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INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp

Certificate No.	:	IN-JH25720825230123S
Certificate Issued Date	:	24-Jan-2020 04:19 PM
Account Reference	:	SHCIL (FI)/ jhshcil01/ DHANBAD/ JH-DB
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0137165595692962S
Purchased by	:	ASARFI HOSPITAL LIMITED : SURAJ MISHRA
Description of Document	:	Article 35 Lease
Property Description	:	LEASE DEED
Consideration Price (Rs.)	:	0 (Zero)
First Party	:	JIADA
Second Party	:	ASARFI HOSPITAL LIMITED
Stamp Duty Paid By	:	ASARFI HOSPITAL LIMITED
Stamp Duty Amount(Rs.)	:	10,97,900 (Ten Lakh Ninety Seven Thousand Nine Hundred only)

Please write or type below this line

पंजीयन नियम 21 के अधीन और अधिनियम काश्तकारी एक्ट की धारा _____ के अधीन जो धारण है और अधिनियम स्टाम्प एक्ट-1899 की अनुसूची 1 या 1 के _____ के अधीन यथावत स्टाम्प लगाया गया है। अथवा टिकट नथ्थी से विभुक्त है या स्टाम्प शुल्क अपेक्षित नहीं है।

पंजीयन पदाधिकारी
21/01/2021

For Asarfi Hospital Limited
Director

सचिव, जियाडा-सम्पत्ति-
क्षेत्रीय उपनिदेशक
जियाडा, बोकारो प्रक्षेत्र

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धनबाद
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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

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Receipt Number : f6bf1f5ac199d72e0f38
Receipt Date : 21-Jan-2021 12:47:29 pm
Receipt Amount : 14000/-
Amount In Words : Fourteen Thousands Rupees Only
Token Number : 20210000007755
Office Name : SRO - Dhanbad
Document Type : Lease
Payee Name : ASARFI HOSPITAL LIMITED (Vendee)
GRN Number : 2103941528

-: For Office Use :-

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

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21.01.21

For Asarfi Hospital Limited

Director

Attested by

Advocate, Dhanbad

LEASE DEED

THIS DEED OF LEASE IS made on this the 21st day of january 2021 at Dhanbad.

FEE PAID OF RS. 418555+418555=837110 - VIDE GRN. 21032414766 & Dt. 21032414771 dt. 21.01.21

BETWEEN

The Jharkhand Industrial Area Development Authority, Bokaro Region, BIADA Bhawan, Balidih, Bokaro Steel City, Represented by the authorized representative of the Regional Director, JIADA Sri Pashupati Nath Mishra, S/o Late T.N. Mishra, Aged about–50 years, Caste- Brahman, Faith-Hindu, Nationality-Indian, present residing at Qr.No.178, Sector-III/D, Bokaro Steel City, Secretary, Bokaro Industrial Area Development Authority, Bokaro Steel City, District Bokaro, State Jharkhand 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.

AND

ASARFI HOSPITAL LIMITED, Plot No.R/E-2, R/E-3, R/E-4 & R/F, Ranguni Industrial Area, Baghmara, Dhanbad, Jharkhand, SRI UDAI PRATAP SINGH, S/o Dr. Nayan Prakash Singh, aged about 25 years, Aadhar No.3809-5309-9540, by occupation-Business, Caste- Rajput, by Faith Hindu, Nationality Indian, Permanent address Khatal Road, Dhaiya, P.O.ISM, P.S. & Dist.Dhanbad, 826004 & Temporary address Khatal Road, Dhaiya, P.O.ISM, P.S. & Dist.Dhanbad, 826004, Director and authorized signatory of the unit, 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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21/01/2021 को/वर्ष में जिला अवर निबंधक के कार्यालय धनबाद में लेखकारी/दावेदार अवर निबंधक द्वारा प्रमाणीकृत मुख्तारनामा संख्या 200 के अधीन लेखकारियों या दावेदारों में से एक श्री अभिषेक सिंघानु पिता/पति का नाम अनिल कुमार सिंघानु निवासी दुर्गा मंदिर रोड धनबाद

प्रमाण पदाधिकारी के हस्ताक्षर

उपनिबंधक का हस्ताक्षर

21/01/2021

Abhishek
21.1.21

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For Asarfi Hospital Limited
Director

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.

3. Whereas, the lessee applied for allotment of 2.90 acres /216324 Sqft. of land for setting up "Asarfi Radiation onconogy Unit with Palliative Care Center" in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 2.90 acres / 216324 Sqft. area of land/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.LA/BO/SW/00526/2019, LA/BO/SW/00527/2019, LA/BO/SW/00528/2019 & LA/BO/SW/00529/2019 dated 15.07.2019 towards Rs.2,74,44,498.00 (Rupees Two crore Seventy Four lakh Fourty Four thousand Four Hundred Ninety Eight only) full

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Director
Bokaro Industrial Area Ltd

For Asarfi Hospital Limited
Director

premium of land, execution of indemnity bond dated ..... and the lessee has been handed over physical possession of allotted land on 02.08.2019.

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.

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT Asarfi Hospital Limited, Plot No. .R/E-2, R/E-3, R/E-4 & R/F, Ranguni Industrial Area, Baghmara, Dhanbad.

Village : Ranguni,

Thana No: 226

Thana : Topchanchi

P.S. : Bansoria OP

Dist : Dhanbad.

Corresponding to Industrial Plot No. R/B, R/A, R/C-1,2,3,4 & R/D, Ranguni Industrial Area,

Survey Plot No.	Khata No.	Area
584(Old), 620(P)(New)	209	2.90

TOTAL =2.90 Acres.

BOUNDARY

As per Survey Plot No. As per Industrial Plot No

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Director
Jharkhand Industrial Area Dev. Authority

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For Asarfi Hospital Limited
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North :574(P),575, 576, 577 & 578, Industrial Boundary Line.

South :625(P), 622(P) Industrial Boundary Line

East : 592, 591, 585 & 601, Industrial Boundary Line

West : 620(P), 632(P) Industrial Boundary Line

Possession taken over the plot on: 02.08.2019.

PART-II

TERMS AND CONDITIONS OF LEASE DEED

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

1. That the scheduled land has been allotted to the lessee by the lessor for setting up "Asarfi Radiation Oncology Unit with Palliative Care Center" in the command area of the lessor.

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 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 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 up to 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

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Director

of the Authority and any statutory dues or dues of any financial institution payable by the lessee.

4. That the lessee shall pay an annual rent of Rs.29000.00 (Rupees Twenty Nine Thousand only) @ Rs.10,000.00 (Rupees Ten thousand only) per acre per annum along with applicable GST and annual maintenance charges of Rs.40,600 (Rupees Fourty thousand Six Hundred only) @ Rs.14,000.00 (Rupees Fourteen thousand only) per acre per annum along with applicable GST on before 31st 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 shall be payable by the 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 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.

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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 lessor/ representative of the lessor.

9. 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.

10. 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 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.

11. 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.

12. 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.

13. 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

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For Vasundhara Infraprojects Limited

Director

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For Asarfi Hospital Limited

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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.

14. That the application for consent made by the lessee to the Managing 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.

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 Authority from time to time.

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 available to the allottee.

17. 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.

18. 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

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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 .

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 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 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 Managing 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.

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 the specifications and details prescribed by the lessor or his nominee.

21. 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

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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.

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 an another spell of 6 (six) months under extra ordinary 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.

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 immoveable assets in any shape/ form erected thereon.

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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 the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

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 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.

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

27. 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

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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.

28. 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 Managing 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.

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For Asarfi Hospital Limited
Director

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.

29. 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.

30. 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.

31. 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.

32. 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

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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.

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.

33. 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.

34. 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:-

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.

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.

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

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.

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.

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.

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.

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.

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

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For Asset Hospital Limited

Director

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Director

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.

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.

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 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.

39. 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

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For Vasundhara Infrastructure

Director

For Asarfi Hospital Limited
Director

possess and make optimum utilization of land by observing all terms, convents 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 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.

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 forefeet the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.

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For Asarfi Hospital Limited
Director

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, 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 inertest 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 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 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

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For Vasu Healthcare Limited

Director

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For Asarfi Hospital Limited

Director

The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.

Witness:

For Asarfi Hospital Limited

Director

Authorized Signatory
For and on behalf of
(Asarfi Hospital Limited)

1. Vikram Kumar Sinha
S/o - Pramod Kumar Sinha
Village + Post - ORIYA
Dist - HAZARIBAGH
Jharkhand - 825301

2. Mukesh Kumar
'B' Polytechnic, Baburdih
Dhanbad, Jharkhand - 828130

IN WITNESS WHEREOF THE HAND OF Sri Pashupati Nath Mishra, Secretary, Bokaro Industrial Area Development Authority, Authorized Representative of the Regional Director Bokaro Region for and on behalf of the Jharkhand Industrial Area Development Authority, Bokaro Region has been a fixed on the date and year first above written.

31/7/2020
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Authorized Representative of the
Regional Director

WITNESSES:

1. ABHISHEK PRIYANSHU
ASST. J.I.A.D.A., BOKARO Region
Abhishek

2. Uma Kumari
Accounts Assistant
JIADA, Bokaro Region
Uma.

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For Asarfi Hospital Limited

Director

Certified that the fingerprints, whose photograph is affixed in the document have been duly obtained before me and draft supplied by the parties.

Signature

Advocate

E. No. 61/90.

L.No.

31/7/2020

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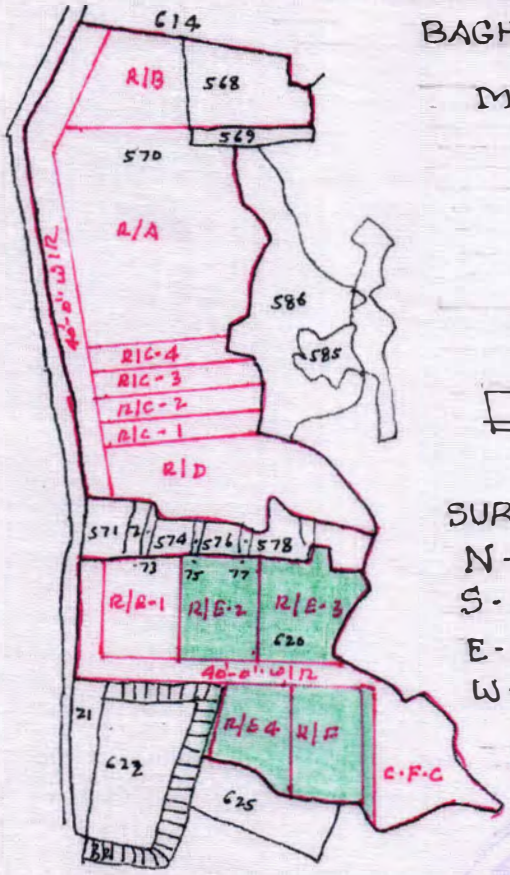
SITE LAND PLAN OF M/S ASARFI HOSPITAL LIMITED

AT- RANGUNI INDUSTRIAL AREA

BAGHMARA DHANBAD SCALE---1"=330'-0"



MOZA/VILLAGE-----RANGUNI
R.THANA NO-------226
R.THANA---------TOPCHANCHI
P.S----------BANSORIA OP
DIST----------DHANBAD

KHATA NO	L.S. PLOT NO		AREA
209	620 (P) NEW	& 584 (P) OLD	2.90AC.

TOTAL-------AREA--------2.90AC

BOUNDRY

SURVEY PLOT NO-------INDUSTRIAL PLOT NO
N - 574(P), 575, 576, 577 & 578 -- INDUSTRIAL BOUNDRI LINE
S - 625 & 620 (P) ---- INDUSTRIAL BOUNDRI LINE 80'-0" WIDE
E - 592, 591, 585 & 601 ----- INDUSTRIAL BOUNDRY LINE
W - 620 (P) & 622 (P) - JIADA BOUNDRY LINE & R/E-1

INDUSTRIAL PLOT NO-- R/E-2, R/E-3, R/E-4 & R/F

TRACED BY
BHIM PRASAD MAHTO
AMIN (CONT.)
JIADA, BOKARO REGION

FOR
M/S ASARFI HOSPITAL LIMITED
AT- RANGUNI INDUSTRIAL AREA
BAGHMARA, DHANBAD

For Asarfi Hospital Limited
Director

SECRETARY CUM DY DIRECTOR
JIADA, BOKARO REGION

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SITE PLAN OF M/S ASARFI HOSPITAL LIMITED

AT- RANGUNI INDUSTRIAL AREA

BAGHMARA DHANBAD SCALE--- 1"=330'0"

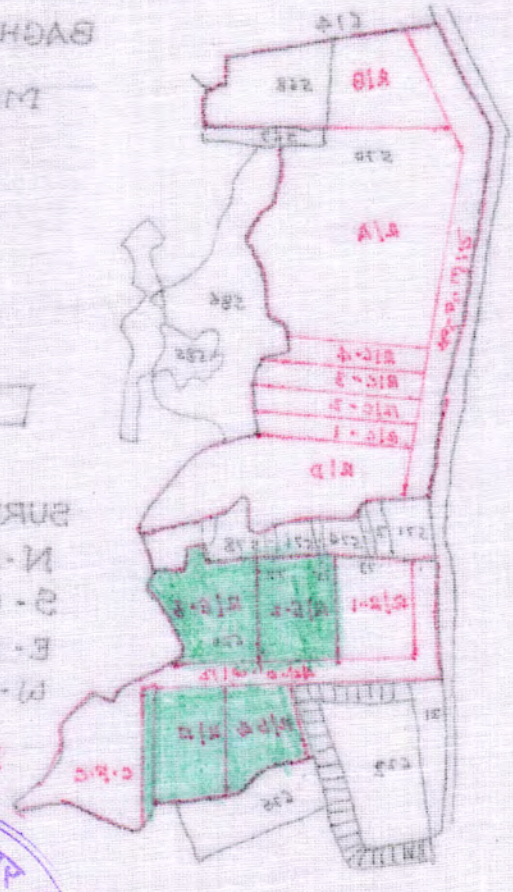
MOUZA/VILLAGE----- RANGUNI
R.THANA NO------ 226
R.THANA ------ TOPCHANCHI
P.S ---------- BANSORIA OP
DIST---------- DHANBAD

KHATA NO----- L.S PLOT NO------ AREA
207 --- 620 DEM & 665 SQM --- 2.39AC
TOTAL ------ AREA --------- 2.39AC

BOUNDARY

SURVEY PLOT NO------ INDUSTRIAL PLOT NO
N- 574(P), 575, 576, 577 & 578 -- INDUSTRIAL BOUNDARY LINE
S- 625 & 626(P) ---- INDUSTRIAL BOUNDARY LINE
E- 592, 591, 585 & 601 ---- INDUSTRIAL BOUNDARY LINE
W- 620(P) 3822(P) -INDUSTRIAL BOUNDARY LINE & R/E-1

INDUSTRIAL PLOT NO-- R/E-2, R/E-3, R/E-4 & R/E



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For Asarfi Hospital Limited

Director

FOR M/S ASARFI HOSPITAL LIMITED
AT- RANGUNI INDUSTRIAL AREA
BAGHMARA, DHANBAD

TRACED BY
BHIM PRASAD MAHTO
ADMIN (GOVT.)
JIADA, BOKARO REGION

SECRETARY CUM DY DIRECTOR
JIADA, BOKARO REGION

समाहर्त्ता एवं उपायुक्त, धनबाद के न्यायालय

Misc case no- 01/2020

बाणी ब्रत पाल एवं अन्य

बनाम

झारखण्ड राज्य एवं अन्य

Date of order	Order with the Signature of the Court	Office action taken with date
06.10.20	यह अभिलेख माननीय झारखण्ड उच्च न्यायालय, रांची द्वारा F.A No. 43/2012(I.A No. 10491/2019 and 10474/2019) में पारित आदेश दिनांक 29.11.19 के आलोक में संधारित किया गया है। प्रश्नगत मामला मौजा–रंगुनी मौजा नं0–226 हाल खाता सं0–209, हाल प्लॉट सं0–570, 620 एवं 568 कुल रकवा–11.92ए0 गैराबाद खास खाते की भूमि औद्योगिक विकास हेतु क्षेत्रिय उप निदेशक, झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, बोकारो क्षेत्र, बोकारो स्टील सिटि, बोकारो को हस्तांतरण की स्वीकृति प्रदान के उपरांत जियाडा द्वारा उक्त भूमि मेसर्स असर्फी हॉस्पिटल लिमिटेड को आवंटित किया गया। तत्पश्चात, आवेदक सं0–1 से 9) द्वारा प्रश्नगत भूमि के हस्तांतरण एवं आवंटन के विरूद्ध माननीय झारखण्ड उच्च न्यायालय, रांची में प्रथम अपील सं0–43/2012 में I.A No 10474/2019 एवं 10491/2019 दाखिल किया गया है। माननीय उच्च न्यायालय द्वारा उक्त याचिका में विपक्षी संख्या–1 से 9 तक दाखिल आवेदन पर अधोहस्ताक्षरी एवं उपायुक्त, बोकारो–सह–क्षेत्रिय निदेशक, झारखण्ड औद्योगिक विकास प्राधिकार, बोकारो को विधिवत सुनवाई कर आदेश पारित करने का निदेश दिया गया है। सर्वप्रथम सभी पक्षों को अपना–अपना पक्ष रखने हेतु सूचना निर्गत की गयी। आवेदक सं0–1 से 9 (उदय शंकर पाल एवं अन्य) की ओर से लिखित पक्ष प्रस्तुत किया गया है। आवेदन में उल्लेख किया गया है कि प्रश्नगत भूमि मौजा–रंगुनी के रकवा–85एकड , स्वत्व वाद सं0–76/2006 (निर्मल कुमार पाल एवं अन्य बनाम मेसर्स सहारा इंडिया कॉमर्शियल कोरपोरेश एवं अन्य) में दिनांक 15.12.2011 को न्याय निर्णय द्वारा डिकी प्राप्त सम्पत्ति का अंश है। प्रश्नगत भूमि के विवरण के संबंध में उल्लेख किया गया है कि मौजा–रंगूनी मौजा नं0–226 के साथ अन्य भूमि मूलतः चन्द्र मोहन	

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दत्ता, शम्भू नाथ दत्ता एवं शशिबाला दासी को दो–दो आना पर अधिकार प्राप्त था, जो कैडस्टल सर्वे खतियान के अंतिम प्रकाशन वर्ष 1925 में दर्ज है। चन्द्र मोहन दत्ता द्वारा उक्त दो आना भूमि को बंधक रख मुरलीधर पाल एवं हरिबोल पाल से ऋण प्राप्त किया था जिनके द्वारा स्वत्व(बंधक) वाद सं0–61/1928 माननीय सब–जज, धनबद के न्यायालय से दिनांक 23.11.1929 को डिकी प्राप्त था। उक्त डिकी प्राप्त भूमि का निष्पादन वाद संख्या–492/1935 द्वारा आम नीलामी के माध्यम से प्राप्त किया गया था। शशिबाला दासी निसंतान मृत्यु हो चुकी है जिसके अंश की भूमि चन्द्रमोहन दत्ता को प्राप्त था। उनकी मृत्यु उपरांत उनके पुत्र सुरेन्द्र नाथ दत्ता उक्त भूमि के उत्तराधिकारी हुए। मुरलीधर पाल एवं हरिबोल पाल द्वारा डिकीधारक शशिधर दासी की बंधक सम्पति की वसूली हेतु निष्पादन वाद सं0–144/1938 दाखिल किया गया, जिसमे उन्हें दखल प्राप्त हुआ था। सुरेन्द्र नाथ दत्ता एवं अन्य के विरूद्ध डिकीधारक सम्पति की वसूली हेतु निष्पादन वाद सं0–138/1940 दाखिल किया गया जिसमें न्यायालय द्वारा दिनांक 17.3.1943 को बिकी कर वसूली की गयी थी। साथ ही शम्भूनाथ दत्ता की सम्पति स्वत्व(बंधक) वाद सं0–23/1930 एवं निष्पादन वाद संख्या–140/1940 द्वारा दिनांक 03.6.1942 द्वारा प्राप्त किया गया था। इस प्रकार मुरलीधर पाल एवं हरिबोल पाल द्वारा प्रश्नगत भूमि के साथ मौजा–रंगुनी के 6–आना सम्पूर्ण सम्पति के स्वामी हो गये। बिहार भूमि सुधार अधिनियम,1950 प्रवृत होने के उपरांत मध्यवर्ती द्वारा उक्त भूमि हेतु रिटर्न दाखिल जिसके आलोक में क्षतिपूर्ति वाद सं0–565/1955–56 अंतर्गत क्षतिपूर्ति निर्धारित किया गया था। तत्पश्चात वर्ष 1962–63 में लगान निर्धारित करते हुए जमाबंदी संख्या–49, 51 से 54 एवं 58 पंजी–2 में कायम हुआ है। अंचल अधिकारी, बाघमारा द्वारा लगान धार्य वाद सं0–1(III)/80–81 एवं 2(III)/80–81 द्वारा निर्णय ऋणी के विरूद्ध जमाबंदी सं0–125 से 128 एवं 154 कायम कर दिया गया था। माननीय समाहर्त्ता, धनबाद के न्यायालय में विविध वाद सं0–05/2008 द्वारा उक्त अंचल अधिकारी, बाघमारा के कायम जमाबंदी के विरूद्ध वाद दाखिल किया गया जिसमें माननीय न्यायालय द्वारा दिनांक 14.7.2009/25.8.2009 में निरस्त करते हुए नीलामी में प्राप्त भू–धारी

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के जमाबंदी को पुनर्स्थापित कर दिया गया। इस प्रकार प्रश्नगत भूमि के साथ रंगुनी मौजा के अन्य भूमि आवेदक को प्राप्त है। उनके द्वारा मौजा–रंगुनी खाता नं0–209(नया) प्लॉट सं0–570, 620, 568 रकवा–11.92 एकड भूमि के हस्तांतरण को रद्द करने का अनुरोध किया गया है।

विपक्षी की ओर से सरकारी अधिवक्ता द्वारा लिखित पक्ष दाखिल किया गया है। उनका कहना है कि प्रश्नगत भूमि पर आवेदक द्वारा उपर्युक्त के आधार पर दावा किया गया है। जबकि प्रश्नगत भूमि गत् सर्वे खतियान एवं पुनरीक्षित सर्वे खतियान अनुसार गैराबाद खाते की भूमि है। पुनरीक्षित खतियान का प्रकाशन कर अधिकार अभिलेख अंतिम रूप दिया गया है। खतियान अनुसार भी प्रश्नगत भूमि गैराबाद खाते की है। उक्त के आधार पर प्रश्नगत भूमि का हस्तांतरण अभिलेख 04/2018–19 द्वारा झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार को विधिवत् रूप से हस्तांतरण किया गया है। हस्तांतरण के उपरांत झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, बोकारो क्षेत्र द्वारा मेसर्स असर्फी हॉस्पिटल लिमिटेड को आवंटित किया गया है। इस प्रकार प्रश्नगत भूमि का हस्तांतरण नियमानुसार वैद्य रूप से किया गया है।

इस संदर्भ में अपर समाहर्त्ता, धनबाद , श्री अमर प्रसाद, कार्यपालक दण्डाधिकारी, धनबाद एवं अंचल अधिकारी, बाघमारा से प्रश्नगत भूमि की संयुक्त रूप से जांच कर प्रतिवेदन की मांग की गयी है। उनके ज्ञापांक 2380 दिनांक 06.6.20 द्वारा संयुक्त जांच प्रतिवेदन समर्पित किया गया है। जांच प्रतिवेदन में उल्लेख किया गया है कि मौजा–रंगुनी, थाना नं0–226, गत सर्वे खतियान अनुसार खाता नं0–66 प्लॉट सं0–604 रकवा–0.65ए0, प्लॉट सं0–603 रकवा–6.50ए0 एवं खाता सं0–71, प्लॉट सं0–584 रकवा–7.38ए0 गैर आबाद मालिक दर्ज है, जो हाल सर्वे में खाता सं0–209, प्लॉट सं0–568 रकवा–0.62ए0, प्लॉट सं0–570 रकवा–6.80ए0 एवं प्लॉट सं0–620 रकवा–4.50ए0 गैर आबाद मालिक दर्ज है। झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, रांची से प्राप्त अधियाचना के आलोक में प्रश्नगत भूमि सशुल्क हस्तांतरण की स्वीकृति प्रदान की गयी है। तत्पश्चात हस्तांतरित भूमि असर्फी हॉस्पिटल लिमिटेड, धनबाद को आवंटित किया गया है। संयुक्त जांच के कम

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में पाया गया कि आवंटित भूमि परती झाडीनुमा है जिसे असर्फी हॉस्पिटल की ओर से सम्पूर्ण भूमि पर 8(आठ)फीट ऊंचा चाहरदिवारी को प्लॉस्टर एवं सफेदी कर घेराबंदी किया गया है। मुख्य मार्ग की ओर चाहरदिवारी के दोनों छोर पर पक्का ढलाई 200–200वर्गफीट भूतल एवं प्रथम तल पूर्ण निर्मित है। साथ ही वर्णित भूमि पर स्टोर रूप, गार्ड आवास, कर्मचारी आवास, मिटिंग रूम, शौचालय एवं पानी के लिए एक बोरिंग पाया गया है। जांच के कम में वाणीव्रत पाल द्वारा दावा/आपत्ति समर्पित किया गया जिसमें प्रश्नगत भूमि की जमाबंदी सं0–49, 51, 52, 53, 54 एवं 58 में सृजन होने का उल्लेख किया गया है। इस संबंध में अंचल अधिकारी, बाघमारा से प्राप्त जमाबंदी संख्या–49, 51, 52, 53, 54 एवं 58 की जांच की गयी जिसमें गत खाता संख्या से सबंधित प्लॉट संख्या–604, 603 एवं 584 दर्ज नहीं पाया गया है। आपत्तिकर्ता द्वारा प्रस्तुत लगान निर्धारण अभिलेख की छायाप्रति में सिर्फ खेवट संख्या का उल्लेख है। खाता एवं खेसरा का जिक नहीं किया गया है। स्थालीय जांच में भूमि पूर्व से ही परती के रूप में बंजर है जिसमें किसी भी व्यक्ति का दखल–कब्जा नहीं था। प्रश्नगत भूमि गत सर्वे एवं हाल सर्वे खतियान में गैराबाद मालिक सरकारी भूमि होने की स्थिति में नियमानुसार औद्योगिक क्षेत्र विकास प्राधिकार(जियाडा) को हस्तांतरण की गयी है।

शेष विपक्षी को पर्याप्त अवसर देने के उपरांत भी उपस्थित नहीं हुआ। आवेदक सं0–1 से 9 के विज्ञ अधिवक्ता एवं सरकारी अधिवक्ता को सुना। साथ ही अपर समाहर्त्ता, धनबाद, कार्यपालक दण्डाधिकारी, धनबाद एवं अंचल अधिकारी, बाघमारा के संयुक्त जांच प्रतिवेदन, उभय पक्ष की ओर से दाखिल लिखित पक्ष एवं कागजात का अवलोकन किया। आवेदक सं0–1 से 9 (उदय शंकर पाल एवं अन्य) द्वारा दाखिल कागजात के आवलोकन से ज्ञात होता है कि प्रश्नगत भूमि गत् सर्वे खतियान अनुसार गैराबाद मालिक खाते की भूमि है। साथ ही प्रश्नगत भूमि प्राप्त करने के संबंध में उनके द्वारा स्वत्व वाद सं0–76/2006 के साथ–साथ अन्य कागजात एवं क्षतिपूर्ति अभिलेख के आधार पर जमाबंदी कायम रहने का दावा किया गया है। साथ ही उनके द्वारा माननीय समाहर्त्ता,धनबाद के न्यायालय के विविध वाद

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संख्या– 05/2008 मे पारित आदेश का भी उल्लेख किया गया है। स्वत्व वाद सं0–76/2006 में दो पक्षकार(व्यक्ति विशेष) द्वारा प्रश्नगत भूमि के अतिरिक्त अन्य भूमि पर अपने अधिकार, हक, हित एवं कब्जा हेतु वाद दाखिल किया था। जबकि प्रश्नगत भूमि गैराबाद खाते की होने के उपरांत भी पक्षकारों द्वारा राज्य सरकार को पक्षकार नहीं बनाया गया। इस प्रकार माननीय समाहर्ता, धनबाद के विविध वाद सं0–05/2008 में आवेदक के जमाबंदी के संबंध में कोई विशिष्ट आदेश पारित नहीं किया गया है। संयुक्त जांच प्रतिवेदन में संलग्न जमाबंदी पंजी के अवलोकन से भी प्रतीत होता है कि गत खाता संख्या से सबंधित प्लॉट संख्या–604, 603 एवं 584 दर्ज नहीं है। साथ ही पुनरीक्षित सर्वे खतियान में भी प्रश्नगत भूमि अनाबाद बिहार सरकार के नाम दर्ज है। पुनरीक्षित सर्वे के कम में छोटानागपुर काश्तकारी अधिनियम, 1908 की धारा–83(1) एवं 83(2) अंतर्गत प्रश्नगत भूमि के खतियान के प्रारूप एवं अंतिम रूप से प्रकाशन किया गया। परंतु आवेदक द्वारा प्रश्नगत भूमि के पुनरीक्षित खतियान के न तो प्रारूप और न ही अंतिम रूप से प्रकाशन के विरूद्ध आपत्ति/दावा दर्ज किया गया है। इस प्रकार अंतिम रूप से प्रकाशित पुनरीक्षित सर्वे खतियान अनुसार प्रश्नगत भूमि अनाबाद बिहार/झारखण्ड सरकार दर्ज है। प्रश्नगत भूमि गत् सर्वे खतियान एवं पुनरीक्षित सर्वे खतियान अनुसार गैराबाद खाते की भूमि है जिसे विधिवत रूप से झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, बोकारो क्षेत्र को हस्तांतरण किया गया है।

अतः उपरोक्त के आलोक में आवेदक सं0–1 से 9 (उदय शंकर पाल एवं अन्य) द्वारा प्रश्नगत भूमि के दावे के संबंध में दाखिल आवेदन को अस्वीकृत किया जाता है। इसकी प्रति उपायुक्त, बोकारो–सह–क्षेत्रिय निदेशक, झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकरण, बोकारो को भेजें।

लेखापित एवं संशोधित

उपायुक्त, धनबाद।

उपायुक्त,धनबाद

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भारत सरकार
GOVERNMENT OF INDIA

अभिषेक प्रियांशु
Abhishek Priyanshu

जन्म वर्ष / Year of Birth : 1989
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भारत सरकार

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E-Aadhaar Letter

नामांकन क्रमांक/Enrolment No.: 1119/20195/30618

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सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Validity unknown
Digitally signed by Sandeep Bhardwaj
Date: 2014.08.29 11:53:57 IST

- आधार देश भर में मान्य है.
- आधार के लिए आपको एक ही बार नामांकन दर्ज करवाने की आवश्यकता है.
- कृपया अपना नवीनतम मोबाइल नंबर तथा ई-मेल पता दर्ज कराएं. इससे आपको विभिन्न सुविधाएं प्राप्त करने में सहूलियत होगी.

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.

भारत सरकार
GOVERNMENT OF INDIA

उदय प्रताप सिंह
Udai Pratap Singh
जन्म तिथि/ DOB: 19/09/1994
पुरुष / MALE

3809 5309 9540

आधार-आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O: नयन प्रकाश सिंह,
खटाल रोड, धैया,
दामोदरपुर, धनबाद,
झारखण्ड - 826004

Address:
S/O: Nayan Prakash Singh, Khatal Road, Dhaiya, Damodarpur, Dhanbad, Jharkhand - 826004

3809 5309 9540

Aadhaar-Aam Admi ka Adhikar

Late Sarabjit Sud
Rajput
9590166093

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद
21.01.21

Land Allotment Certificate

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

Description of Land allotment

Application No...**4000000767**...Allotment order no...**LA/BO/SW/00526/2019**..Issuing Date...**15-07-2019**
For, Plot No...**R/F**...Total Area in Sq.ft...**60,984**Date of PCC...**19-06-2019**..Date of LAC...**19-06-2019**
Name of Region...**Bokaro**..District Name...**Dhanbad**..Industrial Area...**RANGUNI**.. Address:**Khatal Road, Dhaiya, ISM Dhanbad**

1. Name of Applicant ...**Harendra Singh**
2. Nature of Enterprises/Industrial Units...**Service**
3. Address of the Industrial Unit...**r/f , ranguni**
4. Type of Constitution of the Unit ...**Public Limited Company**
5. Product/Products...**asarfi radiation oncology unit with palliative care center**
6. Lease contract Period...**30**
7. Premium Land Price of the Plot:**26,162,136**(Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any:**50 %** (As Jharkhand Gov. Policy)
9. Total Amount Paid (After Incentive, if any): **1,308,107** (Amt.:**1,308,107** GST:**0** Interest: **0** Adjusted Amount : **0)**
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST , with 5% interest)**13,081,068**
11. Annual Land rent payable(+ 18% GST)...**8,277**
12. Annual Maintenance charge payable(+18% GST)...**11,587**
13. Others Charges (+18% GST) if any :**N/A**

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

Unit name..**Asarfi Hospital Limited**.....Industrial Area.....**RANGUNI**..... Village.....**RANGUNI**.....Thana No.....**226**.....Thana...**topchachi** District....**Dhanbad**...Corresponding to Industrial Plot No....**R/F**...

S. No.	Khata No.	Survey Plot No.	Area in Sq.ft/Acre
1	**209**	**620p**	**1.40**
		Total	**1.4**

Digital Signature.....

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

21.04.21

Land Allotment Certificate

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

Description of Land allotment

Application No...**4000000768**...Allotment order no...**LA/BO/SW/00527/2019**..Issuing Date...**15-07-2019**
For, Plot No...**R/E-4**...Total Area in Sq.ft...**21,780**Date of PCC...**19-06-2019**..Date of LAC...**19-06-2019**
Name of Region...**Bokaro**..District Name...**Dhanbad**..Industrial Area...**RANGUNI**.. Address:**Khatal Road, Dhaiya, ISM Dhanbad**

1. Name of Applicant ...**Harendra Singh**
2. Nature of Enterprises/Industrial Units...**Service**
3. Address of the Industrial Unit...**r/e-4 , ranguni**
4. Type of Constitution of the Unit ...**Public Limited Company**
5. Product/Products...**asarfi radiation oncology unit with palliative care center**
6. Lease contract Period...**30**
7. Premium Land Price of the Plot:**9,343,620**(Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any:**50 %** (As Jharkhand Gov. Policy)
9. Total Amount Paid (After Incentive, if any): **467,181** (Amt.:**467,181** GST:**0** Interest: **0** Adjusted Amount : **0)**
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST , with 5% interest)**4,671,810**
11. Annual Land rent payable(+ 18% GST)...**2,956**
12. Annual Maintenance charge payable(+18% GST)...**4,139**
13. Others Charges (+18% GST) if any :**N/A**

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

Unit name..**Asarfi Hospital Limited**.....Industrial Area.....**RANGUNI**..... Village.....**RANGUNI**.....Thana No.....**226**.....Thana...**topchachi** District....**Dhanbad**...Corresponding to Industrial Plot No....**R/E-4**...

S. No.	Khata No.	Survey Plot No.	Area in Sq.ft/Acre
1	209	620p	0.50
		Total	0.5

Digital Signature.....

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

21.04.21

Land Allotment Certificate

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

Description of Land allotment

Application No...**4000000769**...Allotment order no...**LA/BO/SW/00528/2019**..Issuing Date...**15-07-2019**
For, Plot No...**R/E-3**...Total Area in Sq.ft...**21,780**Date of PCC...**19-06-2019**..Date of LAC...**19-06-2019**
Name of Region...**Bokaro**..District Name...**Dhanbad**..Industrial Area...**RANGUNI**.. Address:**Khatal Road, Dhaiya, ISM Dhanbad**

1. Name of Applicant ...**Harendra Singh**
2. Nature of Enterprises/Industrial Units...**Service**
3. Address of the Industrial Unit...**r/e-3, ranguni**
4. Type of Constitution of the Unit ...**Public Limited Company**
5. Product/Products...**asarfi radiation oncology unit with palliative care center**
6. Lease contract Period...**30**
7. Premium Land Price of the Plot:**9,343,620**(Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any:**50 %** (As Jharkhand Gov. Policy)
9. Total Amount Paid (After Incentive, if any): **467,181** (Amt.:**467,181** GST:**0** Interest: **0** Adjusted Amount : **0**)
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST , with 5% interest)**4,671,810**
11. Annual Land rent payable(+ 18% GST)...**2,956**
12. Annual Maintenance charge payable(+18% GST)...**4,139**
13. Others Charges (+18% GST) if any :**N/A**

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

Unit name..**Asarfi Hospital Limited**.....Industrial Area.....**RANGUNI**..... Village.....**RANGUNI**.....Thana No.....**226**.....Thana...**topchachi** District....**Dhanbad**...Corresponding to Industrial Plot No....**R/E-3**...

S. No.	Khata No.	Survey Plot No.	Area in Sq.ft/Acre
1	**209**	**620p**	**0.50**
		Total	**0.5**

Digital Signature.....

मुहर जिला अवर निबंधक
धनबाद
सत्यमेव जयते
21.04.21

Land Allotment Certificate

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Description of Land allotment

Application No...**4000000770**...Allotment order no...**LA/BO/SW/00529/2019**..Issuing Date...**15-07-2019**
For, Plot No...**R/E-2**...Total Area in Sq.ft...**21,780**Date of PCC...**19-06-2019**..Date of LAC...**19-06-2019**
Name of Region...**Bokaro**..District Name...**Dhanbad**..Industrial Area...**RANGUNI**.. Address:**Khatal Road, Dhaiya, ISM Dhanbad**

1. Name of Applicant ...**Harendra Singh**
2. Nature of Enterprises/Industrial Units...**Service**
3. Address of the Industrial Unit...**r/e-2 , ranguni**
4. Type of Constitution of the Unit ...**Public Limited Company**
5. Product/Products...**asarfi radiation oncology unit with palliative care center**
6. Lease contract Period...**30**
7. Premium Land Price of the Plot:**9,343,620**(Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any:**50 %** (As Jharkhand Gov. Policy)
9. Total Amount Paid (After Incentive, if any): **467,181** (Amt.:**467,181** GST:**0** Interest: **0** Adjusted Amount : **0)**
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST , with 5% interest)**4,671,810**
11. Annual Land rent payable(+ 18% GST)...**2,956**
12. Annual Maintenance charge payable(+18% GST)...**4,139**
13. Others Charges (+18% GST) if any :**N/A**

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

Unit name..**Asarfi Hospital Limited**.....Industrial Area.....**RANGUNI**..... Village.....**RANGUNI**.....Thana No.....**226**.....Thana...**topchachi** District....**Dhanbad**...Corresponding to Industrial Plot No....**R/E-2**...

S. No.	Khata No.	Survey Plot No.	Area in Sq.ft/Acre
1	**209**	**620p**	**0.50**
		Total	**0.5**

Digital Signature.....

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

21.04.21

झारखण्ड औधोगिक क्षेत्र विकास प्राधिकार
बोकारो प्रक्षेत्र, बियाडा भवन,
बी0 एस0 सिटी –14

Email ID: mdbiadabokaro@gmail.com

पत्रांक 92 दनांक 01.02.2020

सेवा में,

जिला अवर निबंधक,
जिला निबंधन कार्यालय,
धनबाद,
झारखण्ड।

विषय :– सर्वश्री असर्फी हॉस्पीटल लिमिटेड रंगुनी औधोगिक क्षेत्र धनबाद को आवंटित भुखण्ड संख्या R/E-2, R/E-3, R/E-4, एवं R/F रकवा 2.90 एकड़ का लीज पट्टा निबंधित करने के संबंध में।

महाशय,

उपयुर्क्त विषय सर्वश्री असर्फी हॉस्पीटल लिमिटेड रंगुनी औधोगिक क्षेत्र धनबाद को आवंटित भुखण्ड संख्या R/E-2, R/E-3, R/E-4, एवं R/F रकवा 2.90 एकड़ का लीज पट्टा सम्पन्न कर श्री अभिषेक प्रियांशु, निम्नवर्गीय सहायक, बियाडा के माध्यम से भेजते हुए अनुरोध है कि कृप्या इसे निबंधित करने की कृपा की जाय।

श्री अभिषेक प्रियांशु का हस्ताक्षर नीचे अभिप्रमाणित है।

विश्वासभाजन

31/1/2020

सचिव बियाडा–सह–उप निदेशक,
जियाडा, बोकारो प्रक्षेत्र

Abhishek
(अभिषेक प्रियांशु)
अभिप्रमाणित

31/1/2020

सचिव बियाडा–सह–उप निदेशक,
जियाडा, बोकारो प्रक्षेत्र

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

Transaction Success! Please Note Your Transaction Id.

Name	UdaiPratapSinghOnBehalfOfAsarfiHospitalLimited
Token No / Depositor ID	20210000007755
Amount	418555
Transaction ID	fe60217f51da556fb3b3
GRN	2103944571
CIN	10002162021012107388
Time	2021-01-21 13:52:00

कोरोना को हराना है सफाई को अपनाना है  दो गज की दूरी मास्क है जरूरी

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

Transaction Success! Please Note Your Transaction Id.

Name	UdaiPratapSinghOnBehalfOfAsarfiHospitalLimited
Token No / Depositor ID	20210000007755
Amount	418555
Transaction ID	a69631d5616fd6b1c40b
GRN	2103944766
CIN	10002162021012107515
Time	2021-01-21 13:56:07

कोरोना को हराना है सफाई को अपनाना है  दो गज की दूरी मास्क है जरूरी

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Dhanbad

District Name :- Dhanbad

State Name :- Jharkhand

Deed Endorsement

Token No :- **20210000007755**

Deed Type	Lease
Number of Pages	88
Fee Details	**Stamp Duty** :- Rs. 1111720, **E** :- Rs. 2000, **SP** :- Rs. 1320, **A1** :- Rs. 833790,
Property No.	1
Valuation Details	**Value :-** Rs.0/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** Dhanbad , **Tehsil :-** Baghmara , **Village Name :-** Ranguni **Location :-** Other Road, Ranguni Word No 0 **Property Boundaries** :- East: 592,591,585 & 601., West: 620(P)., South: 625(P), 622(P)., North: 574 (P), 575 , 576 , 577 & 578. **Khata Number** - 209**Plot Number** - 620 **Area Of Land** :- 290.00 Decimal

ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA(Individual)

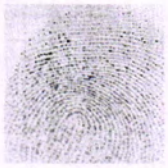
Sh./Smt.**ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA** s/o/d/o/w/o **ANIL KUMAR SINHA** has presented the document for registration in this office today dated :- **21-Jan-2021** Day :- **Thursday** Time :- **15:48:10 PM**

Party Name	Document Type	Document Number

ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA	PAN/UID	679058880955

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA** **Address1 -** PLOT NO C-8 BIADA HOUSING COLONY B.S.CITY BOKARO, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Abhishek Priyanshu **Address:-** Plot No- C/ 8, biada housing colony, , , Bokaro Steel City, , Bokaro, 827012, , Jharkhand, India		LESSOR **Age:**32			
2	**UDAI PRATAP SINGH ON BEHALF OF ASARFI HOSPITAL LIMITED** **Address1 -** KHATAL ROAD DHAIYA, DHANBAD, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Udai Pratap Singh **Address:-** , , , DHAIYA KHATAL ROAD,I.S.M. DHANBAD, DHAIYA, , Dhanbad, 826004, , Jharkhand, India		LESSEE **Age:**26			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**MUKESH KUMAR TIWARI** S/o-D/o **BHUNESHWAR TIWARI** **Address1 -** DHARKIRO , DHANBAD., **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	**VIKRAM KUMAR SINHA** **Address1 -** OREYA, HAZARIBAG, **Address2 -** , , , Jharkhand			

Signature of Operator **Seal and Signature of Registering Officer**

Above signature & thumb Impression are affixed in my presence.

Above mentioned, **(ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA)**, has/have admitted the execution before me. He/ She/ They has / have been identified by **(MUKESH KUMAR TIWARI)** Son/Daughter/Wife of **(BHUNESHWAR TIWARI)** resident of **(DHARKIRO , DHANBAD.)** and by occupation **(Business)**.

Signature of Registering Officer

Date:- **21-Jan-2021**

Seal and Signature of Registering Officer

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

Document Registration Summary 1

Date :-21-Jan-2021

- Government/Market Value: ₹0/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹1111900 /-

Receipt : 425733
Receipt Date : 21-01-2021
Presenter Name: -

On Date 21-01-2021 Presented at SRO - Dhanbad
Signature of Presenter

SRO - Dhanbad

Abhishek

E	₹2000
SP	₹1320
A1	₹833790
Stamp Duty	₹1111900
Total	₹1949010

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	1111720	1111900	-180	GRAS	AsarfiHospitalLimited	• GRN Number : 2103941528 • DEPT Transaction Id : f6bf1f5ac199d72e0f38 • Transaction Type :	14000
				E-STAMP	ASARFI HOSPITAL LIMITED : SURAJ MISHRA	• Certificate Number : IN-JH25720825230123S	1097900
E	2000	2000	0	GRAS	UdaiPratapSinghOnBehalfOfAsarfiHospitalLimited	• GRN Number : 2103944766 • DEPT Transaction Id : a69631d5616fd6b1c40b • Transaction Type :	2000
SP	1320	1320	0	GRAS	UdaiPratapSinghOnBehalfOfAsarfiHospitalLimited	• GRN Number : 2103944766 • DEPT Transaction Id : a69631d5616fd6b1c40b • Transaction Type :	1320
A1	833790	833790	0	GRAS	UdaiPratapSinghOnBehalfOfAsarfiHospitalLimited	• GRN Number : 2103944571 • DEPT Transaction Id : fe60217f51da556fb3b3 • Transaction Type :	418555
				GRAS	UdaiPratapSinghOnBehalfOfAsarfiHospitalLimited	• GRN Number : 2103944766 • DEPT Transaction Id : a69631d5616fd6b1c40b • Transaction Type :	415235
Sub Total	1948830	1949010	-180				

Article : Lease **Number of Pages :** 88

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

कोरोना को हराना है सफाई को अपनाना है  दो गज की दूरी मास्क है जरूरी

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

LESSEE	**-Mr. UDAI PRATAP SINGH ON BEHALF OF ASARFI HOSPITAL LIMITED**, **Address -** KHATAL ROAD DHAIYA, DHANBAD-,**Father/Husband Name** DR NAYAN PRAKASH SINGH , **PAN No.-**,**Permission Case No.-** , **Aadhaar No.** ********9540
LESSOR	**-Mr. ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA**, **Address -** PLOT NO C-8 BIADA HOUSING COLONY B.S.CITY BOKARO-,**Father/Husband Name** ANIL KUMAR SINHA , **PAN No.-**,**Permission Case No.-** , **Aadhaar No.** ********0955

Witness Information	**Mr. VIKRAM KUMAR SINHA** , **Address -** OREYA, HAZARIBAG-, **Father/Husband Name-**PRAMOD KUMAR SINHA

Identifier Details	**Mr. MUKESH KUMAR TIWARI** , **Address -** DHARKIRO , DHANBAD.-, **Father/Husband Name-**BHUNESHWAR TIWARI

Property Id:459737		
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	11,11,720

1	SP	1,320
Total		**1,320**

Property Id:459737		
Fee Rule:Government Original Lease Deed		
1	E	2,000
2	A1	8,33,790
Total		**8,35,790**

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**

मुहर जिला अवर निबंधक

सत्यमेव जयते

धनबाद

Pre Registration Docket

Date :- 21-01-2021 12:01 pm

Office Name :- SRO - Dhanbad
Token No:- 20210000007755

Appoinment :- 21-Jan-2021 Time:- 13:21

Article	Lease
Pre Registration Date	21-Jan-2021
No. Of Pages	44
Stamp Duty	1111720
Paid Stamp Duty	0
Total Fees	₹ 8,37,110.

Property Id: **459737**

Valuation No. : 612165 / 2021	**:-** 2020-2021	**User Id** : 4394	**Date** : 21-January-2021 12:16:PM
State : Jharkhand	**District** : Dhanbad		**Tahsil** : Baghmara
Land Type : Urban	**Corporation** : Ranguni		**Village/City** : Ranguni
Ranguni Word No 0 - Other Road		-	
Khata Number - 209			
Plot Number - 620			

Valuation Rule : Skip Valuation		
Property Details		
1	Land area	290 Decimal
2	Skip Valuation Remark	JIADA LEASE DEED INDUSTRIAL PLOT NO R/B, R/A, R/C-1,2,3,4 & R/D
Calculation Details		
Note : Final Valuation is Rounded to Next 100/-		
Total Valuation ()		**₹0/-**
Total Amount in Words : Rupees Only.		

Land measurement, Sub Part and House No.	**Property Boundaries** East: 592,591,585 & 601., West: 620(P)., South: 625(P), 622(P)., North: 574 (P), 575 , 576 , 577 & 578.
Area	Land area : 290.00 Decimal, Skip Valuation Remark :
Other Description of the Property	Pin Code - 828117
Government/Market Value	0
Transaction Amount	-

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद

Token No.: 20210000007755

CERTIFICATE

Office of the SRO - Dhanbad

This **Lease** was presented before the registering officer on date **21-Jan-2021** by **ABHISHEK PRIYANSHU ON BEHALF OF JIADA REPRESENTED BY THE AUTHORIZED REPRESENTATIVE OF THE REGIONAL DIRECTOR PASHUPATI NATH MISHRA**, S/O, D/O, W/O **ANIL KUMAR SINHA** resident of PLOT NO C-8 BIADA HOUSING COLONY B.S.CITY BOKARO ,.

This deed was registered as Document No:- **2021/DHAN/347/BK1/311** in Book No :- **BK1**,Volume No :- 36 from Page No :- 1 to 88 at, office of **SRO - Dhanbad**

Date:- **21-Jan-2021**

Registering Officer

मुहर जिला अवर निबंधक
सत्यमेव जयते
धनबाद