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INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No.	: IN-JH26555945593346S
Certificate Issued Date	: 14-Feb-2020 02:24 PM
Account Reference	: GOVACC (GV)/jhsrogv07/SERAIKELAJH-SK
Unique Doc. Reference	: SUBIN-JHJHSROGV0738312588021477S
Purchased by	: FRIENDS ASSOCIATES
Description of Document	: Article 35 Lease
Property Description	: LEASE DEED
Consideration Price (Rs.)	: 56,85,748 (Fifty Six Lakh Eighty Five Thousand Seven Hundred And Forty Eight only)
First Party	: JIADA ADITYAPUR REGION
Second Party	: FRIENDS ASSOCIATES
Stamp Duty Paid By	: FRIENDS ASSOCIATES
Stamp Duty Amount(Rs.)	: 2,28,000 (Two Lakh Twenty Eight Thousand only)



Please write or type below this line




Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region


PARTNER
22.01.2021

TQ 0003842873

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~~State~~ Lease 30 yrs. Value 56857481 - Stamp 228000/- Adityapur

मूल्यांकन सूची से जाँच किया

22/1/2021

दस्तावेज जाँच ~~किया गया~~

Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region

22-01-2021



LEASE DEED

THIS DEED OF LEASE IS made on this the 22nd Jan day of 2021 at
Seraikella.

BETWEEN

The Jharkhand Industrial Area Development Authority, Adityapur Region, Vikas
Bawan, Adityapur. Represented by its Regional Director authorized
Sri. PREM RANJAN, Regional Dy. Director/his authorized representative
Mrs. Punam Sharma, D/o. Sri Jai Ram Sharma, Granddaughter of Late Deo Bansh
Sharma, aged about 40 years, by occupation Service, by Caste- Bhunihar, by Faith -
Hindu, Nationality-Indian, Local Resident of C/o J.R. Sharma, I-13/12, Adityapur,
State - Jharkhand, Aadhar Card No. - 9054 4946 1648 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.

For FRIENDS ASSOCIATES
PARTNER
22-01-2021

Feeland
40/- 170625.00
E 2000.00
172625.00
22/1/2021



ATTESTED

22-01-2021

30/12

Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region

29/9/2021

श्री. सुनील शर्मा

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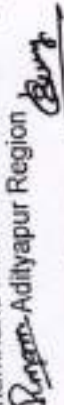
जयपुर

ने निबंधन के लिए

वेज पेश किया।



सदस्य का हस्ताक्षर मेरे हस्ताक्षरों का


30.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Region-Adityapur Region

22.01.2021

For FRIENDS ASSOCIATES

PARTNER
22.01.2021

AND


M/s. **FRIENDS ASSOCIATES**, Plot No. -NS-6(P), 5TH PHASE, Industrial Area, Adityapur represented by its Partner **Mr. MITHILESH KUMAR SINGH** S/o L B Singh Grandson of A. N. Singh aged about 52 years, by occupation Business, by Caste Rajput by Faith Hindu, Nationality Indian, and Local Resident of Hill View Colony, Tayo Gate Gamharia, Near Shiv Mandir, Panchayat, Kalikapur, PO-Gamharia, Saldih, Seraikela-Kharsawan, Jharkhand. EMAIL ID nirmal1030@gmail.com, Addhar No. - 5772 5329 3957 & PAN No-AABFF6968R, of hereinafter to be referred to as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.


PART-I

SHORT RECITAL

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 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 is committed for planned development of industrial area and promotion of industry and matters appurtenant thereto under its command area.
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.




30.11
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Jharkhand Indl. Area Dev. Authority
Rajmohra Adityapur Region
22.01.2021

FOR FRIENDS ASSOCIATE.

PARTNER
22.01.2021

3. Whereas, the lessee applied for allotment of **1.50 acres (65340 Sq. Ft.)** of land for setting **MANUFACTURING FOR FABRICATION AND MACHINING JOB WORKS** industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **1.50 acres (65340 Sq. Ft.)** area of land, more fully described in the Land Schedule below, vide allotment order No. **1425/ADA, dtd. 21.08.2009** and upon payment of **Rs. 8,13,500.00 (Rupees Eight lakh thirteen thousand five hundred only)** towards full premium of land in case of mega IT industry (*whichever is applicable*). The current value of land comes to **Rs. 55,05,485.00** as per prevailing rate of JIADA. The lessee has been handed over physical possession of allotted land on **04.11.2009**
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/ shed. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT M/s. FRIENDS ASSOCIATES , 5TH PHASE, Industrial Area, Adityapur.

Village : BADUBAD
Thana No.: 69
Thana: Seraikella
Dist.: Seraikella - Kharsawan.

Corresponding to Industrial Plot No. - Plot No. -NS-6(P), 5TH PHASE, Industrial Area, Adityapur.



[Signature]
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Regional Adityapur Region
[Signature]
22.01.2021

For FRIENDS ASSOCIATES
[Signature]
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22.01.2021

<u>Survey Plot No.</u>	<u>Khata No.</u>
790 P	6
795 P	6
796 P	6
797 P	73
811 P	75
817 P	75
818 F	75
819 F	75
820 P	77

Total Area 1.50 acres (65340 Sq. Ft.)

BOUNDARY

<u>As per Survey Plot No./Survey Map</u>	<u>As per Industrial Plot No/ Phase Map</u>
North : 795P, 796 P, 797P	NS-7, NS-6(P)
South : 811P, 817P, 820P	NS-6
East : 1127(P)	JIADA BOUNDARY, NALA
West : 795P, 790P, 796P, 797P, 798	60 '-0" WIDE ROAD & NS-6(P)

Possession taken over the plot on : 04.11.2009

PART-II

TERMS AND CONDITIONS OF LEASE DEED

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



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Jharkhand Indl. Area Dev. Authority
Regional Adityapur Region
22.01.2021

FOR FRIENDS ASSOCIATES
PARTNER
22.01.2021

1. That the scheduled land has been allotted to the lessee by the lessor for setting **AUTO COMPONENTS** industry in the command area of the lessor for manufacturing of **MANUFACTURING FOR FABRICATION AND MACHINING JOB WORKS**
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 i.e. **21.08.2009** and will be remain in force till **20.08.2039** and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Regional 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 shall make a written request to the lessor three months prior to expiry of lease period. After considering the request of 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 or dues of any financial institution payable by the lessee.
4. That if the lessee is a mega IT industry it shall have option to pay the total land premium, calculated and fixed by the lessor, in five equal installments spread over period of three years. The lessee is held and firmly bound to pay the land premium in remaining four installments which shall be spread over period of three years within one month of demand from the lessor Authority. For deferred payment, the lessor shall charge interest on balance amount @15% p.a. subject to revision by the lessor from time to time. If the lessee fails to make payment of any installment within the time frame fixed by the lessor, additional charge at prevailing rate



Regional Deputy Director
Charkhand Indl. Area Dev. Authority
Rajmangalok Region
22.01.2021

For FRIENDS ASSOCIATES
PARTNER
22.01.2021

within the time frame fixed by the lessor, additional charge at prevailing rate accruing upon the footing of yearly computed interest shall be borne by the lessee. No rebel shall be admissible in this regard and the lessor reserves its right to make change in the rate of interest. Delivery of possession of land/ shed has been made to the lessee by the lessor on payment of first installment and the schedule for payment for the remaining four installments are fixed as follows:-

<u>Installment</u>	<u>Amount</u>	<u>Date</u>
2 nd Installment	Not Applicable	
3 rd Installment	Not Applicable	
4 th Installment	Not Applicable	
5 th Installment	Not Applicable	

**Please strike off Provision (4) of the lease deed if not applicable*

5. That the lessee shall pay an annual rent of Rs. 10,000.00 (Rupees Ten thousand only) per acre per annum and annual maintenance charges of Rs. 14,000.00 (Rupees Fourteen thousand) only per acre per annum on before 31st March of each year and monthly street light charges of Rs. 250.00 (Rupees Two hundred fifty only) as demanded by the lessor. The rent, maintenance charges and street light charges shall be revisable from time to time by the lessor and shall be payable by the lessee..
6. 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.



30.12
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Jharkhand Indl. Area Dev. Authority
Ranchi-Adityapur Region

22.01.2021

For FRIENDS ASSOCIATES

PARTNER

22.01.2021

7. 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.
8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments 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 lessee and realize the dues with compound interest @ 15% p.a. by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.
9. 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 lessor/representative of the lessor.
10. That the lessee shall go into production or show substantial progress towards the implementation of project within six months from the date of approval of plan 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 infrastructure with his share of working capital. Non financing by the financial institution shall not be considered by the lessor as non adherence of schedule of implementation of the project by the lessee and the lessor shall be at liberty to take appropriate action against the lessee for non adherence of schedule of project implementation.
11. That the lessee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be




Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Ranchi/Jharkhand Region 

22.01.2021

For FRIENDS ASSOCIATES

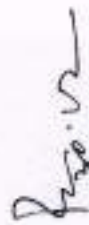


PARTNER

22.01.2021

obtained at any stage during the tenure of allotment, the lessee shall obtain these clearances on its own and the lessor Authority shall in no way be responsible for the delay or rejection of application of the unit for the above.

12. That the lessee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/shed as per approved plan at his own cost and expenses.
13. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board.
14. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
15. That the application for consent made by the lessee to the Regional Director of the Authority for mortgage of the lease hold right in respect of the scheduled property in favor of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application.
16. 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 Authority from time to time.
17. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial




Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Ranchi City Region 
22.01.2021

For FRIENDS ASSOCIATE.

PARTNER
22.01.2021

institution to the effect that the financial institution shall make the finance available to the allottee.

18. That the financial institutions which take the mortgage of the lease hold scheduled property or any part thereof, in the event of sale of lease hold right in the mortgaged plot/shed shall obtain information from the Authority about its dues, processing fees, land premium, lease rent, interest or any other dues including taxes and charges etc payable to it by the lessee at least 7 (seven) days prior to the auction sale of the scheduled property. If the financial institution proceeds to sell the property by auction, the intending bidders must be informed in writing through notice or otherwise that the successful bidder shall be given possession of the lease hold right on the scheduled property only after production of No Dues Certificate from the office of the lessor.
19. That the mortgaged lease hold right in the scheduled land auctioned by the bank/ financial institution/ statutory authority may be considered for regularization by the lessor in favour of the successful bidder identified by the bank/ financial institution/ statutory authority for substitution on payment of transfer fee of 15% in case of small and medium scale enterprises or 25% in case of others, of the lease premium of land from the successful bidder at the prevalent rate and other charges prevalent at the time of consideration along with all dues of the lessor .
20. 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 Regional Director of the Authority as 'Controlling Authority' under the Building Bye Laws of Authority and/or Bihar /Jharkhand Restrictions of Uses of Land Act. or/and for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle concerned. Failure on the part of the lessee in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the lessee binds itself/himself/ herself to pay late action fee at the aforesaid rate



Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Ranchi Adityapur Region
22.01.2021

For FRIENDS ASSOCIATE

PARTNER

22.01.2021

to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from Regional Director of the Authority. The lessor shall respond to the lessee within ninety days from the date of submission of plan with necessary approval. However, if warranted lessor may ask for any clarification/ modification and submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.



21. 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 the specifications and details prescribed by the lessor or his nominee.
22. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the Authority by the lessee including its/his/her representative, not allowing entry of the officials of the Authority inside the factory/plot and refusing to sign on the spot report prepared by the inspecting officials.
23. 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 an another spell of 6 (six) months under extra ordinary

30.12
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Jharkhand Indl. Area Dev. Authority
Regional Adityapur Region
22.01.2021

For FRIENDS ASSOCIATES
PARTNER
22.01.2021

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 make itself liable for action as warranted under the facts and circumstances of the case.

24. That in the event of making any construction without prior approval of Regional 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 Regional 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 Regional 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.
25. That in the event of the lessee either not utilizing or underutilizing the allotted land/ plot/ shed for the purpose it was allotted, the Regional 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


30.12
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Burdwan - Asityapur Region

22.01.2021

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22.01.2021

land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Regional Director of the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

26. 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 for 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.
27. 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 merge/ demerge/amalgamate the lessee without prior permission of the lessor.
28. That at any stage of the leasehold period if any part or parts of the allotted 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, 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 government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State government or the Authority, as the case may be, shall pay back to the lessee a sum proportionate or equal as the case may be, the cost of land/shed/ plot and its development, if any earlier realized from him together with compensation for buildings and other structures erected with approval in writing of the Authority or its nominee on such part or parts of the land/shed/plot at the valuation to be determined by the State government or the Authority on obtaining report from the Civil Engineer authorized by them in this behalf and the decision of the State government or the Authority shall not be questioned before any Authority or in any Court of law.

30.12
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Jharkhand Indl. Area Dev. Authority
Ranchi Adityapur Region
22.01.2021

For FRIENDS ASSOCIATES

PARTNER



22.01.2021

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

- 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 years from date of allotment of land.
- 55% of allotment price, in case of surrender within three years from date of allotment of land.

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.

30. 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.


Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region

Report

22.01.2021

For FRIENDS ASSOCIATES



PARTNER

22.01.2021

31. That the lessee shall not be entitled to sub lease or hand over physical possession of the allotted plot to any other person/ entity/ entrepreneur/ organization without having been authorized by the lessor and the lessor shall treat possession of that person/ entity/ entrepreneur/ organization over the plot/land/shed as unauthorized and take recourse for recovery of possession including invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The lessee shall also be liable to pay irregularity charges @ Rs.5.00 (Five) per sq ft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.
32. 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.
33. 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 Regional 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 Merger/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 shall be charged at the rate prevailing at the time of consideration.

Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region
22.01.2021

For FRIENDS ASSOCIATES
PARTNER
22.01.2021

Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerger/amalgamation or acquisition will be allowed subject to the payment of land premium provided in this clause.

34. That the lessee (Proprietorship Firm/Partnership Firm/Private Ltd. Co/Public 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 No. 26 and 27 of the Regulation 2015 of the Authority duly attested by the Notary Public/Chartered Accountant of the respective entity seeking change along with bank demand draft in favor of lessor towards fees as mentioned in the Regulation referred to above.
35. That the lessor may consider the request of lessee for whose unit EM-II/PMT/SSI PMT/DOP has been issued either running or sick or closed, for the transfer of leasehold rights of the scheduled property in favor of a new Entrepreneur as identified by the lessee during the currency of lease subject to the following conditions:-
- 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 financial institution.
 - ii. The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by PCC to be executed on the available plot of land or may continue the existing project.
 - 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 land

30.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region

22.01.2021

For FRIENDS ASSOCIATES

PARTNER

22.01.2021

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

- iv. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children, grandfather, grandmother, grandchildren and/or vice versa. However, processing fee as mentioned in sub-clause (vii) of this condition as prescribed shall be charged along with application for the same.
- 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.
- vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
- 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 in excess of 1.00 acre shall be charged.
- 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 of government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.

36. 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

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30.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region
Rajendra Singh

22.01.2021

For FRIENDS ASSOCIATES

[Signature]

PARTNER

22.01.2021

- 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.
37. 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.
38. 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.
39. 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 others 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.

R. S. M.
30.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region
22.01.2021

For FRIENDS ASSOCIATES
PARTNER
22.01.2021

40. That the lessee after coming to production shall get its unit permanently registered (EMII) 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.
41. 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.
42. 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 scheduled premises in running condition and submit all statutory returns required under various laws in the prescribed Performa failing 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.
43. 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.

30.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region

22.01.2021

FOR FRIENDS ASSOCIATES

PARTNER

22.01.2021

44. 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.
45. 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 Regional Director of the Authority considers against the interest of the objectives of the Act, rules and regulations made there under, nonpayment 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.
46. That if any dispute or difference arises concerning the meaning and interpretation of any of the Clauses of the provisions contained in this lease deed, the same shall be referred to the lessor and the decision of the lessor relating to such dispute or difference shall be final, conclusive and binding on the parties hereto. That any violation of the conditions of land allotment order, lease deed, Indemnity Bond, or

30.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Ranchi, Adityapur Region,
22.01.2021

For FRIENDS ASSOCIATES
PARTNER
22.01.2021

the provisions of Industrial Policy as applicable on the relevant date and/or 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 Secretary Department of Science Technology, Information Technology and Industries as Jharkhand Industrial Area Development Authority Act, 2001 shall entitle the Managing Director to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice and pass orders to the effect.

47. That the Regional Director of the Authority shall, before cancelling the allotment allows one month time to the allottee to put up his/her/its case. The lessee on being dissatisfied with the order of the Authority may file an appeal to the Department of Industries, Government of Jharkhand within one month and the State Government shall, after due consideration dispose it of within two months from the date of receipt of the appeal. The authority shall, after cancellation of allotment of the plot/shed take possession of the said land/shed.
48. That if the lessee continues to be in possession of the cancelled plot and carry out any activity either alone or with cooperation of somebody else, possession by such lessee shall be treated unauthorized for which he/it shall be liable for penalty @ Rs. 15.00 per sq. ft. per month until he/it hands over vacant possession of the allotted plot to the Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
49. 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.

Rg. 20.12
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region
22.01.2021

50. 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 the lessor shall have the fullest liberty to postpone for anytime, and from time to time, any action open to him under any or the powers exercisable by him against the lessee and to either enforce or forbear any of the conditions and covenants contained in those presents. The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.

For FRIENDS ASSOCIATE!!
For and on behalf of
M/s. FRIENDS ASSOCIATES
PARTNER

WITNESSES:

1. Nirmal Kumar Singh
S/O Arun Kumar Singh
Flat No. 601, M.P. Tower
Phase - I Adityapur
P.S. Adityapur
2. Dist. Sazerikella - Ichankhuan

Arun Kumar Singh.
S/O Late Biswanath Singh
Flat No. 601, M.P. Tower
Phase - I Adityapur
P.S. Adityapur
Dist. Sazerikella - Ichankhuan
Jharkhand

22.01.2021
Advocate



mkp
22.01.2021



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



ATTESTED

mkp
22.01.2021

WITNESSES:

1. NIRMAL KUMAR SINGH
S/O ARUN KUMAR SINGH, FLAT NO-601
M.P. TOWER PHASE-2
ADITYAPUR-1, ADITYAPUR
SARIKELA/KHARSWAN.
JHARKHAND - 831013
2. ARUN KUMAR SINGH
S/O LATE BISWANATH SINGH, FLAT NO-601,
M.P. TOWER, PHASE-2, PANDUKAN,
ADITYAPUR, SARIKELA/KHARSWAN
JHARKHAND - 831013

**Regional
Director/Authorised
Representative of the
Regional Director.**

mkp
22.01.2021
Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region

mkp
22.01.2021

Umesh Kumar S.
22.01.2021

Certified that the original lease deed are reproduction of each contains 6,283 words.

For FRIENDS ASSOCIATES

mkp

PARTNER
For and on behalf of

M/s. FRIENDS ASSOCIATES

22.01.2021

mkp
22.01.2021
Advocate

LAND PLAN OF:- M/S FRIENDS ASSOCIATES

VILLAGE:- BADUBAD.

THANA No: 63

THANA:- SARAIKELLA -

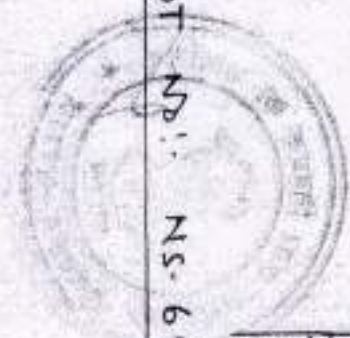
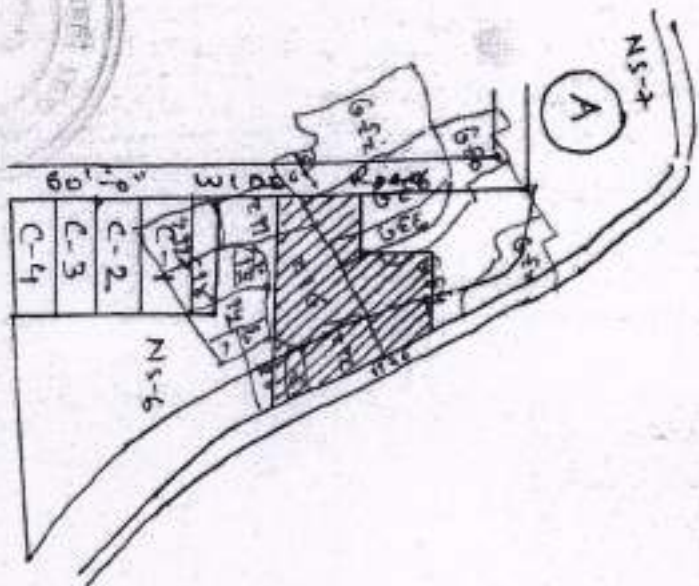
DIST:- SARAIKELLA -

KHARSAWARI

SCALE:- 16" = 1 MILE

INDUSTRIAL PLOT NO:- NS-6(P)

(5th PHASE)

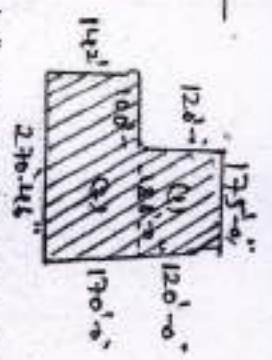


FOR FRIENDS ASSOCIATES

PARTNER

Signature
(CI)

Regional Deputy Director
Industrial Invl. Area Dev. Authority
Additvepur Region



- (1) 181.5'-0" x 122'-0" = 21980 sq.
- (2) 279'-23" x 156'-0" = 43560 sq.

AREA:- 1.50 Ac

S. Plot no Kharano

- 790 - P-6
- 795 - P-6
- 796 - P-6
- 797 - P-73
- 811 - P-75
- 817 - P-75
- 818 - F-75
- 819 - F-75
- 820 - P-77

S. Plot no Boundary

N:- 795 (P) 796 (P) 797 (P) - NS-7, NS-6 (P)

S:- 811 (P) 817 (P) 820 (P) - NS-6

E:- 1127 (P) - 31404 Boundary, N414

W:- 795 (P) 790 (P) 796 (P) 797 (P) - 60'-0" wide Road.

798 (P) 8 NS-6 (P)

Signature
Partner

भारत सरकार
GOVERNMENT OF INDIA




निमित्तक कुमा मिह
Mihlesh Kumar Singh

जन्म वर्ष / Year of Birth : 1968
पुंसा / Male



5772 5329 3957

आधार – आम आदमी का अधिकार



Handwritten signature

आधार

पता: S/O. मि. बी.एन. सिंह, तिलवाड़ा
बालीगंजी टाटा गेट बालीगंजी, निवासी तिलवाड़ा
मन्दिर, पंचायत कलिकापुर पोस्ट
बालीगंजी, बालीगंजी, मण्डल-बालीगंजी,
मण्डल-832108

Address: S/O Late B.N. Singh, HLL
V.L.V. GUDONY TAYO GATE
GAMHARIA, NEAR SHIV
MANDIR, PACHAYAT
KALIKAPUR POST GAMHARIA,
BALDIH, Serake & Kharsawan,
Jharkhand, 832108



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आयकर विभाग
INCOME TAX DEPARTMENT
FRIENDS ASSOCIATES



भारत सरकार
GOVT OF INDIA

भारत
सरकार

30/04/2007

Permanent Account Number

AABFF6968R

For FRIENDS ASSOCIATES

PARTNER




 भारत सरकार
 Government of India


 निर्मल कुमार सिंह
 Nirmal Kumar Singh
 जन्म तिथि / DOB: 10/01/1983
 पुरुष / MALE



9680 2315 7840
 मेरा आधार, मेरी पहचान


 Unique Identification Authority of India

पता:
 S/O अजय कुमार सिंह, प्लॉट नं०-
 601, एनपी टॉवर फेज-2, आदित्यपुर-
 1, आदित्यपुर, सहायगंजा-खरसाही,
 झारखण्ड - 831013

Address:
 S/O Anil Kumar Singh, Flat No-
 601, NP Tower Phase-2,
 Adityapur-1, Adityapur,
 Sahayganja-Kharsahi,
 Jharkhand - 831013

9680 2315 7840








 भारत सरकार
 Government of India


 अरुण कुमार सिंह
 Arun Kumar Singh
 जन्म तिथि/DOB: 01/04/1953
 पुरुष/MALE



3710 1067 4996

मेरा आधार, मेरी पहचान


 भारत सरकार
 Government of India

Address:
 S/O Late Bishwanath Singh, Flat No-501, MP Tower-II, Pan Dukan Adityapur, Near Sarita Talkies, Adityapur, Seraikota-Kharaswan, Jharkhand - 831013

पता:
 S/O लतीत बिसुनाथ सिंह, फ्लैट नं-501, एपीटी टॉवर-2, पान दुकान अदित्यपुर, सरिता टॉकीज के पास, अदित्यपुर, खरखुआन, झारखण्ड - 831013

3710 1067 4996



झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, आदित्यपुर प्रक्षेत्र, सरायकेला-खरसाँवा।

प्रेषक,

पत्रांक

/एआर

क्षेत्रीय उप निदेशक
जियाडा, आदित्यपुर प्रक्षेत्र।

सेवा में,

M/s

.....

.....

.....

आदित्यपुर, दिनांक

विषय: औद्योगिक क्षेत्र में इकाई के नाम से आवंटित भूखण्ड का आवंटन आदेश रद्द करने हेतु कारण पृच्छा नोटिस।

महाशय,

उपर्युक्त विषय के संबंध में सूचित करना है कि इकाई से प्राप्त आवेदन एवं प्रस्तावित परियोजना प्रतिवेदन पर विचार करते हुए आदित्यपुर औद्योगिक क्षेत्र में कारखाना स्थापित करने के लिये प्राधिकार के आदेश संख्या/एडीए दिनांक द्वारा इकाई के नाम से औद्योगिक क्षेत्र के में भूखण्ड संख्या रकबा वर्गफीट का आवंटन करते हुए उक्त भूखण्ड का विधिवत कब्जा इकाई को कमरा दिनांक को प्रदान किया गया है।

लेकिन इकाई को आवंटित भूखण्ड पर पारित परियोजना के अनुरूप कार्य नहीं किया जा रहा है। इकाई स्थल के निरीक्षण के क्रम में इकाई बन्द पाई गई, तथा वर्णित इकाई पर प्राधिकार का स्ट्रीट लाईट के मद में राशि/- एवं भू-मूल्य/रेन्ट/लेवी के मद में राशि/- बकाया है। जबकि प्राधिकार के द्वारा निर्गत भूखण्ड आदेश में निहित शर्तों के अनुसार इकाई के द्वारा आवंटित भूखण्ड पर इकाई की स्थापना कर उत्पादन कार्य स्वीकृत योजनानुसार जारी रखना है, किन्तु इकाई के द्वारा इसका अनुपालन नहीं किया गया है। यह एक गंभीर विषय एवं प्राधिकार के भू-आवंटन आदेश तथा इकाई के द्वारा समर्पित 'ए'/आई में बन्ध पत्र के निहित शर्तों का सर्वथा उल्लंघन है।

उपरोक्त वर्णित परिस्थिति में इस पत्र के माध्यम से इकाई के विरुद्ध कारण पृच्छा नोटिस जारी करते हुए सूचित किया जाता है कि इस पत्र के प्राप्ति के 15 (पन्द्रह) दिनों के अंदर स्पष्ट करे कि इकाई के द्वारा प्राधिकार के भू-आवंटन आदेश तथा इकाई के द्वारा समर्पित एपेन्डिकस ए/इन्डीमिनीटि में बन्ध पत्र के निहित शर्तों का अनुपालन नहीं किये जाने के परिणामस्वरूप क्यों नहीं इकाई के नाम से आवंटित भूखण्ड का आवंटन आदेश रद्द कर जमा की गई राशि जब्त करते हुए भूखण्ड का दखल कब्जा इकाई से वापस लिया जाय।

यदि निर्धारित अवधि में इकाई के द्वारा इस संबंध में कोई संतोषजनक उत्तर/साक्ष्य नहीं दिया जाता है तो ऐसा समझा जायेगा की आपको स्वयं स्वीकृत योजना घालू रखने में कोई रुचि नहीं रह गयी है। ऐसी स्थिति में बाध्य होकर प्राधिकार झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार विनियमन 2016 की धारा 25 की उपधारा (i) & (ii) h(i) के द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए इकाई के नाम से आवंटित भूखण्ड का आवंटन आदेश रद्द कर भूमि के मद में जमा की गयी राशि जब्त करते हुए उक्त भूखण्ड का दखल कब्जा इकाई से वापस लेने हेतु कार्रवाई करने के लिए स्वतंत्र होगी।

साथ ही निदेश है कि दिनांक को क्षेत्रीय निदेशक के कार्यालय कक्ष सं0-02 में आवश्यक दस्तावेज के साथ 11.00 बजे ससमय उपस्थित होकर अपना पक्ष रखना सुनिश्चित करेंगे।

विश्वासमाजन

क्षेत्रीय उप निदेशक
जियाडा, आदित्यपुर प्रक्षेत्र।


 भारत सरकार
 Government of India


 पुरम शर्मा
 Puram Sharma
 जन्म तिथि/DOB: 25/12/1978
 लिंग/SEX: FEMALE

9054 4946 3648
 VID: 9262 6755 0562 3651

मेरा आधार, मेरी पहचान


 भारत सरकार
 Unique Identification Authority of India

पता:
 W/O Ajay Kumar, Or No- 36/2/1, Road
 No- 18, PG- Adityapur-3, Adityapur,
 Seraikela-Kharsawan,
 Jharkhand - 831013

Address:
 W/O Ajay Kumar, Or No- 36/2/1, Road
 No- 18, PG- Adityapur-3, Adityapur,
 Seraikela-Kharsawan,
 Jharkhand - 831013

9054 4946 3648
 VID: 9262 6755 0562 3651

Puram

SCHEDULE OF INCOME-TAX

आयकर की अनुसूची

चार प्रतियों में भर कर दें (To be submitted in Four Copy)
वित्तीय वर्ष (Financial Year) 2019-2020, कर निर्धारण वर्ष (Assessment Year) 2020-2021

कर दाता का नाम (Name of Assessee) पुनम शर्मा
पदनाम (Designation)
कार्यालय/विद्यालय का नाम (Office / School)
स्थापक आयकर लेखा संख्या (PAN No)
जीमान्तर का नाम (Name of Treasury)

(क) वेतन स्रोत से आय का विवरण : एवं वेतनमान में वेतन लेवल	Rs.
1. वेतन :- (दिनांक 01.03.19 से 28.02.20 तक)	2,15,172 = 07
2. महंगाई भत्ता :-	
3. मकान किराया भत्ता :-	
4. विक्रिसा भत्ता :-	
5. परिवहन भत्ता :-	
6. परिवहन भत्ता पर महंगाई भत्ता :-	
7. विशेष वेतन/बोनस/मनवेद्य/नर्सिंग भत्ता :-	
8. महंगाई भत्ता की बकाया राशि :-	
9. बकाया वेतन एवं भत्ते का राशि :-	
10. वेतन स्रोत से प्राप्त सकल आय :-	2,15,172 = 00

(ख) धारा 80C के अन्तर्गत अंशदान एवं अदायगियाँ :	Rs.
(i) भविष्य दिशि में अंशदान	
(ii) पुरा-बीमा में अंशदान	
(iii) जीवन बीमा नियम के प्रिनियम का भुगतान (31.03.12 तक जारी पॉलिसी के लिए सीमित राशि का 20% तथा 01.04.2012 के बाद जारी बीमा पॉलिसी के मामले में सीमित राशि का 10% तक)	
(iv) राष्ट्रीय बचत पत्र का क्रम	
(v) पीएनपीएफ में जमा	
(vi) बैंक/दफ्तर में कर बचत फिक्सड डिपॉजिट (5 वर्षों के लिए)	
(vii) पुरा/पुरी की शिक्षा शुल्क (दयुरान फीस) का भुगतान (दो सत्रों के लिए अनुमान्य)	
(viii) 31.03.2020 के पूर्व निर्माण कार्य पूरा हुए मकान के गृह निर्माण अहमि के फिस्स (ऋण/मूलभूत की वापसी) की अदायगी की राशि अथवा आवास बोर्ड इत्यादि से ग्रह मकान फ्लैट के मूल्य की राशि (धारा 80C(2)(xviii))	
(ix) इतिहासी शिक्क सेविंग्स/म्यूचुअल फंड स्कीम के तहत अंशदान	
(x) अंशदान एवं अदायगियाँ का योगफल	
(xi) धारा 80CCC के अन्तर्गत LTC की पेंशन योजना (जीवन सुरक्षा) या अन्य बीमा कर्पणियों के पेंशन फंड में अंशदान (अधिकतम 1,50,000 रु० तक कटौती)	
(xii) धारा 80CCD (1) के अन्तर्गत नई अंशदान पेंशन योजना में कर्मचारी द्वारा अंशदान (दिनांक 01.09.2005 को या उसके बाद नियुक्त कर्मियों (वेतन + महंगाई भत्ता) का अधिकतम कटौती 10% (Rs. x 12) =	
(xiii) धारा 80CC, 80CCC और 80CCD (1) के अन्तर्गत अंशदान एवं अदायगियों का कुल योगफल, जिसकी अधिकतम रु० 1,50,000/- तक निर्धारित है। परन्तु झारखण्ड/बिहार सरकार/नियोजक द्वारा पेंशन योजना में अंशदान के संबंध में धारा 80CCD (2) के तहत कटौती रु० 1,50,000/- के अलावा मिलेगी। तथा अधिसूचित पेंशन योजना में अंशदान के लिए अधिकतम रु० 50,000/- तक धारा 80CCD (1B) के तहत अतिरिक्त कटौती मिलेगी।	

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, आदित्यपुर प्रक्षेत्र,
सरायकेला-खरसांवा

प्रेषक

क्षेत्रीय उप निदेशक,
जियाडा, आदित्यपुर प्रक्षेत्र।

पत्रांक 155 / एआर

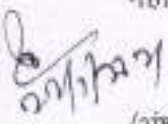
सेवा में,

जिला अवर निबंधक
निबंधन कार्यालय,
सरायकेला - खरसांवा।

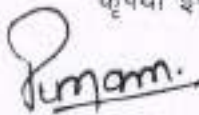
आदित्यपुर, दिनांक 11.01.202

विषय : सर्वश्री फ़ैडस एसोसियेट, भूखंड सं० एन.एस.- 6 (अंश), पंचम चरण, औद्योगिक क्षेत्र, आदित्यपुर के
लीज डीड दस्तावेज निबंधन कराने के संबंध में।

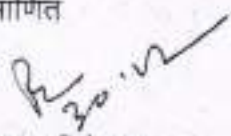
महाशय,

 उपरोक्त विषय के संबंध में सूचित करना है कि सर्वश्री फ़ैडस एसोसियेट, भूखंड सं० एन.एस.- 6 (अंश), पंचम चरण, औद्योगिक क्षेत्र, आदित्यपुर के लीज डीड दस्तावेज में टंकित है कि निबंधन हेतु श्रीमती पूनम शर्मा, सहायक, जियाडा, आदित्यपुर प्रक्षेत्र के माध्यम से आपके पास भेजा जा रहा है। श्रीमती पूनम शर्मा, सहायक, जियाडा, आदित्यपुर प्रक्षेत्र का प्रतिनिधित्व करेगी। इनका हस्ताक्षर नीचे अभिप्रमाणित है।

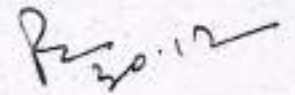
कृपया इसे स्वीकार किया जाय।



अभिप्रमाणित


क्षेत्रीय उप निदेशक

विश्वासभाजन



क्षेत्रीय उप निदेशक
जियाडा, आदित्यपुर प्रक्षेत्र।

पट्टा दस्तावेज के निबंधन हेतु जाँच प्रपत्र

- | | |
|-----|---|
| 1 | इकाई का नाम एवं पता :- <u>सर्वीसी कैंड्स एस्टोसिभैल</u>
<u>सूरवंड सं० - NS-6(P), पंचम चरण</u> |
| 2 | इकाई का स्वरूप यथा स्वत्वाधिकार /साझेदार/निदेशक का नाम जिसे इकाई के पक्ष में पट्टा दस्तावेज पर हस्ताक्षर करना है (साझेदार के मामलों में पावर ऑफ एटनी/प्रा० लि० के मामलों में निदेशक पर्वद द्वारा प्राधिकृत व्यक्ति) :- <u>श्री मिथिलेश कुमार सिंह</u> |
| 3 | इकाई को भूमि का आवंटन कब और कितना तथा भूखण्ड का दखल कब्जा कब सौंपा गया। :- Allotment No :- <u>1425/ADA</u> — <u>383</u>
Area :- <u>1.50 Acres</u>
Possession :- <u>04.11.2009 - 386</u> |
| 4 | पट्टा दस्तावेज में उल्लेखित भूमि मूल्य एवं लगान सही है या नहीं। :- <u>सही है।</u> |
| 5 | (क) स्टाम्प पेपर नन जुडिसियल स्टाम्प कितने मूल्य की है। :- <u>14-02-2020 (₹. 2,28,000/-)</u> |
| (ख) | स्टाम्प पेपर कब क्रय किया गया। :- <u>14.02.2020</u> |
| (ग) | भूमि मूल्य के अनुरूप स्टाम्प पेपर है या नहीं। :- <u>है।</u> |
| 6 | (क) पट्टा दस्तावेज के साथ संलग्न ट्रेसिंग क्लोथ पर तैयार दो स्थल प्लान एवं पट्टा दस्तावेज में उल्लेखित विवरणी सही है या नहीं। :- <u>विवरणी सही है।</u> |
| (ख) | स्थल प्लान पर प्राधिकृत व्यक्ति/उद्यमी/अंचल निरीक्षक का हस्ताक्षर है या नहीं। :- <u>हस्ताक्षर है।</u> |
| 7 | उद्योग की श्रेणी उद्यु/मध्यमान/वृहतमान :- <u>MISME</u> |
| 8 | इकाई द्वारा प्रस्तावित अंचल पूँजी निवेश का कितना प्रतिशत निवेश स्थल पर किया गया है। :- <u>60%.</u> |

Page No

9 यदि इकाई कार्यरत है तो इकाई में कितने कामगार कार्यरत हैं।

16

10 इकाई के पास अधिकार के बकायें की

स्थिति

क. भूमि का मूल्य

ख. भू-लगान

ग. लेवी

घ. स्ट्रीट लाईट

ड. अन्य

कुल

4 installment
1st installment
2nd installment paid

11 अभियुक्ति

पूनम
POONAM SHARMA
ASSISTANT
JHARKHAND INDUSTRIAL AREA DEV. AUTHORITY
ADITYAPUR REGION

SUNNY TURKEY
ASSISTANT DEVELOPMENT OFFICER
JHARKHAND INDUSTRIAL AREA DEV. AUTHORITY
ADITYAPUR REGION

3/10/2010
अंचल निरीक्षक
ADITYAPUR REGION

नोट:-

1. क्रमांक 1 से 5 तक विवरणी प्रनारी सहायक द्वारा जाँच कर भरी जानी है
2. क्रमांक 6 अंचल निरीक्षक द्वारा जाँच कर भरी जानी है।
3. क्रमांक 7 से 10 तक क्षेत्रीय उद्योग विस्तार पदाधिकारी द्वारा जाँच कर भरी जानी है।

Transaction Success! Please Note Your Transaction id.

Name	JIADARepByRegionalDirectorPremRanjanAuthorizedRepresentativePunamSharma
Token No / Depositor ID	20210000006701
Amount	173735
Transaction ID	cdce49f5f36f59e8dddc
GRN	2103948350
CIN	10002162021012110259
Time	2021-01-21 15:29:54

कोरोना को दूर करना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

Punam

-पुनाम जी का आभार नहीं है!



Pre Registration Docket

Date :- 19-01-2021 05:33 pm

Office Name :- SRO - Saraikela
Token No:- 20210000006701

Appoinment :- 22-Jan-2021 Time:- 10:45

Article	Lease
Pre Registration Date	19-Jan-2021
No. Of Pages	37
Stamp Duty	227500
Paid Stamp Duty	0
Total Fees	₹ 1,73,735.

Property Id: **458286**

Valuation No. : 610019 / 2021	:- 2020-2021	User Id : 8843	Date : 19-January-2021 17:12:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Gambaria	
Land Type : Rural	Corporation :	Village/City : Barubadh	
Barubadh Gram Panchayat Halka No 4 - Other Road			
Plot Number - 790P, 795P, 796P, 797P, 811P, 817P, 818F, 819F, 820P			
Khata Number - 6, 6, 6, 73, 75, 75, 75, 77			
Valuation Rule : Industrial Land			
Property Details			
1	Land area	150 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 150 x 7548=1132200	₹11,32,200/-
A	Total		₹11,32,200/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹11,32,200/-
Total Amount in Words : Eleven Lakhs Thirty Two Thousands Two Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 1127(P), West: 795P, 790P, 796P, 797P, 798, South: 811P, 817P, 820P, North: 795P, 796P, 797P
Area	Land area : 150.00 Decimal
Other Description of the Property	Address - MOUZA- BADUBAD THANA NO. 69
Government/Market Value	1132200



Transaction Amount	-
--------------------	---

LESSEE	-Ms. FRIENDS ASSOCIATES REP BY PARTNER MITHILESH KUMAR SINGH, Address - PLOT NO. NS-6P, 5TH PHASE, IND. AREA, ADITYAPUR AND LOCAL RESIDENT OF HILL VIEW COLONY, TAYO GATE GAMHARIA, NEAR SHIV MANDIR, P.O. GAMHARIA, SALDIH, DIST-SERAIKELA KHARSAWAN-, Father/Husband Name L B SINGH , PAN No.- *****968R, Permission Case No.- , Aadhaar No. *****3957
LESSOR	-Ms. J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE PUNAM SHARMA, Address - JIADA, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of C/O J.R. Sharma, I-13/12, Adityapur-1, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand-831013-, Father/Husband Name JAI RAM SHARMA , PAN No.- , Permission Case No.- , Aadhaar No. *****3648

Witness Information	Mr. ARUN KUMAR SINGH , Address - FLAT NO. 601, MP TOWER-II, PAN DUKAN ADITYAPUR, NEAR SARITA TALKIES, DIST-SERAIKELA KHARSAWAN, JHARKHAND-831013-, Father/Husband Name-LATE BISHWANATH SINGH
---------------------	--

Identifier Details	Mr. NIRMAL KUMAR SINGH , Address - FLAT NO. 601, M.P. TOWER, PHASE-2, ADITYAPUR-1, DIST- SERAIKELA KHARSAWAN, JHARKHAND-831013-, Father/Husband Name-ARUN KUMAR SINGH
--------------------	---

Property Id:458286		
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	2,27,500

1	SP	1,110
Total		1,110

Property Id:458286		
Fee Rule:Government Original Lease Deed		
1	E	2,000
2	A1	1,70,625
Total		1,72,625

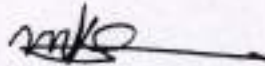
All the entries made, have been verified by me and are found same as the entries of the document presented.



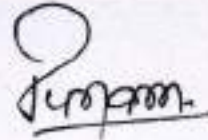
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate



Vendee / Claimant



Vendor / Executant

कोरोना को हराना है सफाई को अपनाना है



दो गज की दूरी मास्क है जरूरी

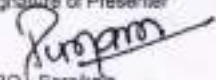




Date -22-Jan-2021

Document Registration Summary 1

- Government/Market Value: ₹1132200/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹228000/-

On Date 22-01-2021 Presented at SRO - Sarakela
Signature of Presenter

SRO - Sarakela

Receipt : 426589

Receipt Date : 22-01-2021

Presenter Name : -

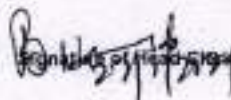
E	₹2000
SP	₹1110
A1	₹170625
Stamp Duty	₹228000

Total	₹401735
-------	---------

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	227500	228000	-500	E-STAMP	FRIENDS ASSOCIATES	Certificate Number : IN- JH26555945593346S	228000
E	2000	2000	0	GRAS	JIADARepByRegionalDirectorPremRanjanAuthorizedRepresentativePunamSharma	GRN Number : 2103948350 DEPT Transaction Id : cdce49f5f36f59e8dddc Transaction Type :	2000
SP	1110	1110	0	GRAS	JIADARepByRegionalDirectorPremRanjanAuthorizedRepresentativePunamSharma	GRN Number : 2103948350 DEPT Transaction Id : cdce49f5f36f59e8dddc Transaction Type :	1110
A1	170625	170625	0	GRAS	JIADARepByRegionalDirectorPremRanjanAuthorizedRepresentativePunamSharma	GRN Number : 2103948350 DEPT Transaction Id : cdce49f5f36f59e8dddc Transaction Type :	170625
Sub Total	401235	401735	-500				

Article : Case Number of Pages : 74


Signature of Operator


Signature of Registering Officer


Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 2021000006701

Deed Type	Lease
Number of Pages	74
Fee Details	Stamp Duty :- Rs. 227500, E :- Rs. 2000, SP :- Rs. 1110, A1 :- Rs. 170625,
Property No.	1
Valuation Details	Value :- Rs.1132200/- ,Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Barubadh Location :- Other Road, Barubadh Gram Panchayat Halka No 4 Property Boundaries :- East: 1127(P), West: 795P, 790P, 796P, 797P, 798, South: 811P, 817P, 820P, North: 795P, 796P, 797P Plot Number - 790P, 795P, 796P, 797P, 811P, 817P, 818F, 819F, 820PKhata Number - 6, 6, 6, 73, 75, 75, 75, 75, 77 Area Of Land :- 150.00 Decimal



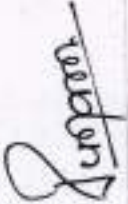



Sh./Smt. J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN
AUTHORIZED REPRESENTATIVE PUNAM SHARMA s/o/d/o/w/o JAI RAM
SHARMA has presented the document for registration in this office
today dated :- 22-Jan-2021 Day :- Friday Time :- 16:29:42 PM




J I
A D A REP BY REGIONAL
DIRECTOR PREM RANJAN
AUTHORIZED REPRESENTATIVE
PUNAM SHARMA(Individual)

Party Name	Document Type	Document Number
J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE PUNAM SHARMA	PAN/UID	905449463648

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE PUNAM SHARMA Address1 - Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of C/O J.R. Sharma, I-13/12, Adityapur-1, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand- 831013, Address2 - . . . Jharkhand PAN No.: , Permission Case No.-	Yes	Punam Sharma Address:- Gr No- 36/2/1, , Road No- 18, PO- Adityapur-1, Adityapur, , Seraikela-kharsawan, 831013, , Jharkhand, India		LESSOR Age:40			
2	FRIENDS ASSOCIATES REP BY PARTNER MITHILESH KUMAR SINGH Address1 - PLOT NO. NS-6P, 5TH PHASE, IND. AREA, ADITYAPUR AND LOCAL RESIDENT OF HILL VIEW COLONY, TAYO GATE GAMHARIA, NEAR SHIV MANDIR, P.O. GAMHARIA, SALDIH, DIST- SERAIKELA KHARSAWAN, Address2 . . . Jharkhand PAN No.: AABFF6968R, Permission Case No.-	Yes	Mithilesh Kumar Singh Address:- , NEAR SHIV MANDIR, HLL VIEW COLONY TAYO GATE GAMHARIA, PACHAYAT KALIKAPUR POST GAMHARIA, SALDIH, , Seraikela-kharsawan, 832108, , Jharkhand, India		LESSEE Age:52			


Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	NIRMAL KUMAR SINGH S/o-D/o ARUN KUMAR SINGH Address1 - FLAT NO. 601, M.P. TOWER, PHASE-2, ADITYAPUR-1, DIST- SERAIKELA KHARSAWAN, JHARKHAND-831013, Address2 - . . . Jharkhand PAN No.:			



Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ARUN KUMAR SINGH Address1 - FLAT NO. 601, MP TOWER-II, PAN DUKAN ADITYAPUR, NEAR SARITA TALKIES, DIST- SERAIKELA KHARSAWAN, JHARKHAND-831013, Address2 - ... Jharkhand			


Signature of Operator


Seal and Signature of Registering Officer

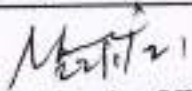
जिला अवर निबधक
सरायकेला-खरसावाँ

Above signature & thumb impression are affixed in my presence.

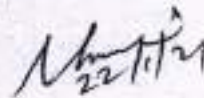
Above mentioned, (J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE PUNAM SHARMA), has/have admitted the execution before me. He/ She/ They has / have been identified by (NIRMAL KUMAR SINGH) Son/Daughter/Wife of (ARUN KUMAR SINGH) resident of (FLAT NO. 601, M.P. TOWER, PHASE-2, ADITYAPUR-1, DIST- SERAIKELA KHARSAWAN, JHARKHAND-831013) and by occupation (Business).


Signature of Registering Officer

Date:- 22-Jan-2021


Seal and Signature of Registering Officer
जिला अवर निबधक
सरायकेला-खरसावाँ

प्रेम रंजन
जिला अवर निबधक
सरायकेला-खरसावाँ
22/01/21





Token No.: 20210000006701

CERTIFICATE

Office of the SRO - Saraikela

This Lease was presented before the registering officer on date 22-Jan-2021 by **J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE PUNAM SHARMA, S/O, D/O, W/O JAI RAM SHARMA** resident of Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of C/O J.R. Sharma, I-13/12, Adityapur-1, P.S. Adityapur, Dist- Seraikella Kharsawan, Jharkhand-831013 .

This deed was registered as Document No:- **2021/SAR/260/BK1/246** in Book No :- **BK1**, Volume No :- 39 from Page No :- 443 to 516 at, office of **SRO - Saraikela**

Date:- 22-Jan-2021



Registering Officer

