

# Government of Jharkhand

## Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : c0737c6b1b3d552b757e  
Receipt Date : 27-Jan-2021 03:48:41 pm  
Receipt Amount : 247711/-  
Amount In Words : Two Lakh Forty Seven Thousand Seven Hundred And Eleven Rupees Only.

Token Number : 20210000006196

Office Name : SRO - Deoghar

Document Type : Lease

Payee Name : SHIVANTA MOTEL THROUGH ITS PARTNERS NEHA ( Vende )

GRN Number : 2104044424



1908

For Office Use :-

30 (A) 5967733  
225000/-  
6192773-  
247711-  
2000/-  
6750/-  
179034-  
28/01/2021

Signature: *[Signature]*  
Name: Chauran Singh  
Motel

1908

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मिदक शीक का भुगतान के प्रमाण हेतु ही किया जा सकता है। इसका प्रयोग कर अथवा फोटो कोपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मिदक शीक का भुगतान के प्रमाण हेतु उपयोग भारतीय मिदक अधिनियम, 1899 की धारा 62 अन्तर्गत दुरुस्त रूप से किया गया है।

Chauran Singh



Regional Director  
Santhal Pargana  
Deoghar

*[Handwritten signature]*  
18/11/2021

*Gaurav Singh*

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial area Development Authority Act, 1974 as adopted by the Government of Jharkhand vide Notification 339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand

**SHORT RECITAL**

**PART-1**

8/11/21  
JHARKHAND  
GOVT. INDUSTRIAL AREA  
DEPARTMENT

M/s Shivanta Motel, Plot No. EM-6,7,8,9 & NS-18, Industrial Area Jasidih (Phase-I), Deoghar, Jharkhand, having two partners (1) Sri Gaurav Kumar Singh, S/o Sri Niranjana, aged about 35 years, Aadhaar No.625295896919, by occupation- Doctor, Caste- Bhumihar Brahman, (2) Mrs Neha W/o Gaurav Kumar Singh, aged about 33 years, Aadhaar No.936643381024, by occupation- Doctor, Caste- Bhumihar Brahman, by Faith Hindu, Nationality-Indian, Permanent address S/o Sri Niranjana, Pahar Kothi (Shyam Bhawan), Jasidih, opposite Jasidih Govt. Middle School, At, Po- Jasidih, Deoghar, Jharkhand- 814142, hereinafter to be referred to as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.

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Neha

**AND**

Jharkhand Industrial Area Development Authority, Santhal Pargana Region, SPIADA Bhawan, Industrial Area Daburgram, Jasidih, Deoghar, Represented by the authorized Representative of the Regional Director, JIADA, Santhal Pargana Region, Regional Deputy Director, JIADA, Santhal Pargana Region, hereinafter to be referred to as the 'Authority' which terms shall include its successors in office, hereinafter to be referred to as the 'LESSOR' or the 'AUTHORITY' which expression shall, where in the context show admits or implies, includes successor in office and permitted assign of the first part.

*[Handwritten signature]*  
Gaurav Kumar Singh

**BETWEEN**

THIS DEED OF LEASE IS made on this the 28<sup>th</sup> day of Jan. 2021 (2021)

**LEASE DEED**

*[Handwritten signature]*  
Gaurav Kumar Singh

Regional Deputy Commissioner  
Regional Office, Jharkhand  
Santhal Pargana Region

Chauhan Singh

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Village : Phutabandh  
Thana No. : 27  
Thana : Deoghhar  
Dist : Deoghhar

**DETAILS OF LAND TO BE LEASED OUT TO M/s. SHIVANTA MOTEL**  
Corresponding to Industrial Plot No. NS-18, Jasidhi Industrial Area,  
Survey Plot No. 186(p), Khata No. 27 Area 29000 Sq.ft.

Form

Dr. J. K. Singh  
Deputy Commissioner

4. Whereas, in terms of Authority's Regulations 2015, the lessee has to get the lease deed executed by the lessor and registered within a period of three months from the date of taking possession of the allotted land. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed.

3. Whereas, the lessee applied for allotment of 109000 Sq.ft. Of land for setting up "Motel" under service industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, 109000 Sq.ft. and upon towards full premium of land payment of Rs. 59,67,773.00 (Rupees Fifty Nine Lakh Sixty Seven Thousand Seven Hundred Seventy Three), which has to be paid in 10 equal installments, execution of indemnity bond dated 5.12.2017 and the lessee has been handed over physical possession of allotted land on 17.5.2018

2. Whereas, for fulfillment of its objective the lessor Authority has been making the land available to the intending entrepreneur on lease term basis for setting up industry as per actual requirement and subject to the provisions of Jharkhand Industrial Area Development Authority Act, 2001 as amended from time to time, Jharkhand Industrial Area Development Authority Rules, 2001, Jharkhand Industrial Policy as applicable on the relevant date and the Regulations 2015 of the Authority made in exercise of powers conferred under section 15 of Jharkhand Industrial Area Development Authority Act, 2001.

Industrial Area Development Authority Act, 2001 and matters appurtenant thereto under its command area.



Regional Office, JASIDI  
Regional Office, JASIDI  
Regional Office, JASIDI

Chauran Singh

South : Industrial Plot No. - NS-18

North : 60' Wide Road

As per Survey Plot No.

**BOUNDARY**

Dist. : Deoghhar

Thana : Deoghhar

Thana No. : 27 & 209

Village : Phutabandh & Gangti

Survey Plot No. 186(p), 1 Khata No. 27, 38 Area 10000+10000=20000 Sq.F

Corresponding to Industrial Plot No. EM-7, Jasidhi Industrial Area,

Possession taken over the plot on : 17.5.2018

West : Industrial Plot No. - EM-9

East : Industrial Plot No. - EM-7

South : Industrial Plot No. - NS-18

North : 60' Wide Road

As per Survey Plot No.

**BOUNDARY**

Dist. : Deoghhar

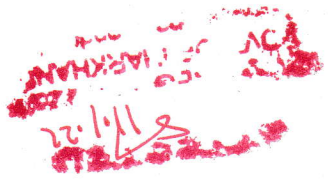
Thana : Deoghhar

Thana No. : 27 & 209

Village : Phutabandh & Gangti

Survey Plot No. 186(p), 1(p), 119(p), 120(p) Khata No. 27, 38, 22, 29 Area 1500+12000+1600+4900=20000 Sq.F

Corresponding to Industrial Plot No. EM-8, Jasidhi Industrial Area,



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Gaurav Singh

- 1. That the scheduled and has been allotted to the lessee by the lessor for setting of Motel under Service industry in the command area of the lessor for
  - 2. That the period of tenure of lease in respect of the scheduled land/shed shall be for a period of 30 (thirty) years from the date of allotment and annual rent and
- The lessor and the lessee hereby covenants and agrees as follows :-

**TERMS AND CONDITIONS OF LEASE DEED**

**PART-II**

Possession taken over the plot on : 17.5.2018

- West : Industrial Plot No.- EM-7
- East : Industrial Plot No.- EM-5
- South : Industrial Plot No.- M-5(p)
- North : 60' Wide Road

As per Survey Plot No.

**BOUNDARY**

- Village : Phutabandh & Gangti
- Thana No. : 27 & 209
- Thana : Deopahar
- Dist. : Deopahar

Corresponding to Industrial Plot No. EM-6, Jasidih Industrial Area, Survey Plot No.186(p),1(p), Khata No.27,38, Area 19250+750=20000 Sq.ft.

Possession taken over the plot on : 17.5.2018

- West : Industrial Plot No.- EM-8
- East : Industrial Plot No.- EM-6

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other charges shall be paid by the lessee to the lessor as decided by the Managing Director of the Authority.

3. That the tenure of lease as above shall be subject to renewal at the option of the parties. In order to get the tenure of lease renewed, the lessee objectively, the lessor shall renew the tenure of lease for another period of 30 (thirty) years on payment of processing fee of Rs. 10,000.00 for land upto 1.0 Acres, Rs. 25,000.00 for land above 1.0 Acres upto 3.0 Acres and Rs. 50,000.00 for land over 3.0 Acres or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and this lease deed is acceptable to it/him/her and that the lessee is not in default in payment of dues of the Authority and any statutory dues of any financial institution payable by the lessee.

4. That the lessee shall pay and annual rent of Rs. 18750.00 (Rupees Eighteen Thousand Seven Hundred Fifty Only) @ 7,500.00 (Rupees Seven Thousand Five Hundred only) per acre per annum and annual maintenance charges of Rs. 26250 (Rupees Twenty six Thousand Two Hundred Fifty Only) @ 10,500.00 (Rupees Ten thousand Five Hundred only) per acre per annum on before 31<sup>st</sup> March of each year and other charges as demanded by the lessor. The rent, maintenance charges and other charges shall be revisable from time to time by the lessor and will not be cut or removed by lessee.

5. That the trees standing on the plot shall continue to be the property of the lessor and will not be cut or removed by the lessee without obtaining prior permission from the lessor. The lessee shall be required to undertake plantation work within and outside its premises keeping in view the maintenance of ecological balance in the industrial area.

6. That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebel shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.

7. That in the event of non-payment of the aforesaid outstanding amount, rent, maintenance charges, instalments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the

*Chavara Singh*

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Regional Authority  
Regional Office, Jharkhand  
Regional Office, Jharkhand

*Praveen Kumar Singh*  
*Praveen Kumar Singh*

*Praveen*

Regional Deputy Director  
Regional Office, Jharkhand  
Santal Pargana Region  
Deoghar

Gaurav Singh

18-7-2020

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Jharkhand  
Deoghar

exists.  
PCC on the allotted plot and where time limit for bringing the unit to production  
the Managing Director of the Authority only for the project duly cleared by the  
project on the scheduled land, shall be permissible with prior written consent of  
scheduled banks or any other financial institution in any sector for financing the  
13. That the mortgage of lease hold right on land in favour of nationalized and

of production in the unit from Jharkhand State Pollution Control Board.  
No Objection Certificate as the case may be before commencement of  
construction work and consent to operate (as applicable) before commencement  
12. That the lessee shall obtain required consent under concerned pollution laws or

approved plan at his own cost and expenses.  
road or drainage or any electrical installation within the allotted plot/shed as per  
11. That the lessee shall be responsible for construction and maintenance of any  
the delay or rejection of application of the unit for the above.

clearances on its own and the lessor Authority shall in no way be responsible for  
obtained at any stage during the tenure of allotment, the lessee shall obtain these  
clearance, fire clearance as well as ground water clearance, if required to be  
application in prescribed form to the respective authorities. Environmental  
10. That the lessee shall obtain water, drainage and power connection by making

project implementation.  
take appropriate action against the lessee for non adherence of schedule of  
implementation of the project by the lessee and the lessor shall be at liberty to  
institution shall not be considered by the lessor as non adherence of schedule of  
infrastructure with his share of working capital. Non financing by the financial

and shall start construction work with the margin money showed in the project  
report as input out of it/his/her own resources. Similarly, in the matter of  
installation of machineries etc, the lessee shall put machineries and other  
9. That the lessee shall go into production of show substantial progress towards the  
implementation of project within six months from the date of approval of plan

lessor/representative of the lessor.  
8. That the lessee shall get the boundaries of land allotted to it/him/her demarcated  
correctly at the time of taking physical possession thereof from the

under the provisions of Bihar & Orissa Public Demand Recovery act, 1914.  
structure standing over the cancelled plot and from other properties of the lessee  
lessee and realize the dues with compound interest @ 15% p.a. of the

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Gaurav Singh



Regional Deputy Director  
Regional Office, JAD  
Samthal Pargana, Regd

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19. That the lessee shall submit a plan of the factory/shed or and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Managing Director of the Authority and/or Bihar/Jharkhand Restrictions of Uses of Land act for approval of Chief Inspector of Factories, Jharkhand through

with all dues of the lessor.

prevalent rate and other charges prevalent at the time of consideration along case of others, of the lease premium of land from the successful bidder at the transfer fee of 15% in case of small and medium scale enterprises or 25% in bank/financial institution/statutory authority for substitution on payment of

18. That the mortgaged lease hold right in the scheduled land auctioned by the bank/financial institution/ statutory authority, maybe considered for regularization by the lessor in favour of the successful bidder identified by the

production of No Dues Certificate from the office of the lessor.

possession of the lease hold right on the scheduled property only after in writing through notice or otherwise that the successful bidder shall be given

proceeds to sell the property by auction, the intending bidders must be informed prior to the auction sale of the scheduled property. If the financial institution including taxes and charges etc payable to it by the lessee at least 7 (seven) days

17. That the financial institutions which take the mortgage of the lease hold the mortgaged plot/shed shall obtain information from the Authority about its dues, processing fees, land premium, lease rent, interest or any other dues scheduled property or any part thereof, in the event of sale of lease hold right in

available to the allottee.

16. That the lessee/allottee shall submit to the Authority application for grant of consent to mortgage along with consent/commitment letter from the financial institution to the effect that the financial institution shall make the finance

Authority from time to time.

15. That in case of mortgage, the Authority shall have the first charge on the assets/property (built space/shed) towards transfer charges, extension charges, lease rent interest and any other dues, taxes, charges etc payable to the

within 15 days from the date of submission of application.

14. That the application for consent/commitment...

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22. That the lessee shall start construction as per approved factory/shed/building plan within 6 (six) months from the approval/deemed approval of plan, extendable to maximum period of another spell of 6 (six) months under extraordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs. 1.00 per sq.ft. per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall

spot report prepared by the inspecting officials.  
the officials of the Authority inside the factory/plot and refusing to sign on the Authority by the lessee including its/his/her representative, not allowing entry of Non co-operation of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the self/himself/herself liable for initiation for action for cancellation of plot/shed/aspect of the ongoing activities on the plot, failing which, the lessee shall make inspecting personnel and provide realistic information and shall not conceal any and the lessee binds itself/himself/herself to extend all co-operation to the about factory/shed/building as per plan towards implementation of the project the lessee to ensure proper utilization of allotted land/shed/plot and progress

21. That the lessor shall organize periodic inspection of allotted plot/shed/land to the specifications and details prescribed by the lessor or his nominee.  
20. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed/allotted plot strictly in accordance with

construction/further activity as per plan/revision plan submitted for approval.  
approved/sanctioned by the competent authority and the lessee shall commence submission of plan/revision plan, it shall be construed and deemed to have been communication is received from the lessor within 90 days from the date of clarification/modification and submission of revised plan. In case no of plan with necessary approval. However, if warranted lessor may ask for any lessor shall respond to the lessee within ninety days from the date of submission days of the date of receipt of plan from Managing Director of the Authority. The shall dispose of application for factory/shed and/or building plan within thirty on demand. The Chief Inspector of Factories, Jharkhand/Inspector of Factories self/himself/herself to pay late action fee at the aforesaid rate to the Authority action fee @Rs. 1.00 per sq.ft. per month and the lessee binds in submitting factory/shed Plan/building plan for approval shall entail late

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Prakash Kumar Singh

Prakash Kumar Singh

Gaurav Singh

Regional Dairy Dept.  
Regional Office, JALPA  
Santal Pargana Region  
Deoghar

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25. That in case of violation of provision 29(ii) of the Authority's Regulations 2015, the lessee shall be punishable with fine which may extend upto Rs. 10,000.00 or simple imprisonment of a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs. 100.00 every day after conviction as above.

24. That in the event of the lessee either not utilizing or underutilizing the allotted land/plot/shed for the purpose it was allotted, the Managing director of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/shed in accordance with the principles of natural justice. In reply to the show cause, if the lessee gives an undertaking to utilize the under/unutilized portion of land/plot/shed within a specified time frame, then in that event of violation of such undertaking, the lessee shall be liable for payment of non action charges @ Rs. 10.00 (Ten) per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Managing Director of te Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery act, 1914.

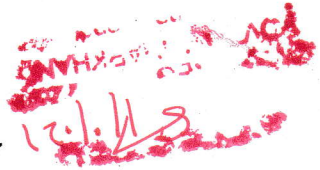
23. That in the event of making any construction without prior approval of Managing Director of the Authority or any deviation from the approved plan of construction or use of land/shed for any non industrial purposes or the lessee putting the land to use for purposes other than the purposes for which it was allotted, the Managing Director of the Authority shall have the option to charge the cost and rent of the land/shed of the entire period of remaining in use of such land/shed at the prevailing/current market rate to be determined by the Managing Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immovable assets in any shape/form erected thereon.

18/12/20

Sanjiv Kumar

Sanjiv Kumar

Regional Deputy Director  
 Regional Office, JIAC  
 Regional Planning Dept  
 Regional  
 18/12/2011



Gaurav Singh

- 75% of allotment price, in case of surrender within one year from date of allotment of land.
- 65% of allotment price, in case of surrender within two year from date of allotment of land.

(full of partial) surrendered as per following terms:

Authority shall refund/release partial payment of allotment price for the land of Rs. 100.00 along with self-attested photograph of all promoting stake holders, declaration cum undertaking cum indemnity bond on a non-judicial stamp paper not in default in payment of statutory due to its employees along with a the concerned financial institution, concerned statutory authorities and that he is paying dues of the Authority and he/she/it produces a no dues certificate from the surrender subject to the condition that the surrender is not in default in of the Authority at least three months in advance and the Authority shall accept at any point of time by giving prior written application to the Managing Director That any allottee shall be at liberty to surrender the allotted plot to the Authority

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28.

or in any Court of law.

State government or the Authority shall not be questioned before any Authority determined by the State government or the Authority on obtaining report from or its nominee on such part or parts of the land/shed/plot at the valuation to be buildings and other structures erected with approval in writing of the Authority development, if any earlier realized from him together with compensation for proportionate or equal as the case may be, the cost of land/shed/plot and its the Authority, as the case may be, shall pay back to the lessee a sum purpose aforesaid and in consideration of such transfer the State government or the State government or the Authority shall specify to be necessary for the government or the Authority transfer such part or parts of the shed/land/plot as or if it is found that any portion of the land/shed is not required by the lessee for the purposes it was allotted, the lessee shall on being asked by the State plot/land/shed is required by the State government or the Authority for public purposes, of which the State government or the Authority shall be the sole judge, That at any stage of the leasehold period if any part or parts of the allotted

27.

merge/demerge/amalgamate the lessee without prior permission of the lessor.

26.

That the lessee shall not make any change either in the name of the lessee or the constitution of the lessee or lease hold right of the lessee or

Pratik  
 Pratik  
 Pratik

Regional Deputy CM  
Santhi P.O. No. 117  
18-1-2018

*[Red stamp]*  
*[Red stamp]*

*Gaurav Singh*

That the lessee shall not take any action to Merge/demerge/amalgamate or to be acquired by any entity without the prior permission in writing of Managing Director of the Authority. On application of the lessee, the lessor after considering the facts and circumstances of the case and after realizing 15% in case of MSME or 25% in case of others, of the prevailing land premium of the lessor at the time of consideration, may grant such permission for

in cancellation of plot by the lessor.  
conditions of indemnity bond and conditions of this lease deed and shall result violation of Regulation of the Authority, conditions of allotment order, the plot has been allotted. Violation of this provision shall be treated as purposes including residential or any other commercial activities than for which

That the lessee shall not be allowed to use the allotted land/shed for any other purposes including residential or any other commercial activities than for which the plot has been allotted. Violation of this provision shall be treated as violation of Regulation of the Authority, conditions of allotment order, conditions of indemnity bond and conditions of this lease deed and shall result in cancellation of plot by the lessor.  
Recovery Act, 1914.  
of irregularity charges s above as be subject to Bihar & Orissa Public Demand itself/himself/herself liable for initiation of cancellation proceeding. Recovery charges @ Rs. 5.00 (Five) per sqft per month to the Authority besides making Occupants) Act, 1971. The lessee shall also be liable to pay irregularity including invoking the provisions of Public Premises (Eviction of Unauthorized plot/land/shed as unauthorized and take recourse for recovery of possession treat possession of that person/entity/entrepreneur/organization over the organization without having been authorized by the lessor and the lessor shall possession of the allotted plot to any other person/entity/entrepreneur/

That the lessee shall not be entitled to sub lease or hand over physical surrender application shall be deemed to have been allowed.  
days from the date of submission of application to the lessor, failing which the

That the application for surrender of allotted plot shall be disposed within 60 days from the date of submission of application to the lessor, failing which the surrender application shall be deemed to have been allowed.  
The aforementioned payment by Authority shall be released only after peaceful surrender of full or partial land (unutilized land) by the allottee/lessee. However, no request for surrender shall be accepted by the Authority beyond three years of allotment of land. In such cases Authority shall cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice.

55% of allotment price, is case of surrender within three year from date of allotment of land.

*[Handwritten mark]*

*Santhi P.O. No. 117*

*[Handwritten signature]*

Regional Deputy Director  
Regional Planning & Development  
Regional Planning & Development  
Regional Planning & Development  
18/12/20

Lawyer Singh

iv. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children,

land premium as mentioned in sub-clause (vi) for this condition as prescribed shall be charged.

iii. If at any stage, stake holding/ownership interest of proprietor/promoter/partners in the firm at the time of plot/land allotment as the case may be, goes down below 51% in the firm, the same shall be treated as transfer of allotted plot for the purposes of this Regulation and processing fee and

PCC to be executed on the available plot of land or may continue the existing project.

ii. The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by

financial institution.

i. The lessee is not holding any dues to authority and shall submit NOC from financial institutions for which Lessor has accorded permission/no objection for mortgage or the lessee has pledged lease deed with any

conditions:-

34. That the lessor may consider the request of lessee for whose unit EM-II/PMT/DOP has been issued either running or sick or closed, for the transfer of leasehold rights of the scheduled property in favour of a new Entrepreneur as identified by the lessee during the currency of lease subject to the following

along with bank demand draft in favour of lessor towards fees as mentioned in the Regulation. Referred to above.

33. That the lessee (Proprietorship Firm/Partnership Firm/Private Ltd. Co etc) intending to change its constitution of firm shall file an application for change in Constitution, accompanied by all required documents as mentioned in the Clause N. 26 and 27 of the Regulation 2015 of the Authority duly attested by the Notary Public/Chartered Accountant of the respective entity seeking change

subject to the payment of land premium provided in this clause.

Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerge/amalgamation or acquisition will be allowed

shall be charged at the rate prevailing at the time of consideration.

Merge/demerge/amalgamation or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond, the full land cost

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Signature

Regional Project Director  
Regional Office JAD  
Regional Planning  
Deoghar

Chowhan Singh

36. That if the shareholding of any the blood relations as defined in clause 21(d) of the original allottee from amongst the existing immediate past and immediate future generations becomes less than 50%, 15% in case of MSME or 25% in case of others of land premium at the existing rate shall be payable to the Authority by the shareholders seeking change in the shareholding. Failure of payment of land premium shall entail cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.

35. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company. Entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per relevant clause of this regulation even if the share of the original lessee in this new company/entity does not go down below the 51% of the total share.

Viii. The new entrepreneur or new lessee shall give undertaking/indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability or government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.

vii. In all cases of transfer, ownership change, a processing fee of Rs. 10,000.00 for plot area up to 1.00 acre and additional Rs. 2,000.00 per acre for land excess of 1.00 acre shall be charged.

vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.

v. Any change in the Director who is not the shareholder of the concerned industrial unit has to inform the lessor in writing by the lessee within 30 days of such change along with concerned statutory form with acknowledgement in the office of concerned ROC under the Companies Act, 1956/2013, either induction or deletion of Director.

mentioned in sub-clause (vii) of this condition as prescribed shall be charged along with application for the same.

18/11/23

Sanjay Kumar

Pragati Kumar

Regional Project Director  
Regional Office JAD  
Regional Planning Dept  
Bengaluru

Govind Singh

36. That if the shareholding of any the blood relations as defined in clause 21(d) of the original allottee from amongst the existing immediate past and immediate future generations becomes less than 50%, 15% in case of MSME or 25% in case of others of land premium at the existing rate shall be payable to the Authority by the shareholders seeking change in the shareholding. Failure of payment of land premium shall entail cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.

35. That if the original lessee, to whom the land was allotted for a particular project makes a new company. Entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per relevant clause of this regulation even if the share of the original lessee in this new company/entity does not go down below the 51% of the total share.

Viii. The new entrepreneur or new lessee shall give undertaking/indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability or government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.

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charged along with application for the same.

mentioned in sub-clause (vii) of this condition as prescribed shall be

11/1/21

Sanjiv Kumar

Pragati Kumar



37. That the vacant plot or units, for which EM-II/PMT/SSI PMT/DOP has not been issued, shall not be considered for transfer, The lessee shall have to surrender the allotted plot to Authority under Clause 22 of the Regulation of the Authority shall evict the lessee after following due process under the Regulation of the Authority.

38. That in case the lessee fails to implement the project within a period of two years in case of micro and small enterprises and five years for other or within such extended period as the Authority may allow after considering the circumstances, amount deposited by the lessee towards premium of land/shed along with construction, installation, fixtures and equipment thereon shall be liable to be forfeited by the lessor. In case necessary effective steps are not taken within the fixed/extended period for establishing the unit, the Managing director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.

39. That the lessee after coming to production shall get its unit permanently registered (EM-II) with the lessor or its nominee within the prescribed period and shall possess and make optimum utilization of land by observing all terms, covenants and conditions contained therein.

40. That the lessee shall keep the allotted land for plantation for maintenance of ecological balance in the industrial area and shall utilize that portion accordingly as per approved building/shed plan.

41. That the lessee may, subject to valid and legal ground for closure and cessation of work as legally permitted under the provisions of Industrial Disputes Act, 1947 in general and any other law applicable to the unit in particular and other labour legislation on the subject, continuously keep and maintain the factory established on the schedule premises in running condition and submit all statutory returns required under various laws in the prescribed Performa falling which the lessor shall presume that the factory established on the lease hold land has not been continuously running and this circumstance may be treated as independent and an additional ground for cancellation of allotment order, forfeiture of lease premium and termination of lease and then following actions by the lessor.

Gaurav Singh

REGIONAL DEPUTY DIRECTOR  
REGIONAL OFFICE, JALPAIGURI  
11.11.20

Regional Deputy Director  
Regional Office, Jalpaiguri  
Santhal Pargana Region

[Handwritten signature]

Pratik Mahapatra

Pratik Mahapatra

42. That the lessee shall be compliant of the provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No.- 339 dated 02-03-2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and Rules made under the said Acts, Regulations 2015 of the Authority, conditions of land/shed allotment order, conditions of indemnity bond executed by the lessee, conditions of lease deed and violation of conditions of any of the aforesaid shall entitle the lessor to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.

43. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if required by the Authority responsible for implementation of the respective laws.

44. That non adherence to the schedule in the matter of setting up the industry/ services/ activities for which the scheduled land/shed has been allotted, not setting up industry for which the scheduled premises has been allotted, unauthorized surrender in favour of another entity or person, unauthorized change in the constitution of lessee, unauthorized change of project, unauthorized mortgage to any financial institution or otherwise, making false declaration, giving false undertaking and/or any other circumstances, which the Managing Director of the Authority considers against the interest of the objectives of the Act, rules and regulations made there under, non-payment of any dues of the Authority including late action charges, non action charges or any penalty under the Authority's Regulations shall constitute public demand recoverable under Bihar & Orissa Public Demand Recovery Act, 1914 and shall be considered as violation of the terms of allotment order, Jharkhand Industrial Policy, Indemnity Bond, Regulation of the Authority, terms and conditions of the lease deed warranting initiation of action for cancellation proceeding by the lessor or shall have right to resume and enter upon the scheduled premises without payment of any compensation to the lessee and also to forfeit the money paid in land head and other sums paid by the lessee and re enter on the lease hold property and on such re entry the interest of the lessee in the lease hold property shall cease and the lease deed shall stand terminated.

45. That if any dispute or difference arises concerning the meaning and interpretation of any of the Clauses of the provisions contained in this lease,

*Chauran Singh*

*11/12*  
*11/12*  
*11/12*

Regional Deputy Director  
Regional Office, J.A.D.A.  
Deoghar

*11/12*

*11/12*

*11/12*



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 home and paid by the lessee

WITNESSES:

1. Signature

Full Name

Fathers Name

Address

2. Signature

Full Name

Fathers Name

Address

*Pravin Kumar*

*Pravin Kumar*

*Pravin Kumar*

For and on behalf of  
M/s. Shivania Motel

*Pravin Kumar*

*Pravin Kumar*

*[Signature]*

*[Red Stamp]*

Regional Deputy (Legal)  
Regional Office, JAF  
Regional Registrar  
Deccan

*Pravin Kumar*

Regional Deputy Director  
 JIADA  
 Santhal Pargana Region  
 Deoghhar

Gaurav Singh

8/11/22  
 DEPARTMENT OF  
 JIADA

Signature

1. Signature  
 Full Name  
 Address

2. Signature  
 Full Name  
 Address

Signature

Regional Deputy Director  
 JIADA  
 Santhal Pargana Region  
 Deoghhar.

Signature

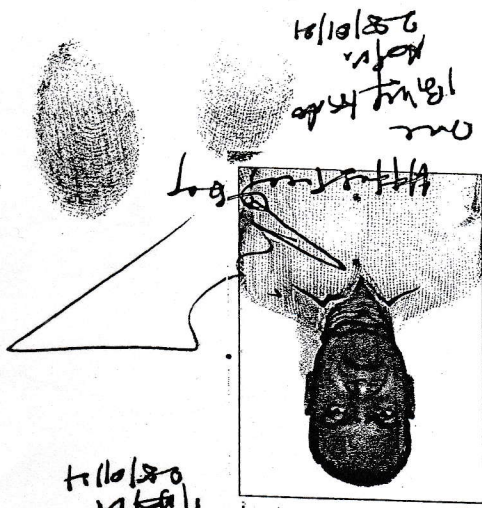
IN WITNESS WHEREOF THE HAND OF Regional Deputy Director, Santhal Pargana Region, Deoghhar. Authorized Representative of the Regional Director, Santhal Pargana Region for and on behalf of the Jharkhand Industrial Area Development Authority, Santhal Pargana Region has been a fixed on the date and year first above written.

Pranav Singh

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Right hand side of the face  
Left side of the face  
Right side of the face

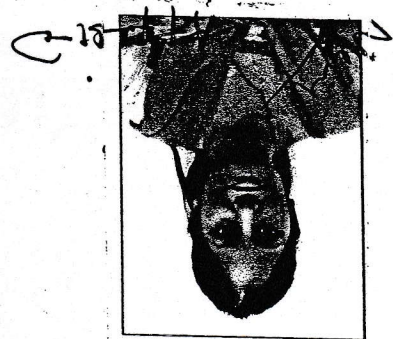
11.12.21  
POLICE STATION  
MUMBAI

82108847

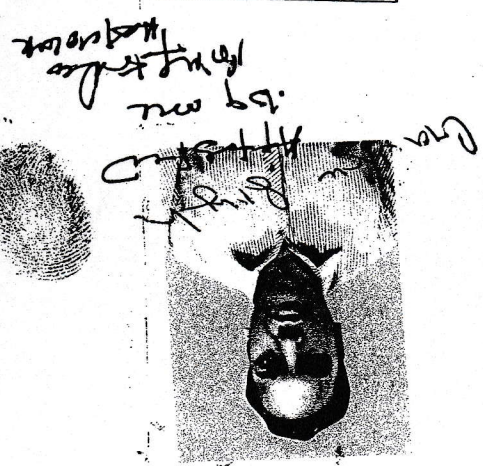


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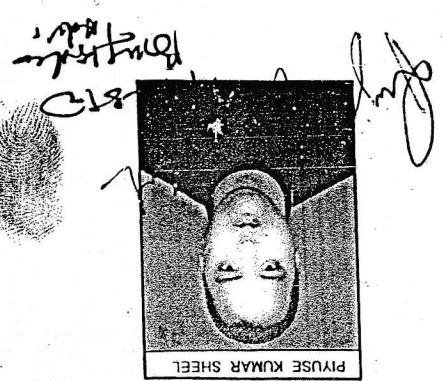


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Pranav Singh



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Pranav Singh









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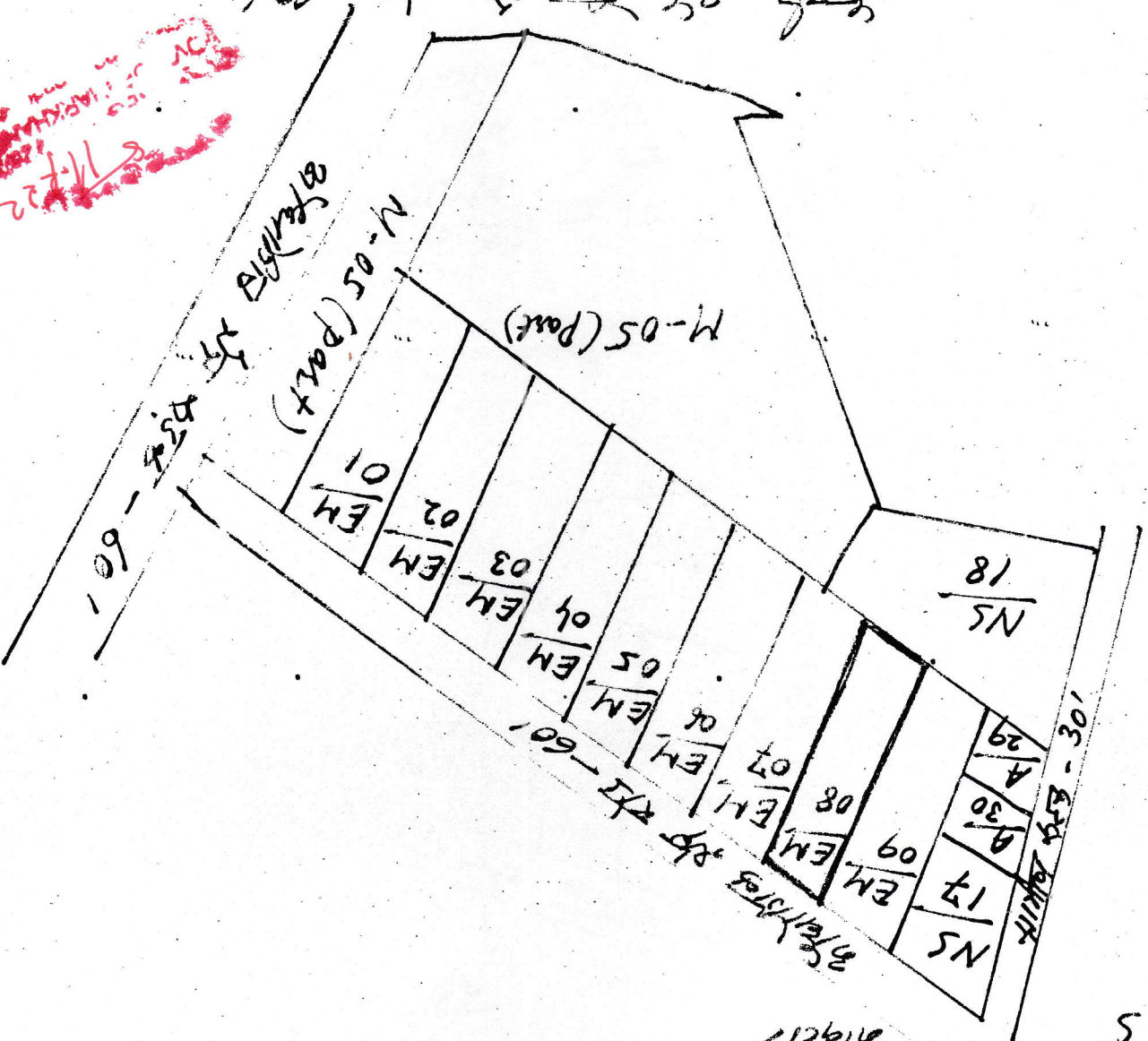
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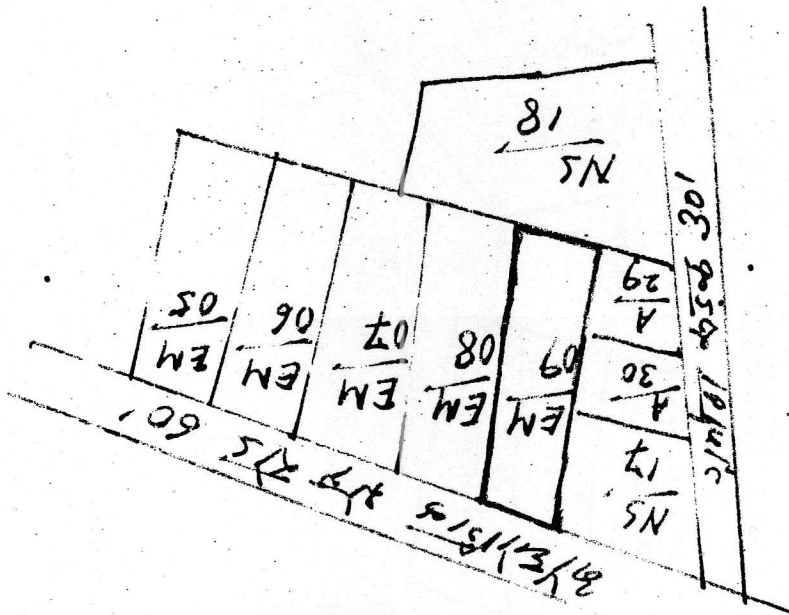
Gaurav Singh

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Gaurav Singh

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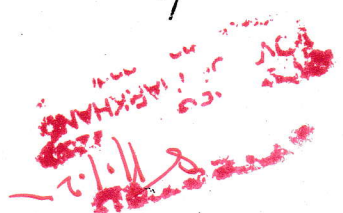
Gaurav Singh



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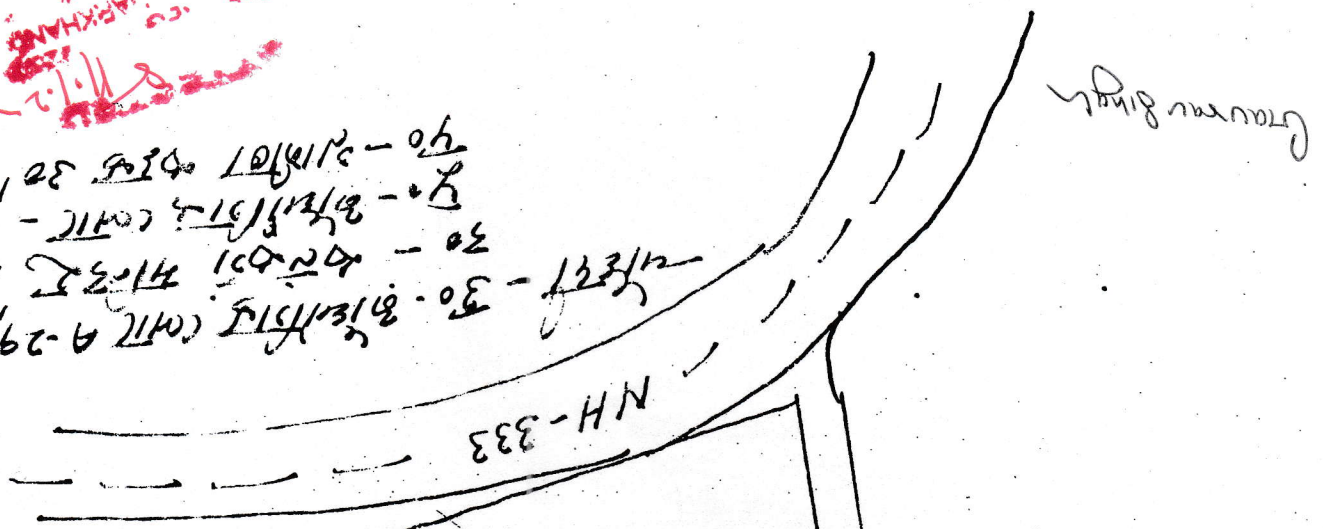
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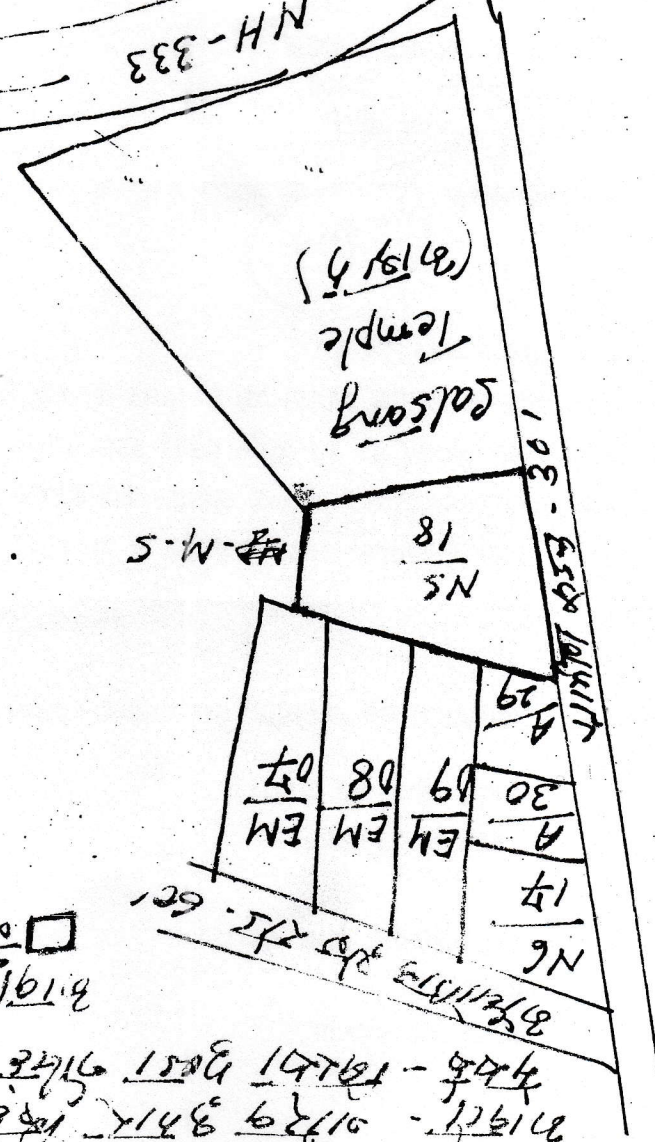
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Gaurav Singh

Gaurav Singh  
18/12/2022  
18/12/2022  
18/12/2022

आभिप्रमाणात  
देवघर।  
वैद्यनाथ विस्तार पदाधिकारी,  
विद्याल, स्थान परगना प्रखंड,  
क्षेत्रीय उप निदेशक,  
विद्याल, स्थान परगना प्रखंड,  
देवघर।

विद्याल  
18/12/2022  
क्षेत्रीय उप निदेशक,  
विद्याल,  
स्थान परगना प्रखंड,  
देवघर।

उपरोक्त विषयक संबंध में कहना है कि औद्योगिक क्षेत्र जसीडीह, देवघर फंज-1 स्थित इकाई सर्वश्री एडू इंटरप्रिजाइज, भूखण्ड संख्या-EM-6,7,8,9 & NS-18 कुल रकबा-109000 वर्गफीट भूमि का लीज पर निबंधन हेतु श्री विद्युष कुमार शील, वैद्यनाथ विस्तार पदाधिकारी, झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, स्थान परगना प्रखंड, देवघर को प्राधिकृत किया जाता है। श्री विद्युष कुमार शील का उत्तरदायित्व नीचे आभिप्रमाणात है।

Santhal Pargana, Jharkhand  
18/12/2022

विषय : औद्योगिक क्षेत्र जसीडीह, देवघर फंज-1 स्थित इकाई का लीज परदेता निबंधन के संबंध में।  
सेवा में,  
क्षेत्रीय उप निदेशक,  
विद्याल, स्थान परगना प्रखंड, देवघर।  
जिला अफर निदेशक,  
निबंधन कार्यालय, देवघर।

पत्रांक-190/देवघर  
दिनांक-18/12/2022

स्थान परगना प्रखंड, एसपीयूआ भावन, जबरगाम, देवघर।  
(email ID-spiadadumka@gmail.com)

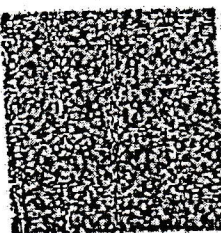
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Handwritten name 'Gaurav Singh' at the top right.

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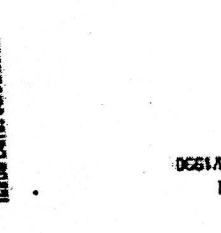


Address: S/O Uddharan Sheel, PO KUMARABAD, PS DUMKA KUFASIL, dhachakya, Dumka, Jharkhand - 814119

Issue Date: 03/09/2019

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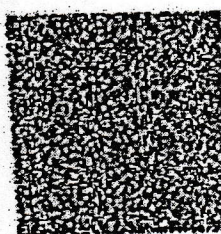
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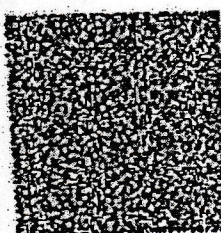
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To: Piyush Kumar Sheel, S/O Uddharan Sheel, PO KUMARABAD PS: DUMKA KUFASIL, dhachakya, Dumka, Jharkhand - 814119

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 यह एक इलेक्ट्रॉनिक रूप से उत्पन्न पत्र है।

**भारतीय पहचान प्राधिकरण**  
 Unique Identification Authority of India



**भारत सरकार**  
 Government of India

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M. K. KHANNA  
20

Gaurav Singh

Gaurav Singh

MEERA AADHAAR, MERI PEHCHAN

6252 9589 6919

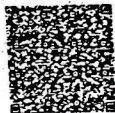
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Kothi (Shyam Bhawan), Opp. gov.  
Middle School, Jasidih, P.O.  
Jasidih, Samaria, Deoghar,  
Jharkhand - 814142  
मध्य विद्यालय के सामने,  
बनौली, पी.ओ.- बनौली,  
बेगूसराय, बिहार,  
भारत - 814142

भारतीय पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

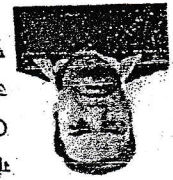


मेरी आधार, मेरी पहचान

6252 9589 6919



श्री गौरव सिंह  
Gaurav Kumar Singh  
जन्म तिथि/DOB: 09/07/1986  
पुरुष / MALE



भारत सरकार  
GOVERNMENT OF INDIA

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Handwritten signature: Gaurav Singh

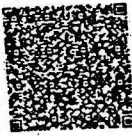
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9366 4338 1024  
www.uidai.gov.in  
help@uidai.gov.in

9366 4338 1024  
श्री आथार, श्री पहचान

Address:  
W/O Gaurav Kumar Singh,  
Pahad Kothi, (Shyam Bhawan),  
Opp. Govt. Middle School,  
Jasdih, Post- P.S- Jasdih,  
Semanya, Deoghar,  
Jharkhand - 814142

पता:  
W/O गौरव कुमार सिंह, पहाड़ कोठी,  
(श्याम भवन), सरकारी मध्य विद्यालय  
जसदीह, पोस्ट-श्याम-  
जसदीह, देओहर,  
झारखण्ड - 814142



Neha  
श्री  
नाम तिथि/DOB: 19/09/1987  
महिला / FEMALE



भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India



भारत सरकार  
Government of India



Chavara Singh

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आपका नाम और पता - आपका पहचान

3954 2366 1434



पिताजी  
Niranjan  
लिंग / Year of Birth : 1958  
पुरुष / Male

भारत सरकार  
GOVERNMENT OF INDIA



आरक्षण प्रमाणिका  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता : S/O चवरा सिंह, मकान नंबर 12, चवरा रोड, देवघर, जिला, बिहार, 81412

Address : S/O Shyamsunder Singh, House No 12 Shyam bhawan pahar kothi,  
Ward No.08, Jasidih, Deoghar, Jharkhand, 81412

1800 180 1847  
help@uidai.gov.in  
www.uidai.gov.in  
P.O. Box No. 1847,  
Bengaluru-560 001



Chauhan Singh

Rahul K Singh

आधार - आम आदमी का अधिकार

3544 4089 6833



लिंग / Gender: Male  
जन्म वर्ष / Year of Birth: 1990  
नाम: Rahul Kumar Singh

भारत सरकार  
GOVERNMENT OF INDIA



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

पता: S/O विजय, मकान संख्या १८  
श्याम भवन, वार्ड संख्या ०८, फ्लॉर कोठी,  
पार्थीप, देवघर, जसिद, 814142  
pahar kohi, Jasidh, Deoghar,  
Jharkhand, 814142

भारतीय पहचान प्राधिकरण  
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00/-

Gaurav Singh

Gaurav Singh

Gaurav Singh

~~शिवतामोटेल थ्रूगैटर्स नेहा~~  
~~20210000006196~~

टी नंबर की पूरी जानकारी



कॉलेज की तरफ से भुगतान है

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Amount	247711
Transaction ID	c0737ceb1b3de52b757e
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CIN	10002162021012711491
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