



Land Allotment Certificate

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

Description of Land allotment

Application No...**1000001589**...Allotment order no...**LA/RNC/SW/00696/2020**..Issuing Date...**30-12-2020**
For, Plot No...**6**...Total Area in Sq.ft...**39,204**Date of PCC...**07/10/2020**..Date of LAC...**07/10/2020**
Name of Region...**Ranchi**..District Name...**Hazaribagh**..Industrial Area...**BARHI INDUSTRIAL AREA**.. Address:**Block-E 53, Haraprasd Sastri Sarani, New Alipore, Circus Avenue**

1. Name of Applicant ... **Sameer Agarwal**
2. Nature of Enterprises/Industrial Units... **Manufacturing**
3. Address of the Industrial Unit... **Plot No. 6 Barhi Industrial Area**
4. Type of Constitution of the Unit ... **Public Limited Company**
5. Product/Products... **Poultry Feed**
6. Lease contract Period... **30 Years**
7. Premium Land Price of the Plot: **13,600,000**(Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any: **N/A** (As Jharkhand Gov. Policy)
9. Total Amount Paid (After Incentive, if any): **13,213,360** (Amt.: **13,600,000** GST: **0** Interest: **0** Adjusted Amount : **386,640**)
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST , with 5% interest) **13,600,000**
11. Annual Land rent payable(+ 18% GST)... **8,364**
12. Annual Maintenance charge payable(+18% GST)... **11,709**
13. Others Charges (+18% GST) if any : **N/A**

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

Unit name..**Shalimar Pellet Feeds Limited**.....Industrial Area.....**BARHI INDUSTRIAL AREA**.....
Village.....**Konra**.....Thana No.....**72**.....Thana...**Barhi** District....**Hazaribagh**...Corresponding to Industrial Plot No....**6**...

S. No.	Khata No.	Survey Plot No.	Area in Sq.ft/Acre
1	13	696P	0.20
2	40	697P	0.49
3	53	704P	0.21
Total			0.9

Digital Signature.....
AJAY KUMAR SINGH.....
Digitally signed by AJAY KUMAR SINGH
Date: 2020.12.30 14:55:32 +05'30'



Boundary: As per Survey Plot No.	
North	704P,709P and Industrial Road
South	696P and industrial Plot No.5
East	696P,697P and Industrial Plot No.7
West	696P,697P,704P and Industrial Road

Possession taken over the plot on dated:..N/A

With reference to your application for allotment of land/ shed under the command area of this Authority for setting up unit and Resolution of Joint PCC/LAC held on **07/10/2020** in its meeting, decision have been taken to allot the land for 30 (thirty) years only as detailed in the land schedule (Page-1) on the basis of the **following terms and conditions:-**

1. That the unit have deposited the land price payable and GST, only in one lump towards full premium of land/shed, per acre/ shed within 30 (Thirty) days from the date of the order by way of online payment system/NEFT/RTGS or online payment in favour of the Authority. Any amount paid earlier by the unit during application seeking allotment of land/shed except scrutiny fee shall be set off with the amount of premium without interest.
2. As per JIADA Regulations, 2016; special incentive is given to labour intensive industries, such as Textile, Garment, Footwear, Minor Forest produce processing sector, Herbal Processing sector, Agri& Food processing sector, IT and ITeS sector; in the payment of land premium.. This incentive is available for 5 years only. The incentive is as follows:
 - The Land Premium will be 50% of Reserve Price/Bid Value
 - Such Concessional Land Premium is to be paid in 10 Equal instalments spread in 5 years without any interest.
3. All the payment/fees/levies/charges will be online.
4. That if the unit is a mega IT industry it shall have option to pay the total land premium, land development charges calculated and fixed by the Authority, in five equal instalments spread over period of three years. The unit shall pay the land premium in remaining four instalments which shall be spread over period of three years within one month of demand from the Authority. For deferred payment, the Authority shall charge interest on balance amount @15% p.a subject to revision by the Authority from time to time. If the unit fails to make payment of any instalment within the time frame fixed by the Authority, additional charge at prevailing rate accruing upon the footing of yearly computed interest shall be borne by the unit. No rebel shall be admissible in this regard and the Authority reserves its right to make change in the rate of interest. Delivery of possession of land/ shed shall be made to the unit by the Authority on payment of first instalment and the schedule for payment for the remaining four instalments are fixed
5. That the unit have deposited the aforesaid sum by way of online payment system/NEFT/RTGS in the account of the Authority and applicable GST.
6. That the unit shall have to pay an annual rent per acre (including taxes, if applicable) annual maintenance charges per acre (including Taxes, if applicable) on or before 31st March of each year and applicable other charges as: Maintenance Charges, Street Light Charges, Rent of Building, Advertisement/Hording Charges, Mobile Tower-Rental Charges, Rights of Way for Electric /OFC/Cables, Library Charges, Land rent & cess, etc. The rent, and the maintenance charges shall be revised from time to time by the Authority and shall be payable by the unit along with applicable GST.
7. That if the rent and other charges or any part thereof remains unpaid by the unit to the Authority after 31st March of each year, the Authority shall charge interest @ 15% p.a compounded yearly which shall be paid by the unit. No rebate shall be admissible in this regard and the Authority reserves its right to make changes in the rate of interest.
8. That the unit shall have to execute an indemnity bond giving its declaration and undertaking about acceptance of terms and conditions as contained in the letter of allotment within 7 (seven) days from the date of receipt of this letter/Certificateor at the time of making payment of Land Premium.
9. That on payment of full premium of land/payment of 1st instalment, if special provisions made (in terms of land premium divided in 10 or 5 equal instalments)and execution of indemnity bond as above the unit shall be handed over physical possession of land/ shed within 10 (Ten) days from the date of issue of formal allotment order. At the time of taking physical possession of the allotted plot/shed, the representative of the unit shall remain present along with man and material for demarcation of the plot, physical possession of which shall be handed over to the representatives of the unit by the officials of the Authority.
10. That upon completion of aforementioned requirements the unit shall have to get the lease deed executed by the Authority in its favour within a period of three months from the date of taking physical possession of the land/ shed. The cost of execution of lease deed, registration thereof and the expenses incidental thereto shall have to be borne by the