



Jharkhand Industrial Area Development Authority
Department of Industries, Mines & Geology, Government of Jharkhand

Land Allotment Certificate

This is to certify that M/S...**ALLIED INSTRUMENTS & THERMOCOUPLES**..represented by Proprietor/Partner/Director/Karta/Authorised Representative namely, Mr./Ms/Mrs/M/S... **Bal Krishana Wadera**..has been allotted the plot/plots/sheds as detailed below on terms and conditions given in this Provisional Land Allotment Order and the applicable terms & conditions of Jharkhand Industrial Area Development Authority regulations 2016 & referred to given Terms & Conditions with this certificate.

Description of Land allotment

Application No...**2000000682**...Allotment order no...**LA/AD/SW/00504/2019**..Issuing Date...**05-06-2019**
For, Plot No...**E-54**... Total Area in Sq.ft... **24,393.6**Date of PCC...**06.03.2019**..Date of LAC...**06.03.2019**
Name of Region...**Adityapur**..District Name...**Saraikela-Kharsawan**..Industrial Area...**EMC Plots- Near Phase 7, Adityapur Ind. Area** .. Address:**BUNGLOW NO 15, BASLAM LANE, ASHIANA GARDEN, SONARI**

1. Name of Applicant ...**Bal Krishana Wadera**
2. Nature of Enterprises/Industrial Units...**Manufacturing**
3. Address of the Industrial Unit...**Plot No. :E-54, Industrial Area:EMC Plots- Near Phase 7, Adityapur Ind. Area, District :Saraikela-Kharsawan**
4. Type of Constitution of the Unit ...**Registered Partnership firm**
5. Product/Products...**Temprature Probe, Oxygen Probe, Temprature Instruments, Oxygen Instruments**
6. Lease contract Period...**30 Years**
7. Premium Land Price of the Plot:**3,081,654**(Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any:**50 %** (As Jharkhand Gov. Policy)
9. Total Amount Paid (After Incentive, if any): **181,818** (Amt.:**154,083** GST:**27,735** Interest: **0**)
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST)**181,818**
11. Annual Land rent payable(+ 18% GST)...**5,457**
12. Annual Maintenance charge payable(+18% GST)...**7,639**
13. Others Charges (+18% GST) if any :**N/A**

Land Schedule; Details of land/Plot/Plots/Shed to be leased out

Unit name..**ALLIED INSTRUMENTS & THERMOCOUPLES**.....Industrial Area.....**EMC Plots- Near Phase 7, Adityapur Ind. Area** Village.....**Hathiadih**.....Thana No.....**60**.....Thana...**Saraikela**
District...**Saraikela-Kharsawan**...Corresponding to Industrial Plot No....**E-54**...

S No	Khata No.	Survey Plot No	Area in Sq ft/Acre
1	81	354(P)	0.56 Acre
Total			0.56

Digital Signature.....**AMIT KUMAR**.....

Digitally signed by AMIT KUMAR
Date: 2019.06.05 12:31:58 +05'30'



सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH17608270241484R
Certificate Issued Date : 10-Jun-2019 04:52 PM
Account Reference : SHCIL (FI)/jhshcil01/ BISTUPUR/ JH-ES
Unique Doc. Reference : SUBIN-JHJHSHCIL0123146383232711R
Purchased by : OWNER SELF
Description of Document : Article 34 Indemnity Bond
Property Description : INDEMNITY BOND
Consideration Price (Rs.) : 0
(Zero)
First Party : ALLIED INSTRUMENTS AND THERMOCOUPLES
Second Party : NA
Stamp Duty Paid By : ALLIED INSTRUMENTS AND THERMOCOUPLES
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



Please write or type below this line.....



Signature

INDEMNITY BOND

KNOWN TO ME

Signature
ADVOCATE

0002689181

Scanned by CamScanner

INDEMNITY BOND

On Rs. 100.00 non judicial stamp paper

Affix self attest passport
size photograph of the
executant

THIS BOND OF INDEMNITY IS EXECUTED ON THIS THE 14th June of
2019 at 12:00 PM

BY

Mr./Mrs. BAL KRISHAN WADERA S/o ~~W/o~~ D/o Late. N. D. WADERA aged
about 72 years , by occupation Business by Caste Khatri , by Faith Hindu
Nationality Indian, Permanent Resident of Bunglow A – 15, Ashiana Garden ,
Local Resident of As above P.O Sonari P.S Sonari Town Jamshedpur District East
Singhbhum , State Jharkhand EMAIL ID aitjsr@gmail.com hereinafter to be
referred to as the allottee which terms shall include the legal heirs, successors,
legal representatives, assigns, attorney or this sort on one part;

IN FAVOUR OF

The Jharkhand Industrial Area Development Authority Vikash Bhavan, Adityapur
Jamshedpur

Represented by its Managing Director hereinafter to be referred to as the
'Authority' which terms shall include its successors in office, on the other part



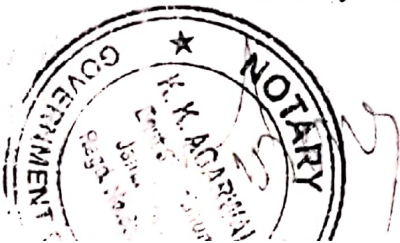
OWN TO ME
ALLIED INSTRUMENTS & TRUST COUPLES
PARTNER.

Short Recital

Whereas, the allottee has been allotted 24,393.60 sq ft of land/ shed being Plot No. E - 54 under command area of the Authority vide Allotment Order No. PRO/AD/SW/00504/2019 dated 29/03/2019 on lease, for a period of 30 (thirty) years, for setting up Manufacturing of Temperature Oxygen Probes and Instruments industry on the terms and conditions contained in the aforesaid allotment order.

Whereas, the allottee has accepted all the terms and conditions of the Allotment Order and accordingly executes this bond which witnesseth as follows:-

1. That the allottee unequivocally accepts the terms and conditions of the aforesaid allotment order and has accordingly paid the extant rate of full land premium amounting to Rs. 1,83,969.00 in lump sum @ Rs. One lakh eighty three thousand nine hundred sixty nine only (words) per acre of land/ shed, revisable in terms of the provisions of the Authority's Regulation 2015 read with the Industrial Policy of the State, vide Cheque/ Draft No. UTR No. 320832604190189655 dated 29/04/2019 payable on for which a money receipt No. _____ dated _____ has been issued by the Authority in favour of the allottee.
2. That the allottee is the mega IT industry and the allottee is held and firmly bound to the Managing Director of the Authority to pay the land premium in five equal installments in a spread over period of three years. The allottee firmly binds itself for payment of interest @15% p.a to the Authority on the balance amount of land premium in the event of deferred payment subject to revision by the Authority from time to time.



KNOWN TO ME
R.S.
ADVOCATE

ALLIED INSTRUMENTS & THE NOTARIES
[Signature]
P. 111

3. That the allottee binds itself/ himself/ herself to pay annual rent of Rs. 5,457.00 per acre (*in case of shed mention the amount of premium*) and annual maintenance charges @ Rs. 7,639.00 per acre to the Authority before 31st March of each year. The rent and maintenance charges shall be revisable by the Authority from time to time and the same shall not be questionable by the allottee.
4. That the allottee binds itself/ himself/ herself that in the event of failure on the part of the allottee in making payment of any dues to the Authority within the stipulated period, additional charges at the rate determined by the Authority shall be payable by the allottee to the Authority with yearly compounded rate of interest. No rebel shall be admissible in this regard and the Authority reserves its right to make change in the rate of interest.
5. That the allottee binds itself/ himself/ herself that in the event of nonpayment of aforesaid outstanding amount /rent/ maintenance charges/ installments etc or as a matter of fact amount on any count on demand by the Authority within the period as mentioned in the allotment order, the Managing Director of the Authority shall terminate the allotment order, cancel the lease deed, if executed, forfeit the land premium paid by the allottee and realize the demanded dues with annual compound rate of interest @15% by invoking the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.
6. That the allottee binds itself/ himself/ herself that on payment of full land premium the allottee shall be handed over physical possession of the land/ shed within 10 days from the date of receipt of premium and after submission of this bond of indemnity in token of expression of its/his/her agreement to the conditions of allotment order without any reservation.



RS 11

ALLIED INSTRUMENTS & THEMATIC COPIES
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