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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 370661d6a9c16e5021d5

Receipt Date : 04-Mar-2021 04:29:09 pm

Receipt Amount : 96246/-

Amount In Words : Ninety Six Thousands Two Hundred And Forty Six Rupees Only

Token Number : 20210000028875

Office Name : SRO - Saraikela

Document Type : Lease

Payee Name : JAMSHEDPUR MINERALS AND
CHEMICALS REP BY ITS PARTNER
MANOJ KUMAR GUTGUTIA (Vendee)

GRN Number : 2104802470



-: For Office Use :-



JAMSHEDPUR MINERALS & CHEMICALS

Partner

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

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

lease govt valuel - 2405, 125/- Seraikele - 96246/- Seraikele

मूल्यांकन सूची सं अधिकृत

उस्तावज जांच एव सतीकिया

JAMSHEDPUR MINERALS & CHEMICALS
Partner

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



LEASE DEED

THIS DEED OF LEASE IS made on this the 8th day of March 2021 at Seraikella.

BETWEEN

नियम-21 क अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से
अधीन यथावत स्टाम्प सहिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

The Jharkhand Industrial Area Development Authority, Adityapur Region, Vikash Bhawan, Adityapur Represented by its Regional Director authorized Sri PREM RANJAN, Regional Dy. Director/her authorized representative Sri Kita Mohan Tubid S/o. Late Sadhu Singh Tubid Grandson of Late M. P. Singh Tubid aged about 32 years, by Faith – Christian, Nationality – Indian, Local Resident of B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Seraikela-Kharsawan, State – Jharkhand, Addhar Card No. – 8836 7552 3592 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

निबंधन पदाधिकारी

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B. 2020.25
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10/3/21

Regional Deputy Commissioner
Jharkhand Indl. Area Development Authority
Adityapur Region

AND

JAMSHEDPUR MINERALS & CHEMICALS

Partner

08/03/21

M/s JAMSHEDPUR MINERALS & CHEMICALS (PAN NO-AAGFJ4862R), Plot No.-M-7(P)-A, Mouza-Dugni, Jharkhand Industrial Area Development Authority, Adityapur Region, represented by its Partner **Mr. MANOJ KUMAR GUTGUTIA**, S/o Nirmal Kumar Gutgutia, Grandson of Late Hari Ram Gutgutia, aged about 55 years, by occupation Business, by Caste Vaishya by Faith Hindu, Nationality Indian and Local /Permanent Resident of F No-75, Lilac, Ashiana Gardens, Near Tribal Culture Centre Sonari, Sonari, East Singhbhum, Jharkhand-831011, EMAIL-jsrjmc@gmail.com, Addhar No. – 6566 9635 2591 & PAN No-ABEPG4038P, 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.


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A. J. — 

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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 **40075.2Sq. Ft.** of land for setting **LOW CARBON FERRO CHROME/MANGANESE, MANGANESE ORE ROASTING, GRINDING** industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **40075.2 Sq. Ft.** area of land, more fully described in the Land Schedule below, vide **allotment order No. 157/AR dated 12.01.2021** and upon payment of **Rs. 3,36,611/- (Rupees Three lakh thirty six thousand six hundred eleven only)** towards 15 % of full premium of land. The current value of land comes to **Rs 22,88,955.00** as per prevailing rate of JIADA. The lessee has been handed over physical possession of allotted land on **12.01.2021**
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

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LAND SCHEDULE

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DETAILS OF LAND TO BE LEASED OUT M/s JAMSHEDPUR MINERALS & CHEMICALS, Plot No.-M-7 (P)-A, Dugni, JIADA, Adityapur Region,

Village : DUGNI
Thana No.: 199
Thana: Seraikella
Dist.: Seraikella – Kharsawan.

Corresponding to Industrial Plot No. - Plot No-M-7 (P)-A, Dugni, JIADA, Adityapur region.

Survey Plot No.

43 P

Khata No.

529

Total Area 40075.20 Sq. Ft.

BOUNDARY

<u>As per Survey Plot No./Survey Map</u>	<u>As per Industrial Plot No/ Phase Map</u>
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North : 43 P

M-6

South : 43 P

M-7 (P)-B

East : 43 P


M-12(P)-B

West : 43 P

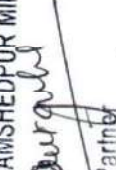
JIADA BOUNDARY

Possession taken over the plot on: **12.01.2021**


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PART-II

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TERMS AND CONDITIONS OF LEASE DEED

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

1. That the scheduled land has been Re-allotted to the lessee by the way of Change of Constitution/Lease Hold Transfer vide Order No-157/AR, Dated 12.01.2021 by the lessor for setting **LOW CARBON FERRO CHROME/MANGANESE, MANGANESE ORE ROASTING, GRINDING** industry in the command area of the lessor for **MANUFACTURING OF LOW CARBON FERRO CHROME/MANGANESE, MANGANESE ORE ROASTING, GRINDING.**
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a remaining period of **30 (Thirty) years** from the date of Allotment i.e. **19.05.2018** and will be remain in force till **18.05.2048** 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



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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 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	

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

5. That the lessee shall pay an annual rent of Rs.10,500.00 (**Rupees Ten Thousand Five Hundred only**) per acre per annum and annual maintenance charges of Rs. 14,700(**Rupees Fourteen thousand Seven Hundred**) 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.
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


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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 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.


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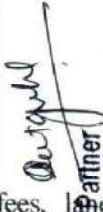
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13. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the 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 Regional 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 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


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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 sqft 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/


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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.

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- 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 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 sqft 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 immoveable 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

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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 sqft 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 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


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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.

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.


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- 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.
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 sqft 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


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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.

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.



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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 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


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 Jharkhand Indl. Area Dev. Authority
 Adityapur Region

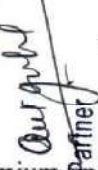
JAMSHEDPUR MINERALS & CHEMICALS

 Partner
 08/02/21

the Companies Act, 1956/2013, wither 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 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





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



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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.
- 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, convents and conditions contained therein.


Regional Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region



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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.

Regional Deputy Director
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Adityapur Region

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08/03/24

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 ineptest of the lessee in the lease hold property shall cease and the lease deed shall stand terminated.


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

JAMSHEDPUR MINERALS & CHEMICALS


Partner

08/03/21

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 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



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



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.
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 and on behalf of

M/s JAMSHEDPUR MINERALS & CHEMICALS

JAMSHEDPUR MINERALS & CHEMICALS



Partner

WITNESSES

1.



A
Amit

8/3/2021
Amit



IN WITNESS WHEREOF THE HAND OF Sri PREM RANJAN,
Regional Dy. 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.



A
Amit

Amit Maity

WITNESSES:

1. AMIT MAITY
S/O Nimai Chand Maity
7, H BLOCK, J.A.P-6,
SIDHGORA, P.O. AGRICO-
JAMSHEDPUR, PURBI SINGHBHUM
JHARKHAND - 831009
2. ROHIT PANDEY
S/O RAJEEV PANDEY
H.NO-8, ARJUN PATH,
GOVINDNAGAR, KADMA,
JAMSHEDPUR, PURBI SINGHBHUM,
JHARKHAND - 831005

Regional Dy. Director/
Authorized Representative
of the Regional Director
Regional Deputy Director
Jharkhand Ind. Area Dev. Authority
Adityapur Region

Amit



A
Amit

Rohit Pandey

Certified that the original lease deed are reproduction of each contains 6249 words.

Amit
8/3/2021
Deed writer
L. NO 3/2017
Seraiwala

For and on behalf of

M/s JAMSHEDPUR MINERALS & CHEMICALS

JAMSHEDPUR MINERALS & CHEMICALS

Amit
Partner

LAND PLAN OF:- M/S JAMSHEDPUR MINERALS & CHEMICALS

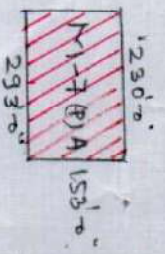
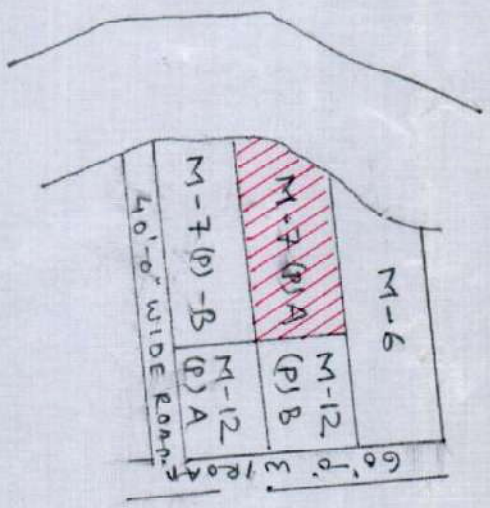
VILLAGE:- DUGNI

THANA No:- 199

THANA :- SARAIKELLA.

DISTT :- SARAIKELLA
KHARSAWAN

SCALE :- 16" = 1 MILE



S. PLOT NO KHATANO

43 - P - 529

AREA :- 40075.2 SFT

INDUSTRIAL PLOT NO:- M-7 (P) A

(DUGNI)

JAMSHEDPUR MINERALS & CHEMICALS

Signature
Partner

Signature

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

Signature

S. plot no

Boundary

Ind plot no

N:-	43 (P)	—	M-6
S:-	43 (P)	—	M-7 (P) B
E:-	43 (P)	└	M-12 (P) B
W:-	43 (P)	—	TIADA Boundary,

Signature
GODRIC KINDO
AMIN

Signature
ADITYA KUMAR PASWAN
AMIN



Provisional Land Allotment Order

This is to certify that M/S...**JAMSHEDPUR FERRO - TECH PRIVATE LIMITED**..represented by Proprietor/Partner/Director/Karta/Authorised Representative namely, Mr./Ms/Mrs/M/S... **SHIV KUMAR AGARWAL** ..has been provisionally 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...**2000000268**...Allotment order no...**PRO/AD/SW/00168/2018**..Issuing Date...**24-03-2018**
For, Plot No...**M-7(P)-A**...Total Area in Sq.ft...**40,075.2**..Date of PCC.**12.12.2017**..Date of LAC...**12.12.2017**

Name of Region...**Adityapur**..District Name...**Saraikela-Kharsawan**..Industrial Area...**Mauza: Dugni, Block: Saraikela**..
Address:**DLX-36, ORCHID, ASHIANA GARDENS, SONARI, JAMSHEDPUR - 831011**

1. Name of Applicant ...**SHIV KUMAR AGARWAL**
2. Nature of Enterprises/Industrial Units...**Manufacturing**
3. Address of the Industrial Unit...**Plot No. :M-7(P)-A, Industrial Area:Mauza: Dugni, Block: Saraikela, District :Saraikela-Kharsawan**
4. Type of Constitution of the Unit ...**Private Limited Company**
5. Product/Products...**Low Carbon Ferro Chrome and Low Carbon Ferro Manganese**
6. Lease contract Period...**30 Years**
7. Premium Land Price of the Plot:**1,560,228 (Reserve Price/ Bid Value/ Floor Price)**
8. Percentage of Incentive in Land cost, if any:**N/A (As per Government Policy)**
9. Net Amount Payable (After Incentive, if any):...**1,560,228 (As per JIADA Regulations, 2016)**
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST, with 5% interest) **184,107**
11. Less: EMD Paid, if any:...**156023**
12. Net Amount Payable(1st Instalment or Full Land Premium after Incentive)...**184,107 (within 30 days of the date of Order).**
13. Annual Land rent payable(+ 18% GST)...**8149**
14. Annual Maintenance charge payable(+18% GST)...**11409**
15. Others Charges (+18% GST) if any :**N/A**

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

Unit name..**JAMSHEDPUR FERRO - TECH PRIVATE LIMITED**.....Industrial Area.....**Mauza: Dugni, Block: Saraikela**.....
Village.....**Dugni**.....Thana No.....**199**.....Thana...**Saraikela** District....**Saraikela-Kharsawan**...Corresponding to Industrial
Plot No...**M-7(P)-A**...

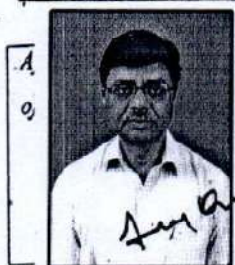
S. No.	Khata No.	Survey Plot No.	Area in Sq.ft/Acre
1	529	43/a	0.92 Acre
Total			0.92

AMIT KUMAR
Digital Signature.....

Digitally signed by **AMIT KUMAR**
Date: 2018.03.28 11:30:02 +05'30'

PHYSICAL POSSESSION CERTIFICATE

This is to certify that in compliance of order No. 529 dated 17.7.18 for giving physical possession of plot/shed we, Circle Inspector of the Authority in presence of Industries Extension Officer and Draftsman -cum- Surveyor handed over physical possession of Plot No/Shed M-7(P) A Phase Dugni of Industrial Area, Adityapur Region Measuring an area of 40075.20 Acre/sqft of land as per plan and plot schedule enclosed in Vill/ Mouza Dugni Thana No 199 Dist. of Seraikela-Kharsawan to M/s Jamshedpur Ferro-Tech Pvt Ltd represented by Mr Manoj Kumar Gutgutia on this the 3rd day of June 2019 at 11.00 am



C.I., JIADA



I.E.O., JIADA



Representative of the Allottee Unit

I, Mr. Manoj Kumar Gutgutia authorized representative of M/s Jamshedpur Ferro-tech Pvt Ltd received physical possession of land/shed of plot /shed No. M-7(P) A Phase Dugni Industrial Area, Adityapur Region measuring an area of 40075.20 Sqft/ Acre of land as per plan and plot schedule enclosed in Village/ Mouza Dugni Thana No. 199 Dist. of Seraikela-Kharsawan from Circle Inspector of the Authority in presence of Industries Extension Officer and Draftsman -cum- Surveyor on this the 3rd day of June 2019 at 11.00 am .



C.I., JIADA



I.E.O., JIADA



Representative of the Allottee Unit

Manoj Kumar Gutgutia



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

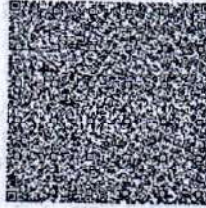
नामांकन क्रम/ Enrolment No.: 0648/00019/10805

Download Date: 08/12/2018

To
मनोज कुमार गुटगुटिया
Manoj Kumar Gutgutia
C/O Nirmal Kumar Gutgutia
F-75 Lilac
Ashiana Gardens
Sonari
Near Tribal Culture Centre
Sonari
East Singhbhum Jharkhand - 831011
9431182371

Generation Date: 28/12/2018

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA GS
DN: cn=UAI, o=UAI, ou=UAI, c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6566 9635 2591

VID : 9198 0376 7005 5529

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मनोज कुमार गुटगुटिया
Manoj Kumar Gutgutia
जन्म तिथि/DOB: 22/02/1965
पुरुष/ MALE



6566 9635 2591

VID : 9198 0376 7005 5529

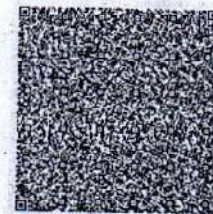
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O नर्मल कुमार गुटगुटिया, एफ-75 लिलक, आशियाना
गार्डन्स, त्रिबल कल्चर सेंटर के पास, सोनारी, सोनारी, पूर्वी
सिंहभूम,
झारखण्ड - 831011

Address:
C/O Nirmal Kumar Gutgutia, F-75 Lilac,
Ashiana Gardens, Near Tribal Culture
Centre, Sonari, Sonari, East Singhbhum,
Jharkhand - 831011



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6566 9635 2591

VID : 9198 0376 7005 5529

help@uidai.gov.in

www.uidai.gov.in

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन 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.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Original

भारत सरकार
INCOME TAX DEPARTMENT
MANOJ KUMAR GUTGUTIA
NIRMAL KUMAR GUTGUTIA
72021965
Permanent Account Number
ABFPG4038P
Signatures



भारत सरकार
GOVT. OF INDIA



02112010

Manoj Kumar





JAMSHEDPUR MINERALS & CHEMICALS
Partners
[Signature]

भारत सरकार
GOVERNMENT OF INDIA

अमित माइती
Amit Maity

जन्म वर्ष / Year of Birth : 1988
पुरुष / Male



3123 4840 5329

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O निमाई चंद माइती, 5, एच ब्लॉक, जे.ए.पी.-6, सिद्धगोड़ा, पो. अग्रिको, जमशेदपुर, पूर्वी सिंहभूम, झारखंड, 831009

Address: S/O Nimai Chand Maity, 7, H BLOCK, J.A.P.-6, SIDHGORA, PO AGRICO, Jamshedpur, Purbi Singhbhum Jharkhand, 831009

1947
1800 180 1947

help@uidai.gov.in

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P.O. Box No 1947
Bengaluru-560 001

Amit Maity

भारत सरकार
GOVERNMENT OF INDIA

रोहित पाण्डेय
Rohit Pandey

जन्म वर्ष / Year of Birth : 1993
पुरुष / Male



6165 2533 5055

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O राजीव पाण्डेय, स० सं० ८,
अर्जुन पथ, गोविन्दनगर, उलियान, कदमा,
पो० - कदमा, जमशेदपुर, पूर्वी सिंहभूम,
झारखण्ड, 831005

Address: S/O Rajeev Pandey, H
NO. 8, ARJUN PATH,
GOVINDNAGAR, ULIYAN,
KADMA, PO - KADMA,
JAMSHEDPUR, Purbi
Singhbhum, Jharkhand, 831005

1947
1800 180 1947

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www
www.uidai.gov.in

P.O. Box No. 1947
Bengaluru - 560 001

Rohit Pandey

भारत सरकार
Government of India



Kita Mohan Tubid
Date of Birth/DOB: 08/01/1989
Male/ MALE



8836 7552 3592
VID: 9155 9734 7019 0301

CS CamScanner
मेरा आधार, मेरी पहचान

अभिलेख
Unique

भारत सरकार
Government of India

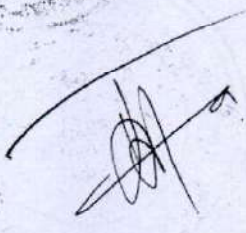
Address:
S/O: Sadhu Singh Tubid, kainua, Daik, West Singhbhum, Jharkhand - 833215



QR Code with Photograph

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VID: 9155 9734 7019 0301

CS CamScanner





Pre Registration Docket

Date :- 04-03-2021 01:09 pm

Office Name :-

Token No:- 20210000028875

Article	Lease
Pre Registration Date	03-Mar-2021
No. Of Pages	35
Stamp Duty	96246
Paid Stamp Duty	0
Total Fees	₹ 75,235.

Property Id: 490866

Valuation No. : 653943 / 2021	:- 2020-2021	User Id : 8843	Date : 04-March-2021 13:25:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Seraikella	
Land Type : Rural	Corporation :	Village/City : Dugni	
Dugni Gram Panchayat Halka No 3 - Other Road -			
Khata Number - 529			
Plot Number - 43 P			
Valuation Rule : Commercial land			
Property Details			
1	Land area	91.91 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 91.91 x 41046=3772537.86	₹37,72,538/-
A	Total		₹37,72,538/-
Note : Final Valuation is Rounded to Next 100/-			

Total Valuation (A)	₹37,72,600/-
Total Amount in Words : Thirty Seven Lakhs Seventy Two Thousands Six Hundred Rupees Only.	

Land measurement, Sub Part and House No.	Property Boundaries East: 43 P, West: 43 P, South: 43 P, North: 43 P
Area	Land area : 91.91 Decimal
Other Description of the Property	Address - MOUZA- DUGNI
Government/Market Value	3772537.86
Transaction Amount	3772600

LESSEE	-Ms. JAMSHEDPUR MINERALS AND CHEMICALS REP BY ITS PARTNER MANOJ KUMAR GUTGUTIA, Address - PLOT NO. M-7 P-A, MOUZA- DUGNI, J.I.A.D.A., ADITYAPUR REGION, RESIDENT OF F NO. 75, LILAC, ASHIANA GARDENS, NEAR TRIBAL CULTURE CENTRE SONARI, EAST SINGHBHUM, JHARKHAND-831011- ,Father/Husband Name NIRMAL KUMAR GUTGUTIA , PAN No.- *****038P,Permission Case No.- , Aadhaar No. *****2591
LESSOR	-Ms. J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID, Address - Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Dist- Seraikella Kharsawan- ,Father/Husband Name LATE SADHU SINGH TUBID , PAN No.- ,Permission Case No.- , Aadhaar No. *****3592

Witness Information	Mr. ROHIT PANDEY , Address - H. NO. 8, ARJUN PATH, GOVINDNAGAR, KADMA, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831005-, Father/Husband Name-RAJEEV PANDEY
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Identifier Details	Mr. AMIT MAITY , Address - 7, H BLOCK, J.A.P.-6, SIDHGORA, P.O. AGRICO, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831009-, Father/Husband Name-NIMAI CHAND MAITY
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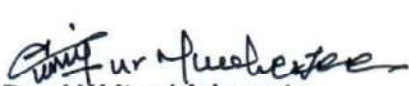
Property Id:490866		
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	96,246

1	SP	1,050
Total		1,050

Property Id:490866		
Fee Rule:Government Original Lease Deed		
1	E	2,000
2	A1	72,185
Total		74,185

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

8/3/2021



Document Registration Summary 1

Date :-10-Mar-2021

- Government/Market Value: ₹3772600/-
- Transaction Amount: ₹3772600 /-
- Paid Stamp Duty: ₹96246 /-

On Date 10-03-2021 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 455411

Receipt Date : 10-03-2021

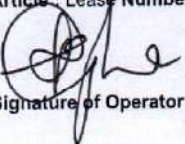
Presenter Name: -

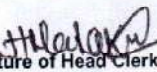
E	₹2000
SP	₹1050
A1	₹72185
Stamp Duty	₹96246

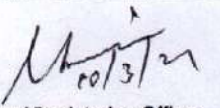
Total ₹171481

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	96246	96246	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104802470 DEPT Transaction Id : 370661d6a9c16e5021d5 Transaction Type :	96246
E	2000	2000	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104802861 DEPT Transaction Id : 3291436c099e2ee55af0 Transaction Type :	2000
SP	1050	1050	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104802861 DEPT Transaction Id : 3291436c099e2ee55af0 Transaction Type :	1050
A1	72185	72185	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104802861 DEPT Transaction Id : 3291436c099e2ee55af0 Transaction Type :	72185
Sub Total	171481	171481	0				

Article : Lease Number of Pages : 70


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- **20210000028875**

Deed Type	Lease
Number of Pages	70
Fee Details	Stamp Duty :- Rs. 96246, E :- Rs. 2000, SP :- Rs. 1050, A1 :- Rs. 72185,
Property No.	1
Valuation Details	Value :- Rs.3772538/- ,Transaction Amount :- Rs.3772600/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Seraikella , Village Name :- Dugni Location :- Other Road, Dugni Gram Panchayat Halka No 3 Property Boundaries :- East: 43 P, West: 43 P, South: 43 P, North: 43 P Khata Number - 529Plot Number - 43 P Area Of Land :- 91.91 Decimal

Sh./Smt. **J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID** s/o/d/o/w/o **LATE SADHU SINGH TUBID** has presented the document for registration in this office






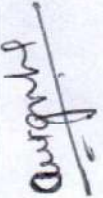
today dated :- **10-Mar-2021** Day :- **Wednesday** Time :- **12:07:48 PM**



J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID(Individual)




Party Name	Document Type	Document Number
J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID	PAN/UID	883675523592

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 KITA MOHAN TUBID Address1 - Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Dist- Seraikella Kharsawan, Address2 - , , Jharkhand PAN No.: , Permission Case No.-	Yes	Kita Mohan Tubid Address:- , , , kainua, Dalki, , West Singhbhum, 833215, , Jharkhand, India		LESSOR Age:30			
2	JAMSHEDPUR MINERALS AND CHEMICALS REP BY ITS PARTNER MANOJ KUMAR GUTGUTIA Address1 - PLOT NO. M- 7 P-A, MOUZA- DUGNI, J.I.A.D.A., ADITYAPUR REGION, RESIDENT OF F NO. 75, LILAC, ASHIANA GARDENS, NEAR TRIBAL CULTURE CENTRE SONARI, EAST SINGHBHUM, JHARKHAND-831011, Address2 - , , Jharkhand PAN No.: ABEPG4038P, Permission Case No.-	Yes	Manoj Kumar Gutgutia Address:- F-75 Lilac, Near Tribal Culture Centre, Ashiana Gardens, Sonari, Sonari, , East Singhbhum, 831011, , Jharkhand, India		LESSEE Age:55			

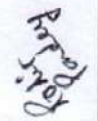
Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AMIT MAITY S/o-D/o NIMAI CHAND MAITY Address1 - 7, H BLOCK, J.A.P.-6, SIDHGORA, P.O. AGRICO, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831009, 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	ROHIT PANDEY Address1 - H. NO. 8, ARJUN PATH, GOVINDNAGAR, KADMA, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831005, Address2 - , , , Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

जिला अवर निबंधक
सरायकेला-खरसाई

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID), has/have admitted the execution before me. He/ She/ They has / have been identified by (AMIT MAITY) Son/Daughter/Wife of (NIMAI CHAND MAITY) resident of (7, H BLOCK, J.A.P.-6, SIDHGORA, P.O. AGRICO, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831009) and by occupation (Service).

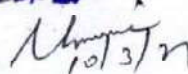
Signature of Registering Officer

Date:- 10-Mar-2021

Seal and Signature of Registering Officer

जिला अवर निबंधक
सरायकेला-खरसाई

Execution by प्रेम रंजन
 who is authorized by the Regional Director
 under the provisions of Section 17 of the
 Act XVI of 1908
 Seal and Signature


10/3/21

Token No.: 20210000028875

CERTIFICATE

Office of the SRO - Saraikela

This Lease was presented before the registering officer on date **10-Mar-2021** by **J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID, S/O, D/O, W/O LATE SADHU SINGH TUBID** resident of Jiada, Adityapur Region Adityapur, Dist- Saraikella Kharsawan, Jharkhand, Local Resident of B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Dist- Saraikella Kharsawan

This deed was registered as Document No:- **2021/SAR/902/BK1/855** in Book No :- **BK1**, Volume No :- **134** from Page No :- 523 to 592 at, office of **SRO - Saraikela**

Date:- **10-Mar-2021**



Registering Officer

901

854



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 6d23cb6674e734986428

Receipt Date : 04-Mar-2021 04:59:08 pm

Receipt Amount : 154927/-

Amount In Words : One Lakh Fifty Four Thousands Nine Hundred And Twenty Seven Rupees Only

Token Number : 20210000028876

Office Name : SRO - Saraikela

Document Type : Lease

Payee Name : JAMSHEDPUR MINERALS AND
CHEMICALS REP BY ITS PARTNER
MANOJ KUMAR GUTGUTIA (Vendee)

GRN Number : 2104803256



-: For Office Use :-



JAMSHEDPUR MINERALS & CHEMICALS

Partner

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

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय

Lease 80% value - 8832150 + Stamp - 159923 | Seraikella
मुल्यांकन सूची से जांच किया

दस्तावेज जांच एवं महापत्र

JAMSHEDPUR MINERALS & CHEMICALS
Partner 8/03/2021

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



LEASE DEED

THIS DEED OF LEASE IS made on this the 8th day of March 2021 at
Seraikella.

BETWEEN

नियम-21 क अधीन ग्राह्य
भारतीय स्टाम्प अधिनियम
(इण्डियन स्टाम्प एक्ट-1899) की
अनुसूची-1 या 1 (क) से
अधीन गथायत स्टाम्प सहिय या
स्टाम्प शुल्क से विमुक्त या
स्टाम्प शुल्क अपेक्षित नहीं।

The **Jharkhand Industrial Area Development Authority, Adityapur Region, Vikash Bhawan, Adityapur** Represented by its Regional Director authorized **Sri PREM RANJAN**, Regional Dy. Director/her authorized representative **Sri Kita Mohan Tubid S/o. Late Sadhu Singh Tubid Grandson of Late M. P. Singh Tubid** aged about 32 years, by Faith - Christian, Nationality - Indian, Local Resident of **B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Seraikela-Kharsawan, State - Jharkhand, Addhar Card No. - 8836 7552 3592** 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

2021 निबंधन एवं प्रकाश
Refar
AED-116169.50
B. 2000.00
116169.50
9/3/2021

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

AND

JAMSHEDPUR MINERALS & CHEMICALS

Partner

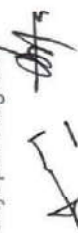
08/03/21


M/s **JAMSHEDPUR MINERALS & CHEMICALS**, Plot No.-M-12(P)-B, Mouza-Dugni, Jharkhand Industrial Area Development Authority, Adityapur Region, represented by its Partner **Mr. MANOJ KUMAR GUTGUTIA**, S/o Nirmal Kumar Gutgutia, Grandson of Late Hari Ram Gutgutia, aged about 55 years, by occupation Business, by Caste Vaishya by Faith Hindu, Nationality Indian and Local /Permanent Resident of F No-75, Lilac, Ashiana Gardens, Near Tribal Culture Centre Sonari, Sonari, East Singhbhum, Jharkhand-831011, EMAIL-jsrjmc@gmail.com, Addhar No. – 6566 9635 2591 & PAN No- ABEPG4038P, 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

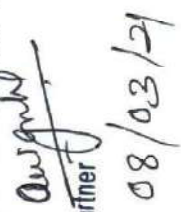

Regional Deputy Director
Jharkhand Indl. Area Dev. Authority
Adityapur Region


JAMSHEDPUR MINERALS & CHEMICALS

Partner
08/03/21

for setting ^{JEP} 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 **28314 Sq. Ft.** of land for setting **LOW CARBON FERRO CHROME/MANGANESE & MANUFACTURING OF ALUMINIUM POWDER** industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **28314 Sq. Ft.** area of land, more fully described in the Land Schedule below, vide **allotment order No. LA/AD/SW/00181/2018** dated **12.01.2003.05.2018** and upon payment of **Rs. 37,90,000/- (Rupees Thirty Seven lakh Ninety thousand only)** towards full premium of land. The current value of land comes to Rs 16,17,197.00 as per prevailing rate of JIADA. The lessee has been handed over physical possession of allotted land on **03.06.2019**
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/ shed. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed


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

JAMSHEDPUR MINERALS & CHEMICALS

 Partner
08/03/21

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT M/s JAMSHEDPUR
 MINERALS & CHEMICALS, Plot No.- M-12(P)-B, Dugni, JIADA,
 Adityapur Region,

Village : DUGNI
 Thana No.: 199
 Thana: Seraikella
 Dist.: Seraikella – Kharsawan.

Corresponding to Industrial Plot No. - Plot No-M-12 (P)-B, Dugni,
 JIADA, Adityapur region.

<u>Survey Plot No.</u>	<u>Khata No.</u>
43 P	529

.....

Total Area 28314 Sq. Ft.

BOUNDARY

<u>As per Survey Plot No./Survey Map</u>	<u>As per Industrial Plot No/ Phase Map</u>
North : 43 P	M-6
South : 43 P	M-12 (P)-A
East : 43 P	60'-0" Wide Road
West : 43 P	M-7 (P)-A

Possession taken over the plot on: **03.06.2019**

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

PART-II

JAMSHEDPUR MINERALS & CHEMICALS


Partner
08/02/21

TERMS AND CONDITIONS OF LEASE DEED

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

1. That the scheduled land has been allotted to the lessee by the lessor for setting **LOW CARBON FERRO CHROME/MANGANESE & MANUFACTURING OF ALUMINIUM POWDER** industry in the command area of the lessor for Manufacturing Of **Low Carbon Ferro Chrome/Manganese & Manufacturing Of Aluminum Powder**
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a remaining period of **30 (Thirty) years** from the date of Allotment i.e. **03.05.2018** and will be remain in force till **02.05.2048** 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

 25.2
 Regional Deputy Director
 Jharkhand Indl. Area Dev. Authority
 Adityapur Region

JAMSHEDPUR MINERALS & CHEMICALS

 Partner
 08/08/21

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 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	

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

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


RAMSHEDPUR MINERALS & CHEMICALS

Partner
08/03/21

5. That the lessee shall pay an annual rent of Rs. ~~10,500.00~~ **10,500.00 (Rupees Ten Thousand Five Hundred only)** per acre per annum and annual maintenance charges of **Rs. 14,700 (Rupees Fourteen thousand Seven Hundred)** 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.
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.


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



JAMSHEDPUR MINERALS & CHEMICALS

Partner
08/02/21

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 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

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

JAMSHEDPUR MINERALS & CHEMICALS
Partner

08/03/21

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 Regional 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 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 atleast 7 (seven) days prior to the auction sale of the scheduled

Handwritten signature and initials, possibly "25.2", and a stamp from the Adityapur Region of the Jharkhand State Industrial Development Corporation (JSIDCO).

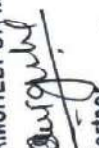
JAMSHEDPUR MINERALS & CHEMICALS
Handwritten signature and the word "Partner" below it, with a date "08/03/21" written to the right.

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 sqft 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 Regional Director of the Authority. The lessor shall respond to the lessee within ninety days from the date of submission of plan with


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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 another spell of 6 (six) months under extra ordinary circumstances to the satisfaction and with prior

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approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per sqft 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 immoveable 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 @


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Rs.10.00 (Ten) per sqft 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 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

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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.

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

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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.
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 sqft 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.

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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.

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:-

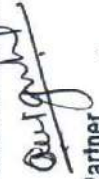
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- i. The lessee is not holding any dues to authority and shall submit NOC from financial institutions for which Lessor has accorded permission/no objection for mortgage or the lessee has pledged lease deed with any financial institution.
- ii. The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


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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 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.

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- 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.

- 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, convents 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.

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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.
44. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if


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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 ineptest 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


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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 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.


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



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.
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 and on behalf of

M/s JAMSHEDPUR MINERALS & CHEMICALS

JAMSHEDPUR MINERALS & CHEMICALS


Partner

WITNESSES

1.



A
8/3/2021

certified
8/3/2021

Outgub



IN WITNESS WHEREOF THE HAND OF Sri PREM RANJAN, Regional Dy. 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.

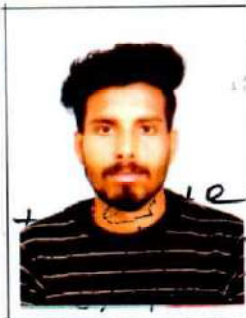


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8/3/2021

Armit Maity

WITNESSES:

1. AMIT MAITY
S/O NIMAI CHAND MAITY
7. H BLOCK, J. A. P. - 6,
1 SIDHSEERA, P.O. AGRICO,
JAMSHEDPUR, PURBI SINGHBHUM
JHARKHAND - 831009



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8/3/2021

Rohit Pandey

2. ROHIT PANDEY
S/O RAJEEV PANDEY
H. NO. 8, ARJUN PATH,
GOVENDNAGAR, KADMA,
JAMSHEDPUR, PURBI SINGHBHUM,
JHARKHAND - 831005

Certified that the original lease deed are reproduction of each contains 6244 words.

Regional Dy. Director/
Authorised Representative
of the Regional Director
Jharkhand Ind. Area Dev. Authority
Adityapur Region

Signature of Regional Dy. Director

Signature of Deed writer
8/3/2021
Deed writer
L. NO 3/2017
Seraikeela

For and on behalf of

M/s JAMSHEDPUR MINERALS & CHEMICALS

JAMSHEDPUR MINERALS & CHEMICALS

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Signature of Partner
Partner

LAND PLAN: M15 JAMSHEDPUR MINERALS & CHEMICALS

VILLAGE:- DUGNI

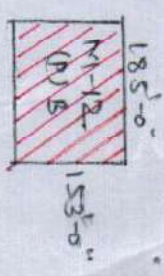
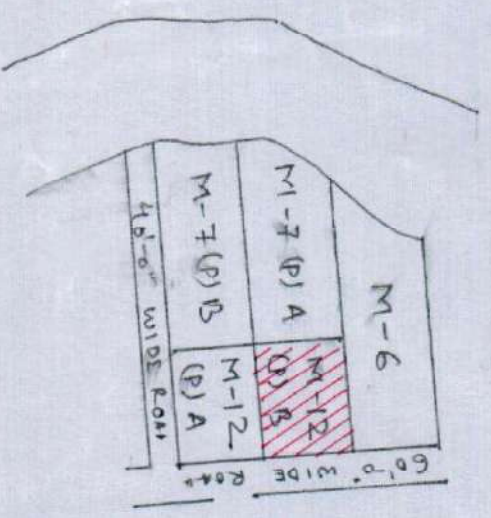
THANAND:- 199

THANA:- SARAIKELLA.

DIST:- SARAIKELLA.

KHARSAWAN

SCALE :- 1" = 1 MILE



S. Plot No KHATANO

43 - P - 529

AREA:- 28314 SFT

INDUSTRIAL PLOT NO:- M-12 (P) B DUGNI

JAMSHEDPUR MINERALS & CHEMICALS



Signature
Partner

Signature
Anil Kumar
C.I. JIADA
Adityapur Region

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

S. Plot No	Grid Plot No	Boundary
N:- 43 (P)	M-6	-
S:- 43 (P)	M-12 (P) A	-
E:- 43 (P)	60'-0" WIDE ROAD.	-
W:- 43 (P)	M 7 (P) A	-

Signature
GODRIC KINDO
AMIN

JHARKHAND INDUSTRIAL AREA DEV. AUTHORITY
ADITYAPUR REGION

Signature
ADITYA KUMAR PASWAN
AMIN

JHARKHAND INDUSTRIAL AREA DEV. AUTHORITY
ADITYAPUR REGION

Signature



Provisional Land Allotment Order

This is to certify that M/S...**JAMSHEDPUR MINERALS & CHEMICALS**..represented by Proprietor/Partner/Director/Karta/Authorised Representative namely, Mr./Ms/Mrs/M/S... **MANOJ KUMAR GUTGUTIA** ..has been provisionally 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...**2000000328**...Allotment order no...**PRO/AD/SW/00181/2018**..Issuing Date...**29-03-2018**
For, Plot No...**M-12(P)-B**... Total Area in Sq.ft...**28,314**..Date of PCC.**17.02.2018**..Date of LAC...**17.02.2018**

Name of Region...**Adityapur**..District Name...**Saraikela-Kharsawan**..Industrial Area...**Mauza: Dugni, Block: Saraikela**..
Address:**B-29(P) , VITH PHASE, INDUSTRIAL AREA, GAMHARIA, JAMSHEDPUR - 832108**

1. Name of Applicant ...**MANOJ KUMAR GUTGUTIA**
2. Nature of Enterprises/Industrial Units...**Manufacturing**
3. Address of the Industrial Unit...**Plot No. :M-12(P)-B, Industrial Area:Mauza: Dugni, Block: Saraikela, District :Saraikela-Kharsawan-**
4. Type of Constitution of the Unit ...**Registered Partnership firm**
5. Product/Products...**1. LOW CARBON FERRO MANGANESE 2.LOW CARBON FERRO CHROME**
6. Lease contract Period...**30 Years**
7. Premium Land Price of the Plot:**3,790,000** (Reserve Price/ Bid Value/ Floor Price)
8. Percentage of Incentive in Land cost, if any:**N/A** (As per Government Policy)
9. Net Amount Payable (After Incentive, if any):...**3,790,000** (As per JIADA Regulations, 2016)
10. 10 equal half early instalments payable in spread of 5 years (with Applicable GST , with 5% interest) **447,220**
11. Less: EMD Paid; if any:...**150000**
12. Net Amount Payable(1st Instalment or Full Land Premium after Incentive)...**297220** (within 30 days of the date of Order).
13. Annual Land rent payable(+ 18% GST)...**5758**
14. Annual Maintenance charge payable(+18% GST)...**8061**
15. Others Charges (+18% GST) if any :**N/A**

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

Unit name...**JAMSHEDPUR MINERALS & CHEMICALS**.....Industrial Area.....**Mauza: Dugni, Block: Saraikela**.....
Village.....**Dugni**.....Thana No.....**199**.....Thana...**Saraikela** District....**Saraikela-Kharsawan**...Corresponding to Industrial
Plot No....**M-12(P)-B**...

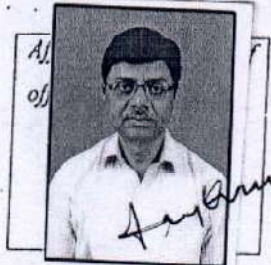
AMIT KUMAR

Digitally signed by AMIT KUMAR
Date: 2018.03.29 08:14:26
+05'30'

Digital Signature.....

PHYSICAL POSSESSION CERTIFICATE

This is to certify that in compliance of order No. 514 dated 17.7.18 for giving physical possession of plot/shed we, Circle Inspector of the Authority in presence of Industries Extension Officer and Draftsman -cum- Surveyor handed over physical possession of Plot No/Shed M-12(P) B Phase Dugni of Industrial Area, Adityapur Region Measuring an area of 28314 Acre/sqft of land as per plan and plot schedule enclosed in Vill/ Mouza Dugni Thana No 199 Dist. of Seraikela-Kharsawan to M/s Jamshedpur Minerals & Chemicals represented by Mr Manoj Kumar Gultgutia on this the 3rd day of June 2019 at 11.00 am.



C.I., JIADA



I.E.O., JIADA



F

I, Mr. Manoj Kumar Gultgutia authorized representative of M/s Jamshedpur Minerals & Chemicals received physical possession of land/shed of plot /shed No. M-12(P) B Phase Dugni Industrial Area, Adityapur Region measuring an area of 28314 Sqft/ Acre of land as per plan and plot schedule enclosed in Village/ Mouza Dugni Thana No. 199 Dist. of Seraikela-Kharsawan from Circle Inspector of the Authority in presence of Industries Extension Officer and Draftsman -cum- Surveyor on this the 3rd day of June 2019 at 11.00 am



C.I., JIADA



I.E.O., JIADA



Representative of the Allottee Unit

Manoj Kumar Gultgutia
3.6.19

आयकर विभाग
INCOME TAX DEPARTMENT
JAMSHEDPUR MINERALS &
CHEMICALS

भारत सरकार
GOVT. OF INDIA

01/07/2007
Permanent Account Number
AAGFJ4862R

भारत सरकार
भारत सरकार

07112008

JAMSHEDPUR MINERALS & CHEMICALS
Partner
Partner

आयकर विभाग

INCOME TAX DEPARTMENT

MAMOU KUMAR GUTGUTIA

NIRMAL KUMAR GUTGUTIA

22/02/1965

Permanent Account Number

ABEPG4038P

Signature

(Handwritten signature)



भारत सरकार
GOVT. OF INDIA



02112010

(Handwritten signature)



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

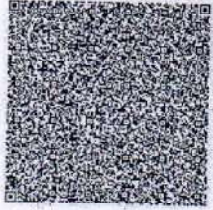
नामांकन क्रम/ Enrolment No.: 0648/00019/10805

To
मनोज कुमार गुटगुटिया
Manoj Kumar Gutgutia
C/O Nirmal Kumar Gutgutia
F-75 Lilac
Ashiana Gardens
Sonari
Near Tribal Culture Centre
Sonari
Sonari
East Singhbhum Jharkhand - 831011
9431182371

Download Date: 08/12/2018

Generation Date: 28/11/2018

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2018.12.08 12:32:11
IST



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

6566 9635 2591

VID : 9198 0376 7005 5529

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



मनोज कुमार गुटगुटिया
Manoj Kumar Gutgutia
जन्म तिथि/DOB: 22/02/1965
पुरुष/ MALE

6566 9635 2591

VID : 9198 0376 7005 5529

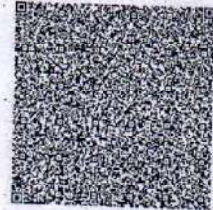
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
C/O निर्मल कुमार गुटगुटिया, एफ-75 लिलक, आशियाना
गार्डन्स, त्रिबल कल्चर सेंटर के पास, सोनारी, सोनारी, पूर्वी
सिंहभूम,
झारखण्ड - 831011

Address:
C/O Nirmal Kumar Gutgutia, F-75 Lilac,
Ashiana Gardens, Near Tribal Culture
Centre, Sonari, Sonari, East Singhbhum,
Jharkhand - 831011



QR Code with Photograph

6566 9635 2591

VID : 9198 0376 7005 5529

Signature

भारत सरकार
GOVERNMENT OF INDIA

अमित माइती
Amit Maity

जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



3123 4840 5329

आधार - आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O निमाई चान माइती, ज. एच
ब्लॉक, ज.ए.पी.-6, सिधगोड़ा पो
सिधगोड़ा, जमशेदपुर, पूर्वी सिन्धुभूम,
झारखंड, 831009

Address: S/O Nimai Chand Maity,
7, H BLOCK, J.A.P -6,
SIDHGORA, PO AGRICO,
Jamshedpur, Purbi Singhbhum,
Jharkhand, 831009

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

PO Box No.1947,
Bengaluru-560 001

Amit Maity

भारत सरकार
GOVERNMENT OF INDIA

रौहित पाण्डेय
Rohit Pandey

जन्म वर्ष / Year of Birth : 1993
पुरुष / Male

6165 2533 5055

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O राजीव पाण्डेय, म० सं०. ८,
अर्जुन पथ, गोविन्दनगर, उलियान, कदमा,
पो० - कदमा, जमशेदपुर, पूर्वी विहार,
भारत, 831005

Address: S/O Rajeev Pandey, H
NO. 8, ARJUN PATH,
GOVINDNAGAR, ULIYAN,
KADMA, PO - KADMA,
JAMSHEDPUR, Jharkhand,
831005

1947
1669 180 1947

mailto:uaid@uaid.gov.in

www.uaid.gov.in

PO Box No: 1647
Bengaluru-560 003

Rohit Pandey

भारत सरकार
Government of India



Kita Mohan Tubid
Date of Birth/DOB: 08/01/1989
Male/ MALE

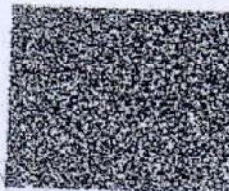


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VID: 9155 9734 7019 0301

मेरा आधार, मेरी पहचान

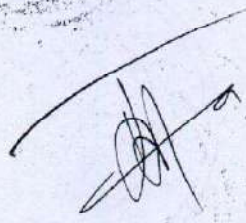
भारत सरकार
Government of India

Address:
S/O: Sadhu Singh Tubid, kainua, Dalici,
West Singhbhum,
Jharkhand - 833215



8836 7552 3592
VID: 9155 9734 7019 0301

QR Code with Photograph





Pre Registration Docket

Date :- 04-03-2021 01:15 pm

Office Name :- SRO - Saraikela
Token No:- 20210000028876

Appoinment :- 06-Mar-2021 Time:- 10:5

Article	Lease
Pre Registration Date	03-Mar-2021
No. Of Pages	35
Stamp Duty	154927
Paid Stamp Duty	0
Total Fees	₹ 1,19,246.

Property Id: **490903**

Valuation No. : 654008 / 2021	:- 2020-2021	User Id : 8843	Date : 04-March-2021 13:51:PM
State : Jharkhand	District : SaraikelaKharsawan	Tahsil : Seraikella	
Land Type : Rural	Corporation :	Village/City : Dugni	
Dugni Gram Panchayat Halka No 3 - Other Road			-
Khata Number - 529			
Plot Number - 43 P			
Valuation Rule : Commercial land			
Property Details			
1	Land area	64.94 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 64.94 x 41046=2665527.24	₹26,65,527/-
A	Total		₹26,65,527/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹26,65,600/-
Total Amount in Words : Twenty Six Lakhs Sixty Five Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: 43 P, West: 43 P, South: 43 P, North: 43 P
Area	Land area : 64.94 Decimal
Other Description of the Property	Address - MOUZA- DUGNI
Government/Market Value	2665527.24
Transaction Amount	2665600

LESSEE	-Ms. JAMSHEDPUR MINERALS AND CHEMICALS REP BY ITS PARTNER MANOJ KUMAR GUTGUTIA, Address - PLOT NO. M-12 P-B, MOUZA- DUGNI, J.I.A.D.A., ADITYAPUR REGION, RESIDENT OF F NO. 75, LILAC, ASHIANA GARDENS, NEAR TRIBAL CULTURE CENTRE SONARI, EAST SINGHBHUM, JHARKHAND-831011- ,Father/Husband Name NIRMAL KUMAR GUTGUTIA , PAN No.- *****038P,Permission Case No.- , Aadhaar No. *****2591
LESSOR	-Ms. J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID, Address - Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of B/2, Aiada Nagar, Adityapur. Near Ashiana, Adityapur, Dist- Seraikella Kharsawan- ,Father/Husband Name LATE SADHU SINGH TUBID , PAN No.- ,Permission Case No.- , Aadhaar No. *****3592

Witness Information	Mr. ROHIT PANDEY , Address - H. NO. 8, ARJUN PATH, GOVINDNAGAR, KADMA, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831005-, Father/Husband Name-RAJEEV PANDEY
---------------------	---

Identifier Details	Mr. AMIT MAITY , Address - 7, H BLOCK, J.A.P.-6, SIDHGORA, P.O. AGRICO, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831009-, Father/Husband Name-NIMAI CHAND MAITY
--------------------	--

Property Id:490903		
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	1,54,927

1	SP	1,050
Total		1,050

Property Id:490903		
Fee Rule:Government Original Lease Deed		
1	E	2,000
2	A1	1,16,196
Total		1,18,196

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.

Christine Lumberjee
Deed Writer / Advocate

August
Vendee / Claimant

[Signature]
Vendor / Executant



Document Registration Summary 1

Date :-10-Mar-2021

- Government/Market Value: ₹2665600/-
- Transaction Amount: ₹2665600 /-
- Paid Stamp Duty: ₹154927 /-

On Date 10-03-2021 Presented at SRO - Saraikela
Signature of Presenter

SRO - Saraikela

Receipt : 455412

Receipt Date : 10-03-2021

Presenter Name: -

E ₹2000
SP ₹1050
A1 ₹116196
Stamp Duty ₹154927

Total ₹274173






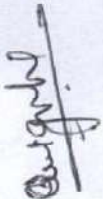
Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	154927	154927	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104803256 DEPT Transaction Id : 6d23cb6674e734986428 Transaction Type :	154927
E	2000	2000	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104803597 DEPT Transaction Id : d2257452b40d6fb73380 Transaction Type :	2000
SP	1050	1050	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104803597 DEPT Transaction Id : d2257452b40d6fb73380 Transaction Type :	1050
A1	116196	116196	0	GRAS	JamshedpurMineralsAndChemicalsRepByItsPartnerManojKumarGutgutia	GRN Number : 2104803597 DEPT Transaction Id : d2257452b40d6fb73380 Transaction Type :	116196
Sub Total	274173	274173	0				

Article : Lease Number of Pages : 70

Signature of Operator

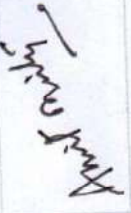
Signature of Head Clerk

Signature of Registering Officer

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 KITA MOHAN TUBID Address1 - Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Dist- Seraikella Kharsawan, Address2 - , , Jharkhand PAN No.: , Permission Case No.-	Yes	Kita Mohan Tubid Address:- , , , kainua, Dalki, , West Singhbhum, 833215, , Jharkhand, India		LESSOR Age:30			
2	JAMSHEDPUR MINERALS AND CHEMICALS REP BY ITS PARTNER MANOJ KUMAR GUTGUTIA Address1 - PLOT NO. M- 12 P-B, MOUZA- DUGNI, J.I.A.D.A., ADITYAPUR REGION, RESIDENT OF F NO. 75, LILAC, ASHIANA GARDENS, NEAR TRIBAL CULTURE CENTRE SONARI, EAST SINGHBHUM, JHARKHAND-831011, Address2 - , , Jharkhand PAN No.: ABEPG4038P, Permission Case No.-	Yes	Manoj Kumar Gutgutia Address:- F-75 Lilac, Near Tribal Culture Centre, Ashiana Gardens, Sonari, Sonari, , East Singhbhum, 831011, , Jharkhand, India		LESSEE Age:55			

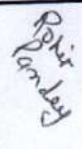
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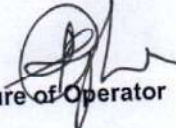
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
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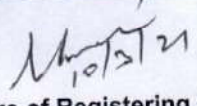
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	AMIT MAITY S/o-D/o NIMAI CHAND MAITY Address1 - 7, H BLOCK, J.A.P.-6, SIDHGORA, P.O. AGRICO, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831009, Address2 - . . . Jharkhand PAN No.:			

Witness:

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

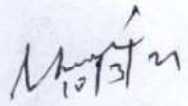
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ROHIT PANDEY Address1 - H. NO. 8, ARJUN PATH, GOVINDNAGAR, KADMA, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831005, Address2 - . . . Jharkhand			

Signature of Operator 

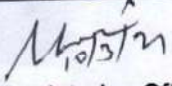
Seal and Signature of Registering Officer

 जिला अवर निबंधक
 सरायकेला-खरसावाँ

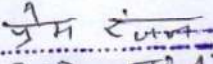
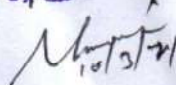
Above signature & thumb Impression are affixed in my presence.

Above mentioned, (J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID), has/have admitted the execution before me. He/ She/ They has / have been identified by (AMIT MAITY) Son/Daughter/Wife of (NIMAI CHAND MAITY) resident of (7, H BLOCK, J.A.P.-6, SIDHGORA, P.O. AGRICO, JAMSHEDPUR, PURBI SINGHBHUM, JHARKHAND-831009) and by occupation (Business).

Signature of Registering Officer


Date:- 10-Mar-2021

Seal and Signature of Registering Officer

 जिला अवर निबंधक
 सरायकेला-खरसावाँ

Execution by 
 who is assigned (R.D.) J.I.A.D.A.
 and in this office by Section 28
 Act XVI of 1907
 Seal and Signature


Token No.: 20210000028876

CERTIFICATE

Office of the SRO - Saraikela

This Lease was presented before the registering officer on date **10-Mar-2021** by **J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN AUTHORIZED REPRESENTATIVE KITA MOHAN TUBID, S/O, D/O, W/O LATE SADHU SINGH TUBID** resident of Jiada, Adityapur Region Adityapur, Dist- Seraikella Kharsawan, Jharkhand, Local Resident of B/2, Aiada Nagar, Adityapur, Near Ashiana, Adityapur, Dist- Seraikella Kharsawan

.. This deed was registered as Document No:- **2021/SAR/901/BK1/854** in Book No :- **BK1**, Volume No :- 134 from Page No :- 453 to 522 at, office of **SRO - Saraikela**

Date:- **10-Mar-2021**



Registering Officer