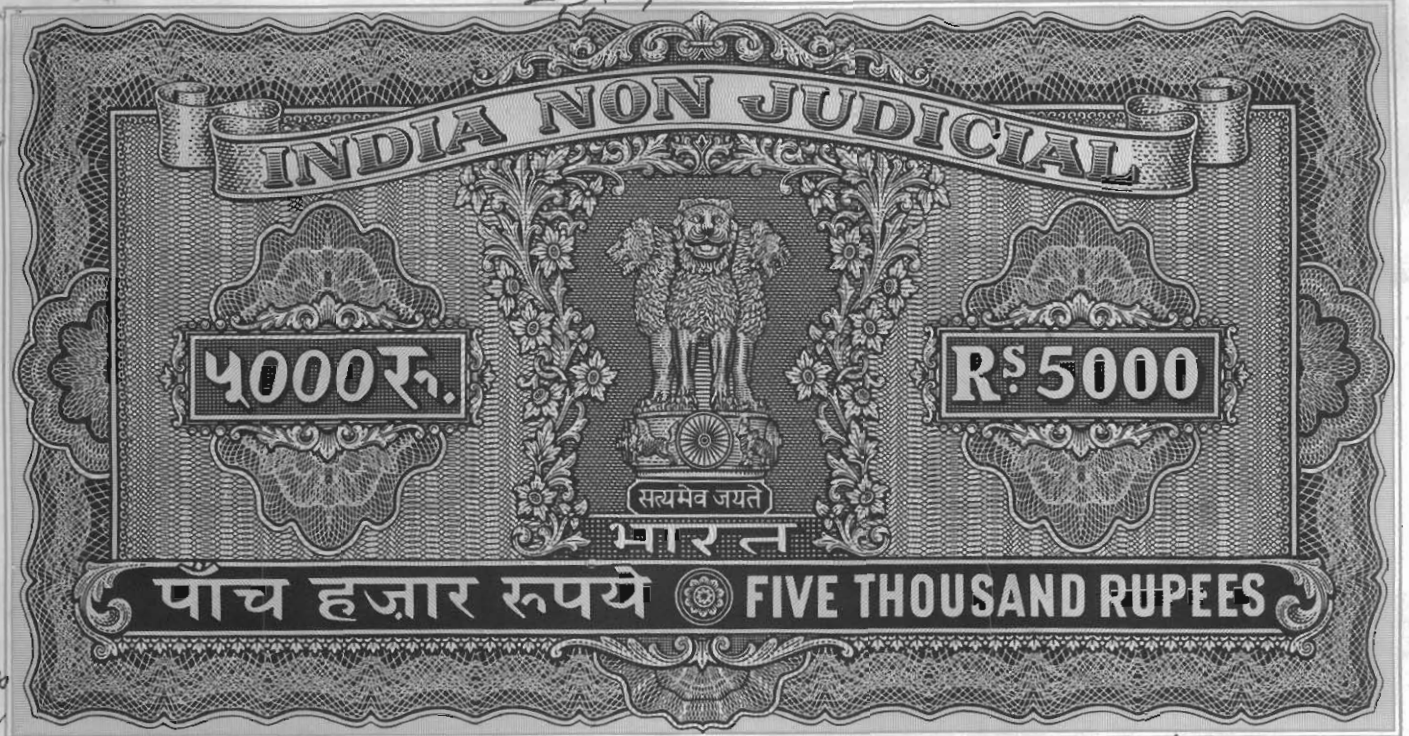


2

909

Lease 30/8/18 2517000/-

805 5000Rs.



7/1
30/8/18

Rep. of stamp
AIB - 75510/-
2000/- 159000/-

LEASE-DEED

This INDENTURE made this day of the 30th August
 day 2018..... BETWEEN the Regional Deputy Director,
 JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY,
 SANTHAL PARGANA REGION, DEOGHAR (JIADA) Earlier known
 as Santhal Pargana Industrial Area Development Authority
 (SPIADA) (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

Manoj Kumar Singh

AND

M/S. **Shri Giriraj Traders** , a Proprietorship firm represented by its
 Proprietor **Sri Deepak Singhal** S/o- Sh. Prem Chand, residing at-
 Jagannath Shopping Complex, Near North Check Gate. Jk Road,

Deepak Singhal

Rayagada, Odisha & unit is situated at Industrial Area Jasidih,

निर्वाणन अधिनियम 21 के अधीन
 और छोटानागपुर/संथालपरागणा टेनेन्सी एक्ट की
 धारा के अधीन भी ग्राह्य है और
 इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के
 खण्ड 35(A) के अधीन यथावत स्टाम्प सहित
 (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

[Signature]
 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 DeoGhar

30/8/18

[Signature]
 30.8.
 निर्वाणन पदाधिकारी

Deepak singhal
Jasolish. Deohar

कोषागार पदाधिकारी
देवघर

for Lessee agreement



5000 x 31 = 155000 = 60

1000 x 2 = 2000 = 0

Total 157000 = 60

for one lak fifty seven thousand

Stamp Clerk
Deohar Treasury
P. O. + Dist. Deohar



Manoj Kumar Singh

Manoj Kumar Singh



Date: 30/08/2018

श्री. मनोज कुमार सिंह निवासा नाम श्री/स्व. ...
निवासा स्थान ...
जाति ... जिला ... जो लेख्यकारी/दोषदार
या अवर निबंधक ... द्वारा प्रमाणितकृत मुख्तारनामा
संख्या ... के अधीन लेख्यकारियों या आवेदारों
में से एक श्री ... के अधिकर्ता (अदनी) है ने
ता. 30.8.18 के पूर्वाह्न/अपराह्न में ...
(समय) जिला में निबंधन के लिए पेश किया।

उपस्थापक का हस्ताक्षर

निबंधन पत्र का हस्ताक्षर



Regional Office, BADA
Deohar Region



Phase-I, Mouza Gangti, Industrial Plot No. -DM- 5,6,7 & 8 measuring Area 60000 Sft./ 15000 Sft. each, (hereinafter called the "Lessee" which expression shall where the context so admits or implies include his successors, legal representative and permitted assigns) of THE OTHER PART.

WHEREAS THE LESSEE has applied to this authority for lease of acquired piece of land described and specified in part-I of the schedule appended hereto belonging with all rights easements, privileges and appurtenances thereto belonging to the LESSOR except and reserving to the lessor all mines, minerals in and under the said land or any part thereof for establishing a manufacturing unit.

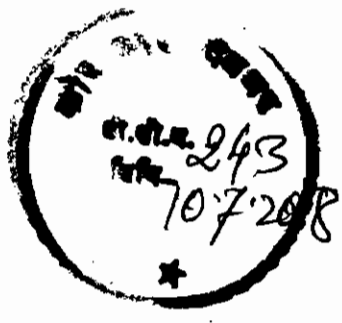
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

Manoj Kumar Singh

Deepak Singh

कोषागार पदाधिकारी
देवघर

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar



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NOW THIS INDENTURE WITNESSETH

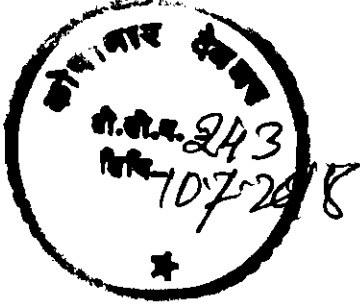
As per the resolution No- 374/Ranchi Dt- 07.2.2017 of Department of Industry, Mines & Geology, Govt. of Jharkhand, Ranchi the lessee (New Allottee) has to pay the Land cost in Ten (10) equal installments within a time span of 5 years. The first installment of land price is Rs 2,03,171.00 including 18% GST. (Rs- 47856+49167+50478+55670). The rest of Nine (09) installments the allottee will have to pay after 6 months of each last paid installment with 5% Interest and 18% GST or whatever may be the prevailing rate of GST during the time of payment.

Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

Manoj Kr Singh
Deepak Singhal

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Deoghar Treasury
P. O. + Dist. Deoghar





SCHEDULE

Part - I

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

M/S. SHRI GIRIRAJ TRADERS

Industrial Area	Industrial Plot No.	Survey Plot No.	Khata No.	Area	
1	2	3	4	5	
Jasidih Phase-I	DM-5	111(P)	33	15000 Sft.	
	DM-6	111 (P)	33	6000 Sft.	
		112 (P)	33	2000 Sft.	
		113 (P)	29	7000 Sft.	
		115(P)	22	12000 Sft	
	DM-7	117(P)	22	3000 Sft	
		DM-8	115(P)	22	3000 Sft
			117(P)	22	1500 Sft
			118(P)	22	3000 Sft
		119(P)	22	7500 Sft.	
Total :-60000 Sft.					

Mouza	Thana	Thana No.	District
6	7	8	9
Gangti	Jasidih	209	Deoghar

Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

Manoj Kumar Singh

Deepak Singh

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BOUNDARY

According to JIADA Plotting Industrial Map

PLOT NO. DM-5

North : I.O.C. Pipe Line
 South : 60' Industrial Road
 East : Industrial Plot – DM-4
 West : Industrial Plot - DM-6.

PLOT NO. DM-6

North : I.O.C. Pipe Line
 South : 60' Industrial Road
 East : Industrial Plot – DM-5
 West : Industrial Plot - DM-7

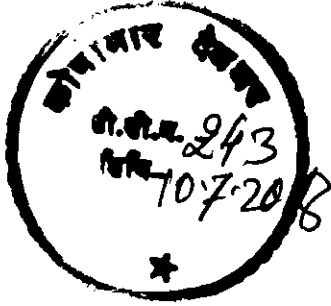
Manoj Kumar Singh

Deepak Singh

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**PLOT NO. DM-7**

North : I.O.C. Pipe Line
 South : 60' Industrial Road
 East : Industrial Plot – DM-6
 West : Industrial Plot - DM-8

PLOT NO. DM-8

North : I.O.C. Pipe Line
 South : 60' Industrial Road
 East : Industrial Plot – DM-7
 West : Industrial Plot - DM-9

Manoj Kumar Singh

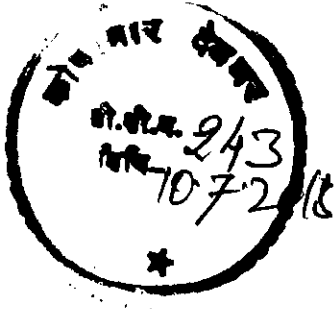
Deepak Singh

[Signature]

**Regional Deputy Director,
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar**

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Deoghar Treasury
P. O. + Dist. Deoghar

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...



Possession taken over the plot on: - Vide Letter no. 201,202,203,204

Dt.-17.5.18

Part-II

TERMS AND CONDITIONS OF THE LEASE:

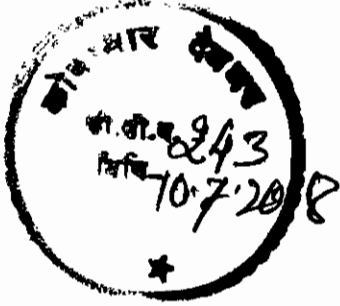
1. That the lease of land detailed in Part-I of the schedule is given for **Thirty Years** (03.3.2018 to 02.3.2048) to the Lessee by the Lessor subject to renewal at the option of either part of for such period as may be mutually agreed upon.
2. The renewal of the lease shall be considered by the Managing Director/Authority on written request of the lessee three months prior to the expiry date of the lease period and renewal will be automatic for units on payment of Rs. 10000.00 up to 1.00 Acre, Rs. 25000.00 over 1.00

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Acre upto 3.00 Acres, Rs. 50000.00 for more than 3.00 Acres or as decided by the Authority time to time.

3. That the lessee would pay to the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar 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 such other expenditure as may be described to be part of the development cost by the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar. The decision of Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar as to what would constitute the development cost would be final. Such

Manoj K Singh

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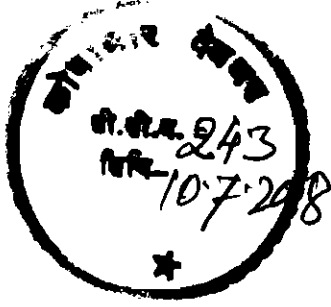
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Page 8 of 33

**Regional Deputy Dir.
Regional office, JIAUR,
Santhal Pargana Region
Deoghar**

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Deoghar Treasury
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cost would be subject to revision by the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar periodically and the revised cost would be applicable to lessee applying for land after such revision.

4. 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 Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar and shall also be liable to pay on demand the balance of the cost of development along with such other costs of the land as and when shall be determined by Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar on the basis

Manoj K. Singh

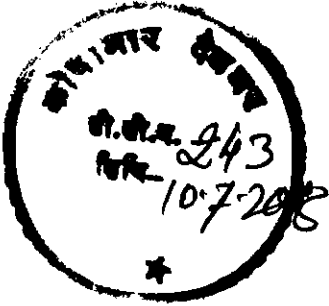
Deepansu Singh

Page 9 of 33

[Signature]
 Regional Deputy
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

कोषागार पदाधिकारी
देवघर

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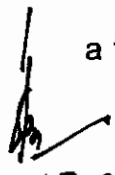




of actual cost of development along with such other dues, if any that may be found to be payable by the lessee in terms of lease.

4(a) That 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 Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar.

4(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 after the written permission of the lessor in terms of the conditions of this deed such person to stepping into this lease shall execute a fresh lease deed on the same terms of the conditions as

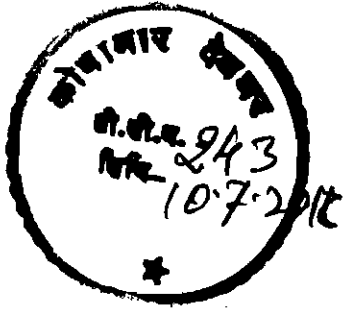

 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
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Manoj Kumar Singh

Deepansu Singh

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Deoghar Treasury
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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 the 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 industrial 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 industrial purpose and on such approval shall be a new rates prevailing at that time for the land etc. in question.

5. That the lessee shall pay, annually to the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar or their nominee as rent, the sum of Rs. 8128/- (Rupees Eight Thousand One Hundred and Twenty

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**Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar**

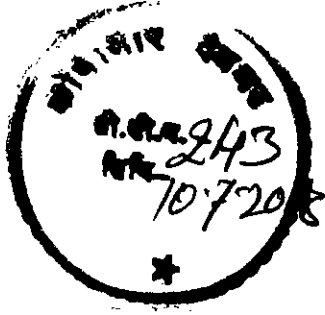
Manoj Kumar Singh

Deepak Singh

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देवघर





Eight only) including 18% GST, calculated @ Rs. 5000/- (Five Thousand) per Acre, in one installment on or before 31st March every year. The said ground rent may be revised after every Ten years in accordance with provision of the law and rules framed by Government of Jharkhand or Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar as the case may be in force for the time being and in absence of any such law or rules, as may be fixed by the lessor.

- 5(a) In addition there so, if any outstanding dues come to light at any later date due to arrears of accounts 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.

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 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

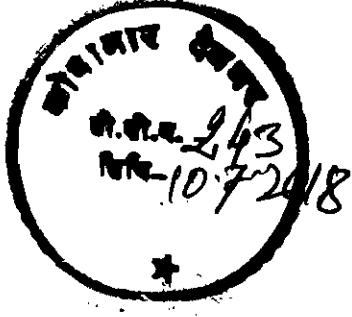
Manoj Krishna

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Stamp Clerk
Deoghar Treasury
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देवघर





- 5(b) The financial institution which takes mortgage must take prior permission of the Authority. Only then after the financial institution and lessee can proceed further for loan and mortgage activity.

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 the Purchaser will be given possession of the lease hold by such institution only after of the lessor in the office or the lessor and produces a clearance certificate issued by the lessor in the office of such institution.

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**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

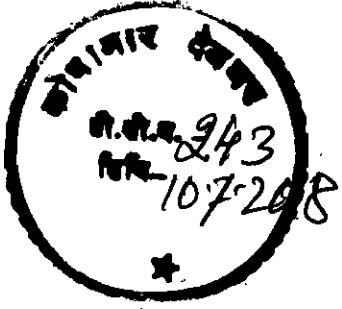
Manoj Kumar Singh

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देवघर





Clause 5(c) That the lessee shall also pay annually to lessor or its nominee/successor or assign as the case may be as maintenance charge the sum of Rs. 11376 (Rupees Eleven Thousand Three Hundred and Seventy Six only), including 18% GST, calculated at the adhoc rate of Rs 7000.00 (Seven Thousand) only per acre in one installment on or before 31st March every year. In case of failure or default on the part of the lessee so to pay the said amount in said manner the lessee shall have to pay interest and penal interest @ 15% or the current rate of interest payable to the bank which ever is higher. Such charges is liable to revised if and when the Government instruction in this regard is obtained or on the basis of actual cost of maintenance the charges thus raised would be binding on the lessee.

Manoj Kumar Singh

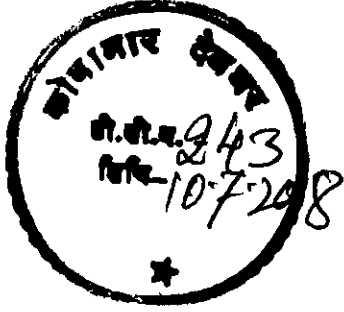
Deepak Singh

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Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

कोषागार पदाधिकारी
देवघर





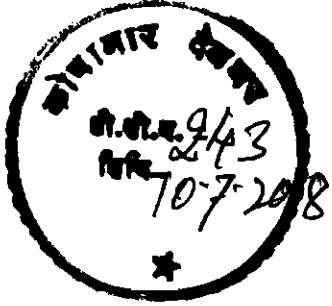
6. If and whenever any part of the rent and/or development cost hereby reserved shall be in arrears the same may be recovered from the lessee as an arrear of Land revenue under the provision of the Bihar/Jharkhand Public Demands Recovery Act or such other act as may be in force for recovery of public demands.
7. The lessor and 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 in case of registered small scale Industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial

Manoj Kumar Singh

Deepak Singh

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institution for raising loans for the purpose of the industry for which the land was allotted, and in that case dues of the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar shall also be **first charge** on the properties 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 Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar as well as the loans given by the Financing Institution. In that case also Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar will retain PARI PASSU interest with the Institution.

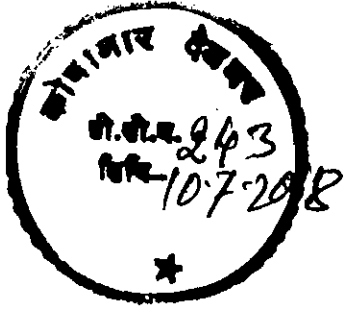
Manoj K Singh

Deepansu Singh

**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

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देवघर





- (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 recognized without the previous written consent of the lessor or his 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 month after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and conditions herein contained.

Manoj K Singh

Siyah

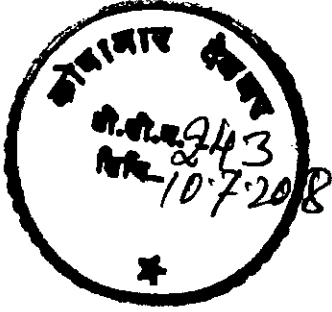
Deepak

11/12

**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

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देवघर

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- (iv) That if subsequently any part or parts of the said land is required by the state Government or the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar for a public purpose (of which matter the state Government or the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar shall be sole judge) the lessee shall on being asked by the State Government or the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar transfer to them such part or parts of the said land as the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government or the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar

Manoj Kumar Singh

Deepak Singh

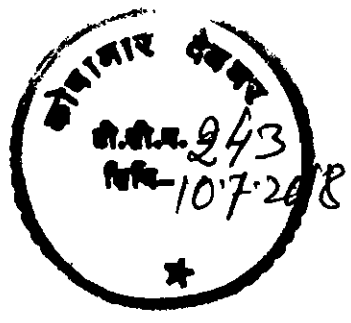
Deepak

[Signature]
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

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देवघर





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 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 Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar shall not be questioned by any authority. Provided that for the purpose of the sub-clause the State Government or the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar would be entitled to resume only such part or parts of the land leased out to the lessee as

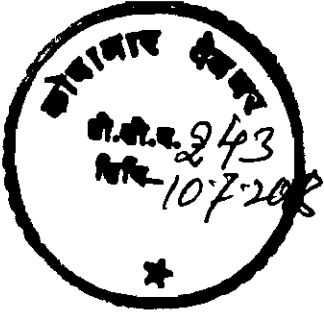
Manoj K Singh

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- देवघर

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P. O. + Dist. Deoghar



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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 or any part or parts 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 Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar or with the prior approval of Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar the lessee may transfer the lease hold right to any other parts 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

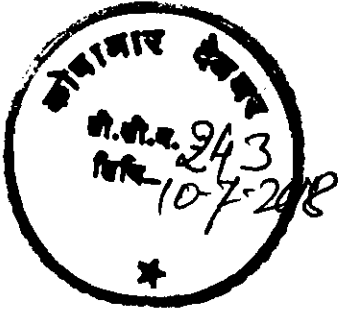
Manoj Kumar Singh

Deepak Singh

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 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

कोषागार पदाधिकारी
देवघर

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Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar





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 wishes 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 from the purchaser before allowing such sale and making a fresh lease deed.

- (vi) If the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar accept the offer made under foregoing clause the lessee shall be entitled within six months from the date of which acceptance is communicated to him to remove all building or structures

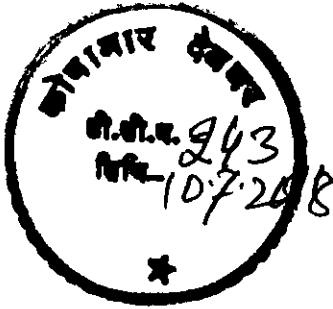
**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

Manoj K. Singh

Deepak Singh

कोषागार पदाधिकारी
देवघर

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Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar





erected on the said land or part thereof, unless the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar 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 here by 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

Manoj Kumar Singh

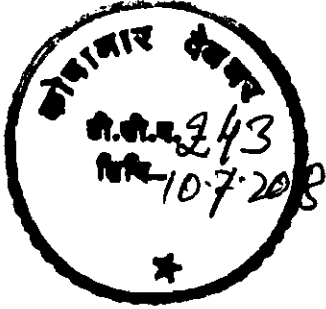
Deepak Singh

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**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

कोषागार पदाधिकारी
देवघर

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar





said land in strict accordance with specification and details prescribed by the lessor or his nominee.

- (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

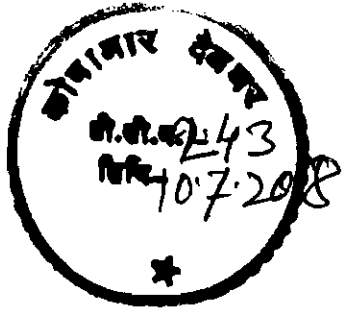
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

Manoj K. Singh

Deepak

8
Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

कोषागार पदाधिकारी
- देवघर -





observe and confirm to the building regulations and to all bye laws, rules and regulations of the Municipality in existence or to be framed by the Development of Industries, Government of Santhal Pargana or the Industrial Area Development Authority or any Authority authorised by the Department of Industries to frame 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 the 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.

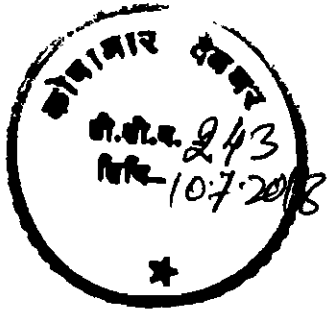
Manoj Kumar Singh

Deepanshu Singh

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Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

कोषागार पदाधिकारी
-- देवघर





(xii) That the lessee shall correctly mark and keep demarcated the boundaries of the said lands and point them out to the inspecting officer of Government and Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar.

(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 restriction 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 stipulated time of two years for micro and small enterprises and five years for others from the date of the lease failing which the lease may be terminated and the

Manoj K Singh

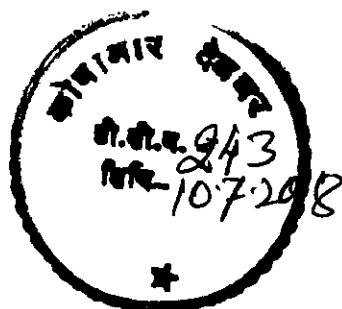
Deepan Singh

[Signature]
 Regional Deputy Dir:
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

8

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

कोषागार पदाधिकारी
देवघर





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 on the lease hold land (as covered by this lease deed) in a running condition submitted its verified yearly return or such returns of frequencies as prescribed by this

Manoj Kumar Singh

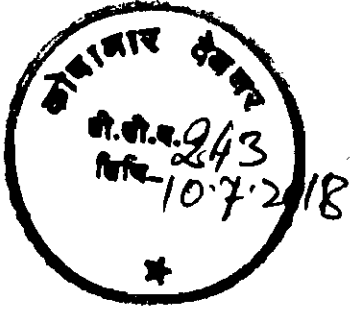
Deepak Singh

[Handwritten signature]

**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

कोषागार पदाधिकारी
— देवघर —

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar





lessor (Authority) from time to time in the prescribed proforma a returnment for the purpose failing which the lessor may presume that the factory established on the lease hold 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.

8. In case of breach by the lessee any of the terms and conditions the lessor shall have right 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

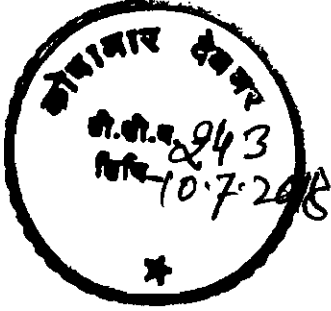
Manoj K Singh

Deepak Singh

[Signature]
 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

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Deoghar Treasury
P. O. + Dist. Deoghar

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reasonable opportunity to show cause and to rectify the omissions or defects if any.

9. 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.
10. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provision contained in this lease same shall be referred to the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar in the appropriate department and the decision of the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar such on dispute or difference shall be final, conclusive and binding on the parties hereto.

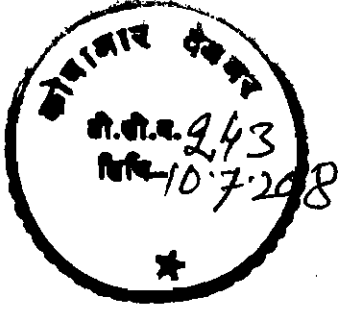
Manoj Kumar Singh

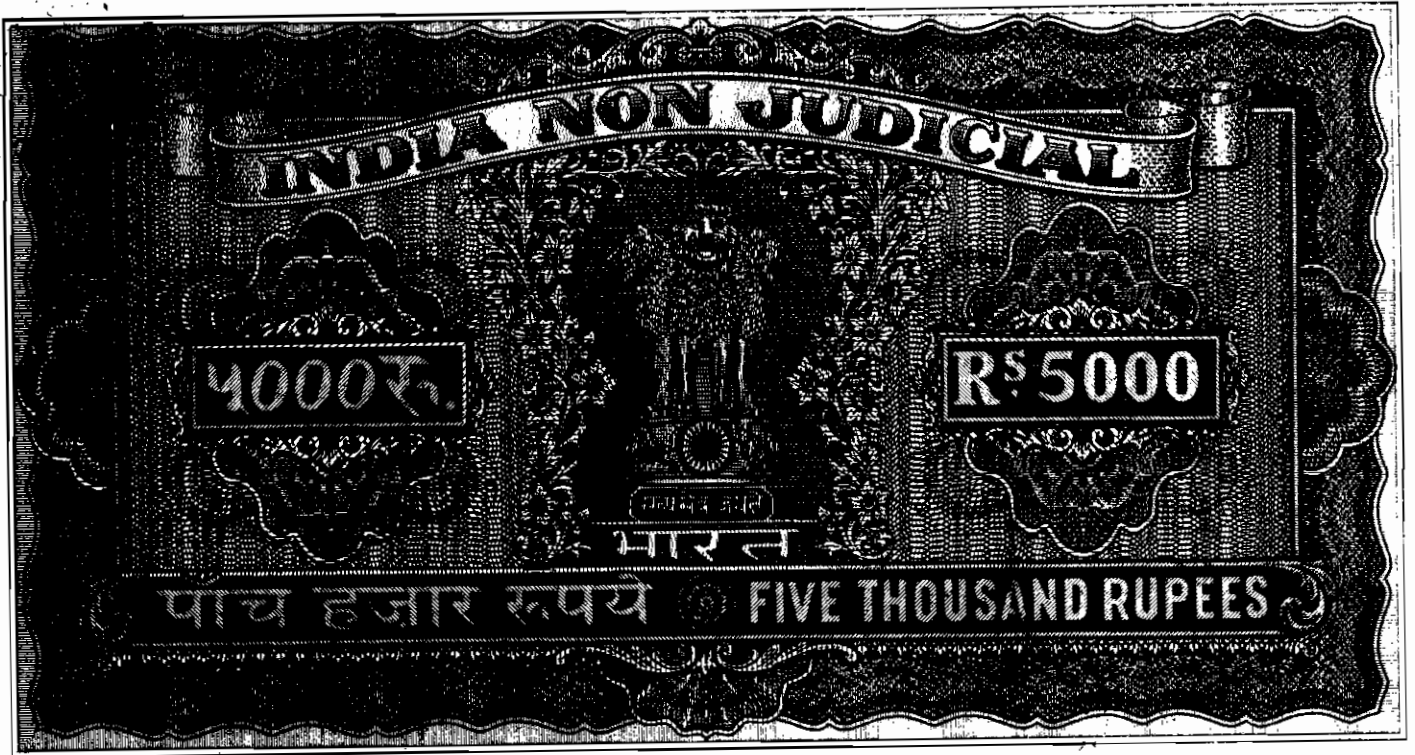
Deepak Singh

[Signature]
 Regional Deputy Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

8
Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

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11. 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.

12. 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 lessor shall have the fullest liberty to potstone

for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions

and covenants contained in those presents.

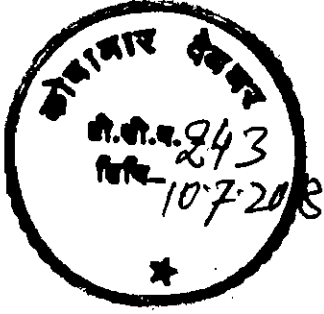
**Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar**

Manoj Kumar Singh

Deepak Singh

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

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

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

14. That on the occasion of transfer and purchase of the lease hold land the purchaser of the lease hold land will be held responsible for payment of any kind of dues of liabilities of the previous lessee.

15. The clause and sub-clause of the Jharkhand Industrial Policy and Jharkhand Industrial Area Development Authority's Regulation 2015 shall be implied and applicable in lease terms in to.

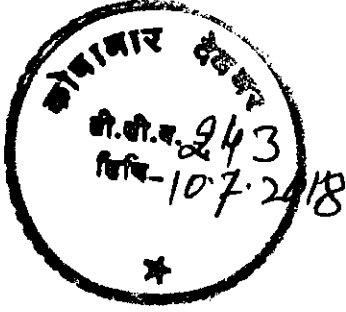
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Regional office, JIADA
Santhal Pargana Region
Deoghar

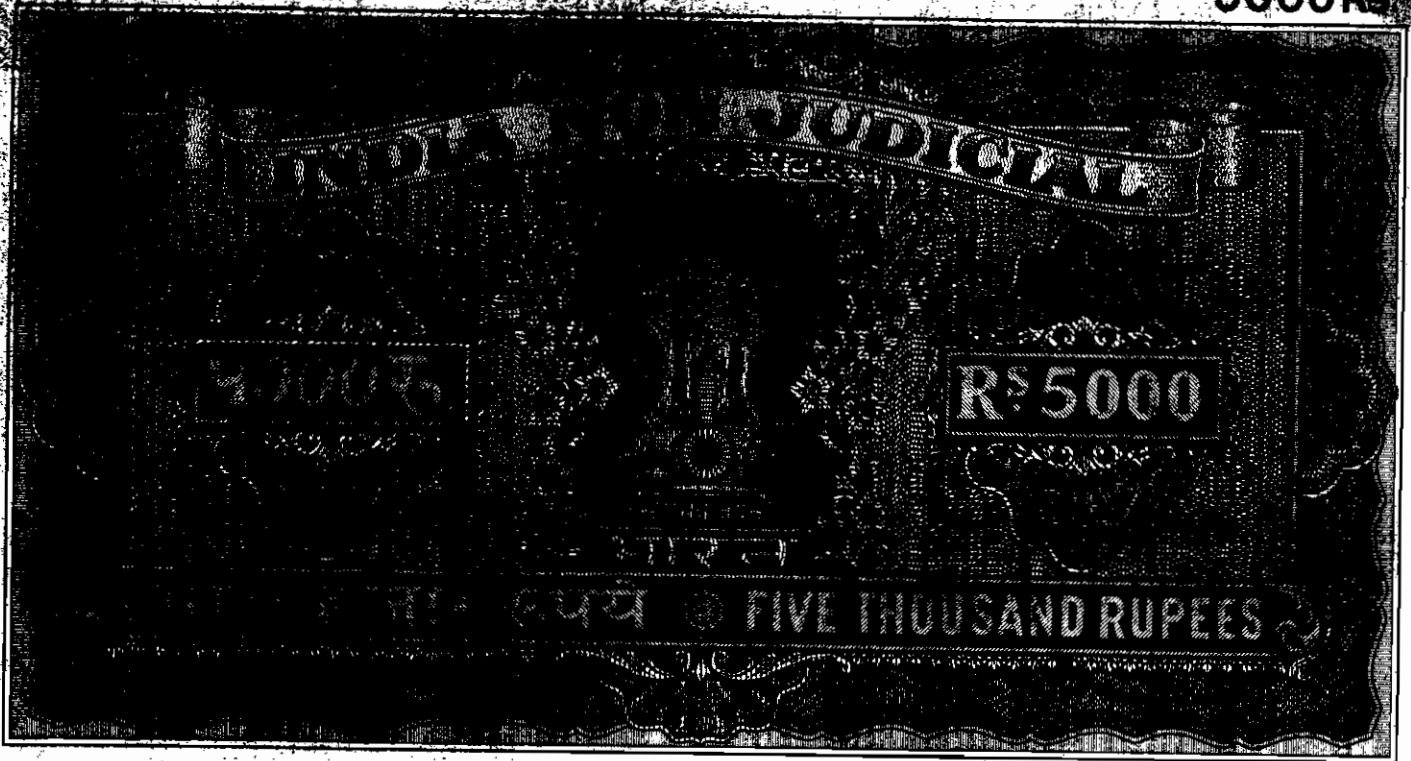
Manoj Kumar Singh

Deepak Singh

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

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देवघर





16. That the period and time allowed for lease hold land will remain valid according to the order of allotment of same made by the Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar vide letter No. LA/DU/SW/00116/2018, LA/DU/SW/00117/2018, LA/DU/SW/00118/2018, LA/DU/SW/00130/2018, Dated- 03.03.2018 and the lessee will be bound to abide by its terms and conditions.

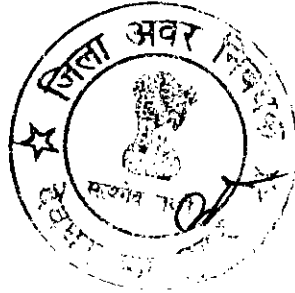
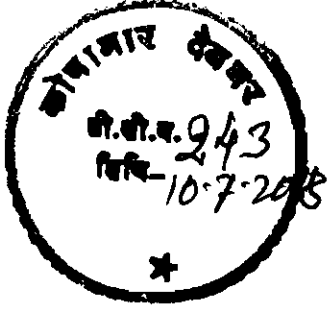
Manoj Kumar Singh

**Regional Deputy
Regional office, JIADA
Santhal Pargana Region
Deoghar**

Deepak

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देवघर

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar





झारखण्ड JHARKHAND

461168

I witness where of the common seal of has hereinto been affixed and those presents signed.

Witness:

1. Signature : *[Signature]*
Name : Prince Singhal
Address : S/o Sh. Prem Chand
Circuit House,
Deoghar - 814112



2. Signature : *[Signature]* 30/08/2018
Name : Bipin Mishra (8742028495)
Address : S/o Mohanarand Mishra
C.D. Dwary Road
Bilashi Town (9934500334)
Deoghar - 814117

IN Witness thereof the hand of:

30-08-2018

Sri Anilson Lakra Regional Deputy Director, JIADA, Santhal Pargana Region, Deoghar has been affixed on the date and year first above written.

[Signature]
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

कोषागार पदाधिकारी
देवघर

Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar



Regional Deputy Director
Regional Office, JDA
Bhadrakali, Deoghar



झारखण्ड JHARKHAND

461167



Identified by me

Manoj Kumar Singh

Manoj Kumar Singh

9431781525

30/08/2018



Manoj Kumar Singh



Identified by me

Deepak Singh

Deepak Singh

9937668795

30/08/2018



Deepak Singh

Deepak

प्रमाणित किया जाता है कि प्रत्येक व्यक्ति

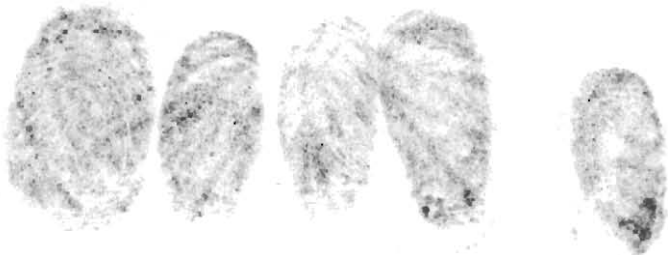
जिनका जोर व दावे हाथ के अंगुलियों के निशान अंकित है, मेरे समक्ष प्रमाणित किया गया।

Ashok Kr. Sharma
Advocate Deoghar
JH/312/2015.

Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

8
Stamp Clerk
Deoghar Treasury
P. O. + Dist. Deoghar

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कोषागार पदाधिकारी
देवघर





झारखण्ड JHARKHAND

461467

Manoj Kumar Singh

Deepak Singh

[Signature]
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

4353

Dipak Singh - oph
Lease Agreement
1000/1000

कोषागार पदाधिकारी
देवघर



[Signature]
24/07/18
M. P. Keshri
& V. Deoghar
L. No. 306



Regional Deputy Director
Regional Office, JADA
Santal Pargana Region
Deogarh



झारखण्ड JHARKHAND

461468

Manoj Kumar Singh

Deepak Singh

[Signature]
Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

4352

Dipak Singh Dehra

कौषागार पदाधिकारी
देवघर

Lease Agreement
[Signature]

1000/1000



935124

[Signature]
S. P. Keshri
S. V. Deoghar
L. No. 304



झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार
दुमका प्रक्षेत्र, एसपियाडा भवन, डाबरग्राम, देवघर।

पत्रांक- 283 / देवघर,

दिनांक- 12.7.18

प्रेषक ,

क्षेत्रीय उप निदेशक,
जियाडा,
संथाल परगना प्रक्षेत्र, देवघर।

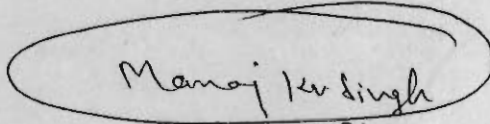
सेवा में ,

जिला अवर निबंधक,
निबंधन कार्यालय, देवघर।

विषय : औद्योगिक क्षेत्र जसीडीह, देवघर स्थित इकाई का लीज पट्टा निबंधन के संबंध में।
महाशय,

उपर्युक्त विषयक संबंध में कहना है कि औद्योगिक क्षेत्र जसीडीह, देवघर स्थित इकाई सर्वश्री श्री गिरिराज ट्रेडर्स, भूखण्ड संख्या-D-5,6,7,8 कुल रकवा-60000 वर्गफीट भूमि का लीज पत्र निबंधन हेतु श्री मनोज कुमार सिंह, उद्योग विस्तार पदाधिकारी, झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, संथाल परगना प्रक्षेत्र, देवघर को प्राधिकृत किया जाता है।

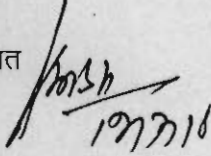
साथ ही अनुरोध है कि लीज पट्टा निबंधन के उपरांत निबंधित डीड की सत्यापित प्रति अधोहस्ताक्षरी को उपलब्ध कराने की कृपा की जाए।



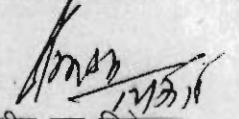
श्री मनोज कुमार सिंह,
उद्योग विस्तार पदाधिकारी,
जियाडा, संथाल परगना प्रक्षेत्र,
देवघर।



अभिप्रमाणित



विश्वासभाजन



क्षेत्रीय उप निदेशक,
जियाडा,
संथाल परगना प्रक्षेत्र,
देवघर।





भारत सरकार
GOVERNMENT OF INDIA



Manoj Kumar Singh
Year of Birth : 1961
Male



9340 4545 2540

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Krishna Kinkar Singh, Profassor
Colony West, Bilasi Town, Kothia, Deoghar,
B.deoghar, Jharkhand, 814112



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947,
Bengaluru-560 001

Manoj Kumar Singh
9431781525





ଭାରତ ସରକାର
GOVERNMENT OF INDIA



ଦୀପକ ସିଂହଲ
Deepak Singhal
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1989
ପୁରୁଷ / Male



7517 7841 2847

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:
C/O ପ୍ରେମ ଚନ୍ଦ ଅଗ୍ରୱାଲ, ଭଦ୍ରମ୍
କମପ୍ଲେକ୍ସ, ରେଭି ଯୋଗ ଏକ୍ସଚେଞ୍ଜ,
ରାୟଗଡା, ଓଡ଼ିଶା, 765001

Address:
C/O Prem Chand Agarwal,
BHADRAM COMPLEX,
TELE PHONE EXCHANGE,
Rayagada, Rayagada(K),
Orissa, 765001



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1800 180 1947



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P.O. Box No. 1947,
Bengaluru-560 001

Deepak Singhal
Ph: 9937668795

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भारत सरकार
Government of India

प्रिन्स सिंघल
Prince Singhal
जन्म तिथि / DOB : 22/10/1994
पुरुष / Male

9068 6429 1872

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान अधिकरण
Unique Identification Authority of India

पता:
S/O: प्रेम चन्द सिंघल, गिरिराज
ट्रेडर्स, नॉर्थ चेक गेट के पास,
रायगाडा, रायगाडा(के), कल्याणसिंगपुर,
ओडिशा, 765001

Address:
S/O: Prem Chand Singhal, giriraj
traders, Near north check gate,
Rayagada, Rayagada(k),
Kalyanasingpur, Odisha, 765001

9068 6429 1872

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Singhal
(8742028495)





Jhar Registry Dashboard

Government Of Jharkhand

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

MANOJ KUMAR SINGH

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

248805

Verify On-line Payment ViewDeed (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=843fde5e-4a71-46f5-8058-1b4c42d66382>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 78890.00 on 29/08/2018 with CIN - 10002162018082905715 & GRN No. - 1802687023 & Status - SUCCESS

Print Payment Verification Details ()



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निबंधन विभाग, झारखंड
Deoghar

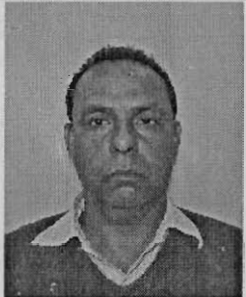
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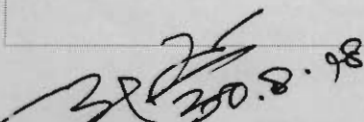
Party Name: JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY
THROUGH REGIONAL DEPUTY DIRECTOR MANOJ KUMAR SINGH

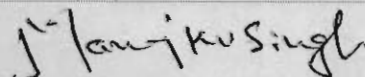
Father/Husband Name: KRISHNA KINKAR SINGH
(LESSOR)


BILASI TOWN, DEOGHAR

Deed Type: Lease Deed

Party Details	
Name :	Manoj Kumar Singh
Gender :	M
DOB :	02-01-1961
C/o :	S/O: Krishna Kinkar Singh
District :	Deoghar
House/Building No. :	
Locality :	Bilasi Town
Pincode :	814112
Post Office :	
State :	Jharkhand
Village/Town/City :	Kothia
Aadhaar No :	xxxxxxxx2540
Photo :	


30.8.18
Registering Officer


Manoj Kumar Singh
Party Signature


Operator's Signature

विशेषज्ञ प्रतिवेदन

प्रतिवेदन संख्या: 10/2018
दिनांक: 15/05/2018



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निबंधन विभाग, झारखंड
Deoghar


Token No.1 Token Date: 30/08/2018

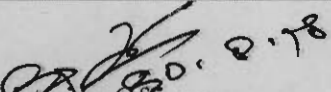
Party Name: M/S SHRI GIRIRAJ TRADERS REPRESENTED BY ITS PROPRIETOR
DEEPAK SINGHAL

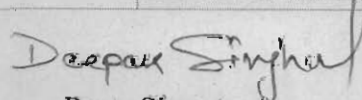
Father/Husband Name: PREM CHAND
(LESSEE)

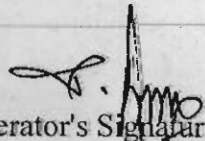
JASIDIH, DEOGHAR

Deed Type: Lease Deed

Party Details	
Name :	Deepak Singhal
Gender :	M
DOB :	01-10-1989
C/o :	C/O Prem Chand Agarwal
District :	Rayagada
House/Building No. :	
Locality :	TELE PHONE EXCHANGE
Pincode :	765001
Post Office :	
State :	Orissa
Village/Town/City :	Rayagada
Aadhaar No :	xxxxxxxx2847
Photo :	


Registering Officer


Party Signature


Operator's Signature

जिला अवर निबंधक

जिला अवर निबंधक

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जिला अवर निबंधक



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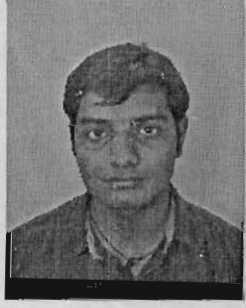
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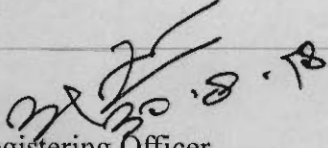


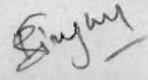
निबंधन विभाग, झारखंड
Deoghar

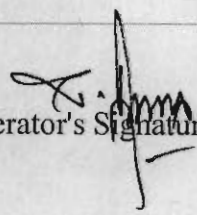
Token No.1 Token Date: 30/08/2018
Party Name: PRINCE SINGHAL
Father/Husband Name: PREM CHAND
(Identifier)
SATSANG, DEOGHAR

Deed Type: Lease Deed

Party Details	
Name :	Prince Singhal
Gender :	M
DOB :	22-10-1994
C/o :	S/O: Prem Chand Singhal
District :	Rayagada
House/Building No. :	
Locality :	
Pincode :	765001
Post Office :	
State :	Odisha
Village/Town/City :	Rayagada
Aadhaar No :	xxxxxxxx1872
Photo :	


Registering Officer


Party Signature


Operator's Signature





निबंधन विभाग, झारखंड

Deoghar

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 1

Token Date/Time: 30/08/2018 11:04:39.

Document Type	Lease Deed	Presenter	MANOJ KUMAR SINGH
Presenter Name & Address	BILASI TOWN, DEOGHAR	Date of Entry	30/08/2018
Stampable Doc. Value	2517000	DOE	Total Pages 92
Document/Transaction Value	2517000	Stamp Value 159000	Book 1
Special Type		Serial /Deed No. /	CNO/PNO Not Req.
Remarks / Other Details		Old Serial No. /	
Property Details:		App. ID 248805	e-Stamp Cert. No.

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address
LESSOR	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REGIONAL DEPUTY DIRECTOR MANOJ KUMAR SINGH	KRISHNA KINKAR SINGH	SERVICE	स्वयं	भुमीहार	Male		xxxxxxxxx25	xxxxxxxxx2540	BILASI TOWN, DEOGHAR	DO
LESSEE	M/S SHRI GIRIRAJ TRADERS REPRESENTED BY ITS PROPRIETOR DEEPAK SINGHAL	PREM CHAND	BUSINESS	कोई संबंध नहीं है	अग्रवाल	Male	CVEPS3426H	xxxxxxxxx95	xxxxxxxxx2847	JASIDIH, DEOGHAR	DO
Identifier	PRINCE SINGHAL	PREM CHAND	JOB	कोई संबंध नहीं है	अग्रवाल	Male		xxxxxxxxx95	xxxxxxxxx1872	SATSANG, DEOGHAR	DO

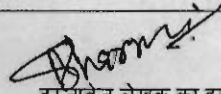
Fee Details:

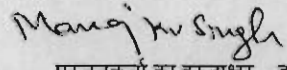
SN.	Fee Name	Net Amount
1	A1	75510.00
2	SP	1380.00
3	E	2000.00
	Total	78890.00


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.formation provided by me are true to itself.
The details of property's holding number 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

उपरयुक्तियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।


दस्तावेज लेखक का हस्ताक्षर


प्रस्तुतकर्ता का हस्ताक्षर

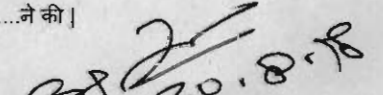

डाटा इंद्रि ऑप्रेटर का हस्ताक्षर

निबंधन पुर्त सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपरयुक्त मनोज कु. सिंह; दीपक सिंहल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकी पहचान प्रींस सिंहल पिता प्रेम चन्द्र

निवासी सत्संग, देवघर पेशा जोब ने की।


30.8.18
निबंधन पदाधिकारी का हस्ताक्षर



[Faint handwritten text, possibly a signature or date, is visible in this section.]

निजारी कारि... ३५... १९५५

१९५५... १९५५

१९५५... १९५५



निबंधन विभाग, झारखंड
देवघर

Token No.1 Token Date: 30/08/2018

Serial/Deed No./Year :909/805/2018

Deed Type: Lease Deed

SN.	Party Details	Photo	Thumb
1	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REGIONAL DEPUTY DIRECTOR MANOJ KUMAR SINGH Father/Husband Name:KRISHNA KINKAR SINGH (LESSOR) BILASI TOWN, DEOGHAR		
2	M/S SHRI GIRIRAJ TRADERS REPRESENTED BY ITS PROPRIETOR DEEPAK SINGHAL Father/Husband Name:PREM CHAND (LESSEE) JASIDIH, DEOGHAR		
3	PRINCE SINGHAL Father/Husband Name:PREM CHAND (Identifier) SATSANG, DEOGHAR		

Book No. I

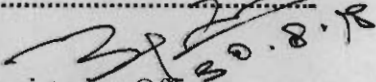
Volume 186

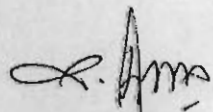
Page 115 To 206

Deed No 909 / 805

Year 2018

Date 30/08/2018


Registering Officer


Signature of Operator





