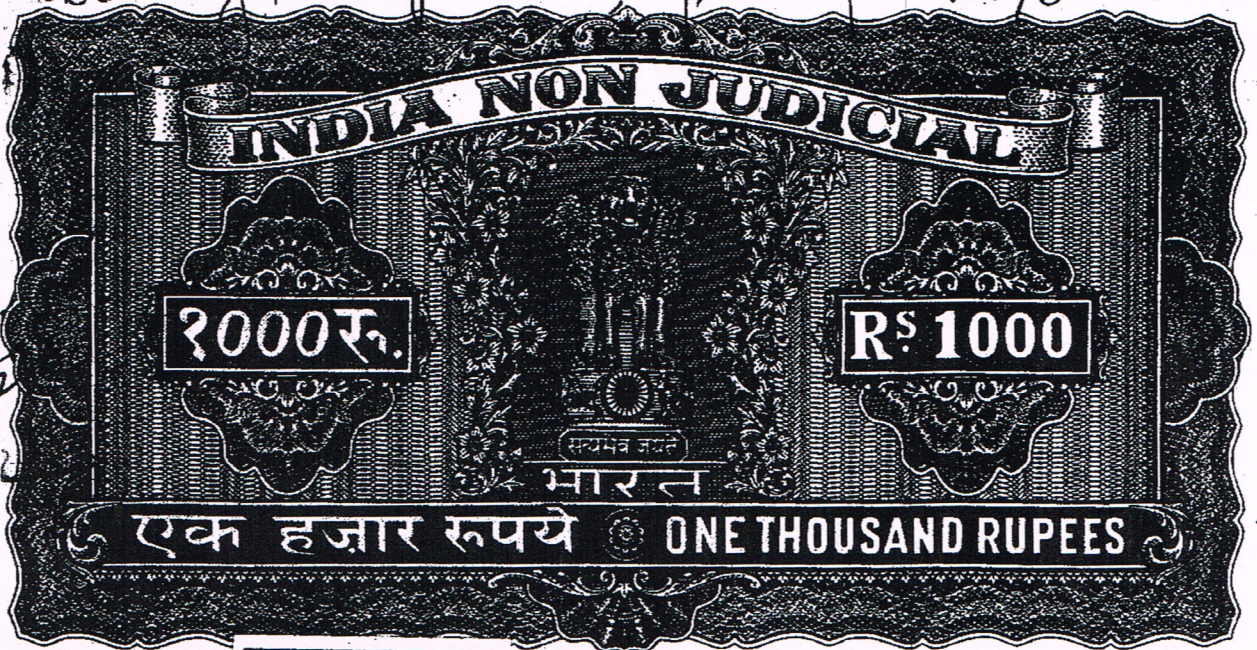


6662 20 yrs lease original Rs. 47940 ~~only 2000~~ ~~SPR 6640~~ 1000Rs.



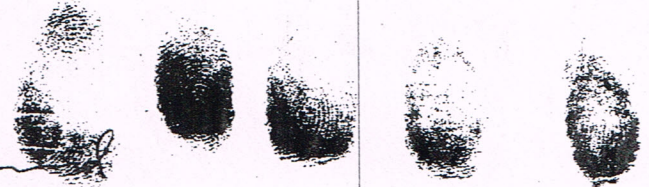
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28/12

ATTEST



*Antu Sund*  
**ANTU SUND**  
DEED WRITER  
LICENSE No. 30099  
SERAIKELLA-KHARGAIYA  
*Adityapur Ind. Area*  
*28/12/10*  
Secretary  
Adityapur Ind. Area Devt.  
Authority, Adityapur.

28/12/10



मिशन 71 के अन्तर्गत 1550  
मा. क्षेत्र विकास प्राधिकरण  
इंदिरा गांधी इंडियन इंडियन एरिया  
अडिटापुर इंडियन इंडियन एरिया  
अडिटापुर इंडियन इंडियन एरिया  
अडिटापुर इंडियन इंडियन एरिया  
अडिटापुर इंडियन इंडियन एरिया

*Signature*  
28/12/10  
निर्माण प्रदाता/कारक

मिशन सूचि से जांच कि **LEASE - DEED.**

RI/A ENTERPRISES

Sarita Singh  
Proprietor

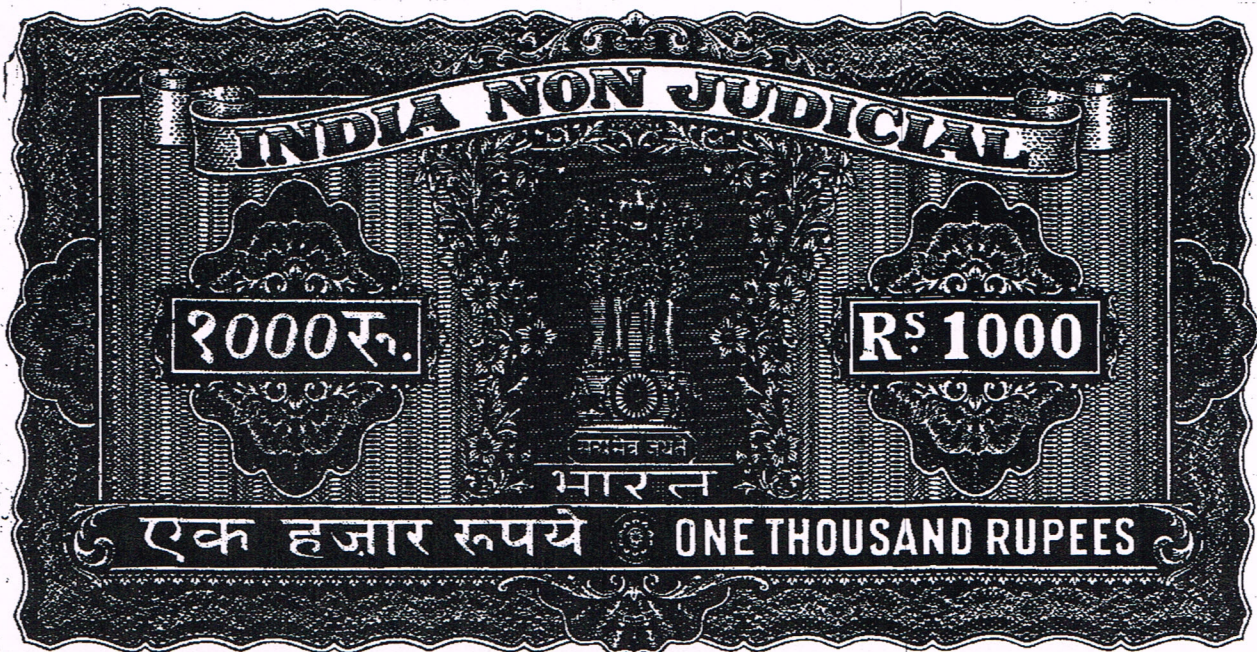
The indenture is made this 28<sup>th</sup> day of Dec 2008  
(Two thousand ~~eight~~ <sup>ten</sup>) between the Adityapur Industrial Area  
Development Authority ( hereinafter called the "Lessor" which  
expression shall where the context so admits or implies include his  
successors in office and permitted assigns) of the ONE PART AND  
M/s. RI/A ENTERPRISES , Carrying on business at Plot No.L-1,

2010  
*Signature*  
28/12/10

Sarita Singh  
Sarita Singh



1000Rs.



*[Signature]*  
Secretary  
Adityapur Ind. Area Devt.  
Authority, Adityapur.

Near, Industrial Estate, Industrial Area, Adityapur, Jamshedpur and having the registered office at Plot No.L-1, Near Industrial Estate, Industrial Area, Adityapur, Jamshedpur, hereinafter called the 'Lessee' which expression shall where the context so admits or implies includes his successors legal representative permitted assigns of the **OTHER PART.**

**WHEREAS THE LESSEE** has applied for the land described and specified in Part I of the Schedule appended hereto belonging with all rights easements and appurtenances thereto belong except and serving unto the lessor all mines, minerals under the said land or any Part thereof for establishing a factory for manufacturing of **Faiver & Auto Components.**

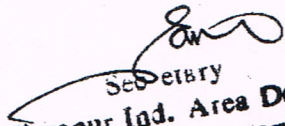
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Sarita Singh  
Proprietor

Sarita Singh

Sarita Singh



  
Secretary  
Adityapur Ind. Area Devs.  
Authority, Adityapur,

**NOW THIS INDENTURE WITNESSETH**

In consideration of the bond executed by the lessee and total premium of the land payment to the lessor by the lessee of Rs. 46,770-00- ( Rupees forty six thousand seven hundred seventy ) only calculated on Adhoc/ Final basis @ Rs 4,07,460-00 ( Rupees four lacs seven thousand four hundred sixty ) only per acre. including proportionate development cost of the area as may be fixed by the Authority and of the rent hereby reserved and of the covenant and agreement on the Part of the lessee and fully mentioned in Part II of the schedule the lessor doth hereby demise in to the lessee all that piece of land mentioned and described in Part I of the Schedule.

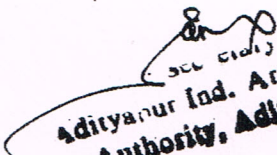
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Sarita Singh

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Adityapur Ind. Area Deve.  
Authority, Adityapur

**SCHEDULE**

**PART-I**

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

Village : Asangi  
Thana No. : 126  
Thana : Seraikella  
Distt. : Seraikella-Kharsawan.

Corresponding to Industrial Plot No. L-1, Near  
Industrial Estate, Industrial Area Adityapur  
Jamshedpur.

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*dv*  
Secretary  
Adityapur Ind. Area Devt.  
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<u>Survey Plot No.</u>	<u>Khata No.</u>
809 (P)	189
<u>AREA</u>	<u>5,000 Sfts.</u>

BOUNDARY

According to Survey Map

North: Survey Plot No.809 (P)

South :Survey Plot No. 809 (P)

East ::Survey Plot No. 809(P)

West : Survey Plot No 809(P)

According to Ind. Map

*M/s Kinrayak Minerals*

40'-0" wide Indl.Road.

150'-0" wide.Road

Indl.Plot No.L-2

Possession taken over of the Plot on : 30-03-2007

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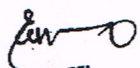
*Sarita Singh*

Proprietor

*Sarita Singh*

*Sarita Singh*



  
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Adityapur Ind. Area Devt.  
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**PART - II**

**TERMS AND CONDITIONS OF THE LEASE :**

1. That the lease of land detailed in Part I of the Schedule in given for 30 (Thirty) years to the lessee by the lessor subject to renewal at the option of either part for such period as may be mutually agreed upon.
2. That the lessee would pay to the Adityapur Industrial Area Development Authority the proportionate cost of development of land so leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and other expenditure as may be decided to be part of the development cost by the Adityapur Industrial Area Development Authority. The decision of the Adityapur Industrial Area Development Authority as to what would constitute the development cost would be final, such cost would be subject to revision by the Adityapur Industrial

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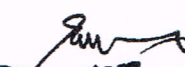
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Sarita Singh  
Proprietor

  
**Secretary**  
**Adityapur Ind. Area Devt.**  
**Authority, Adityapur.**

Area Development Authority periodically and the revised cost would be applicable to lessee also.

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

3. (a) The lessee will also be liable to pay the cost towards the maintenance of the infrastructures facilities in the Industrial Area from time to time as determined by Adityapur Industrial Area Development Authority.

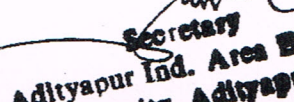
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Sarita Singh  
Sarita Singh



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Savita Singh

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Secretary  
Adityapur Ind. Area Devel  
Authority, Adityapur


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

4: That the lessee shall pay, annually to the Adityapur Industrial Area Development Authority or their nominee as rent

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Savita Singh



  
Secretary  
Adityapur Ind. Area Devn  
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the sum of Rs. 234-00 only in one instalment on or before 31<sup>st</sup> March every year. The said ground rent is liable to be doubled after every four years and thereafter may be revised after every twenty year in accordance with provision of the Law and Rules Framed by Government of Jharkhand or Adityapur Industrial Area Development Authority as the case may be in force for the time being and in the absence of any such law or rules, as may be fixed by the lessor


4. (a) In addition there so, if any outstanding dues come to light at any latter date due to arrears of account 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.

4. (b) The financial institution, which takes the mortgage of the lease hold or any part thereof in the event of sale thereof, shall obtain prior information about the dues other than the land cost. Thereon of the Lessee to the Lessor and indicate in the notice for sale that of the purchaser will be given possession of the lease

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hold by such institution only after of the Lessor in the office of the Lessor and produces a clearance certificate issued by the Lessor in the office of such institution.

5. If and whenever any part of the rent and or development cost hereby reserved shall be in arrears the same may be recovered from the lessee on an arrears of land revenue under the provisions of the Jharkhand Public Demands Recovery Act.

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

- i. That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect there to without the previous consent of and also without due approval of any such deed by the lessor or his nominee, provided that in case of registered Small Scale Industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial institution for raising loans for the purpose of the industry for which the land

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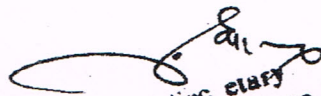
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Secretary  
Adityapur Ind. Area Devt.  
Authority, Adityapur.

was allotted, and in that case dues of the Adityapur Industrial Area Development Authority shall also be first charge on the properties of mortgage PARI PASSU with the charge of the Financing Institution. Further the properties offered, as security against the loan of the Financial Institution should be adequate to cover the full dues of the Adityapur Industrial Area Development Authority as the loans given by the Financing Institution. In that case also the Adityapur Industrial Area Development Authority will remain PARI PASSU interest with the Institution.


- ii. No change in the lease, proprietorship or partnership if it is Private Limited or unlimited Company or a registered or unregistered firm shall be recognised without the previous written consent of the lessor or this nominee.
- iii. If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part I of the Schedule hereunder written the assignee shall duly get his its or

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their names registered with the lessor or his nominee 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 conditions herein contained.

- iv. That if subsequently any part or parts of the said land is/required by the State Government or the Adityapur Industrial Area Development Authority for a public purpose ( of which matter the State Government or the Adityapur Industrial Area Development Authority shall be sole judge ) the lessee shall on being asked by the State Government or the Adityapur Industrial Area Development Authority transfer to then such part or parts of the said land as the Adityapur Industrial Area Development Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government or the Adityapur Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal, as the case may be, to the cost of land

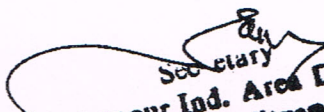
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Secretary  
Adityapur Ind. Area Deva.  
Authority, Adityapur

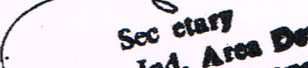
and its development, if any, earlier realised from him together with compensation for the building and other structures erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the State Government or a report from a Civil Engineer authorised by them in this behalf and the decision of the State Government or the Adityapur Industrial Area Development Authority shall not be questioned by any authority.

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

- v. If at any time the said land to any part or part thereof shall no longer be required by the lessee for the purposes for which it is leased out to him the lessee shall, surrender the same to the

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Adityapur Industrial Area Development Authority or with the prior approval of Adityapur Industrial Area Development Authority the lessee may transfer the lease hold right to any other party only for industrial purpose for the remaining period of the lease. In case of surrender of the land to Government/Authority the lessee may get refund of the cost of the land in proportion to the period for which the lease is made out and the actual possession of the lessee, But in case of forfeiture, the lessee shall not be entitled for any refund.

It is also clarified that such sale be allowed only for industrial purpose and in case purchaser wished 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 form the purchase before allowing such and making a fresh lease deed.

- vi. If the Adityapur Industrial Area Development Authority accept the offer made under foregoing clause the lessee shall be

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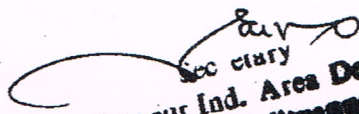
Proprietor



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Secretary  
Adityapur Ind. Area Deve.  
Authority, Adityapur

entitled within six months from the date or which acceptance is communicated to him to remove all building or structures erected on the said land or part thereof, unless the Adityapur Industrial Area Development Authority also wish to accept the standing building or structures in which case the lessee shall be entitled to compensation for those in accordance with the valuation as indicated in clause (IV) above.

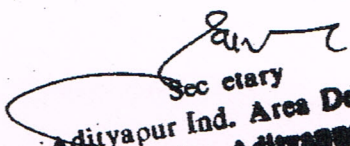
- vii. That the lessee will not make any excavation upon any part of the said land hereby demised nor remove any stones, sand, gravel, clay or earth there from except for the purpose of digging foundation of building for purpose of execution of any work pursuant to the terms of this lease.
- viii. That the lessee shall at his own cost construct and maintain an access road leading from the state road to the said land in strict accordance with specification and details prescribed by the lessor or his nominee.

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

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

x. Both in completion of any such building or erection and all times during the continuance of this demise, lessee shall observe and conform to the building regulations and to all bye-laws, rules and regulations of the Municipality in existence or to be framed by the Department of Industries, Government of Jharkhand or the Adityapur Industrial Area Development Authority or any Authority authorised by the Department of Industries to framed

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Secretary  
Adityapur Ind. Area Devn.  
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such rules or having authority in this behalf, any other statutory rules or regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

xi. The lessee shall submit the plan for building for erection within two months of the delivery of possession of land to the lessee by the lessor.

Provided that the lessor may extend the period for submission of the plan for building or erection on the individual merits of the case.

xii. That the lessee shall correctly mark and keep demarcated the boundaries of the said lands and points them out to the inspecting officer of Government.

xiii. That the lessee shall not except with the written consent of the lessor or his nominee use the land for any purpose other than those specified above subject to such restrictions and conditions as may be enjoined by different laws which are, or may be in force.

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- xiv. That the lessee shall use the land for the specified purpose within a period of six months from the date of the lease failing which the lease may be terminated and the lessee evicted from the lands without notice. In case extension is required it can be granted within the desecration of the lessor.
- xv. That the lessee shall provide reasonable facilities for the training of the local people in his factory.
- xvi. Other things being equal the lessee shall give preference to the local people in employment in his industrial undertakings.
- xvii. The lessee shall, subject to the valid and legal ground for closure and cessation of work as legally permitted under Industrial Disputes Act, 1947 and labour legislation on the subject, continuously keep and maintain the factory established on the lease hold land ( as covered by this lease deed ) in a running condition and submitted its verified yearly return or such returns of frequencies as prescribed by this lessor (Authority) from time to time in the prescribed Proforma a returnant for


For RIA ENTERPRISES  
Sarita Singh  
Proprietor

Sarita Singh  
Sarita Singh



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Secretary  
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Authority, Adityapur.

the purpose failing which the lessor may presume that the factory established on the leasehold land has not been continuously running and this may be treated as an independent/or an additional ground for the forfeiture and cancellation of the lease that is as breach of specific conditions for the allotment of land lease.

- 7: In case of breach by the lessee any of the terms and conditions the lessor shall have right to determine to this lease and forfeit the consideration money to resume and enter upon the whole of said land without payment of any compensation to the lessee and upon such re-entry the interest of the lessee in said land shall cease and terminate.

Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the commissions or defects it any.

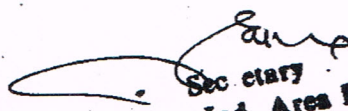
- 8: In the event of entry by the State Government the lessee shall be entitled to remove within six months from the date of

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Sarita Singh

FOR RIA ENTERPRISES

Saxita Singh

Proprietor

  
Secretary  
Adityapur Ind. Area Devt.  
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such re-entry all building, structures, installations, machinery and other assets from the said land.

- 9: Should any dispute or difference arise concerning the meaning or interpretation of any clause of provisions contained in this lease the same shall be referred to the Adityapur Industrial Area Development Authority in the appropriate department and the decision of the Adityapur Industrial Area Development Authority such dispute or difference shall be final, conclusive and binding on the parties hereto.
- 10: 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.
- 11: 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

Saxita Singh

Saxita Singh

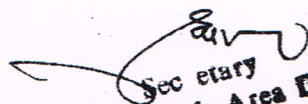


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Secretary  
Adityapur Ind. Area Devt.  
Authority, Adityapur.

(I) and (P) thereof and it is 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 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.

12: The lessee shall construct the structure in accordance with the bye-laws of the Authority and any violation will be deemed as a valid ground for cancellation.

Sarita Singh

Sarita Singh

*Singh*  
Adityapur Ind. Area Devt.  
Authority, Adityapur

IN WITNESS WHEREOF THE COMMON SEAL OF  
M/s. RIA ENTERPRISES. has hereunto been affixed and  
those presents signed.

For and on behalf of

M/s RIA ENTERPRISES

For RIA ENTERPRISES

WITNESSES

*Sarita Singh*

Proprietor

1. Narayan Prasad Singh / At Rakeshwar Singh, S-4/3 Adityapur
2. Harendra Prasad Singh, Poi Chandriker Singh, S-3/7 Adityapur

For RIA ENTERPRISES  
*Sarita Singh*  
Proprietor

*Sarita Singh*

*Sarita Singh*



For RIA ENTERPRISES

Sarita Singh

Proprietor

IN WITNESS WHEREOF THE HAND  
Sri Shiwendra Singh Secretary, Adityapur Industrial  
Area Development Authority for and on behalf of the Adityapur  
Industrial Area Development Authority has been affixed on the date  
and year first above written.


Witnesses :-

1.

2.

23

Sarita Singh  
Sarita Singh

  
SECRETARY.  
Secretary

Adityapur Ind. Area Deva.  
Authority, Adityapur,

For RIA ENTERPRISES

Sarita Singh

Proprietor

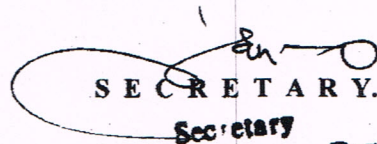
Certified that the original and duplicate copies of this **LEASE DEED** are exact true and are reproduction of each other contains 3,180 words.

For and on behalf of  
M/s. RIA ENTERPRISES

For RIA ENTERPRISES

Sarita Singh

Proprietor

  
SECRETARY.

Secretary  
Adityapur Ind. Area Devs.  
Authority, Adityapur.

Sarita Singh

Sarita Singh



FOR RIA ENTERPRISES  
Sarita Singh  
Proprietor

ATTESTED

*Antu*



*Sundi*  
28/11/2010

LICENCE NO. 30/1997  
SERAIKELLA-KHARSAWAN

NAME OF LESSEE *Sarita Singh*

Signature of Lessee

Certified that the Finger Print of the Left Hand of each person whose Photographs is Affixed in the documents have been obtained/taken by me or before me.

*Antu Sundi*  
ANTU SUNDI  
DEED WRITER  
LICENCE NO. 30/1997  
SERAIKELLA-KHARSAWAN  
28/11/2010

*Sarita Singh*

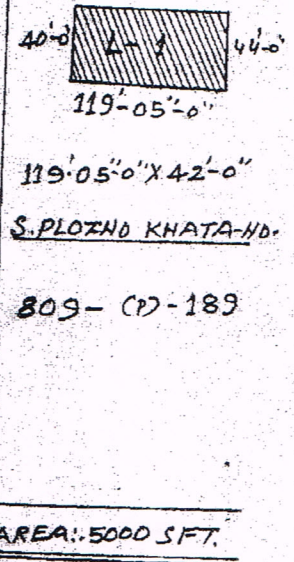
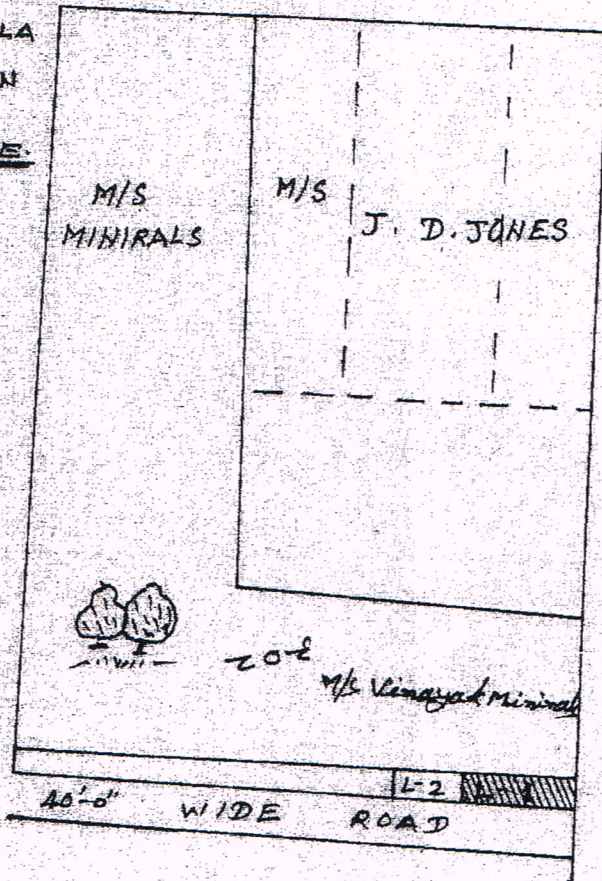
*Sarita Singh*



LAND PLAN OF M/S RIA ENTERPRISES

VILLAGE:-ASANGI  
 THANA NO:-126  
 THANA:-SARAIKELLA  
 DISTT:-SARAIKELLA  
 -KHARSAWAN  
 SCALE:-1/4" = 1 MILE.

KANDRA ADITYAPUR ROAD



INDUSTRIAL PLOT NO:- L-1 (NEAR INDUSTRIAL ESTATE)  
CERTIFIED THAT THE ORIGINAL AND DUPLICATE PLANS  
ARE EXACT TRUE AND REPRODUCTION OF EACH OTHER

For RIA ENTERPRISES  
 Sarita Singh  
 Proprietor  
 10/12/08  
 C-2

For RIA ENTERPRISES  
 Sarita Singh  
 Proprietor

Secretary  
 Adityapur Ind. Area Devt.  
 Authority, Adityapur

W. Ram  
 10/12/08

Sarita Singh  
 Sarita Singh





निबंधन विभाग, झारखंड  
सरायकेला  
जांच पर्या-सह घोषणा प्रपत्र (नियम 114)

Token No: 50

Token Date/Time: 28/12/2010 16:41:50

Document Type	Lease Deed	Presenter	Jadunandan Ram
Presenter Name & Address	Aiada, Adityapur, Dist-	Seraikella Kharsawan, Jharkhand	
Stampable Doc. Value	47940	DOE	
Document Value	47940	Stamp Value	2000
Special Type		Serial No.	0
Remarks / Other Details		Date of Entry	28/12/2010
		Total Pages	56
		Book	1
		CNO/PNO	

Property Details:

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	66	11	ADITYAPUR NAGAR PARSHAD	189	809p				5000 Sq. Ft	

Other Property Details:

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

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/F 60	Address
1	LESSOR	Aiada Rep By Asstt. Jadunandan Ram	Late Laxman Ram	Service	Other		Aiada, Adityapur, Dist- Seraikella Kharsawan, Jharkhand
2	LESSEE	M/S Ria Enterprises Rep. Sarita Singh	W/O N.P. Singh	Business	Other		S - 4/3, Adityapur, Jsr
3	Identifier	Narendra Pratap Singh	Late Rajeshwar Singh	Business	Other		S - 4/3, Adityapur, Jsr
4	Witness2	Harendra Pratap Singh	Chandrika Singh	Business	Other		S - 36/7, Adityapur, Jsr

Fee Details:

SN	Description	Amount
1	A1	
2	SP	1,917.60
3	E	840.00
	Total	250.00
		3,007.60

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंप्रूट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपर्युक्त स्वीकार किया जिसकी पहचान निवासी Sarita Singh ने इस दस्तावेज के निष्पादन को मेरे समक्ष Sarita Singh पिता Sarita Singh ने की।

*[Signature]*  
28/12/10

प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंद्रि ऑफिसर का हस्ताक्षर

*[Signature]*  
निबंधन चक्रवर्ती का हस्ताक्षर

Sarita Singh  
Sarita Singh



निबंधन विभाग, झारखंड  
सरायकेला

Token No.50 Token Date: 28/12/2010 16:41:50  
Serial/Deed No./Year :6662/6640/2010  
Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	<b>Aiada Rep By Asstt. Jadunandan Ram</b> Father/Husband Name:Late Laxman Ram (LESSOR) Aiada, Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
2	<b>M/S Ria Enterprises Rep. Sarita Singh</b> Father/Husband Name:W/O N.P.Singh (LESSEE) S -- 4/3, Adityapur, Jsr		
3	<b>Narendra Pratap Singh</b> Father/Husband Name:Late Rajeshwar Singh (Identifier) S -- 4/3, Adityapur, Jsr		
4	<b>Harendra Pratap Singh</b> Father/Husband Name:Chandrika Singh (Witness2) S -- 36/7, Adityapur, Jsr		

Book No. I  
Volume 231  
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Deed No 6662/6640  
Year 2010  
Date 28/12/2010 17:05:53

District Sub Registrar

Signature of Operator

Sarita Singh  
Sarita Singh