. Porridge Oats
- 173. Cornflour
- 174. Dry Fruits (Raisins, Cashews)
- 175. Chia Seeds
- 176. Quinoa
- 177. Cooking Vinegar
- 178. Baking Powder

179. Cocoa Powder

9. Packaging Materials / Products only

180. Matchsticks

181. Scented Candles

182. Flexible Packaging (Pouches for snacks, grains, spices)

183. Rigid Packaging (Plastic and Glass Bottles)

184. Metal Containers and Tin Cans

185. Corrugated Boxes and Cartons

186. Eco-Friendly Solutions

187. Biodegradable and Compostable Packaging

188. Paper-Based Packaging

189. Recyclable Plastic Containers (non polluting)

190. Specialized Packaging

191. Vacuum-Sealed Packaging

192. Tamper-Proof Seals

193. Modified Atmosphere Packaging (MAP)

194. Labeling and Branding

195. Product Labels and Stickers

196. Shrink Sleeves for Bottles

197. Paper Napkins

198. Toilet Paper

199. Tissues

200. Disposable Cups

201. Plastic Wrap

202. Aluminum Foil

203. Cling Film

204. Reusable Bags

- 205. Cleaning Sponge
- 206. Food Packaging
- 207. Food Containers
- 208. Food rolls
- 209. Food Colour
- 210. Food Chemicals
- 211. Utensils

10. Food Chemicals and Allied Industry (Non-Polluting and Herbal only)

- 212. Preservatives
- 213. Natural Preservatives (Vinegar, Salt, Sugar)
- 214. Flavor Enhancers
- 215. Color Additives
- 216. Natural Colors (Curcumin, Beetroot Extract)
- 217. Stabilizers and Thickeners
- 218. Xanthan Gum, Guar Gum
- 219. Nutritional Additives
- 220. Vitamin and Mineral Fortifications
- 221. Protein Powders and Amino Acids
- 222. Sweeteners
- 223. Artificial Sweeteners (Aspartame, Saccharin)
- 224. Natural Sweeteners (Stevia, Honey, Jaggery)

11. Cattle and Husbandry Industry (only herbal)

- 225. Animal Feed
- 226. Cattle Feed (Pellets, Silage)
- 227. Mineral Mixtures and Nutritional Supplements
- 228. Dairy Enhancers
- 229. Milk Yield Enhancing Supplements

- 230. Organic Manure and Fertilizers (Cow Dung)
- 231. Panchgavya Products (cow dung, cow urine-based items)
- 232. Equipments
- 233. Milking Machines
- 234. Fodder Cutting Machines

Note:-

- 1- The Manufacturing of all the similar items which are related to above industries will be allowed.
- 2- All above items should be Non-Polluting and allowable categories. Otherwise, Authority will have the right to change their Product even after allotment.

