

753 Leased deed for 30 years 30/00/2018 - 25/03/2048 e-pay 74912108

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

रु. 10000



Rs. 10000

TEN THOUSAND RUPEES

INDIA

झारखण्ड JHARKHAND

160530

160530



टेम्पल एक्ट (सिमावन) 1948 का
अधिन ग्रहण है तथा इंडियन
स्टाम्प एक्ट 1899 अनुसुचि(1) संख्या 3180,
के पश्चात स्टाम्प प्राप्त है

Ar 9060-w
E 20w-w
11060-w

15-03-18
जिला अदर निबंधक

गदवा
LEASE DEED

15/3/18
15/3/18

THIS DEED OF LEASE IS made on this the 15th MARCH day of 2018 at Garhwa

BETWEEN

The Ranchi Industrial Area Development Authority, RIADA Bhawan 5th floor, Namkum Industrial Area, Lowadih, Ranchi-834010. Represented by its Managing Director/his authorized representative Sri Niranjan Trikey S/o Late Abraham Trikey aged about 52 years, by Faith-Christian, Nationality-Indian, Permanent Resident of RIADA Bhawan Namkum Lowadih Ranchi. Local Resident of RIADA Bhawan Namkum Lowadih Ranchi P.O-Namkum, P.S-Namkum Town-Ranchi, District- Ranchi, State-Jharkhand hereinafter to be referred to as the 'Authority' which terms shall include its successors in office, hereinafter to be referred to as the 'LESSOR' or the 'AUTHORITY' which expression shall, where in the context show admits or implies, includes successor in office and permitted assign of the first part.



For Everunique Beverages Pvt. Ltd.
M.A. K...
12/3/18
DIRECTOR



विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

Kandh...

पदचान
श्रीमान भारती
पिनः- उमाडांकर क्षेत्रियलः ग्राण
मुद्दियार मुदल्ला सुतनीपट्टी गदवा
पो न शाना-उिला-रा-रादवा
34736908034



झारखण्ड JHARKHAND

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AND

Md. Rehan S/o Md. Mustakin Ansari aged about 26 years, by occupation-
Business by Caste-Momin(Muslim), by Faith-Islam, Nationality-Indian,
Permanent Resident of H No. 206, Unchari, Garhwa- 822114. Jharkhand
EMAIL ID: everuniquebeverages@gmail.com. Director of M/s Everunique
Beverages Pvt.Ltd., Plot No.22, Belchampa Industrial Area, hereinafter to be
referred to as the 'LESSEE' which terms shall include the legal heirs, successors,
legal representatives, assigns of the other part.

PART-I

SHORT RECITAL

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial
Area Development Authority Act, 1974 as adopted by the Government of
Jharkhand vide Notification No.339 dated 02.03.2001 issued by the
Department of Science Technology, Information Technology and Industry as
Jharkhand Industrial Area Development Authority Act, 2001 and is committed
for planned development of industrial area and promotion of industry and
matters appurtenant thereto under its command area.

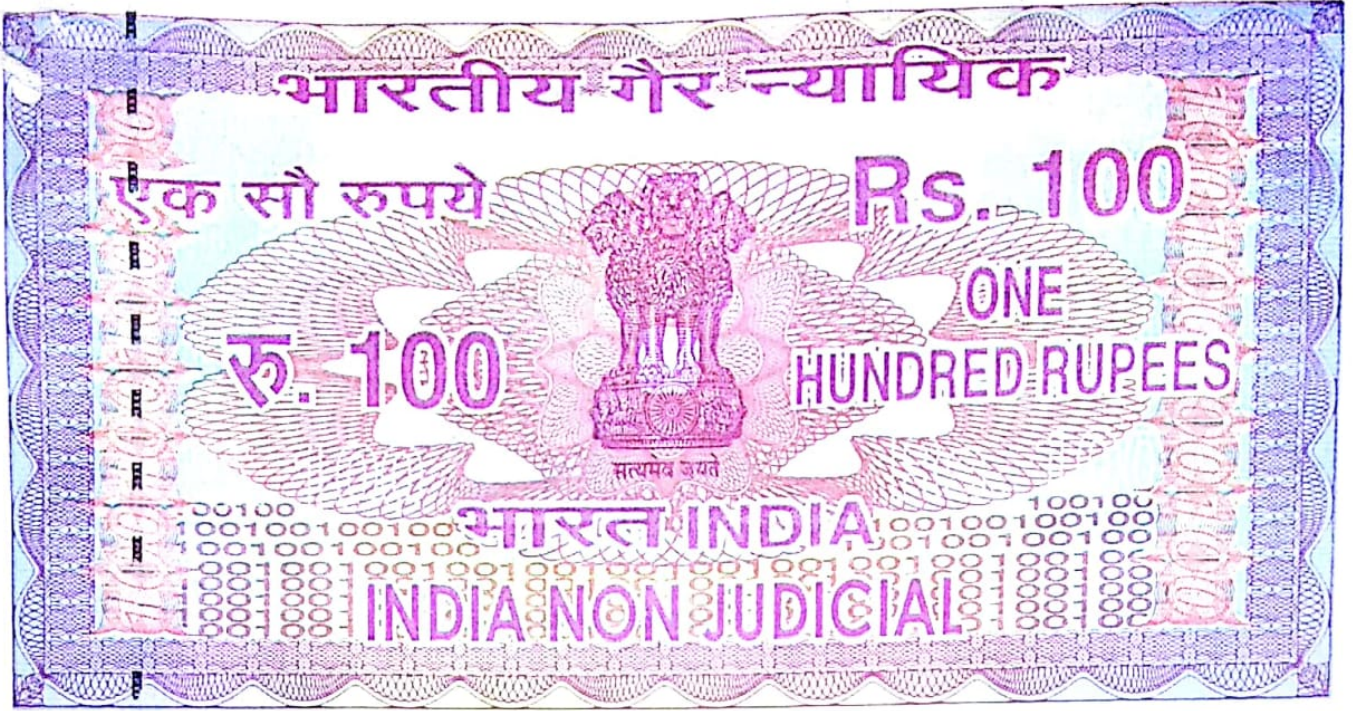


For Everunique Beverages
Pvt. Ltd.

Md. Rehan
12/12/18
DIRECTOR

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राँची

राँची
श्रीराम सोहस्रक रिजर्व
पिठा: श्री ईश्वर जसमुक्ति
ग्राम- डेचरी, पोखरना
जिला-राँची
आप नं 548291205769
Ranab Prasad



झारखण्ड JHARKHAND

D 283489

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No.487 dated 31.03.2017 and upon payment of Rs.2,86,781.00 (Rupees Two Lakhs Eightysix Thousand Seven Hundred Eightyone) (Land Salami Rs.9,97,500.00 Per Acre Calculated Land Price Rs. 2,49,375.00+Service Tax Rs.37,406.00 Total Rs.2,86,781.00) towards full premium of land / first installment in case of mega IT industry (*whichever is applicable*), execution of indemnity bond dated 23.05.2017 and the lessee has been handed over physical possession of allotted land on 24.05.2017.

4. Whereas, in terms of Authority's Regulations 2015, the lessee has to get the lease deed executed by the lessor and registered within a period of three months from the date of taking possession of the allotted land/ shed. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed.



for Everunique Beverages
12/2/18
DIRECTOR

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राँची

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT

M/S. Everunique Beverages Pvt.Ltd.,

Belchampa Industrial Area

Village : Belchampa

Thana No. : Garhwa

Thana : 283

Dist. : Garhwa

Corresponding to Industrial Plot No. 22

Khata No.	Survey Plot No.	Area
56	699P	0.25

Total Area : 0.25 Acre of 10890sf.

Calculation of Industrial Plot No.22

BOUNDARY

As per Survey Plot No.

As per Industrial Plot No.

North	:	By Survey Plot No.699P & Indl. Road
South	:	By Survey Plot No.699P & Indl. Plot No.18P
East	:	By Survey Plot No.699P & Indl. Road
West	:	By Survey Plot No.699P & Indl. Plot No.21



Possession taken over the plot on:

For Everunique Beverages
Mtd. Pvt. Ltd.
12/2/18
11:07

विद्यमान भूमांडित्तारी
रांची औद्योगिक क्षेत्र विकास प्राधिकरण
रांची

Kandil Prasad

TERMS AND CONDITIONS OF LEASE DEED

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

1. That the scheduled land has been allotted to the lessee by the lessor for setting up " M/s Everunique Beverages Pvt.Ltd.," industry in the command area of the lessor for manufacturing "250ML Pouch, 1LTR Bottled Water, 20LTR Jar."
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a period of 30 (thirty) years from the date of allotment and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Managing Director of the Authority.
3. That the tenure of lease as above shall be subject to renewal at the option of the parties. In order to get the tenure of lease renewed, the lessee shall make a written request to the lessor three months prior to expiry of lease period. After considering the request of the lessee objectively, the lessor shall renew the tenure of lease for another period of 30 (thirty) years on payment of processing fee of Rs.10,000.00 for land upto 1.0 acres, Rs.25,000.00 for land above 1.0 acres upto 3.0 acres and Rs.50,000.00 for land over 3.0 acres or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and this lease deed is acceptable to it/him/her and that the lessee is not in default in payment of dues of the Authority and any statutory dues or dues of any financial institution payable by the lessee.



For Everunique Beverages
Molpura
12/2/18
DIRECTOR

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4. That if the lessee is a mega IT industry it shall have option to pay the total land premium, land development charges calculated and fixed by the lessor, in five equal installments spread over period of three years. The lessee is held and firmly bound to pay the land premium in remaining four installments which shall be spread over period of three years within one month of demand from the lessor Authority. For deferred payment, the lessor shall charge interest on balance amount @15% p.a subject to revision by the lessor from time to time. If the lessee fails to make payment of any installment within the time frame fixed by the lessor, additional charge at prevailing rate accruing upon the footing of yearly computed interest shall be borne by the lessee. No rebel shall be admissible in this regard and the lessor reserves its right to make change in the rate of interest. Delivery of possession of land/ shed has been made to the lessee by the lessor on payment of first installment and the schedule for payment for the remaining four installments are fixed as follows:-



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

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

For Everuniqua Beverages
M.D. K. L. L. S.
DIRECTOR
12/12/18

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5. That the lessee shall pay an annual rent of Rs.5000 Per Acre Only per acre per annum i.e. Rs.1250.00 (Rupees One Thousand Two Hundred Fifty) and annual maintenance charges of Rs.7000.00 (Rupees Seven Thousand) only per acre per annum i.e. Rs.1750.00 (Rupees One Thousand Seven Hundred Fifty) on before 31st March of each year and monthly street light charges of Rs.Nil only as demanded by the lessor. The rent, maintenance charges and street light charges shall be revisable from time to time by the lessor and shall be payable by the lessee.
6. That the trees standing on the plot shall continue to be the property of the lessor and will not be cut or removed by the lessee without obtaining prior permission from the lessor. The lessee shall be required to undertake plantation work within and outside its premises keeping in view the maintenance of ecological balance in the industrial area.
7. That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebel shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.
8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914



FOR Everunique Beverages
P. M. R. L. S. 12/2/18
DIPLOMA

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राँची

9. That the lessee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the lessor/ representative of the lessor.
10. That the lessee shall go into production or show substantial progress towards the implementation of project within six months from the date of approval of plan and shall start construction work with the margin money showed in the project report as input out of it/his/her own resources. Similarly, in the matter of installation of machineries etc, the lessee shall put machineries and other infrastructure with his share of working capital. Non financing by the financial institution shall not be considered by the lessor as non adherence of schedule of implementation of the project by the lessee and the lessor shall be at liberty to take appropriate action against the lessee for non adherence of schedule of project implementation.
11. That the lessee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any stage during the tenure of allotment, the lessee shall obtain these clearances on its own and the lessor Authority shall in no way be responsible for the delay or rejection of application of the unit for the above.
12. That the lessee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/shed as per approved plan at his own cost and expenses.



for Everunique Beverages
Pvt. Ltd. Relay
DIRECTOR 12/2/18

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संचो

13. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board.
14. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
15. That the application for consent made by the lessee to the Managing Director of the Authority for mortgage of the lease hold right in respect of the scheduled property in favor of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application.
16. That in case of mortgage, the Authority shall have the first charge on the assets/ property (built space/ shed) towards transfer charges, extension charges, lease rent interest and any other dues, taxes, charges etc payable to the Authority from time to time.
17. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial institution to the effect that the financial institution shall make the finance available to the allottee.



For Everunique Beverages
M. K. K. K.
12/2/18
DIRECTOR

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रांची औद्योगिक क्षेत्र विकास प्राधिकरण
रांची

K. K. K. K.

18. That the financial institutions which take the mortgage of the lease hold scheduled property or any part thereof, in the event of sale of lease hold right in the mortgaged plot/shed shall obtain information from the Authority about its dues, ~~processing fees, land premium~~, lease rent, interest or any other dues including taxes and charges etc payable to it by the lessee atleast 7 (seven) days prior to the auction sale of the scheduled property. If the financial institution proceeds to sell the property by auction, the intending bidders must be informed in writing through notice or otherwise that the successful bidder shall be given possession of the lease hold right on the scheduled property only after production of No Dues Certificate from the office of the lessor.
19. That the mortgaged lease hold right in the scheduled land auctioned by the bank/ financial institution/ statutory authority may be considered for regularization by the lessor in favour of the successful bidder identified by the bank/ financial institution/ statutory authority for substitution on payment of transfer fee of 15% in case of small and medium scale enterprises or 25% in case of others, of the lease premium of land from the successful bidder at the prevalent rate and other charges prevalent at the time of consideration along with all dues of the lessor .
20. That the lessee shall submit a plan of the factory/ shed or and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Managing Director of the Authority as 'Controlling Authority' under the Building Bye Laws of Authority and/or Bihar /Jharkhand Restrictions of Uses of Land Act or/and for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle



FOR Everuniqua Beverages
Pvt. Ltd. *Kelen*
DIRECTOR 18/2/18

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राँची

Kelen

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

21. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed /allotted plot strictly in accordance with the specifications and details prescribed by the lessor or his nominee.
22. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds himself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation



for Everunique Beverages
M. K. K. K. K.
12/2/18

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of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the Authority by the lessee including its/his/her representative, not allowing entry of the officials of the Authority inside the factory/plot and refusing to sign on the spot report prepared by the inspecting officials.

23. That the lessee shall start construction as per approved factory/ shed/ building plan within 6 (six) months from the approval/ deemed approval of plan, extendable to maximum period of another spell of 6 (six) months under extra ordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per sqft per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall make itself liable for action as warranted under the facts and circumstances of the case.

24. That in the event of making any construction without prior approval of Managing Director of the Authority or any deviation from the approved plan of construction or use of land/ shed for any non industrial purposes or the lessee putting the land to use for purposes other than the purposes for which it was allotted, the Managing Director of the Authority shall have the option to charge the cost and rent of the land/ shed of the entire period of remaining in use of such land/ shed at the prevailing/ current market rate to be determined by the Managing Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.



For Everunique Beverages Pvt. Ltd.
Director
12/2/18

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Kandik Prasad

25. That in the event of the lessee either not utilizing or underutilizing the allotted land/ plot/ shed for the purpose it was allotted, the Managing Director of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/ shed in accordance with the principles of natural justice. In reply to the show cause, if the lessee gives an undertaking to utilize the under/unutilized portion of land/plot/ shed within a specified time frame, then in that event of violation of such undertaking, the lessee shall be liable for payment of non action charges @ Rs.10.00 (Ten) per sqft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Managing Director of the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.
26. That in case of violation of provision 29(ii) of the Authority's Regulations 2015, the lessee shall be punishable with fine which may extend upto Rs.10,000.00 or simple imprisonment for a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs.100.00 every day after conviction as above.
27. That the lessee shall not make any change either in the name of the lessee or the constitution of the lessee or lease hold right of the lessee or merge/ demerge/amalgamate the lessee without prior permission of the lessor.
28. That at any stage of the leasehold period if any part or parts of the allotted plot/land/shed is required by the State government or the Authority for public purposes, of which the State government or the Authority shall



for Everunique Beverages
Pvt. Ltd.
M. K. Kelen
DIRECTOR 2/18

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राँची आंचाणक क्षेत्रावकास प्राधिकार
राँची

K. K. Kelen

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

29. That any allottee shall be at liberty to surrender the allotted plot to the Authority at any point of time by giving prior written application to the Managing Director of the Authority at least three months in advance and the Authority shall accept the surrender subject to the condition that the surrender is not in default in paying dues of the Authority and he/she/it produces a no dues certificate from the concerned financial institution, concerned statutory authorities and that he is not in default in payment of statutory due to its employees along with a declaration cum undertaking cum indemnity bond on a non-judicial stamp paper of Rs. 100.00 along with self-attested photograph of all promoting stake holders, Authority shall refund/release partial payment of allotment price for the land (full or partial) surrendered as per following terms:



FOR EVERUNIQUE BEVERAGES
BY: M. K. Kishan
12/2/18
DIRECTOR

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राँची

K. K. Kishan

- 75% of allotment price, in case of surrender within one year from date of allotment of land.
- 65% of allotment price, in case of surrender within two years from date of allotment of land.
- 55% of allotment price, in case of surrender within three years from date of allotment of land.

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

30. That the application for surrender of allotted plot shall be disposed within 60 days from the date of submission of application to the lessor, failing which the surrender application shall be deemed to have been allowed.
31. That the lessee shall not be entitled to sub lease or hand over physical possession of the allotted plot to any other person/ entity/ entrepreneur/ organization without having been authorized by the lessor and the lessor shall treat possession of that person/ entity/ entrepreneur/ organization over the plot/land/shed as unauthorized and take recourse for recovery of possession including invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The lessee shall also be liable to pay irregularity charges @ Rs.5.00 (Five) per sqft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.



For Everunique Beverages
PM A. K. Kelen
Dated: 08/21/18

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राँची

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32. That the lessee shall not be allowed to use the allotted land/ shed for any other purposes including residential or any other commercial activities than for which the plot has been allotted. Violation of this provision shall be treated as violation of Regulation of the Authority, conditions of allotment order, conditions of indemnity bond and conditions of this lease deed and shall result in cancellation of plot by the lessor.
33. That the lessee shall not take any action to Merge/demerge/amalgamate or to be acquired by any entity without the prior permission in writing of Managing Director of the Authority. On application of the lessee, the lessor after considering the facts and circumstances of the case and after realizing 15% in case of MSME or 25% in case of others, of the prevailing land premium of the lessor at the time of consideration, may grant such permission for Merger/demerge/amalgamation or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond, the full land cost shall be charged at the rate prevailing at the time of consideration.

Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerge/amalgamation or acquisition will be allowed subject to the payment of land premium provided in this clause.

34. That the lessee (Proprietorship Firm/Partnership Firm/Private Ltd. Co/Public Ltd Co etc) intending to change its constitution of firm shall file an application for change in Constitution, accompanied by all required documents as mentioned in the Clause No. 26 and 27 of the Regulation 2015 of the Authority duly attested by the Chartered Accountant of the respective entity seeking change along with bank demand draft in favor of lessor towards fees as mentioned in the Regulation referred to above.



for Everunique Beverages
M. K. Reddy
D.I.F. 12/12/18

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K. K. Reddy

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

- i. The lessee is not holding any dues to authority and shall submit NOC from financial institutions for which Lessor has accorded permission/no objection for mortgage or the lessee has pledged lease deed with any financial institution.
- ii. The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by PCC to be executed on the available plot of land or may continue the existing project.
- iii. If at any stage, stake holding/ownership interest of proprietor/ promoter/ partners in the firm at the time of plot/land allotment as the case may be, goes down below 51% in the firm, the same shall be treated as transfer of allotted plot for the purposes of this Regulation and processing fee and land premium as mentioned in sub-clause (vi) of this condition as prescribed shall be charged.
- iv. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children, grandfather, grandmother, grandchildren and/or vice versa. However, processing fee as mentioned in sub-clause (vii) of this condition as prescribed shall be charged along with application for the same.
- v. Any change in the Director who is not the shareholder of the concerned industrial unit has to inform the lessor in writing by the lessee within 30 days of such change along with concerned statutory form with acknowledgement in the office of concerned RoC under the Companies Act, 1956/2013, either induction or deletion of Director.



For Everunique Beverages Pvt. Ltd.
Mdt: K. L. En
12/12/18
DIRECTOR

विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

- vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
- vii. In all cases of transfer, ownership change, a processing fee of Rs. 10,000.00 for plot area up to 1.00 acre and additional Rs. 2,000.00 per acre for land in excess of 1.00 acre shall be charged.
- viii. The new entrepreneur or new lessee shall give undertaking/ indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability of government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.
36. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company / entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per relevant clause of this regulation even if the share of the original lessee in this new company/entity does not go down below the 51% of the total share.
37. That if the shareholding of any the blood relations as defined in clause 21(d) of the original allottee from amongst the existing immediate past and immediate future generations becomes less than 50%, 15% in case of MSME or 25% in case of others of land premium at the existing rate shall be payable to the Authority by the shareholders seeking change in the shareholding. Failure of payment of land premium shall entail cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.



For Everunique Beverages
M. K. L. N.
12/12/18
DIRECTOR

विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिका
राँची

K. S. S. S. S. S.

38. That the vacant plot or units for which EM-II/PMT/SSI PMT/DOP has not been issued, shall not be considered for transfer. The lessee shall have to surrender the allotted plot to Authority under Clause 22 of the Regulation of the Authority shall evict the lessee after following due process under the Regulation of the Authority.
39. That in case the lessee fails to implement the project within a period of two years in case of micro and small enterprises and five years for others or within such extended period as the Authority may allow after considering the circumstances, amount deposited by the lessee towards premium of land/ shed along with construction, installation, fixtures and equipment thereon shall be liable to be forfeited by the lessor. In case necessary effective steps are not taken within the fixed/ extended period for establishing the unit, the Managing director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/ shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.
40. That the lessee after coming to production shall get its unit permanently registered (EMII) with the lessor or its nominee within the prescribed period and shall possess and make optimum utilization of land by observing all terms, convents and conditions contained therein.
41. That the lessee shall keep the allotted land for plantation for maintenance of ecological balance in the industrial area and shall utilize that portion accordingly as per approved building/ shed plan.



For Everunique Beverages
M. L. K. L. n
12/2/18
DIRECTOR

विकास प्रबंधिकासी
राँची औद्योगिक क्षेत्र विकास प्राधिका-
राँची

K. S. S. S. S.

42. That the lessee may, subject to valid and legal ground for closure and cessation of work as legally permitted under the provisions of Industrial Disputes Act, 1947 in general and any other law applicable to the unit in particular and other labour legislation on the subject, continuously keep and maintain the factory established on the scheduled premises in running condition and submit all statutory returns required under various laws in the prescribed Performa failing which the lessor shall presume that the factory established on the lease hold land has not been continuously running and this circumstance may be treated as independent and an additional ground for cancellation of allotment order, forfeiture of lease premium and termination of lease and then following actions by the lessor.
43. That the lessee shall be compliant of the provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and Rules made under the said Acts, Regulations 2015 of the Authority, conditions of land/ shed allotment order, conditions of indemnity bond executed by the lessee, conditions of lease deed and violation of conditions of any of the aforesaid shall entitle the lessor to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.
44. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if required by the Authority responsible for implementation of the respective laws.



For Everunique Beverages
M. S. K. Len
12/2/18

विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकार
राँची

K. S. K. Len

45. That non adherence to the schedule in the matter of setting up the industry/ services/ activities for which the scheduled land/ shed has been allotted, not setting up industry for which the scheduled premises has been allotted, unauthorized surrender in favour of another entity or person, unauthorized change in the constitution of lessee, unauthorized change of project, unauthorized mortgage to any financial institution or otherwise, making false declaration, giving false undertaking and/or any other circumstances, which the Managing Director of the Authority considers against the interest of the objectives of the Act, rules and regulations made there under, nonpayment of any dues of the Authority including late action charges, non action charges or any penalty under the Authority's Regulations shall constitute public demand recoverable under Bihar & Orissa Public Demand Recovery Act, 1914 and shall be considered as violation of the terms of allotment order, Jharkhand Industrial Policy, Indemnity Bond, Regulation of the Authority, terms and conditions of the lease deed warranting initiation of action for cancellation proceeding by the lessor or shall have right to resume and enter upon the scheduled premises without payment of any compensation to the lessee and also to forfeit the money paid in land head and other sums paid by the lessee and re enter on the lease hold property and on such re entry the interest of the lessee in the lease hold property shall cease and the lease deed shall stand terminated.
46. That if any dispute or difference arises concerning the meaning and interpretation of any of the Clauses of the provisions contained in this lease deed, the same shall be referred to the lessor and the decision of the lessor relating to such dispute or difference shall be final, conclusive and binding on the parties hereto. That any violation of the conditions of land allotment order, lease deed, Indemnity Bond, or the provisions of Industrial Policy as applicable on the relevant date and/or the provisions



for Everunique Beverages
Mr. K. K. K. K.
12/2/18
OR

विक्रम पन्नाधिकारी
संचौ औद्योगिक क्षेत्र विकास प्राधिकार
संचौ

Kandot Pannu

of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No. 339 dated 02.03.2001 issued by the Secretary Department of Science Technology, Information Technology and Industries as Jharkhand Industrial Area Development Authority Act, 2001 shall entitle the Managing Director to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice and pass orders to the effect.

47. That the Managing Director of the Authority shall, before cancelling the allotment allows one month time to the allottee to put up his/her/its case. The lessee on being dissatisfied with the order of the Authority may file an appeal to the Department of Industries, Government of Jharkhand within one month and the State Government shall, after due consideration dispose it of within two months from the date of receipt of the appeal. The authority shall, after cancellation of allotment of the plot/shed take possession of the said land/shed.
48. That if the lessee continues to be in possession of the cancelled plot and carry out any activity either alone or with cooperation of somebody else, possession by such lessee shall be treated unauthorized for which he/it shall be liable for penalty @ Rs. 15.00 per sq. ft. per month until he/it hands over vacant possession of the allotted plot to the Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
49. That the lessee paying the rent and other charges and observing the several covenant and conditions contained in these presents shall hold and enjoy the land up to the terms of the lease without interruption by the lessor or by any person lawfully claiming under him.



for Everunique Beverages Pvt. Ltd.
M. K. Reddy
02/2/18

विकास प्रदाधिकारी
रांची औद्योगिक क्षेत्र विकास प्राधिकरण
रांची

Kandil Kumar

50. That the lessor and lessee shall have their right subject to the liabilities of a lessor and lessee respectively in accordance with section 108 of the Transfer of Property Act., 1882 except Clause (1) and (P) thereof and it is declared that the lessor shall have the fullest liberty to postpone for anytime, and from time to time, any action open to him under any or the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions and covenants contained in those presents. The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.

For and on behalf of

Md. Rehan
12/2/18

M/s. Everunique Beverages Pvt.Ltd.,

WITNESSES:

1. S.M. Rizwan (AT- UNCHARE DIST- GARHWA, JHARKHAND.
 2. Md - Mussalin (AT- UNCHARI, GARHWA, JH.)
 3. Identifier:- Roshan Bhatnagar chudihar Muhla Garhwa
- IN WITNESS WHEREOF THE HAND OF SriNiranjanTrikey, Development Officer, Authorized Representative of the Managing Director, Ranchi Industrial Area Development Authority for and on behalf of the Ranchi Industrial Area Development Authority has been a fixed on the date and year first above written.

Development Officer, Authorized Representative of the Managing Director.

WITNESSES:

1. G. Shastrikala. RIADA. Ranchi.

2.

विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

For Everunique Beverages
Pvt Ltd.
Md. Rehan
12/2/18

विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

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

For and on behalf of
of Everunique Beverages
M.d. R.K. Lohar
12/2/18
M/s. Everunique Beverages Pvt.Ltd.,
Belchampa Indl. Area

[Signature]
12/2/18
विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची



श्री. कल्याण कुमार
श. कल्याण कुमार
प्लॉ. नं. 51/05 राँची
15/3/18

M.d. R.K. Lohar

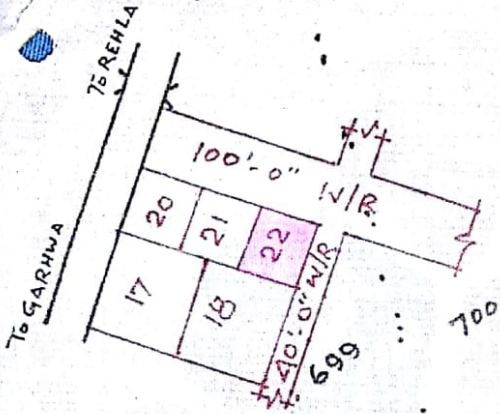
[Signature]
Kardol Panch

For Everunique Beverages
M.d. R.K. Lohar
12/2/18

प्रमाणित किया जाता है कि पर-नामक से जिन
व्यक्तियों का ध्याशक्ति प्राप्त है उनके साथ हाथ के
अंगुलियों का निम्नलिखित प्रकार से लिया गया है
श. कल्याण कुमार 15/3/18
श. कल्याण कुमार प्लॉ. नं. 51/05 राँची
15/3/18

M/S EVERUNIQUE BEVERAGES PVT. LTD.
INDUSTRIAL AREA BELCHAMPA, GARHWA

26



VILLAGE: BELCHAMPA
THANA: GARHWA
THANA NO. 283
DISTRICT: GARHWA

SCALE: 16" = 1 MILE

22 ALLOTTED INDL. PLOT NO. 22
SHOWN IN RED WASH

KHATA No.	SURVEY PLOT No.	AREA
56	699P	0.25
TOTAL AREA: 0.25 ACRE OR 10890 SFT.		

BOUNDARY

- NORTH: BY SURVEY PLOT NO. 699P & INDL. ROAD
- SOUTH: " " " " 699P & INDL. PLOT NO. 18P.
- EAST: " " " " 699P & INDL. ROAD
- WEST: " " " " 699P & INDL. PLOT NO. 21

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

CHECKED BY: *[Signature]*



[Signature]
विकास अधिकारी
सर्वेक्षण विभाग
गारवा जिला

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, राँची प्रक्षेत्र
रियाडा भवन, नामकुम औद्योगिक क्षेत्र, लोबाडीह, राँची-834010

पत्रांक- 327

दिनांक- 13-2-2018

प्रेषक:-

श्री निरंजन तिर्की,
विकास पदाधिकारी।

सेवामें,

जिला अवर निबंधक,
गढ़वा।

विषय:-M/s Everunique Beverages Pvt.Ltd., बेलचम्पा औद्योगिक क्षेत्र का पट्टाकरण के संबंध में।

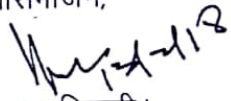
महाशय,

उपर्युक्त विषयक के संबंध में कहना है कि सर्वश्री Everunique Beverages Pvt.Ltd., बेलचम्पा औद्योगिक क्षेत्र का पट्टाकरण कागजात निबंधन करने की कृपा की जाय। प्राधिकार की ओर से श्री कार्तिक प्रसाद, अनुसेवक, जियाडा, राँची प्रक्षेत्र कागजात उपस्थापित करेंगे जिसका हस्ताक्षर नीचे अभिप्रमाणित है।



(कार्तिक प्रसाद)
अनुसेवक, जियाडा, राँची प्रक्षेत्र

विश्वासभाजन,


विकास पदाधिकारी।

विकास पदाधिकारी
राँची औद्योगिक क्षेत्र विकास प्राधिकार
राँची

429

Form No. 17

L. A. COE No 41
8687

Form of delivery of possession

Certified that I have this day the... 31.5.89 (429)
 received / delivered possession at hands of Shri. D. Bedra
 Secretary, Riada Raoti 98.87.5 acres of land situ-
 ated in village Belchampi 283 Thana. Galwa Pargana.
 Palanau District- Palanau which has been acquired
 under declaration No. 4186... dated. 3.12.86 published
 at page No. 403... Part II of the Palanau Gazette of the
 for... 16.12.86... for the purpose of Establishment
~~of an Industrial area~~ as shown in the enclosed certified
 Acquisition Plan with trees structures as per schedule

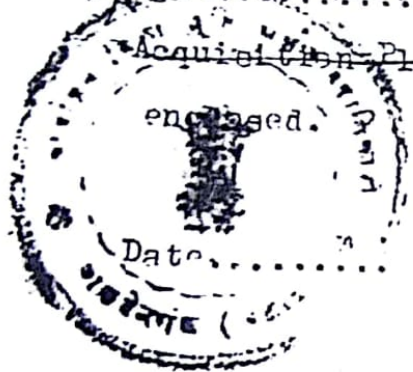
enclosed.

Date.....

Name- R. R. Macl

Date 31.5.89

Designation- L.A. Kanungo





निबंधन विभाग, झारखंड
Garhwa

Token No.7Token Date: 3/15/2018


Party Name: Kartik Prasad On Behalf Of Niranjana Tirkey Development Officer Riyada

Father/Husband Name:Deonandan Prasad

(LESSOR)

Riyada Bhawan Namkum Lowadih Ranchi

Deed Type: Lease Deed

Party Details	
Name :	Kartik Prasad
Gender :	M
DOB :	15-02-1970
C/o :	S/O Late Deonandan Prasad
District :	Ranchi
House/Building No. :	
Locality :	New Diverson Road , Pul Toli
Pincode :	834002
Post Office :	
State :	Jharkhand
Village/Town/City :	KADRU
Aadhaar No :	XXXXXXXX3362
Photo :	

4
Registering Officer

Party Signature

Operator's Signature

Kartik Prasad



निबंधन विभाग, झारखंड
Garhwa

Token No.7Token Date: 3/15/2018


Party Name: Md. Rehan Director M/S Everunique Beverages Pvt. Ltd.

Father/Husband Name: Md. Mustakim Ansari

(LESSEE)

H.No. 206, Unchari Garhwa

Deed Type: Lease Deed

Party Details	
Name :	Md Rehan
Gender :	M
DOB :	31-12-1993
C/o :	S/O: Md Mustakim Ansari
District :	Garhwa
House/Building No. :	
Locality :	unchari
Pincode :	822114
Post Office :	Garhwa
State :	Jharkhand
Village/Town/City :	Garhwa
Aadhaar No :	XXXXXXXX8776
Photo :	

4
Registering Officer

Party Signature

Md. Rehan

Operator's Signature



निबंधन विभाग, झारखंड
Garhwa


Token No.7Token Date: 3/15/2018

Party Name: Roshan Bharti

Father/Husband Name:Umashankar Brejjar
(Identifier)

Chudihar Muhalla Sutli Patti Garhwa

Deed Type: Lease Deed

Party Details	
Name :	Roshan Bharati
Gender :	M
DOB :	24-03-1993
C/o :	S/O Uma Shankar Brejjar
District :	Garhwa
House/Building No. :	
Locality :	chudihar muhalla sutali patti garhwa
Pincode :	822114
Post Office :	Garhwa
State :	Jharkhand
Village/Town/City :	Garhwa
Aadhaar No :	xxxxxxxx8034
Photo :	

4
Registering Officer

Party Signature

Operator's Signature


Roshan Bharti



निबंधन विभाग, झारखंड
Garhwa

Token No.7Token Date: 3/15/2018
Party Name: Saikh Mohammad Rizwan
Father/Husband Name:Saikh Jasmuddin
(Witness1)
Unchari Garhwa

Deed Type: Lease Deed

Party Details	
Name :	Saikh Mohammad Rizwan
Gender :	M
DOB :	11-06-1986
C/o :	S/O Saikh Jasmuddin
District :	Garhwa
House/Building No. :	
Locality :	
Pincode :	822114
Post Office :	
State :	Jharkhand
Village/Town/City :	Uchri
Aadhaar No :	xxxxxxxx5769
Photo :	

Registering Officer

Party Signature

Operator's Signature

S.M. Rizwan



निबंधन विभाग, झारखंड
Garhwa


Token No.7Token Date: 3/15/2018

Party Name: Md. Mursalin Ansari

Father/Husband Name: Md. Yasin Ansari
(Witness2)

Unchari Garhwa

Deed Type: Lease Deed

Party Details	
Name :	Md Mursalin Ansari
Gender :	M
DOB :	01-01-1991
C/o :	S/O: Md Yasin Ansari
District :	Garhwa
House/Building No. :	
Locality :	unchari
Pincode :	822114
Post Office :	Garhwa
State :	Jharkhand
Village/Town/City :	Garhwa
Aadhaar No :	xxxxxxxx1562
Photo :	

4
Registering Officer

Party Signature

Operator's Signature

Md - Mursalin
Ansari



**निबंधन विभाग, झारखंड
Garhwa**

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 7

Token Date/Time: 15/03/2018 11:12:29.

Document Type	Lease Deed	Presenter	Kartik Prasad	Date of Entry	15/03/2018
Presenter Name & Address	Riyada Bhawan Namkum Lowadh Ranchi	Stampable Doc. Value	302000	Total Pages	74
Document/Transaction Value	302000	DOE		Book	1
Special Type		Stamp Value	12100	CNO/PNO	-
Remarks / Other Details		Serial /Deed No.	/		
Property Details:		Old Serial No.	/		
		App. ID	173041	e-Stamp Cert. No.	

Other Property Details:	Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	UID	Mobile	Pres. Address	Perm. Address
1	LESSOR	Kartik Prasad On Behalf Of Niranjan Tirkey Development Officer Riyada	Deonandan Prasad	Service	पिता		Male		xxxxxxxx3362		Riyada Bhawan Namkum Lowadh Ranchi	Riyada Bhawan Namkum Lowadh Ranchi
2	LESSEE	Md. Rehan Director M/S Everuniquie Beverages Pvt. Ltd.	Md. Mustakim Ansari	Business	पिता	मोमीन	Male	AAECE2739D	xxxxxxxx8776	xxxxxxxx47	H.No. 206, Unchari Garhwa	H.No. 206, Unchari Garhwa
3	Identifier	Roshan Bharti	Umashankar Brejjar	Business	पिता	कसेरा	Male		xxxxxxxx8034	xxxxxxxx90	Chudihar Muhalla Sutli Patti Garhwa	Chudihar Muhalla Sutli Patti Garhwa
4	Witness1	Saikh Mohammad Rizwan	Saikh Jasmuddin	Business	पिता	शेख	Male		xxxxxxxx5769	xxxxxxxx71	Unchari Garhwa	Unchari Garhwa
5	Witness2	Md. Mursalin Ansari	Md. Yasin Ansari	Business	पिता	मोमीन	Male		xxxxxxxx1562	xxxxxxxx24	Unchari Garhwa	Unchari Garhwa

Fee Details:

SN	Description	Amount
1	SP	1,110.00
2	E	2,000.00
3	A1	9,060.00
Total		12,170.00

Kartik Prasad

12170
245
12415

Holding Details provided by the user has been mutated in the name of -
RegisterII Details provided by the user has been mutated in the name of -

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.
The details of property's Holding & RegisterII 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.

Signature's of Executant & Claimant

उपर्युक्त प्रविष्टिया दस्तावेज मे अंकित तथ्यों के अनुरूप है *सादरकरनामअंसारी*

दस्तावेज लेखक का हस्ताक्षर प्रस्तुतकर्ता का हस्ताक्षर ऑप्रेटर का हस्ताक्षर

उपर्युक्त *Kartik Prasad (on behalf of Niranjan Tirkey)* ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया *Development officer, RIADA, RANCHI*

जिसकी पहचान *Roshan Bharti* पिता *Umashankar Bre*

निवासी *Garhwa* पेशा *Buni* ने की।

विभागीय पत्रांक 884/त्रि० दि० 09-11-17 के आलोक में पंजी का सुधार किया गया है जिसके पृष्ठ सं० ०१ के क्रमांक ०१ में उक्त दस्तावेज को ~~अप्रामाणिक~~ दर्ज किया गया है 4-15-03-18



निबंधन विभाग, झारखंड
गढ़वा

Token No.7 Token Date: 15/03/2018

Serial/Deed No./Year :753/749/2018

Deed Type: Lease Deed

SN.	Party Details	Photo	Thumb
1	Kartik Prasad On Behalf Of Niranjan Tirkey Development Officer Riyada Father/Husband Name:Deonandan Prasad (LESSOR) Riyada Bhawan Namkum Lowadih Ranchi		
2	Md. Rehan Director M/S Everunique Beverages Pvt. Ltd. Father/Husband Name:Md. Mustakim Ansari (LESSEE) H.No. 206, Unchari Garhwa		
3	Roshan Bharti Father/Husband Name:Umashankar Brejjar (Identifier) Chudihar Muhalla Sutli Patti Garhwa		
4	Saikh Mohammad Rizwan Father/Husband Name:Saikh Jasmuddin (Witness1) Unchari Garhwa		
5	Md. Mursalin Ansari Father/Husband Name:Md. Yasin Ansari (Witness2) Unchari Garhwa		

Book No. I
Volume 47
Page 75 To 148
Deed No 753 / 749
Year 2018
Date 15/03/2018

Registering Officer

Signature of Operator