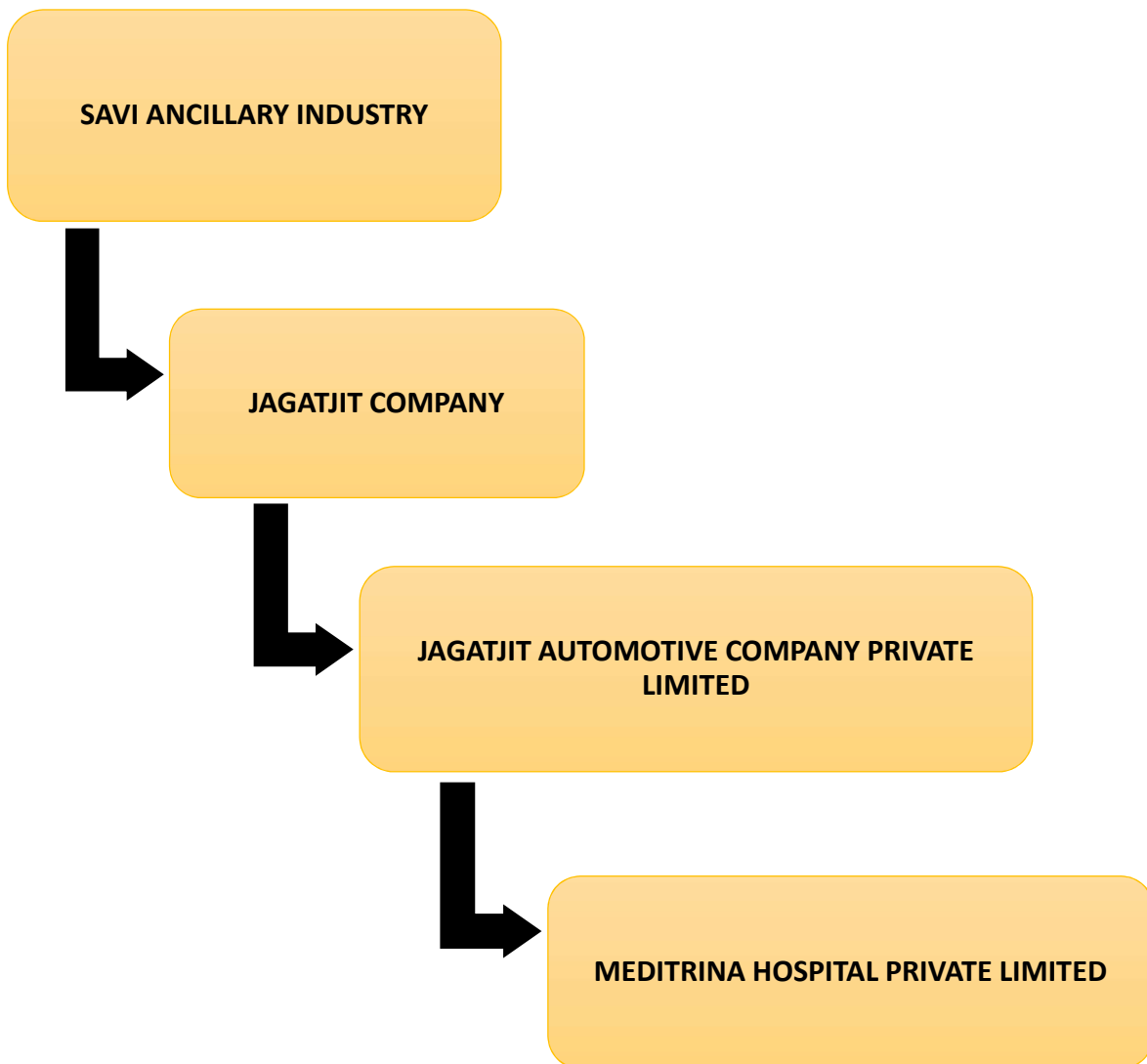


LAND TRANSFER CYCLE



ADITYAPUR INDUSTRIAL AREA DEVELOPMENT AUTHORITY
ADITYAPUR, JAMSHEDPUR



NO 889 /ADA

LAND ALLOTMENT ORDER

To.

M/S Sari Auxiliary Industry
A/14 2nd phase
Industrial Area Adityapur

Adityapur, Dated, 11th June 1976

Subject : Allotment of 44395.864 Acre/Sft. of land in
Adityapur Industrial Area to M/s Sari Auxiliary
Industry.

Whereas with reference to your application for allotment of land for setting up of an industry in the Industrial Area, Adityapur, for manufacturing of Industrial Items as specifically laid down in your project report as submitted by yourself with the Authority and on consideration of the same, the Authority has taken a decision to make allotment of 44395.864 square feet of land as specified in the schedule given below on terms and conditions as in vogue meant for such transactions :-

Schedule :

Plot No. A/14
Area 44395.864
Phase No. 2nd phase

Now, therefore, the aforesaid order of allotment is hereby conveyed to you subject to the specific terms and conditions as laid down hereunder :-

1. That the allotment of the aforesaid 44395.864 square feet of land as per schedule given above will be on lease for a period of 30 ^{years} ~~thirty~~ years with effect from the date of allotment subject to the fulfilment of conditions as laid down hereunder :-

1.1 That the unit has offered to pay Rs 25281-00
(Rupees two ~~five~~ ^{thousand} ~~two~~ ^{hundred} ~~eighty~~ ^{one} ~~rupees~~)
which is equal to 1/6 of the total tentative value of
Rs 1,59,704.00 (Rupees one ~~lac~~ ^{lac} ~~eighty~~ ^{thousand} ~~eighty~~ ^{one} ~~rupees~~)
one ~~lac~~ ^{lac} ~~eighty~~ ^{thousand} ~~eighty~~ ^{one} ~~rupees~~) of the land allotted to the unit calculated
@ Rs. 1,56,695/- (Rupees one ~~lac~~ ^{lac} ~~eighty~~ ^{thousand} ~~eighty~~ ^{one} ~~rupees~~)
one ~~lac~~ ^{lac} ~~eighty~~ ^{thousand} ~~eighty~~ ^{one} ~~rupees~~)

only per acre towards the provisional premium of land and its development charges by Demand Bank Draft in favour of Adityapur Industrial Area Development Authority, Adityapur, Jamshedpur. The unit will be bound to pay the final premium of land as may be subsequently determined by the Authority. The final premium of development and such other cost may be decided by Government/Authority from time to time. The decision of the Authority will be binding on the unit. The Allotment is purely tentative and is subject to modification by increasing/decreasing the area of the land allotted on the appraisal and sanction to be made by the term loan lending institution in respect of land requirement, size of the shed etc

1.2 That the sum of amount remaining unpaid (after making payment of the aforesaid amount as indicated in paragraph 1.1 above) the unit shall have to pay the same in instalments as scheduled below:

After payment of 1st instalment 10% disbursement
is added in the next amount for other instalment

1997-98	2	8:
	3. Rs 25281-00 + 12640-00	9.	2000-2001 - Rs 25281-00 + 5056-00
	= Rs 37921-00		= Rs 30337-00
1998-99	4. Rs 25281-00 + 10112-00	10.
	5. = Rs 35393-00	11.	2001-2002 - Rs 25281-00 + 2528-00
			= Rs 27809-00
1999-2000	6. Rs 25281-00 + 7584-00	12.
	= Rs 32865-00		

1.3 That, possession over the land will however be delivered to the unit on making payment of the above mentioned amount as indicated in paragraph 1.1 above and on execution of a bond in the enclosed form thereby giving an undertaking to pay the balance amount as indicated in the schedule to the paragraph 1.2 above (as the case may be).

1.4 That the allottee should deposit the amount mentioned in para 1.1 within one month of the date of allotment, otherwise this allotment will be treated as cancelled.

1.5 That the unit will have to pay a ground rent of Rs 783/- only per acre per year. The said rent is liable to be doubled after four years and revised after every 20 years in accordance with the provisions of law or any rules framed by Government of Bihar or the Adityapur Industrial Area Development Authority.

1.6 That the unit will have to execute lease in the prescribed form within a period of six months from taking possession of the land.

1.7 That the status of the unit over the allotted land will be that of a licence till the lease deed is executed and registered.

1.8 That the allottee will have to give in writing its consent of the acceptance of the terms and conditions of this letter within 7 days.

2. That the unit shall take delivery of physical possession of the land as per schedule given above/or as so be modified or varied or altered by the Authority to its discretion (taking into consideration the financial sources and/or loan sanctioned or assured by the financial institutions for such project and such other matters) in this regard on such behalf on due certification of prescribed form meant for the purpose.

For the purposes of taking delivery of physical possession of the land and shed as so allotted, the unit shall fix up date and time in consultation with the authorised Officer of the Authority on such behalf and its surveyor within the time as so specified by this agreement failing which, notwithstanding anything contained in this order of allotment, the order of allotment will be deemed to have been post-facto cancelled and forfeited subject to its further restoration to the discretion of the Authority.

3; That the allottee should submit a plan of the factory sheds etc. already approved by the Chief Inspector of the Factories alongwith other necessary documents for approval of the Managing Director of the Authority as "Controlling Authority" under the Bihar Restrictions of Uses of the Land Act. within three months from the date of delivery of possession of the land. The unit, which has side road available, will not have its access on the main Adityapur Kandra Highway.

4. That the unit will have to give preference in employment as well as in practical training to displaced persons/persons affected by land acquisition and local people of the area in its factory. It will always be observed that at least 50% of unskilled strength of the unit is from the above category for which the list will be available from this office.

5. That the industrial units should go into production or show substantial progress towards the implementation of the project within six months of the date of allotment of the land. The entrepreneur will start construction work with the margin money shown in the project to be put in out of his own resources. Similarly, on the installation of the machinery etc. the unit will start production with his share of the working capital.

In case the proposed factory is not set up within the period mentioned above or within such extended period as the Authority may allow after considering the circumstances, or make satisfactory progress as indicated above, its deposit towards the premium of land alongwith the construction, installation, fixtures and equipment thereupon shall be liable to be forfeited to the Authority.

6: That in the event of any construction without prior approval of the Authority or any departure from the approved plan of construction or any non-industrial use of the land or construction thereon, or non-utilisation of any part of the land according to the approved plan or otherwise, the Authority will have the option to charge the cost and rent of the land for the entire period of such use of land at the prevailing current market rate as may be decided by the Authority and also cancel the allotment and resume the land in consequence thereof and no compensation will be payable to the allottee, either for the unexpired period of the lease, or for the structure, building installation and assests in any shape or form erected thereon.

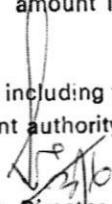
7 That the allottee will have to obtain written permission of the Authority, prior to making any change, in the constitution of the firm (as partnership, private limited co. etc.) if the land has been allotted to the unit as a proprietary concern, the same may be changed into partnership or private limited or limited company, but prior consent of the authority will have to be obtained for the purpose.

8. That where particular plot and shed is allotted to an unit by the Authority the allottee will be liable to pay the ground rent also for the period for which the plot and shed remains vacant.

9. That the allottee will make available to the Authority such information of the progress made towards the setting up of the unit and production thereafter alongwith such data as may concern the socio-economic aspect of the project, as may be called for by the Authority from time to time. Failure to comply with the requirement may lead to cancellation of allotment.

10. That the trees standing on the plot will continue to be the property of the Authority and will not be cut or removed by the unit without taking prior permission from the Adityapur Industrial Area Development Authority. The unit is required to undertake aforesaid work within and outside its premises keeping in view the most required ecological balance in Industrial Area.
11. That in case the allottee does not comply with the requirements of the clause 1.1, 1.2 and 1.3 within a month from the date of allotment, the offer will stand automatically cancelled and the authority shall unilaterally take possession thereof.
12. The unit will have to pay annual instalments on the 1st day of the April of every year. A grace period of one year from that 1st April to 31st March on next year is allowed for this payment without any interest. If the payment is not made even during this grace period the unit will have to pay the interest prevailing on that day (1st April following the grace period). This interest will form part of the demand for next year and will be liable to compound interest if not paid even during succeeding year.
13. That unit is however at liberty to use and/or produce this letter of allotment for the limited purpose of negotiations for financial assistance for the establishment of the proposed project as contemplated by this order of allotment.
14. That the unit shall immediately after taking delivery of physical possession of such land fix up pillars with an intimation to the Authority Surveyor to measure and certify its correctness.
15. That the unit shall simultaneously fix up its name plate also on the land so delivered to it.
16. That the unit shall be at liberty to erect boundary walls on the allotted land, It will also construct a temporary shed consisting of small room meant for its watchman, removable on completion of factory shed.
17. That within one month from the date of taking delivery of physical possession of the land the unit shall produce its factory plan in 6 copies which shall after being processed and approved by the Chief Inspector of Factories, Bihar, Ranchi within three months time as computed from the said date of delivery of the land to the unit, with an intimation to this office.
18. That the unit shall apply for water connection to the Sub-Divisional Officer, P. H. E. D., Adityapur and intimate its compliance to the Authority.
19. That for electrical connection the unit will apply to the Sub-Divisional Officer, State Electricity Board and on getting such connection its compliance to the Authority.
20. That in case of any difficulty or the requirement of any information the unit may consult its Industrial Extension Officer.
21. That the event of non-construction of the factory within the time so limited for the purpose, the allotment shall be deemed as cancelled and the amount if any deposited for such allotment shall stand forfeited with the Authority.

The unit in no circumstance shall make any construction, including the boundary wall on the plot without getting its plan approved by the competent authority.


 Managing Director,
 Adityapur Industrial Area Development
 Authority, Adityapur, Jamshedpur.

आदित्यपुर औद्योगिक क्षेत्र विकास प्राधिकार, आदित्यपुर, जमशेदपुर



आदेश

प्राधिकार के आदेश संख्या 889 दिनांक 4-6-96 के अनुपालन में सब श्री साकी एन्सीमरी एसस्टी 2-14 डिग्री प्लॉट औद्योगिक क्षेत्र आदित्यपुर औद्योगिक क्षेत्र के डिग्री चरण में प्लॉट संख्या 2-14 44395 फ़ैक्ट्री वर्गफीट भूमि का दखल कब्जा उद्योग विस्तार पदाधिकारी एवं सर्वेयार सह प्राहपक संयुक्त रूप से दे दें।

प्रबन्ध निदेशक

जापांक 967 / ए० डी० ए० आदित्यपुर, दिनांक 7-6-96
प्रतिलिपि सर्वश्री साकी एन्सीमरी एसस्टी 2-14 डिग्री प्लॉट औद्योगिक क्षेत्र आदित्यपुर औद्योगिक क्षेत्र के डिग्री चरण को प्रेषित। ईकाई से अनुरोध है कि क्षेत्रीय उद्योग विस्तार पदाधिकारी एवं अंचल निरीक्षक से सम्पर्क स्थापित कर दिनांक 30/6/96 तक जमीन का दखल ले लें अन्यथा यह आदेश स्वतः रद्द समझा जायेगा।

१ जमीन का दखल लेकर दी गई जमीन के चारों कोने पर पीलर दे दें तथा अंचल निरीक्षक को सूचित कर दें जिससे वे उसकी पुनः जांच कर लें।

२ अपने प्लॉट पर ईकाई का नाम का साईनबोर्ड तुरन्त लगा दें।

३ जमीन का दखल लेने पर, उसके चारों ओर चहारदिवारी का निर्माण तथा अस्थाई एक छोटा कमरा या शेड चौकीदार के रहने के लिए आप निर्माण कर सकते हैं। यह पूर्ण तथा अस्थायी चौकीदार के रहने का शेड कारखाना निर्माण के साथ ही हटा लेना होगा।

४ जमीन दखल लेने के एक माह के भीतर फ़ैक्ट्री प्लान तीन प्रतियों में इस कार्यालय में दाखिल करें जिसके प्रारम्भिक अनुमोदनोपश्चात् उसे मुख्य कारखाना निरीक्षक, बिहार, राँची को भेजकर उनका अनुमोदन, जमीन दखल लेने के तीन माह के भीतर प्राप्त करें। फ़ैक्ट्री प्लान मुख्य कारखाना निरीक्षक को समर्पित किये जाने की सूचना इस कार्यालय को भी दें। जिस ईकाई के भूखण्ड के पास कोई अन्य सड़क हो तो वे अपना मुख्य द्वार आदित्यपुर-कान्हा मुख्य सड़क पर नहीं रखेंगे।

५ मुख्य कारखाना निरीक्षक द्वारा अनुमोदित फ़ैक्ट्री प्लान को एक अतिरिक्त प्रति इस कार्यालय को समर्पित कर उसके अधार पर कोई भी निर्माण कार्य शुरु करने के पहले अधोहस्ताक्षरी से बी०आर०यु०एन० एक्ट के अन्दर निर्माण किये जाने की अनुमति प्राप्त कर निर्माण करें।

६ अपने प्लॉट में पानी की लाईन लेने के लिए अवर त्रमण्डल पदाधिकारी लोक स्वास्थ्य [अभि०] आदित्यपुर को आवेदन कर इस कार्यालय को सूचित करें तथा लाईन मिल जाने पर पुनः सूचना दें।

७ प्लॉट पर बिजली लेने के लिए, अवर त्रमण्डल पदाधिकारी, बिहार राज्य विद्युत पर्वद, आदित्यपुर को विहित प्रपत्र में आवेदन कर इस कार्यालय को भी सूचित करें तथा लाईन मिल जाने पर पुनः इसकी सूचना इस कार्यालय को दें।

८ कोई कठिनाई होने पर तथा जानकारी के लिए क्षेत्र उद्योग प्रसार पदाधिकारी से सम्पर्क स्थापित करें।

९ भूखण्ड पर खड़े वृक्ष प्राधिकार की सम्पत्ति रहेगी तथा उनका बिना प्राधिकार की अनुमति प्राप्त किये, काटने का हक इकाई को नहीं होगा।

१० पट्टा दस्तावेज के एक्सक्यूशन एक निबन्धन की तिथि तक इकाई को भूखण्ड पर अनुज्ञप्तधारी की स्थिति रहेगी।

११ आवंटी इकाई यदि निर्धारित अवधि के भीतर प्रस्तावित कारखाना का निर्माण नहीं करता है तो उसे प्लॉट का आवंटन रद्द समझा जायेगा और जमीन के मूल्य के रूप में उसके जमा की गई राशि प्राधिकार द्वारा जप्त समझ ली जायेगी तथा प्राधिकार द्वारा प्रासांगिक भूमि का दखल कब्जा एक तरफा ग्रहण कर लिया जायेगा।

प्रबन्ध निदेशक

8/6/96

ज्ञापांक /ए० डी० ए०, आदित्यपुर, दिनांक
प्रतिलिपि: उद्योग विस्तार पदाधिकारी को सूचनार्थ एवं आवश्यक कार्रवाई के लिए अग्रसारित। अंचल निरीक्षक / उद्योग विस्तार पदाधिकारी इकाईयों का निरीक्षण कर आदेश के अनुपालन कर प्रतिवेदन दें।

प्रबन्ध निदेशक

ज्ञापांक /ए० डी० ए०, आदित्यपुर, दिनांक
प्रतिलिपि: अवर प्रमंडल पदाधिकारी; लोक स्वास्थ्य अभि० विभाग आदित्यपुर / अवर प्रमंडल पदाधिकारी, बिहार राज्य बिद्युत पण्ड, आदित्यपुर को सूचनार्थ। उनसे अनुरोध है कि आवेदक द्वारा जल/बिजली हेतु किये जाने पर उन्हें शीघ्र ही यह सुविधा कराने की कृपा करें।

प्रबन्ध निदेशक

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

आदेश

सर्वश्री जगतजीत कंपनी प्लॉट सं० ए०- 14 चरण द्वितीय औद्योगिक क्षेत्र, आदित्यपुर

(क) श्री रंजीत घोष

(ख) श्रीमति रानू घोष

के साझेदारी व्यवस्था में कार्य कर रही थी। अब इस इकाई में हुए विधान परिवर्तन के तहत इकाई के साझेदारी में प्रा० लि० में हुए परिवर्तन की स्वीकृति, निम्नलिखित शर्तों के साथ प्रदान की जाती है :-

क) अब इस इकाई का नाम सर्वश्री जगतजीत ऑटोमोटिव कंपनी प्रा० लि० होगा।

ख) इस इकाई के निदेशक निम्नलिखित होंगे :-

(क) श्री रंजीत घोष

(ख) श्रीमति रानू घोष

(ग) श्री ऋषि राज घोष

(घ) श्री रितू राज घोष

(ग) भू-आवंटन आदेश, लीज डीड एवं इसकी शर्तें पूर्ववत् रहेगी।

(घ) इस परिवर्तन से उत्पन्न किसी भी वित्तीय मामलों एवं वैधानिक संकट का दायित्व पूर्णतः इकाई के निदेशको की होगी।

ह०/-

प्रबन्ध निदेशक

ज्ञापांक 697 /एडीए आदित्यपुर, दिनांक 13.08.13

प्रतिलिपि :- सर्वश्री जगतजीत कंपनी प्लॉट सं० ए०- 14 चरण द्वितीय आदित्यपुर औद्योगिक क्षेत्र को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

dk 13/8/13

स चि व

**झारखंड औद्योगिक क्षेत्र विकास प्राधिकार, आदित्यपुर प्रक्षेत्र,
सरायकेला-खरसाँवा।**

आदेश

सर्वश्री Jagatjit Automotive Company Pvt. Ltd. प्लॉट सं० ए-14, रकवा -44395 वर्गफीट, द्वितीय चरण,
औद्योगिक क्षेत्र, आदित्यपुर

- (i) **Ranjit Ghosh**
- (ii) **Ranu Ghosh**
- (iii) **Ritu Raj Ghosh**
- (iv) **Rishi Raj Ghosh**

के निदेशक मंडली में कार्य कर रही थी। अब इस इकाई का नये कम्पनी/इकाई के पक्ष में हुए Lease Hold Right Transfer की स्वीकृति, निम्नलिखित शर्तों के साथ प्रदान की जाती है :-

(क) अब इस इकाई का नाम सर्वश्री **Meditrina Hospitals Pvt. Ltd.** होगा।

(ख) अब इस इकाई के निम्न निदेशक होंगे :-

- (i) **N. Prathap Kumar**
- (ii) **Prince Vaishnavan Kayammattam**
- (iii) **Sheiban Imad**

(ग) भू-आवंटन आदेश, लीज डीड एवं इसकी शर्तें पूर्ववत् रहेगी।

(घ) इस परिवर्तन से उत्पन्न किसी भी वित्तीय मामलों एवं वैधानिक संकट का दायित्व पूर्णतः इकाई के नये निदेशकों की होगी।

(ङ) इकाई के इस विधान परिवर्तन के पश्चात् मूल उद्यमी का अस्तित्व समाप्त होने पर, प्राधिकार नये सिरे से वर्तमान दर पर भूमि का आवंटन करेगी।

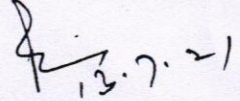
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आदित्यपुर, दिनांक 13.7.21

प्रतिलिपि :- सर्वश्री **Meditrina Hospitals Pvt. Ltd.** /सर्वश्री **Jagatjit Automotive Company Pvt. Ltd.,**

प्लॉट सं० ए-14, द्वितीय चरण, औद्योगिक क्षेत्र, आदित्यपुर, को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।


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