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Government of Jharkhand

e-Stamp

Certificate No.	:	IN-JH12746206742923Q
Certificate Issued Date	:	17-Nov-2018 01:19 PM
Account Reference	:	GOVACC (GV)/ jhsrogv07/ DEOGHAR/ JH-DG
Unique Doc. Reference	:	SUBIN-JHJHSROGV0716944099566459Q
Purchased by	:	SHRUTI SINGHAL
Description of Document	:	Article 35 Lease
Property Description	:	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY LEASE DEED STAMP DUTY
Consideration Price (Rs.)	:	8,43,556 (Eight Lakh Forty Three Thousand Five Hundred And Fifty Six only)
First Party	:	J I A D A SANTHAL PARAGANA REGION DEOGHAR
Second Party	:	DHRUV ENTERPRISES PROP SHRUTI SINGHAL
Stamp Duty Paid By	:	DHRUV ENTERPRISES PROP SHRUTI SINGHAL
Stamp Duty Amount(Rs.)	:	63,500 (Sixty Three Thousand Five Hundred only)

Manoj Kr Singh

Shruti Singhal

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

T-1 20/11/18

निबंधन अधिनियम.....21.....के अधीन
और छोटानागपुर/संथालपरगना टेनेन्सी एक्ट की
धारा..... ग्राह्य है और
इण्डियन स्टाम्प एक्ट ... अनुसूची A(1) के
खण्ड....35.(a).(ii) ... स्टाम्प सहित
(या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

20.11.18

निबंधन पदाधिकारी

Lease 30 years
843600/-

Refund
Adj -25308-
E - 2000-
27308-

P.S. Jardih
Stamp
63500/-

WN 0004385131

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0004385131

LEASE-DEED

This INDENTURE made this day of the 20th November 2018 day ....Tuesday..... 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

AND

M/S. *Dhruv Enterprises* , a Proprietorship firm represented by its Proprietor **Smt. Shruti Singhal** W/o- Shri Deepak Singhal, residing at- Jagannath Shopping Complex, Near North Check Gate. Jk Road, Rayagada, Odisha & unit is situated at Industrial Area Jasidih, Phase-I, Mouza Gangti, Industrial Plot No. – DM- 9,10, 11, & 12 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

Shruti Singhal

Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

Manoj Kr Singh
20/11/18

श्री मनोज कुमार सिंह पुत्र श्री स्व० हरिहर सिंह
..... निवासी बिलासी 2130
जाति भूमिहार नौकरी ..... निवासी/कारोबार
या अवर निबंधक ..... निष्पादित मुख्तारनामा
संख्या..... श्रेष्ठकारिणी या उपेक्षारी
में से एक श्री ..... निवासी (जयपुरी) है ने
ता० 20.11.18 ..... 10.51
(समय) निबंधन में निष्पादन किया।

उपस्थापक का हस्ताक्षर

निबंधन पदा० का हस्ताक्षर

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except and reserving to the lessor all mines, minerals in and under the said land or any part thereof for establishing a manufacturing unit.

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 28,740.00 including 18% GST. (Rs: 7185 + 7185 + 7185 + 7185). The rest of Nine (09) installments the alottee 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.

SCHEDULE

Part – I

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

M/S. *DHRUV ENTERPRISES*

Industrial Area	Industrial Plot No.	Survey Plot No.	Khata No.	Area
1	2	3	4	5
Jasidih Phase-I	DM- 9	118 (P)	22	7500 Sft.
		119 (P)	22	7500 Sft.
	DM-10	1 (P)	38	5500 Sft
		118 (P)	22	7500 Sft
		119 (P)	22	2000 Sft
	DM- 11	1 (P)	38	11000 Sft
		118 (P)	22	4000 Sft
	DM - 12	1 (P)	38	15000 Sft
			Total :-	**60000 Sft.**

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

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BOUNDARY

According to JIADA Plotting Industrial Map

PLOT NO. DM-9

North : I.O.C. Pipe Line

South : 60' Industrial Road

East : Industrial Plot – DM-8

West : Industrial Plot - DM-10.

PLOT NO. DM-10

North : I.O.C. Pipe Line

South : 60' Industrial Road

East : Industrial Plot – DM-9

West : Industrial Plot - DM-11

PLOT NO. DM-11

North : I.O.C. Pipe Line

South : 60' Industrial Road

East : Industrial Plot – DM-10

West : Industrial Plot - DM-12

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PLOT NO. DM-12

North	: I.O.C. Pipe Line
South	: 60' Industrial Road
East	: Industrial Plot – DM-11
West	: Industrial Plot - NS-13

Possession taken over the plot on: - Vide Letter no. 205, 206, 207, 208 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 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

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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 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

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determined by Jharkhand Industrial Area Development Authority, Santhal Pargana Region, Deoghar 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.

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 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

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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 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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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.

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 Threee 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

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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.

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 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

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Pargana Regioon, 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.

(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.

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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 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

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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 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

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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 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

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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.

(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 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

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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.

(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

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enterprises and five years for others 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 on the lese 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 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

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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 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

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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.

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

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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.

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/00123/2018, LA/DU/SW/00124/2018, LA/DU/SW/00125/2018, LA/DU/SW/00126/2018, dated-03.03.2018 and the lessee will be bound to abide by its terms and conditions.

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

Witness:

1. Signature : Deepak Singhal

   Name : DEEPAK SINGHAL

   Address : Shri Giriraj Traders,
   Plot No. DM-5, –
   Jasidih Ind. Area, Jasidih
   Deoghar – 814112 (JH)

Deepak Singhal

Shown & identified by me

2. Signature : Singhal

   Name : Prince Singhal

   Address : S/O Prem Chand Singhal
   Circuit House,
   Deoghar - 814112

Manoj Kr Singh

IN Witness thereof the hand of:

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

Shruti Singhal

Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

जिला अवर निबंधक
बिक्रर का मुहर

Identified by me.

Manoj Kr Singh

Manoj Kr Singh 20/11/18

Manoj Kr Singh

Identified by me.

Shruti Singhal

Shruti Singhal 20/11/18

Shruti Singhal

प्रमाणित किया जाता है कि प्रस्तुत व्यक्ति जिनका Photo एवं बायें हाथ के अंगुलियों के निशान अंकित है, मेरे समक्ष लिया गया

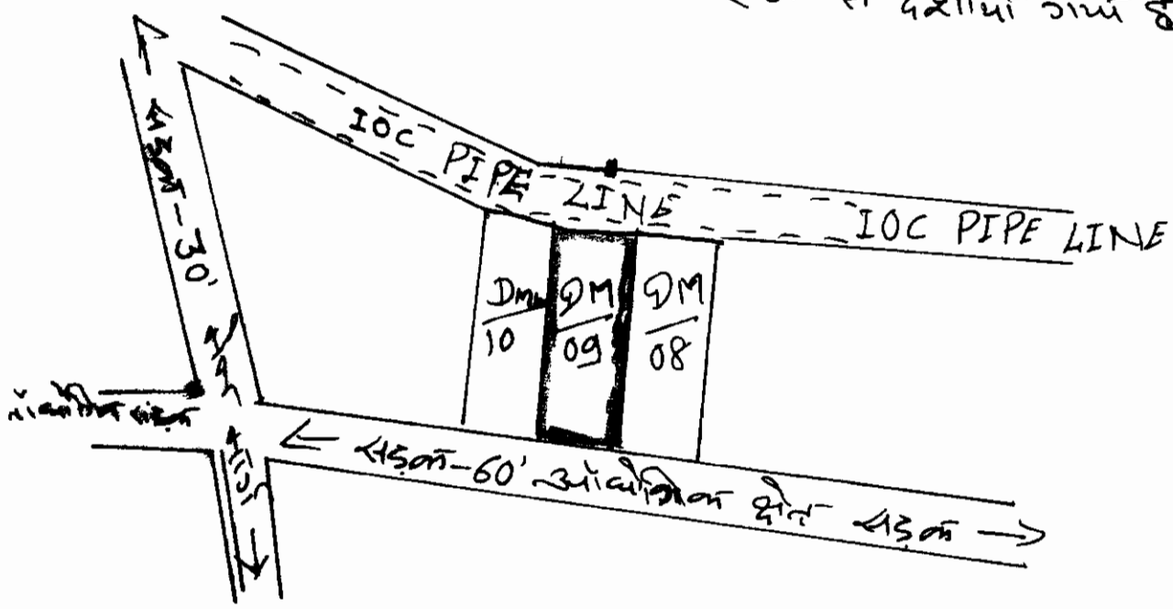
Ashok Kr. Sharma
Advocate,
Deoghar
JH/312/2015

Regional Deputy Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

जिला अवर निबंधक
[illegible]
वेबर का मुहर

मौजा :- गगटा
थाना सं० :- 209
औद्योगिक इकाई :- मैसर्स ध्रुव इंटरप्राइजेज ।
आवंटी - श्री ... सिंहल ।
रकबा - 15000 वर्ग-मीटर

आवंटित प्लॉट लाल रंग से दर्शाया गया है



किस्म :- औद्योगिक क्षेत्र जमीन, बेचान
आवंटित प्लॉट :- DM-09
रकबा :- 15000 sqft.
चौहद्दी :- उत्तर - IOC पाइप लाइन
पूरब - DM-08
दक्षिण - 60' सड़क औद्योगिक सड़क
पश्चिम - DM-10

Shruti Singh

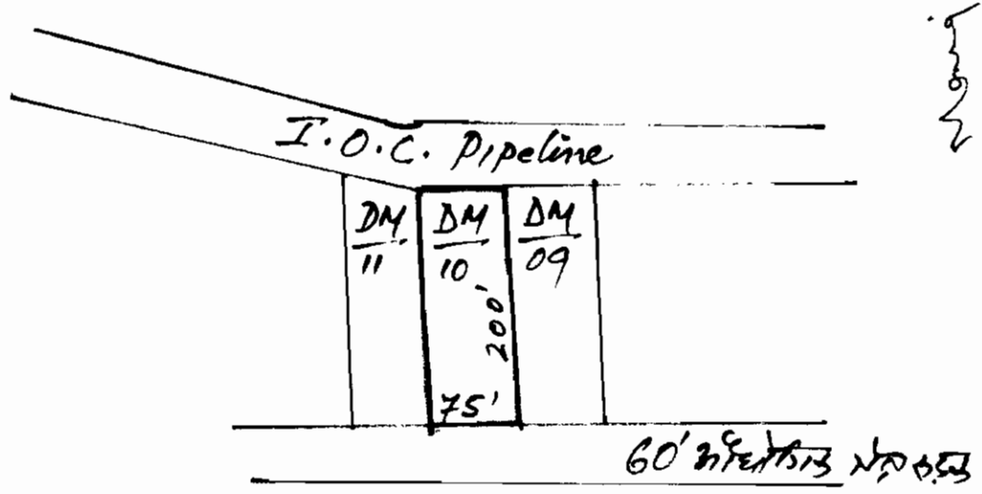
Manoj Kr Singh

जिला अवर निबंधक
अलवर का मुहर

मौजा - गंगटी
थाना नं० - 209
किस्म - औद्योगिक क्षेत्र आवंटित,
रकबा - 15000 sq.ft.

* आवंटित लॉट लाल रंग से दर्शाया गया है।

आवंटी - श्रीमान शुभ सिंघल
पता - ध्रुव इंटरप्राईजेज।



चौहद्दी - उ० - IOC pipeline
द० - औद्योगिक क्षेत्र का 60'
पू० - औद्योगिक लॉट DM-09
प० - औद्योगिक लॉट - DM-11

Shubhi Singhal

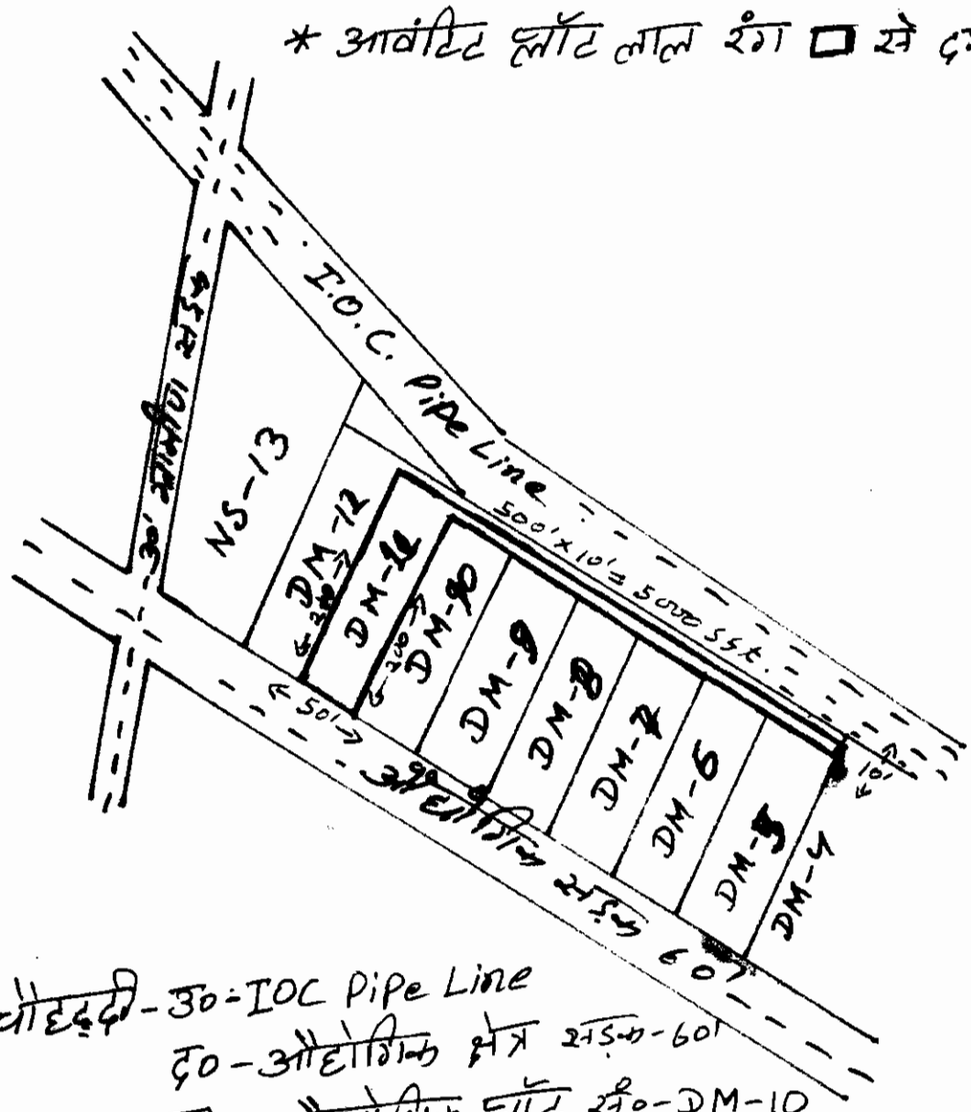
उपेन्द्र यादव

[illegible] औद्योगिक क्षेत्र-गढ़वा

जिला अवर निबंधक
अलवर का पुस्तकालय

मौजा - गंगटी, थाना नं० - 209,
किस्म - औद्योगिक क्षेत्र जसीडीह,
रकबा - 15000 sq.ft.
आवंटी - श्रीमति स्मृति सिंघल।
मेसर्स - ध्रुव इंटरप्राईजेज।

* आवंटित प्लॉट लाल रंग ☐ से दर्शाया गया है।



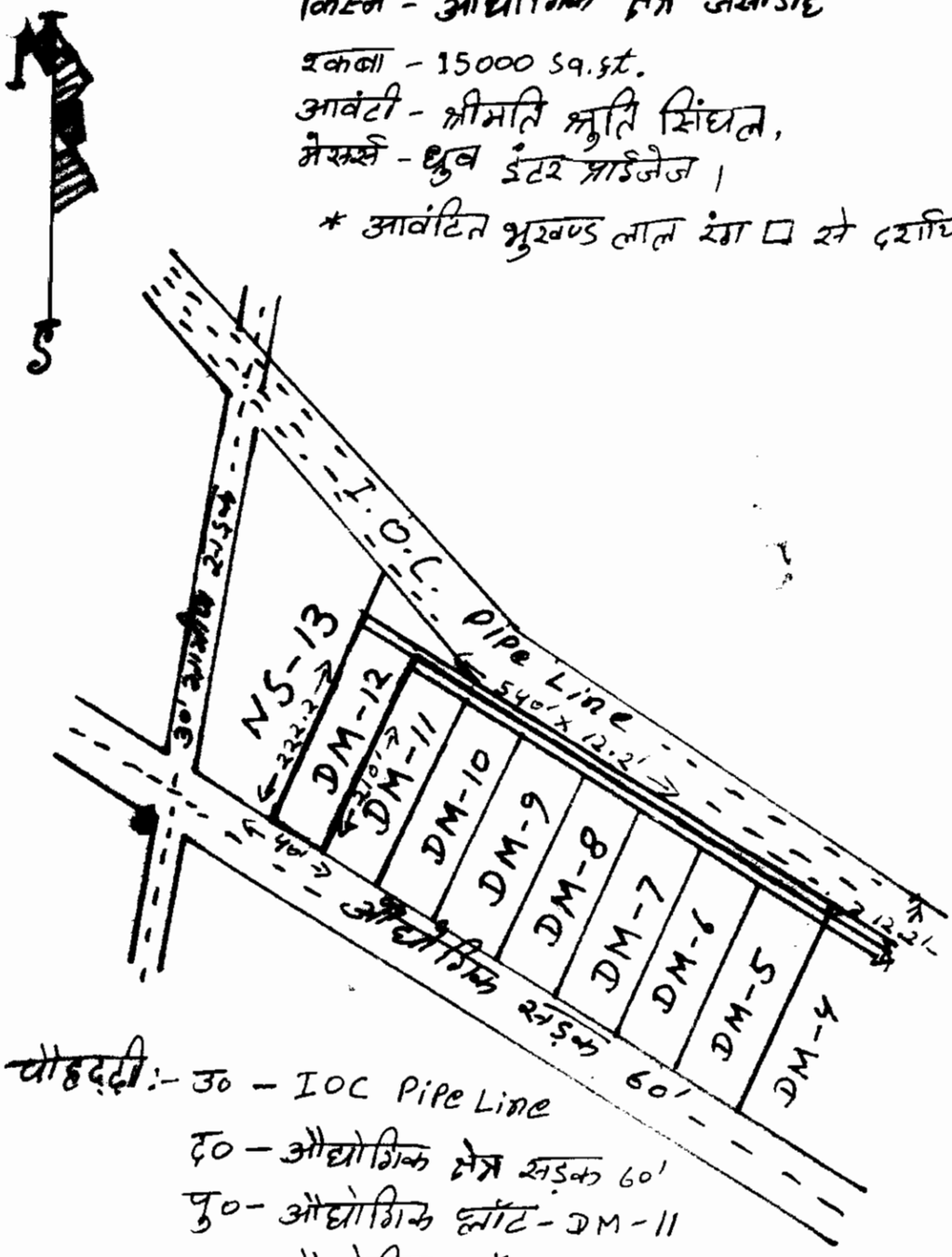
चौहद्दी - उ० - IOC Pipe Line
द० - औद्योगिक क्षेत्र सड़क - 60'
पू० - औद्योगिक प्लॉट सं० - DM-10
प० - औद्योगिक प्लॉट सं० - DM-12

Smriti Singhal

अंचल अ० वि० पदा० क्षेत्रीय उप निदेशक

जिला अवर निबंधक
बिजनौर का मुहर

मौजा - गंगटी, थाना नं०-209
किस्म - औद्योगिक क्षेत्र जमीडीह
रकबा - 15000 sq.ft.
आवंटी - श्रीमति श्रुति सिंघल,
मेसर्स - ध्रुव इंटर प्राईजेज।
* आवंटित भूखण्ड लाल रंग ☐ से दर्शाया गया है।



चौहद्दी:- उ० - IOC Pipe Line
द० - औद्योगिक क्षेत्र सड़क 60'
पु० - औद्योगिक प्लॉट - DM-11
प० - औद्योगिक प्लॉट - NS-13

Shruti Singhal

जिला अवर निबंधक
बेवर कन्नौज

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार

संथाल परगना प्रक्षेत्र, एसपियाडा भवन, डाबरग्राम, देवघर।

(email ID-spiadadumka@gmail.com)

पत्रांक– 389 /देवघर, दिनांक– 12.11.18

प्रेषक ,

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

सेवा में ,

जिला अवर निबंधक,
निबंधन कार्यालय, देवघर।

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

20.11.18

महाशय,

उपर्युक्त विषयक संबंध में कहना है कि औद्योगिक क्षेत्र जसीडीह, देवघर फेज–I स्थित इकाई सर्वश्री ध्रुव इण्टरप्राईजेज, भूखण्ड संख्या– DM-9,10,11 & 12 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। श्री मनोज कुमार सिंह का हस्ताक्षर नीचे अभिप्रमाणित है।

विश्वासभाजन

Manoj Kr Singh

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

अभिप्रमाणित 12/11/18

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

जिला अवर निबंधक
श्रीनगर (श्री मुहर)

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 Ku Singh
9431781525

Manoj Ku Singh
9431781525

जिला अवर निबंधक
देवघर कार्यालय

ଭାରତ ସରକାର

आधार

ଭାରତୀୟ ବିଶିଷ୍ଟ ପରିଚୟ ପ୍ରାଧିକରଣ

ଭାରତ ସରକାର

Unique Identification Authority of India

Government of India

ନାମାଙ୍କନ କ୍ରମ / Enrollment No.: 0000/00248/23475

To
ଶ୍ରୁତି ସିଂଘଲ୍
Shruti Singhal
W/O,Deepak Singhal
Shri Jagannath Shopping Complex Near North Check Gate
J K Road Rayagada
Rayagada
Rayagada(k)
Rayagada
Odisha 765001

24/08/2013

340657290

MA406572909FT

ଆପଣଙ୍କ ଆଧାର ସଂଖ୍ୟା / Your Aadhaar No. :

2240 3071 3492

ମୋ ଆଧାର, ମୋ ପରିଚୟ

ଭାରତ ସରକାର

Government of India

ଶ୍ରୁତି ସିଂଘଲ୍
Shruti Singhal
ପିତା : ରାଜେନ୍ଦ୍ର କୁମାର ଜୈନ
Father : Rajendra Kumar Jain
ଜନ୍ମ ତାରିଖ / DOB : 10/01/1992
ମହିଳା / Female

2240 3071 3492

ମୋ ଆଧାର, ମୋ ପରିଚୟ

Shruti Singhal
7788039939

जिला अवर निबंधक
अलवर

ଭାରତ ସରକାର
GOVERNMENT OF INDIA

ଦୀପକ୍ ସିଂଘଲ୍
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 ଚାନ୍ଦ ଅଗ୍ରବାଲ୍, ଭଦ୍ରମ୍
କମପ୍ଲେକ୍ସ, ଟେଲି ଫୋନ ଏକ୍ସଚେଞ୍ଜ୍,
ରାୟଗଡା, ଓଡିଶା, 765001

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

1947
1800 180 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bangalore-560 001

Deepak Singhal
Ph: 9937668795

जिला अवर निबंधक
अलवर

Jhar Registry Dashboard

Government Of Jharkhand

Home (../Dashboard.aspx) / Issue Token

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)

276509

Verify On-line Payment **ViewDeed (http://172.16.20.229/OnlineAppointment/Details.aspx?Id=bf0f78e4-6de9-4d9d-b644-46e69b28ee5d)**

e-Stamp Certificate No. (If Any)

IN-JH12746206742923Q

Verify

Issue Token

IN-JH12746206742923Q:

Stamp Details For Verification. Please click issue after verification

CertificateNo:	**IN-JH12746206742923Q**
CertificateIssuedDate:	**17-Nov-2018 01:19 PM**
AccountReference:	**GOVACC (GV)/ jhsrogv07/ DEOGHAR/ JH-DG**
UniqueDocReference:	**SUBIN-JHJHSROGV0716944099566459Q**
Purchasedby:	**SHRUTI SINGHAL**
DescriptionofDocument:	**Article 35 Lease**
PropertyDescription:	**JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY LEASE DEED STAMP DUTY**
ConsiderationPriceRs:	**8,43,556**
FirstParty:	**J I A D A SANTHAL PARAGANA REGION DEOGHAR**
SecondParty:	**DHRUV ENTERPRISES PROP SHRUTI SINGHAL**
StampDutyPaidBy:	**DHRUV ENTERPRISES PROP SHRUTI SINGHAL**
StampDutyAmountRs:	**63,500**

Verified By

Print Verification Details

()

जिला अवर निबंधक
सत्यमेव जयते
अलवर का मुहर

Jhar Registry Dashboard

Government Of Jharkhand

Home (../Dashboard.aspx) / Issue Token

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)

276509

Verify On-line Payment **ViewDeed (http://172.16.20.229/OnlineAppointment/Details.aspx?Id=bf0f78e4-6de9-4d9d-b644-46e69b28ee5d)**

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 29000.00 on 19/11/2018 with CIN - 10002162018111906460 & GRN No. - 1803215496 & Status - SUCCESS

Print Payment Verification Details ()

Verified By

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Version 2.0

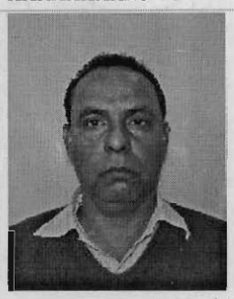
जिला अवर निबंधक
देवघर का मुहर

निबंधन विभाग, झारखंड

Deoghar

Token No.1Token Date: 20/11/2018
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 :	

20.11.18

Registering Officer

Manoj Kr Singh

Party Signature

Operator's Signature

जिला अवर निबंधक
सत्यमेव जयते
देवघर का मुहर

निबंधन विभाग, झारखंड

Deoghar

Token No.1Token Date: 20/11/2018
Party Name: M/S DHRUV ENTERPRISES REPRESENTED BY ITS PROPRIETOR SHRUTI SINGHAL
Father/Husband Name:DEEPAK SINGHAL
(LESSEE)
JASIDIH, DEOGHAR

Deed Type: Lease Deed

Party Details	
Name :	Shruti Singhal
Gender :	F
DOB :	10-01-1992
C/o :	W/O,Deepak Singhal
District :	Rayagada
House/Building No. :	Shri Jagannath Shopping Complex
Locality :	Rayagada
Pincode :	765001
Post Office :	
State :	Odisha
Village/Town/City :	Rayagada
Aadhaar No :	xxxxxxxx3492
Photo :	

20.11.18
Registering Officer

Shruti Singhal
Party Signature

Operator's Signature

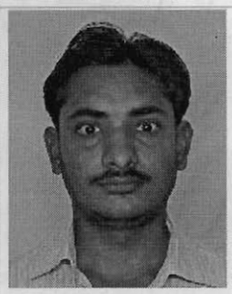
जिला अवर निबंधक
सिवहर का मुहर

निबंधन विभाग, झारखंड

Deoghar

Token No.1Token Date: 20/11/2018
Party Name: DEEPAK SINGHAL
Father/Husband Name:PREM CHAND SINGHAL
(Identifier)
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
देवघर का मुहर

निबंधन विभाग, झारखंड

Deoghar

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 1 | Token Date/Time: 20/11/2018 11:47:35.

Document Type	Lease Deed	Presenter	MANOJ KUMAR SINGH		
Presenter' Name & Address	Daburgram, Jasidih Deoghar			Date of Entry	20/11/2018
Stampable Doc. Value	843600	DOE		Total Pages	80
Document/Transaction Value	843600	Stamp Value	63500	Book	I
Special Type		Serial /Deed No.	/	CNO/PNO	Not Req
Remarks / Other Details	JIADA Lease Deed	Old Serial No.	/		
Property Details:		App. ID	276509	e-Stamp Cert. No.	IN-JH12746206742923Q

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
LESSOR	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REGIONAL DEPUTY DIRECTOR MANOJ KUMAR SINGH	KRISHNA KINKAR SINGH	JOB	स्वयं	भुमीहार	Male		xxxxxxxx25	xxxxxxxx2540	BILASI TOWN, DEOGHAR	BILASI TOWN, DEOGHAR	
LESSEE	M/S DHRUV ENTERPRISES REPRESENTED BY ITS PROPRIETOR SHRUTI SINGHAL	DEEPAK SINGHAL	BUSINESS	कोई संबंध नहीं है	अग्रवाल	Female	HBNPS8599R	xxxxxxxx39	xxxxxxxx3492	JASIDIH, DEOGHAR	DO	✔
Identifier	DEEPAK SINGHAL	PREM CHAND SINGHAL	BUSINESS	कोई संबंध नहीं है	अग्रवाल	Male	CVEPS3426H	xxxxxxxx95	xxxxxxxx2847	JASIDIH, DEOGHAR	DO	✔

Fee Details:

SN.	Fee Name	Net Amount
1	SP	1200.00
2	E	2000.00
3	A1	25308.00
	Total	28508.00

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

उपरयुक्तटियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है |

Krishna Sharma — दस्तावेज लेखक का हस्ताक्षर
Manoj kr Singh — प्रस्तुतकर्ता का हस्ताक्षर
डाटा इंट्रि ऑप्रेटर का हस्ताक्षर

निबंधन पुर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है |

उपरयुक्त मनोज कुमार सिंह, श्रुति सिंघल ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया

जिसकीपहचान दीपक सिंघल पिता प्रेम चन्द सिंघल

निवासी जसीडीह, देवघर पेशा व्यवसाय ने की |

20/11/18

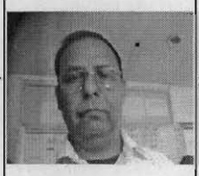
निबंधन पदाधिकरी का हस्ताक्षर

जिला अवर निबंधक
सत्यमेव जयते
देवरिया

निबंधन विभाग, झारखंड

देवघर

Token No.1 Token Date: 20/11/2018
Serial/Deed No./Year :1143/1018/2018
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 DHRUV ENTERPRISES REPRESENTED BY ITS PROPRIETOR SHRUTI SINGHAL** Father/Husband Name:DEEPAK SINGHAL (LESSEE) JASIDIH, DEOGHAR		
3	**DEEPAK SINGHAL** Father/Husband Name:PREM CHAND SINGHAL (Identifier) JASIDIH, DEOGHAR		

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Year 2018
Date 20/11/2018

20/11/18
Registering Officer

Signature of Operator

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सत्यमेव जयते
अलवर का मुहर

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