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Lease Deed 30 June 1668



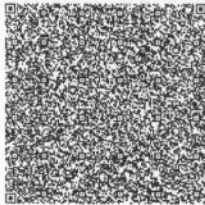
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INDIA NON JUDICIAL
Government of Jharkhand

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
used
9600000



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नियम 21 के अधीन ग्राहक को स्टाम्प
अधिनियम 1899 की अनुसूची। संख्या
के अधीन यथावत् स्टाम्प-शुल्क लगाया
है। या स्टाम्प शुल्क स.

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Dr.
निबंधन प
बोकरो
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Handwritten signature and stamp of Medicant Hospital and Research Centre Pvt. Ltd.

Handwritten signature and stamp of BOKARO INDUSTRIAL AREA DEVELOPMENT AUTHORITY BIADA.

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Statutory Alert:

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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.
Director
LEASER BY
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 Jagdih 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.


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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.

Survey Plot No.	Khata No.	Area
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

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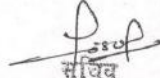
Super Speciality Hospital and
Research Centre Pvt. Ltd.
Director
PART-II

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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16.05.2017

Director
Bokaro Hospital and
Health Centre
Bokaro

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

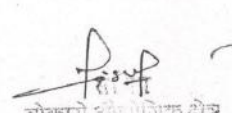
16. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial institution to the effect that the financial institution shall make the finance available to the allottee.
17. That the financial institutions 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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16.05.2017

Director
Bokaro Hospital and
Medical Centre Pvt. Ltd.
Bokaro

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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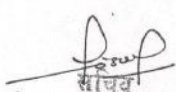
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recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

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
Clinic Centre 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/demerge/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


सचिव
बोकारो औद्योगिक क्षेत्र
विकास प्राधिकरण
बोकारो स्टील सिटी-827014

16.05.2017

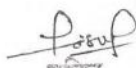
Dr. R. K. Singh
Managing Director
Bihar Industrial Area Development Authority
Patna

- 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.


बोकारो औद्योगिक क्षेत्र
विकास प्राधिकरण
बोकारो स्टील सिटी-827014
16.05.2017

Hospital and
Health Care
Services Pvt. Ltd.
Director

43. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if required by the Authority responsible for implementation of the respective laws.
44. That non adherence to the schedule in the matter of setting up the industry/ services/ activities for which the scheduled land/ shed has been allotted, not setting up industry for which the scheduled premises has been allotted, unauthorized surrender in favour of another entity or person, unauthorized change in the constitution of lessee, unauthorized change of project, unauthorized mortgage to any financial institution or otherwise, making false declaration, giving false undertaking and/or any other circumstances, which the Managing Director of the Authority considers against the interest of the objectives of the Act, rules and regulations made there under, non-payment of any dues of the Authority including late action charges, non action charges or any penalty under the Authority's Regulations shall constitute public demand recoverable under Bihar & Orissa Public Demand Recovery Act, 1914 and shall be considered as violation of the terms of allotment order, Jharkhand Industrial Policy, Indemnity Bond, Regulation of the Authority, terms and conditions of the lease deed warranting initiation of action for cancellation proceeding by the lessor or shall have right to resume and enter upon the scheduled premises without payment of any compensation to the lessee and also to forfeit the money paid in land head and other sums paid by the lessee and re enter on the lease hold property and on such re entry the interest of the lessee in the lease hold property shall cease and the lease deed shall stand terminated.
45. That if any dispute or difference arises concerning the meaning and interpretation of any of the Clauses of the provisions contained in this lease deed, the same shall be referred to the lessor and the decision of the lessor relating to such dispute or difference shall be final, conclusive and binding on the parties hereto. That any violation of the conditions of land allotment order, lease deed, Indemnity Bond, or the provisions of Industrial Policy as applicable on the relevant date and/or 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 Secretary Department of Science Technology, Information Technology and Industries as Jharkhand Industrial Area Development Authority Act, 2001 shall entitle the Managing Director to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice and pass orders to the effect.
46. That the Managing Director of the Authority shall, before cancelling the allotment allows one month time to the allottee to put up his/her/its case. The lessee on being dissatisfied with the order of the Authority may file an appeal to the Department of Industries, Government of Jharkhand within one month and the State Government shall, after due consideration dispose it of within two months from the date of receipt of the appeal. The authority shall, after cancellation of allotment of the plot/shed take possession of the said land/shed.
47. That if the lessee continues to be in possession of the cancelled plot and carry out any activity either alone or with cooperation of somebody else, possession by such lessee shall be treated unauthorized for which he/it shall be liable for penalty @ Rs. 15.00 per sq. ft. per month until he/it hands over vacant possession of the allotted plot to the


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16.05.2017

Medicant Hospital and
Research Centre Pvt. Ltd.

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 (I) 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, MANUJA PRASAD BARANWAL
10/ LEELA AMBARAM, BARI LODHEKAM
B.S. CITY, BOKARO - 827012
- 2. Dinesh Kumar S/O, CHANDAR DEU DAS
Dinesh Sec-6/A, ORNO-1082 St-12 B.S. City

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.

Manoj Jaiswal
Authorized Representative of the
Managing Director
Bokaro Industrial Area Development Authority
Bokaro Steel City-827014
8/12/2017

WITNESSES:

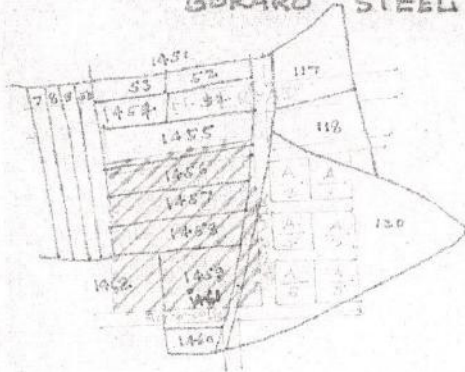
- 1. Santosh Kumar Das
Asst. BIA DA
- 2. AWADHESH SINGH
DH. BIADA.

\$

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

BOKARO STEEL CITY- 14

SCALE- 1"=330'-0"



VILLAG-----UKRID & PIPRATANR
THANANO--- 37 3 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

BOUNDRY
L.S. PLOT NO-----INDUSTRIAL PLOT NO
N- 1455 (P) --- PROPOSED N.H. 23 ROAD
S- 1459 (P) & 1462 (P) --- 40'-0" WIDE
E- 120 (P) & 1462 (P) --- 40'-0" WIDE
W- 1455 (P), 1456 (P), 1457 (P), 1458 (P) & 1459 (P) ENTERPRENEURS
INDUSTRIAL PLOT NO - 12/A-115/173 **BOUNDRY**

Medicant Hospital and
Research Centre Pvt. Ltd

[Signature]

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




आधार

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

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

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

19/12/2014
 199354638

 ML993546385FT

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

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



माजिद अहमद तालिकोट
 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,
प्लॉट नं.- 328, बारी कॉ-
ओपरेटिव कॉलोनी, पोस्ट-
सेक्टर- 12, बोकारो स्टील
सिटी, बोकारो,
झारखण्ड - 827012

S/O. Ganga Prasad Baranwal, PLOT
NO.- 328, BARI CO-OPERATIVE
COLONY, POST-SECTOR- 12,
Bokaro steel city Bokaro,
Jharkhand - 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 पर्या-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/Hik	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
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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 वैश	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,

328, Bari 328, Bari

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
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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

उपर्युक्तदियाँ 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

पिता

जंगा प्रसाद वठवाल

पहचान

निवासी

श्री.....Sec Prada.
को अधिनियम सं० १६ (१९०८) के
अनुसार फंड के अधीन इन कार्यों में
स्वयं होकर कार्य करती हैं। उनके द्वारा
इस दस्तावेज में अंकित तथ्यों की सत्यता
उनकी हस्ताक्षर से सिद्ध है।

Co-opra colony.

पेशा

व्यापार

निबंधन पदाधिकारी का हस्ताक्षर

17/5/17
मोहरो का



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