

RECEIPT

Bokaro Industrial Area Development Authority

BOKARO STEEL CITY - 827014

Book No. **444**

Receipt No. **34356**

Received with thanks a sum of Rs. **9398367/2**

(Rupees) *Ninety three lacs ninety eight thousand three hundred sixty seven only.*

as detailed below from *M/S Medicant Hospital & Research Centre Pvt. Ltd.*

Bokaro Industrial Area, Phase-II

| PARTICULARS OF RECEIPT | AMOUNT | |
|--|----------------|-----------|
| | Rs. | P. |
| On account of <i>Adhoc Price of land by NEFT. in BIADA AKNO 10422742019 dt. 15.02.17. online Transfer.</i> | <i>9398367</i> | <i>00</i> |
| Total Rs. | 9398367 | 00 |

Without Prejudice

Date *16.02.17*

Valid Subject to Realisation of the Cheque / Draft.

J. N. S.
CASHIER

LAND ALLOTMENT ORDER

BOKARO INDUSTRIAL AREA DEVELOPMENT AUTHORITY
BIADA BHAWAN, BALIDIH, BOKARO STEEL CITY-14

No. 170/BIADA

Date: 17.02.2017

From:
Managing Director
Bokaro Industrial Area Development Authority.


To,
M/s. Medicant Hospital & Research Centre Pvt. Ltd.,
Dr. Majid Ahmed Talikoti,
G - 63, First Floor
East of Kailash,
New Delhi - 110065

Sub : Allotment of 3.00 acre (130680 sqft) of land to M/s. Medicant Hospital & Research Centre Pvt. Ltd., Plot No. II/A-119/139, Bokaro Industrial Area, herein the unit at Bokaro Industrial Area, Sector-12, B.S. City, Bokaro, Jharkhand.

In continuation of provisional allotment letter No. 089/BIADA dated 30.01.2017 issued by this office to the addressee unit and payment of a sum of Rs. 93,98,367.00 (Rupees Ninety three lakh ninety eight thousand three hundred sixty seven) Only towards full land premium through online transfer on 15.02.2017 as per decisions taken in the 21st Joint PCC/LAC in its meeting held on 12.01.2017 the Authority hereby allots 3.00 acre (130680 sqft) of land, herein 'the land' more fully described in the schedule to this order, to the addressee unit for a period of thirty (30) years on lease terms on the following terms and conditions:-

1. That the scheduled land is allotted to the unit by the Authority for setting of "Super Specialty Hospital & Research Centre Pvt. Ltd.," industry in the command area of the unit for manufacturing of Health Care Service.
2. That the period of tenure of allotment in respect of the scheduled land/shed shall be for a period of 30(thirty) years from the date of allotment and





annual rent and other charges shall be paid by the unit to the Authority as decided by the Managing Director of the Authority.

3. That the tenure of allotment as above shall be subject to extension at the option of the parties. In order to get the tenure of lease extended, the unit shall make a written request to the Authority three months prior to expiry of lease period. After considering the request of the unit objectively, the Authority shall extend the tenure of allotment for another period of 30 (thirty) years on payment of processing fee of Rs.10,000.00 for land upto 1.0 acres, Rs.25,000.00 for land above 1.0 acres upto 3.0 acres and Rs.50,000.00 for land over 3.0 acres or as decided by the Authority from time to time and on furnishing declaration by the Authority that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and lease deed is acceptable to it/him/her and that the allottee is not in default in payment of dues of the Authority and any statutory dues or dues of any financial institution payable by the unit.

4. That the unit shall have to execute an indemnity bond giving its declaration and undertaking about acceptance of terms and conditions as contained in the letter of allotment within 7 (seven) days from the date of receipt of this letter

5. That the unit shall have to pay an annual rent of Rs.5000.00 (Rupees five thousand) only per acre per annum and annual maintenance charges of Rs. 7000.00 (Rupees Seven thousand) only per acre per annum on or before 31st March of each year as demanded by the Authority. The rent, maintenance charges and other charges if applicable shall be revised from time to time by the Authority and shall be payable by the unit.

6. That if the unit fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the unit. No rebel shall be admissible in this regard. The Authority reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the unit.

7. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the Authority within the period stipulated in the letter of demand, the Authority shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.

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8. That on payment of full premium of land and execution of indemnity bond as above, the unit shall be handed over physical possession of land/ shed within 10 (Ten) days from the date of issue of formal allotment order. At the time of taking physical possession of the allotted plot/shed, the representative of the unit shall remain present along with man and material for making demarcation of the plot, physical possession of which shall be handed over to the representatives of the unit by the officials of the Authority.

9. That upon completion of aforementioned requirements the unit shall have to get the lease deed executed by the Authority in its favour within a period of three months from the date of taking physical possession of the land/ shed. The cost of execution of lease deed, registration thereof and the expenses incidental thereto shall have to be borne by the unit.

10. That the Authority shall organize periodic inspection of allotted plot/ shed/ land to the allottee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the allottee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the allottee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the Authority by the lessee including its/his/her representative, not allowing entry of the officials of the Authority inside the factory/plot and refusing to sign on the on-spot report prepared by the inspecting officials.

11. That in the matter of employment the unit shall give preference to the local persons and if required shall make proper arrangement for imparting training to them.

12. That the unit shall pay possession fee of Rs.4,000.00 (Rupees Four Thousand) Only or such amount as decided by the Authority from time to time, to the Authority before taking delivery of possession of the allotted plot/ land/ shed.

13. That the status of the unit shall be of the licensee until the lease deed is executed and registered by the Authority in favour of the unit and the unit shall abide by the provisions relating to its/his/her being a licensee in respect of the property during the period.

14. That the unit shall submit a plan of the factory/ shed or/ and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Managing Director of the Authority as 'Controlling Authority' under the



Building Bye Laws of the Authority/ Jharkhand Restrictions of Uses of Land/ Shed Act for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle concerned. Failure on the part of the unit in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the unit shall be liable to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from Managing Director of the Authority. The Managing Director of the Authority/ Controlling Authority shall respond to the unit within ninety days from the date of submission of plan with necessary approval. However, if warranted Authority may ask for any clarification/ modification and submission of revised plan. In case no communication is received from the Authority within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the unit shall commence construction/ further activity as per plan/ revised plan submitted for approval.

15. That the unit shall start construction as per approved factory/ shed/ building plan within 6 (six) months from the approval/ deemed approval of plan. In the event of failure of the above, late action charges @ Rs.1.00 per sq ft per month shall be payable by the unit to the Authority on demand and in the event of failure on the part of the unit in payment of demanded amount, the unit shall make itself liable for action as warranted under the facts and circumstances of the case.

16. That the unit in the event of making any construction without prior approval of Managing Director of the Authority or any deviation from the approved plan of construction or use of land/ shed for any non industrial purposes or the unit putting the land to use for purposes other than the purposes for which it was allotted, the Managing Director of the Authority shall have option to charge the cost and rent of the land/ shed of the entire period of remaining in use of such land/ shed at the prevailing/ current market rate to be determined by the Managing Director of the Authority and shall have option to cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after thirty days from the date of order of cancellation and no compensation shall be payable to the unit either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.

17. That in the event of the unit either not utilizing or underutilizing the allotted land/ plot/ shed for the purpose it was allotted, the Managing Director





of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/ shed in accordance with the principles of natural justice. In reply to the show cause, if the unit gives an undertaking to utilize the under/unutilized portion of land/plot/ shed within a specified time frame, then in that event of violation of such undertaking, the unit shall be liable for payment of non action charges @ Rs.10.00 per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the unit fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Managing Director of the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

18. That the unit shall go into production or show substantial progress towards the implementation of the project within six months from the date of approval/ deemed approval of plan and shall start construction work with the margin money shown in the project report. Similarly, upon installation of machinery etc the unit shall start product with its/his/her share of working capital.

19. That in case the proposed project/ factory of the unit is not set up or comes into production within a period of two years in case of micro or small enterprise and within the period of five years if the proposed project is other than micro and small enterprise or within such extended period as allowed by the Authority after considering the circumstances, unit's deposit towards land premium / shed along with the construction, installation, fixtures etc thereupon shall be liable to be forfeited by the Authority. In case necessary effective steps are not taken within the fixed/ extended period to establish the project/ industry by the unit, the Managing Director of the Authority shall in such condition shall cancel the allotment order of the allotted plot/ shed and also forfeit the amount towards land premium by observing the principles of natural justice.

20. That in case of violation of provision 29(ii) of the Authority's Regulations 2015, the unit shall be punishable with fine which may extend upto Rs.10,000.00 or simple imprisonment for a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs.100.00 per day after conviction as above.

21. That the unit shall not make any change either in the name of the unit or the constitution of the unit or lease hold right of the unit or merger/



demerge/amalgamate the unit without prior permission of the Managing Director of the Authority.

22. That under no circumstances the unit shall be entitled to transfer the lease hold right in respect of the allotted plot/land/ shed to it/him/her and hand over physical possession of the said plot to any other person/ entity/ entrepreneur without prior written consent/ approval/permission of the Managing Director of the Authority. Transfer of allotted plot/shed by the unit in any manner whatsoever without prior written consent/ approval/ permission of Managing Director of the Authority shall be illegal and not binding on the Authority and the unit shall be liable for prosecution under criminal law. Violation of this undertaking by the unit shall entail cancellation of allotment order, termination of lease deed, if executed, and forfeiture of land/ shed premium deposited by observing principles of natural justice.

23. That the unit shall not be entitled to sub lease or handover physical possession of the allotted plot/land/shed, either upon cancellation or upon surrender, to any person/ entity/ entrepreneur/ organization except the Authority. Violation of this condition of the allotment order shall entail penalty @ Rs.15.00 (Fifteen) per sq ft per month as contemplated under the provisions of 22 (vi) of the Authority's Regulation 2015 and shall be subject to recovery by invoking the provisions of Public Demand Recovery Act.

24. That the unit shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any stage during the tenure of allotment, the unit shall obtain these clearances on its own and the Authority shall in no way be responsible for the delay or rejection of application of the unit for the above.

25. That if the unit hands over physical possession of the allotted plot to it/him/her to any other person/ entity/ entrepreneur/ organization without having been authorized by the Authority, the Authority shall treat possession of that person/ entity/ entrepreneur/ organization over the plot/land/shed as unauthorized and take recourse for recovery of possession including invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971 for recovery of possession. The unit shall be liable to pay irregularity charges @ Rs.5.00 per sq ft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.

26. That if subsequently any part or parts of the allotted plot/land/shed is required by the State government or the Authority for public purposes, of

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which the State government or the Authority shall be the sole judge, or if it is found that any portion of the land/ shed is not required by the unit for the purposes it was allotted, the unit shall on being asked by the State government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State government or the Authority, as the case may be, shall pay back to the unit a sum proportionate or equal as the case may be, the cost of land/shed/ plot and its development, if any earlier realized from the unit together with compensation for buildings and other structures constructed/erected with approval in writing of the Authority on such part or parts of the land/shed/plot at the valuation to be determined by the State government or the Authority on obtaining report from the Civil Engineer authorized by them in this behalf and the decision of the State government or the Authority shall not be questioned before any Authority or in any Court of law.

27. That the trees standing on the allotted plot/land shall be the property of the Authority and shall not be removed by the unit without prior permission of the Authority in writing. The unit shall erect tree guard of the plants in its/his/her boundary at it/his/her cost.

28. That the unit shall obtain the consent to establish or No Objection Certification (whichever applicable) before construction work and the consent to operate, as applicable, before commencement of production in the unit from Jharkhand State Pollution Control Board and ensure that the activities of the unit are environment friendly.

29. That the unit shall abide by the rules and regulations framed by the Authority and the instructions issued from time to time regarding use of land/shed, any charges or other allied matters. The unit shall comply with the rules and regulations of the Authority or Jharkhand Industrial Policy applicable to the Authority.

30. That the unit shall keep the allotted land for plantation for maintenance of ecological balance in the industrial area and shall utilize that portion accordingly as per the approved building/shed plan.

31. That any violation of the conditions of land/ shed allotment order, lease deed, indemnity bond or Regulations of the Authority or provisions of Jharkhand Industrial Policy as applicable or provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 24 of 1992) as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Secretary, Department of Science Technology, Information Technology and Industry as Jharkhand Industrial

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Area Development Authority Act, 2001 shall entitle the Managing Director of the Authority to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the cancelled plot/ shed/ land by observing the principles of natural justice and pass order to the effect.

32. That in case of breach of any of the conditions of terms of allotment or this indemnity bond and the lease deed, if executed, the Managing Director of the Authority shall have right to resume and enter upon the allotted land/ plot/shed without payment of any compensation to the unit and shall also forfeit the land premium, if any, paid and other sums paid by the unit and thereafter the interest of the unit in the plot/land/shed shall cease and lease deed, if executed, shall stand determined.

33. That under no circumstances sale of the allotted plot/land/shed shall be allowed/ be permissible by the unit. In the event of non requirement or inability of the unit to utilize the allotted plot/land/shed, the unit shall surrender the same to the Authority and Authority alone and to none else and violation of this term shall result in cancellation of allotment, forfeiture of premium and determination of lease deed if executed and also prosecute under penal law of the land.

34. That if the unit continues to be in possession of the cancelled plot and carry out any activity either alone or with co-operation of somebody else, possession and use of such plot/ shed shall be treated as unauthorized for which the unit shall be liable for payment of penalty @ Rs.15.00 per sq ft per month to the Authority until the unit hands over vacant possession of the plot/shed in question to the Authority. The unit shall make payment of entire amount of penalty as above within 30 (Thirty) days of the date of demand to the Authority failing which the Authority shall recover the same by invoking the provisions of Bihar & Orissa Public Demand Recovery Act, 1914. The penalty as above, if not paid voluntarily by the unit, shall be subject to recovery by invoking the provisions Bihar & Orissa Public Demand Recovery Act, 1914. Recovery of possession of plots/ shed as above shall be made by the Authority if not voluntarily handed over by the unit to the Authority, by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT

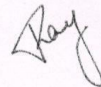
M/s. Medicant Hospital & Research Centre Pvt. Ltd.,

Bokaro Industrial Area

Village : Ukrid & Pipatanre,

Thana No.: 37 & 36

Thana : Chas, District : Bokaro



Corresponding to Industrial Plot No.

| <u>Survey Plot No.</u> | <u>Khata No.</u> | <u>Area</u> |
|------------------------|------------------|-------------|
| 1455(P) | 1 | 0.04 Acre |
| 1456(P) | 1 | 0.70 " |
| 1457(P) | 1 | 0.54 " |
| 1458(P) | 1 | 0.50 " |
| 1459(P) | 1 | 0.26 " |
| 1461(P) | 95 | 0.40 " |
| 1462(P) | 15 | 0.42 " |
| 120(P) | 17 | 0.14 " |

Total Area : ----- 3.00 Acre (130680 Sqft)

Calculation of Industrial Plot No II/A-119/139

= 373'-37" X 350'-0"

= 130680 Sqft


Or Say = 3.00 Acre

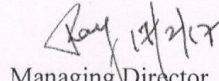
BOUNDARY

| <u>As per Survey Plot No.</u> | <u>As per Industrial Plot No.</u> |
|---|-----------------------------------|
| North : 1455(P) | Vacant Land of B.S.L. |
| South : 1459(P) & 1462(P) | 40'-0" W/R |
| East : 120(P) & 1460(P) | 40'-0" W/R |
| West : 1455(P), 1456(P), 1457(P) 1458(P) & 1462(P) | Entrepreneurs Boundary |

Yours Faithfully

For Bokaro Industrial Area Development Authority


(A.D.O)


Managing Director

The terms and conditions as contained in this Land Allotment Order are acceptable to the addressee unit/ its authorized representative.

1784

Lease Deed 30 June 1668



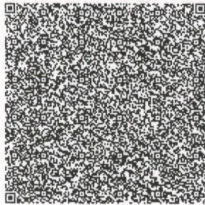
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH05781797452328P
 Certificate Issued Date : 16-May-2017 12:15 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ BOKARO/ JH-BK
 Unique Doc. Reference : SUBIN-JHJHSHCIL0108268615960808P
 Purchased by : MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
 Description of Document : Article 35 Lease
 Property Description : LEASE DEED
 Consideration Price (Rs.) : 96,00,000
 (Ninety Six Lakh only)
 First Party : BOKARO INDUSTRIAL AREA DEVELOPMENT AUTHORITY BIADA
 Second Party : MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
 Stamp Duty Paid By : MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
 Stamp Duty Amount(Rs.) : 3,84,000
 (Three Lakh Eighty Four Thousand only)

Lease
value
9600000



Please write or type below this line.....

नियम 21 के अधीन ग्राहक: भारतिय
अधिनियम 1899 की अनुसूची। संख्या
के अधीन यथावत् स्टाम्प-शुल्क लम्पसुम
है। या स्टाम्प शुल्क स

35 (6)

28
17/5/17

मृत्याकन जाबिा

17/5

Dr.
निबंधन प
Medicant Hospital and
Research Centre Pvt. Ltd.
बोकरो

17/5/17

सिधिल (649110)
बोकरो औद्योगिक क्षेत्र
विकास प्राधिकार
बोकरो स्टील सिटी-827014

Subscribed
AG 288000 = 00
2000 = 00
290000 = 00
2900 = 00
292900 = 00

UP 0000891138

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

Medicant Hospital and
Research Centre Pvt. Ltd.
LEASER
DEED BY
Deed Writer
Chas Bokaro

THIS DEED OF LEASE IS made on this the 16th day of May 2017 at Bokaro.

BETWEEN

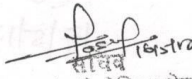
The Bokaro Industrial Area Development Authority, BIADA Bhawan, Balidih, Bokaro Steel City, Represented by the authorized representative of the Managing Director, BIADA Sri. Manoj Jaiswal, S/o Late Jagdish Narayan Jaiswal, aged about 55 years, by Faith - Hindu, Nationality - Indian, Local Resident of Qr. No. 226, Sector-I/B, Bokaro Steel City, District Bokaro, State Jharkhand hereinafter to be referred to as the 'Authority' which terms shall include its successors in office, hereinafter to be referred to as the 'LESSOR' or the 'AUTHORITY' which expression shall, where in the context show admits or implies, includes successor in office and permitted assign of the first part

AND

M/s. Medicant Hospital & Research Centre Pvt. Ltd., (PAN AAKCM7088B), a company registered under the Companies Act- 2013 and having its registered office at G-55, 3rd floor, Janakpur Extension, New Delhi-110014, Plot No. II/A-119/139, Bokaro Industrial Area, Sector - XII, Bokro Steel City-827012, Bokaro, Jharkhand represented by Dr. Majid Ahmed Talikoti, S/o Khalid Ahmed, aged about 40 years, by caste MUSLIM, by faith Muslim, Nationality-Indian, and resident of House No. G-63/FF, Block-G, East of Kailash, East of Kailash Phase-I, Kalkaji south Delhi, Delhi-110065, how has been duly authorised by the Board of Directors vide resolution dated 02.03.2017, herein after to be referred as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.

PART-I
SHORT RECITAL

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial Area Development Authority Act, 1974 as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and is committed for planned development of industrial area and promotion of industry and matters appurtenant thereto under its command area.
2. Whereas, for fulfillment of its objective the lessor Authority has been making the land available to the intending entrepreneur on lease term basis for setting up industry as per actual requirement and subject to the provisions of Jharkhand Industrial Area Development Authority Act, 2001 as amended from time to time, Jharkhand Industrial Area Development Authority Rules, 2001, Jharkhand Industrial Policy as applicable on the relevant date and the Regulations 2015 of the Authority made in exercise of powers conferred under section 15 of Jharkhand Industrial Area Development Authority Act, 2001.


Deed Writer
Chas Bokaro
Bokaro Industrial Area Development Authority
Bokaro Steel City-827014

8/16.05.2017

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Super Speciality Hospital and Research Centre Pvt. Ltd.
Director

3. Whereas, the lessee applied for allotment of 3.00 acres / 130680 Sq.ft. of land for setting up "Super Speciality Hospital & Research Centre Pvt.Ltd." industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 3.00 acres / 130680 Sq. Ft. area of land/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.170/BIADA dated 17.02.2016 and upon payment of Rs. 93,98,367.00 (Rupees Ninety three Lakh ninety eight thousand three hundred sixty seven only) towards full premium of land / first installment in case of mega IT industry (*whichever is applicable*), execution of indemnity bond dated 06.02.2017 and the lessee has been handed over physical possession of allotted land on 15.05.2017.
4. Whereas, in terms of Authority's Regulations 2015, the lessee has to get the lease deed executed by the lessor and registered within a period of three months from the date of taking possession of the allotted land. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT M/s. Plot No. -II/A-119/139, Bokaro Industrial Area, Sector-XII.

Village : Ukrid & Pipratnre,

Thana No.: 37 & 36

Thana: Chas

P.S. Sector - XII/B, B.S. City

Dist.: Bokaro.

Corresponding to Industrial Plot No. - II/A-119/139, Bokaro Industrial Area, Sector-XII, B.S.City, Bokaro.

| <u>Survey Plot No.</u> | <u>Khata No.</u> | <u>Area</u> |
|------------------------|------------------|-----------------------------|
| 1455(P) | 1 | 0.04 Acre |
| 1456(P) | 1 | 0.70 " |
| 1457(P) | 1 | 0.54 " |
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| 1461(P) | 95 | 0.40 " |
| 1462(P) | 15 | 0.42 " |
| 120(P) | 17 | 0.14 " |
| Total Area | | 3.00 acres / 130680 Sq. ft. |

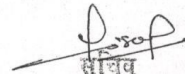
BOUNDARY

As per Survey Plot No./Survey Map As per Industrial Plot No/ Phase Map

| | |
|---|------------------------|
| North : 1455(P) | Proposed N.H.-23 Road |
| South : 1459(P) & 1462(P) | 40' - 0" W/R |
| East : 120(P) & 1462(P) | 40' - 0" W/R |
| West : 1455(P), 1456(P),1457(P), 1458(P) & 1462(P) | Entrepreneurs Boundary |

Possession taken over the plot on 15.05.2017

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सचिव
बोकारो औद्योगिक क्षेत्र
विस्तार प्राधिकरण
बोकारो स्टील सिटी-827014

16.05.2017

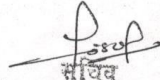
Super Speciality Hospital and
Research Centre Pvt Ltd
Director
PART II

TERMS AND CONDITIONS OF LEASE DEED

The lessor and the lessee hereby covenants and agrees as follows:-

1. That the scheduled land has been allotted to the lessee by the lessor for setting Super Speciality Hospital & Research Centre industry in the command area of the lessor for Health Care Service.
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a period of 30 (thirty) years from the date of allotment and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Managing Director of the Authority.
3. That the tenure of lease as above shall be subject to renewal at the option of the parties. In order to get the tenure of lease renewed, the lessee shall make a written request to the lessor three months prior to expiry of lease period. After considering the request of the lessee objectively, the lessor shall renew the tenure of lease for another period of 30 (thirty) years on payment of processing fee of Rs.10,000.00 for land upto 1.0 acres, Rs.25,000.00 for land above 1.0 acres upto 3.0 acres and Rs.50,000.00 for land over 3.0 acres or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and this lease deed is acceptable to it/him/her and that the lessee is not in default in payment of dues of the Authority and any statutory dues or dues of any financial institution payable by the lessee.
4. That the lessee shall pay an annual rent of Rs. 15,000.00 (Rupees Fifteen thousand only) @ Rs. 5000.00 (Rupees five thousand only) per acre per annum on before 31st March of each year and annual maintenance/Service charges of Rs. 21,000.00 (Rupees Twenty one thousand only) @ Rs. 7000.00 (Rupees seven thousand only) per acre per annum on before 31st March of each year and other charges as demanded by the lessor. The rent, maintenance charges and other charges shall be revisable from time to time by the lessor and shall be payable by the lessee.
5. That the trees standing on the plot shall continue to be the property of the lessor and will not be cut or removed by the lessee without obtaining prior permission from the lessor. The lessee shall be required to undertake plantation work within and outside its premises keeping in view the maintenance of ecological balance in the industrial area.
6. That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebel shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.
7. That in the event of non-payment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment

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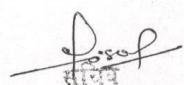

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विकास प्राधिकरण
बोकारो खंड सिटी-827014

15.05.2017

Director
Bokaro Hospital and
Research Centre Pvt. Ltd.

order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a. by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.

8. That the lessee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the lessor/representative of the lessor.
9. That the lessee shall go into production or services or show substantial progress towards the implementation of project within six months from the date of approval of plan and shall start construction work with the margin money showed in the project report as input out of it/his/her own resources. Similarly, in the matter of installation of machineries etc, the lessee shall put machineries and other infrastructure with his share of working capital. Non financing by the financial institution shall not be considered by the lessor as non adherence of schedule of implementation of the project by the lessee and the lessor shall be at liberty to take appropriate action against the lessee for non adherence of schedule of project implementation.
10. That the lessee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any stage during the tenure of allotment, the lessee shall obtain these clearances on its own and the lessor Authority shall in no way be responsible for the delay or rejection of application of the unit for the above.
11. That the lessee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/shed as per approved plan at his own cost and expenses.
12. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board, if applicable or any other applicable authority.
13. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
14. That the application for consent made by the lessee to the Managing Director of the Authority for mortgage of the lease hold right in respect of the scheduled property in favor of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application.
15. That in case of mortgage, the Authority shall have the first charge on the assets/property (built space/ shed) towards transfer charges, extension charges, lease rent


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विकास प्राधिकार
बोकारो स्टाज सिटी-827014
8/16.05.2017




Medicant Hospital and
Research Centre Pvt. Ltd.
Director

interest and any other dues, taxes, fees etc payable to the Authority from time to time.

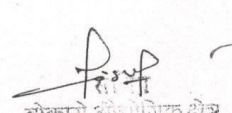
16. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial institution to the effect that the financial institution shall make the finance available to the allottee.
17. That the financial institutions which take the mortgage of the lease hold scheduled property or any part thereof, in the event of sale of lease hold right in the mortgaged plot/shed shall obtain information from the Authority about its dues, processing fees, land premium, lease rent, interest or any other dues including taxes and charges etc payable to it by the lessee atleast 7 (seven) days prior to the auction sale of the scheduled property. If the financial institution proceeds to sell the property by auction, the intending bidders must be informed in writing through notice or otherwise that the successful bidder shall be given possession of the lease hold right on the scheduled property only after production of No Dues Certificate from the office of the lessor.
18. That the mortgaged lease hold right in the scheduled land auctioned by the bank/ financial institution/ statutory authority may be considered for regularization by the lessor in favour of the successful bidder identified by the bank/ financial institution/ statutory authority for substitution on payment of transfer fee of 15% in case of small and medium scale enterprises or 25% in case of others, of the lease premium of land from the successful bidder at the prevalent rate and other charges prevalent at the time of consideration along with all dues of the lessor .
19. That the lessee shall submit a plan of the factory/ shed or and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Managing Director of the Authority as 'Controlling Authority' under the Building Bye Laws of Authority and/or Bihar /Jharkhand Restrictions of Uses of Land Act or/and for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle concerned, if applicable or any other applicable authority. Failure on the part of the lessee in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the lessee binds itself/himself/ herself to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories or any other applicable authorities shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from Managing Director of the Authority. The lessor shall respond to the lessee within ninety days from the date of submission of plan with necessary approval. However, if warranted lessor may ask for any clarification/ modification and submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.
20. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed /allotted plot strictly in accordance with the specifications and details prescribed by the lessor or his nominee.

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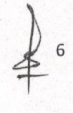

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विकास प्राधिकरण
बोकारो स्टील सिटी-827014
8/16.05.2017

Pratish Hospital and
Research Centre Pvt. Ltd.
Director

21. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the Authority by the lessee including its/his/her representative, not allowing entry of the officials of the Authority inside the factory/plot and refusing to sign on the spot report prepared by the inspecting officials.
22. That the lessee shall start construction as per approved factory/ shed/ building plan within 6 (six) months from the approval/ deemed approval of plan, extendable to maximum period of another spell of 6 (six) months under extra ordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per sq ft per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall make itself liable for action as warranted under the facts and circumstances of the case.
23. That in the event of making any construction without prior approval of Managing Director of the Authority or any deviation from the approved plan of construction or use of land/ shed for any non industrial purposes or the lessee putting the land to use for purposes other than the purposes for which it was allotted, the Managing Director of the Authority shall have the option to charge the cost and rent of the land/ shed of the entire period of remaining in use of such land/ shed at the prevailing/ current market rate to be determined by the Managing Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.
24. That in the event of the lessee either not utilizing or underutilizing the allotted land/ plot/ shed for the purpose it was allotted, the Managing Director of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/ shed in accordance with the principles of natural justice. In reply to the show cause, if the lessee gives an undertaking to utilize the under/unutilized portion of land/plot/ shed within a specified time frame, then in that event of violation of such undertaking, the lessee shall be liable for payment of non action charges @ Rs.10.00 (Ten) per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Managing Director of the Authority and action shall be taken for


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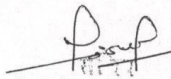
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Hospital and
Private Pvt. Ltd.
Director

The aforementioned payment by Authority shall be released only after peaceful surrender of full or partial land (unutilized land) by the allottee/lessee. However, no request for surrender shall be accepted by the Authority beyond three years of allotment of land. In such cases Authority shall cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice.

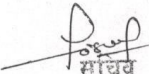
29. That the application for surrender of allotted plot shall be disposed within 60 days from the date of submission of application to the lessor, failing which the surrender application shall be deemed to have been allowed.
30. That the lessee shall not be entitled to sub lease or hand over physical possession of the allotted plot to any other person/ entity/ entrepreneur/ organization without having been authorized by the lessor and the lessor shall treat possession of that person/ entity/ entrepreneur/ organization over the plot/land/shed as unauthorized and take recourse for recovery of possession including invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The lessee shall also be liable to pay irregularity charges @ Rs.5.00 (Five) per sq ft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.
31. That the lessee shall not be allowed to use the allotted land/ shed for any other purposes including residential or any other commercial activities than for which the plot has been allotted. Violation of this provision shall be treated as violation of Regulation of the Authority, conditions of allotment order, conditions of indemnity bond and conditions of this lease deed and shall result in cancellation of plot by the lessor.
32. That the lessee shall not take any action to Merge/demerge/amalgamate or to be acquired by any entity without the prior permission in writing of Managing Director of the Authority. On application of the lessee, the lessor after considering the facts and circumstances of the case and after realizing 15% in case of MSME or 25% in case of others, of the prevailing land premium of the lessor at the time of consideration, may grant such permission for Merger/demerge/amalgamation or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond, the full land cost shall be charged at the rate prevailing at the time of consideration.
Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerger/amalgamation or acquisition will be allowed subject to the payment of land premium provided in this clause.
33. That the lessee (Proprietorship Firm/Partnership Firm/Private Ltd. Co/Public Ltd Co etc) intending to change its constitution of firm shall file an application for change in Constitution, accompanied by all required documents as mentioned in the Clause No. 26 and 27 of the Regulation 2015 of the Authority duly attested by the Notary Public/Chartered Accountant of the respective entity seeking change along with bank demand draft in favor of lessor towards fees as mentioned in the Regulation referred to above.
34. That the lessor may consider the request of lessee for whose unit EM-II/PMT/SSI PMT/DOP has been issued either running or sick or closed, for the transfer of


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leasehold rights of the scheduled property in favor of a new Entrepreneur as identified by the lessee during the currency of lease subject to the following conditions:-


- i. The lessee is not holding any dues to authority and shall submit NOC from financial institutions for which Lessor has accorded permission/no objection for mortgage or the lessee has pledged lease deed with any financial institution.
 - ii. The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by PCC to be executed on the available plot of land or may continue the existing project.
 - iii. If at any stage, stake holding/ownership interest of proprietor/ promoter/ partners in the firm at the time of plot/land allotment as the case may be, goes down below 51% in the firm, the same shall be treated as transfer of allotted plot for the purposes of this Regulation and processing fee and land premium as mentioned in sub-clause (vi) of this condition as prescribed shall be charged.
 - iv. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children, grandfather, grandmother, grandchildren and/or vice versa. However, processing fee as mentioned in sub-clause (vii) of this condition as prescribed shall be charged along with application for the same.
 - v. Any change in the Director who is not the shareholder of the concerned industrial unit has to inform the lessor in writing by the lessee within 30 days of such change along with concerned statutory form with acknowledgement in the office of concerned RoC under the Companies Act, 1956/2013, either induction or deletion of Director.
 - vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
 - vii. In all cases of transfer, ownership change, a processing fee of Rs. 10,000.00 for plot area up to 1.00 acre and additional Rs. 2,000.00 per acre for land in excess of 1.00 acre shall be charged.
 - viii. The new entrepreneur or new lessee shall give undertaking/ indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability of government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.
35. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company / entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per relevant clause of this regulation even if the share of the original lessee in this new company/entity does not go down below the 51% of the total share.
36. That if the shareholding of any the blood relations as defined in clause 21(d) of the original allottee from amongst the existing immediate past and immediate future generations becomes less than 50%, 15% in case of MSME or 25% in case of others of land premium at the existing rate shall be payable to the Authority by the shareholders seeking change in the shareholding. Failure of payment of land premium shall entail


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Prakash Hospital and
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Bihar

- cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.
37. That the vacant plot or units for which EM-II/PMT/SSI/PMT/DOP has not been issued, shall not be considered for transfer. The lessee shall have to surrender the allotted plot to Authority under Clause 22 of the Regulation of the Authority shall evict the lessee after following due process under the Regulation of the Authority.
 38. That in case the lessee fails to implement the project within a period of two years in case of micro and small enterprises and five years for others or within such extended period as the Authority may allow after considering the circumstances, amount deposited by the lessee towards premium of land/ shed along with construction, installation, fixtures and equipment thereon shall be liable to be forfeited by the lessor. In case necessary effective steps are not taken within the fixed/ extended period for establishing the unit, the Managing director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/ shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.
 39. That the lessee after coming to production or services shall get its unit permanently registered (EMII) with the lessor or its nominee within the prescribed period and shall possess and make optimum utilization of land by observing all terms, covenants and conditions contained therein.
 40. That the lessee shall keep the allotted land for plantation for maintenance of ecological balance in the industrial area and shall utilize that portion accordingly as per approved building/ shed plan.
 41. That the lessee may, subject to valid and legal ground for closure and cessation of work as legally permitted under the provisions of Industrial Disputes Act, 1947 in general and any other law applicable to the unit in particular and other labour legislation on the subject, continuously keep and maintain the factory established on the scheduled premises in running condition and submit all statutory returns required under various laws in the prescribed Performa failing which the lessor shall presume that the factory established on the lease hold land has not been continuously running and this circumstance may be treated as independent and an additional ground for cancellation of allotment order, forfeiture of lease premium and termination of lease and then following actions by the lessor.
 42. That the lessee shall be compliant of the provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and Rules made under the said Acts, Regulations 2015 of the Authority, conditions of land/ shed allotment order, conditions of indemnity bond executed by the lessee, conditions of lease deed and violation of conditions of any of the aforesaid as applicable shall entitle the lessor to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.


Prakash

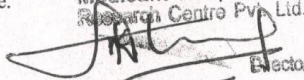
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विकास प्राधिकरण
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16.05.2017

Medicant Hospital and
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Bokaro

Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.

- 48. 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 land up to the terms of the lease without interruption by the lessor or by any person lawfully claiming under him.
- 49. That the lessor and lessee shall have their right subject to the liabilities of a lessor and lessee respectively in accordance with section 108 of the Transfer of Property Act., 1882 except Clause (1) and (P) thereof and it is declared that the lessor shall have the fullest liberty to postpone for anytime, and from time to time, any action open to him under any or 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 to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.

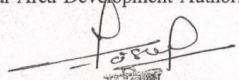
Medicant Hospital and
Research Centre Pvt. Ltd.

Director

For and on behalf
M/s. Medicant Hospital & Research Centre Pvt. Ltd.,

WITNESSES:

- 1. Rajesh RAJESH KUMAR, S/O, GANUJA PRASAD BARANWAL
10/ LEECA AMBARAM, BARI LODHERA
B.S. CITY, BOKARO, -827012
- 2. Dinesh Kumar S/O, CHANDAR DEU DAS
Sec 6/A, ORNO-1082 St-12 B.S. City
Dinesh

IN WITNESS WHEREOF THE HAND OF Sri Manoj Jaiswal, Authorized Representative of the Managing Director, Bokaro Industrial Area Development Authority for and on behalf of the Bokaro Industrial Area Development Authority has been a fixed on the date and year first above written.


Authorized Representative of the
Managing Director
Bokaro Industrial Area Development Authority
Bokaro Industrial Area
Bokaro - 827014
8/12/05.2017

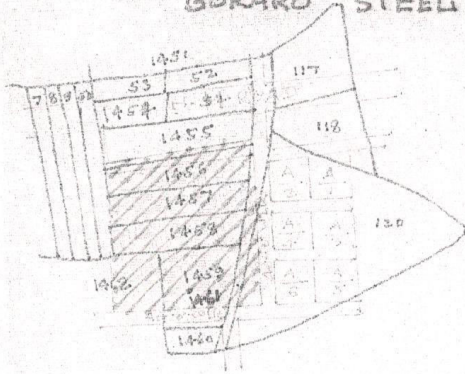
WITNESSES:

- 1. Santosh Kumar
Asst. BIA DA
- 2. AWADHESH SINGH
D.H. BHADH.



**SITELAND PLAN OF M/S MEDICANT HOSPITAL & RESEARCH CENTRE
AT--BOKARO INDUSTRIAL AREA**

BOKARO STEEL CITY- 14 SCALE- 1"=330'-0"



VILLAGE-----UKRID & PIPRATANR
THANA NO--- 37 & 36
THANA ----
P.S-----SECTOR XII B.S.CITY.
DIST-----BOKARO

| KHATA NO-- | L.S. PLOT NO-- | AREA |
|-------------------|----------------|----------------------|
| 1 | 1455 (P) | 0.04 AC |
| 1 | 1456 (E) | 0.70 " |
| 1 | 1457 (F) | 0.54 " |
| 1 | 1458 (F) | 0.50 " |
| 1 | 1459 (P) | 0.26 " |
| 95 | 1461 (P) | 0.40 " |
| 15 | 1462 (P) | 0.42 " |
| 17 | 120 (P) | 0.14 " |
| TOTAL----- | | AREA--3.00 AC |

CALCULATION:

L.S. PLOT NO - - - INDUSTRIAL PLOT NO

N - 1455 (P) - - - (PROPOSED N.H. 23 ROAD

S - 1459 (P) & 1462 (P) - - - 4'-0" WIDE

E - 120 (P) & 1462 (P) - - - 4'-0" WIDE

W - 1455 (P), 1456 (P), 1457 (P),

INDUSTRIAL PLOT NO - II/A-119/LTS

ENTER PREVIOUS BOUNDRY

Medicant Hospital and
Research Centre Pvt. Ltd

[Handwritten Signature]

Plotted

SECRETARY

B.I.A.D.A.B.S.CITY-14

TRACED BY

[Handwritten Signature]
BHIM PRASAD MAHTO

FOR

M/S MEDICANT HOSPITAL & RESEARCH CENTRE
PVT. LTD

AMIN

BOKARO INDUSTRIAL AREA

B.I.A.D.A.B.S.CITY-14 BOKARO STEEL CITY- 14

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1308/20031/08569

To
माजिद अहमद तालिकोटी
Majid Ahmed Talikoti
S/O: Khalid Ahmed
House Number - G - 83 / F F Block -G
East Of Kailash
East Of Kailash Phase-I
Kalkaji South Delhi
Delhi 110065
9971977888

19/12/2014
199354636
ML993546365FT



आपका आधार क्रमांक / Your Aadhaar No. :
7764 2433 4463

आधार - आम आदमी का अधिकार

भारत सरकार
Government of India

 माजिद अहमद तालिकोटी
Majid Ahmed Talikoti
जन्म तिथि / DOB : 07/07/1978
पुरुष / Male



7764 2433 4463

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



राजेश कुमार
Rajesh Kumar
जन्म तिथि/ DOB: 26/02/1975
पुरुष / MALE



8496 0570 8732

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

आत्मज: गंगा प्रसाद वर्णवाल, S/O: Ganga Prasad Baranwal, PLOT
प्लॉट नं.- 328, बारी कॉ- NO.- 328, BARI CO-OPERATIVE
ओपरेटिव कॉलोनी, पोस्ट- COLONY, POST- SECTOR- 12,
सेक्टर- 12, बोकारो स्टील Bokaro steel city Bokaro,
सिटी, बोकारो, Jharkhand - 827012
झारखण्ड - 827012

8496 0570 8732

Aadhaar-Aam Admi ka Adhikar


Rajesh



निबंधन विभाग, झारखंड
Bokaro

Token No.28 Token Date: 2017-05-17
Party Name: Rajesh Kumar
Father/Husband Name:Ganga Prasad Baranwal
(Identifier)
328, Bari Co-Operative Colony, B.S.City, Bokaro

Deed Type: Lease Deed

| Party Details | |
|----------------------|---|
| Name : | Rajesh Kumar |
| Gender : | M |
| DOB : | 26-02-1975 |
| C/o : | S/O: Ganga Prasad Baranwal |
| District : | Bokaro |
| House/Building No. : | PLOT NO.- 328 |
| Locality : | POST- SECTOR- 12 |
| Pincode : | 827012 |
| Post Office : | Marafari Colony |
| State : | Jharkhand |
| Village/Town/City : | Bokaro steel city |
| Aadhaar No : | 849605708732 |
| Photo : |  |

Registering Officer

Rajesh Kumar
Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Bokaro


Token No:28 Token Date: 2017-05-17

Party Name: Dr. Majid Ahmed Talikoti (M/S Medicant Hospital & Research Centre Pvt. Ltd)

Father/Husband Name:Khalid Ahmed
(LESSEE)

House No- G-63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi,

Deed Type: Lease Deed

| Party Details | |
|----------------------|---|
| Name : | Majid Ahmed Talikoti |
| Gender : | M |
| DOB : | 07-07-1978 |
| C/o : | S/O: Khalid Ahmed |
| District : | South Delhi |
| House/Building No. : | House Number - G - 63 / F F |
| Locality : | |
| Pincode : | 110065 |
| Post Office : | East Of Kailash Phase-I |
| State : | Delhi |
| Village/Town/City : | East Of Kailash |
| Aadhaar No : | 776424334463 |
| Photo : |  |

Registering Officer

Party Signature

Operator's Signature

Issue Token 2:12:44 PM

Presenter/Executant's Name

Token For

Counter No.

Online Application ID (If Any) [Verify On-line Payment](#)

e-Stamp Certificate No. (If Any) [Verify](#)

[Issue Token](#)

IN-JH05781797452328P:
Stamp Details For Verification. Please click issue after verification
CertificateNo: IN-JH05781797452328P
CertificateIssuedDate: 16-May-2017 12:15 PM
AccountReference: SHCIL (FI)/jhshcil01/ BOKARO/ JH-BK
UniqueDocReference: SUBIN-JHJHSHCIL0108268615960808P
Purchasedby: MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
DescriptionofDocument: Article 35 Lease
PropertyDescription: LEASE DEED
ConsiderationPriceRs: 96,00,000
FirstParty: BOKARO INDUSTRIAL AREA DEVELOPMENT AUTHORITY BIADA
SecondParty: MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
StampDutyPaidBy: MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
StampDutyAmountRs: 3,84,000

Maximum Token Issue Time : 2 PM



निबंधन विभाग, झारखंड
Bokaro

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 28

Token Date/Time: 17/05/2017 13:00:00.

| | | | | | |
|----------------------------|--|--------------------|-------------------|-----------------------|-------------------|
| Document Type | Lease Deed | Presenter | Santosh Kumar Jha | Date of Entry | 17/05/2017 |
| Presenter Name & Address | Sec- 1/B, Qr No- 226, B.S.City, Bokaro | DOE | | Total Pages | 52 |
| Stampable Doc. Value | 0 | Stamp Value | 384000 | Book | 1 |
| Document/Transaction Value | 0 | Serial /Deed No. / | | CNO/PNO | |
| Special Type | | Old Serial No. / | | | |
| Remarks / Other Details | | App. ID | 0 | e-Stamp Cert. No. IN- | JH05781797452328P |

| 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 |
|--------|--------|---------|-------|---------|----------|-----------|--------------------------------------|--|---|--|------|----------|---------------|------------|
| CHAS | 36 | 13 | UKRID | 1 | 1455 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 4.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1456 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 70.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1457 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 54.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1458 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 50.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1459 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 26.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 95 | 1461 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 40.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 15 | 1462 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 42.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 17 | 120 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 14.00 Decimal | |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | ULB | 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 | Manoj Jaiswal (Secretary Biada) | Late Jagdish Narayan Jaiswal | Service | पिता | पैसवर वंश | Male | | | 9431128222 | Sec- 1/B, Qr No- 226, B.S. City, Bokaro | Sec- 1/B, Qr No- 226, B.S. City, Bokaro |
| 2 | LESSEE | Dr. Majid Ahmed Talikoti (M/S Medicant Hospital & Research Centre Pvt. Ltd) | Khalid Ahmed | Business | पिता | मोमीन | Male | AAKCM7088B | 776424334463 | 9971977888 | House No- G- 63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi, | House No- G- 63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi, |

| | | | | | | | | | | | |
|---|------------|--------------|-----------------------|----------|------|-------|------|--------------|------------|--|--|
| 3 | Identifier | Rajesh Kumar | Ganga Prasad Baranwal | Business | पिता | बनीया | Male | 849605708732 | 7091690010 | Co-Operative Colony, B.S. City, Bokaro | Co-Operative Colony, B.S. City, Bokaro |
|---|------------|--------------|-----------------------|----------|------|-------|------|--------------|------------|--|--|

Fee Details:

| SN | Description | Amount | CHC | Net Amount |
|-------|-------------|------------|----------|------------|
| 1 | SP | 780.00 | 0.00 | 780.00 |
| 2 | E | 2,000.00 | 20.00 | 2,020.00 |
| 3 | A1 | 288,000.00 | 2,880.00 | 290,880.00 |
| Total | | 290,780.00 | 2,900.00 | 293,680.00 |

Santosh Kumar

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंट्री ऑपरेटर का हस्ताक्षर

डा० माजिद अहमद तालिकोटी

उपर्युक्त

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

स्वीकार किया

जिसकी

पहचान

निवासी

राजेश कुमार

पिता

गंगा प्रसाद वठवाल

पेशा

व्यापार

.....Sec 13(1)(a)

Co-opra colony,

निबंधन पदाधिकारी का हस्ताक्षर

को अधिनियम सं १६ (१९०६) के
अनुच्छेद १३(१)(अ) के अंतर्गत
स्वीकार किया गया है।
इस दस्तावेज में अंकित तथ्यों के अनुरूप
डाटा इंट्री की गई है।
यस हस्ताक्षर से सिद्ध है।

17/5/17

बोकारो (जा)



निबंधन विभाग, झारखंड
बोकारो

Token No.28 Token Date: 2017-05-17
Serial/Deed No./Year :1784/1668/2017
Deed Type: Lease Deed

| SN | Party Details | Photo | Thumb |
|----|--|-------|-------|
| 1 | Manoj Jaiswal (Secretary Biada) Father/Husband Name:Late Jagdish Narayan Jaiswal (LESSOR) Sec- 1/B, Qr No- 226, B.S.City, Bokaro | | |
| 2 | Dr. Majid Ahmed Talikoti (M/S Medicant Hospital & Research Centre Pvt. Ltd) Father/Husband Name:Khalid Ahmed (LESSEE) House No- G-63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi, | | |
| 3 | Rajesh Kumar Father/Husband Name:Ganga Prasad Baranwal (Identifier) 328, Bari Co-Operative Colony, B.S.City, Bokaro | | |

Book No. I
Volume 107
Page 577 To 628
Deed No 1784/1668
Year 2017
Date 2017-05-17

Registering Officer

Signature of Operator

134

- The unit is also directed to remain present at the allotted plot with its men and material to facilitate demarcation and putting land mark on the boundary of the allotted premises.
- The unit shall put one sign board mentioning the name of the unit and the item to be produced soon after taking physical possession of the allotted plot.
- The unit is directed to comply with the other terms and conditions as contained in the Provisional land allotment letter, Land allotment Order and indemnity bond for the purposes of execution of its project.
- The officials of the Authority as mentioned above are directed to extend full co-operation to the allottee in giving physical possession of the allotted plot and obtain receipt therefor in the prescribed form for record and reference



(A.D.O)




Managing Director
Bokaro Industrial Area Development Authority

o/c

134

- The unit is also directed to remain present at the allotted plot with its men and material to facilitate demarcation and putting land mark on the boundary of the allotted premises.
- The unit shall put one sign board mentioning the name of the unit and the item to be produced soon after taking physical possession of the allotted plot.
- The unit is directed to comply with the other terms and conditions as contained in the Provisional land allotment letter, Land allotment Order and indemnity bond for the purposes of execution of its project.
- The officials of the Authority as mentioned above are directed to extend full co-operation to the allottee in giving physical possession of the allotted plot and obtain receipt therefor in the prescribed form for record and reference



(A.D.O)



13/5/17
Managing Director
Bokaro Industrial Area Development Authority

o/c

1784

Lease Deed 30 June 1668



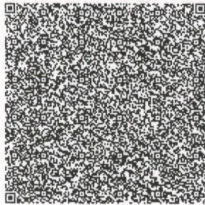
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH05781797452328P
 Certificate Issued Date : 16-May-2017 12:15 PM
 Account Reference : SHCIL (FI)/ jhshcil01/ BOKARO/ JH-BK
 Unique Doc. Reference : SUBIN-JHJHSHCIL0108268615960808P
 Purchased by : MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
 Description of Document : Article 35 Lease
 Property Description : LEASE DEED
 Consideration Price (Rs.) : 96,00,000
 (Ninety Six Lakh only)
 First Party : BOKARO INDUSTRIAL AREA DEVELOPMENT AUTHORITY BIADA
 Second Party : MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
 Stamp Duty Paid By : MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
 Stamp Duty Amount(Rs.) : 3,84,000
 (Three Lakh Eighty Four Thousand only)

Lease
value
9600000



Please write or type below this line.....

नियम 21 के अधीन ग्राहक: भारतिय
अधिनियम 1899 की अनुसूची। संख्या
के अधीन यथावत् स्टाम्प-शुल्क लम्पसुम
है। या स्टाम्प शुल्क स

356

384000

28
17/5/17

मृत्याकन जाबिा

17/5

निबंधन प
Bokaro Industrial Area Development Authority
Bokaro

17/5/17

सिधिल (69/110)
बोकरो औद्योगिक क्षेत्र
विकास प्राधिकार
बोकरो स्टील सिटी-827014

Filed

| | | |
|------------|--------|------|
| AG | 288000 | = 00 |
| | 2000 | = 00 |
| 17/5 | 290000 | = 00 |
| 16.05.2017 | 2900 | = 00 |
| | 292900 | = 00 |

UP 0000891138

VOID VOID VOID VOID VOID
VOID VOID VOID VOID VOID

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

Medicant Hospital and
Research Centre Pvt. Ltd.
LEASER
DEED BY
Deed Writer
Chas Bokaro

THIS DEED OF LEASE IS made on this the 16th day of May 2017 at Bokaro.

BETWEEN


The Bokaro Industrial Area Development Authority, BIADA Bhawan, Balidih, Bokaro Steel City, Represented by the authorized representative of the Managing Director, BIADA Sri. Manoj Jaiswal, S/o Late Jagdish Narayan Jaiswal, aged about 55 years, by Faith - Hindu, Nationality - Indian, Local Resident of Qr. No. 226, Sector-I/B, Bokaro Steel City, District Bokaro, State Jharkhand hereinafter to be referred to as the 'Authority' which terms shall include its successors in office, hereinafter to be referred to as the 'LESSOR' or the 'AUTHORITY' which expression shall, where in the context show admits or implies, includes successor in office and permitted assign of the first part

AND

M/s. Medicant Hospital & Research Centre Pvt. Ltd., (PAN AAKCM7088B) a company registered under the Companies Act- 2013 and having its registered office at G-55, 3rd floor, Janakpur Extension, New Delhi-110014, Plot No. II/A-119/139, Bokaro Industrial Area, Sector - XII, Bokro Steel City-827012, Bokaro, Jharkhand represented by Dr. Majid Ahmed Talikoti, S/o Khalid Ahmed, aged about 40 years, by caste MUSLIM, by faith Muslim, Nationality-Indian, and resident of House No. G-63/FF, Block-G, East of Kailash, East of Kailash Phase-I, Kalkaji south Delhi, Delhi-110065, how has been duly authorised by the Board of Directors vide resolution dated 02.03.2017, herein after to be referred as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.

PART-I
SHORT RECITAL

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial Area Development Authority Act, 1974 as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and is committed for planned development of industrial area and promotion of industry and matters appurtenant thereto under its command area.
2. Whereas, for fulfillment of its objective the lessor Authority has been making the land available to the intending entrepreneur on lease term basis for setting up industry as per actual requirement and subject to the provisions of Jharkhand Industrial Area Development Authority Act, 2001 as amended from time to time, Jharkhand Industrial Area Development Authority Rules, 2001, Jharkhand Industrial Policy as applicable on the relevant date and the Regulations 2015 of the Authority made in exercise of powers conferred under section 15 of Jharkhand Industrial Area Development Authority Act, 2001.


सचिव बिस्ट्रा
बोकारो औद्योगिक क्षेत्र
बिस्ट्रा प्राधिकरण
बोकारो स्टील सिटी-827014

8/16.05.2017

1


Super Speciality Hospital and Research Centre Pvt. Ltd.
Director

3. Whereas, the lessee applied for allotment of 3.00 acres / 130680 Sq.ft. of land for setting up "Super Speciality Hospital & Research Centre Pvt.Ltd." industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 3.00 acres / 130680 Sq. Ft. area of land/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.170/BIADA dated 17.02.2016 and upon payment of Rs. 93,98,367.00 (Rupees Ninety three Lakh ninety eight thousand three hundred sixty seven only) towards full premium of land / first installment in case of mega IT industry (*whichever is applicable*), execution of indemnity bond dated 06.02.2017 and the lessee has been handed over physical possession of allotted land on 15.05.2017.
4. Whereas, in terms of Authority's Regulations 2015, the lessee has to get the lease deed executed by the lessor and registered within a period of three months from the date of taking possession of the allotted land. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT M/s. Plot No. -II/A-119/139, Bokaro Industrial Area, Sector-XII.

Village : Ukrid & Pipratnre,

Thana No.: 37 & 36

Thana: Chas

P.S. Sector - XII/B, B.S. City

Dist.: Bokaro.

Corresponding to Industrial Plot No. - II/A-119/139, Bokaro Industrial Area, Sector-XII, B.S.City, Bokaro.

| <u>Survey Plot No.</u> | <u>Khata No.</u> | <u>Area</u> |
|------------------------|------------------|-----------------------------|
| 1455(P) | 1 | 0.04 Acre |
| 1456(P) | 1 | 0.70 " |
| 1457(P) | 1 | 0.54 " |
| 1458(P) | 1 | 0.50 " |
| 1459(P) | 1 | 0.26 " |
| 1461(P) | 95 | 0.40 " |
| 1462(P) | 15 | 0.42 " |
| 120(P) | 17 | 0.14 " |
| Total Area | | 3.00 acres / 130680 Sq. ft. |

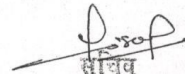
BOUNDARY

As per Survey Plot No./Survey Map As per Industrial Plot No/ Phase Map

| | |
|---|------------------------|
| North : 1455(P) | Proposed N.H.-23 Road |
| South : 1459(P) & 1462(P) | 40' - 0" W/R |
| East : 120(P) & 1462(P) | 40' - 0" W/R |
| West : 1455(P), 1456(P),1457(P), 1458(P) & 1462(P) | Entrepreneurs Boundary |

Possession taken over the plot on 15.05.2017

2


सचिव
बोकारो औद्योगिक क्षेत्र
विद्युत निगम
बोकारो स्टील सिटी-827014

16.05.2017

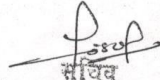
Super Speciality Hospital and
Research Centre Pvt Ltd
Director
PART II

TERMS AND CONDITIONS OF LEASE DEED

The lessor and the lessee hereby covenants and agrees as follows:-

1. That the scheduled land has been allotted to the lessee by the lessor for setting Super Speciality Hospital & Research Centre industry in the command area of the lessor for Health Care Service.
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a period of 30 (thirty) years from the date of allotment and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Managing Director of the Authority.
3. That the tenure of lease as above shall be subject to renewal at the option of the parties. In order to get the tenure of lease renewed, the lessee shall make a written request to the lessor three months prior to expiry of lease period. After considering the request of the lessee objectively, the lessor shall renew the tenure of lease for another period of 30 (thirty) years on payment of processing fee of Rs.10,000.00 for land upto 1.0 acres, Rs.25,000.00 for land above 1.0 acres upto 3.0 acres and Rs.50,000.00 for land over 3.0 acres or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and this lease deed is acceptable to it/him/her and that the lessee is not in default in payment of dues of the Authority and any statutory dues or dues of any financial institution payable by the lessee.
4. That the lessee shall pay an annual rent of Rs. 15,000.00 (Rupees Fifteen thousand only) @ Rs. 5000.00 (Rupees five thousand only) per acre per annum on before 31st March of each year and annual maintenance/Service charges of Rs. 21,000.00 (Rupees Twenty one thousand only) @ Rs. 7000.00 (Rupees seven thousand only) per acre per annum on before 31st March of each year and other charges as demanded by the lessor. The rent, maintenance charges and other charges shall be revisable from time to time by the lessor and shall be payable by the lessee.
5. That the trees standing on the plot shall continue to be the property of the lessor and will not be cut or removed by the lessee without obtaining prior permission from the lessor. The lessee shall be required to undertake plantation work within and outside its premises keeping in view the maintenance of ecological balance in the industrial area.
6. That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebel shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.
7. That in the event of non-payment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment

3

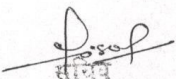

सचिव
बोकारो औद्योगिक क्षेत्र
विकास प्राधिकरण
बोकारो खंड सिटी-827014

15.05.2017

Director
Bokaro Hospital and
Research Centre Pvt. Ltd.

order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a. by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.

8. That the lessee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the lessor/representative of the lessor.
9. That the lessee shall go into production or services or show substantial progress towards the implementation of project within six months from the date of approval of plan and shall start construction work with the margin money showed in the project report as input out of it/his/her own resources. Similarly, in the matter of installation of machineries etc, the lessee shall put machineries and other infrastructure with his share of working capital. Non financing by the financial institution shall not be considered by the lessor as non adherence of schedule of implementation of the project by the lessee and the lessor shall be at liberty to take appropriate action against the lessee for non adherence of schedule of project implementation.
10. That the lessee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any stage during the tenure of allotment, the lessee shall obtain these clearances on its own and the lessor Authority shall in no way be responsible for the delay or rejection of application of the unit for the above.
11. That the lessee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/shed as per approved plan at his own cost and expenses.
12. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board, if applicable or any other applicable authority.
13. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
14. That the application for consent made by the lessee to the Managing Director of the Authority for mortgage of the lease hold right in respect of the scheduled property in favor of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application.
15. That in case of mortgage, the Authority shall have the first charge on the assets/property (built space/ shed) towards transfer charges, extension charges, lease rent


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Medicant Hospital and
Research Centre Pvt. Ltd.
Director

interest and any other dues, taxes, fees etc payable to the Authority from time to time.

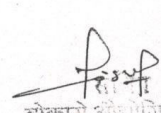
16. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial institution to the effect that the financial institution shall make the finance available to the allottee.
17. That the financial institutions which take the mortgage of the lease hold scheduled property or any part thereof, in the event of sale of lease hold right in the mortgaged plot/shed shall obtain information from the Authority about its dues, processing fees, land premium, lease rent, interest or any other dues including taxes and charges etc payable to it by the lessee atleast 7 (seven) days prior to the auction sale of the scheduled property. If the financial institution proceeds to sell the property by auction, the intending bidders must be informed in writing through notice or otherwise that the successful bidder shall be given possession of the lease hold right on the scheduled property only after production of No Dues Certificate from the office of the lessor.
18. That the mortgaged lease hold right in the scheduled land auctioned by the bank/ financial institution/ statutory authority may be considered for regularization by the lessor in favour of the successful bidder identified by the bank/ financial institution/ statutory authority for substitution on payment of transfer fee of 15% in case of small and medium scale enterprises or 25% in case of others, of the lease premium of land from the successful bidder at the prevalent rate and other charges prevalent at the time of consideration along with all dues of the lessor .
19. That the lessee shall submit a plan of the factory/ shed or and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Managing Director of the Authority as 'Controlling Authority' under the Building Bye Laws of Authority and/or Bihar /Jharkhand Restrictions of Uses of Land Act or/and for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle concerned, if applicable or any other applicable authority. Failure on the part of the lessee in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the lessee binds itself/himself/ herself to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories or any other applicable authorities shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from Managing Director of the Authority. The lessor shall respond to the lessee within ninety days from the date of submission of plan with necessary approval. However, if warranted lessor may ask for any clarification/ modification and submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.
20. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed /allotted plot strictly in accordance with the specifications and details prescribed by the lessor or his nominee.

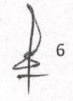
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Pratish Hospital and
Research Centre Pvt. Ltd.
Director

21. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the Authority by the lessee including its/his/her representative, not allowing entry of the officials of the Authority inside the factory/plot and refusing to sign on the spot report prepared by the inspecting officials.
22. That the lessee shall start construction as per approved factory/ shed/ building plan within 6 (six) months from the approval/ deemed approval of plan, extendable to maximum period of another spell of 6 (six) months under extra ordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per sq ft per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall make itself liable for action as warranted under the facts and circumstances of the case.
23. That in the event of making any construction without prior approval of Managing Director of the Authority or any deviation from the approved plan of construction or use of land/ shed for any non industrial purposes or the lessee putting the land to use for purposes other than the purposes for which it was allotted, the Managing Director of the Authority shall have the option to charge the cost and rent of the land/ shed of the entire period of remaining in use of such land/ shed at the prevailing/ current market rate to be determined by the Managing Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.
24. That in the event of the lessee either not utilizing or underutilizing the allotted land/ plot/ shed for the purpose it was allotted, the Managing Director of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/ shed in accordance with the principles of natural justice. In reply to the show cause, if the lessee gives an undertaking to utilize the under/unutilized portion of land/plot/ shed within a specified time frame, then in that event of violation of such undertaking, the lessee shall be liable for payment of non action charges @ Rs.10.00 (Ten) per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Managing Director of the Authority and action shall be taken for


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16.05.2017

Director
Bihar & Orissa Public Demand Recovery Act,
1914
Medical Hospital and
Nessari Centre
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recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.


25. That in case of violation of provision 29(a) of the Authority's Regulations 2015, the lessee shall be punishable with fine which may extend upto Rs.10,000.00 or simple imprisonment for a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs.100.00 every day after conviction as above.
26. That the lessee shall not make any change either in the name of the lessee or the constitution of the lessee or lease hold right of the lessee or merge/demerge/amalgamate the lessee without prior permission of the lessor.
27. That at any stage of the leasehold period if any part or parts of the allotted plot/land/shed is required by the State government or the Authority for public purposes, of which the State government or the Authority shall be the sole judge, or if it is found that any portion of the land/ shed is not required by the lessee for the purposes it was allotted, the lessee shall on being asked by the State government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State government or the Authority, as the case may be, shall pay back to the lessee a sum proportionate or equal as the case may be, the cost of land/shed/ plot and its development, if any earlier realized from him together with compensation for buildings and other structures erected with approval in writing of the Authority or its nominee on such part or parts of the land/shed/plot at the valuation to be determined by the State government or the Authority on obtaining report from the Civil Engineer authorized by them in this behalf and the decision of the State government or the Authority shall not be questioned before any Authority or in any Court of law.
28. That any allottee shall be at liberty to surrender the allotted plot to the Authority at any point of time by giving prior written application to the Managing Director of the Authority at least three months in advance and the Authority shall accept the surrender subject to the condition that the surrender is not in default in paying dues of the Authority and he/she/it produces a no dues certificate from the concerned financial institution, concerned statutory authorities and that he is not in default in payment of statutory due to its employees along with a declaration cum undertaking cum indemnity bond on a non-judicial stamp paper of Rs. 100.00 along with self-attested photograph of all promoting stake holders, Authority shall refund/release partial payment of allotment price for the land (full or partial) surrendered as per following terms:
 - 75% of allotment price, in case of surrender within one year from date of allotment of land.
 - 65% of allotment price, in case of surrender within two years from date of allotment of land.
 - 55% of allotment price, in case of surrender within three years from date of allotment of land.

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Hospital and
Private Pvt. Ltd.
Director

The aforementioned payment by Authority shall be released only after peaceful surrender of full or partial land (unutilized land) by the allottee/lessee. However, no request for surrender shall be accepted by the Authority beyond three years of allotment of land. In such cases Authority shall cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice.

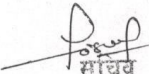
29. That the application for surrender of allotted plot shall be disposed within 60 days from the date of submission of application to the lessor, failing which the surrender application shall be deemed to have been allowed.
30. That the lessee shall not be entitled to sub lease or hand over physical possession of the allotted plot to any other person/ entity/ entrepreneur/ organization without having been authorized by the lessor and the lessor shall treat possession of that person/ entity/ entrepreneur/ organization over the plot/land/shed as unauthorized and take recourse for recovery of possession including invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The lessee shall also be liable to pay irregularity charges @ Rs.5.00 (Five) per sq ft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.
31. That the lessee shall not be allowed to use the allotted land/ shed for any other purposes including residential or any other commercial activities than for which the plot has been allotted. Violation of this provision shall be treated as violation of Regulation of the Authority, conditions of allotment order, conditions of indemnity bond and conditions of this lease deed and shall result in cancellation of plot by the lessor.
32. That the lessee shall not take any action to Merge/demerge/amalgamate or to be acquired by any entity without the prior permission in writing of Managing Director of the Authority. On application of the lessee, the lessor after considering the facts and circumstances of the case and after realizing 15% in case of MSME or 25% in case of others, of the prevailing land premium of the lessor at the time of consideration, may grant such permission for Merger/demerge/amalgamation or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond, the full land cost shall be charged at the rate prevailing at the time of consideration.
Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerger/amalgamation or acquisition will be allowed subject to the payment of land premium provided in this clause.
33. That the lessee (Proprietorship Firm/Partnership Firm/Private Ltd. Co/Public Ltd Co etc) intending to change its constitution of firm shall file an application for change in Constitution, accompanied by all required documents as mentioned in the Clause No. 26 and 27 of the Regulation 2015 of the Authority duly attested by the Notary Public/Chartered Accountant of the respective entity seeking change along with bank demand draft in favor of lessor towards fees as mentioned in the Regulation referred to above.
34. That the lessor may consider the request of lessee for whose unit EM-II/PMT/SSI PMT/DOP has been issued either running or sick or closed, for the transfer of


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12.05.2017

leasehold rights of the scheduled property in favor of a new Entrepreneur as identified by the lessee during the currency of lease subject to the following conditions:-


- i. The lessee is not holding any dues to authority and shall submit NOC from financial institutions for which Lessor has accorded permission/no objection for mortgage or the lessee has pledged lease deed with any financial institution.
 - ii. The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by PCC to be executed on the available plot of land or may continue the existing project.
 - iii. If at any stage, stake holding/ownership interest of proprietor/ promoter/ partners in the firm at the time of plot/land allotment as the case may be, goes down below 51% in the firm, the same shall be treated as transfer of allotted plot for the purposes of this Regulation and processing fee and land premium as mentioned in sub-clause (vi) of this condition as prescribed shall be charged.
 - iv. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children, grandfather, grandmother, grandchildren and/or vice versa. However, processing fee as mentioned in sub-clause (vii) of this condition as prescribed shall be charged along with application for the same.
 - v. Any change in the Director who is not the shareholder of the concerned industrial unit has to inform the lessor in writing by the lessee within 30 days of such change along with concerned statutory form with acknowledgement in the office of concerned RoC under the Companies Act, 1956/2013, either induction or deletion of Director.
 - vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
 - vii. In all cases of transfer, ownership change, a processing fee of Rs. 10,000.00 for plot area up to 1.00 acre and additional Rs. 2,000.00 per acre for land in excess of 1.00 acre shall be charged.
 - viii. The new entrepreneur or new lessee shall give undertaking/ indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability of government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.
35. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company / entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per relevant clause of this regulation even if the share of the original lessee in this new company/entity does not go down below the 51% of the total share.
36. That if the shareholding of any the blood relations as defined in clause 21(d) of the original allottee from amongst the existing immediate past and immediate future generations becomes less than 50%, 15% in case of MSME or 25% in case of others of land premium at the existing rate shall be payable to the Authority by the shareholders seeking change in the shareholding. Failure of payment of land premium shall entail


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Prakash Hospital and
Nursing Centre Pvt. Ltd.
Bihar

- cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.
37. That the vacant plot or units for which EM-II/PMT/SSI/PMT/DOP has not been issued, shall not be considered for transfer. The lessee shall have to surrender the allotted plot to Authority under Clause 22 of the Regulation of the Authority shall evict the lessee after following due process under the Regulation of the Authority.
 38. That in case the lessee fails to implement the project within a period of two years in case of micro and small enterprises and five years for others or within such extended period as the Authority may allow after considering the circumstances, amount deposited by the lessee towards premium of land/ shed along with construction, installation, fixtures and equipment thereon shall be liable to be forfeited by the lessor. In case necessary effective steps are not taken within the fixed/ extended period for establishing the unit, the Managing director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/ shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.
 39. That the lessee after coming to production or services shall get its unit permanently registered (EMII) with the lessor or its nominee within the prescribed period and shall possess and make optimum utilization of land by observing all terms, convents and conditions contained therein.
 40. That the lessee shall keep the allotted land for plantation for maintenance of ecological balance in the industrial area and shall utilize that portion accordingly as per approved building/ shed plan.
 41. That the lessee may, subject to valid and legal ground for closure and cessation of work as legally permitted under the provisions of Industrial Disputes Act, 1947 in general and any other law applicable to the unit in particular and other labour legislation on the subject, continuously keep and maintain the factory established on the scheduled premises in running condition and submit all statutory returns required under various laws in the prescribed Performa failing which the lessor shall presume that the factory established on the lease hold land has not been continuously running and this circumstance may be treated as independent and an additional ground for cancellation of allotment order, forfeiture of lease premium and termination of lease and then following actions by the lessor.
 42. That the lessee shall be compliant of the provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and Rules made under the said Acts, Regulations 2015 of the Authority, conditions of land/ shed allotment order, conditions of indemnity bond executed by the lessee, conditions of lease deed and violation of conditions of any of the aforesaid as applicable shall entitle the lessor to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.


Prakash

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16.05.2017

Medicant Hospital and
Research Centre Pvt. Ltd.
Bokaro

Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.

- 48. 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 land up to the terms of the lease without interruption by the lessor or by any person lawfully claiming under him.
- 49. That the lessor and lessee shall have their right subject to the liabilities of a lessor and lessee respectively in accordance with section 108 of the Transfer of Property Act., 1882 except Clause (1) and (P) thereof and it is declared that the lessor shall have the fullest liberty to postpone for anytime, and from time to time, any action open to him under any or 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 to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.

Medicant Hospital and
Research Centre Pvt. Ltd.
[Signature]
Director

For and on behalf
M/s. Medicant Hospital & Research Centre Pvt. Ltd.,

WITNESSES:

- 1. *Rajesh* RAJESH KUMAR, S/O, GANUJA PRASAD BARANWAL
10/ LEECA AMBARAM, BARI LODHERA
B.S. CITY, BOKARO, -827012
- 2. *Dinesh Kumar* S/O, CHANDAR DEU DAS
Sec 6/A, ORNO-1082 St-12 B.S. City
Dinesh

IN WITNESS WHEREOF THE HAND OF Sri Manoj Jaiswal, Authorized Representative of the Managing Director, Bokaro Industrial Area Development Authority for and on behalf of the Bokaro Industrial Area Development Authority has been a fixed on the date and year first above written.

[Signature]
Authorized Representative of the
Managing Director
Bokaro Industrial Area Development Authority
Bokaro Industrial Area
Bokaro - 827014
8/12/05.2017

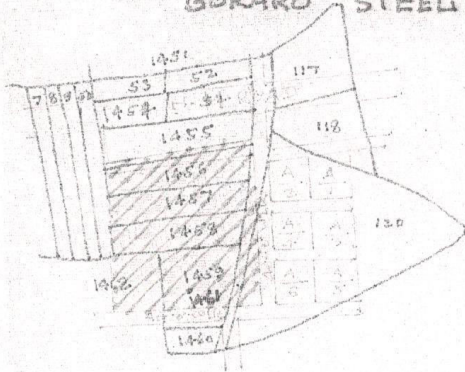
WITNESSES:

- 1. *Santosh Kumar*
Asst. BIA DA
- 2. AWADHESH SINGH
D.H. BHADH.

[Signature]

**SITELAND PLAN OF M/S MEDICANT HOSPITAL & RESEARCH CENTRE
AT--BOKARO INDUSTRIAL AREA**

BOKARO STEEL CITY- 14 SCALE- 1"=330'-0"



VILLAGE-----UKRID & PIPRATANR
THANA NO--- 37 & 36
THANA ----
P.S-----SECTOR XII B.S.CITY.
DIST---- BOKARO

| KHATA NO-- | L.S. PLOT NO-- | AREA |
|-------------------|----------------|----------------------|
| 1 | 1455 (P) | 0.04 AC |
| 1 | 1456 (E) | 0.70 " |
| 1 | 1457 (F) | 0.54 " |
| 1 | 1458 (F) | 0.50 " |
| 1 | 1459 (P) | 0.26 " |
| 95 | 1461 (P) | 0.40 " |
| 15 | 1462 (P) | 0.42 " |
| 17 | 120 (P) | 0.14 " |
| TOTAL----- | | AREA--3.00 AC |

CALCULATION:-

BOUNDRY
L.S. PLOT NO - - - INDUSTRIAL PLOT NO

N - 1455 (P) - - - (PROPOSED N.H. 23 ROAD)

S - 1459 (P) & 1462 (P) - - - 4'-0" WIDE

E - 120 (P) & 1462 (P) - - - 4'-0" WIDE

W - 1455 (P), 1456 (P), 1457 (P), 1458 (P) & 1459 (P) ENTER PREVIOUS

INDUSTRIAL PLOT NO - II/A-119/LTS BOUNDRY

Medicant Hospital and
Research Centre Pvt. Ltd

[Signature]

Plot No

SECRETARY

B.I.A.D.A.B.S.CITY-14

TRACED BY

[Signature]
BHIM PRASAD MAHTO

FOR

M/S MEDICANT HOSPITAL & RESEARCH CENTRE
PVT. LTD

AMIN

BOKARO INDUSTRIAL AREA

B.I.A.D.A.B.S.CITY-14 BOKARO STEEL CITY- 14




आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
 Unique Identification Authority of India
 Government of India

नामांकन क्रम / Enrollment No.: 1308/20031/08569

To
 माजिद अहमद तालिकोटी
 Majid Ahmed Talikoti
 S/O: Khalid Ahmed
 House Number - G - 83 / F F Block -G
 East Of Kailash
 East Of Kailash Phase-I
 Kalkaji South Delhi
 Delhi 110065
 9971977888

19/12/2014
 199354636

 ML993546365FT



आपका आधार क्रमांक / Your Aadhaar No. :
7764 2433 4463

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



माजिद अहमद तालिकोटी
 Majid Ahmed Talikoti
 जन्म तिथि / DOB : 07/07/1978
 पुरुष / Male



7764 2433 4463

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA



राजेश कुमार
Rajesh Kumar
जन्म तिथि/ DOB: 26/02/1975
पुरुष / MALE



8496 0570 8732

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address:

आत्मज: गंगा प्रसाद वर्णवाल, S/O: Ganga Prasad Baranwal, PLOT
प्लॉट नं.- 328, बारी कॉ- NO.- 328, BARI CO-OPERATIVE
ओपरेटिव कॉलोनी, पोस्ट- COLONY, POST- SECTOR- 12,
सेक्टर- 12, बोकारो स्टील Bokaro steel city Bokaro,
सिटी, बोकारो, Jharkhand - 827012
झारखण्ड - 827012

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Aadhaar-Aam Admi ka Adhikar


Rajesh



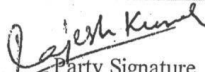
निबंधन विभाग, झारखंड
Bokaro

Token No.28 Token Date: 2017-05-17
Party Name: Rajesh Kumar
Father/Husband Name:Ganga Prasad Baranwal
(Identifier)
328, Bari Co-Operative Colony, B.S.City, Bokaro

Deed Type: Lease Deed

| Party Details | |
|----------------------|---|
| Name : | Rajesh Kumar |
| Gender : | M |
| DOB : | 26-02-1975 |
| C/o : | S/O: Ganga Prasad Baranwal |
| District : | Bokaro |
| House/Building No. : | PLOT NO.- 328 |
| Locality : | POST- SECTOR- 12 |
| Pincode : | 827012 |
| Post Office : | Marafari Colony |
| State : | Jharkhand |
| Village/Town/City : | Bokaro steel city |
| Aadhaar No : | 849605708732 |
| Photo : |  |

Registering Officer


Party Signature

Operator's Signature



निबंधन विभाग, झारखंड
Bokaro


Token No:28 Token Date: 2017-05-17

Party Name: Dr. Majid Ahmed Talikoti (M/S Medicant Hospital & Research Centre Pvt. Ltd)

Father/Husband Name:Khalid Ahmed
(LESSEE)

House No- G-63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi,

Deed Type: Lease Deed

| Party Details | |
|----------------------|---|
| Name : | Majid Ahmed Talikoti |
| Gender : | M |
| DOB : | 07-07-1978 |
| C/o : | S/O: Khalid Ahmed |
| District : | South Delhi |
| House/Building No. : | House Number - G - 63 / F F |
| Locality : | |
| Pincode : | 110065 |
| Post Office : | East Of Kailash Phase-I |
| State : | Delhi |
| Village/Town/City : | East Of Kailash |
| Aadhaar No : | 776424334463 |
| Photo : |  |

Registering Officer

Party Signature

Operator's Signature

Issue Token 2:12:44 PM

Presenter/Executant's Name

Token For

Counter No.

Online Application ID (If Any) [Verify On-line Payment](#)

e-Stamp Certificate No. (If Any) [Verify](#)

[Issue Token](#)

IN-JH05781797452328P:
Stamp Details For Verification. Please click issue after verification
CertificateNo: IN-JH05781797452328P
CertificateIssuedDate: 16-May-2017 12:15 PM
AccountReference: SHCIL (FI)/jhshcil01/ BOKARO/ JH-BK
UniqueDocReference: SUBIN-JHJHSHCIL0108268615960808P
Purchasedby: MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
DescriptionofDocument: Article 35 Lease
PropertyDescription: LEASE DEED
ConsiderationPriceRs: 96,00,000
FirstParty: BOKARO INDUSTRIAL AREA DEVELOPMENT AUTHORITY BIADA
SecondParty: MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
StampDutyPaidBy: MEDICANT HOSPITAL AND RESEARCH CENTRE PVT LTD
StampDutyAmountRs: 3,84,000

Maximum Token Issue Time : 2 PM



निबंधन विभाग, झारखंड
Bokaro

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 28

Token Date/Time: 17/05/2017 13:00:00.

| | | | | | |
|----------------------------|--|--------------------|-------------------|-----------------------|-------------------|
| Document Type | Lease Deed | Presenter | Santosh Kumar Jha | Date of Entry | 17/05/2017 |
| Presenter Name & Address | Sec- 1/B, Qr No- 226, B.S.City, Bokaro | DOE | | Total Pages | 52 |
| Stampable Doc. Value | 0 | Stamp Value | 384000 | Book | 1 |
| Document/Transaction Value | 0 | Serial /Deed No. / | | CNO/PNO | |
| Special Type | | Old Serial No. / | | | |
| Remarks / Other Details | | App. ID | 0 | e-Stamp Cert. No. IN- | JH05781797452328P |

| 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 |
|--------|--------|---------|-------|---------|----------|-----------|--------------------------------------|--|---|--|------|----------|---------------|------------|
| CHAS | 36 | 13 | UKRID | 1 | 1455 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 4.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1456 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 70.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1457 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 54.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1458 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 50.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 1 | 1459 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 26.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 95 | 1461 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 40.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 15 | 1462 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 42.00 Decimal | |
| CHAS | 36 | 13 | UKRID | 17 | 120 (P) | | Plot No- 1455 (P), Prop. N.H 23 Road | Plot No- 1459 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 120 (P) & 1462 (P), 40 Ft. Wide Road | Plot No- 1455 (P) & Others, Entrepreneurs Boundary | | | 14.00 Decimal | |

Other Property Details:

| Property Type | Th. No. | Wrd | Mauza | Location | ULB | 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 | Manoj Jaiswal (Secretary Biada) | Late Jagdish Narayan Jaiswal | Service | पिता | पैसवर वंश | Male | | | 9431128222 | Sec- 1/B, Qr No- 226, B.S.City, Bokaro | Sec- 1/B, Qr No- 226, B.S.City, Bokaro |
| 2 | LESSEE | Dr. Majid Ahmed Talikoti (M/S Medicant Hospital & Research Centre Pvt. Ltd) | Khalid Ahmed | Business | पिता | मोमीन | Male | AAKCM7088B | 776424334463 | 9971977888 | House No- G- 63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi, | House No- G- 63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi, |

| | | | | | | | | | | | |
|---|------------|--------------|-----------------------|----------|------|-------|------|--------------|------------|--|--|
| 3 | Identifier | Rajesh Kumar | Ganga Prasad Baranwal | Business | पिता | बनीया | Male | 849605708732 | 7091690010 | Co-Operative Colony, B.S. City, Bokaro | Co-Operative Colony, B.S. City, Bokaro |
|---|------------|--------------|-----------------------|----------|------|-------|------|--------------|------------|--|--|

Fee Details:

| SN | Description | Amount | CHC | Net Amount |
|-------|-------------|------------|----------|------------|
| 1 | SP | 780.00 | 0.00 | 780.00 |
| 2 | E | 2,000.00 | 20.00 | 2,020.00 |
| 3 | A1 | 288,000.00 | 2,880.00 | 290,880.00 |
| Total | | 290,780.00 | 2,900.00 | 293,680.00 |

Santosh Kumar

उपर्युक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

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

डाटा इंट्री ऑपरेटर का हस्ताक्षर

डा० माजिद अहमद तालिकोटी

उपर्युक्त स्वीकार किया ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

राजेश कुमार

जंगा प्रसाद वठवाल

पहचान

पिता

पेशा

निवासी

..... Sec 13(a) da.

Co-opra colony,

व्यापार

17/5/17

को अधिनियम सं १६ (१९०६) के

अनुच्छेद १३(अ) के अंतर्गत कार्यलय में

स्वीकार किया गया है।

इस दस्तावेज में अंकित तथ्यों के अनुरूप

उपर्युक्त तथ्यों के अनुरूप

17/5/17

अध्यापक

बोकारो (सा)

निबंधन पदाधिकारी का हस्ताक्षर



निबंधन विभाग, झारखंड
बोकारो

Token No.28 Token Date: 2017-05-17
Serial/Deed No./Year :1784/1668/2017
Deed Type: Lease Deed

| SN | Party Details | Photo | Thumb |
|----|--|-------|-------|
| 1 | Manoj Jaiswal (Secretary Biada) Father/Husband Name:Late Jagdish Narayan Jaiswal (LESSOR) Sec- 1/B, Qr No- 226, B.S.City, Bokaro | | |
| 2 | Dr. Majid Ahmed Talikoti (M/S Medicant Hospital & Research Centre Pvt. Ltd) Father/Husband Name:Khalid Ahmed (LESSEE) House No- G-63/F F Block- G, Kailash Phase-1, Kalkaji South Delhi, | | |
| 3 | Rajesh Kumar Father/Husband Name:Ganga Prasad Baranwal (Identifier) 328, Bari Co-Operative Colony, B.S.City, Bokaro | | |

Book No. I
Volume 107
Page 577 To 628
Deed No 1784/1668
Year 2017
Date 2017-05-17

Registering Officer

Signature of Operator

**MEDICANT HOSPITAL AND RESEARCH CENTRE
PRIVATE LIMITED**

CIN: U74999DL2016PTC308529

Registered Office:

C-55, 3rd Floor,
Jangpura Extension,
New Delhi-110014

Head Office:

BIADA , Bokaro Steel City,
District Bokaro, Jharkhand -
827012

Ph. 9971977888, 8178321010

E-mail- medicanthospital@gmail.com

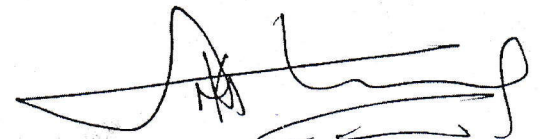
No. *05* /2018

Dated: 7th August, 2018

TO WHOMSOEVER IT MAY CONCERN

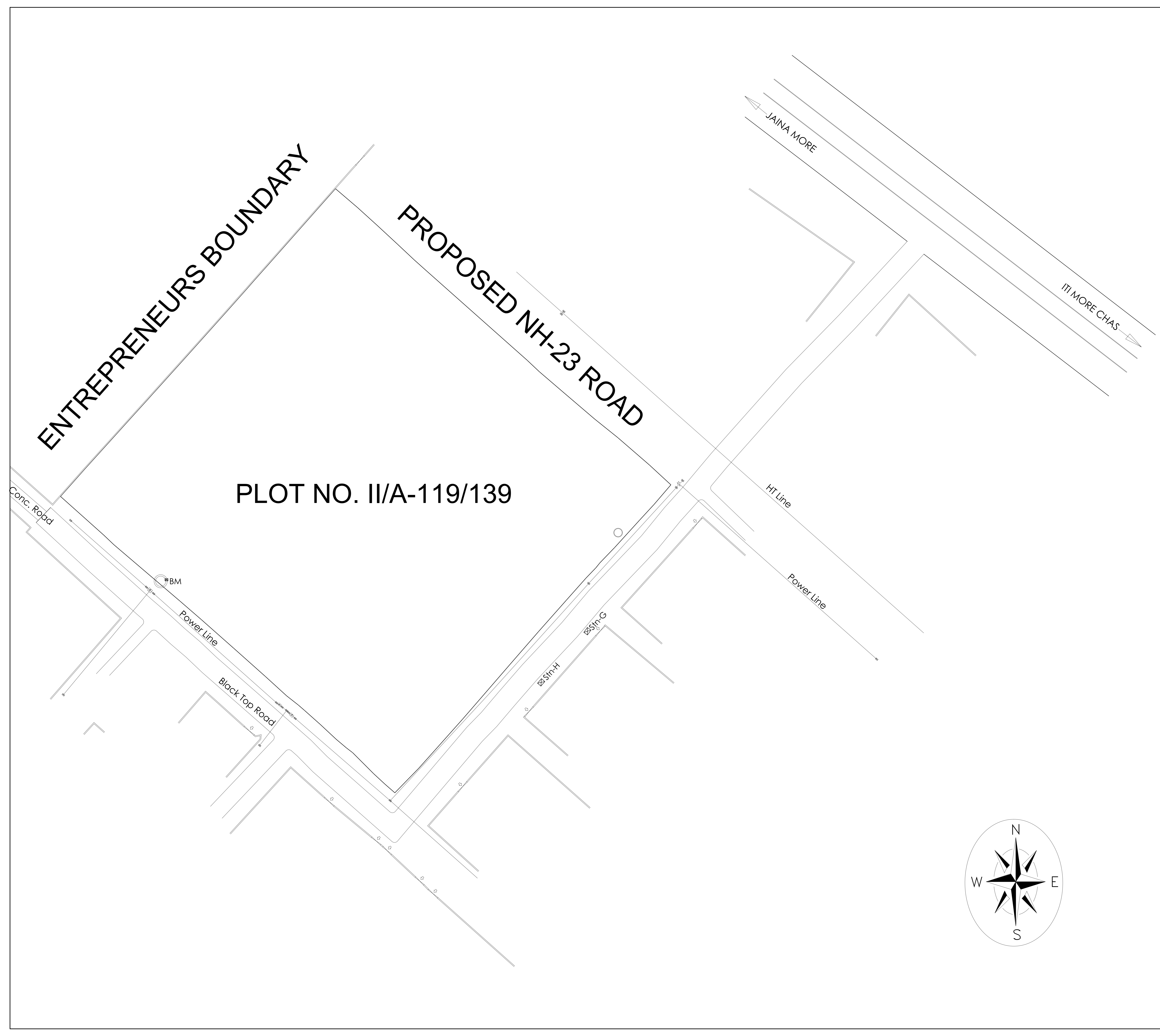
Subject : Supervision Certificate

This is to state that we the **MEDICANT HOSPITAL AND RESEARCH CENTRE PRIVATE LIMITED** are constructing a Super Speciality Hospital at BIADA, Sector-12, Bokaro , Jharkhand and hereby certify that during construction of the aforesaid building we would be undertaking strict supervision for quality and construction practices as prescribed by NBC any other competent authority.



(DR MAJID AHMED TALIKOTI)
For, Medicant Hospital and **DIRECTOR**
Research Centre Pvt. Ltd.

Director



PROPOSED BUILDING PLAN OF :-
M/S MEDICANT HOSPITAL & RESERCH CENTER PVT.LTD.
BOKARO INDUSTRIAL AREA, BOKARO STEEL CITY-14

SIGNATURE OF OWNER

ARCHITECT SIGNATURE

SHEET TITLE -KEY PLAN

| | | |
|----------------------|------------|--|
| DRG NO - | SHEET NO - | |
| JOB NO - | | |
| SCALE - NOT TO SCALE | DATED - | |
| DEALT BY - | | |
| CHECKED BY - | | |