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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH14580488269148R
Certificate Issued Date	: 15-Feb-2019 02:37 PM
Account Reference	: GOVACC (GV)/ jhsrogy07/ DEOGHAR/ JH-DG
Unique Doc. Reference	: SUBIN-JHJHSROGV0718879848692580R
Purchased by	: RAMU KUMARGUPTA
Description of Document	: Article 35 Lease
Property Description	: LEASE DEED
Consideration Price (Rs.)	: 0 (Zero)
First Party	: JIADA
Second Party	: RAMU KUMAR GUPTA
Stamp Duty Paid By	: RAMU KUMAR GUPTA
Stamp Duty Amount(Rs.)	: 30,400 (Thirty Thousand Four Hundred only)



R.K. Gupta



Please write or type below this line

T-3
26/2/19

Lease
481000-
Paid
A/c-14430-
2000-
15210-

निबंधन अधिनियम... 21... के अधीन
और खेयनकपुर/संथालपरगना टेबेन्ती एक्ट की
...के अधीन की तरह है और
...के अधीन की अनुसूची A(1) के
...के अधीन यथावत स्थापित
(सं. 35, 1920) के अधीन यथावत स्थापित

Stamp
30400



Regional Deputy Director,
Santhal Pargana Region
Deoghar

26/2/19 TQ
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R.K. Gupta

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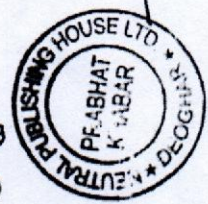
Manoj Kumar Singh

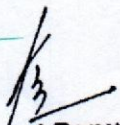
R. K. Gupta

LEASE-DEED

This INDENTURE made this day of the 22nd day February 2019
BETWEEN the REGIONAL DEPUTY DIRECTOR, JHARKHAND
INDUSTRIAL AREA DEVELOPMENT AUTHORITY, SANTHAL PRAGANA
REGION, DEOGHAR (JIADA) Earlier known as Santhal Pargana Industrial
Area Development Authority (SPIADA) (hereinafter called the "Lessor" which
expression shall where the context so admits or implies include his
successors in office and permitted assigns) of THE ONE PART

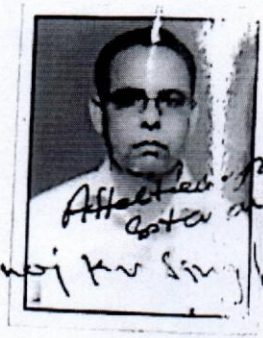
AND




Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

R. K. Gupta





Attended me
Gota and audit
Manoj Kumar Singh

Manoj Kumar Singh
26.02.2019



R.K. Gupta

श्री. मनोज कुमार सिंह का नाम श्री. कृष्णाकिशोर सिंह
जिसका पता जिलासी राउज देवधर
जिसका पता देवधर के देवधर-जोषर
व जन्म तिथि द्वारा प्रमाणित किया गया है
जिसके अर्थ में सेवका/सेविका या अन्य
ने 26/2/2019 के अफिदाम (अफिदाम) में
26/2/2019 के अफिदाम/अनुरोध में 10.1.19
(समय) जिसके अर्थ में सेवका/सेविका का पता
उपस्थापक का प्रमाणित किया गया है
निम्न पदा का हस्ताक्षर



Mandj K. Singh

M/S Neutral Publishing House Limited, CIN U22219WB1989PLC047715 a company registered under the Companies Act, 2013 and having its Registered Office at- 3 Dacres Lane, First Floor, Kolkata-700 069, Local office at- Jhousagari, Near Gaushala, Deoghar Dumka Road, Deoghar - 814112 represented by its authorized representative **Ramu Kumar Gupta S/o Krishna Prasad Gupta**, Residing at- Jhousagari, Near Gaushala, Deoghar Dumka Road, Deoghar - 814112 & unit is situated at Industrial Area Jasidih, Phase-2, Deoghar, Plot No. -L-21(M-2), Total Area- 43560 Sft. say 1 Acres (hereinafter called the "Lessee" which expression shall where the context so admits or implies include his successors, legal representative and permitted assigns) of THE OTHER PART.

WHEREAS THE LESSEE has applied to this authority for lease of acquired piece of land described and specified in part-I of the schedule appended here to belonging with all rights easements, privileges and appurtenances thereto belonging to the LESSOR except and reserving to the lesser all mines, minerals in and under the said land or any part thereof for manufacturing Industry.

R. K. Gupta.



Regional Deputy Director
Regional office, JIADA
Santhal Pergana Region
Deoghar

R. K. Gupta.



NOW THIS INDENTURE WITNESSETH

In consideration of the payment to lessor by the lessee (New Allottee) has paid the entire consideration amount of Rs. **2,52,343 + 1,68,230 = 4,20,573.00** (Four Lacs Twenty Thousand Five Hundred and Seventy Three) vide Rtgs No. ICICR22018101500377424/JIADA RANCHI Dt.-15.10.2018 and Unique Tran. Ref NO- CMS973052234 DT- 04.12.2018 calculated on adhoc basis and including proportionate development cost of the area on or before the execution of these present and of the rent hereby reserved and of the covenant and agreement on the part of the Lessee and fully mentioned in Part-II of the schedule which too is an integral part of this deed, the Lessor both hereby demise unto the lessee all the schedule of this Deed.

Manoj Kumar Singh

SCHEDULE

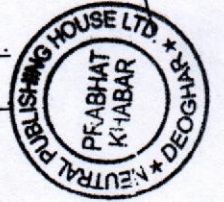
Part - I

Details of the land to be leased out hereinafter referred as:-

M/S Neutral Publishing House Limited

Industrial Area	Industrial Plot No.	Survey Plot No.	Khata No.	Area
1	2	3	4	5
Jasidih, Phase-II (43560) sq ft)	L-21(M-2) part	753(P),346(P),347(P)	3,3,7	1 Acre

Mouza	Thana	Thana No.	District
6	7	8	9
Gangati Chhota Manikpur	Jasidih	209	Deoghar



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Regional office, JIADA
Santhal Pargana Region
Deoghar



R. K. Gupta,

Mamraj K. Singh

BOUNDARY

According to SPIADA Plotting Industrial Map

- North : 100' wide P.W.D. Road
- South : Industrial plot -L-21(M-4)
- East : Industrial plot -L-21(M-2)
- West : Industrial plot -L-21(M-1)

Possession taken over the plot on: - Vide Letter no. 422 Dt.-11.12.2018

Part-II

TERMS AND CONDITIONS OF THE LEASE:

1. That the lease of land detailed in Part-I of the schedule is given for **Thirty Years** (11.12.2018 to 10.12.2048) to the Lessee by the Lessor subject to renewal at the option of either part of for such period as may be mutually agreed upon.
2. The renewal of the lease shall be considered by the Managing Director/Authority on written request of the lessee three months prior to the expiry date of the lease period and renewal will be automatic for units on payment of Rs. 10000.00 upto 1.00 Acre, Rs. 25000.00 over 1.00 Acre upto 3.00 Acres, Rs. 50000.00 for more than 3.00 Acres or as decided by the Authority time to time.

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Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar



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Mansoj Kumar Singh

3. That the lessee would pay to the Industrial Area Development Authority the proportionate cost of development of land so leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and such other expenditure as may be described to be part of the development cost by the Industrial Area Development Authority. The decision of Industrial Area Development Authority as to what would constitute the development cost would be final. Such cost would be subject to revision by the Industrial Area Development Authority periodically and the revised cost would be applicable to lessee applying for land after such revision.

4. That in case the actual cost of the development if any can not be finally determined for reason at the time the lessee is put in possession of the land, the lessee shall pay, the tentative cost of development as may be fixed by Industrial Area Development Authority and shall also be liable to pay on demand the balance of the cost of development along with such other costs of the land as and when shall be determined by Industrial Area Development Authority on the basis of actual cost of development along with such other dues, if any that may be found to be payable by the lessee in terms of lease.

4(a) That the Lessee will also be liable to pay the cost towards the maintenance of the infrastructures facilities in the Industrial Area from time to time as determined by Industrial Area Development Authority.

R. K. Gupta



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Regional office, JIADA
Santhal Pargana Region
Deoghar

R. K. Gupta



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4(b) In case of any change in the ownership or possession of the lease hold or any part thereof either by auction purchase or transfer by the lessee after the written permission of the lessor in terms of the conditions of this deed such person to stepping into this lease shall execute a fresh lease deed on the same terms of the conditions as of this lease and such person shall not be entitled to use this lease hold or any part thereof for any other purpose or any other industry than the one for which this lease has been granted. In case however such person intends to use this lease hold or any part thereof so transferred to him for any other industrial purpose than the one for which this lease has been granted such lease with such person shall be subject to approval by the lessor for such other industrial purpose and on such approval shall be a new rates prevailing at that time for the land etc. in question.

5. That the lessee shall pay, annually to the Industrial Area Development Authority or their nominee as rent, the sum of Rs. 5000/- (Rupees Five Thousand)+ Applicable Taxes only, calculated @ Rs. 5000/- (Five Thousand) only per Acre, in one installment on or before 31st March every year. The said ground rent may be revised after every Ten years in accordance with provision of the law and rules framed by Government of or Industrial Area Development Authority as the case may be in force for the time being and in absence of any such law or rules, as may be fixed by the lessor.

R. K. Gupta



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Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar



[Signature] R. K. Gupta



Mamraj K. Singh


- 5(a) In addition there so, if any outstanding dues come to light at any later date due to arrears of accounts or otherwise the lessee shall pay the same as well to the lessor with such interest and within such time as the lessor may decide.
- 5(b) The financial institution which takes mortgage must take prior permission of the Authority. Only then after the financial institution and lessee can proceed further for loan and mortgage activity.

The financial institution which takes the mortgage of the lease hold or any part thereof in the event of sale thereof shall obtain prior information about the dues other than the land cost thereon of the lessee to the lessor and indicate in the notice for sale that the Purchaser will be given possession of the lease hold by such institution only after of the lessor in the office or the lessor and produces a clearance certificate issued by the lessor in the office of such institution.

Clause 5(c) That the lessee shall also pay annually to lessor or its nominee/successor or assign as the case may be as maintenance charge the sum of Rs. 7000/- (Rupees Seven Thousand) + Applicable Taxes only, calculated at the adhoc rate of Rs 7000.00 (Seven Thousand) only per acre in one installment on or before 31st March every year. In case of failure

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Regional office, JIADA
Santhal Pargana Region
Deoghar

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or default on the part of the lessee so to pay the said amount in said manner the lessee shall have to pay interest and penal interest @ 15% or the current rate of interest payable to the bank which ever is higher. Such charges are liable to revised if and when the Government instruction in this regard is obtained or on the basis of actual cost of maintenance the charges thus raised would be binding on the lessee.

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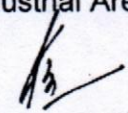
6. If and whenever any part of the rent and/or development cost hereby reserved shall be in arrears the same may be recovered from the lessee as an arrear of Land revenue under the provision of the Bihar/ Public Demands Recovery Act or such other act as may be in force for recovery of public demands.

7. The lessor and lessee hereby covenant and agrees as follows:-

(i) That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect there to without the previous consent of and also without due approval of any such deed by the lessor or his nominee, provided in case of registered small scale Industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial institution for raising loans for the purpose of the industry for which the land was allotted, and in that case dues of the Jharkhand Industrial Area Development Authority shall also be **first charge** on the properties mortgage PARI PASSU with the charge of the financing institution. Further the properties offered as security against the loan of the Financial Institution should be adequate to cover the full dues of the Jharkhand Industrial Area Development Authority as

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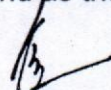
Mansoj K. Singh

well as the loans given by the Financing Institution. In that case also Jharkhand Industrial Area Development Authority will retain PARI PASSU interest with the Institution.

- (ii) No change in the lease, proprietorship or partnership, if it is Private Limited or Unlimited Company or a registered or unregistered firm shall be recognized without the previous written consent of the lessor or his nominee.
- (iii) If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in part I of the schedule hereunder written the assignee shall duly get his, its or their names registered with the lessor or his nominee within four calendar month after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and conditions herein contained.
- (iv) That if subsequently any part or parts of the said land is required by the state Government or the Jharkhand Industrial Area Development Authority for a public purpose (of which matter the state Government or the Jharkhand Industrial Area Development Authority shall be sole judge) the lessee shall on being asked by the State Government or the Jharkhand Industrial Area Development Authority transfer to them such part or parts of the said land as the Jharkhand Industrial Area

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- Deoghar

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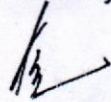
Development Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government or the Jharkhand Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal, as the case may be to the cost of land and its development, if any, earlier realised from him together with compensation for the building and other structures erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the state Government or a report from a Civil Engineer authorised by them in this behalf and the decision of the State Government or the Jharkhand Industrial Area Development Authority shall not be questioned by any authority.

Provided that for the purpose of the sub-clause the State Government or the Jharkhand Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee as were not actually being used for the purpose of the manufacture and are not essentially required for any purpose connected with the Industry.

(v) If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purposes for which it is leased out to him the lessee shall surrender the same to the Jharkhand Industrial Area Development Authority or with the prior approval of Jharkhand Industrial Area Development Authority the lessee may transfer the

R. K. Wp 79




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Regional office, JIADA
Santhal Pargana Region
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R. K. Wp 79



lease hold right to any other parts only for industrial purpose for the remaining period of the lease. In case of surrender of the land to government/ Authority the lessee may get refund of the cost of the land in proportion to the period for which the lease is made out and the actual possession of the lessee, but in case of forfeiture the lessee shall not be entitled for any refund.


Mansingh Singh

It is also clarified that such sale be allowed only for industrial purpose and in case purchaser wishes to utilise the land for any industry other than that allotted for earlier and or changes the name and style of the unit, the lessor shall charge the new rates prevailing at the time for land from the purchaser before allowing such sale and making a fresh lease deed.

- (vi) If the Jharkhand Industrial Area Development Authority accept the offer made under foregoing clause the lessee shall be entitled within six months from the date of which acceptance is communicated to him to remove all building or structures erected on the said land or part thereof, unless the Jharkhand Industrial Area Development Authority also wish to accept the standing building or structures in which case the lessee shall be entitled to compensation for those in accordance with the valuation as indicated in clause (iv) above.
- (vii) That the lessee will not make any excavation upon any part of the said land here by demised nor remove any stones, sand, gravel, clay or earth there from except for the purpose of digging foundation of building for purpose of execution of any work pursuant to the terms of this lease.
- (viii) That the lessee shall at his own cost construct and maintain an access road leading from the state road to the said land in strict accordance with specification and details prescribed by the lessor or his nominee.

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Regional office, JIADA
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(ix) That no building or erection to be erected hereafter shall be commenced unless and until specification plan elevation sections and details thereof shall have been submitted by the lessee in triplicate scrutiny of land be approved in writing by the lessor or his nominee.

Provided that if the decision of the lessor or his nominee is not available within 180 days of the submission of the plan etc., it would be presumed that the lessor or his nominee has not objection to the commencement of building or erection as the case may be.

Mamaji Pr Singh

(x) Both in completion of any such Building or erection and all times during the continuance of this demise, lessee shall observe and confirm to the building regulations and to all bye laws, rules and regulations of the Municipality in existence or to be framed by the Development of Industries, Government of Jharkhand or the Industrial Area Development Authority or any Authority authorised by the Department of Industries to frame such rules or having authority in this behalf, any other statutory rules or regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

(xi) The lessee shall submit the plan for building for erection within two months of the delivery of possession of the land to the lessee by the lessor. Provided that the lessor may extend the period for submission of the plan for building or erection on the individual merits of the case.

(xii) That the lessee shall correctly mark and keep demarcated the boundaries of the said lands and point them out to the inspecting officer of Government and Jharkhand Industrial Area Development Authority.

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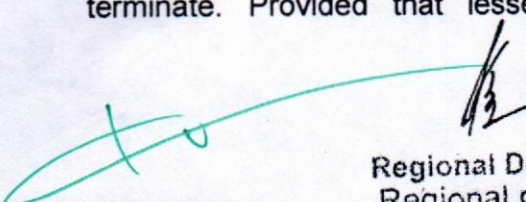
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Deoghar

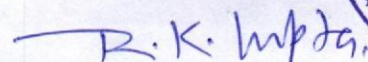


R. K. Gupta

- (xiii) That the lessee shall not except with the written consent of the lessor or his nominee, use the land for any purpose other than those specified above, subject to such restriction and conditions as may be enjoined by different laws which are, or may be in force.
- (xiv) That the lessee shall use the land for the specified purpose within stipulated time of two years for micro and small enterprises and five years for others from the date of the lease failing which the lease may be terminated and the lessee evicted from the lands without notice. In case extension is required, it can be granted within the desecration of the lessor.
- (xv) That the lessee shall provide reasonable facilities for the training of the local people in his factory.
- (xvi) Other things being equal the lessee shall give preference to the local people in employment in his industrial undertakings.
- (xvii) The lessee shall subject to the valid and legal ground for closure and cessation of work as legally permitted under Industrial Dispute Act. 1947 and labour legislation on the subject, continuously keep and maintain the factory established on the lease hold land (as covered by this lease deed) in a running condition submitted its verified yearly return or such returns of frequencies as prescribed by this lessor (Authority) from time to time in the prescribed proforma a returnment for the purpose failing which the lessor may presume that the factory established on the lease hold has not been continuously running and this may be treated as an independent or an additional ground for the forfeiture and cancellation of the lease that is as breach of specific conditions for the allotment of land lease.

8. In case of breach by the lessee any of the terms and conditions the lessor shall have right to resume and enter upon the whole of said land without payment of any compensation to the lessee and upon such re-entry the interest of the lessee in said land shall cease and terminate. Provided that lessee shall be given by the lessor


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Regional office, JIADA
Santhal Pargana Region
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reasonable opportunity to show cause and to rectify the omissions or defects if any.

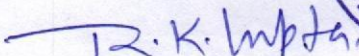
9. In the event of entry by the State Government the lessee shall be entitled to remove within six months from the date of such re-entry all building, structures, installations, machinery and other assets from the said land.
10. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provision contained in this lease same shall be referred to the Jharkhand Industrial Area Development Authority in the appropriate department and the decision of the Jharkhand Industrial Area Development Authority such on dispute or difference shall be final, conclusive and binding on the parties hereto.
11. That the lessee paying the rent and other charges and observing the several covenant and conditions contained in these presents shall hold and enjoy the land up to the terms of the lease without interruption by the lessor or by any person lawfully claiming under him.
12. 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 lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions and covenants contained in those presents.

The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be born paid by the lessee.




Regional Deputy Director
Regional office, JIADA
Santhel Pargana Region
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R. K. Gupta

13. The lessee shall construct the structured in accordance with the bye-laws of the Authority and any violation will be deemed as a valid ground for cancellation.
14. That on the occasion of transfer and purchase of the lease hold land the purchaser of the lease hold land will be held responsible for payment of any kind of dues of liabilities of the previous lessee.
15. The clause and sub-clause of the Industrial Policy and Industrial Area Development Authority's Regulation 2015 shall be implied and applicable in lease terms in to.
16. That the period and time allowed for lease hold land will remain valid according to the order of allotment of same made by the Jharkhand Industrial Area Development Authority, Santhal Pragana Region, Deoghar vide letter No. 422 Dt. 11.12.2018 and the lessee will be bound to abide by its terms and conditions.

Manoj Kumar Singh

R.K. Mishra

In witness where of the common seal of has hereinto been affixed and those presents signed.



7004644848

Witness:

1. Signature : *[Signature]*
 Name : Binit Kumar
 Address : 3/0 Anand Nand Roy
 Ambedkar Nagar Borjuria
 Deoghar Jharkhand
 Sevidi
2. Signature : *[Signature]*
 Name : Dinesh Prasad Mishra
 Address : B.N. Jai Road Bahua Tihna
 13. Deoghar 814112
 S/o Lt. Gyan Nand Mishra



[Signature]
 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar



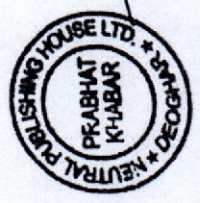
[Signature]

certified that the Left hand finger
Print of all the persons whose photographs
affixed in this deed has been taken
by me Sitararam Pandit D/o Deoghar
26.02.2019

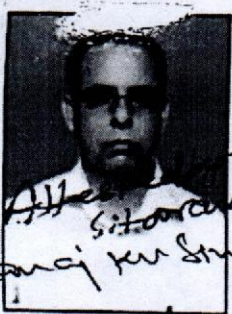
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IN Witness thereof the hand of
Sri Anilson Lakra Regional Deputy Director, JIADA, Santhal Pragana Region,
Deoghar has been affixed on the date and year first above written.

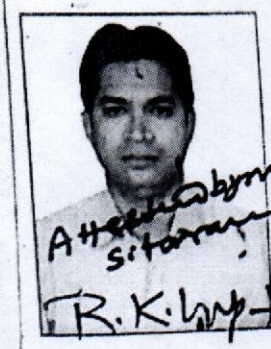
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar



Mangjku Singh
R. K. Gupta



Affixed by me
Sitararam Pandit
Mangjku Singh

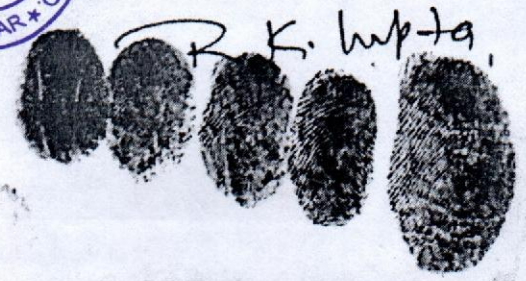


Affixed by me
Sitararam Pandit
R. K. Gupta



Mangjku Singh

R. K. Gupta



झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार

दुमका प्रक्षेत्र, एसपियाडा भवन, डाबरग्राम, देवघर।

पत्रांक- 57 / देवघर,

दिनांक- 22-2-19

प्रेषक,

क्षेत्रीय उप निदेशक,
जियाडा,
संथाल परगना प्रक्षेत्र, देवघर।

सेवा में,

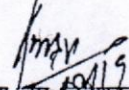
जिला अवर निबंधक,
निबंधन कार्यालय, देवघर।

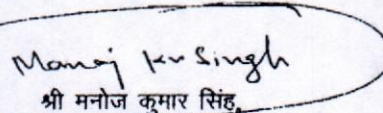
विषय : औद्योगिक क्षेत्र जसीडीह, देवघर स्थित इकाई का लीज पट्टा निबंधन के संबंध में।
महाराय,

उपर्युक्त विषयक संबंध में कहना है कि औद्योगिक क्षेत्र जसीडीह, देवघर स्थित इकाई सर्वश्री न्यूट्रल पब्लिसिंग हाउस लि०, भूखण्ड संख्या-L- 21(M-2) कुल रकबा- 43560 वर्गफीट भूमि का लीज पत्र निबंधन हेतु श्री मनोज कुमार सिंह, उद्योग विस्तार पदाधिकारी, झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, संथाल परगना प्रक्षेत्र, देवघर को प्राधिकृत किया जाता है।

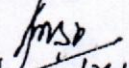
साथ ही अनुरोध है कि लीज पट्टा निबंधन के उपरांत निबंधित डीड की सत्यापित प्रति अघोहस्ताक्षरी को उपलब्ध कराने की कृपा की जाए।

विश्वासमाजन


क्षेत्रीय उप निदेशक,
जियाडा,
संथाल परगना प्रक्षेत्र,
देवघर।


श्री मनोज कुमार सिंह,
उद्योग विस्तार पदाधिकारी,
जियाडा, संथाल परगना प्रक्षेत्र,
देवघर।

अभिप्रमाणित


22/2/19



R.K. Gupta



भारत सरकार
Government of India



बिनीत कुमार
Binit Kumar
जन्म तिथि / DOB : 10/01/1987
पुरुष / Male



4747 3239 4649

आधार - आम आदमी का अधिकार



भारतीय विभिन्न पहचान अधिकारण
Unique Identification Authority of India

पता:
S/O: अमर नन्द रॉय, अम्बेडकर
नगर बरमसिया, देवघर, बी. देवघर,
झारखण्ड, 814112

Address:
S/O: Amar Nand Roy, Ambedkar
Nagar Barmasia, Deoghar, B.
Deoghar, Jharkhand, 814112

4747 3239 4649

1947
1800 300 1947

http://uidai.gov.in

www.uidai.gov

Binit Kumar

R.K. Gupta




भारत सरकार
GOVERNMENT OF INDIA


रामू कुमार गुप्ता
Ramu Kumar Gupta
जन्म तिथि / DOB: 10/03/1985
पुरुष / MALE
Mobile No.: 8051116562
3968 6364 0796

मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
उशा-कृष्णा निलयम, आदिवासी बाल विकास विद्यालय के
सागने, रातु बट्टी, रातु, रांची,
झारखण्ड - 835222

Address:
USHA-KRISHNA NILYAM, OPPOSITE
AADIWASHI BAL VIKESH VIDYALAYA, RATU
CHATTI, Ratu, Ranchi, Jharkhand - 835222

QR Code with Photograph

Download Date: 21/06/2018

Generation Date: 15/08/2018

1947
1800 300 1947

help@uidai.gov.in

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P.O. Box No. 1947,
Bengaluru-560 001

R. K. Gupta,
8051116562

R. K. Gupta.





भारत सरकार
GOVERNMENT OF INDIA



Manoj Kumar Singh
Year of Birth : 1961
Male



9340 4545 2540

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Krishna Kinkar Singh, Profassor
Colony West, Bilasi Town, Kothia, Deoghar,
B.deoghar, Jharkhand, 814112

Manoj Ku. Singh
9431781525



R.K. Updya



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DO. Rev No. 1047



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Deoghar

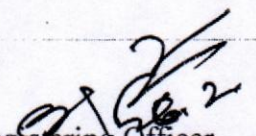
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Party Name: JIADA THROUGH ITS DEPUTY DIRECTOR MANOJ KUMAR SINGH
Father/Husband Name:KRISHNA KINKAR SINGH
(LESSOR)
PROFESSOR COLONY, BILASI TOWN, DEOGHAR

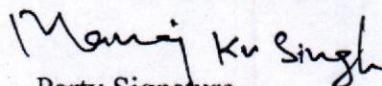
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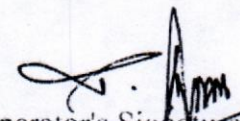
Party Details	
Name :	Manoj Kumar Singh
Gender :	M
DOB :	02-01-1961
C/o :	S/O: Krishna Kinkar Singh
District :	Deoghar
House/Building No. :	
Locality :	Bilasi Town
Pincode :	814112
Post Office :	
State :	Jharkhand
Village/Town/City :	Kothia
Aadhaar No :	xxxxxxxx2540

Photo :




Registering Officer


Party Signature


Operator's Signature



R. K. Gupta






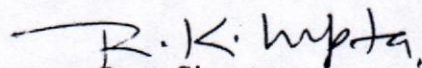
निबंधन विभाग, झारखंड
Deoghar

Token No.3 Token Date: 26/02/2019
Party Name: M/S NEUTRAL PUBLISHING HOUSE LIMITED REPRESENTED BY ITS
REPRESENTATIVE RAMU KUMAR GUPTA
Father/Husband Name: KRISHNA PRASAD GUPTA
(LESSEE)
NEAR GOUSHALA, JHAUSAGARHI, DEOGHAR DUMKA ROAD, DEOGHAR

Deed Type: Lease Deed

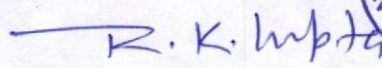
Party Details	
Name :	Ramu Kumar Gupta
Gender :	M
DOB :	10-03-1985
C/o :	
District :	Ranchi
House/Building No. :	USHA-KRISHNA NILYAM
Locality :	RATU CHATTI
Pincode :	835222
Post Office :	
State :	Jharkhand
Village/Town/City :	Ratu
Aadhaar No :	xxxxxxxx0796
Photo :	


26.2.19
Registering Officer


Party Signature


Operator's Signature









निबंधन विभाग, झारखंड
Deoghar


Token No.3 Token Date: 26/02/2019

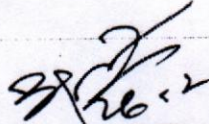
Party Name: M/S NEUTRAL PUBLISHING HOUSE LIMITED REPRESENTED BY ITS REPRESENTATIVE RAMU KUMAR GUPTA

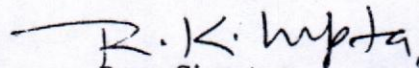
Father/Husband Name: KRISHNA PRASAD GUPTA
(LESSEE)

NEAR GOUSHALA, JHAUSAGARHI, DEOGHAR DUMKA ROAD, DEOGHAR

Deed Type: Lease Deed

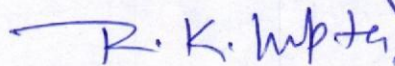
Party Details	
Name :	Ramu Kumar Gupta
Gender :	M
DOB :	10-03-1985
C/o :	
District :	Ranchi
House/Building No. :	USHA-KRISHNA NILYAM
Locality :	RATU CHATTI
Pincode :	835222
Post Office :	
State :	Jharkhand
Village/Town/City :	Ratu
Aadhaar No :	xxxxxxxx0796
Photo :	


26.2.19
Registering Officer


Party Signature


Operator's Signature




R. K. Gupta





Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MANOJ KUMAR SINGH

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

320360

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=32a69122-beb6-437c-adcd-993e421536f1>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

R.K. Gupta



Payment is done of Rs. 17210.00 by -MANOJ KUMAR SINGH on 26/02/2019 with CIN - 10002162019022601704 & GRN No. - 1900537990 & Status - SUCCESS

Print Payment Verification Details ()

Verified By
[Signature]





Jhar Registry Dashboard

Government Of Jharkhand

Home
(../Dashboard.aspx)
/ Issue Token

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MANOJ KUMAR SINGH

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

320360

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?id=32a69122-beb6-437c-adcd-993e421536f1>)

e-Stamp Certificate No. (If Any)

IN-JH14580488269148R

Verify

Issue Token

IN-JH14580488269148R:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH14580488269148R
 CertificateIssuedDate: 15-Feb-2019 02:37 PM
 AccountReference: GOVACC (GV)/ jhsrogv07/ DEOGHAR/ JH-DG
 UniqueDocReference: SUBIN-JHJHSROGV0718879848692580R
 Purchasedby: RAMU KUMARGUPTA
 DescriptionofDocument: Article 35 Lease
 PropertyDescription: LEASE DEED
 ConsiderationPriceRs: 0
 FirstParty: JIADA
 SecondParty: RAMU KUMAR GUPTA
 StampDutyPaidBy: RAMU KUMAR GUPTA
 StampDutyAmountRs: 30,400

Verified By

Print Verification Details

()



R.K. Gupta



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

Token Date/Time: 26/02/2019 13:10:55.

Document Type	Lease Deed	Presenter	MANOJ KUMAR SINGH
Presenter Name & Address	PROFESSOR COLONY, BILASI TOWN, DEOGHAR	Date of Entry	26/02/2019
Stampable Doc. Value	481000	DOE	Total Pages 52
Document/Transaction Value	481000	Stamp Value	30400
Document Type		Serial /Deed No.	/
Remarks / Other Details		Old Serial No.	/
Property Details:		App. ID	320360
		e-Stamp Cert. No.	IN-JH14580488269148R

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	JIADA THROUGH ITS DEPUTY DIRECTOR MANOJ KUMAR SINGH	KRISHNA KINKAR SINGH	SERVICE	स्वयं		Male		xxxxxxxxx25	xxxxxxxxx2540	PROFESSOR COLONY, BILASI TOWN, DEOGHAR	DO	
LESSEE	M/S NEUTRAL PUBLISHING HOUSE LIMITED REPRESENTED BY ITS REPRESENTATIVE RAMU KUMAR GUPTA	KRISHNA PRASAD GUPTA	BUSINESS	कोई संबंध नहीं है		Male		xxxxxxxxx62	xxxxxxxxx0796	NEAR GOUSHALA, JHAUSAGARHI, DEOGHAR DUMKA ROAD, DEOGHAR	DO	
Identifier	BINIT KUMAR	AMAR NAND ROY	BUSINESS	कोई संबंध नहीं है		Male		xxxxxxxxx48	xxxxxxxxx4649	AMBEDKAR NAGAR, BARMASIA, DEOGHAR	DO	

Fee Details:

SN.	Fee Name	Net Amount
A1		14430.00
SP		780.00
E		2000.00
Total		17210.00

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.

R. K. Gupta
Signature's of Executant & Claimant

Manoj Ku Singh

Sitaram Pandit

दस्तावेज लेखक का हस्ताक्षर

Manoj Ku Singh
प्रस्तुतकर्ता का हस्ताक्षर डाटा इंटी ऑपरेटर का हस्ताक्षर

परयुक्तियाँ दस्तावेज में अंकित तथ्यों के अनुरूप है।

निबंधन पूर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंटी की गई है।

परयुक्त *मनोज कुमार सिंह; रामु कु. गुप्ता.*

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

सकीपहचान *विनित कुमार* पिता *अमर नंद*

तासी *अम्बेडकर नगर, बरमसिया, देवघर* पेशा *ने की।*









R. K. Gupta

26/2/19
निबंधन पदाधिकारी का हस्ताक्षर



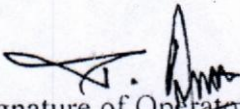
निबंधन विभाग, झारखंड
देवघर

Token No.3 Token Date: 26/02/2019
Serial/Deed No./Year :234/201/2019
Deed Type: Lease Deed

N.	Party Details	Photo	Thumb
1	JIADA THROUGH ITS DEPUTY DIRECTOR MANOJ KUMAR SINGH Father/Husband Name:KRISHNA KINKAR SINGH (LESSOR) PROFESSOR COLONY, BILASI TOWN, DEOGHAR		
2	M/S NEUTRAL PUBLISHING HOUSE LIMITED REPRESENTED BY ITS REPRESENTATIVE RAMU KUMAR GUPTA Father/Husband Name:KRISHNA PRASAD GUPTA (LESSEE) NEAR GOUSHALA, JHAUSAGARHI, DEOGHAR DUMKA ROAD, DEOGHAR		
3	BITIT KUMAR Father/Husband Name:AMAR NAND ROY (Identifier) AMBEDKAR NAGAR, BARMASIA, DEOGHAR		

Book No. I
Volume 53
Page 193 To 244
Deed No 234 / 201
Year 2019
Date 26/02/2019

Registering Officer
26.2.19


Signature of Operator



R.K. Gupta,

