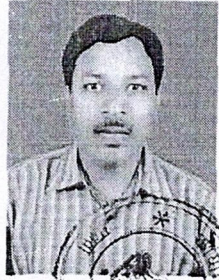
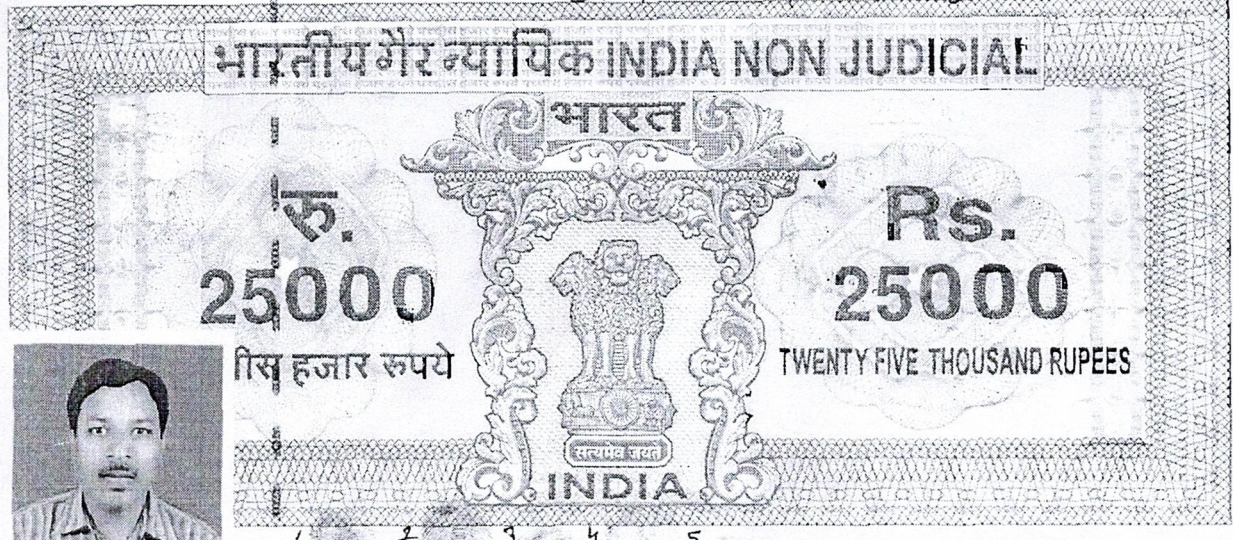


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Lease Deed 9166000/- 30 years

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 270 मीटर (887 फीट) का
 दस्तावेज नं. 1946 का
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 स्टांप प्राप्त है

As 274980/-
 Rs 20000/-
 276980/-

31/1/19

31-01-19
 जिला अवर निबंधक

LEASE DEED

THIS DEED OF LEASE IS made on this the 31st January day of 2019 at GARHWA

BETWEEN

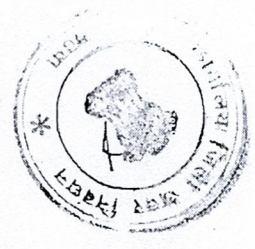
The Jharkhand Industrial Area Development Authority, Ranchi Region, RIADA Bhawan 5th floor, Namkum Industrial Area, Lowadih, Ranchi-834010. Represented by its Managing Director/his authorized representative Sri Niranjan Trikey S/o Late Abraham Trikey aged about 52 years, by Faith-Christian, Nationality-Indian, Permanent Resident of JIADA Bhawan Namkum Lowadih, Ranchi. Local Resident of JIADA Bhawan Namkum Lowadih, Ranchi P.O-Namkum, P.S-Namkum Town-Ranchi, District-Ranchi, 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

For Sri Baidya Path Warehousing Private Limited
 Managing Director

Development Officer
 Jharkhand Industrial Area
 Development Authority
 (Ranchi Region)

Attended Kumer Stamp S/O
 Nagareshwar Singh
 Address Nagar Sulikbang
 P.S. + Distt - Garhwa
 P.O. - 378199497477

श्री वैद्यनाथ वेदा हाउसिंग प्रो. लि.
प्रतिष्ठान लिमिटेड
कोलकाता - 700005





झारखण्ड JHARKHAND

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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.

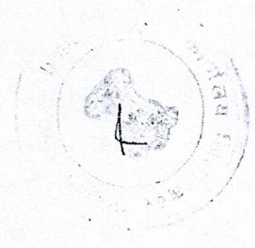
Jharkhand Industrial Area Development Authority

[Handwritten Signature]

Managing Director

[Handwritten Signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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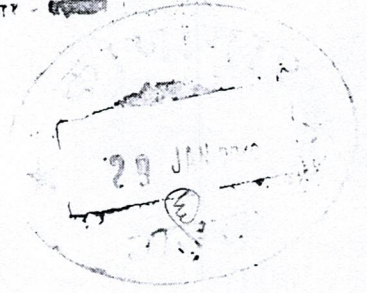
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3. Whereas, the lessee applied for allotment of 6.20Acre area of land for setting up " Warehousing and Logistic " industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 6.20Acre area of land/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.1305 dated 21.12.2018 and upon payment of Rs.85,23,050.00(Rupees Eight five Lakhs Twenty three Thousand Fifty only) (Land Salami Rs.13,74,681.00 Per Acre Calculated Land Price Rs.85,23,050.00) towards full premium of land / first installment in case of mega IT industry (*whichever is applicable*), execution of indemnity bond dated 03.01.2019 and the lessee has been handed over physical possession of allotted land on 18.01.2019.
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/ shed. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed.

[Signature]

[Signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

क्रमांक: ११११
दिनांक: २९.११.१९
विषय: ~~...~~





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LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT
 M/s. SRIBADYANATH WAREHOUSING PVT. LTD.,
 Belchampa Industrial Area

Village : Belchampa
 Thana No. : 283
 Thana : Garhwa
 Dist. : Garhwa

Corresponding to Industrial Plot No.29

Khata No.	Survey Plot No.	Area
56	594P	
56	596P	1.35
56	699P	3.30
56	700P	0.75
		0.80
Total Area :		6.20 Acre

Calculation of Industrial Plot No.29

BOUNDARY

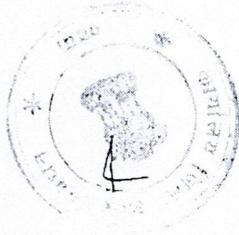
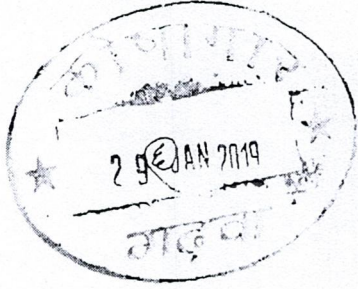
	As per Survey Plot No.	As per Industrial Plot No.
North	By Survey Plot No.596P & Indl. Road	Plot No.41,42
South	By Survey Plot No.699P & Indl. Road	Plot No.27,28
East	By Survey Plot No.594P,596P,700P & Indl. Road	
West	By Survey Plot No.596P,699P & Garhwa-Rehla Road	

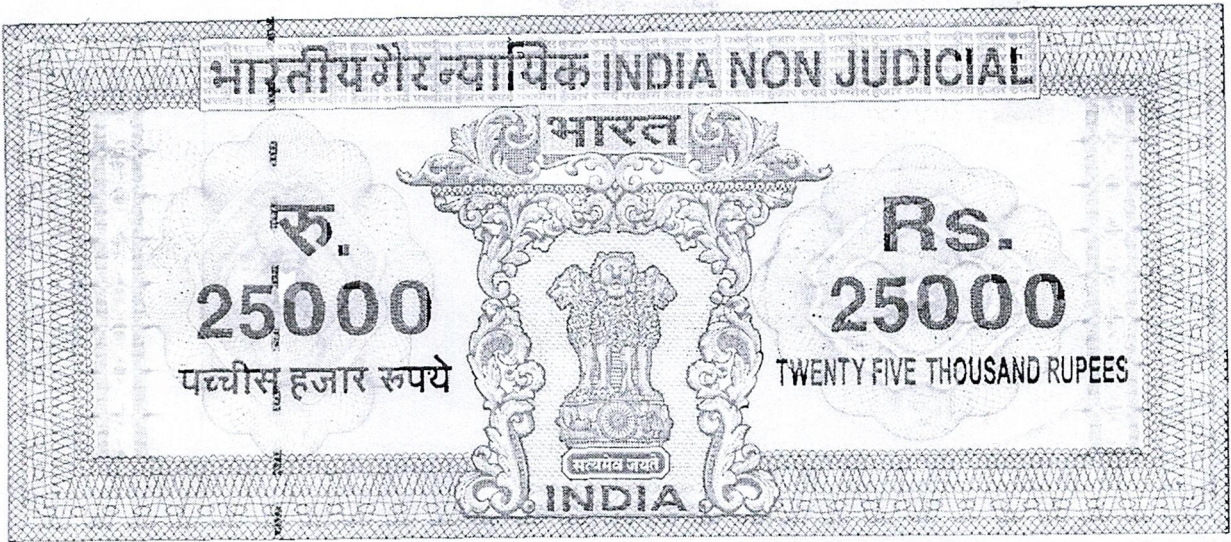
Possession taken over the plot on: 18.01.2019

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Development Officer
 Jharkhand Industrial Area
 Development Authority
 (Ranchi Region)

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29.11.19





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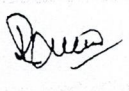
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PART-II

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 up "M/s. SRI BAIDYANATH WAREHOUSING PVT. LTD.," industry in the command area of the lessor for manufacturing "Warehousing and Logistic."
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,


Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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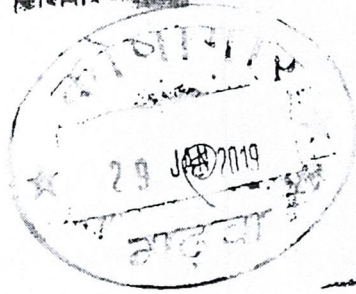
Rs.25,000.00 for land above 1.0 acres upto 3.0 acres and Rs.50,000.00 for land over 3.0 acres or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment 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 if the lessee is a mega IT industry it shall have option to pay the total land premium, land development charges calculated and fixed by the lessor, in five equal installments spread over period of three years. The lessee is held and firmly bound to pay the land premium in remaining four installments which shall be spread over period of three years within one month of demand from the lessor Authority. For deferred payment, the lessor shall charge interest on balance amount @15% p.a subject to revision by the lessor from time to time. If the lessee fails to make payment of any installment within the time frame fixed by the lessor,

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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additional charge at prevailing rate accruing upon the footing of yearly computed interest shall be borne by the lessee. No rebel shall be admissible in this regard and the lessor reserves its right to make change in the rate of interest. Delivery of possession of land/ shed has been made to the lessee by the lessor on payment of first installment and the schedule for payment for the remaining four installments are fixed as follows:-

<u>Installment</u>	<u>Amount</u>	<u>Date</u>
2 nd Installment	Nil	Nil
3 rd Installment	Nil	Nil
4 th Installment	Nil	Nil
5 th Installment	Nil	Nil

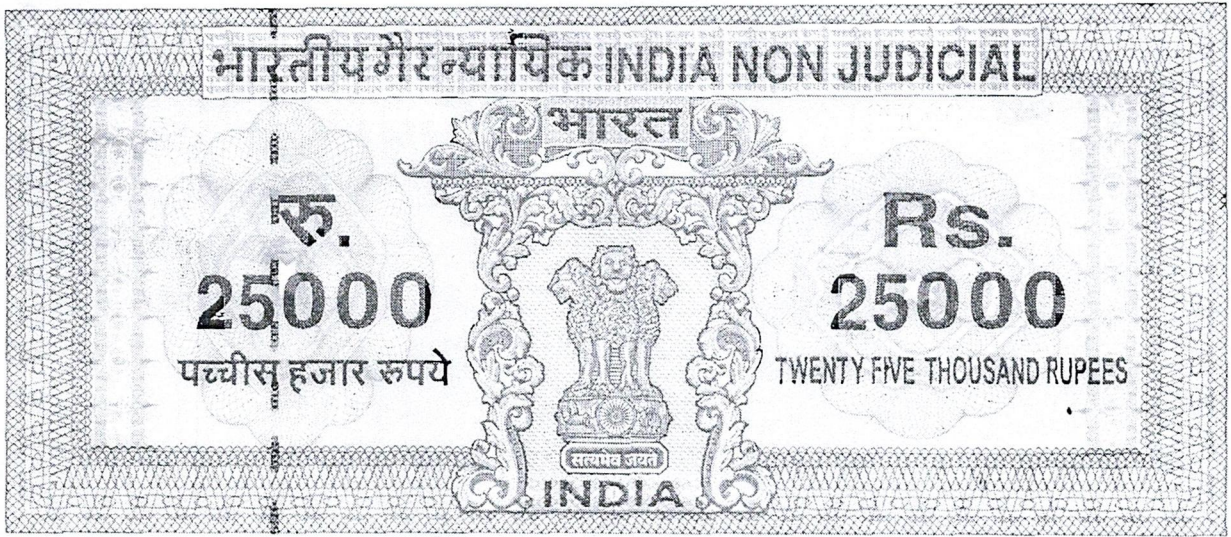
*Please strike off Provision (4) of the lease deed if not applicable

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[Handwritten signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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5. That the lessee shall pay an annual rent of Rs.5000 Per Acre Only per acre per annum i.e. Rs.31,000.00 (Rupees Thirty one Thousand) and annual maintenance charges of Rs.7000.00 (Rupees Seven Thousand) only per acre per annum i.e. Rs.43,400.00 (Rupees Forty three Thousand Four Hundred) on before 31st March of each year and monthly street light charges of Rs.Nil only as demanded by the lessor. The rent, maintenance charges and street light charges shall be revisable from time to time by the lessor and shall be payable by the lessee.
6. 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.
7. 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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8. That in the event of nonpayment 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 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
9. 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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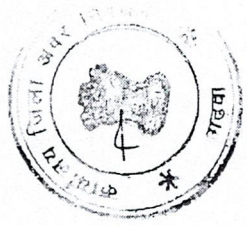
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10. That the lessee shall go into production or show substantial progress towards the implementation of project within six months from the date of approval of plan and shall start construction work with the margin money showed in the project report 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

कक्षा क्रमांक : ११
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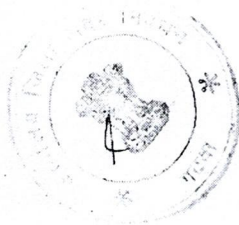
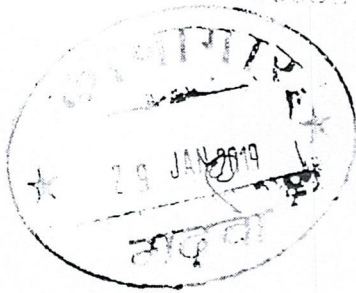
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11. That the lessee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any 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.
12. 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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13. 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.
14. 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.
15. 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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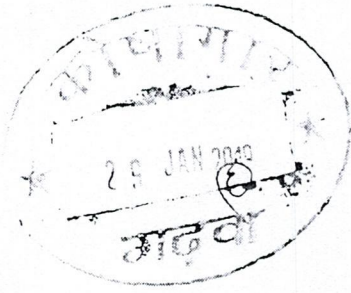
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16. That in case of mortgage, the Authority shall have the first charge on the assets/ property (built space/ shed) towards transfer charges, extension charges, lease rent interest and any other dues, taxes, charges etc payable to the Authority from time to time.
17. 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.
18. 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

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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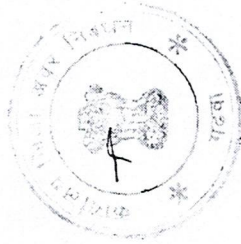
auction, the intending bidders must be informed in writing through notice or otherwise that the successful bidder shall be given possession of the lease hold right on the scheduled property only after production of No Dues Certificate from the office of the lessor.

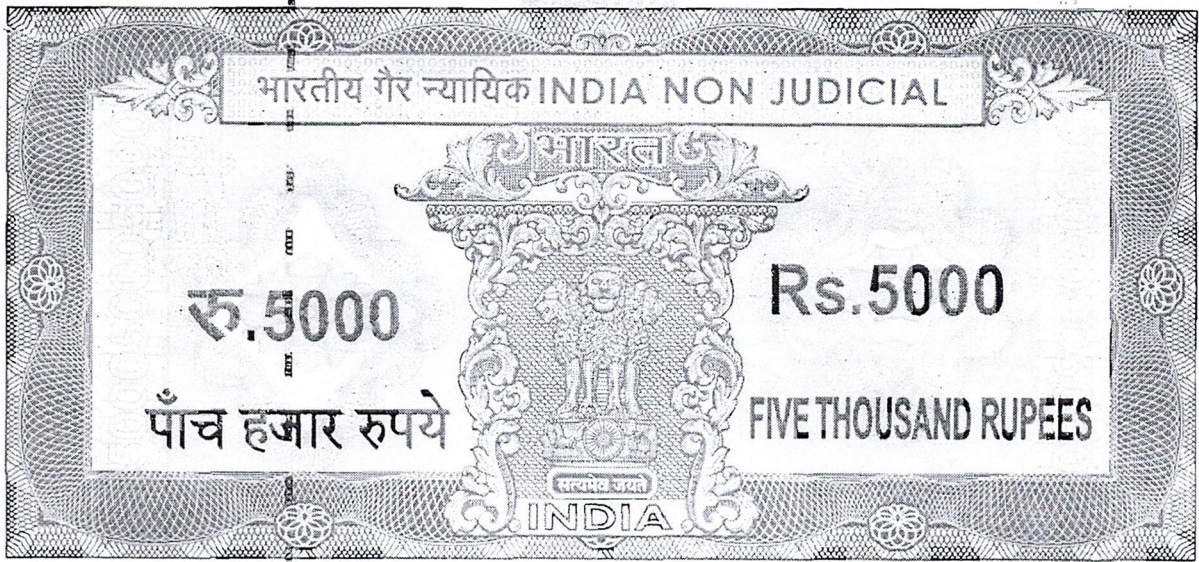
19. That the mortgaged lease hold right in the scheduled land auctioned by the bank/ financial institution/ statutory authority may be considered for regularization by the lessor in favour of the successful bidder identified by the bank/ financial institution/ statutory authority for substitution on 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.

Ramesh

[Signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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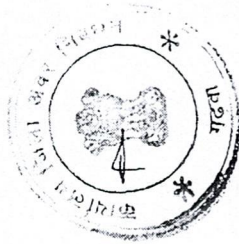
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20. That the lessee shall submit a plan of the factory/ shed or and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Managing Director 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. 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 sqft 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 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.

Raena

Raena
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

संस्थान के ज. हासिंग डा. १९.१.१९





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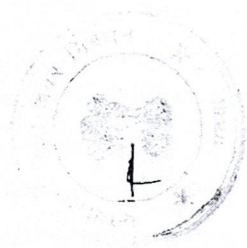
The lessor shall respond to the lessee within ninety days from the date of submission of plan with necessary approval. However, if warranted lessor may ask for any clarification/ modification and submission of revised plan. In case no communication is received from the lessor within 90 days from the 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.

21. 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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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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22. 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.

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[Handwritten signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



झारखण्ड JHARKHAND

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23. 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 an 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 sqft 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.

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[Handwritten Signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



झारखण्ड JHARKHAND

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24. 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.

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[Handwritten signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

श्री अशोक कान्त
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25. 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 sqft 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 recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

[Handwritten signature]

[Handwritten signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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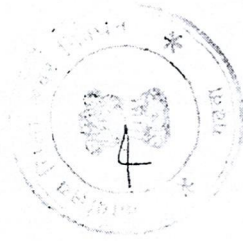
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26. That in case of violation of provision 29(ii) of the Authority's Regulations 2015, the lessee shall be punishable with fine which may extend upto Rs.10,000.00 or simple imprisonment for a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs.100.00 every day after conviction as above.
27. 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.
28. 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

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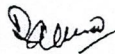
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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

कॉमर्स विभाग
राष्ट्रीय विद्यापीठ संस्था
मुंबई
२९.१.१९

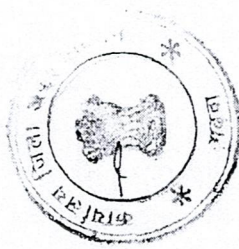


be the sole judge, or if it is found that any portion of the land/ shed is not required by the lessee for the purposes it was allotted, the lessee shall on being asked by the State government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall 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.

29. 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:



Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



- 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.

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.

30. 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.
31. 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 sqft 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.

Datta

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



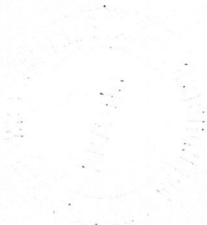
32. That the lessee shall not be allowed to use the allotted land/ shed for any other purposes including residential or any other commercial activities than for which the plot has been allotted. Violation of this provision shall be treated as violation of Regulation of the Authority, conditions of allotment order, conditions of indemnity bond and conditions of this lease deed and shall result in cancellation of plot by the lessor.
33. 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.

34. 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 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.

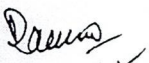
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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

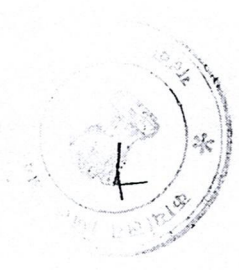
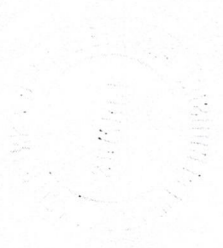


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35. That the lessor may consider the request of lessee for whose unit EM-II/PMT/SSI PMT/DOP has been issued either running or sick or closed, for the transfer of leasehold rights of the scheduled property in favor of a new Entrepreneur as identified 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.


Managing Director


Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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- 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.
36. 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.
37. 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 cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.




Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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38. 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.
39. 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.
40. That the lessee after coming to production 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.
41. 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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U.S. POST OFFICE
WASHINGTON, D.C.

42. 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.
43. 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 shall entitle the lessor to cancel the allotment order, terminate the lease deed and forefeet the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.
44. 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.

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Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



भारत सरकार
विदेशीय मामलों के विभाग
नई दिल्ली

45. 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, nonpayment 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.

46. 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~~






Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



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.

47. 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.
48. 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 Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
49. 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.

Das

AV
Development Officer
Jharkhand Industrial Area
Development Authority
(Panchi Region)



50. 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.

For and on behalf of

[Handwritten Signature]

M/s. SRI BAIIDYANATH WAREHOUSING PVT. LTD.,

WITNESSES:

1. Rabin^{dr}o ^{Ranchi} s/o. Hanihar goshy, vill - Mahul, pandadit
2. Jai Prakash ^{Ranchi} s/o - Bichar Jee Singh MA/ D.T. 1440
Dhruv^o Ranchi

IN WITNESS WHEREOF THE HAND OF Sri Niranjan Trikey, Development Officer, Authorized Representative of the Regional Director, Jharkhand Industrial Area Development Authority, Ranchi Region for and on behalf of the Jharkhand Industrial Area Development Authority, Ranchi Region has been a fixed on the date and year first above written.

[Handwritten Signature]
Development Officer
Jharkhand Industrial Area
Development Authority
Authorized Authority
Representative of the
(Ranchi Region)
Regional Director.

WITNESSES:

1. Sanjeav Lakra, I.E.O., JIADA, Ranchi Region
2. Manj Kr. Sam. Typist, JIADA Ranchi Region

[Handwritten Signature]

[Handwritten Signature]
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



Department of
Education
Washington, D.C.

Certified that the original and duplicate copy of this lease deed are exact true and are reproduction of each other.

For and on behalf of

Deena

M/s. SRI BAIDYANATH WAREHOUSING PVT. LTD.,
Belchampa Indl. Area

Deena

Managing Director/Director

Development Officer
Jharkhand Industrial Area
Development Agency
(Ranchi Region)



31/11/19



For Sri Baidyanath Warehousing Private Limited.

Deena

31/11/2019

Managing Director/Director

प्रमाणित किया जाता है कि
दस्तावेज में जिन व्यक्तियों का
हस्ताक्षर है उनके साथ
मेरे सामने लिखा गया है।
अबुल कलाम खान 31/11/19

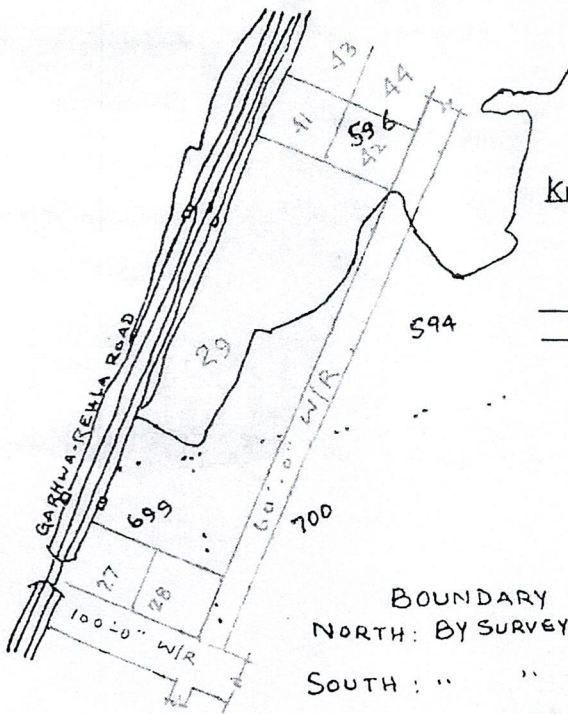
प्रमाणित - अबुल कलाम खान 31/11/2019



M/S SRI BAIDYANATH WARE HOUSING PVT. LTD.
 IN THE INDUSTRIAL AREA BELCHAMPA, GARHWA

VILLAGE: BELCHAMPA
 THANA: GARHWA
 THANAMD. 283
 DISTRICT: GARHWA

SCALE: 16" = 1 MILE



29 ALLOTTED INDL. PLOT NO. 29
 SHOWN IN RED WASH

KHATA No.	SURVEY PLOT No.	AREA
56	594 P.	1.35
56	596 P.	3.30
56	699 P.	0.75
56	700 P.	0.80
TOTAL AREA: 6.20 ACRES		

BOUNDARY
 NORTH: BY SURVEY PLOT NO. 596 P. & INDL. PLOT NO. 41, 42
 SOUTH: " " " " 699 P. 700 P. & INDL. PLOT NO. 27, 28
 EAST: " " " " 594 P. 596 P. 700 P. & INDL. ROAD
 WEST: " " " " 596 P. 699 P. & GARHWA-REHLA ROAD

CERTIFIED THAT THE ORIGINAL AND DUPLICATE LEASE PLAN ARE
 TRUE, EXACT & REPRODUCTION OF EACH OTHER

CHECKED BY: *[Signature]*

[Signature]
 Development Officer
 Jharkhand Industrial Area
 Development Authority
 (Ranchi Region)

[Signature]
 Director

मि. श्री. बाबूराव...
In the presence of...



Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

[Handwritten signature]



JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY, BIADA, RANCHI REGION

RIADA Bhawan, Namkum Industrial Area, Lowadih, Ranchi-834010
Phone : 0651-2460408, Telex:2460125, Web:riada.co.in, email:riada.rnc@gmail.com

LAND ALLOTMENT ORDER

No. 1325 JIADA, Ranchi Region

Date: 31-12-2019

From:

Ajay Kumar Singh,
Regional Director.

To:

Shri Adsumilli VSRNV Prasad, Director
M/s. SRI BAIDYANATH WAREHOUSING PVT. LTD.,
Flat No. 203, 6-3-1089/11, Pavani Avenue Somajiguda, Raj Bhawan Road,
Hyderabad-500082

Subj: Allotment of 6.20 Acre of land to M/s SRI BAIDYANATH WAREHOUSING PVT. LTD., Belchampa Industrial Area herein the unit.

in continuation of provisional letter No. 777 dated 13.05.2017 issued by this office to the addressee unit and payment of a sum of Rs.85,23,050.00 (Rupees Eightyfive Lakh Twentythree Thousand Fifty) Only (Land price @ Rs.13,74,681.00 Calculated Land Price Rs.85,23,050.00) towards full land premium through a RTGS issued Money Receipt No.22780 dated 19.12.2018 as per decisions taken in Project Clearance Committee (PCC) of the Authority held on 12.05.2017 followed by the decisions taken by the Land Allotment Committee (LAC) in its meeting held on 12.05.2017 the Authority hereby allots 6.20 Acre Plot No.29 of land/ shed. herein 'the land/shed' morefully 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:-

Mang Mr. San
31/1/19

Dans
31/01/2019

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, राँची प्रक्षेत्र
जियाडा भवन, जामकुम औद्योगिक क्षेत्र, लोबाडीह, राँची।

पत्रांक- 107

दिनांक- 20/11/19

प्रेषक:

श्री निरंजन तिर्की,
विकारा पदाधिकारी।

सेवा में,

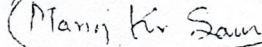
जिला अवर निबंधक,
गढ़वा।

विषय- M/s SRI BAIDYANATH WAREHOUSING PVT. LTD., बेलचम्पा
औद्योगिक क्षेत्र का पट्टाकरण के संबंध में।

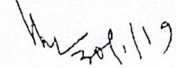
महाशय,

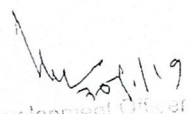
उपर्युक्त विषयक के संबंध में कहना है कि M/s SRI BAIDYANATH
WAREHOUSING PVT. LTD., बेलचम्पा औद्योगिक क्षेत्र का पट्टाकरण
कागजात निबंधन करने की कृपा की जाय। प्राधिकार की ओर से श्री मनोज
कुमार सौर, टकक, जियाडा, राँची प्रक्षेत्र कागजात उपस्थापित करेंगे जिनका
हस्ताक्षर नीचे अभिप्रमाणित है।

विश्वास भाजन,



(मनोज कुमार सौर,
टकक, जियाडा, राँची प्रक्षेत्र।)


विकास पदाधिकारी।


Development Officer
Jharkhand Industrial Area
Development Authority
(Raichur Region)

निबंधन विभाग, झारखंड
Garhwa

Online Payment Receipt for Registration Fees

Payment ID	3101201912390219462	Payment Date	1/31/2019
Application ID	308540	Time	12:44:05 PM
Applicant Name	Manoj Kumar Saur		
Fee Name	Registration Fees		
Fee Amount	278300		
GRN No.	1900264330	Reference No.	5931899464923
CIN No.	10002162019013103869		
Payment Status	SUCCESS; NA		
Payment Mode			

Rupees Two Lac Seventy Eight Thousand Three Hundred Only.

Pls. note Payment ID for future reference.

Pls. retain the copy of Receipt for future reference.

Manoj Kr. Saur
31/1/19



Jhar Registry Dashboard

Government Of Jharkhand

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MANOJ KUMAR SAUR

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

308540

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=581da967-7bcb-408e-9fcd-2d2158f8ccfb>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 278300.00by -Manoj Kumar Saur on 31/01/2019 with CIN - 10002162019013103869 & GRN No. - 1900264330 & Status - SUCCESS


Print Payment Verification Details ()



निबंधन विभाग, झारखंड
Garhwa

Token No.10Token Date: 31/01/2019
Party Name: Manoj Kumar Saur Through J I A D A RANCHI ON BEHALF OF
NIRANJAN TIRKEY TH. LTR. NO. 402
Father/Husband Name:Kishun Saur
(LESSOR)
Lower Chutia Chutia Ranchi

Deed Type: Lease Deed

Party Details	
Name :	Manoj Kumar Saur
Gender :	M
DOB :	03-01-1966
C/o :	S/O Kishun Saur
District :	Ranchi
House/Building No. :	
Locality :	Lower Chutia ,Po-Chutia,Ps-Chutia
Pincode :	834001
Post Office :	
State :	Jharkhand
Village/Town/City :	Ranchi G.P.O.
Aadhaar No :	xxxxxxxx6181
Photo :	

4
Registering Officer

Party Signature

Operator's Signature

Manoj Ku. Saur





निबंधन विभाग, झारखंड
Garhwa

Token No.10Token Date: 31/01/2019


Party Name: Adsumilli Vsrnv Prasad For Baidyanath Warehousing Pvt Ltd.

Father/Husband Name:Late A. Venkata Rathnam

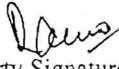
(LESSEE)


Flat No 203, 6-3-1089/1/1, Pavani Avenue Somajiguda Raj Bhawan Road Hyderabad A.P.

Deed Type: Lease Deed

Party Details	
Name :	Adsumilli V S R N V Prasad
Gender :	M
DOB :	03-03-1977
C/o :	S/O Venkata Rathnam Adsumilli
District :	K.v. Rangareddy
House/Building No. :	Flat No-401, Parkridge Appartment
Locality :	
Pincode :	500049
Post Office :	
State :	Telangana
Village/Town/City :	Miyapur
Aadhaar No :	xxxxxxxx1665
Photo :	

4
Registering Officer


Party Signature



Operator's Signature



निबंधन विभाग, झारखंड
Garhwa

Token No.10 Token Date: 31/01/2019
Party Name: ARVIND KUMAR SHARMA
Father/Husband Name:NAGENDRA SHARMA
(Identifier)
ADARSH NAGAR SUKHBANA GARHWA

Deed Type: Lease Deed

Party Details	
Name :	Arbindra Kumar Sharma
Gender :	M
DOB :	01-01-1984
C/o :	S/O: Nagerndr Sharma
District :	Garhwa
House/Building No. :	
Locality :	VILL-SUKHBANA ps-nawada ps-GARAHWA
Pincode :	822114
Post Office :	
State :	Jharkhand
Village/Town/City :	Nawada
Aadhaar No :	xxxxxxxx7477
Photo :	

4
Registering Officer

Arvind Kumar Sharma
Party Signature

Operator's Signature






निबंधन विभाग, झारखंड
Garhwa

Token No.10/Token Date: 31/01/2019
Party Name: SANJAY PRAJAPATI
Father/Husband Name:ASHARFI PRAJAPATI
(Witness)
TILDAG GARHWA

Deed Type: Lease Deed

Party Details	
Name :	Sanjay Prajapati
Gender :	M
DOB :	15-02-1979
C/o :	S/O: Asharfi Prajapati
District :	Garhwa
House/Building No. :	
Locality :	VILL- TILDAG POST- TILDAG PS- GARHWA
Pincode :	822114
Post Office :	
State :	Jharkhand
Village/Town/City :	Tildag
Aadhaar No :	xxxxxxxx3374
Photo :	

4
Registering Officer

Party Signature

Sanjay
31.1.19


Operator's Signature



निबंधन विभाग, झारखंड
Garhwa

Token No.10 Token Date: 31/01/2019
Party Name: MUKESH KUMAR
Father/Husband Name: BISHNU CHANDRA
(Witness2)
MADHEYA GARHWA

Deed Type: Lease Deed

Party Details	
Name :	Mukesh Kumar
Gender :	M
DOB :	08-01-1987
C/o :	S/O Vishnu Chandra
District :	Garhwa *
House/Building No. :	
Locality :	VILL - MADHEYA, PO - HOOR, PS - GARHWA
Pincode :	822114
Post Office :	
State :	Jharkhand
Village/Town/City :	Madheya
Aadhaar No :	xxxxxxxx9724
Photo :	

4
Registering Officer

Mukesh Kumar
Party Signature

Operator's Signature

निबंधन विभाग, झारखंड
Garhwa
जांच पर्चा-सह धोखा प्रपत्र (नियम 114)

Token No 10 Token Date/Time: 31/01/2019 12:47:06

Document Type	Lease Deed	Presenter	MANOJ KUMAR SAUR
Presenter Name & Address	Lower Chutia Chutia Ranchi	Date of Entry	31/01/2019
Stampable Doc. Value	9166000	DCE	Total Pages 84
Document/Transaction Value	9166000	Stamp Value	368000
Special Type		Serial / Deed No /	Book I
Remarks / Other Details		Old Serial No /	CNO/PNO
Property Details:	App ID	308540	e-Stamp Cert No

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl. Vol	Regl. Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
GARHWA	283	0	BELCHAMPA	56	596P	0	0	Survey Plot No 596p Indl Plot No 41.42	Survey Plot No 699p 700p 596P Indl Plot No 27.28	Survey Plot No 594p 596P 700p & Indl Road	Survey Plot No 596p 699p & Garhwa Renta Road			R_COM	330.00 Decimal	7045490	
GARHWA	283	0	BELCHAMPA	56	594P	0	0	Survey Plot No 596p Indl Plot No 41.42	Survey Plot No 699p 700p 596P Indl Plot No 27.28	Survey Plot No 594p 596P 700p & Indl Road	Survey Plot No 596p 699p & Garhwa Renta Road			R_COM	135.00 Decimal	6973155	
GARHWA	283	0	BELCHAMPA	56	699P	0	0	Survey Plot No 596p Indl Plot No 41.42	Survey Plot No 599p 700p 596P Indl Plot No 27.28	Survey Plot No 594p 596P 700p & Indl Road	Survey Plot No 596p 699p & Garhwa Renta Road			R_COM	75.00 Decimal	3873975	
GARHWA	283	0	BELCHAMPA	56	700P	0	0	Survey Plot No 596p Indl Plot No 41.42	Survey Plot No 699p 700p 596P Indl Plot No 27.28	Survey Plot No 594p 596P 700p & Indl Road	Survey Plot No 596p 699p & Garhwa Renta Road			R_COM	80.00 Decimal	4132240	

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres Address	Perm Address	PAN Verified
LESSOR	Manoj Kumar Saur Through J I A D A RANCHI ON BEHALF OF NIRANJAN TIRKEY TH LTR NO 402	Kishun Saur	Service	पिता		Male		xxxxxxxxx37	xxxxxxxxx181	Lower Chutia Chutia Ranchi	Lower Chutia Chutia Ranchi	
LESSEE	Adsumli Vsrnv Prasad For Baidyanath Warehousing Pvt Ltd	Iale A Venkata Rathnam	Business	भति		Male		xxxxxxxxx65	xxxxxxxxx1655	Flat No 203 6-3-1089-1-1 Pavan Avenue Somajiguda Raj Bhawan Road Hyderabad A.P	Flat No 203 6-3-1089-1-1 Pavan Avenue Somajiguda Raj Bhawan Road Hyderabad A.P	
Identifier	ARVIND KUMAR SHARMA	NAGENDRA SHARMA	Business	पिता		Male		xxxxxxxxx79	xxxxxxxxx747	ADARSH NAGAR SUKHABANA GARHWA	ADARSH NAGAR SUKHABANA GARHWA	
Witness1	SANJAY PRAJAPATI	ASHARFI PRAJAPATI	CULTIVATION	भति		Male		xxxxxxxxx59	xxxxxxxxx3374	TILDAG GARHWA	TILDAG GARHWA	
Witness2	MUKESH KUMAR	BISHNU CHANDRA	CULTIVATION	भति		Male		xxxxxxxxx58	xxxxxxxxx6724	MADHE YA GARHWA	MADHE YA GARHWA	

Fee Details:

SN.	Fee Name	Net Amount
1	A1	274980.00
2	SP	1260.00
3	F	2000.00
	Total	278240.00

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself formation provided by me are true to itself. The details of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.

Manoj K. Saur
Signature's of Executant & Claimant

उपर्युक्तदिये दस्तावेज में अंकित तथ्यों के अनुरूप है। गण्डूल कलसम खंवार

देशाभिन्न लेखक का हस्ताक्षर प्रमाणिकता का हस्ताक्षर आग्रा इंद्रापीठ का हस्ताक्षर

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

उपर्युक्त
स्वीकार किया

Manoj Kumar Saur [Authorised representative on behalf of
JIADA, Ranchi through Letter No 402 dt 30-01-19

जिसकी पहचान

Arvind Kumar Sharma
Garhwa

मि.स

Nagendra Sharma

निवासी

पेशा

Cul

न की।

31-01-19







निबंधन पदाधिकारी का हस्ताक्षर

विभागीय पत्रांक 884/नि० दि० 09-11-2017 के आलोक में
पंजी का संधारण किया गया है जिसके पृष्ठ सं० - 3 के क्रम
सं० - 05 पर दस्तावेज का संधारण किया गया है।

31-01-19

निबंधन विभाग, झारखंड
गढ़वा

Token No.10 Token Date: 31/01/2019
Serial/Deed No./Year:330/329/2019
Deed Type: Lease Deed

SN.	Party Details	Photo	Thumb
1	Manoj Kumar Saur Through J I A D A RANCHI ON BEHALF OF NIRANJAN TIRKEY TH. LTR. NO. 402 Father/Husband Name:Kishun Saur (LESSOR) Lower Chutia Chutia Ranchi		
2	Adsumilli Ysrnv Prasad For Baidyanath Warehousing Pvt Ltd. Father/Husband Name:Late A Venkata Rathnam (LESSEE) Flat No 203, 6-3-1089/1/1, Pavani Avenue Somajiguda Raj Bhawan Road Hyderabad A.P.		
3	ARVIND KUMAR SHARMA Father/Husband Name:NAGENDRA SHARMA (Identifier) ADARSH NAGAR SUKHBANA GARHWA		
4	SANJAY PRAJAPATI Father/Husband Name:ASHARFI PRAJAPATI (Witness1) TILDAG GARHWA		
5	MUKESH KUMAR Father/Husband Name:BISHNU CHANDRA (Witness2) MADHEYA GARHWA		

Book No 1
Volume 22
Page 319 To 402
Deed No 330/329
Year 2019
Date 31/01/2019

4
Registering Officer

Signature of Operator

