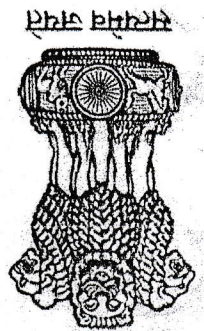


INDIA NON JUDICIAL

Government of Jharkhand

e-Stamp



Certificate No.	IN-JH07813184330674P
Certificate Issued Date	30-Nov-2017 10:39 AM
Account Reference	NONACC (FI)/jhdopc07/DEOGHAR/JH-DG
Unique Doc. Reference	SUBIN-JHJDOPJCO71192118252399P
Purchased by	RAJIV KUMAR
Description of Document	Article 35 Lease
Property Description	INDUSTRIAL PLOT NO-E-3 AND E-6 INDUSTRIAL AREA JASIDIH, DEOGHAR
Consideration Price (Rs.)	1,19,640
First Party	JIADA S P REGION DEOGHAR
Second Party	RAJIV KUMAR
Stamp Duty Paid By	RAJIV KUMAR
Stamp Duty Amount (Rs.)	13,100

(One Lakh Nineteen Thousand Six Hundred And Forty only)  
 (Thirteen Thousand One Hundred only)



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ATTESTED

17/11/17  
 17/12/17  
 K. S. Singh  
 Rajiv Kumar

0002884322

NOTARY (REGD NO. 228/10)  
 GOVT. OF JHARKHAND  
 JASIDIH, DEOGHAR

Rajiv Kumar

19.12.17

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पूजा प्रसाद देवी के अर्पण  
 कर गणेशाय नमो  
 ललाय को भी देवताय

17/3  
 19/11/17

Statutory Alert:  
 1. The authenticity of this Stamp Certificate should be verified at "www.sholestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.  
 2. The onus of checking the legitimacy is on the users of the certificate.  
 3. In case of any discrepancy please inform the Competent Authority.

**LEASE-DEED**

This INDENTURE made this day of 9th day of December 2017

BETWEEN the REGIONAL DEPUTY DIRECTOR, JHARKHAND

INDUSTRIAL AREA DEVELOPMENT AUTHORITY, SANTHAL PRAGANA REGION, DEOGHAR (JIADA) Earlier known as Santal Pargana Industrial

Area Development Authority (SPIADA) (hereinafter called the "Lessor" which

expression shall where the context so, admits or implies include his

successors in office and permitted assigns) of THE ONE PART

AND

M/S. Max Feeds, a Partnership firm represented by its Partner-Sri

Rajiv Kumar S/o Sri Ramanand Prasad Singh, residing at M.I.G.-350,

Lohyanagar, Kankarbagh, Patna-20&unit is situated at Industrial Area

Jasidh, Phase-1, Deoghhar, Plot No. -E-3 & E-6 & Total Area- 40000sq.ft.

(hereinafter called the "Lessee" which expression shall where the context so

admits or implies include his successors, legal representative and permitted

assigns) of THE OTHER PART

WHEREAS THE LESSEE has applied to this authority for lease of acquired

piece of land described and specified in part-I of the schedule appended

hereto belonging with all rights easements, privileges and appurtenances

thereto belonging to the LESSOR except and reserving to the lesser all

mines, minerals in and under the said land or any part thereof for

*Rajiv Kumar*

Regional Deputy Director  
Santhal Pargana Region  
Deoghhar

ATTESTED  
19/12/22  
NOTARY (REGD No. 225104)  
GOVT OF JHARKHAND  
NOTARY (REGD No. 225104)

M/S-MAX FEEDS  
*Rajiv Kumar*  
PARTNER

*Ramanand Prasad Singh*

**NOW THIS INDENTURE WITNESSETH**

In consideration of the payment to lessor by the lessee (New Allottee) has paid the entire consideration amount of Rs. 1,19,640.00 as land price vide D.D. no. 760067 Dt.03.3.2015 of P.N.B. Patna calculated on adhoc basis and including proportionate development cost of the area on or before the execution of these present and of the rent hereby reserved and of the covenant and agreement on the part of the Lessee and fully mentioned in Part-II of the schedule which too is an integral part of this deed, the Lessor both hereby demise unto the lessee all the schedule of this Deed.

**SCHEDULE**

**Part-I**

Details of the land to be leased out hereinafter referred as:-

M/S Max Feeds

Industrial Area	Industrial Plot No.	Survey Plot No.	KhataNo.	Area
1	2	3	4	5
Jasidih Phase-I	E-3&E-6	258	19	0.58 3/4
		275	19	0.24
		259	19	0.09

**M/S-MAX FEEDS**

*Rayu Kumar*

**PARTNER**

*Shamaj ki Singh*

Mouza	Thana	District	Deoghhar
6	7	8	

**BOUNDARY**

According to Industrial Map

- North : 60' Wide Road
- South : 100' Wide Road
- East : Industrial Plot No- E-4 & E-5
- West : Industrial Plot No- E-2 & E-7

**ATTESTED**  
 17.1.23  
 GOVT. OF BIHAR  
 JIADAR

Regional Deputy Director  
 Regional office, JIADA  
 Santhal Pargana Region  
 Deoghhar

*Rayu Kumar*

be subject to approval by the lessor for such other industrial purpose and on such approval shall be a new rates prevailing at that time for the land etc. in question.

5. That the lessee shall pay, annually to the Industrial Area Development Authority or their nominee as rent, the sum of Rs. 4591/- (Rupees Four Thousand Five Hundred and Ninety one only) + Applicable Taxes only, calculated @ Rs. 5000/- (Five Thousand) only per Acre, in one installment on or before 31<sup>st</sup> March every year. The said ground rent may be revised after every Ten years in accordance with provision of the law and rules framed by Government of Industrial Area Development Authority as the case may be in force for the time being and in absence of any such law or rules, as may be fixed by the lessor.

5(a) In addition there so, if any outstanding dues come to light at any later date due to arrears of accounts or otherwise the lessee shall pay the same as well to the lessor with such interest and within such time as the lessor may decide

5(b) The financial institution which takes mortgage must take prior permission of the Authority. Only then after the financial institution and lessee can proceed further for loan and mortgage activity.

The financial institution which takes the mortgage of the lease hold or any part thereof in the event of sale thereof shall obtain prior

M/S-MAX FEEDS  
Rajiv Kumar  
PARTNER

Mansojit Singh

ATTEST

8/17/23  
MORTGAGE (REGD NO. 2287)  
GOVT. OF BIHAR (INDIA)  
DIST-DEOGHAR (INDIA)

Regional Deputy Director  
Regional office, JIADA  
Santhal Pargana Region  
Deoghar

Rajiv Kumar

TERMS AND CONDITIONS OF THE LEASE:

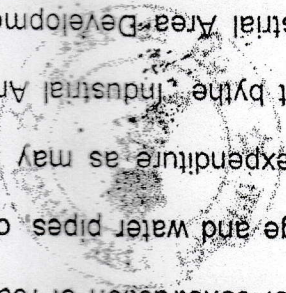
Part-II

1. That the lease of land detailed in Part-I of the schedule is given for **Thirty Years**(25.03.2015 to 24.3.2045) to the Lessee by the Lessor subject to renewal at the option of either part of for such period as may be mutually agreed upon.
2. The renewal of the lease shall be considered by the Managing Director/Authority on written request of the lessee three months prior to the expiry date of the lease period and renewal will be automatic for units on payment of Rs. 10000.00 upto 1.00 Acre, Rs. 25000.00 over 1.00 Acre upto 3.00 Acres, Rs. 50000.00 for more than 3.00 Acres or as decided by the Authority time to time.

3. That the lessee would pay to the Industrial Area Development Authority the proportionate cost of development of land so leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and such other expenditure as may be described to be part of the development cost by the Industrial Area Development Authority. The decision of Industrial Area Development Authority as to what would constitute the development cost would be final. Such cost would be subject to revision by the Industrial Area Development Authority periodically and the revised cost would be applicable to lessee applying for land after such revision.

*Manoj K Singh*

**M/S-MAX FEEDS**  
*Manoj K Singh*  
**PARTNER**



**ATTESTED**

*17/1/22*  
**NOTARY (REGD NO. 225704)**  
**SOVT OF PAKKHAND**  
**DEHRA DUKHINDIA**

**Regional Deputy Director**  
**Regional office, JIADA**  
**Santhal Pargana Region**  
**Deoghar**

*Manoj Kumar*

Regional Deputy Director  
Regional office, JIADA  
Santlal Pargana Region  
Deoghar

*Rajiv Kumar*

NOTARY (REHND NO. 225/04)  
RKHAND  
19/12/23  
ATTESTED

which this lease has been granted such lease with such person shall transferred to him for any other industrial purpose than the one for person intends to use this lease hold or any part thereof so the one for which this lease has been granted. In case however such or any part thereof for any other purpose or any other industry than this lease and such person shall not be entitled to use this lease hold execute a fresh lease deed on the same terms of the conditions as of conditions of this deed such person to stepping into this lease shall

lessee after the written permission of the lessor in terms of the hold or any part thereof either by auction purchase or transfer by the In case of any change in the ownership or possession of the lease

4(b)

time to time as determined by Industrial Area Development Authority. maintenance of the infrastructures facilities in the Industrial Area from That the Lessee will also be liable to pay the cost towards the

4(a)

be payable by the lessee in terms of lease. development along with such other dues, if any that may be found to Industrial Area Development Authority on the basis of actual cost of such other costs of the land as and when shall be determined by to pay on demand the balance of the cost of development along with fixed by Industrial Area Development Authority and shall also be liable land, the lessee shall pay, the tentative cost of development as may be determined for reason at the time the lessee is put in possession of the 4. That in case the actual cost of the development if any can't be finally

M/S-MAX FEEDS  
*Rajiv Kumar*  
PARTNER

*Manoj Kumar Singh*

information about the dues other than the land cost thereon of the lessee to the lessor and indicate in the notice for sale that the Purchaser will be given possession of the lease hold by such institution only after of the lessor in the office or the lessor and produces a clearance certificate issued by the lessor in the office of such institution.

Clause 5(c) That the lessee shall also pay annually to lessor or its nominee/successor or assign as the case may be as maintenance charge the sum of Rs. 6428 (Rupees six Thousand Four Hundred Twenty Eight only) + Applicable Taxes only, calculated at the adhoc rate of Rs 7000.00 (Seven Thousand only per acre in one installment on or before 31<sup>st</sup> March every year. In case of failure or default on the part of the lessee so to pay the said amount in said manner the lessee shall have to pay interest and penal interest @ 15% or the current rate of interest payable to the bank whichever is higher. Such charges are liable to revised if and when the Government instruction in this regard is obtained or on the basis of actual cost of maintenance the charges thus raised would be binding on the lessee.

6. If and whenever any part of the rent and/or development cost hereby reserved shall be in arrears the same may be recovered from the lessee as an arrear of Land revenue under the provision of

**M/S-MAX FEEDS**  
*Rajiv Kumar*

**PARTNER**

*Satnam Singh*

**ATTESTED**  
*17/1/22*

**NOTARY (REGD No. 225104)**  
**GOVT. OF JHARKHAND**  
**1ST DISTRICT (INDIA)**

**Regional Deputy Director**  
**Regional office, JADA**  
**Sahibai Pargana Region**  
**Deoghar**

*Rajiv Kumar*

the Bihar/ Public Demands Recovery Act or such other act as may be in force for recovery of public demands.

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

(i) That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect there to without the previous consent of and also without due approval of any such deed by the lessor or his nominee, provided in case of registered small scale industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial institution for raising loans for the purpose of the industry for which the land was allotted, and in that case dues of the Jharkhand Industrial Area Development Authority shall also be first charge on the properties mortgage PARI PASSU with the charge of the financing institution. Further the properties offered as security against the loan of the Financial Institution should be adequate to cover the full dues of the Jharkhand Industrial Area Development Authority as well as the loans given by the Financing Institution. In that case also Jharkhand Industrial Area Development Authority will retain PARI PASSU interest with the Institution.

(ii) No change in the lease, proprietorship or partnership, if it is Private Limited or Unlimited Company or a registered or unregistered firm shall be recognized without the previous written consent of the lessor or his nominee.

*Rajiv Kumar*

Regional Deputy Director  
Regional office, JIADA  
Santhal Pargana Region  
Deoghar

ATTESTED  
12.12.22  
SOVT. OF JHARKHAND  
JHARKHAND  
ATTORNEY GENERAL (INDIA)

M/S-MAX FEEDS  
*Rajiv Kumar*  
PARTNER

*Shamaji K Singh*



(iii) If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in part I of the schedule hereunder written the assignee shall duly get his, its or their names registered with the lessor or his nominee within four calendar month after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and conditions herein contained.

(iv) That if subsequently any part or parts of the said land is required by the state Government or the Jharkhand Industrial Area Development Authority for a public purpose (of which matter the state Government or the Jharkhand Industrial Area Development Authority shall be sole judge) the lessee shall on being asked by the State Government or the Jharkhand Industrial Area Development Authority transfer to them such part or parts of the said land as the Jharkhand Industrial Area Development Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government or the Jharkhand Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal, as the case may be to the cost of land and its development, if any, earlier realised from him together with compensation for the building and other structures erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the state Government or a report from a Civil Engineer authorised by them in

*Rajiv Kumar*

Regional Deputy Director  
Regional office, JIADA  
Santhal Pargana Region  
Deoghar

ATTESTED  
17.12.11  
Notary (REGD No. 225704)  
GOVT. OF JHARKHAND  
JAL. DEOGHAR (INDIA)

M/S-MAX FEEDS

*Rajiv Kumar*

PARTNER

*Shamraj Singh*

this behalf and the decision of the State Government or the Jharkhand Industrial Area Development Authority shall not be questioned by any authority.

Provided that for the purpose of the sub-clause the State Government or the Jharkhand Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee as were not actually being used for the purpose of the manufacture and are not essentially required for any purpose connected with the industry.

(v)

If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purposes for which it is leased out to him the lessee shall surrender the same to the Jharkhand Industrial Area Development Authority or with the prior approval of Jharkhand Industrial Area Development Authority the lessee may transfer the lease hold right to any other parts only for industrial purpose for the remaining period of the lease. In case of surrender of the land to government Authority the lessee may get refund of the cost of the land in proportion to the period for which the lease is made out and the actual possession of the lessee, but in case of forfeiture the lessee shall not be entitled for any refund.

It is also clarified that such sale be allowed only for industrial purpose and in case purchaser wishes to utilise the land for any industry other than that allotted for earlier and or changes the name and style of the unit, the lessor shall charge the new rates prevailing at the time for

**M/S-MAN FEEDS**  
*Rayu Kumar*  
**PARTNER**

*Shamsi K Singh*

*Rayu Kumar*



Regional Deputy Director  
Regional office, JIADA  
Santhal Pargana Region  
Deoghar

**ATTESTED**  
*Son*  
13/12/23  
NOTARY (REGD NO. 2251)  
GOVT OF JHARKHAND  
151, DEOGHAR (INDIA)

Regional Deputy Director  
Regional Office, IADA  
Santlal Pargana Region  
Deoghar

*Rajiv Kumar*

**ATTEST**  
17/12/13  
NOTARY (REGD NO. 22570)  
GOVT OF JHARKHAND  
NOT. DE. DEOGHAR (INDIA)

That no building or erection to be erected hereafter shall be commenced unless and until specification plan elevation sections and details thereof shall have been submitted by the lessee in triplicate

(ix)

his nominee.

That the lessee shall at his own cost construct and maintain an access road leading from the state road to the said land in strict accordance with specification and details prescribed by the lessor or

(viii)

this lease.

building for purpose of execution of any work pursuant to the terms of or earth there from except for the purpose of digging foundation of said land here by demised nor remove any stones, sand, gravel, clay That the lessee will not make any excavation upon any part of the accordance with the valuation as indicated in clause (iv) above.

(vii)

which case the lessee shall be entitled to compensation for those in Authority also wish to accept the standing building or structures in part thereof, unless the Jharkhand Industrial Area Development him to remove all building or structures erected on the said land or six months from the date of which acceptance is communicated to offer made under foregoing clause the lessee shall be entitled within If the Jharkhand Industrial Area Development Authority accept the

(vi)

lease deed

land from the purchaser before allowing such sale and making a fresh

**M/S. MINA FEEDS**  
*Rajiv Kumar*  
**PARTNER**

*Shamshir Singh*

Regional Deputy Director  
Regional Office, JIADA  
Santlal Park, Ja Region  
Deoghar

*Rajiv Kumar*

NOTARY (REGD NO. 22510)  
GOVT OF JHARKHAND  
DIST. DEOGHAR (JHAR.)  
**ATTESTED**  
*S. S. Singh*

Authority.  
officer of Government and Jharkhand Industrial Area Development

boundaries of the said lands and point them out to the inspecting  
That the lessee shall correctly mark and keep demarcated the

(xii)

of the plan for building or erection on the individual merits of the case.  
lessor. Provided that the lessor may extend the period for submission

months of the delivery of possession of the land to the lessee by the  
The lessee shall submit the plan for building for erection within two

(xi)

and any building thereon.

force for the time being relating in any way to the demised premises  
in this behalf, any other statutory rules or regulations as may be in  
the Department of Industries to frame such rules or having authority  
Industrial Area Development Authority or any Authority authorised by  
Development of Industries, Government of Jharkhand or the  
regulations of the Municipality in existence or to be framed by the

confirm to the building regulations and to all bye laws, rules and  
during the continuance of this demise, lessee shall observe and  
Both in completion of any such Building or erection and all times

(x)

to the commencement of building or erection as the case may be.  
would be presumed that the lessor or his nominee has not objection  
not available within 180 days of the submission of the plan etc. it  
nominee. Provided that if the decision of the lessor or his nominee is  
scrutiny of land be approved in writing by the lessor or his

**M/S-MAX FEEDS**  
*Rajiv Kumar*  
**PARTNER**

*S. S. Singh*

*Rajiv Kumar*

NOTARY (REGD NO. 225/04)  
GOVT OF JHARKHAND  
WEST JHARKHAND (INDIA)  
17/12/23

for the purpose falling which the lessor may presume that the factory  
(Authority) from time to time in the prescribed proforma returnment  
return or such returns of frequencies as prescribed by this lessor  
by this lease deed) in a running condition submitted its verified yearly  
maintain the factory established on the lease hold land (as covered  
1947 and labour legislation on the subject, continuously keep and  
cessation of work as legally permitted under Industrial Dispute Act.  
The lessee shall subject to the valid and legal ground for closure and  
people in employment in his industrial undertakings.

**M/S-MAX FEEDS**  
*Rajiv Kumar*  
**PARTNER**

the local people in his factory.  
That the lessee shall provide reasonable facilities for the training of  
the lessor.

case extension is required, it can be granted within the desecration of  
be terminated and the lessee evicted from the lands without notice. In  
years for others from the date of the lease falling which the lease may  
stipulated time of two years for micro and small enterprises and five

enjoyed by different laws which are, or may be in force.

or his nominee, use the land for any purpose other than those  
specified above, subject to such restriction and conditions as may be  
That the lessee shall use the land for the specified purpose within

*Mansukh Singh*

- (xviii) That the lessee shall not except with the written consent of the lessor
- (xvii) The lessee shall subject to the valid and legal ground for closure and
- (xvi) Other things being equal the lessee shall give preference to the local
- (xv) That the lessee shall provide reasonable facilities for the training of

*Rayji Kumar*

NOTARY (REGD NO. 2251)  
SOVT. OF JHARKHAND  
JIST-DEOGHAR (INDIA)  
17/12  
ATTESTED

Should any dispute or difference arise concerning the meaning or interpretation of any clause or provision contained in this lease same shall be referred to the Jharkhand Industrial Area Development Authority in the appropriate department and the decision of the Jharkhand Industrial Area Development Authority shall be final, conclusive and binding on the parties hereto.

10.

the said land.

In the event of entry by the State Government the lessee shall be entitled to remove within six months from the date of such re-entry all building, structures, installations, machinery and other assets from

9.

defects if any.

In case of breach by the lessee any of the terms and conditions the lessor shall have right to resume and enter upon the whole of said land without payment of any compensation to the lessee and upon such re-entry the interest of the lessee in said land shall cease and terminate. Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the omissions or

8.

established on the lease hold has not been continuously running and this may be treated as an independent or an additional ground for the forfeiture and cancellation of the lease that is as breach of specific conditions for the allotment of land lease.

*Manoj Kumar Singh*

**M/S-MAX FEEDS**

*Rayji Kumar*

**PARTNER**

*Rajiv Kumar*

*[Signature]*

NOTARY (REGD NO. 225704)  
GOVERNMENT OF JHARKHAND  
ATTESTED  
*5/11/22*

16. That the period and time allowed for lease hold land will remain valid according to the order of allotment of same made by the Santhal

15. The clause and sub-clause of the Industrial Policy and Industrial Area Development Authority's Regulation 2015 shall be implied and applicable in lease terms in to.

14. That on the occasion of transfer and purchase of the lease hold land the purchaser of the lease hold land will be held responsible for payment of any kind of dues or liabilities of the previous lessee.

13. The lessee shall construct the structured in accordance with the bye-laws of the Authority and any violation will be deemed as a valid ground for cancellation.

12. 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 lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of 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 born paid by the lessee.

11. 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.

M/S-M...  
*Rajiv Kumar*  
PARTNER

*Mamoni Kalingh*

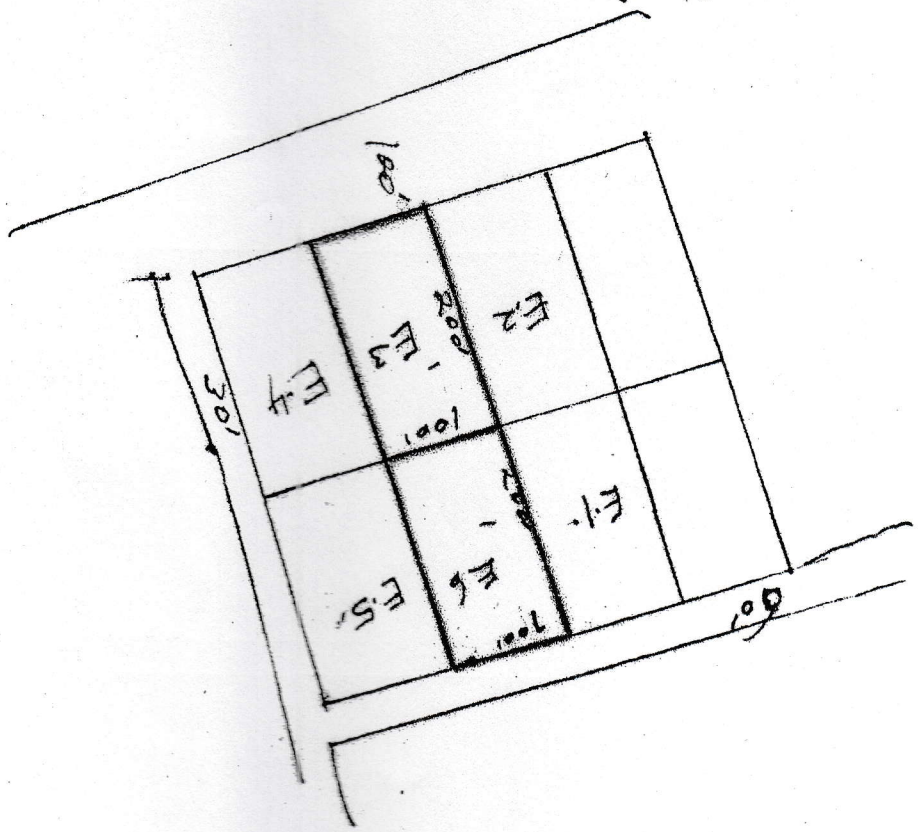
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31/1/23

Rajiv Kumar

VOTARY (REGD NO. 22510)  
SOVT OF JHARKHAND  
1ST DEPT. (INDIA)

5/1/23  
ATTEST

41547-PIA- # E-5	41547-PIA- # E-5			
41547-PIA- # E-5	41547-PIA- # E-5			
61241-100<5	61241-100<5			E-6
81241-60<13	81241-60<13			E-3 P
21547-PIA- # E-5	21547-PIA- # E-5			E-1



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