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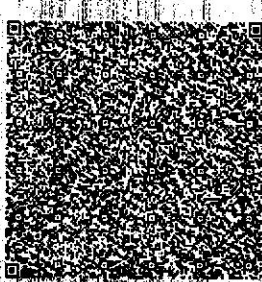
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Jharkhand

Kedia Rd 1,  
9431362

## e-Stamp

Certificate No	: IN-JH037769306986860
Certificate Issued Date	: 27 Oct 2016 01:04 PM
Account Reference	: NONACC (BK)/ jhbobbk02/ ADITYAPUR/ JH-SK
Unique Doc. Reference	: SUBIN JHJHBOBK02051310107791960
Purchased by	: RAMESH KUMAR KEDIA
Description of Document	: Article 35 Lease
Property Description	: LEASE DEED
Consideration Price (Rs.)	: 0 (Zero)
First Party	: N/A
Second Party	: RAMESH KUMAR KEDIA
Stamp Duty Paid By	: RAMESH KUMAR KEDIA
Stamp Duty Amount (Rs.)	: 351,000 (Three Lakh Fifty One Thousand only)



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### INDENTURE OF LEASE

This Indenture of lease made this the 22<sup>nd</sup> day of November 2016 between the governor of the state Jharkhand represented by the deputy commissioner seraikella kharsawan (here in after referred to as the "Lessor" which expression shall where the context so admits or implies includes his successor in office and permitted assign ) of the one part.

Ramesh Kumar Kedia  
(lessee) 22/11/16

WN 0004620017

Lease 30 yrs. Value 87,70,136/- Stamp 3,51,000/- Adityapur



Ramen Kumar Kedia  
22/11/16



4/1/16  
K-  
AD

बुलयाकन हुकी से जीव किया  
वस्तुदेज जीव

उपरोक्त कृपादेज मे संख्यकारी  
की जाति *(Signature)* है। यह जाति  
C.N.T.A. 10 की पाठ 481(B) के

Deputy Commissioner Through ADC, Seraikella-Kharsawan.

*(Signature)*  
22/11/16

And

Sri Ramesh kumar Kedia s/o sri Motilal kedia resident of village - Bara Gambaria P.O & P.S Adityapur District seraikella kharsawan ( here in after referred to as the "lessee" which expression shall where the context so admits or implies include his heirs and successor , legal representative and permitted assign etc) of the other part.

Whereas by the deed of lease executed between erstwhile state of Bihar (lessor) now to be read as state of Jharkhand and lessee Ramesh kumar Kedia on dated 25/4/1997 after getting the approval of the land reforms Department, state of Bihar. Patna vide letter No : 617/R , dt :14/3/1997 ,the lessee got the possession of the land situated at Mouja - adityapur NAC ward no- 6 Thana no-129 khata no-48,(old) new-17 plot no- 1431 corresponding to new plot no-5,6,7a,7b and 8 measuring an area of 0.28.55' hec. or 70.55 decimals morefully described in scheduled A for the period of 15 years with effect from 01/04/1997 subject to further renewal under the terms and conditions prescribed by the lessor from time to time.

And whereas the lessee is running a petrol pump over the lease land since then. Initially the aforesaid petrol pump was just adjacent to Tata- seraikella main road at adityapur ,but due to deviation of the existing road the petrol pump is now far away from the main road and so many other petrol pump has been cropped up in recent years and as such the lessee sustaining huge loss in running his petrol pump .

Therefore he had applied before deputy commissioner to make alteration of the existing petrol pump into Multistoried Residential, Commercial & Shopping Center etc. on the aforesaid lease land in the years 2010 i.e 16/09/2010 along with further renewal of the lease.

And whereas after due deliberation and extensive consultation, the departmental of revenue & land reforms, government of Jharkhand approved the alteration of purpose and renewed the Lease for the period of further 30 years effective from 01/04/2012 to 31/03/2042 with specific condition there of Vide notification No 5/304/12 -3436 dated 22/08/2014 in case no 08/10-11 , and whereas in aforesaid approval order by the government the lessor has fixed the salami in accordance with the departmental circular no 344/R dated 11-03-1993 noted as below.

- |   |                                 |
|---|---------------------------------|
| 1. Present market value of lease land   | =13997120 @ 198400 per decimal. |
| 2. Previous amount of salami duly deposited by the lessee ( to be deducted)             | = - 232890                      |
|   | 13764230                        |
| 3. Present salami to be paid ( 50% of the rest amount of market value Rs 13764230.00/-) | = 6882115.00/-                  |

Ramen Kumar Kedia  
(Lessee)

I-21 के अधीन ग्राह्य  
नेव रस्ताय अडिपियन  
उमान रस्ताय एड-1399  
को  
350 (M)  
को

.....2016... निवेदन प्रमाणित

Fee, 263104.10  
2000/-  
265104.10  
265104.10

*(Signature)*  
22/11/16

Ramem Kumar Lulu  
22/11/11

:3:

And whereas as in the aforesaid approval order by the government the lessor has fixed the yearly rent of the lease land in accordance with the departmental circular No 241/R dated 22-01-11 for further 30 years as noted below Index 1 approved Index of yearly rent.

YEARS	LEASE RENT INDEX	RENT TO BE PAID ( <del>WITH</del> <del>OTHER LESSEE</del> )
1. 2012-2013	Rs.101890 X 1.08	Rs. 110041.20
2. 2013-2014	Rs.101890 X 1.16	Rs. 118192.40
3. 2014-2015	Rs.101890 X 1.24	Rs. 126343.60
4. 2015-2016	Rs.101890 X 1.34	Rs. 136532.60
5. 2016-2017	Rs.101890 X 1.44	Rs. 146721.60
6. 2017-2018	Rs.101890 X 1.54	Rs. 156910.60
7. 2018-2019	Rs.101890 X 1.66	Rs. 169137.40
8. 2019-2020	Rs.101890 X 1.78	Rs. 181364.20
9. 2020-2021	Rs.101890 X 1.92	Rs. 195628.80
10. 2021-2022	Rs.101890 X 2.06	Rs. 209893.40
11. 2022-2023	Rs.101890 X 2.22	Rs. 226195.80
12. 2023-2024	Rs.101890 X 2.38	Rs. 242498.20
13. 2024-2025	Rs.101890 X 2.56	Rs. 260838.40
14. 2025-2026	Rs.101890 X 2.75	Rs. 280197.50
15. 2026-2027	Rs.101890 X 2.96	Rs. 301594.40
16. 2027-2028	Rs.101890 X 3.18	Rs. 324010.20
17. 2028-2029	Rs.101890 X 3.42	Rs. 348463.80
18. 2029-2030	Rs.101890 X 3.68	Rs. 374955.20
19. 2030-2031	Rs.101890 X 3.95	Rs. 402465.50
20. 2031-2032	Rs.101890 X 4.25	Rs. 433032.50
21. 2032-2033	Rs.101890 X 4.57	Rs. 465637.30
22. 2033-2034	Rs.101890 X 4.91	Rs. 500279.90
23. 2034-2035	Rs.101890 X 5.28	Rs. 537979.20
24. 2035-2036	Rs.101890 X 5.67	Rs. 577716.30
25. 2036-2037	Rs.101890 X 6.10	Rs. 621529.00
26. 2037-2038	Rs.101890 X 6.56	Rs. 668398.40
27. 2038-2039	Rs.101890 X 7.05	Rs. 718324.50
28. 2039-2040	Rs.101890 X 7.58	Rs. 772326.20
29. 2040-2041	Rs.101890 X 8.14	Rs. 829384.60
30. 2041-2042	Rs.101890 X 8.75	Rs. 891537.50

Ramem Kumar Lulu  
(lessee)

Ramesh Kumar  
22/11/16

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And where as in compliance of the aforesaid specification of salami and rent fixation by the government the "lessor" and the lessee has deposited the aforesaid amount of salami and the amount of arrear rent along with Cesses and the interest thereof The details of deposits made by the lessee is as below.

Items.	Amount	Head	Treasury Challan No and date
1 .Salami 80 %	5505692.00	0029 Bhu-Rajsva 101	43- Dt 10.03.12
2 .20% Salami	1376423.00	0029 Bhu-Rajsva 101	38- Dt 21.04.15
3 .Rent Arrear 12-13 to 14-15	354577.20	0029 Bhu-Rajsva 101	39- Dt 21.04.15
4 .R.Cess-12 -13 to 14-15	88644.30	0029 Bhu-Rajsva 101	44- Dt 21.04.15
5 .E. Cess-12-13 to 14-15	177288.60	0202	40- Dt 21.04.15
6 .H.Cess-12-13 to 14-15	177288.60	0210	41- Dt 21.04.15
7 .A.Cess-12-13 to 14-15	70915.44	0401	42- Dt 21.04.15
8 .Interest	99452.79	0029 Bhu-Rajsva 101	43- Dt 21.04.15

Now this indenture witnesses that the lessor doth hereby demise into the lessee all the land as specified in the schedule "A" below furnishing rent of this indenture to continue to hold the same into the lessee from 1<sup>st</sup> day of April 2012 for a further term of 30(thirty) years on continued payment of a clear yearly rent as mentioned above, and the lessor and lessee covenant with each other will perform and observe the terms and condition set out here under.

1. The lease of land morefully described in schedule below is given for 30 years to lessee effective from 1<sup>st</sup> day of April 2012 to 31<sup>st</sup> march 2042 by the lessor subject to option of renewal of lease on sooner determination of lease in each term on such term as the parties may mutually agree upon.
2. That the lessee will be pay the annual rent and use thereof to the state Govt or their nominee for next 30 years on or before 31<sup>st</sup> march every year in accordance with the aforesaid fixation index I notified by the Govt vide letter no : 241/R dated 22/01/11.

Ramesh Kumar  
(lessee)

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Ramesh Kumar (Lessor)  
22/11/16

3. That if and whenever any part of the rent hereby reserved shall be in arrear the same may be recovered from the lessee as an arrear of land revenue under the provision Jharkhand Public Demand Recovery act.

4. That The Lessor and the Lessee hereby covenant 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 therein or in respect thereto without the previous consent of the Lessor or his nominee.

ii) No change in the Lease Proprietorship if it is Private Limited or Limited Company or a Registered or unregistered Firm shall be recognized without the previous intimation of the Lessor or his nominee.

iii) If the Lessee assign its lease hold interest with the written consent of the Lessor in the land described in Part-I of the schedule hereunder written, the assignee shall duly get his, It's or their name or names registered with the Lessor or his nominees within 04( Four ) Calender Months after obtaining possession of the holding and will possess and use the land and bound by all terms, covenants and conditions herein contained.

iv) That if subsequently any part or parts of the said land is/ are required by the State Government for a public purpose( of which matter the State Government shall be the sole judge) the Lessee shall on being asked by the State Government transfer to them such part or parts of the said land as the State Government shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government shall pay back to the Lessee a sum proportionate or equal as the case may be, to the cost of land, its development , if any, earlier released 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 Government on a report from Civil Engineer authorized by them in this behalf and decision of the State Government shall not be questioned by any authority, provided that for the purpose of this Sub-clause the State Government would be entitled to resume only such part of the land leased out to the Lessee as were not actually being used for the purposes of the Manufactory or are not essentially required for the purpose connected with the industry.

Ramesh Kumar (Lessor)  
(Lessee)

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Ramesh Kumar (Lessee)  
22/11/16

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

vi) That the Lessee shall at his own cost construct and maintain an access road leading from the State road to the said land in strict accordance with specification and details prescribed by Lessor or his nominee.

vii) That no Building or Erection to be erected hereafter shall be commenced unless and until specification, plan Elevations, Sections & details thereof shall have been submitted by the Lessee in Triplicate for scrutiny and approved in writing by Lessor or his nominee, provided that if the decision of the Lessor or his nominee is not available within 45 days of the submission of the plan etc. it would be presumed that the Lessor or his nominee has no objection to the commencement of the same as the case may be.

viii) That both in completion of any such building or erection and at all times during the continuance of this demise, lessees shall observe and conform to the building regulations and to all bye-laws rules and regulations of the municipality in existence or to be framed by the Department of Industries Government of Jharkhand or any authority authorized by the department of industries to frame such rules or having authority in this behalf and any other statutory rules or regulations as may be in force for the time being relating in any way to demised premises and any building thereon.

ix) That the Lessee shall submit the plan for building or erection within 60(sixty) months from the delivery or possession of land to the lessee by the lessor, provided that the lessor may extend the period for submission of the plan for building or erection on the individual merits of the case.

x) That the Lessee shall correctly mark and keep demarcated the boundaries of the said lands and point them out to the inspection Officers of Government.

xi) That the Lessee shall not except with the written consent of the Lessor or his nominee to use the land for any purpose other than those specified above, subject to such restrictions and conditions as may be enjoined by different laws which are, or may be enforced.

Ramesh Kumar (Lessee)  
(Lessee)

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Ramesh Kumar  
22/11/16

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xii) That the Lessee shall use the land for specified purpose within a period of 30(Thirty) years 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 it can be granted with the discretion of the lessor.

5) In case of any Breach by the Lessee of any terms and conditions, the Lessor shall have right to resume and enter upon the whole of the said land without payment to any compensation to the lessee and upon such a re-entry the interest of the Lessee in the said land shall cease and determine provided that the Lessee shall be given by the Lessor reasonable opportunity to show cause and to rectify the omission or defects, if any.

6) In the event of re entry by the State Government the Lessee shall entitle to remove within the six months from the date of such entry all building, structures, installations, Machinery and other Assets from the said land.

7. If any disputes or difference arise concerning the meaning of interpretation of any clause or provision contained in this Lease the same shall be referred to the State Government who will mutually appoint arbitrator as per Arbitration and Conciliation Act. 1996 and the decision of them on such dispute or difference shall be final, conclusive and binding on the parties hereto.

8. That the Lessee paying the rent and other charges and observing the several covenants and conditions contained in these present shall hold and enjoy the lands up to the terms of the lease without any interruption by the Lessor or any person lawfully claiming under him.

9. That the Lessor and the 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) and (h) thereof, and it is hereby 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 to either enforce or forbear any of the conditions and covenants contained in those presents.

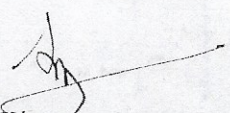
The cost and expenses incidental for the preparation, execution and registration of this Lease deed shall be borne and paid by Lessee.

Ramesh Kumar  
(Lessee)

Ramem Kumar (Lessee)  
22/11/16

:8:

In Witnesses Whereof the said parties have here unto set their hands and seal the day and year first above written.

Signed by   
अपर उपायुक्त  
In presence of: सरायकेला-खरसावाँ

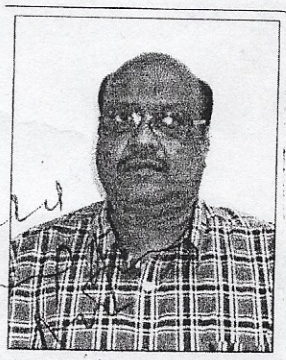
Ramem Kumar (Lessee)  
Signed by

In presence of:

1. Vijay Kumar Bansal.  
870 Late C.R. Bansal.  
A-12 Nishant Vihar Adityapur  
Dist. Seraike - Kharsawan 831013.
2. Kaushey Agrawal  
Sh. B. N. Agrawal  
1121 close line New  
Bansalwari Jor

1. vijaykumar Bansal;  
870 Late C.R. Bansal.  
A-12 Nishant Vihar Adityapur  
Dist. Seraike - Kharsawan  
831013 Jharkhand.
2. Kaushey Agrawal  
Sh. B. N. Agrawal  
1121 close line  
New Bansalwari  
Jor

IDENTIFIER



Affirmed  
K

vijaykumar Bansal.

Kaushey Agrawal  
22/11/16.





निबंधन विभाग, झारखंड  
सरायकेला  
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 3

Token Date/Time: 22/11/2016 13:17:35

Document Type	Lease Deed	Presenter	ramesh kumar kedia
Presenter Name & Address	village:Baragamharia , ps:Adityapur	Date of Entry	22/11/2016
Stampable Doc. Value	0	DOE	Total Pages 44
Document/Transaction Value	0	Stamp Value	351000
Special Type		Serial /Deed No. /	Book 1
Remarks / Other Details		Old Serial No. /	CNO/PNO
Property Details:		App. ID	41542
		e-Stamp Cert. No. IN-	JH037769306986860

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No	Category	Area	Min. Value
GAMHARIA	129	19	ADITYAPUR NAGAR PARSHAD	17-new	5,6,7a,7b,								70.55 Decimal	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	LESSOR	deputy commissioner through a.d.c.seraikella								933402300	Seraikella, Ps:Seraikella	do
2	LESSEE	ramesh kumar kedia	motilal kedia	business							Village:Baragamharia, Ps:Adityapur	do
3	Identifier	vijay kumar bansal	late lala ram bansal	business							Nishant Vihar, Adityapur	do

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	A1	263,104.10	0.00	0.00
2	SP	660.00	0.00	0.00
3	E	2,000.00	0.00	0.00
Total		265,764.10	0.00	0.00

उपर्युक्तियों दस्तावेज में, अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंप्ट फार्म के अनुरूप डाटा इंट्री की गई है।

उपर्युक्त Ramesh Kumar Kedia ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान Vijay Kumar Bansal पित Lala Ram Bansal निवासी Adityapur पेशा Business ने की।

निबंधन पदाधिकारी का हस्ताक्षर 22/11/16

Ramesh Kumar Kedia  
दस्तावेज लेखक का हस्ताक्षर  
प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंट्री ऑपरेटर का हस्ताक्षर

नाम आदिलपुर क्षेत्र आदिलपुर

प्लॉट संख्या 6

वाटर संख्या 1

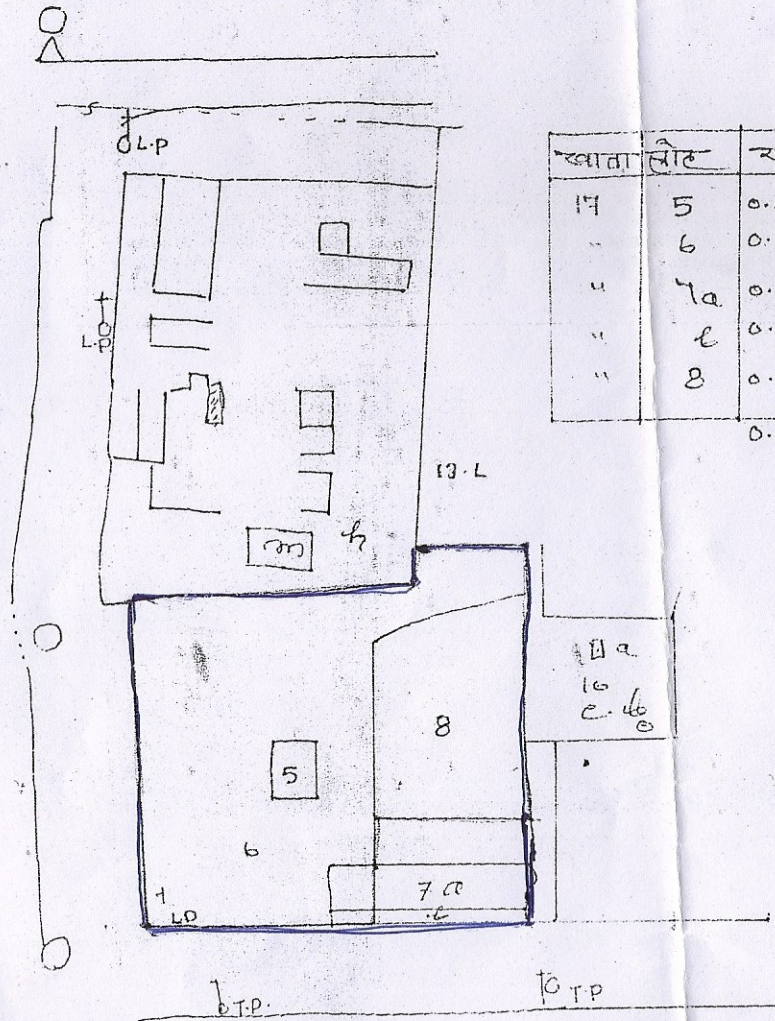
राजस्व धाना सरायकेला

जिला सरायकेला-खारसावा

पैमाना 1 से.मी. = 10 मी. मा.प.

सन 1976-77 ई.

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ख्याता	सिरे	रज्य है.	किलम
17	5	0.00.55 ई.	मकान पक्का
"	6	0.19.60 "	पेडोल पाय
"	7a	0.00.65 "	सडन
"	8	0.00.20 "	" "
"	8	0.04.55 "	वाडी
		0.28.55 ई.	

वेदनासिंह गुलाब  
म. सुभाष  
21/11/2011

pmi  
k.e.  
EAP  
C.I.

Handwritten signature  
C.O.

मुम सुभाष सरावा  
सरावकेला

अनुमोदक प्राधिकारी  
सरावकेला

Handwritten signature  
सरावकेला