



SL. No 3550
DATE 18/8/2020

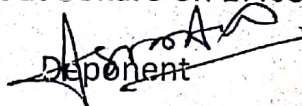
AFFIDAVIT

I, Abhay Ranjan Prasad Srivastava, S/O Sri .P.R.P. Srivastava aged about -51 year's by faith -Hindu resident of - Pent House (Top Floor) Shri Krishna Prem Vatika , Tetulia , Bari Cooperative , Bokaro Steel city , Dist - Bokaro , Jharkhand , Pin -827012 , Adhar No. 738203278694 do hereby solemnly affirm on oath and declare as follows :-

1. That , I am citizen of India .
2. That , I declare that I am a proprietor of M/S Crown Rubber Company , Balidih Industrial Area , Bokaro steel city .
3. That , the worth of my Company (Crown Rubber Co) appr. 75 lack above of .26 Dismil Land (enclosed Registered Deed) .
4. That , I am swearing this affidavit to produce it before the concerned authority and for needful purpose .

Verification

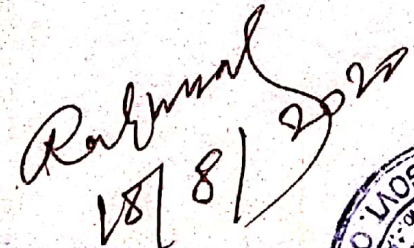
Statement made above are true and correct to the best of my knowledge and belief and I sign this affidavit at Bokaro on 18.08.2020.


Deponent

Identified by me

Advocate 

18.8.2020


18/8/2020
R. N. GHOSAL
NOTARY PUBLIC
CIVIL COURT, BOKARO
File No.-1A/Note-Vidhi-164/2002-2558/J





BEFORE THE NOTARY PUBLIC, BOKARO D.B.A. No. 56003

AFFIDAVIT

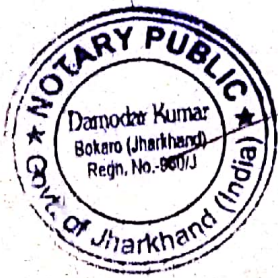
SL. No. 5076
Date 09/07/2020

I, Abhay Ranjan Prasad Srivastava, S/O Sri .P.R.P. Srivastava aged about -51 year's by faith -Hindu resident of - Pent House (Top Floor) Shri Krishna Prem Vatika , Tetulia , Bari Cooperative , Bokaro Steel city , Dist - Bokaro , Jharkhand , Pin -827012 , Adhar No. 738203278694 do hereby solemnly affirm on oath and declare as follows :-

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2. That , I declare that I am a proprietor of M/S Crown Rubber Company , Balidih Industrial Area , Bokaro steel city .
3. That , I am swearing this affidavit to produce it before the concerned authority and for needful purpose .

Verification

Statement made above are true and correct to the best of my knowledge and belief and I sign this affidavit at Bokaro on 08.07.2020.



Deponent

[Signature]

Identified by me

[Signature]
Advocate 09/07/2020

[Signature]
Damodar Kumar
NOTARY PUBLIC
Bokaro (Jharkhand)
Regn. No.-960/J

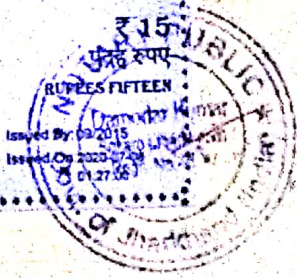
AFFIDAVIT

S# 0429972

अधिवक्ता कल्याण कोष

ADVOCATES WELFARE FUND STAMP

UN46706231694195018549-00 90069



Sl. No. 56003
B.D.B.A. No. 5076
SL. No. 09/07/2020
Date.



Damodar Kumar
NOTARY PUBLIC
Bokaro (Jharkhand)
Regn. No.-960/J



751

Development Agreement

698



सत्यमेव जयते

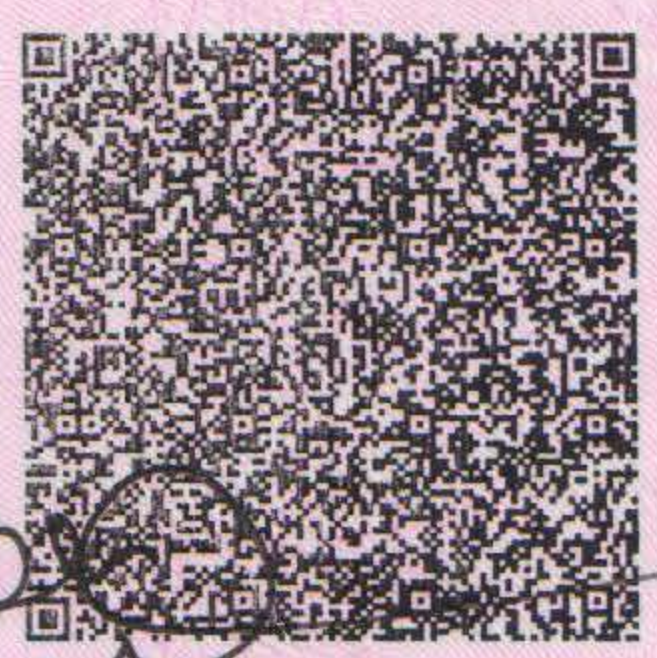
INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No. : IN-JH26936794366063S
 Certificate Issued Date : 24-Feb-2020 12:47 PM
 Account Reference : CSCACC (GV)/ jhcsceg07/ JH-BKKRI0394/ JH-BK
 Unique Doc. Reference : SUBIN-JHJHCSCEG0739431159147039S
 Purchased by : ABHAY RANJAN PRASAD SRIVASTAVA
 Description of Document : Article 5 Agreement or memorandum of an Agreement
 Property Description : DEVELOPMENT AGREEMENT
 Consideration Price (Rs.) : 0
 (Zero)
 First Party : AJAY KUMAR
 Second Party : ABHAY RANJAN PRASAD SRIVASTAVA
 Stamp Duty Paid By : ABHAY RANJAN PRASAD SRIVASTAVA
 Stamp Duty Amount(Rs.) : 100
 (One Hundred only)

Development Agreement
 Amount
 640,000
 Recd
 15/02/20
 amount



Ajay Kumar



Please write or type below this line

नियम 21 के अन्तर्गत निम्न ग्राहक: भारतीय स्टाम्प अधिनियम के अधीन यथावत् स्टाम्प-शुल्क लगाया गया है। या स्टाम्प शुल्क से विमुक्त है।

100

16000 = 00

मूल्यांकन जाया

निबंधन पदाधिकारी

25/2/20

SR 0006113226

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shoilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Ajay Kumar
S/O Shree Devbans Kumar

DEVELOPMENT AGREEMENT

1) NAME OF THE VENDER :

Sri Ajay Kumar S/O Shree Devbans Kumar, Aadhar No. 5777 1488 4000, PAN No. APNPK3224L, Aged about 52 yrs, Caste – Kaystha, occupation- Business, residing at Plot no. 36, Bari Co-operative ,Sector -12, P.S – sector - 12 ,Bokaro Steel City, Dist. – Bokaro , Jharkhand .

AND

Their legal heirs and successors by nationality Indian, hereinafter called the 'LAND OWNERS' of the first Part ,which term unless repugnant to the context shall include their heirs, assignees, representative, executors, administrators & successors-in-interest.

2) NAME OF THE DEVELOPER (Vendor No 2):-

MAA KATYAYANI ENTERPRISES a Proprietor ship company having its registered office 404 Co-operative Colony ,Bokaro Steel city ,represented through its nameiy Sri Abhay Ranajn Prasad Srivastava S/o Shri Priya Ranjan Prasad Srivastava (Aadhar No. 9668 2088 2407, PAN No. BGUPS9738N), Caste – Kaystha, occupation- Business, residing at 404 Co-operative Colony, Bokaro Steel city, Bokaro (Jharkhand). hereinafter called the DEVELOPER of the second Part, which term unless repugnant to the context shall include its, representative, executors, administrators & successors-in-interest of the SECOND PART.

दस्तावेज में अंकित प्लॉट
अंचल से प्राप्त सूची से बाहर है।

Ajay Kumar
25/12/20

दस्तावेज में अंकित प्लॉट
वन भूमि से बाहर है।

3.) Description of the Property:-

All that piece and parcel of vacant land measuring an area comprising of khata No. 40 ,Plot No. 461 ,Rakwa (Area) 15 dec. (Fifteen dismal) Land in situated at survey Mauza -Tatulia ,thana No. -38, Anchal Office -Chas , ,Tahsill Zilla Bokaro , Sadar Registry office -Bokaro Chas , Thana -Sector - 12 And area and Boundary is North- Open land , South - Road ,East - Vacant Land, West - Road . That the Commercial value of the said properties is Rs. 6,40,000/- (Six Lakh Forty Thousand only) which is situated in Halka No. 13.

RECITAL

Where as the property was of Sri.Uday sankar Kashyap s/o Lt .Gori Shankar Lal ,he purchased Rayat Land from Sh.Ram Niwas singh & Sh. Dineswar Prasad singh vide deed no. 8781 (Book No.1.vlume No.44,Page No 169 to 170) dated 31.11.1988.of Schedule of the land within District Bokaro ,P.S Chas , Mouza Tetulia ,Mouza No.38 , Khata No. 40 , Plot no. 461 area 15 Decsmil .After which vendor No.2 purchased the same property of 15 Decimal through Registered sale deed no. 7080 dated 12.02.2015 and was registered at chas Bokaro .Since then vendor have been mutated their names in circle office and an under peace full possession over the land .

01. And whereas the owner are interested in getting a multi stories residential building developed and constructed on the said property as permissible and acquired built up area in the shape of residential flats, parking spaces , commercial Area etc.

Ajay Kumar
25/1/20

02. That the developer, offered to develop and construct at its own cost, a multistoried residential building on the said land of the owners and owners being desirous and agreed to take one flat on third floor appro. Supper build up area 900 (Nine Hundred) sq. fit +-20 sq.fit as consideration for part of the said Land to be Conveyed by the owners to the developer or its nominees including a co-operative housing society, firms, Associations of person, body corporate etc.
03. The Vendor shall have no right to murmur any other claim except one flat on 3rd floor comprising of appro. Supper build up area 900 (Nine Hundred) sq. fit + - 20 sq.fit
04. As a result of the negotiation between the parties here to and on the representation and declaration made by the owner as herein recorded, as an agreement for absolute sale deed of the said land by the aforesaid developer has been arrived at between the said owner of land and the developer hereto terms and conditions hereinafter appearing.
05. The aforesaid owners hereby appoint the aforesaid developer as the developer of the said property and irrevocably grant to the said developer, who hereby accepts from the owner exclusive right, and license to develop the said property in the schedule hereunder written the manner and on the terms conditions and stipulation hereinafter mentioned.

anil Sr
Kumar
Ajay

06. The developer shall construct a multi storied building on the said land of the owners on the basis of plans approved by MADA/ Chas Municipal Area in the terms of prevailing planning standards & building Bye Laws.
07. That the developer shall at the earliest possible time arrange to have suitable design, model and/or plans prepared for the proposed project and for this purpose he may engage and employ Architect or architects at their own expenses and responsibility.
08. The developer may apply for requisite clearance, permission, sanction and approvals for construction over the said schedule land. He may make any variation in the design/plan from time to time, if permissible under rules and necessary, at his entire cost and expenses.
09. That the developer will complete the project in such a manner as per the MADA / Chas Municipal approved plan .
10. That the developer may take loan on security in the super structure raised by devepolers.

on behalf of
Ajay Singh

11. The developer shall be entitled to appoint qualified architects, surveyors, engineers, contractors and legal advisors and other persons of its own choice . The land owner shall not in any event be liable for payment of wages, salary to the persons employed by the developers. The Developers shall take Electrical connection /water connection at their own cost.

12. That in case of litigation in respect to title or possession of schedule of land cost of contest will be borne by the owners but if any other litigation or proceeding crop up due to act of the developer in course of construction the entire cost would be borne by the developer including compensation and damages if granted by the court.

13. That developer shall develop the said property at their own cost and shall alone responsible for the development of the said property. and, that all types of costs and expenses legal or otherwise shall be borne by the developer.

14. That all cost of Agreement, registration cost and construction cost of the aforesaid land area will be borne by the developer.

15. That it shall be sole responsibility of the developer to provide arrange the required financé for the construction .

Ajay Kumar
25/12/20

16. The developer/builder shall alone be responsible and liable to the Government rule & regulation , Bokaro Municipality , and other concerned authorities for the development of the schedule of land and shall alone be liable for the losses, if any claim arises from the development of the said and shall indemnify and dept indemnified the land owners and their estate against and in respect of all action, proceedings, demand, claim, cost, charges, expenses, losses, damages, and/or penalties of any sort or nature whatsoever that the owners may be put or sustain or incur and/or raising out of or in connection with the development of the said land by the developer or breach of any terms and conditions of the rules and regulation framed by the Municipal and other authorities. But the landlord will deal with all the issue concerned with any person , with Bari Cooperative society related to Land with provincial & financial assets .
17. The owners hereby from the date of this agreement grant exclusive right and license to the developers to take up and proceed with the development, planning and construction of the said building .in terms of this agreement .
18. The developer shall develop the said property in its own name and account and at its own cost and shall alone be responsible for the development of the said property .

20/1/22
Kumar
Ajay

19. As after the date hereto the Developer shall be deemed to be in possession of the said property and shall be free to do all acts, deeds and things for development and construction of the said building at the developers own cost and expenses.
20. The developer shall be entitled to develop the said property by constructing thereon one building consisting of dwelling units, flats, parking spaces and other structures in terms of the building plans approved by the by MADA as started herein above.
21. That in case of any dispute of difference between the parties arising out of any relating to this agreement, the same shall be settled by references of the dispute or difference to the Arbitrators appointed by both the parties and such arbitration shall be conducted under the provisions of the Indian Arbitration Act, 1996 as amended from time to time.
22. If any dues as on date of agreement relating to the land with respect to corporation tax, electricity bill and any government levies, society Dues or duty if any are known to the developer/developers shall be borne by the landowners.

On behalf of
Kumar

Ajaya

23. The developers and/or nominees shall solely and exclusively be entitled to the Developer's area, and they shall have absolute right, title and interest, they shall be fully entitled to transfer, absolute sale of flats, convey, grant, otherwise alienate their interest, in any manner as deemed fit by them to any person, Association of persons, Firms, Body Co-operative Societies Government agencies, etc, on such terms and conditions as may be decided by the developer or its nominees individually or collectively.

24. In case of any accidents/ incidents land lord will be not responsible during the time of construction till the entire construction of the units/ project is completed.

25. All taxes such as municipal/ water, wealth taxes are to be paid by the builder/ developer.

26. No electricity bill/ taxes are to be paid by the land owners till the owner said flat portion is handed over by the developer/ builder.

on 1/1/12
Kumar

Ajay

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on behalf of
Ajay Kumar

STANDARD SPECIFICATION

01. STRUCTURE :- R.C.C Framed structure with redbrick works in cement mortar as per design & specification of structural Consultant.
02. DOORS :- (a) Doors frames (choukhatas) of hard wood such as Sal wood.
(b) 32 mm thick flush/panel Door shutters of ISI mark, painted with 2 coat of synthetic enamel paint on a coat of primer.
03. WINDOWS :- Fully glazed Aluminum windows or hard wood window with Grills painted with 2 coats of synthetic enamel paint on a Coat of primer.
04. FLOORING :- (a) Marble/ Vitrified tiles cut size – 2'x2' thickness (8 mm To 10mm) flooring in all area of the flat.
05. KITCHEN :- (a) Marble/ flooring
(b) Working platform/ Marble tiles/polished granite flooring.
(c) Dado –18" high ceramic Tiles above working platform.



BEFORE THE NOTARY PUBLIC, BOKARO D.B.A. No. 56003

AFFIDAVIT

SL. No. 5076
Date 09/07/2020

I, Abhay Ranjan Prasad Srivastava, S/O Sri .P.R.P. Srivastava aged about -51 year's by faith -Hindu resident of - Pent House (Top Floor) Shri Krishna Prem Vatika ,Tetulia ,Bari Cooperative ,Bokaro Steel city ,Dist - Bokaro ,Jharkhand ,Pin -827012 , Adhar No. 738203278694 do hereby solemnly affirm on oath and declare as follows :-

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Statement made above are true and correct to the best of my knowledge and belief and I sign this affidavit at Bokaro on 08.07.2020.



Deponent

[Signature]

Identified by me

[Signature]
Advocate 09/07/2020

[Signature]
Damodar Kumar
NOTARY PUBLIC
Bokaro (Jharkhand)
Regn. No.-960/J



**Crown Rubber
Company**

ZEDCertified
(ZEDQC1072840)

1D/75 Industrial Area, Phase - I
Bokaro Steel City, Jharkhand -827014
Telefax : 06542-253698,9431735311
Email : crownrubberbokaro@yahoo.co.in
kplcrown2008@yahoo.co.in
Web : crownrubberbokaro.com, Indiama

UDYOG Aadhar No.(UAM No.)-JH01B0003385,MSME(EM Part II No.)200131200201

Work Declaration

To whom it may concern

We declare that , I am not having any License in regarding work of civil in any Govt. & Public sector unit .

For Crown Rubber Company

Abhay R. Srivastava

Proprietor

1466

Deed of lease

1411

116

भारतीय गैर न्यायिक

एक सौ रुपये

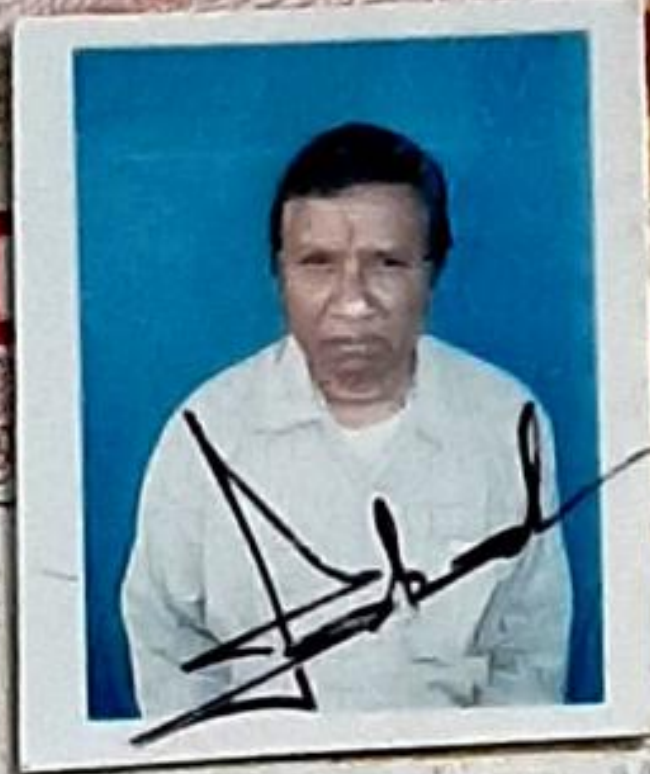
Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते



5762

60/3 Ch... Sale...
9/15/14
780 Rev...
6240
67000

निबन्धन विधम 21 के अधीन...
झारखण्ड JHARKHAND
अतर्गत... यथावत लगाया गया है
या अक्षय विमुक्त है

Baldeo Singh
on behalf of BIA DA

हस्ताक्षर जांच किया निबन्धन पदाधिकारी
13/02 PERFORMA FOR LEASE DEED

Stamp 700

Jeppand
AF 3/680
14/02/90
F. 770
250
10-20
R. 14/02/07

This indenture made this 15th day of February Two Thousand ~~and~~ Seven between the Bokaro Industrial Area Development Authority (hereinafter called the " Lessor " , which expression shall where the context so admits or implies, include successors in office and permitted assigns) of the ONE PART and Sri Abhay Ranjan Prasad . Srivastava s/o Sri Priya Ranjan .P. Srivastava R/o Village - 386 Co-operative Colony, Bokaro Steel City , Jharkhand. Proprietor of M/s Crown Rubber Company Plot 1D/75 Industrial Area, Bokaro Steel City , Jharkhand having registered office at Plot no, 1D/75, Bokaro Industrial Area, Bokaro ,Jharkhand hereinafter called the 'lessee' , which expression shall where the context so admits or implies include his successors legal representatives and permitted assigns of the OTHER PART.

WHERE AS THE LESSEE has applied for the land described and specified in part-1 of the schedule appended here to with all rights, easements and appurtenances there to except and reserving unto the lessor all mines, minerals under the said land or any part thereof for establishing a factory for manufacture of Rubber Products , etc .

For Crown Rubber Co.
Abhay Ranjan Srivastava
Proprietor
15/02/07

15/2/07

बोकारो स्टील सिटी - 827010



झारखण्ड JHARKHAND

445763

NOW THIS INDENTURE WITNESSETH

In consideration of the bond executed by the lessee and the payment to the lessor by the lessee of the Salami of Rs. 9154.86 (Rupees Nine Thousand One Hundred Fifty four & Eighty six only) out of Rs. 9154.86 (Rupees Nine Thousand One Hundred Fifty four & Eighty six only) calculated on adhoc basis of @ Rs. 35211/= (Rupees Thirty Five Thousand Two Hundred Eleven Only) per acre land of the rent hereby reserved and of the coventent and agreement on the part of the lessee and fully mentioned in part-II of the schedule the lessor both hereby demise unto the lessee all the land mentioned and described in Part-1 of the schedule.

SCHEDULE
PART-1

Details of the land to be leased out hereinafter referred as the land which is part per Deed of Grant dated 18th July 1973 communicated vide letter No.13447 dated 23rd July 1973, of the Department of industries and Technical Education (Industries) Bihar/Jharkhand.

For Crown Rubber Co.
Abhay Ranjan Pattnaik
Proprietor
15/02/07

15.2.07

बोकारो बौद्धिक एवं तकनीक शिक्षण विभाग
बोकारो स्थाव विधि - 827014



झारखण्ड JHARKHAND

DETAILS OF LAND TO BE LEASED OUT

M/S : CROWN RUBBER CO.
VILLAGE : Maraphari
Thana : Jaridih
Thana No. : 16
Police Station : Balidih

Khata No.	L.S. Plot No.	Area
243	4637 (P)	0.26 Acre
Total Area	0.26Acre	

INDUSTRIAL PLOT NO. : 1/D - 75

Calculation : $140' - 0'' \times 80' - 0'' = 11200 \text{ sft}$
 $= 0.26 \text{ Acre}$

BOUNDARY

As per survey Plot No.

As per industrial Plot No.

1. North 4637(P)	1/D- 74
2. South 4637(P)	1/D- 76
3. East 4637(P)	Low land of Biada
4. West 4637(P)	60' - 0'' W/R

(3)

445764

For Crown Rubber Co
Proprietor 15/03/2014
Abhay Ranjan

बोकारो औद्योगिक क्षेत्र नि. 75 अश्रिकर
बोकारो स्टील लि. - 827014



झारखण्ड JHARKHAND

PART II

TERMS AND CONDITIONS OF THE LEASE

1. That lease of land details in part-1 of the schedule is given for ninety years to the lessee by the lessor with effect from 13-3-1982 subject to renewal at the option of either party for such period as may be mutually agreed upon.
2. That the lessee would pay the Bokaro Industrial Area Development Authority the proportionate cost of development of land so leased which would include the cost of construction of roads for communication purposes laying of sewerage and water pipes, construction of electric lines, etc. and such other expenditure as may be decided to be part of the development cost by the Bokaro Industrial Area Development Authority as to what would be subject to revision by the Bokaro Industrial Area Development Authority periodically.

For Crown Rubber Co. 445765
Ashay Ranjan P. Shrivastava
Proprietor



झारखण्ड JHARKHAND

2) If the lessee is a registered small scale industry, he will have the option to pay the total cost of land and development after allowing subsidies to the extent of 25% in ten equal annual instalments in case of Small Scale Industries and five years in case of Large/Medium Scale Industries with an interest 14.5% per annum will be charged on balance amount. If the interest due or any parts there of remain unpaid on the date the interest shall be charged on the aforesaid rate from the respective times of such interest accruing upon the footing of compound, at the rate aforesaid with the rest taken yearly. No rebate will be admissible. BIADA reserves the right to make change in the rate of interest as per direction of the Reserved Bank in this regard. The delivery of the land will be made to the lessee on the payment of the first installment. The instalments subsequently to the first instalment will be payable in 9 (Nine) / 4 (Four) equal yearly instalments (each instalment will due on or before calendar month succeeding the instalment paid next before).

3. That in case the actual cost of the development, if any, can not be finally determined for any reason at the time the lessee is put in possession of the land the lessee shall pay, the tentative cost of development as may be fixed by BIADA and shall also be liable to pay on demand the balance of the cost of development as may be fixed by BIADA and shall be liable to pay on demand the balance of the cost of development of the land as and when finally determined by BIADA on the basis of actual cost of development along with such other dues, if

SITE LAND PLAN OF MIS CROWN RUBBERS CO
 AT BOKARO INDUSTRIAL AREA
 BOKARO INDUSTRIAL STEEL CITY-14

SCALE- 1" = 330'-0"



VILLAGE---- MARAPHARI
 THANA NO--- 16
 THANA----- JARIDIH
 P.S----- BALIDIH
 DIST----- BOKARO

KHATA NO	L.S. PLOT NO	AREA
243	4637 (LP)	0.26 AC
TOTAL		0.26 AC

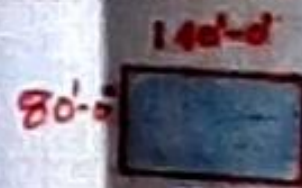


BOUNDRY

SURVEY PLOT NO ---- INDUSTRIAL PLOT NO
 N- 4637 (LP) ----- IID- 74
 S- 4637 (LP) ----- IID- 76
 E- 4637 (LP) ----- LOW LAND OF BIADA
 W- 4637 (LP) ----- 60'-0" WIR

INDUSTRIAL PLOT NO - IID - 75

PLOT SIZE



13/5.2.07

SECRETARY

BIADA B.S. CITY-14

CALCULATION:-

$140'-0" \times 80'-0"$
 $= 11200 \text{ sq ft}$
 say = 0.26 AC

For Crown Rubber Co.

Abhay Ranjan Pal-Srinivas
 Proprietor

FOR

MIS CROWN RUBBERS CO.
 AT BOKARO INDUSTRIAL AREA
 BOKARO STEEL CITY-14

TRACED-BY

Bhim Prasad Mahto

BHIM PRASAD MAHTO

AMIN

BIADA B.S. CITY-14





झारखण्ड, JHARKHAND

any, that may be found to be payable by the lessee in terms of the lease.

00AA 640197

4. That the lessee shall pay, annually to the Bokaro Industrial Area Development Authority or their nominee as rent, the sum of Rs.780/-- (Rs. Seven hundred Eighty only) @ Rs. 3000.00 (Rs. Three thousand Only) per acre in one instalment on or before the 31st March every year and thereafter may be revised after every 10 years in accordance with the provision of LAW OR ANY RULES, FRAMED BY GOVERNMENT OF BIHAR / JHARKHAND or the Bokaro industrial area development authority as the case may be, in force for the time being and in the absence of any such law or rules as may be fixed by me the lessor.
5. If and whenever any part of the rent / or development cost hereby reserved shall be in arrears, the same may be recovered from the lessee as an arrear of land revenue under the provision of the Jharkhand / Bihar Public Demand Recovery Act.
6. THE LESSOR AND THE LESSEE HERBY CONVENT AND AGREE AS FOLLOWS:
i).that the lessee will not assign, Mortgage underlet or part with the possession over the land or any right or interest in the land or in respect thereto, without the previous consent of the lessor or his nominee provided that, in case of registered small scale industries, no separate

For Crown Rubber Co
Abhey Ranjan Pd. Jharkhand
Proprietor 19/07/09

15.2.07

बोकारो औद्योगिक क्षेत्र विकास प्राधिकरण
बोकारो स्टील सिटी - 827014

भारतीय गैर न्यायिक

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रु.10



TEN
RUPEES
Rs.10

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permission will be required to be obtained by the lessee for mortgaging it with any financial institution for raising loan for the purpose of the industry for which the land was allotted. And in that case the dues of the Bokaro Industrial Area Development Authority shall also be a first charge on the properties of mortgage "PARI - PASSU" with the charge of the Financing Institution. Further the properties offered as security against the loan of the financing Institution should be adequate to cover full dues of the Bokaro Industrial Area Development Authority as well as the loans given by the Financing Institution, In that case also in Bokaro Industrial Area Development Authority will retain "Pari Passu" interest with the Institution. All Mortgage made for raising loan, with any financial institution as well as the date of receiving payment with amount of such loan to lessee will have be intimated to the leser.

ii). No change in the lease, proprietorship or partnership, if it is private limited or unlimited company or a registered or unregistered firm, shall be recognized without the previous written consent of the lessor or his nominee.

iii). If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part - I of the schedule here under written, the assignee shall duly get his its or their name or names registered with the lessor or his nominee within four calender months

(7)

For Crown Rubber Co.

Ashay Ranjan D. Saini
Proprietor 90367

15-2-07

बोकारो औद्योगिक क्षेत्र विकास निगम लि. राँची
बोकारो स्थित बिटी - 827014



झारखण्ड JHARKHAND

00AA 640199

after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and condition herein contained or inform at the relevant time of transfer .

iv). That is subsequently any part of the said land is / are required by the state Government or the Bokaro Industrial Area Development Authority , for a public purpose of which matter the state Govt. or the Bokaro Industrial Area Development Authority Shall be the sole Judge or when it is found that a portion is not required by the lessee for the purpose for which it was allotted the lessee shall on being asked by the state Govt. Or the Bokaro Industrial Area Development Authority transfer to them such part or parts of the said land as the State transfer the state Govt. or the Bokaro Industrial Area Development Authority shall pay back to the lessee some proportionate or equal , as the case may be , to the cost of land its development , if any earlier realized from him together with compensation for the building and other structures erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the state Govt. or the Bokaro Industrial Area Development Authority on the report from a civil Engineer authorized by them in this behafe and

For Crown Rubber Co
Abhay Ranjan S. Sinha
Proprietor

15-2-17
संवि

बोकारो औद्योगिक क्षेत्र विकास प्राधिकरण
बोकारो स्टील लिमिटेड - 827014

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the decisions of the state Govt. or the Bokaro Industrial Area Development Authority shall be final binding and conclusive.

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v) If at any time the said land or any part or parts there of shall no longer be required by the lessee for the purpose, for which it is leased out to him, the lessee shall while assigning the said land or such part or parts there of shall first offer to the Bokaro Industrial Area Development Authority.

When such offer has made by the lessee, the Bokaro Industrial Area Development Authority may accept it in respect of such part or parts of the land so offered as it may deem fit or may decline it in respect of the reminder.

When the first offer of assigning the said land or such part or parts there of aforesaid has been declined by the Bokaro Industrial Area Development Authority the lessee while assigning the said land or parts there of aforesaid to any other party do so with approval of the Bokaro Industrial Area Development Authority.

vi) If the Bokaro Industrial Area Development Authority accepts the offer made under the for going clause, the lessee shall be entitled within six monts from the date of on which acceptance is communication to him to remove all buildings or structure created on the said land or part there of, unless the Bokaro Industrial Area

For Crown Rubber Co.
Abhay Ranjan Pat. Shrivastava
Proprietor

15.2.07
सचिव

बोकारो औद्योगिक क्षेत्र विकास अधिकार
बोकारो स्टील सिटी - 827014

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झारखण्ड Development Authority also wish to accept the standing building and structure, in which case the lessee shall be entitled to compensation for these in accordance with the valuation as indicated in clause (IV) above .

vii) That the lessess will not make any excavation upon any part of the said land hereby demised nor remove any stone , sand gravel , clay or earth there except for the purpose of digging foundation of building for the purpose of executing any work pursuant to the terms of this lease .

vii) That the lessee will not make any excavation upon any part of the said land hereby demised nor remove any stone gravel , clay or earth there except for the purpose of digging foundation for the purpose of executing any work pursuant to the terms of this lease .

viii) That the lease shall at his own cost construct and maintain an access road , leasing from the state road , to the said land in strict accordance with specification and details prescribed by the lessee or his nominee .

ix) That no building or erect to be erected hereafter shall be commenced until specification , plan elevations , sections and details ther of shall have been submitted by the lessee in triplicate for scrutiny of and be approved in writing by the lessor or his nominee , provided

For Crown Rubber Co.
Abhay Kanyambal. S. Srinivas
18/02/02 Proprietor

18-2-02
सचिव
बोकारो औद्योगिक क्षेत्र विकास प्राधिकरण
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that if the decision of the plan etc. It would be presumed that the lessor or his nominee has no objection to the commencement of the building or erection, as the case may be.

x) Both in completion of any such building or erection and all the times during the continuance of this demise, Lessee by - Laws rule and shall observe and confirm to the building regulation of the Municipality in existence or to be framed by the department of Industries, Govt. of Bihar / Jharkhand. The Bokaro Industrial Area Development Authority or any authorized by the Department of Industries or the Bokaro Industrial Area Development Authority to frame such rules or regulations as may be in force from the time being relating in any way, to the demised premises and building thereon.

xi) The lessee shall submit the plan for building or erection within two months of the delivery of possession of land to the lessee by the lessor.

Provided that the lessor may extend the period for submission of the delivery of possession of the land to the lessor.

Provided that the lessee may extend the period for submission of plan for building or erection of the individual merits of the case.

* lessor or his nominee is not available within 45 days of the submission of

For Crown Rubber Co.
Abhay Ranjan Pat. Shrivastava
15/02/02 Proprietor

15.2.02
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झारखण्ड JHARKHAND

xii) That the ^{lessee} shall correctly mark and keep demarcated the boundaries of the said land and point them out to the ~~the~~

xiii) That the lessee shall not except with the written consent of the lessor or his nominee, use the land for any purpose other than these specified above, subject to such restriction and conditions as may be enjoined by different laws, which are, or may be enforce.

xiv) That the lessee shall use the land for the specified purpose within a period of six months from the date of the lease failing which the lease may be terminated and the lessee evicted from the lands without notice. In case extension is required and the lessee evicted from the lands without notice. In case extension is required within the discretion of the lessor.

xv) That the lessee shall provide reasonable facilities for the training of local people on his factory.

xvi) Other things being equal, the lessee shall give preference to be local people in employment in his industrial undertaking.

to inspecting officers of the Government & Bokaro Industrial Area Development Authority.

44576

For Crown Rubber

Abhay Ranjan B. Shrivastava
Proprietor
15/02/07

बोकारो औद्योगिक क्षेत्र विकास प्राधिकरण
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झारखण्ड **उपारिखण्ड** In case of breach by the lessee of any of the terms and conditions, the lessor shall have right to resume and enter upon the whole of the said land without payment of any compensation to the lessee and such recently and interest of the lessee in the said land as lessee shall cease and be deemed to have been determined provided that lessee shall be first given responsible opportunity by the lessor to show cause and to rectify the commissions or defects, if any, if the same is capable of being remedied or rectified.

8. That the lessee shall pay annually service charge @ 5,000.00(Rs. Five Thousand) only per acre on or before 31st March each year .
9. In the event of entry by the Bokaro Industrial Area Development Authority the lessee shall be entitled to remove within six months from the date of such re-entry all buildings ,Structures , installation , machinery and other assets from the said land .
10. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provision contained in this lease the same be referred to the Bokaro Industrial Area Development Authority and the decision of the BIADA on such dispute or difference shall be final ,conclusive and binding on the parties hereto .
11. That the lessee paying the rent and other charges and observing the several covenant and conditions contained in these presents , shall hold and enjoy the lands in terms of the lease without interruption by the lessor or any person lawfully claiming under him .
12. That the lessee is required to state civil construction within 30 days from taking delivery of possession of the plot failing which allotment of plot will be

01AA 188408
For Crown Rubber
Ashay Ranjan Pr Singh
Proprietor
15/2/07

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Cancelled and the amount of first instalment to deposited with Bokaro Industrial Area Development Authority will be forfeited.

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13. That the further agreed that in case of his /her/their surrendering the plot after keeping it for six months form the allotment of the ground that he / she /they / is / are not interested in the implementation of the schedule , the allotment of land will be cancelled and the first instalment of the cost of land so deposited with the Bokaro Industrial Area Development Authority will be forfeited.
14. That the lessee agree that in case of keeping civil construction suspended for ,ore than six months from the date of allotment , the allotment of land so made will be cancelled and the first instalment of price of land so deposited with the Bokaro Industrial Area Development Authority will be forfeited .Civil construction will have to be finished and production of the items for which registered stated within 9 (Nine) months from the date of allotment in case of small scale Industries , within 2 (two) years form the date of allotment in the case of Medium scale Industries and within 3 (Three) years from the date of allotment in the case of Large scale industries and in case of his /her/their failure to do so , the Bokaro Industrial Area Development Authority may forfeited the price of the land the entire cost of civil construction of part there of as may be considered reasonable .
15. That the lessor and lessee shall have their right subject to the liabilities of a lessor and a lessee respectively in accordance with section 108 of the Transfer of property act , 1882 except clause (I) & (R) thereof , and it is declared that the lessor shall have the fullest liberty to postpone for any time , and from time to time , any action open to him under any of the powers exercisable by him against the lessee and the either enforce or forbear any of the conditions and covenants contained in these in these presents.

For Crown Rubber Co.
Abhay Ranjan B. Shrivastava
15/05/2017
Proprietor

15.05.2017
श्रीवस्तव

बोकारो औद्योगिक क्षेत्र विकास प्राधिकरण
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RUPEES
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16. The lessee shall pay annually service charge Rs.1300 /- (Rs. One thousand three hundred only) @ 5000.00 (Rupees Five thousand only 0 on or before 31st March every year .

The Cost and expense incidental to the preparation execution and registration of the lease deed shall be born and paid by the lessee .

In witness there of common seal of M/S CROWN RUBBER COPMANY has here unto been affixed and these presents signed .

For Crown Rubber Co.
For and behalf of

For M/s CROWN RUBBER COMPANY

Abhay Ranjan Pal. Shrinators

For Crown Rubber Co.
Abhay Ranjan Pal. Shrinators
Proprietor
15/02/14

Witness :-

1. Signature
Name
Address

Krishna Kant Soley
404 Co-operative colony
B. S. City -

2. Signature
Name
Address

Dhana Raj Kumar Swastik S/O Sri Raelhan Ram
Industrial Area, Bokaro steel city
Proprietor

15/2/14
बोकारो स्टील सिटी - 827014

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In witness of the hand of Sri Man Mohan Lal , Sharma , Secretary , Bokaro Industrial Area Development Authority for and on behafe of the Bokaro Industrial Area Development Authority affixed on the dated of year above written .

The duplicate is the true & accept copy of the original .

WITNESS

1. Signature *Baldeo*
 Name *Baldeo*
 Address *Accounts Assst - BIADA*
2. Signature *Rupchand*
 Name *Rupchand*
 Address *Assst. BIADA*

[Signature]
 Secretary ,
 For and on behalf of the
 Bokaro Industrial Area Development Authority ,
 Bokaro Steel City - 14

बोकारो औद्योगिक क्षेत्र विकास प्राधिकरण
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P. V. Gupta Engineer Co.
 Abhay Ramchand Sharma
 Proprietor/Son