

**ADITYAPUR INDUSTRIAL AREA DEVELOPMENT AUTHORITY,  
ADITYAPUR, JAMSHEDPUR**



No. 236

IADA.

Adityapur dated: 26.31.01.07

**LAND ALLOTMENT ORDER**

To  
M/s. Ria Enterprises  
D. no. 4/3 S-Type  
Housing Colony Adityapur

Subject : Allotment of 5000 sqft Acre/Sft. of land in  
Adityapur Industrial Area to M/s. Ria Enterprises

Whereas with reference to your application for allotment of land for setting up of an industry in the Industrial Area, Adityapur, for manufacturing of Industrial Items as specifically laid down in your project report as submitted by yourself for ..... with the Authority and on consideration of the same, the Authority has taken a decision to make allotment of 5000 sqft Square feet of land as specified in the schedule given below on terms and conditions as in vogue meant for such transaction :-

Schedule of Land/Shed	:	_____
Plot No.	:	<u>L-108</u>
Area	:	<u>5000 sqft</u>
Phase No.	:	<u>Near Industrial Estate</u>

Now, therefore, the aforesaid order of allotment is, hereby conveyed to you subject to the specific terms and conditions as laid down hereunder :-

1. That the allotment of the aforesaid 5000 sqft Square feet of land as per schedule given above will be on lease for a period of 30 (thirty) years with effect from the date of allotment subject to the fulfillment of conditions as laid down hereunder :-

1.1 That the unit has offered to pay Rs. 46770.00 (Rupees forty six thousand seven hundred which is equal to full cost of the total tentative value of Rs. 46770.00 (Rupees forty six thousand seven hundred seventy of the land allotted to the unit calculated @ Rs. 407460/- (Rupees four lakhs seven thousand four hundred sixty only per acre towards the provisional premium of land and its development charges by Demand Bank Draft in favour of Adityapur Industrial Area Development Authority, Adityapur, Jamshedpur. The unit will be bound to pay the final premium of land as may be subsequently determined by the Authority. The final premium of development and such other cost may be decided by Government/Authority from time to time. The decision of the Authority will be binding on the unit. The allotment is purely tentative and is subject to modification by increasing/decreasing the area of the land allotted on the appraisal and sanction to be made by the term loan lending institution in respect of land requirement, size of the shed etc.



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5. That the industrial units should go into production or show substantial progress towards the implementation of the project within six months of the date of allotment of the land. The entrepreneur will start construction work with the margin money shown in the project to be put in out of his own resources. Similarly on the installation of the machinery etc. the unit will start production with his share of the working capital.

In case the proposed factory is not set up within the period mentioned above or within such extended period as the Authority may allow after considering the circumstances, or make satisfactory progress as indicated above, its deposit towards the premium of land along with the construction, installation, fixtures and equipment thereupon shall be liable to be forfeited to the Authority. In case necessary effective steps are not taken within the fixed period to establish the industry, the authority shall in such condition, cancel the allotment of allotted plot/shed and also forfeit the amount deposited in this connection. The authority shall, before cancelling the allotment allow one month time to the allottee 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 authority shall, after cancellation of allotment of the plot/shed take possession of the said plot/shed.

6. That in the event of any construction without prior approval of the Authority or any departure from the approved plan of construction or any non-industrial use of the land or construction thereon, or non-utilisation of any part of the land according to the approved plan or otherwise, the Authority will have the option to charge the cost and rent of the land for the entire period of such use of land at the prevailing current market as may be decided by the Authority and also cancel the allotment and resume the land in consequence thereof and no compensation will be payable to the allottee either for the unexpired period of the lease, or for the structure, building installation and assets in any shape or form erected thereon.
7. THAT THE ALLOTTEE WILL HAVE TO OBTAIN PRIOR WRITTEN PERMISSION OF THE AUTHORITY, MAKING ANY CHANGE IN THE CONSTITUTION OF THE UNIT i.e. PROPRIETORSHIP/PARTNERSHIP/ PVT. LTD. CO./LTD. CO. OR CHANGE IN PROP/PARTNERS/DIRECTORS AS THE CASE MAY BE, THE NECESSARY FEE FOR THE PURPOSED WILL HAVE TO BE PAID BY THE APPLICANT AT THE TIME OF APPLICATION AS DECIDED BY A.I.A.D.A.
8. That where particular plot and shed is allowed to an unit by the Authority the allottee will be liable to pay the ground rent also for the period for which the plot and shed remains vacant.
9. That the allottee will make available to the Authority such information of the progress made towards the setting up of the unit and production thereafter along with such date as may concern the socio-economic aspect of the project, as may be called for by the Authority from time to time. Failure to comply with the requirement may lead to cancellation of allotment.
10. That the trees standing on the plot will continue to be the property of the Authority and will not be cut or removed by the unit without taking prior permission from the Adityapur Industrial Area Development Authority. The unit is required to undertake aforesaid work within and outside its premises keeping in view the most required ecological balance in Industrial Area.
11. That in case the allottee does not comply with the requirements of the clause 1.1, 1.2 and 1.3 within a month from the date of allotment, the offer will stand automatically cancelled and the authority shall unilaterally take possession thereof.
12. The unit will have to pay annual instalments on the 1st day of the April of every year. A grace period of one year from the 1st April to 31st March on next year is allowed for this payment without any interest. If the payment is not made even during this grace period the unit will have to pay the interest prevailing on that day (1st April following the grace period). This interest will form part of the demand for next year and will be liable to compound interest if not paid even during succeeding year.

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