



# *National Oxygen Limited*

(An ISO 9001 : 2015 Company)

Manufacturers of : Liquid & Gaseous Oxygen, Liquid & Gaseous Nitrogen,  
Liquid & Gaseous Medical Oxygen & Dissolved Acetylene Gas

Registered Office : S-1, 2nd Floor, Alsa Mall, New No.4 Old No.149, Montieth Road,  
Egmore, Chennai - 600 008.

Phone : (044) 2852 0096 / 97 / 98 Fax : (044) 2852 0095

E-mail : sales@nolgroup.com, contact@nolgroup.com, Website : www.nolgroup.com

CIN No. L24111TN1974PLC006819

25-07-2023

To,  
Department of Corporate Services  
Bombay Stock Exchange Limited  
22nd Floor, Phiroze Jee Jee Bhoy Towers  
Dalal Street Mumbai - 400 001

Scrip Code: BSE: 507813

Dear Sir / Mam,

Sub: Intimation under Regulation 30 of SEBI (LODR) Regulation, 2015

We are forwarding our acknowledgement for land Allotment Order Re. No. 6164/EG2/2023-I-70 dated 13.07.2023 made by SIDCO.

The copy of above referred Allotment Order together with our acknowledgement letter dated 25-07-2023 is attached herewith.

This may be considered as information under the above subject regulation.

For NATIONAL OXYGEN LIMITED

**Rajesh**  
**Kumar Saraf**

Digitally signed by  
Rajesh Kumar Saraf  
Date: 2023.07.25  
17:38:17 +05'30'

RAJESH KUMAR SARAF  
MANAGING DIRECTOR  
DIN: 00007353

*Breathing Life Into Industry*

- FACTORY 1 : Pandy - Villupuram Road, Thiruvandar Koil, Puducherry - 605 102.  
Phone : (0413) 2640448 Fax : (0413) 2640181 E-mail : nolpandy@nolgroup.com
- FACTORY 2 : Trichy - Pudukottai Road, Mathur - 622 515. Pudukottai District. Phone : (0431) 2660400  
E-mail : noltrichy@nolgroup.com
- FACTORY 3 : R-5, Sipcot Industrial Growth Centre, Perundurai, Erode - 638 052, Tamilnadu,  
Ph : (04294) 234145 E-mail : nolperundurai@nolgroup.com



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CIN No. L24111TN1974PLC006819

NOL:RO:102

25.07.2023

**The General Manager**

**Tamil Nadu Small Industries Development Corporation Limited (TANSIDCO),  
SIDCO Corporate Office Building  
Thiru-Vi-Ka Industrial Estate  
Guindy, Chennai - 600032**

Sir,

**Sub: Forwarding acknowledgement of Allotment Order for Plot**

**Ref: Your Allotment Order Rc. No. 6164/EG2/2023-I-70 dated 13.07.2023**

We are in receipt of your Allotment Order Rc. No. 6164/EG2/2023-I-70 dated 13.07.2023 and thank you for the same.

As required, we are forwarding herewith the copy of above referred Allotment Order duly signed & stamped by us towards acceptance & acknowledgment of the terms and conditions specified in the Allotment Order.

Please confirm receipt of this letter.

Thanking you,

Yours faithfully

**For NATIONAL OXYGEN LIMITED**

  
**RAJESH KUMAR SARAF  
MANAGING DIRECTOR**



**Encl: Copy of Allotment Letter duly signed/stamped by us**

*Breathing Life Into Industry*

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E-mail : noltrichy@nolgroup.com
- FACTORY 3 : R-5, Sipcot Industrial Growth Centre, Perundururai, Erode - 638 052, Tamilnadu,  
Ph : (04294) 234145 E-mail : nolperundururai@nolgroup.com



Rc.No. 6164/EG2/2023-I-70

Date : 13-07-2023.

**ALLOTMENT ORDER FOR PLOT - OUTRIGHT SALE BASIS**

To  
Thiru Rajesh Kumar Saraf,  
M/s. National Oxygen Limited,  
S -1, 2nd Floor, Alsa Mall, (Old No.149) New  
No.4, Montieth Road Egmore, Chennai  
pincode:600008  
Mobile No 9940155000

By RPAD

**Sub :** TANSIDCO – Industrial Estate at **Mathur(New)** – Allotment of Plot bearing **No. 4**, to **M/s. National Oxygen Limited** on OUTRIGHT SALE BASIS – Provisional Allotment Orders – Issued.

**Ref :** 1.Your Online Application No TANSIDCO/2023/119 dated 03-05-2023.  
2. Screening Committee held on dated 07-06-2023.

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1.

1.1 The following Plot in TANSIDCO Industrial Estate at Mathur(New) is allotted to M/s. National Oxygen Limited on Outright Sale basis for setting up an Industry thereon for the line of activity of Compressing of Medical Oxygen Gas.

S.No.	Description	Particulars
a)	Plot No.	4(0.606),
b)	Total Extent of the Plot (in Sq.m)	2452.400
c)	Total Extent of the Plot (in Acres)	0.606

1.2 The Allotment Order is issued to the Public Limited Company consisting of the following :



S.No.	Name	Shareholding (%)
1	Thiru.Rajesh Kumar Saraf	22
2	Thiru.Gajanand Saraf	11
3	Tmt.Sarita Saraf	10
4	Thiru.Shanmugavadival S	0
5	Thiru.Amit Agarwal	0
		100

## 2. Plot Cost and Terms of Payment :

- 2.1 The cost of the Plot is **Rs. 4408500/- (Rupees Fourty Four Lakhs Eight Thousand Five Hundred only)** at the rate of Rs. 7274600/- per Acre which is inclusive of TANSIDCO's Administrative Charges.
- 2.2 TANSIDCO reserves the right to revise the Plot cost in the event of TANSIDCO having to pay additional cost to the Government for the land alienated or enhanced compensation to the land owners as awarded by the Hon'ble Court of law for the land acquired or in case of escalation in development cost or for any other reason and such revised amount shall be paid by the Allottee, without any demur. The Allottee shall give an undertaking in Rs. 100/- Stamp paper (as per Format enclosed) agreeing to pay the difference in land cost, if any, as may be demanded by TANSIDCO.
- 2.3 The cost of the Plot shall be paid in the manner indicated below:
- The initial payment of 25% of the Plot cost amounting to **Rs.1102200/- (Rupees Eleven Lakhs Two Thousand Two Hundred Only)** shall be paid within 2 months from the date of Allotment Order i.e. on or before **12-09-2023** failing which the Allotment shall stand automatically cancelled and the Earnest Money Deposit (EMD) will be forfeited.
  - The balance payment of 75% of the Plot cost after adjusting the EMD (Rs.10000/-) amounting to **Rs.3296300/- (Rupees Thirty Two Lakhs Ninety Six Thousand Three Hundred Only)** shall be paid within 6 months from the date of Allotment Order i.e. on or before **12-01-2024** failing which the Allotment shall stand automatically cancelled and the EMD will be forfeited. The initial payment will be refunded within a period of 30 days without interest.
  - All payments shall be made by means of the online payment through TANSIDCO website.



### 3. Handing over and taking possession of the Plot :

3.1 The possession of the Plot shall be handed over only after the payment of the entire Plot cost and execution of a Memorandum of Understanding (MoU) with the Branch Manager concerned in the prescribed Format. The Allottee shall take possession of the Plot in "as is where is condition".

3.2 The Plot would be deemed to have been cancelled automatically if

- (i) The entire Plot cost is paid but the MoU is not executed by the Allottee within a period of 30 days from the date of payment of entire Plot cost.
- (ii) The Plot is not taken possession within a period of 30 days from the date of execution of MoU.

In such circumstances, only Plot cost paid by the Allottee will be refunded without any interest after deducting the EMD and Administrative charges.

### 4. Utilization / Commencement of production :

4.1 The Plot shall be utilized only for the purpose for which it was allotted.

4.2 The construction of the industrial building on the Plot shall be commenced within 3 months from the date of taking possession of the Plot by obtaining the necessary Approvals from the Competent Authorities.

4.3 The Allottee shall submit the plan of action towards the utilization of the plot to TANSIDCO and TANSIDCO will monitor the work in progress as per the Plan of action at the intervals of three months time till the utilization of the Industrial plot.

4.4 The production shall be commenced within 24 months from the date of taking over the possession of the Plot.

4.5 The Allottee should obtain the requisite approval / license / permission of the Competent Authorities under the law for the time being in force relating to the proposed industry.

4.6 The building constructed in the Plot shall be in conformity with the by-laws of the local body / or Development Control Regulation (DCR), building regulations in force from time to time. Any building constructed on the Plot without obtaining the approval of the local authorities concerned or in violation of the terms and conditions of such approval shall be demolished if so directed by TANSIDCO or the Authorities concerned or will be demolished by TANSIDCO at the cost of the Allottee.

4.7 The Allottee should provide a culvert in front of the entrance of the Plot at his own cost without obstructing drainage so as to have a free flow of storm water.



- 4.8 If the production is not commenced by the Allottee within the stipulated time specified in Clause 4.4, an extension period of 12 months shall be given, subject to payment of 10% penalty on the prevailing cost of the Plot.
- 4.9 If the production is not commenced by the Allottee within the extension period specified in Clause 4.8, a further extension period of 12 months shall be given, subject to payment of 20% penalty on the prevailing cost of the Plot. No further extension will be granted and action will be taken by TANSIDCO to cancel the Allotment Order.
- 4.10 The Allottee shall not dig any well/ bore well/ tube well within the Plot allotted except with the prior permission of TANSIDCO subject to the conditions as applicable.
- 4.11 The Allottee shall not draw water from bore wells / open wells / tube wells sunk in private lands adjacent to the Industrial Estate unauthorisedly trespassing the premises of the Industrial Estate. If any time, such trespass is found by TANSIDCO, the trespassed waterline shall be removed by TANSIDCO and the expenditure will be recovered from the Allottee.
- 4.12 Even though the Allottee obtained permission from TANSIDCO as in Clause 4.10, the Allottee shall not be allowed to sell the drawn water from the Industrial Plot allotted to them. The water drawn from the well/ bore well/ tube well within the Industrial Plot shall be utilized only for their industrial purpose in the allotted plot and not for any other purposes.

**5. Change in Name / Line of Activity / Constitution / Ownership :**

- 5.1 Change in the name of the Unit / LLP / Partnership firm / Company or Line of Activity in any manner whatsoever shall be made only with the prior approval of TANSIDCO in writing. Any application made by the Allottee for such approval will be considered by TANSIDCO subject to the terms and conditions and on payment of the fees prescribed by TANSIDCO from time to time.
- 5.2
- (i) Change of constitution /Change in Constitution / Lease of allotted land / transfer of ownership of the allottee or legal status of the Plot shall be permitted only after minimum 50% utilization of Plot area by the original Allottee for the purpose for which it was allotted and execution of Sale Deed on payment of the fees prescribed by TANSIDCO from time to time subject to the terms and conditions.
  - (ii) Change of constitution means any change of the constitution such as proprietorship firm into a partnership firm or LLP or company and vice versa.
  - (iii) Change in constitution of an Allottee means a change in the ownership pattern of the Allottee in such a way that the ownership of more than 50% of the Allottee(Unit / LLP / Partnership firm / Company)is acquired by a new party.



5.3 In case the Change of constitution / Change in constitution / lease of allotted land / transfer of allotted land / transfer of ownership of the allottee or legal status is necessitated before execution of Sale Deed due to exigencies like technical collaboration, demise of the Proprietor / Partners / Shareholders, the same shall be considered on merits of the case subject to collection of difference in Plot cost between the allotted cost and the prevailing cost.

5.4 Where the Change of constitution / Change in constitution/lease of allotted land / transfer of allotted land / transfer of ownership of the allottee or legal status is required among the family members before execution of Sale Deed due to demise of the Proprietor / Partners / Shareholders, and / or induction of new Partners / Shareholders from the blood relatives of the Proprietor / Partners / Shareholders, the same may be permitted without collecting difference in Plot cost.

#### **6. Mortgage of the Plot :**

6.1 Creation of charge over the Plot to raise Term Loan or working capital or other financial assistance from any Banks/ Financial Institution / Non Banking Financial companies (NBFCs) for the proposed industry shall be made only after obtaining No Objection Certificates (NOC) from TANSIDCO. Such financial assistance shall be utilized only for the purpose of setting up / operation of the industry in the allotted Plot.

#### **7. Surrender of the Plot :**

7.1 As and when the Allottee decides that Plot or Part thereof is no longer required by the Allottee for the purposes for which it was allotted, the Allottee shall surrender the Plot or Part thereof to TANSIDCO so as to enable the utilization by allotting to needy entrepreneurs. However, TANSIDCO reserves the right to accept the part surrender of the Plot. On acceptance of the surrender, only proportionate Plot cost estimated on the basis of the Plot cost paid by the Allottee for the surrendered extent will be refunded without any interest after deducting the EMD, Administrative charges and dues payable to TANSIDCO. No compensation will be paid for any structures created / development works undertaken in the Plot by the Allottee.

#### **8. Cancellation of Allotment :**

8.1 TANSIDCO reserves the right to serve 45 days show cause notice for cancellation of the Allotment, if it is found that the Allottee has not put to use the Plot for the purpose for which it was allotted and is in non-compliance of the terms and conditions of the Allotment Order including non-implementation of the project and / or having unutilized extent of the allotted Plot and/or non-payment of dues.



8.2 Unless it is rectified by the Allottee within a period of 45 days from the date of show cause notice, TANSIDCO reserves the right to cancel the Allotment and initiate proceedings for resumption of the Plot or Part thereof under the provisions of the Tamil Nadu Public Premises (Eviction of Unauthorized Occupants) Act, 1975 (Tamil Nadu Act 1 of 1976) or under any Statute for time being in force for eviction against the Allottee as well as for any other mode of recovery in force at that point of time as prescribed by law. In such circumstances, only Plot cost paid by the Allottee will be refunded without any interest after deducting the EMD, Administrative charges and dues payable to TANSIDCO.No compensation will be paid for any structures created / development works undertaken by the Allottee. Further, any damages payable to TANSIDCO under the provisions of the said Act will be recovered from the Allottee.

#### **9. Payment of charges and taxes :**

9.1 Subject to availability, TANSIDCO will provide water supply from common source on payment of the charges as fixed by TANSIDCO from time to time. Failure to pay the water charges will lead to disconnection of water supply without any prior intimation.

9.2 Maintenance expenditure incurred towards the common amenities/facilities such as roads, drainage, sewerage, street lights, avenue plants etc. shall be apportioned among the Allottees of the Industrial Estate. The Allottee shall pay the same without any demur within the prescribed time. TANSIDCO reserves the right to take any action as it may deem fit including disconnection of EB supply, water supply, other basic amenities and withholding of No Objection Certificates (NOC) to recover the dues. Further necessary legal action will be initiated under the provisions of the Transfer of Property Act, 1882(Act IV of 1882), Indian Contract Act, 1872(Act IX of 1872), the Registration Act, 1908(Act XVI of 1908) and the Specific Relief Act, 1963 (Act 47 of 1963) which constitute the Civil Code of India and govern the transfer of immovable property.

9.3 Property tax and other applicable taxes and charges payable now or hereafter become payable in respect of the Plot shall be paid by the Allottee to the Concerned Authorities.

#### **10. Execution of Sale Deed :**

10.1 Sale Deed in respect of the Plot will be executed in the name of the Unit / LLP / Partnership firm / Company subject to fulfilling the following conditions:

- (i) Commencement of production certified by the concerned Branch Manager.
- (ii) Utilization of atleast 50% of the allotted extent certified by the concerned Branch Manager.
- (iii) Payment of all dues including water charges, maintenance charges etc.





- (iv) Submission of copy of Statutory Approvals / Permissions / No Objection Certificates (NOC) relevant to the proposed industry.
- (v) Uploading the geotagged photo with time stamp.

10.2 The Allottee shall produce the following documents to TANSIDCO for the execution of Sale Deed in respect of the Plot allotted to them subject to the applicability of the concern Unit / LLP / Partnership firm / Company:

- (i) Copy of EB receipt ( proof of electricity consumption).
- (ii) Copy of Udyam Registration certificate.
- (iii) List of machineries erected.
- (iv) Copy of Demand order/Job order.
- (v) Copy of Purchase invoice of raw material.
- (vi) Copy of sale invoice where the sale have been made.
- (vii) Copy of GST registration.
- (viii) Any other evidential documents as may be demanded by TANSIDCO in support of commencement of production.

#### 11. General Conditions :

- 11.1 The Allottee shall keep TANSIDCO indemnified against any and all claims for damages which may be caused to any adjoining buildings or other premises as a consequence of the erection of the buildings and industrial installations by the Allottee. The Allottee shall also keep TANSIDCO indemnified against all payments whatsoever which, during the progress of work, may become payable or be demanded by the Local Authority in respect of the said works, or of anything done under the authority herein contained.
- 11.2 No temporary or semi-permanent structures shall be built on the Plot except during the period of construction.
- 11.3 TANSIDCO or persons authorized by TANSIDCO shall have the right to enter upon and inspect the Plot at any time without any prior notice.
- 11.4 TANSIDCO shall have the right of having access into and utilizing any portion of the Plot as required at all times for the limited purpose of laying pipelines, cables, underground drainage, channels, etc.
- 11.5 The Allottee shall not dump debris or any waste materials within the premises of the Industrial Estate.



- 11.6 TANSIDCO is not liable or under no obligation to provide electrical energy required for the industry and it is the responsibility of the Allottee to obtain the required power supply from the TNEB.
- 11.7 The Allottee shall not carry out any other activity like residential, commercial unless specifically permitted in the allotted Plot other than the industrial purposes which is prejudicial to the preservation of characteristics and homogeneity of the Industrial Estate or which is punishable under any law.
- 11.8 The Allottee may be allowed to set up a display center in the allotted Plot wherever necessary with a prior permission of TANSIDCO along with a condition to display the product which is manufactured in the industrial plot and not for any other product. No retail outlet will be permitted in the allotted plot. If it is found that he is using the display center//retail outlet for any other product other than the product manufactured in the industrial plot ,TANSIDCO will initiate necessary legal action for the same.
- 11.9 The Allottee is allowed to utilize only a maximum of 20% of the Industrial plot area for the display center for which the Allottee must get No Objection Certificate (NOC) from the TANSIDCO for converting the portion of allotted Industrial Plot to Display center of their own product subject to collection of difference in prevailing plot cost for commercial purpose.
- 11.10 The Allottee shall comply with all conditions stipulated in the statutory approvals / clearances / No Objection Certificates (NOC) obtained from the Competent Authorities from time to time. In case of non-compliance, the same will be intimated to the Competent Authorities for remedial action.
- 11.11 Industrial effluent should not be let out into the sewer lines of the Industrial Estate. Separate effluent treatment plant (solid / liquid / gas) and equipment to prevent noise, vibrations and fire, health hazards, etc. shall be erected or installed at the industrial premises by the Allottee at his cost in accordance with the standards prescribed by the Tamil Nadu Pollution Control Board or other Authorities concerned and necessary clearance should be obtained from the said Board or other Authorities concerned before commencement of production and a copy thereof to be produced to TANSIDCO.
- 11.12 Any change in the address of the Registered Office or Administrative Office of the Allottee shall be informed to TANSIDCO failing which any communication, demand, notice intended and required to be served on the Allottee will be addressed to the last known address and the same shall be deemed to have been sufficiently served on the Allottee.
- 11.13 If TANSIDCO found that the allotment is obtained by the Allottee by misrepresentation or fraud, TANSIDCO shall be at liberty to immediately cancel the Allotment.
- 11.14 The Allottee shall not close, modify or alter the sewage / water lines inside the allotted plot without the permission of TANSIDCO and TANSIDCO shall be entitled to enter upon the Plot to carry out such repairs / modifications / alterations in sewage/water lines as the TANSIDCO may consider necessary.



- 11.15 On matters not specifically stipulated in this Order, TANSIDCO shall be entitled to give directions to the Allottee and the Allottee shall comply with such directions from time to time as per the existing guidelines of the government. Any default in carrying out such directions will be a breach of the conditions of Allotment.
12. The Allottee irrevocably agrees that the appropriate judicial forums of Tamil Nadu shall have jurisdiction to hear, settle and/or determine any dispute, controversy or claim (including any non-contractual dispute, controversy or claim) arising out of or in connection with this allotment, including any question regarding its existence, validity, formation or termination.
13. The Allottee shall furnish the name of the product, export details if any, annual turnover and GST invoice copy to TANSIDCO on or before 1st June of every year.
14. The Allottee must forward the duly signed copy of the Allotment Order No.**Rc.No. 6164/EG2/2023-I-70** dated **13-07-2023** by acknowledging the terms and conditions specified therein and by affixing the seal of the Unit / Partnership firm / LLP / Company to this Office as a token of having accepted the terms and conditions contained herein within 15 days from the date of this Allotment Order, failing which it will be construed that the Allottee accepted the terms and conditions of the Allotment Order.
15. You are requested to make plot cost payment through the portal "**www.tansidco.org/client**" with your Login Id and Password given below

Login ID: **tansidco2023119**

Password: **9940155000**

Yours faithfully

For TANSIDCO LTD.,

Digitally signed by  
ANNAMALAI REKHA  
Date: 2023.07.15  
14:02:09 IST  
Location: Head Office  
Company: Tamil Nadu  
Small Industries  
Development  
Corporation Limited

General Manager

Copy to:

The Branch Manager,  
SIDCO Branch Office,  
Pudukkottai



For NATIONAL OXYGEN LIMITED

*Handwritten signature*  
Managing Director