

7717 K-120X52600-10 22640-00 Stamp-1000 Adityapur 7692  
 22640

भारतीय गैर न्यायिक  
 भारत INDIA

₹. 500



FIVE HUNDRED  
 RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

17  
 8.0  
 24  
 T-17  
 24/12/11

झारखण्ड



337827

ATTESTED

ANTU SUNDI  
 DEED WRITER  
 LICENCE No. 30, 2007  
 Jamshedpur

Jadumandan Ram  
 24/12/11

Secretary  
 Adityapur Ind. Area Devt.  
 Authority Adityapur

नियम-21 के अधीन याहय  
 भारतीय स्टाम्प अधिनियम  
 (इण्डियन स्टाम्प एक्ट-1899) को  
 अनुसूची-1 या 1 (क) में  
 अधीन याहयवत स्टाम्प सहित या  
 स्टाम्प शुल्क से निमुक्त वा स्टाम्प  
 शुल्क अपेक्षित नहीं।

2007 निबंवन वेदाधिकारी  
 24/12/11

LEASE - DEED

The indenture is made this 24<sup>th</sup> day of Dec 2010 <sup>2011</sup>  
 (Two thousand <sup>eleven</sup> ten) 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. GR8DESIGNS., carrying on business in NS - 90, 1<sup>st</sup>  
 Phase, Industrial Area Adityapur, Jamshedpur and having the  
 registered office NS - 90, 1<sup>st</sup> Phase, Industrial Area Adityapur,

Peeran  
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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 reserving unto the lessor all mines, minerals under the said land or any Part thereof for establishing a factory for manufacturing & Re-selling ADVERTISING AGENCY.

NOW THIS INDENTURE WITNESSETH

In consideration of the bond executed by the lessee and total premium of the land cost full paid to the lessor by the lessee of Rs.22,640.00 (Rupees twenty two thousand six hundred forty) only land allotted to the unit calculated @ Rs.4,93,030.00 (Rs. Four lac ninety three thousand thirty) only including proportionate

Secretary  
Adityanur Ind. Area Deve  
Authority, Adityapur.

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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 into the lessee all that piece of land mentioned and described in Part I of the Schedule.

SCHEDULE

PART - I

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

Village	:	KRISHNAPUR
Thana No.	:	132
Thana	:	Seraikella
Distt.	:	Seraikella-Kharsawan.

Corresponding to Industrial in:

GR8DESIGNS, Office No. –  
504, 5<sup>th</sup> Floor, Ashiana  
Trade Centre, Adityapur,  
Jamshedpur – 13.

Aditya  
Aditya L.L. Area (Govt)  
Auth. Div. Adityapur

GR8DESIGNS  
Adityapur



*[Handwritten signature]*  
Sd/- *[Name]*  
Deputy Surveyor

<u>Survey Plot No.</u>	<u>Khata No.</u>
152 P	102
172 P	102
<hr/>	
Total Area	2,000 Sft.

B O U N D A R Y

According to Survey Map

North: Survey Plot No. 152 (P)  
South: Survey Plot No. 172 (P)  
East: Survey Plot No. 152 (P), 172 (P)  
West: Survey Plot No. 152 (P), 172 (P)

According to Ind. Map

50'-0" wide Road,  
20'-0" Nala, <sup>For</sup> under ground pipeline  
& Land for Nala.  
Indl. Plot No. NS - 91,  
150'-0" wide Road.

Possession taken over the plot on:- 22.06.2009.



Adityapur I.I. Area Devn.  
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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

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[Signature]




  
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Adityapur Ind. Area Deve  
Authority Adityapur

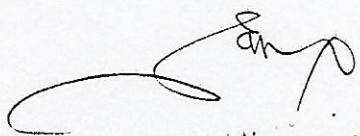
constitute the development cost would be final, such cost would be subject to revision by the Adityapur Industrial Area Development Authority periodically and the revised cost would be applicable to lessee also.

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.





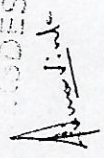
  
Adityapur Industrial  
Authority, Adityapur.

3. (a)

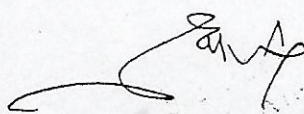
The lessee will also be liable to pay the cost towards the maintenance of the infrastructures facilities in the Industrial Area from time to time as determined by Adityapur Industrial Area Development Authority.

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


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INDUSTRIAL  




  
Aditya Industrial Area Deva  
Authority


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, the sum of **Rs. 120.00 (Rs. One hundred twenty)** 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.

REGISTRATION  


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



  
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4.(b)

Lessee shall pay the same as well to the Lessor with such interest and within such time as the Lessor may decide.

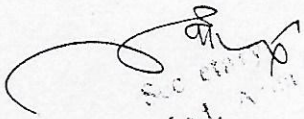
The financial institution, which takes the mortgage of the lease hold or any part thereof in the event of sale thereof, shall obtain prior information about the dues other than the land cost. Thereon of the Lessee to the Lessor and indicate in the notice for sale that of the purchaser will be given possession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

  
Aditya Jaiswal



  
Secretary  
Adityapur Ind. Area Deve  
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6.

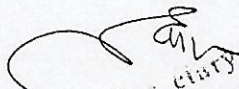
The lessor and the lessee hereby covenant and agrees as follows :-

- 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 or 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 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

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DEVELOPMENT  
AUTHORITY






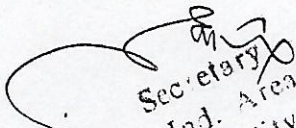
  
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Industrial Area Development Authority as the loans given by the Financing Institution. In that case also the Adityapur Industrial Area Development Authority will remain PARI PASSU interest with the Institution.

- ii. No change in the lease, proprietorship or partnership if it is Private Limited or unlimited Company or a registered of 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 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.

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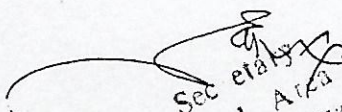


  
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iv. That if subsequently any part or parts of the said land is/required by the State Government or the Adityapur Industrial Area Development Authority for a public purpose ( of which matter the State Government or the Adityapur Industrial Area Development 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 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



  
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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.

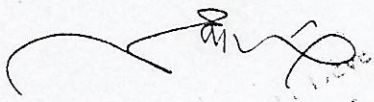
Provided that for the purpose of this sub-clause the State Government or the Adityapur Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee as were not actually being used for the purpose of the manufacture and are not essentially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

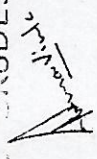
- v. If at any time the said land to any part or part thereof shall no longer be required by the lessee for the purposes for which it is leased out to him the lessee shall, surrender the same to the Adityapur Industrial Area Development Authority or with

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Adityapur Industrial Area Development  
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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



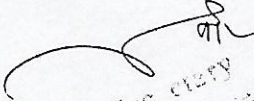
  
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- be entitled within six months from the date or which acceptance is communicated to him to remove all building or structures erected on the said land or part thereof, unless the Adityapur Industrial Area Development Authority also wish to accept the 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.

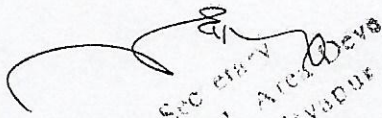
Provided that if the decision of the lessor or his nominee is not available within 180 days of the submission of the plan etc. It would be presumed that the lessor or his nominee has not objection to the commencement of building or erection as the case may be.

- 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

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Authority or any Authority authorised by the Department of Industries to framed 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.

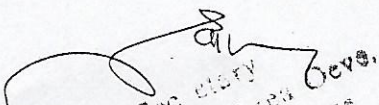
- xi. The lessee shall submit the plan for building for erection within two months of the delivery of possession of land to the lessee by the lessor.

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



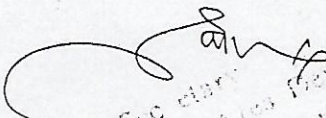
  
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then those specified above subject to such restrictions and conditions as may be enjoined by different laws which are, or may be in force.

- 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 Dispute Act.,1947 and labour legislation on the subject, continuously keep and maintain the factory established

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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 Performa a returnmant for 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.

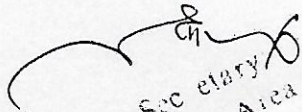
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7.

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.



  
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Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the commissions or defects if 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 such re-entry all building, structures, installations, machinery and other assets from the said land.

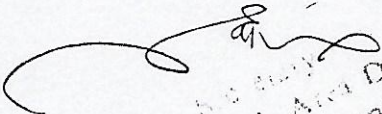
9. Should any dispute or difference arise concerning the meaning or interpretation of any clause of provisions contained in this lease the same shall be referred to the Adityapur Industrial Area Development Authority in the appropriate department and the decision of the Adityapur Industrial Area Development 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

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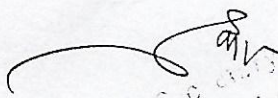
these presents shall hold and enjoy the land up to the terms of the lease without interruption by the lessor or by any person lawfully claiming under him.

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 (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.

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The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.

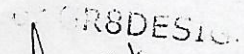
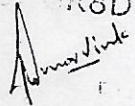


  
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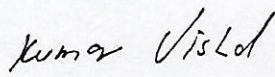
12. The lessee shall construct the structure in accordance with the bye-laws of the Authority and any violation will be deemed as a valid ground for cancellation.

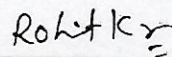
IN WITNESS WHEREOF THE COMMON SEAL OF  
M/s. GR8DESIGNS has hereunto been affixed and those presents signed.

For and on behalf of  
M/s. GR8DESIGNS.

WITNESSES :


1. 

2. 

IN WITNESS WHEREOF THE HAND OF Sri  
Shiwendera 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.

  
SECRETARY.

Secretary

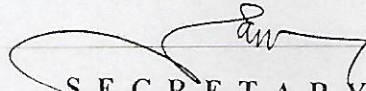
Adityapur Ind. Area Devt.

Authority Adityapur

Witnesses:

1. Kumar Vishal (S/o S.P. Singh)  
M.D/52, New Market  
Adityapur, Jamshedpur
2. Rohit Kumar (S/o R. Prasad)  
E.W.S 415, Road no 110  
Adityapur-2 J.S.R

Certified that the original and duplicate copies of this LEASE DEED are exact true and are reproduction of each contains 3,195 words.

  
SECRETARY.

Secretary

Adityapur Ind. Area Devt.

Authority Adityapur

For and on behalf of  
M/s. GR8DESIGNS.





निबंधन विभाग, झारखंड  
सरायकेला

Token No.17 Token Date: 24/12/2011 14:46:01

Serial/Deed No./Year :7717/7692/2011

Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	<b>Aiada Rep By Asstt. Jadu Nandan Ram</b> Father/Husband Name:Late Lakshman Ram (LESSOR) Aiada, Adityapur, Dist- Seraikella Kharsawan, Jharkhand		
2	<b>M/S Gr8designs Rep By Kumar Vivek</b> Father/Husband Name:S.P.Singh (LESSEE) New Ma-52, Adityapur, Jsr		
3	<b>Mr.Vishal</b> Father/Husband Name:Sri S.P.Singh (Identifier) New Ma-52, Adityapur, Jsr		
4	<b>Mr.Vishal</b> Father/Husband Name:Sri S.P.Singh (Witness1) New Ma-52, Adityapur, Jsr		
5	<b>Rohit Kumar</b> Father/Husband Name:Rameshwar Prasad (Witness2) E/4/5, Road No-10, Adityapur		

Book No. I  
Volume 286  
Page 335 To 388  
Deed No 7717/7692  
Year 2011  
Date 24/12/2011 15:28:17

24/12/11  
District Sub Registrar

Signature of Operator





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

Token No: 17

Token Date/Time: 24/12/2011 14:46:01

Document Type	Lease Deed	Presenter	Jadu Nandan Ram
Presenter Name & Address	Aiada, Adityapur, Dist-	Seraikella Kharsawan, Jharkhand	Date of Entry
Stampable Doc. Value	23240	DOE	24/12/2011
Document Value	23240	Stamp Value	1000
Special Type		Serial No.	0
Remarks / Other Details			CNO/PNO

## Property Details:

Archal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
GAMHARIA	132	14	ADITYAPUR NAGAR PARSHAD	102	152/P				2000 Sq. Ft.	
GAMHARIA	132	14	ADITYAPUR NAGAR PARSHAD	102	172/P				0 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. Jadu Nandan Ram	Late Lakshman Ram	Service	Other		Aiada, Adityapur, Dist- Seraikella Kharsawan, Jharkhand
2	LESSEE	M/S Gr8designs Rep By Kumar Vivek	S.P.Singh	Business	Other		New Ma-52, Adityapur, Jsr
3	Identifier	Mr.Vishal	Sri S.P.Singh	Business	Other		New Ma-52, Adityapur, Jsr
4	Witness1	Mr.Vishal	Sri S.P.Singh	Business	Other		New Ma-52, Adityapur, Jsr
5	Witness2	Rohit Kumar	Rameshwar Prasad	Business	Other		E/4/5, Road No-10, Adityapur

## Fee Details:

SN	Description	Amount
1	A1	697.20
2	SP	810.00
3	E	1,000.00
Total		2,507.20

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पूर्व सारांश में इंफ्ट फार्म के अनुरूप डाटा इंट्रि की गई है।

उपर्युक्त कृपार विवेक, स्वीकार किया ..... ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी पहचान मिस्टर विशाल पिता एन. पी. सिंह निवासी न-5 मा-52, आदित्यपुर-1 पेशा ..... ने की।

*(Signature)*  
24/12/11  
प्रस्तुतकर्ता का हस्ताक्षर  
डाटा इंट्रि ऑपरेटर का हस्ताक्षर

*(Signature)*  
24/12/11  
निबंधन पदाधिकारी का हस्ताक्षर

Execution by  
Able to exempt from the stamp duty  
and in this office under Section 34  
Act. XVI of 1908 is proved by his

श्री विवेक सिंह, सचिव आरडी  
न आरडी शाहपुर

*(Signature)*  
24/12/11