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Ref AUG 2003
30 yrs
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Rent 24rs
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FORM OF LEASE
This deed of lease entered into this the 21st day of August 2003 of (two thousand and three) between the Ranchi Industrial Area Development Authority, an authority constituted under the Bihar Industrial Area Development Authority Act, 1973 and having its Head Office at Ranchi, RIADA Bhawan, main Road, Ranchi - 834001, (hereinafter called the lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the one part and Shri. V.K. Srivastava, Director of M/S Bharat Hard Coke Manufacturers a unit of N.R. International Ltd., residing/situated at Tupudana Industrial Area, Ranchi which is a firm/Company / Society registered under Company Act having its registered office at C- 301 Lake Apartment 210 Jessore Road, Calcutta- 700089 (hereinafter called the 'lessee' which expression

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Form No. 12

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Vinod Kumar Srivastava
21.08.03

This deed of lease entered into this the 21st day of August 2003 of (two thousand and three) between the Ranchi Industrial Area Development Authority, an authority constituted under the Bihar Industrial Area Development Authority Act, 1973 and having its Head Office at Ranchi, RIADA Bhawan, main Road, Ranchi - 834001, (hereinafter called the lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the one part and Shri. V.K. Srivastava, Director of M/S Bharat Hard Coke Manufacturers a unit of N.R. International Ltd., residing/situated at Tupudana Industrial Area, Ranchi which is a firm/Company / Society registered under Company Act having its registered office at C- 301 Lake Apartment 210 Jessore Road, Calcutta- 700089 (hereinafter called the 'lessee' which expression

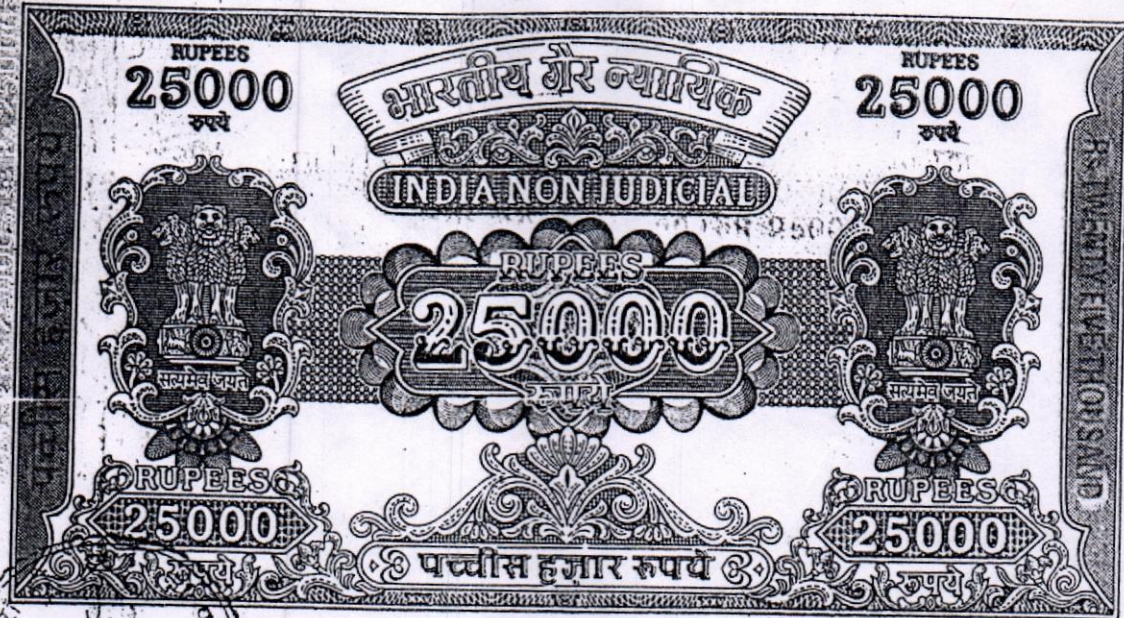
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DIRECTOR

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shall unless the context does not so admit, include his /its heirs, executors and legal representatives / its successor in business and assigns) of the other part witnesseth that-

Whereas the lessee has applied to the lessor for a piece of land for the purpose of **Industry** and the lessor has allotted to the lessee the piece of land described and specified in **part-1** of the schedule appended hereto with all rights, easements and appurtenances there to belonging to the lessor, excepting and reserving unto the lessor all mines, minerals in and under the said land or any part thereof, for establishing a factory for manufacture of "**Hard Coke**" AND whereas the lessee having paid a sum of Rs. **5,60,005=30** (Rupees Five Lacs Sixty Thousand Five and Thirty Paise only) calculated at Rs **3,12,735=00** (Rupees Three Lacs Twelve Thousand Seven Hundred **Eighty Five** only) per acre which is equivalent to **81.38** percent of the premium price of the said land being demised to him has requested the lessor to grant him a lease and execute the lease deed therefore.

AND whereas the lessor has decided to enter into these presents in respect of the said land on the undertaking that the lessee shall comply with all the terms and conditions

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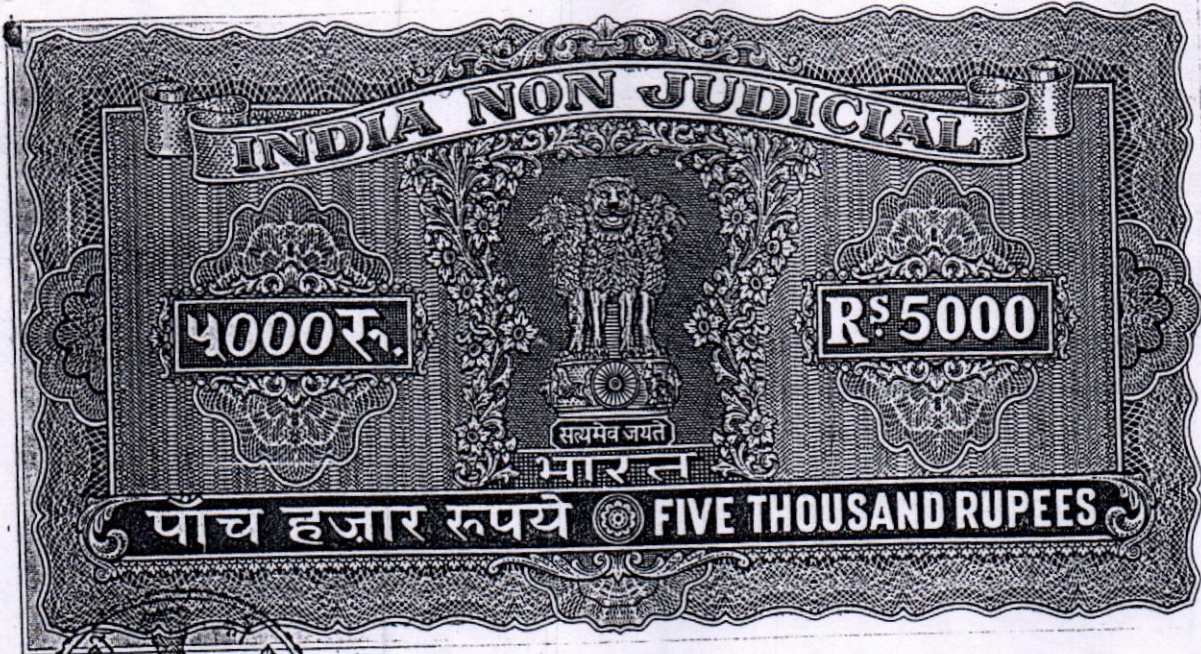
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Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

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for construction work on the said land as set out in the offer of allotment, allotment letter & agreement bond and that he shall complete the construction on the said land within such period and conforming to such plan as may be required and sanctioned by the lessor and that he will comply with the terms and conditions hereinafter appearing.

PART - II

NOW THIS INDENTURE AS AGREED BY AND BETWEEN THE PARTIES HERETO WITNESSETH.

1. That the lease of land detailed in Part-I of the schedule is being given hereby for a term of thirty years computed from the day of 19th Sept. in the year Two Thousand to the lessee by the lessor subject to renewal thereafter for such period further and on such terms as may be mutually agreed upon.
2. That the lessee shall pay to the lessor the proportionate cost of development of land being leased hereby which would include the cost of construction of roads for communication purpose, administrative charges, interest etc. and such other expenditure as may be decided to be part of the development cost by the lessor.

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Vinod Kumar Srivastava
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decision of the lessor as to what would constitute the development cost would be final. such cost would be subject to revision by the lessor periodically and such revised cost shall be payable by the lessee to the lessor. the lessee shall also be liable to pay any escalation over the present value of the land due to court decree and proportionate rehabilitation cost if any.

3. the lessee shall pay to the lessor :-

(i) The balance of the premium as follows :-

(a) The premium of the demised premises is 6,88,127=00 (Rupees Six Lacs Eighty Eight Thousand One Hundred Twenty Seven only) calculated at the rate of Rs. 3,12,785=00 (Rupees Three Lacs Twelve Thousand Seven Hundred Eighty Five only) per / acre and out of the said amount the lessee has already paid Rs. 5,60,005=30 (Rupees Five Lacs Sixty Thousand Five and Thirty Paise only)

As per terms of the Allotment letter the lessee is to pay Rs. 1,28,121=70 (One Lac Twenty Eight Thousand One Hundred Twenty One and

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Seventy Paise only) in One equal installment on 1.04.04 day of NIL every year for NIL years next. Also the installments due as per allotment letter amounting to Rs. 1,28,121=70 (One Lacs Twenty Eight Thousand One Hundred Twenty One and Seventy Paise only) together with an interest of Rs NIL and any further interest that accrues till the date of payment is to be paid immediately as the lessee has defaulted in such payment.

- (b) In case of non-payment of the installments due including defaulted installments as mentioned above interest at the rate of 15 percent would be charged over the outstanding premium amount and such interest rate would be subject to revision from time to time by the lessor and shall be paid by the lessee.
- (ii) That the lessee shall pay annually to the lessor as rent a sum at the rate of Rs. 500/- (Rs. Five Hundred) only per acre in one installment i.e. Rs. 1100=00 (Rupees Eleven Hundred Only) latest by 31st march every year. The said

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rent will be liable to be revised every ten years. The Lease will be abide by the other terms and conditions laid down by the Govt.

- (iii) In addition to the premium aforesaid and the rent of the land the lessee shall also pay Rs.50/= (Rs. Fifty) only per 1000 sqft. Per year as maintenance charge i.e Rs 4791=60 (Rs. Four Thousand Seven Hundred Ninety One and Sixty paise only) for the demised land which will take effect two calendar years after the date of allotment or from the date on which the unit comes into production whichever is earlier. The other condition being that the rate of maintenance charge can be modified/revised by the lessor keeping in view the extent of maintenance, price escalation and other factor at the discretion of the lessor.
- (iv) In addition thereto if any outstanding dues come to light at any later date due to error 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

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- (v) The lessee shall in each year within two months from the expiry of his accounting year supply to the lessor a copy of his profit and loss account pertaining to that accounting year and the business run by him in the demised premises.
- (vi) That the lessee shall within a period of six months from the date of this indenture complete the construction of the building or any other structure necessary for his business activities to be performed at his expense and such building or structure shall be safe and sound from the engineering point of view with due provision of amenities and necessities required under the Factories Act besides which the lessee shall also maintain sufficient plantation and greeneries within the said premises so as to provide proper ecological and environmental balance.
- (vii) In case of private or public limited company or corporation society, the Directors and office bearers shall individually and severally be responsible for payment of dues to the lessor.

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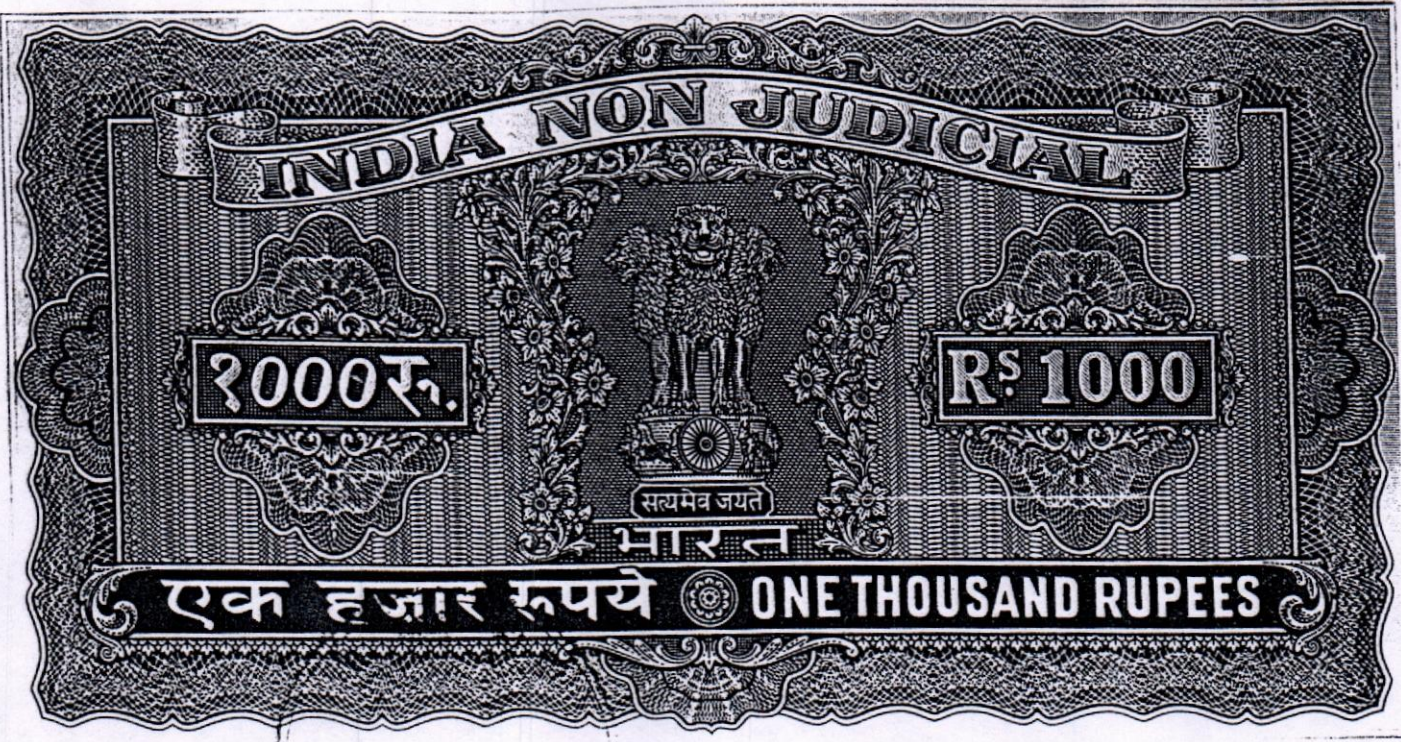
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4.

- (i) That no building or erection to be erected hereafter and no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the lessee in triplicate to the lessor For his scrutiny and the same has been approved in writing by the lessor provided that in the construction of any such building or erection or making any such alternation or addition the lessee shall observe and conform to the building instructions of the lessor and abide by all bye laws, rules and regulations of the local authority or other body having authority in that behalf and any other statutory regulations as may be for the time being in force relating in any way to the demised premises and any building thereon including payment of any charge levied by such authority/body, provided further that no building, erection or structure(except compound wall and steps and garages and necessary adjuncts

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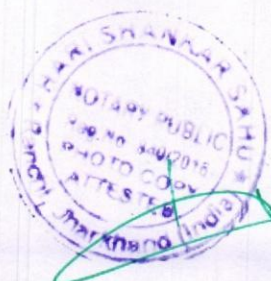
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Authority, Ranchi.

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DIRECTOR

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Secretary

Industrial Area Development



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Vinod Kumar Srivastava
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thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.

- (ii) That if subsequently any part or parts of the said land is /are required by the State Govt. or the Industrial Area Development Authority, Ranchi for a public purpose (of which matter the State Government or the Industrial Area Development Authority , Ranchi, shall be the sole judge) the lessee shall on being asked by the State Government or the lessor transfer to them such part or parts of the said land as the State Govt. or the lessor shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Govt. or lessor shall pay back for 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 buildings and other structures erected with approval in writing of the lessor or his nominee on such part or parts of the land at a valuation to be determined by the Managing Director of the Industrial Area Development Authority, Ranchi on a report from a civil engineer authorised by him in this behalf and the decisions of the Managing Director Industrial Area Development Authority, Ranchi shall be final and binding on the parties and shall not be questioned in any court or tribunal or before any other Authority.

Provided that for the purpose of this sub-clause the State Govt. or the lessor would in absence of any unavoidable reason 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 essentially required for any purpose connected with the industry.

- (iii) If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purpose for which it is leased out to him the lessee shall while selling or assigning the said land or such part or parts as aforesaid first make an offer of the same to the lessor at a price proportionate or equal, as the case may be , to the cost of the land and its development, if any, realised earlier from him, and he shall not make any sale or assignment thereof to any other party unless such offer shall have been declined by the lesser.

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When such offer has been made by the lessee, the lessor may accept it in respect of such part or parts of the land so offered as it may deem fit and decline it in respect of the remainder.

When the first offer of selling or assigning the said land or such part or parts thereof aforesaid has declined by the lessor, the lessee while selling or assigning the said land or parts thereof as aforesaid to any other party shall do so only with prior approval of the lessor in writing. It is also clarified that such sale shall be allowed only for industrial purpose and in case the 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 & making a fresh lease deed.

- iv) if the lessor accepts the offer made under the foregoing clause, the lessee shall be entitled within six months from the date on which acceptance is communicated to him to remove all buildings or structures erected on the said land or part thereof unless the lessor also wishes to accept the standing building and structures in which case the lessee shall be entitled to compensation for those in accordance with the valuation as indicated in clause (ii) above.
- v) That the demised premises shall be well demarcated and fenced by the lessee at his expense so as to keep the identity of the land intact in every respect.
- vi) That if the lessee fails to complete the construction work within two years from the date of the execution of this deed or within the time extended in writing by the lessor on an application by the lessee showing sufficient cause for such extension, this lease shall stand terminated.
- vii) That the lessee shall not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay or earth there from except for the purpose of digging foundation of the building or for the purpose of executing any work pursuant to the terms of this lease.
- viii) That the lessee shall at his own expense construct an access road leading from the nearest public thoroughfare to the demised premises and shall at all times

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thereafter maintain the same in good order and condition to the satisfaction of the lessor.

- ix) That the lessee shall observe and conform to all rules, regulations and bye-laws of the local authorities concerned, including making of timely payments as required by such authorities or any other statutory regulations in any way relating to public health and sanitation for the time being in force and that he shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the lessor and shall not without the previous consent in writing of the lessor permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof. As regards industrial effluents produced in the course of the industry carried on the demised premises the lessee shall treat the effluent to the standards fixed by the Pollution Control Board and shall thereupon discharge the same.
- x) That throughout the said term the lessee shall at his own expense pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colouring and white washing) to the satisfaction of the lessor the buildings and premises and the drains, compound walls and fences belonging thereto and all fixtures and addition thereto.
- xi) That the lessee shall permit the lessor or his representatives to enter into or upon the demised premises to inspect the state of affairs thereof and if upon such inspection it shall appear that any action is necessary on behalf of the lessee, the lessee shall be called upon by the lessor to execute such actions and upon his failure to do so within a reasonable time the lessor may execute them at the expense in all respect of the lessee.
- xii) That the lessee shall not do or permit anything to be done on the demised premises which may be or amount to nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- xiii) That the lessee shall not interfere with or cause damage to the properties of the lessor whether located inside or outside the premises such as water supply lines,

Vinod Kumar Sengupta
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drainage lines, street-lights and such other properties. In case the lessee be found to be interfering with or damaging the properties, of the lessor it would amount a breach of the conditions of the lease and the lessee would be liable to be evicted from the premises occupied by him under provisions of the Bihar Public Premises [Eviction of Unauthorised Occupants] Act, 1972 or any other law for the time in force and the lessor will be entitled to recover the cost of making good such damages with penalty as it may determine and such amount would be recoverable as an arrears of land revenue.

7. The lessor and the lessee hereby convenient and agree as follows :-

- (i) That the lessee shall not assign, mortgage, underlet or sublet the whole or any part of the leasehold or in any way part with his possession over the land or any right or interest therein or in respect thereof without the previous consent of the lessor in writing, provided that in case of registered small scale industries no separate permission will be required to be obtained by the lessee for mortgaging it with any financial institutions aided, owned or recognised by Govt. or created under a statue, for raising loan for the purpose of the industry for which the land was allotted, and in that case the dues of the industrial area development authority , Ranchi , shall be the first charge on the properties under mortgage pari-passu with the dues of such financial institution.

However, such mortgage to such financial institutions shall be subject to the following conditions: -

- A) The lease hold shall not be the only property mortgaged by the lessee to such financial institution for raising such loan and shall include such other property also of the lessee which taken together with the leasehold constitutes sufficient security for realisation of the dues of the lessor on the leasehold as also the dues of such financial institution and in case of sale of a part or whole of the mortgaged property the dues of the lessor on the leasehold shall be satisfied first and this will have to be clearly stipulated in the mortgaged deed entered into by the lessee with such financial institution.

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DIRECTOR



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Notary Public, Ranchi.

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Vinod Kumar Samasaria
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- B) The lessee shall in case of the mortgage as aforesaid give a written information of the date of the execution of the mortgage, property mortgaged and name of the financial institution concerned. In any case, the mortgagee financial institution shall give the same information forthwith to the lessor.
- C) The purchaser of the mortgaged property on sale or otherwise in so far as it includes the leasehold or any portion of it shall get his name mutated in the office of the lessor in place of the lessee in respect of the same.
- D) The financial institution which takes the mortgage of the leasehold or any part thereof in the event of sale thereof shall obtain prior information about the dues thereon of the lessee to the lessor and indicate in the notice for sale that the purchaser will be given possession of the leasehold by such institution only after such purchaser deposits such dues of the lessor in the office of the lessor and produces a clearance certificate issued by the lessor in the office of such institution.

To avoid any confusion it is made clear that the financial institution taking the mortgage of the leasehold or any part thereof shall if the sale of the leasehold or any part thereof as the case may be becomes necessary do so after obtaining information about the dues of the lessor from the office of the lessor and clearly indicate the same in the sale notice also stating therein that the property so sold shall not be delivered possession of to the purchaser by the said financial institution unless the said dues of the lessor have been paid in full and shall not deliver the property so sold to such purchaser unless such payment has been made.

- E) That the lessee shall specifically apprise the financial institution to which the leasehold or any part thereof is mortgaged of the condition stipulated in clause (D) above and make it a term of such mortgage with such institution.
- F) (i) In the event of sale or transfer of the mortgaged property by / or with the consent of the financial institution to which the land / shed , etc. are mortgaged ,it should be specifically mentioned in the sale or other notice issued by the financial institution that in the event of the purchaser changing the name and style of the unit and / or changing the project from that for which the original lease was granted, mutation in the office of the lessor shall be carried out in favour of the purchaser on payment of balance amount calculated as per prevailing rated for land / shed etc.

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DIRECTOR



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 Secretary
 Ranchi International Services Private Limited

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Vinod Kumar Saravali
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- ii) No change in the lease proprietorship or partnership or if it a private limited or unlimited company shall be recognised without the previous written consent of the lessor and without proper registration of such changed status under the relevant Act.
- iii) If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part – 1 of the schedule hereunder such assignee shall duly eg: his / its or their name of names registered with the lessor within four calendar months after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and condition herein contained.
- iv) In case of any change in the ownership of possession of the leasehold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms of the conditions of this deed such person so stepping into the shoes of this lessee shall execute a fresh lease deed on the same terms and conditions as of this lease and such person shall not be entitlede to use this leasehold of 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 leasehold or any part thereof so transferred to him for any other industry or 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 industry or purpose and on such approval shall be on new rates prevailing at that time for the lands etc. in question.
- v) That the lessee shall correctly mark and keep demarcated the boundaries of the said land and point them out to the inspecting officers of the Government and the Industrial Area Development Authority, Ranchi.
- vi) That the lessee shall not, except with the written consent of the lessor use the land for any purpose other than the one for which this lease is granted and the leasehold shall be enjoyed by him subject to such restriction and conditions as may be enjoined by different laws which are or may be for the time being in force.
- vii) In case necessary effective steps are not started within six months from the date of this deed to establish the industry the lessor nay in such event, cancel the lease

Vinod. Kumar Srinivasan
21-08-03

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Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

and also forfeit any amount deposited by the lessee towards the lease. The Lessor shall, however, before cancelling the lease issue a show cause notice allowing one-month time to the lessee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government 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 lessor after cancellation of allotment will resume possession of the shed/ plot etc.

- viii) The lessee shall after cancellation of the leasehold make over possession of the leasehold within one month from such cancellation failing which lessor shall enter into possession thereof. In the event of such entry by the Lessor on the leasehold the Lessee shall be entitled to remove within six months from the date of such re-entry all his structures, installations, machineries and other assets from the land, after which the same shall stand forfeited to the Lessor.
 - ix) The Lessee shall give priority in employment's in his Industrial Unit to the displaced persons of this Industrial Area / Estate.
 - x) Other things being equal the lessee shall give preference to the local people in employment in his industrial undertaking.
 - xi) The lease shall be liable to be cancelled if the allottee is found encroaching upon the land of the lessor.
8. In case of breach by the lessee of the terms and conditions of this lease the lessor shall have right to resume and enter upon the whole of the said land without payment of any compensation to the lessee and upon such re-entry, all and every interest of the lessee in the said and shall cease and determine. Provided the lessee shall be given by the lessor reasonable opportunity to show cause and rectify the omission or defects, if any.
9. If this leasehold is terminated on account of the breach or non-observance of the conditions of this lease, there shall be no revival thereof under any condition. On the other hand fresh lease thereof may be taken by the lessee subject to the pleasure of the lessor and such fresh lease for all purposes and interest shall be an altogether new lease subject to new rates prevailing at the time for lands etc, of such new lease.

Vinod. Kumar Srinivas
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Authority, Ranchi.

10. Any notice sent by the lessor to the lessee on the address of the lessee as given in this lease deed shall be deemed to have been sent him by his correct address unless the lessee has got any change in this address recorded in the office of the Lessor and has obtained a certificate of such recording.
11. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provisions contained in this lease the same shall be referred to the Managing Director, Industrial Area Development Authority, Ranchi and the decision of the Managing Director on such disputes of differences shall be final, conclusive and binding on the parties thereto.
12. That the lessee paying the rent and other charges and observing the several covenants and conditions contained in these presents shall hold and enjoy the land upto the terms of the lease without interruption by the lessor.
13. That the lessor and lessee shall have their rights subject of the liabilities of a lessor and lessee respectively in accordance with Section 108 of the Transfer of Property Act, 1882 except clause (l) and (p) thereof and it is hereby declared that the lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions and covenants contained in these presents.
The cost and expense incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.
14. Subject to all the terms and conditions set out above the leasehold described in Schedule - I hereto is delivered by the Lessor to the Lessee and possession thereof taken by the Lessee.

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Authority, Ranchi.



Vinod Kumar Srinivasan
21-08-03

IN WITNESS THEREOF the common seal of M/s **Bharat Hard Coke Manufacturers**
A Unit of N.R. International Ltd. Tupudana industrial Area/ Ranchi here upto been
affixed and those presents signed.

Vinod Kumar Soznaslava
For and on behalf of the 21.08.03

Witness :

1. *Raj Kumar Singh At. Pandra P.O. Hehal, Ranchi 21.08.03*
2. *Kumud Sahay, Ratu Road Ranchi*

IN WITNESS LK THEREOF THE hand of *Ashok Kr Saboi*

Secretary, Industrial Area Development Authority, Ranchi for and on behalf of the
Authority has been affixed on the date and year first above written.

Ashok 21/8/03
Secretary
Ranchi Industrial Area Development
Authority, Ranchi. *men*
SECRETARY *Udy*

For and on behalf of the
Industrial Area Development Authority
RANCHI

Certified that the original and duplicate
Lease are true and exact and
re-production of each other. *Ashok 21/8/03*

SECRETARY
Udy

WITNESS:

1. *Udit Narayan Upadhyay*
2. *Ram Nagua Sah*

In witness thereof the lessee has signed this deed of lease this day the *21st*
of *August* 2003 (Two Thousand and Three)

WITNESS:

1. *Raj Kumar Singh 21.08.03*
2. *Kumud Sahay 21.8.03*

N R INTERNATIONAL LTD.

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Handwritten signature
Secretary, Industrial Area Development
Authority, Ranchi.
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PART - II
SCHEDULE

(Description of Land)

ALL THAT piece of land known as Plot No C in the Tupudana Industrial Area/ Estate consisting of Revenue Survey Nos. 52 P, 53P and 55P within the village limits of Pugru Taluka- Khijri, P.S.- Hatia, District Ranchi containing by admeasurement 2.20 Acres or there about and bounded as follows, that is to say.

On or towards the North by S.P.NO. - 55P & Industrial Plot.

On or towards the South by S.P.NO.- 53 P, 55 P & Industrial Plot No. B.P.

On or towards the East by S.P.NO.- 55 P & Industrial Land & Road

On or towards the West by S.P.NO.- 52 P, 53 P, 55 P & Industrial Land

In witness where of the lessor has caused Shri Ashok Kumar Saboi an officer authorised by it, to set his hand and affix the common seal hereto and the lessee had hereunto set his hand and seal on the day and years first above written.

SIGNED, SEALED AND DELIVERED

By Shri A. K. Saboi

Officer of the Ranchi Industrial Area
Development Authority, Ranchi in the

Presence of:
WITNESS

नोट - मूल दस्तावेज एवं द्वितीय प्रति स्वयं दुसरे के ह. व. ह. स्वयं सचची प्रतिक्षिप है)

Name

1. Signature (Full name in block letters) LIDIT. NARAYAN. UPADHYAY - Upadhyay
21.8.03

2. Signature (Full name in block letters) RAM NAGINA SAHU

SIGNED, SEALED AND POSSESSION TAKEN

By the above named lessee Vinod. Kumar Srinastava

In the presence of:

1. Signature (Full name in block letters) RAS KUMAR SINGH - Rajiv Singh
21.08.03

2. Signature (Full name in block letters) KUMUD SAHAY. K. Sahay
21.8.03



18

Secretary

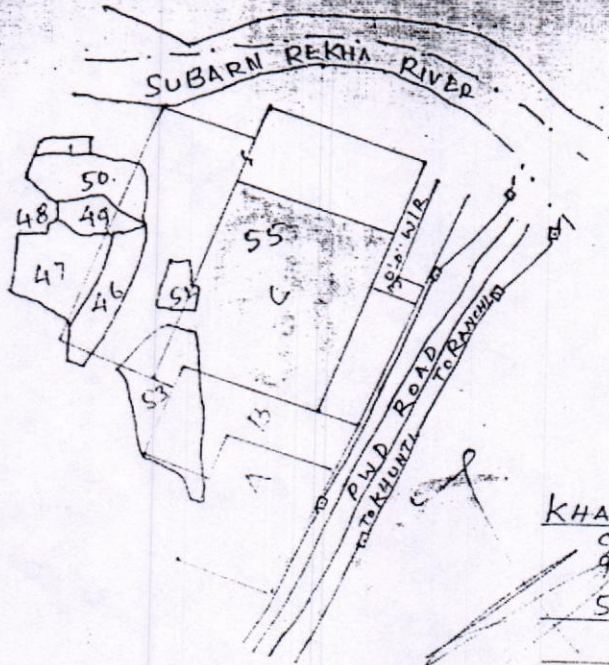
Ranchi Industrial Area Development Authority, Ranchi.

N R INTERNATIONAL

DIRECTOR

M/S BHARAT HARD COKE MANUFACTURERS (A UNIT OF N.R. INTERNATIONAL LTD.)

IN THE INDUSTRIAL AREA TUPUDANA, RANCHI



VILLAGE: PUGRU
 THANA: RANCHI
 HAL: HATIA
 THANA NO: 250
 DISTRICT: RANCHI

SCALE: 16" = 1 MILE



ALLOTTED INDL. PLOT NO. C
SHOWN IN RED WASH

KHATANA.	SURVEY PLOT NO.	AREA
96	55P.	2.110
96	52P.	0.020
54	53P.	0.070
TOTAL AREA:		2.20 ACRES

BOUNDARY
NORTH: BY SURVEY PLOT NO. 55P. & INDUSTRIAL PLOT
SOUTH: " " " " 53P. 55P. & INDUSTRIAL PLOT NO. BP'
EAST: " " " " 55P. & INDL. LAND & ROAD.
WEST: " " " " 52P. 53P. 55P. & INDUSTRIAL LAND

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

CHECKED BY: [Signature]

[Signature] Secretary
[Signature] ESTATE OFFICER, Ranchi Industrial Area Development
 R.I.A.D.A. SECRETARY R.I.A.D.A.

N R INTERNATIONAL LTD.

DIRECTOR



प्रमाण-पत्र सं. 3276/09 आवेदन सं. 6533/09 2007

नं. 3276/09 भारत हार्डवेयर कार्पोरेशन लि. के पास प्रमाण-पत्र जारी किया गया है। निम्नलिखित तथ्यावधारों और अवधारणों का संचित प्रमाण-पत्र दिया गया है।

प्रमाण-पत्र में दिये गये तथ्यों के अनुसार विवरण है :-
 क्षेत्र में इसके द्वारा प्रमाणित किया है कि उक्त तंपति को प्रभावित करने वाले तथ्यावधारों और अवधारणों के बारे में सभी में और इसके समस्त अनुक्रमों में ता. 1996-2003 ता. 16/01/2009 तक तलाशों को चर्च और सा तलाशों के बाद निम्न तथ्यावधार और अवधारणों का प्रतीक है :-

क्र. सं.	निष्पादन के प्रकार और स्थिति	निष्पादन के प्रकार और स्थिति	पक्षों के तार		दस्तावेज			
			निष्पादक	दावे-दार	प्रतिबद्ध	वर्ष	पृ.	
1	2	3	4	5	6	7	8	9

वillage PUGRA
 Plot No. 53 & 52 & 53
 Khata No 96, 96 and 54
 Area 220 Acres
 P.S. Hatis
 P.S. No 250
 Dist. Jhansi

16/01/09
 दस्तावेज
 प्रमाण-पत्र निम्नलिखित प्रकार का है :-

1. दस्तावेज के अनुसार विवरण दर्ज करें।
2. बैंक-पत्र को दशा में बाजार की दर और मुताबिक की अधि रकम, दर्शाते कि इसके बारे में उल्लेख हो।
3. पट्टी की तिमा में पट्टी की अधि रकम और वारंटिंग लगान दर्ज करें।



N R INTERNATIONAL LTD.

DIRECTOR

(01418)

Record 160 vide Aff No 6556 dt 13/4/09

प्रमाण-पत्र संख्या 3277/07

आवेदन सं. 6556/09 2007

नाम श्री **Bharat Hand Goods Manufacturers**
 निम्नलिखित तपसिता के लिए प्रमाण-पत्र प्रदान किया जाय।
 निम्नलिखित तपसिता के लिए प्रमाण-पत्र प्रदान किया जाय।

प्रमाण-पत्र दिनांक 13/4/09

कृपया ध्यान दें कि उक्त तपसिता जो प्रमाणित करने वाले उद्योगकारों और अभावों के तारों में लगे हैं और उनके सम्बन्ध अनुक्रमों में 1975-2003 और 1988-2001 तक तपसिता की गई और जो तपसिता के बाद निम्न उद्योगकार और अभावों का प्रतीक है -

क्र. सं.	निष्पादन की तिथि	निष्पादन की तारीख	निष्पादन का प्रकार और नुमां	क्यों के लिए		दस्तावेज		
				निष्पादन की तिथि	निष्पादन की तिथि	प्रतिबन्धित के प्रतिबन्धित	निष्पादन की तिथि	निष्पादन की तिथि

Village Purnu.
 Plot No. 531, 532 and 533
 Khata No 96, 96 and 54.
 Area. 2.20 Acres.
 P. S. Hatia.
 P. S. No. 250 -
 Dist. Ranchi.

कृपया ध्यान दें कि उक्त तपसिता जो प्रमाणित करने वाले उद्योगकारों और अभावों के तारों में लगे हैं और उनके सम्बन्ध अनुक्रमों में 1975-2003 और 1988-2001 तक तपसिता की गई और जो तपसिता के बाद निम्न उद्योगकार और अभावों का प्रतीक है -



N R INTERNATIONAL LTD.
 DIRECTOR



Before the Notary Public, Ranchi

AFFIDAVIT

I, Vinod Kumar Srivastava, S/o Sri Prem Nath Srivastava resident of Piska More, Ratu Road, P. S. Sukhdev Nagar, P.O. Hehal, Dist. Ranchi do hereby solemnly affirm and declare for and on behalf of M/s Bharat Hardcoke Manufacturers a unit of N R International Ltd, as follows :-

1. That I am the director of M/S. N. R. International Ltd. having its registered office at C-301 Lake Apartment, 210 Jessore Road, Kolkata - 700 089 (West Bengal)
2. That I am, for and on behalf of Bharat Hard Coke Manufacturers (a unit of N. R. International Ltd) had taken land on lease from Ranchi Industrial Area Development Authority, Ranchi for the purposes of Setting-up Coke Oven Plant through Lease Deed dated 21st day of August 2003.
3. That the ownership of the said land remain with M/s Bharat Hardcoke Manufacturers (a unit of N R International Ltd.) represented by its one of the Director Mr. Vinod Kumar Srivastava.
4. That the said landed property may be mortgaged by creation of Equitable Mortgage of the Landed Property by M/s N. R. International Ltd represented by any Director authorised to do so.
5. That the title deed of the property may be deposited by any Director of N. R. International Ltd proprietor of M/s Bharat Hardcoke Manufacturers.

Sworn and signed at Ranchi on 2nd day of June, 2004.

The deponent named above who has been identified by Sri S.K. Bhaingy Advocate, Ranchi; solemnly affirms and declare that the statements made herein above are true to the best of his knowledge, information and belief.

[Signature]
DEPONENT

identified by me.
[Signature]
3.6.04
Advocate, Ranchi

N R INTERNATIONAL LTD
[Signature]
RANCHI (JHARKHAND)

NOTARY PUBLIC RANCHI
JHARKHAND (INDIA)

NOTARIES RULES 1956 BY GOV

320 - 3 JUN 2004

Ranch

9652

5427- 5000Rs.



27
2018
4
25/8

9 AUG 2003
136/24 (कारखाने)

30/4
Ar. 136251 = 25
2121 = 00
Ranch 24/8 = 8372 = 25
Hawala
1/11
25/8

नि.प: रंजी, कारखाने
35/11

19/11. 2780-00
1/11 135-00
2915 = 00
Paid 25/8

नि.प: रंजी, कारखाने Form No. 12
FORM OF LEASE

22/8/03
25-8-03

Vend. Kumar Srivastava
21.08.03

This deed of lease entered into this the 21st day of August 2003 of (two thousand and three) between the Ranchi Industrial Area Development Authority, an authority constituted under the Bihar Industrial Area Development Authority Act, 1973 and having its Head Office at Ranchi, RIADA Bhawan , main Road , Ranchi - 834001, (hereinafter called the lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the one part and Shri. V.K. Srivastava, Director of M/S Bharat Hard Coke Manufacturers a unit of N.R. International Ltd., residing/ situated at Tupudana Industrial Area, Ranchi which is a firm/Company / Society registered under Company Act having its registered office at C- 301 Lake Apartment 210 Jessore Road, Calcutta- 700089 (hereinafter called the 'lessee' which expression

Secretary
Ranchi Industrial Area Development Authority, Ranchi.



12/2003
N R INTERNATIONAL LTD.
DIRECTOR



shall unless the context does not so admit, include his /its heirs, executors and legal representatives / its successor in business and assigns) of the other part witnesseth that-

Whereas the lessee has applied to the lessor for a piece of land for the purpose of Industry and the lessor has allotted to the lessee the piece of land described and specified in part-1 of the schedule appended hereto with all rights, easements and appurtenances there to belonging to the lessor, excepting and reserving unto the lessor all mines, minerals in and under the said land or any part thereof, for establishing a factory for manufacture of "Hard Coke" AND whereas the lessee having paid a sum of Rs. 1,36,251=25 (Rupees One Lacs Thirty Six Thousand Two Hundred Fifty One and Twenty Five Paise only) calculated at Rs 3,44,064=00 (Rupees Three Lacs Forty Four Thousand Sixty Four only) per acre which is equivalent to 100 percent of the premium price of the said land being demised to him has requested the lessor to grant him a lease and execute the lease deed therefore.

AND whereas the lessor has decided to enter into these presents in respect of the said land on the undertaking that the lessee shall comply with all the terms and conditions

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N R INTERNATIONAL LTD.



Secretary
 Secretary
 Ranchi Industrial Area Development
 Authority, Ranchi.

Venod Kumar Srivastava
 21-08-03



for construction work on the said land as set out in the offer of allotment, allotment letter & agreement bond and that he shall complete the construction on the said land within such period and conforming to such plan as may be required and sanctioned by the lessor and that he will comply with the terms and conditions hereinafter appearing.

PART - II

NOW THIS INDENTURE AS AGREED BY AND BETWEEN THE PARTIES HERETO WITNESSETH.

1. That the lease of land detailed in Part-I of the schedule is being given hereby for a term of thirty years computed from the day of 6th July in the year Two Thousand Two to the lessee by the lessor subject to renewal thereafter for such period further and on such terms as may be mutually agreed upon.
2. That the lessee shall pay to the lessor the proportionate cost of development of land being leased hereby which would include the cost of construction of roads for communication purpose, administrative charges, interest etc. and such other expenditure as may be decided to be part of the development cost by the lessor. The

Vinod. Kumar Sornalain

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DIRECTOR



Asst
21/07/13
Bharati Industrial Area Development
Authority, Kanwal.



decision of the lessor as to what would constitute the development cost would be final. such cost would be subject to revision by the lessor periodically and such revised cost shall be payable by the lessee to the lessor. the lessee shall also be liable to pay any escalation over the present value of the land due to court decree and proportionate rehabilitation cost if any.

3. the lessee shall pay to the lessor :-

- (i) The balance of the premium as follows :-
 - (a) The premium of the demised premises is Rs. 1,36,251=25 (Rupees One Lacs Thirty Six Thousand Two Hundred Fifty One and Twenty Five Paise only) calculated at the rate of Rs. 3,12,785=00 (Rupees Three Lacs Twelve Thousand Seven Hundred Eighty Five only) per / acre and out of the said amount the lessee has already paid Rs. 1,36,251=25 (Rupees One Lacs Thirty Six Thousand Two Hundred Fifty One and Twenty Five Paise only)

Vinod Kumar Saraswate
21-08-03

N R INTERNATIONAL LTD.

DIRECTOR



Asst 21/8/03
Secretary
Ranchi Industrial Area Development
Authority, Ranchi.



As per terms of the Allotment letter the lessee is to pay Rs. NIL in NIL equal installment on NIL day of NIL every year for NIL years next. Also the installments due as per allotment letter amounting to Rs. NIL together with an interest of Rs NIL and any further interest that accrues till the date of payment is to be paid immediately as the lessee has defaulted in such payment.

- (b) In case of non-payment of the installments due including defaulted installments as mentioned above interest at the rate of 15 percent would be charged over the outstanding premium amount and such interest rate would be subject to revision from time to time by the lessor and shall be paid by the lessee.
- (ii) That the lessee shall pay annually to the lessor as rent a sum at the rate of Rs. 500/- (Rs. Five Hundred) only per acre i.e. Rs. 198=00 (Rupees One Hundred Ninety Eight only) in one installment latest by 31st march every year. The said rent will be liable to be revised every ^{Ten} ~~Four~~ years. The Lease will be abide by the other terms and conditions laid down by the Govt.

Vinod Kumar Srivastava
21-08-13

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DIRECTOR



Asst. Secretary
Ranchi Industrial Area Development
Authority, Ranchi.
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- (iii) In addition to the premium aforesaid and the rent of the land the lessee shall also pay Rs.50/= (Rs. Fifty) only per 1000 sqft. Per year as maintenance charge i.e Rs 862=50 (Rs. Eight Hundred Sixty Two and Fifty paise only) for the demised land which will take effect two calendar years after the date of allotment or from the date on which the unit comes into production whichever is earlier. The other condition being that the rate of maintenance charge can be modified/revised by the lessor keeping in view the extent of maintenance, price escalation and other factor at the discretion of the lessor.
- (iv) In addition thereto if any outstanding dues come to light at any later date due to error 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

Vinod Kumar Sarmah
21-08-03

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[Handwritten signature]

DIRECTOR

Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

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- (v) The lessee shall in each year within two months from the expiry of his accounting year supply to the lessor a copy of his profit and loss account pertaining to that accounting year and the business run by him in the demised premises.
- (vi) That the lessee shall within a period of six months from the date of this indenture complete the construction of the building or any other structure necessary for his business activities to be performed at his expense and such building or structure shall be safe and sound from the engineering point of view with due provision of amenities and necessities required under the Factories Act besides which the lessee shall also maintain sufficient plantation and greeneries within the said premises so as to provide proper ecological and environmental balance.
- (vii) In case of private or public limited company or corporation society, the Directors and office bearers shall individually and severally be responsible for payment of dues to the lessor.

4.

- (i) That no building or erection to be erected hereafter and no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the lessee in triplicate to the lessor for his scrutiny and the same has been approved in writing by the lessor provided that in the construction of any such building or erection or making any such alteration or addition the lessee shall observe and conform to the building instructions of the lessor and abide by all bye laws, rules and regulations of the local authority or other body having authority in that behalf and any other statutory regulations as may be for the time being in force relating in any way to the demised premises and any building thereon including payment of any charge levied by such authority/body, provided further that no building, erection or structure (except compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.



21/8/14
Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

Vinod Kumar Saraswati
21-08-03

(ii) That if subsequently any part or parts of the said land is /are required by the State Govt. or the Industrial Area Development Authority, Ranchi for a public purpose (of which matter the State Government or the Industrial Area Development Authority , Ranchi, shall be the sole judge) the lessee shall on being asked by the State Government or the lessor transfer to them such part or parts of the said land as the State Govt. or the lessor shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Govt. or lessor shall pay back for the lessee a sum proportionate or equal, as the case may be, to the cost of land and its development, if any, earlier realise from him together with compensation for the buildings and other structures erected with approval in writing of the lessor or his nominee on such part or parts of the land at a valuation to be determined by the Managing Director of the Industrial Area Development Authority, Ranchi on a report from a civil engineer authorised by him in this behalf and the decisions of the Managing Director Industrial Area Development Authority, Ranchi shall be final and binding on the parties and shall not be questioned in any court or tribunal or before any other Authority.

Provided that for the purpose of this sub-clause the State Govt. or the lessor would in absence of any unavoidable reason 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 essentially required for any purpose connected with the industry.

(iii) If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purpose for which it is leased out to him the lessee shall while selling or assigning the said land or such part or parts as aforesaid first make an offer of the same to the lessor at a price proportionate or equal, as the case may be , to the cost of the land and its development, if any, realised earlier form him, and he shall not make any sale or assignment thereof to any other party unless such offer shall have been declined by the lesser.

When such offer has been made by the lessee, the lessor may accept it in respect of such part or parts of the land so offered as it may deem fit and decline it in respect of the remainder.



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DIRECTOR

Asst
21/07/15
Secretary
Ranchi Industrial Area Development Authority, Ranchi.
U.P.

Vinod Kumar Srinivasan
21-08-03

When the first offer of selling of assigning the said land or such part or parts thereof aforesaid has declined by the lessor, the lessee while selling or assigning the said land or parts thereof as aforesaid to any other party shall do so only with prior approval of the lessor in writing. It is also clarified that such sale shall be allowed only for industrial purpose and in case the 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 & making a fresh lease deed.

- iv) if the lessor accepts the offer made under the foregoing clause , the lessee shall be entitled within six months from the date on which acceptance is communicated to him to remove all buildings or structures erected on the said land or part thereof unless the lessor also wishes to accept the standing building and structures in which case the lessee shall be entitled to compensation for those in accordance with the valuation as indicated in clause (ii) above.
- v) That the demised premises shall be well demarcated and fenced by the lessee at his expense so as to keep the identity of the land intact in every respect.
- vi) That if the leasee fails to complete the construction work within two years from the date of the execution of this deed or within the time extended in writing by the lessor on an application by the lessee showing sufficient cause for such extension, this lease shall stand terminated.
- vii) That the lessee shall not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay or earth there from except for the purpose of digging foundation of the building or for the purpose of executing any work pursuant to the terms of this lease.
- viii) That the lessee shall at his own expense construct an access road leading from the nearest public thoroughfare to the demised premises and shall at all times thereafter maintain the same in good order and condition to the satisfaction of the lessor.
- ix) That the lessee shall observe and conform to all rules, regulations and bye-laws of the local authorities concerned, including making of timely payments as required



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DIRECTOR

Secretary

Raichhi Industrial Area Development Authority, Raichhi.

Vinod Kumar Srivastava
21-08-03

by such authorities or any other statutory regulations in any way relating to public health and sanitation for the time being in force and that he shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surroundings clean and in good condition to the satisfaction of the lessor and shall not without the previous consent in writing of the lessor permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof. As regards industrial effluents produced in the course of the industry carried on the demised premises the lessee shall treat the effluent to the standards fixed by the Pollution Control Board and shall thereupon discharge the same.

- x) That throughout the said term the lessee shall at his own expense pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colouring and white washing) to the satisfaction of the lessor the buildings and premises and the drains, compound walls and fences belonging thereto and all fixtures and addition thereto.
- xi) That the lessee shall permit the lessor or his representatives to enter into or upon the demised premises to inspect the state of affairs thereof and if upon such inspection it shall appear that any action is necessary on behalf of the lessee, the lessee shall be called upon by the lessor to execute such actions and upon his failure to do so within a reasonable time the lessor may execute them at the expense in all respect of the lessee.
- xii) That the lessee shall not do or permit anything to be done on the demised premises which may be or amount to nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.
- xiii) That the lessee shall not interfere with or cause damage to the properties of the lessor whether located inside or outside the premises such as water supply lines, drainage lines, street-lights and such other properties. In case the lessee be found to be interfering with or damaging the properties, of the lessor it would amount a breach of the conditions of the lease and the lessee would be liable to be evicted from the premises occupied by him under provisions of the Bihar Public Premises

Vinod Kumar Sarvagina
21-08-03



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Ranchi Industrial Area Development Authority, Ranchi.
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[Eviction of Unauthorised Occupants] Act, 1972 or any other law for the time in force and the lessor will be entitled to recover the cost of making good such damages with penalty as it may determine and such amount would be recoverable as an arrears of land revenue.

7. The lessor and the lessee hereby convenient and agree as follows :-

- (i) That the lessee shall not assign, mortgage, underlet or sublet the whole or any part of the leasehold or in any way part with his possession over the land or any right or interest therein or in respect thereof without the previous consent of the lessor in writing, provided that in case of registered small scale industries no separate permission will be required to be obtained by the lessee for mortgaging it with any financial institutions aided, owned or recognised by Govt. or created under a statue, for raising loan for the purpose of the industry for which the land was allotted, and in that case the dues of the industrial area development authority , Ranchi , shall be the first charge on the properties under mortgage pari-passu with the dues of such financial institution.

However, such mortgage to such financial institutions shall be subject to the following conditions: -

- A) The lease hold shall not be the only property mortgaged by the lessee to such financial institution for raising such loan and shall include such other property also of the lessee which taken together with the leasehold constitutes sufficient security for realisation of the dues of the lessor on the leasehold as also the dues of such financial institution and in case of sale of a part or whole of the mortgaged property the dues of the lessor on the leasehold shall be satisfied first and this will have to be clearly stipulated in the mortgaged deed entered into by the lessee with such financial institution.
- B) The lessee shall incase of the mortgage as aforesaid give a written information of the date of the execution of the mortgage, property mortgaged and name of the financial institution concerned. In any case, the mortgagee financial institution shall give the same information forthwith to the lessor.



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DIRECTOR

Asst. Secy
Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

Vinod Kumar Srivastava
21-08-03

C) The purchaser of the mortgaged property on sale or otherwise in so far as it includes the leasehold or any portion of it shall get his name mutated in the office of the lessor in place of the lessee in respect of the same.

D) The financial institution which takes the mortgage of the leasehold or any part thereof in the event of sale thereof shall obtain prior information about the dues thereon of the lessee to the lessor and indicate in the notice for sale that the purchaser will be given possession of the leasehold by such institution only after such purchaser deposits such dues of the lessor in the office of the lessor and produces a clearance certificate issued by the lessor in the office of such institution.

To avoid any confusion it is made clear that the financial institution taking the mortgage of the leasehold or any part thereof shall if the sale of the leasehold or any part thereof as the case may be becomes necessary do so after obtaining information about the dues of the lessor from the office of the lessor and clearly indicate the same in the sale notice also stating therein that the property so sold shall not be delivered possession of to the purchaser by the said financial institution unless the said dues of the lessor have been paid in full and shall not deliver the property so sold to such purchaser unless such payment has been made.

E) That the lessee shall specifically apprise the financial institution to which the leasehold or any part thereof is mortgaged of the condition stipulated in clause (D) above and make it a term of such mortgage with such institution.

F) (i) In the event of sale or transfer of the mortgaged property by / or with the consent of the financial institution to which the land / shed , etc. are mortgaged ,it should be specifically mentioned in the sale or other notice issued by the financial institution that in the event of the purchaser changing the name and style of the unit and / or changing the project from that for which the original lease was granted, mutation in the office of the lessor shall be carried out in favour of the purchaser on payment of balance amount calculated as per prevailing rated for land / shed etc.

ii) No change in the lease proprietorship or partnership or if it a private limited or unlimited company shall be recognised without the previous written consent of the lessor and without proper registration of such changed status under the relevant Act.



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DIRECTOR

Asst
21/04/13

Secretary

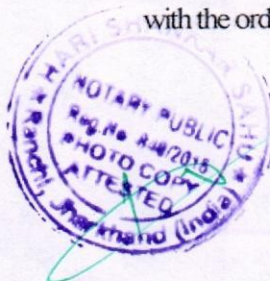
**Ranchi Industrial Area Development
Authority, Ranchi.**

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Vinod Kumar Sinhasaria
21-08-03

- iii) If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part – 1 of the schedule hereunder such assignee shall duly eg: his / its or their name of names registered with the lessor within four calendar months after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and condition herein contained.
- iv) In case of any change in the ownership of possession of the leasehold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms of the conditions of this deed such person so stepping into the shoes of this lessee shall execute a fresh lease deed on the same terms and conditions as of this lease and such person shall not be entitlede to use this leasehold of 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 leasehold or any part thereof so transferred to him for any other industry or 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 industry or purpose and on such approval shall be on new rates prevailing at that time for the lands etc. in question.
- v) That the lessee shall correctly mark and keep demarcated the boundaries of the said land and point them out to the inspecting officers of the Government and the Industrial Area Development Authority, Ranchi.
- vi) That the lessee shall not, except with the written consent of the lessor use the land for any purpose other than the one for which this lease is granted and the leasehold shall be enjoyed by him subject to such restriction and conditions as may be enjoined by different laws which are or may be for the time being in force.
- vii) In case necessary effective steps are not started within six months from the date of this deed to establish the industry the lessor nay in such event, cancel the lease and also forfeit any amount deposited by the lessee towards the lease. The Lessor shall, however, before cancelling the lease issue a show cause notice allowing one-month time to the lessee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government within one

Vinod Kumar Sengupta
21-08-03



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DIRECTOR

Asst 21/8/03
Secretary
Ranchi Industrial Area Development Authority, Ranchi.
Uf

month and the State Government shall after due consideration dispose it of within two months from the date of receipt of the appeal. The lessor after cancellation of allotment will resume possession of the shed/ plot etc.

- viii) The lessee shall after cancellation of the leasehold make over possession of the leasehold within one month from such cancellation failing which lessor shall enter into possession thereof. In the event of such entry by the Lessor on the leasehold the Lessee shall be entitled to remove within six months from the date of such re-entry all his structures, installations, machineries and other assets from the land, after which the same shall stand forfeited to the Lessor.
 - ix) The Lessee shall give priority in employment's in his Industrial Unit to the displaced persons of this Industrial Area / Estate.
 - x) Other things being equal the lessee shall give preference to the local people in employment in his industrial undertaking.
 - xi) The lease shall be liable to be cancelled if the allottee is found encroaching upon the land of the lessor.
8. In case of breach by the lessee of the terms and conditions of this lease the lessor shall have right to resume and enter upon the whole of the said land without payment of any compensation to the lessee and upon such re-entry, all and every interest of the lessee in the said and shall cease and determine. Provided the lessee shall be given by the lessor reasonable opportunity to show cause and rectify the omission or defects, if any.
9. If this leasehold is terminated on account of the breach or non-observance of the conditions of this lease, there shall be no revival thereof under any condition. On the other hand fresh lease thereof may be taken by the lessee subject to the pleasure of the lessor and such fresh lease for all purposes and interest shall be an altogether new lease subject to new rates prevailing at the time for lands etc, of such new lease.
10. Any notice sent by the lessor to the lessee on the address of the lessee as given in this lease deed shall be deemed to have been sent him by his correct address unless the lessee has got any change in this address recorded in the office of the Lessor and has obtained a certificate of such recording.

Vijay Kumar Srivastava
21-08-03

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HARI SHANKAR SAHU
ROTARY PUBLIC
Raj. No. 2207816
PHOTO COPY
ATTESTED
Ranchi
Jharkhand (India)

Asst. Secy
Secretary
Ranchi Industrial Area Development
Authority, Ranchi.
U.S.

11. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provisions contained in this lease the same shall be referred to the Managing Director, Industrial Area Development Authority, Ranchi and the decision of the Managing Director on such disputes of differences shall be final, conclusive and binding on the parties thereto.
12. That the lessee paying the rent and other charges and observing the several covenants and conditions contained in these presents shall hold and enjoy the land upto the terms of the lease without interruption by the lessor.
13. That the lessor and lessee shall have their rights subject of the liabilities of a lessor and lessee respectively in accordance with Section 108 of the Transfer of Property Act, 1882 except clause (I) and (p) thereof and it is hereby declared that the lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions and covenants contained in these presents.
- The cost and expense incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.
14. Subject to all the terms and conditions set out above the leasehold described in Schedule - I hereto is delivered by the Lessor to the Lessee and possession thereof taken by the Lessee.

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DIRECTOR

Asst
21/11/13
Secretary
Ranchi Industrial Area Development
Authority, Ranchi.



Vinod. Kumar Senasinha
21.08-03

IN WITNESS THEREOF the common seal of M/s Bharat Hard Coke Manufacturers
A Unit of N.R. International Ltd. Tupudana industrial Area/ Ranchi here upto been
affixed and those presents signed.

Witness :

1. RAS Kumar Singh At- Pandra
P.O. Nehal Ranchi 21.08.03
2. Kurnud Sahay Raha Road Ranchi.

Vinod Kumar Srivastava

For and on behalf of the

IN WITNESS LK THEREOF THE hand of Ashok Kr. Sahu
Secretary, Industrial Area Development Authority, Ranchi for and on behalf of the
Authority has been affixed on the date and year first above written.

Ashok Kr. Sahu
21/08/03
Secretary

Ranchi Industrial Area Development
Authority, Ranchi.

SECRETARY

For and on behalf of the

Industrial Area Development Authority

RANCHI

Certified that the original and duplicate

Lease are true and exact and

re-production of each other.

SECRETARY

Ashok Kr. Sahu
21/08/03
Secretary

Ranchi Industrial Area Development
Authority, Ranchi.

WITNESS:

1. Udit Narayan Upadhyay.
2. Rom Nagina Sahu

In witness thereof the lessee has signed this deed of lease this day the ..21...st....
of August.. 2003 (Two Thousand and Three)

WITNESS:

1. RAS Kumar Singh 21.08.03
2. Kurnud Sahay,

21-8-03

N R INTERNATIONAL LTD.

[Signature]
DIRECTOR

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Ashok Kr. Sahu
21/08/03
Secretary

Ranchi Industrial Area Development
Authority, Ranchi.

[Signature]

PART - II
SCHEDULE

(Description of Land)

ALL THAT piece of land known as Plot No NON STD. in the Tupudana Industrial Area/ Estate consisting of Revenue Survey Nos. 55P within the village limits of Pugru Taluka- Khijri, P.S.- Hatia, District Ranchi containing by admeasurement 17250 sq.ft. or there about and bounded as follows , that is to say.

On or towards the North by S.P.NO. - **55P & Industrial Road.**

On or towards the South by S.P.NO.- **55 P & Industrial Plot No. B.P.**

On or towards the East by S.P.NO.- **55 P & Ranchi- Khunti Road**

On or towards the West by S.P.NO.- **55 P & Industrial Plot No. 'C'P**

In witness where of the lessor has caused Shri Asmita Kar Sahas an officer authorised by it , to set his hand and affix the common seal hereto and the lessee had hereunto set his hand and seal on the day and years first above written.

SIGNED , SEALED AND DELIVERED

By Shri A. K. Sahas
Officer of the Ranchi Industrial Area
Development Authority , Ranchi in the

Signature

(Full Name in block letters)

Presence of :

WITNESS

नोट-मूल दस्तावेज एवं द्वितीय

पति एक दुसरे के ह. व. ह. एवं सच्ची प्रतिलिपि

Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

Name

1. Signature (Full name in block letters) HDIT. NARAYAN UPADHYAY - 21/8/03

2. Signature (Full name in block letters) RAM NAGINA SAHU - 21/8/03

SIGNED, SEALED AND POSSESSION TAKEN

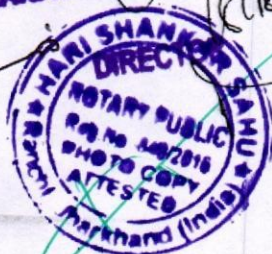
By the above named lessee Vinod Kumar Srinadina

In the presence of :

1. Signature (Full name in block letters) RAS KUMAR SINGH , 21.08.03

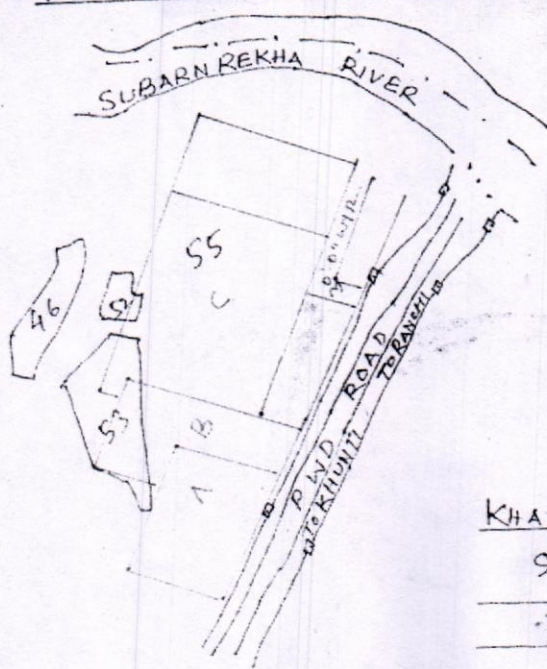
2. Signature (Full name in block letters) KUMUD SAHAY , K.S. 21/8/03

N R INTERNATIONAL LTD




Secretary
Ranchi Industrial Area Development
Authority, Ranchi.

M/S BHARAT HARD COKE MANUFACTURERS (A UNIT OF N.R. INTERNATIONAL LTD.)
IN THE INDUSTRIAL AREA TUPUDANA, RANCHI



VILLAGE: PUGRU
 THANA: RANCHI
 HAL: HATIA
 THANA No: 250
 DISTRICT: RANCHI

SCALE: 16" = 1 MILE

 ALLOTTED INDUSTRIAL PLOT
SHOWN IN RED WASH

<u>KHATA NO.</u>	<u>SURVEY PLOT NO.</u>	<u>AREA</u>
96	55 P.	0.396

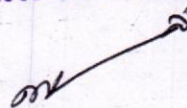
TOTAL AREA: 0.396 ACRE


BOUNDARY

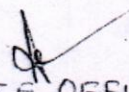
NORTH: BY SURVEY PLOT NO. 55 P. & INDL. ROAD
SOUTH: " " " " 55 P. & INDL. PLOT NO. B 'P'
EAST: " " " " 55 P. & RANCHI-KHUNTI ROAD
WEST: " " " " 55 P. & INDL. PLOT NO. C 'P'

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

N.R. INTERNATIONAL LTD.

 **DIRECTOR**


 Secretary
 Ranchi Industrial Area Development
 Authority, Ranchi.


 ESTATE OFFICER
 R.I.A.D.A.

SECRETARY
 R.I.A.D.A.



Free hand 160 vide App No 6558 dt 13/4/04

प्रमाण पत्र संख्या 558

प्रमाण पत्र सं० 3229/07 आवेदन सं० 6558/072007

श्री. **Bharat Hard Coke Manufacturers**
 निम्नलिखित कंपनी के नाम पर निम्नलिखित उद्योगों और अडमरों के संबंधित प्रमाण-पत्र दिवसों काय ।

आवेदन में दिये गये तथ्य के अनुसार विवरण है ।

कृपिण में शकितार प्रमाणित कला हू कि उक्त कंपनी को प्रभावित करने वाले उद्योगकारों और अडमरों के नाम के ताले में और उन्हे सम्बन्धित अनुकीमरों में ता० 1988 . . . 2003 के ता. 16/04/04 200 . . . तक तलाशी की गई और उक्त ताले में ता० निम्न उद्योगकार और अडमरों का प्रता नका है -

क्र०	उद्योगकार का नाम	निष्पादन की तारीख	दस्तावेज का प्रकार और क्रमांक	पक्षों के नाम		दस्तावेज		
				निष्पादक	दावेदार	प्रतिष्ठित के जिल्ला	वर्ग	प्रतिष्ठित का नाम
1	2	3	4	5	6	7	8	9

vilage Pubru.
 Plot No. 55F.
 Khata No. 96.
 Area. 17250 Sft
 P. S. Hatig.
 Dist Ranchi (T. Ranchi)

16/4/04

दस्तावेज के अनुसार विवरण दर्ज करें ।

1. बैंक-पत्र को दशा में बरान की दर और शुभान की अधि दर्ज कर, दशातें कि कसके नाम में उल्लेख हो ।
2. पट्टी की दशा में पट्टे की अधि और बरिष्म लगान दर्ज करें ।



N R INTERNATIONAL LTD.
 DIRECTOR

Freehold 160Vide App No 6557dH 13/4/04.

प्रमाण-पत्र सं. 3278/04

आवेदन सं. 6557/04/2007

निम्नलिखित संपत्ति के संबंध में निम्नलिखित सर्वेकार और अंशधारियों का संपत्ति प्रमाण-पत्र दिया गया है।

इसलिए मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त संपत्ति को प्रभावित करने वाले सर्वेकारों और अंशधारियों के बारे में सभी में और उससे सम्बन्धित अनुक्रमों में ता. 1975 (1975) 2003 के ता. 1988 के ता. 2003 तक तलाशी की गई और ऐसा तलाशी बाद निम्न उदाहरण और अंशधारियों का प्रमाण-पत्र है -

क्र. सं.	संपत्ति का विवरण	निष्पादन की तिथि	निष्पादन का प्रकार और विवरण	पक्षों के नाम		दस्तावेज		
				निष्पादक	दावेदार	जिल्हा	वर्ग	प्लॉट
2		3	4	5	6	7	8	9

Village Rabra-
Plot No. 55
Khatra No 96.
Area. 17250 sft
P.S. Hatisa.
Dist. Nanchi (Shardha)

दिनांक 16/2/91
व्यक्ति 19 दिनों के अंदर
व्यक्ति 19 दिनों के अंदर



NR INTERNATIONAL LTD.
DIRECTOR