



झारखण्ड JHARKHAND

मन्त्री एक्ट 1908 का धारा
श्री-न को साहस है। भारतीय स्टाम्प अधिनियम
1899 की अनुसूची में गणना में
इसकी प्रभावित स्टाम्प सहित या स्टाम्प मुक्त
विमुक्त का स्टाम्प शुल्क अवेचित नहीं है।



24070



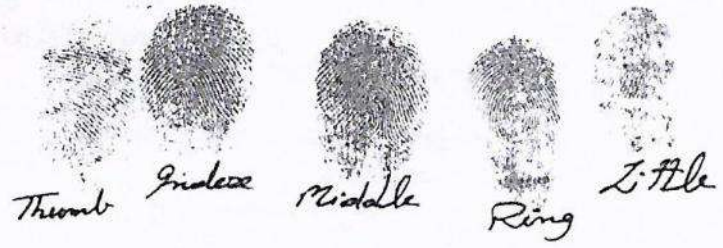
Stamp
20/02/15
lease
2532-05
1477-0
2532-05
A. Rent
Kumar
2532-05
1477-0
864885-0
876885-0
1012

THIS DEED OF LEASE entered into this the 02 day of Feb 2015 (Two thousand Fifteen) between the Ranchi Industrial Area Development Authority, an authority constituted under the Bihar Industrial Area Development Authority Act, 1973 and having its Head Office at Ranchi, RIADA Bhawan, Namkum Industrial Area, Ranchi. (hereinafter called the lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the one part and Shri Prashant Luthra S/o Kirinder K. Luthra residing at 35, Kokar Industrial Area, Ranchi. Director of M/s. BRITE NEON SIGNS PVT.LTD., situated at Kokar Industrial Area which is a firm/ company Act having its registered office at 35, Kokar Industrial Area, Ranchi. (hereinafter called the 'lessee' which expression shall, unless the context does not so admit, include his/ its heirs, executors and legal representatives/ its successor in business and assigns) of the other part, witnesseth that-

For Brite Neon Sigus (P) Ltd.
Prashant 02/02/2015
Director

सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकार
राँची

Feed back
A/S 26306-55
R 570-0
P 1000-0
Q 273-07
28149-62



8976 16/01/2015

35200/-

Boite Neon Signs Pvt Ltd

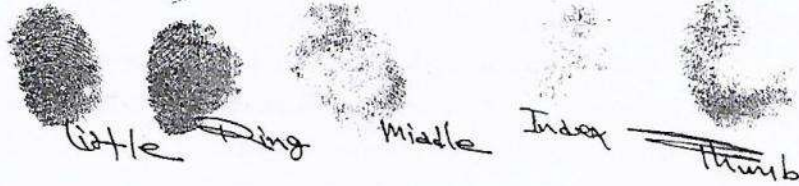
25000x1 + 10000x1 + 100x2

Panchi Creators, Panaji



Indra Bhushan Prasad Sinha

12-02-2015



Handwritten text in Hindi, including a signature and date 12/2/2015.



झारखण्ड JHARKHAND

010418

-2-

WHEREAS the lessee has applied to the lessor for a piece of land for the purpose of **Industry** and the lessor has allotted to the lessee the piece of land described and specified in **Part -I** of the schedule appended hereto with all rights, easements and appurtenances thereto belonging to the lessor, excepting and reserving unto the lessor all mines, minerals in and under the said land or any part thereof, for establishing a factory for manufacture of "Neon Sign, Glow Sign, Hording & Other Signages". AND whereas the Lessee having paid a sum of **Rs.8,64,225.00 (Rupees Eight Lac Sixtyfour Thousand Two Hundred Twentyfive only)** (Land Salami Rs.40,98,200.00 Per Acre Calculated Land Price Rs.8,64,225.00) which is equivalent to 100 percent of the premium price of the said land being demised to him has requested the lessor to grant him a lease and execute the lease deed therefore.

AND WHEREAS the lessor has decided to enter into these presents in respect of the said land on the undertaking that the lessee shall comply with all the terms and conditions for construction work on the said land as set out in the offer of allotment, allotment letter & agreement bond and that he shall complete the construction on the said land within such period and conforming to such plan as may be required and sanctioned by the Lessor and that he will comply with the terms and conditions hereinafter appearing.

For Brite Neon Signs (P) Ltd.

Director 2/8/15

सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकार
राँची



झारखण्ड JHARKHAND

C 010809

-3-

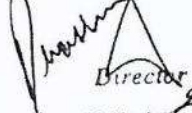
B. PART-II

NOW THIS INDENTURE AS AGREED BY 'AND' BETWEEN THE PARTIES HERETO WITNESSETH.

1. That the lease of land detailed in Part-I of the schedule is being given hereby for a term of thirty years computed from the 11th day of May in the year Two Thousand Nine (11.05.2009) to the facility of renewal. The rent payable for land shall be doubled every four years and it shall be revised after every ten years.

2. That the lessee shall pay to the lessor the proportionate cost of development of land being leased hereby which would include the cost of construction of roads for communication purposes, administrative charges, interest etc. and such other expenditure as may be decided to be part of the development cost by the lessor. The decision of the lessor as to what would constitute the development cost would be final. Such cost would be subject to revision by the lessor periodically and such revised cost shall be payable by the lessee to the lessor. The lessee shall also be liable to pay any escalation over the present value of the land due to court decree and proportionate rehabilitation cost if any.

For brite Neon Signs (P) Ltd.


Director 2/2/15


सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची



झारखण्ड JHARKHAND

C 010850

-4-

3. The lessee shall pay to the lessor :-

(i) That the lessee shall pay annually to the lessor as rent a sum at the rate of Rs. 5000/- (Rupees Five thousand) only i.e. **Rs.1055.00 (Rupees One Thousand Fiftyfive)** only per acre in one instalment latest by 31st March every year. The said rent will be liable to be enhanced every four years.

(ii) In addition to the premium aforesaid and the rent of the land the lessee shall also pay Rs.7000/- (Rs. Seven thousand) only per acre per year as maintenance charge i.e. **Rs.1477.00 (Rupees One Thousand Four Hundred Seventy seven)** only for the demised land which will take effect two calender year after the date of allotment or from the date on which the units comes into production whichever is earlier. The other condition being that the rate of maintenance charge can be modified / revised by the lessor keeping in view the extent of maintenance, price escalation and other factors at the descretion of the lessor.

(iii) In addition thereto if any outstanding dues come to light at any letter date due to error 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.

For Brite Neon Signs (P) Ltd.

Director

सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

(iv) The lessee shall in each year within two months from the expiry of his accounting year supply to the lessor a copy of his profit & loss account pertaining to that accounting year and the business run by him in the demised premises.

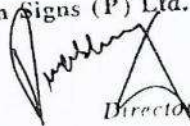
(v) That the lessee shall within a period of six months from the date of this indenture complete the construction of the building or any other structure necessary for his business activities to be performed at his expense and such building or structure shall be safe and sound from the engineering point of view with due provision of amenities and necessities required under the factories act decides which the lessee shall also maintain sufficient plantation and greeneries within the said premises so as to provide proper ecological and environmental balance.

(vi) In case of a private or public limited company or corporation society, the directors and office bearers shall individually and severally be responsible for payment of dues to the lessor.


4 (i) That no building or erection to be erected hereafter and no alteration or addition to any building or construction existing for the time being shall be commenced by the lessee. Unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the lessee in triplicate to the lessor for his scrutiny and the same has been approved in writing by the lessor, provided that in the construction of any such building or erection or making any such alteration or addition the lessee shall observe and conform to the building instruction of the lessor and abide by all bye laws, rules and regulation of the local authority or other body having authority in that behalf and any other statutory regulations as may be for the time being in force relating in any way to the demised premises and any building thereon including payment of any charge levied by such authority/ body, provided further that no building, erection or structure (except compound wall and steps and garages and necessary adjuncts thereto) shall be erected on any portion of the demised premises outside the building line shown in the plan.

(ii) That if subsequently any part or parts of the said land is/ are required by the State Government or the Industrial Area Development Authority, Ranchi for a public purpose (of which matter the State Government or the Industrial Area Development Authority, Ranchi shall be the sole judge) the lessee shall on being asked by the State Government or the lessor transfer to them such part or parts of the said land as the State Govt. or the lessor shall specify to be necessary for the propose aforesaid and in consideration of such transfer the State Govt. or lessor shall pay back or the lessee a sum proportionate or equal, as the case may be, to the cost of land and its development, if any, earlier realized from him together with compensation for the buildings and other structures erected with approval in writing of the lessor or his nominee on:

For Brite Neon Signs (P) Ltd.


Director

2/2/15


सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

such part or parts of the land at a valuation to be determined by the Managing Director of the Industrial Area Development Authority, Ranchi on a report from a Civil Engineer authorized by him in this behalf and the decisions of the Managing Director Industrial Area Development Authority, Ranchi shall be final and binding on the parties and shall not be questioned in any Court or Tribunal or before any other Authority. Provided that for the purposes of this Sub-clause the State Govt. or the lessor would in absence of any unavoidable reason 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 essentially required for any purpose connected with the Industry.

(iii) If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purpose for which it is leased out to him the lessee shall while selling or assigning the said land or such part or parts as aforesaid, first make an offer of the same to the lessor at a price proportionate or equal, as the case may be, to the cost of the land and its development, if any, realised earlier from him and he shall not make any sale or assignment thereof to any other party unless such offer shall have been declined by the lessor.

When such offer has been made by the lessee, the lessor may accept it in respect of such part or parts of the land so offered as it may deem fit and decline it in respect of the remainder.

When the first offer of selling or assigning the said land or such part or parts thereof aforesaid has been declined by the lessor, the lessee while selling or assigning the said land or parts thereof as aforesaid to any other party shall do so only with prior approval of the lessor in writing. It is also clarified that such sale shall be allowed only for industrial purpose and in case of purchaser wishes to utilize 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 land from the purchaser before allowing such sale & making a fresh lease deed.

(iv) If the lessor accepts the offer made under the foregoing clause, the lessee shall be entitled within six months from the date on which acceptance is communicated to him to remove all buildings or structures erected on the said land or part thereof unless the lessor also wishes to accept the standing building and structures in which case the lessee shall be entitled to compensation for those in accordance with the valuation as indicated in Clause (ii) above.

(v) That the demised premises shall be well demarcated and fenced by the lessee at his expense so as to keep the identity of the land intact in every respect.

For Brite Neon Signs (P) Ltd.

Director

2/2/15

सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

(vi) That if the lessee fails to complete the construction work within two years from the date of the execution of this deed or within the time extended in writing by the lessor on an application by the lessee showing sufficient cause for such extension, this lease shall stand terminated.

(vii) That the lessee shall not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, clay or earth there from except for the purpose of digging foundation of the building or for the purpose of executing any work pursuant to the terms of this lease.

(viii) That the lessee shall at his own expense an access road leading from the nearest public thoroughfare to the demised premises and shall at all times thereafter maintain the same in good order and condition to the satisfaction of the Lessor.

(ix) That the lessee shall observe and conform to all rules, regulations and bye-laws of the local Authorities concerned, including making of timely payments as required by such authorities or any other statutory regulations in any way relating to public health and sanitation for the time being in force and that he shall provide sufficient latrine accommodation and other sanitary arrangement for the labourers, workmen and other staff employed on the demised premises in order to keep the demised premises and surrounding clean and in good condition to the satisfaction of the Lessor and shall not without the previous consent in writing of the lessor permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof As regards industrial effluents produced in the course of the industry carried on the demised premises the Lessee shall treat the effluent to the standards fixed by the Pollution Control Board and shall thereupon discharge the same.

(x) That throughout the said term the lessee shall at his own expense pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colouring and white washing) to the satisfaction of the lessor the building and premises and the drains, compound walls and fences belonging thereto and all fixtures and addition thereto.

(xi) That the Lessee shall permit the lessor or his representatives to enter into or upon the demised premises to inspect the state of affairs thereof and if upon such inspection it shall appear that any action is necessary on behalf of the lessee, the lessee shall be called upon by the lessor to execute such actions and upon his failure to do so within a reasonable time the Lessor may execute them at the expense in all respect of the Lessee.

For Erite Neon Signs (P) Ltd.


Director
2/2/15


सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

(xii) That the lessee shall not do or permit anything to be done on the demised premises which may be or amount to nuisance, annoyance or disturbance to the owners, occupiers or residents of other premises in the vicinity.

(xiii) That the lessee shall not interfere with or cause damage to the properties of the Lessor whether located inside or outside the premises such as water supply lines, drainage lines, street-lights and such other properties. In case the Lessee be found to be interfering with or damaging the properties, of the Lessor it would amount a breach of the conditions of the lease and the lessee would be liable to be evicted from the premises occupied by him under provisions of the Bihar Public Premises (Eviction of unauthorized Occupants) Act, 1972 or any other law for the time in force and the lessor will be entitled to recover the cost of making good such damages with penalty as it may determine and such amount would be recoverable as an arrears of land revenue.

5. The lessor and the lessee hereby covenant and agree as follows :-

(i) That the lessee shall not assign, mortgage, underlet or sublet the whole or any part of the leasehold or in any way part with his possession over the land or any right or interest therein or in respect thereof without the previous consent of the lessor in writing, provided that in case of registered Small Scale Industries no separate permission will be required to be obtained by the lessee for mortgaging it with any financial institutions aided, owned or recognized by Government or created under a statute, for raising loan for the purpose of the industry for which the land was allotted, and in that case the dues of the Industrial Area Development Authority, Ranchi, shall be the first charge on the properties under mortgage Pari-Passu with the dues of such financial institution.

However such mortgage to such financial institutions shall be subject to the following conditions :-

(A) The leasehold shall not be the only property mortgaged by the lessee to such financial institution for raising such loan and shall include such other property also of the lessee which taken together with the leasehold constitutes sufficient security for realization of the dues of the lessor on the leasehold as also the dues of such financial institution and in case of sale of a part or whole of the mortgaged property the dues of the lessor on the leasehold shall be satisfied first and this will have to be clearly stipulated in the mortgaged deed entered into by the lessee with such financial institution.

(B) The lessee shall in case of the mortgage as aforesaid give a written information of the date of the execution of the mortgage, property mortgaged and name of the financial institution concerned. In any case, the mortgagee financial institution shall give the same information forthwith to the lessor.

For Erite Neon Signs (P) Ltd.

Director

2/2/15

सचिव
रांची औद्योगिक क्षेत्र विकास प्राधिकरण
रांची

(C) The purchaser of the mortgaged property on sale or otherwise in so far as it includes the leasehold or any portion of it shall get his name mutated in the office of the lessor in place of the lessee in respect of the same.

(D) The financial institution which takes the mortgage of the leasehold or any part thereof in the event of sale thereof shall obtain prior information about the dues thereon of the lessee to the lessor and indicate in the notice for sale that the purchaser will be given possession of the leasehold by such institution only after such purchaser deposits such dues of the lessor in the office of the lessor and produces a clearance certificate issued by the lessor in the office of such institution.

To avoid any confusion it is made clear that the financial institution taking the mortgage of the leasehold or any part thereof shall if the sale of the leasehold or any part thereof as the case may be becomes necessary do so after obtaining information about the dues of the Lessor from the office of the Lessor and clearly indicate the same in the sale notice also stating therein that the property so sold shall not be delivered possession of to the purchaser by the said financial institution unless the said dues of the Lessor have been paid in full and shall not deliver the property so sold to such purchaser unless such payment has been made.

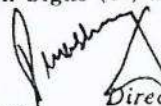
(E) That the Lessee shall specifically apprise the financial institution to which the leasehold or any part thereof is mortgaged of the condition stipulated in clause(D) above and make it a term of such mortgage with such institution.


(F) In the event of sale or transfer of the mortgaged property by/or with the consent of the financial institution to which the land/shed, etc. are mortgaged, it should be specifically mentioned in the sale or other notice issued by the financial institution that in the event of the purchaser changing the name and style of the unit and/or changing the project from that for which the original lease was granted, mutation in the office of the lessor shall be carried out in favour of the purchaser on payment of balance amount calculated as per prevailing rates for land/shed etc.

(ii) No change in the lease proprietorship or partnership or if it a private limited or unlimited company shall be recognized without the previous written consent of the lessor and without proper registration of such changed status under the relevant Act.

(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 such assignee shall duly get his/its or their name or names registered with the lessor within four calender months after obtaining possession of the holding and will possess and use the land and be bound by all terms, covenants and condition herein contained.

For Brite Neon Signs (P) Ltd.


Director


महेश्वरी
राजी औद्योगिक वन्य विकास अर्गनाइजेशन
राजी

(iv) In case of any change in the ownership or possession of the leasehold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms of the conditions of this deed such person so stepping into the shoes of this lessee shall execute a fresh lease deed on the same terms and conditions as of this lease and such person shall not be entitled to use this leasehold or any part thereof for any other purpose or any other industry than the one for which this lease has been granted. In case however such person intends to use this leasehold or any part thereof so transferred to him for any other industry or purpose than the one for which this lease has been granted such lease with such person shall be subject to approval by the lessor for such other industry or purpose and on such approval shall be on new rates prevailing at that time for the lands etc. in question.

(v) That the lessee shall correctly mark and keep demarcated the boundaries of the said land and point them out to the inspecting officers of the Government and the Industrial Area Development Authority, Ranchi.

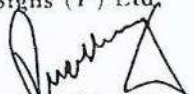
(vi) That the lessee shall not, except with the written consent of the lessor use the land for any purpose other than the one for which this lease is granted and the leasehold shall be enjoyed by him subject to such restriction and conditions as may be enjoined by different laws which are or may be for the time being in force.


(vii) In case necessary effective steps are not started within six months from the date of this deed to establish the industry the lessor may in such event, cancel the lease and also forfeit any amount deposited by the lessee towards the lease. The Lessor shall, however, before cancelling the lease issue a show cause notice allowing one month time to the lessee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government 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 lessor after cancellation of allotment will resume possession of the shed/plot etc.

(viii) Annual inspection of all allotted plots to find out its utilization shall be made by RIADA. The case of enterprises not utilizing the plot or inadequately utilizing the plot for the purpose, for which the allotment was made, may be considered for cancellation. After land allotment in industrial area if a fully functional industry is not setup by the allottee within stipulated time (2 years for Micro and Small Enterprises and 5 years for medium/large enterprises), the allotment of land will be cancelled.

(ix) The lessee shall after cancellation of the leasehold make over possession of the leasehold within one month from such cancellation failing which lessor shall enter into possession thereof. In the event of such entry by the Lessor on the leasehold the Lessee shall be entitled to remove within six months from the date of such re-entry all his structures, installations, machineries and other assets from the land, after which the same shall stand forfeited to the Lessor.

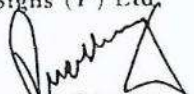
For Brite Neon Signs (P) Ltd.



Director


संज्ञिका 11
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

- (iv) In case of any change in the ownership or possession of the leasehold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms of the conditions of this deed such person so stepping into the shoes of this lessee shall execute a fresh lease deed on the same terms and conditions as of this lease and such person shall not be entitled to use this leasehold or any part thereof for any other purpose or any other industry than the one for which this lease has been granted. In case however such person intends to use this leasehold or any part thereof so transferred to him for any other industry or purpose than the one for which this lease has been granted such lease with such person shall be subject to approval by the lessor for such other industry or purpose and on such approval shall be on new rates prevailing at that time for the lands etc. in question.
- (v) That the lessee shall correctly mark and keep demarcated the boundaries of the said land and point them out to the inspecting officers of the Government and the Industrial Area Development Authority, Ranchi.
- (vi) That the lessee shall not, except with the written consent of the lessor use the land for any purpose other than the one for which this lease is granted and the leasehold shall be enjoyed by him subject to such restriction and conditions as may be enjoined by different laws which are or may be for the time being in force.
- (vii) In case necessary effective steps are not started within six months from the date of this deed to establish the industry the lessor may in such event, cancel the lease and also forfeit any amount deposited by the lessee towards the lease. The Lessor shall, however, before cancelling the lease issue a show cause notice allowing one month time to the lessee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government 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 lessor after cancellation of allotment will resume possession of the shed/plot etc.
- (viii) Annual inspection of all allotted plots to find out its utilization shall be made by RIADA. The case of enterprises not utilizing the plot or inadequately utilizing the plot for the purpose, for which the allotment was made, may be considered for cancellation. After land allotment in industrial area if a fully functional industry is not setup by the allottee within stipulated time (2 years for Micro and Small Enterprises and 5 years for medium/large enterprises), the allotment of land will be cancelled.
- (ix) The lessee shall after cancellation of the leasehold make over possession of the leasehold within one month from such cancellation failing which lessor shall enter into possession thereof. In the event of such entry by the Lessor on the leasehold the Lessee shall be entitled to remove within six months from the date of such re-entry all his structures, installations, machineries and other assets from the land, after which the same shall stand forfeited to the Lessor.

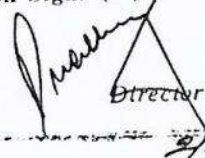
For Brite Neon Signs (P) Ltd.



Director


संज्ञिका 11
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

- (x) The Lessee shall give priority in employments in his Industrial Unit to the displaced persons of this Industrial Area/Estate.
- (xi) The lessee, in employing non-technical and technical workforce in the industrial units to be established in the scheduled property, shall give minimum 50% employment to normal residents of Jharkhand including those who have completed a minimum study period of four years from class IX onward in the state, in non-technical category and minimum 25% employment in technical category.
- (xii) The lease shall be liable to be cancelled if the allottee is found encroaching upon the land of the lessor.
- (xiii) Industrial Area Development Authority shall be entitled for detailed transparent and objective policy of transfer, ownership change, allotment of plots including suitable lease deed and lease rent, development charges, maintenance charges etc. to be realized from time to time.
- (xiv) The implementation of Rain water Harvesting, Strom Water Harvesting and Recycling and Re-Use of Waste Water in industrial units should be ensure.
6. The land/ sheds allotted for the purpose of setting up of Industrial unit shall not be allowed to be used for any other purpose other than the purpose for which the land has been leased. It would also be ensured that land is utilized as per the land use plan approved by RIADA.
7. In case of breach by the lessee of the terms and conditions of this lease the lessor shall have right to resume and enter upon the whole of the said land without payment of any compensation to the lessee and upon such re-entry, all and every interest of the lessee in the said and shall cease and determine. Provided that the lessee shall be given by the lessor reasonable opportunity to show cause and rectify the ommission or defects, if any.
- 8.. If this lease hold is terminated on account of the breach or non-observance of the conditions of this lease, there shall be no revival thereof under any condition. On the other hand fresh lease thereof may be taken by the lessee subject to the pleasure of the lessor and such fresh lease for all purposes and interest shall be an altogether new lease subject to new rates prevailing at the time for lands etc. of such new lease.
9. Any notice sent by the lessor to the lessee on the address of the lessee as given in this lease deed shall be deemed to have been sent to him by his correct address unless the lessee has got any change in his address recorded in the office of the Lessor and has obtained a certificate of such recording.

For Brite Neon Signs (P) Ltd.


Director


सचिव
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

10. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provisions contained in this lease the same shall be referred to the Managing Director, Industrial Area Development Authority, Ranchi and the decision of the Managing Director on such disputes or differences shall be final, conclusive and binding on the parties thereto.

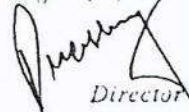
11. That the lessee paying the rent and other charges and observing the several covenants and conditions contained in these presents shall hold and enjoy the land upto the terms of the lease without interruption by the lessor.

12. That the lessor and lessee shall have their rights subject to the liabilities of a lessor and lessee respectively in accordance with Section 108 of the Transfer of Property Act, 1882 except clause (i) and (p) thereof and it is hereby declared that the 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 these presents.


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

13. Subject to all the terms and conditions set out above the leasehold described in Schedule-I hereto is delivered by the Lessor to the Lessee and possession thereof taken by the Lessee.

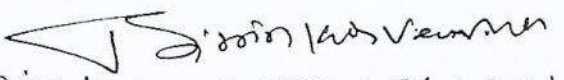
For Write Neon Signs (P) Ltd.



Director

2/2/15


राँची औद्योगिक क्षेत्र विकास प्रा.
राँची

IN WITNESS THEREOF the common seal of M/s. BRITE NEON SIGNS PVT.LTD., Kokar Industrial Area, Ranchi here upto been affixed and those presents signed.

- Witness : 
1. **BIPIN KUMAR VERMA** S/o Late Gita Nand Verma
Mahadeo Nagar Haider Ali Road, Kokar, Ranchi
 2. **Sandeep**
SANSEEV KUMAR PANDEY S/o Sri Vishwanath Pandey
New Area Gandhi Nagar, Hinoo, Ranchi

For and on behalf of the
For Brite Neon Signs (P) Ltd.

Director
02/02/2015

IN WITNESS THEREOF THE hand of SHRI SUNIL KUMAR SINGH, Secretary, Industrial Area Development Authority, Ranchi for and on behalf of the Authority has been affixed on the date and year first above written.


SECRETARY
For and on behalf of the
Industrial Area Development Authority
RANCHI

Certified that the original and duplicate lease are true and exact and re-production of each other.


Secretary


सूची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

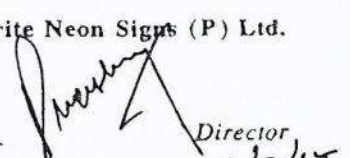
WITNESS :


1. **Indra Bhushan Pd. Sinha**, Steno, RIADA, राँची
2. **Manj Kr. San**, Typist, RIADA, Ranchi

In witness thereof the Lessee has signed this deed of lease this day the.....of2014(Two Thousand Fourteen)

Witness :

1. 
S/o Late Gita Nand Verma
RANCHI
2. **Sandeep**
S/o Vishwanath Pandey
R/o New Area Gandhi Nagar Hinoo Ranchi

For Brite Neon Signs (P) Ltd.

Director
2/2/15


सूची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

SCHEDULE

(Description of Land)


ALL THAT piece of land known as Plot No.35 in the Kokar Industrial Area consisting of Revenue Survey Nos.948P, 949P & 950P Khata No.55,55,58 within the village limits of Kokar, Thana Ranchi Thana No. 196 District- Ranchi containing by admeasurement 0.211 Acre there about and bounded as follows, that is to say.

On or towards the North by S.P.No.	-	949P, 950P & Indl. Road
On or towards the South by S.P.No.	-	948P, 950P & Indl. Plot No.16
On or towards the East by S.P.No.	-	950P & Indl. Road
On or towards the West by S.P. No.	-	948P, 949P & Indl. Plot No.34

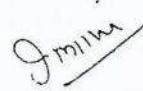
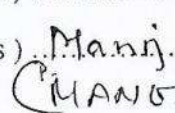
IN WITNESS WHERE OF the Lessor has caused SHRI SUNIL KUMAR SINGH, Secretary and Officer authorized by it, to set his hand and affix the common seal hereto and the Lessee has hereunto set his hand and seal on the day and years first above written.

SIGNED, SEALED AND DELIVERED

By SHRI SUNIL KUMAR SINGH, Secretary
Officer of the Ranchi Industrial Area Development
Authority, Ranchi in the presence of :


सचिव MIA
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
Signature
(Full name in Block Letters)


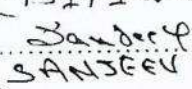
Name

- Signature (Full name in block letters)  INDRA BHUSHAN PRASAD SINHA
- Signature (Full name in block letters)  Manoj Kumar Saur, Typist, RIADA, Ranchi
(MANOJ KUMAR SAUR)

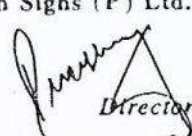
SIGNED, SEALED AND POSSESSION TAKEN

By the above named Lessee

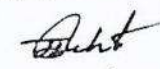
in the presence of :


- Signature (Full name in block letters)  Bipin Kumar Verma
- Signature (Full name in block letters)  Sanjeev Kumar Pandey

For Brite Neon Signs (P) Ltd.

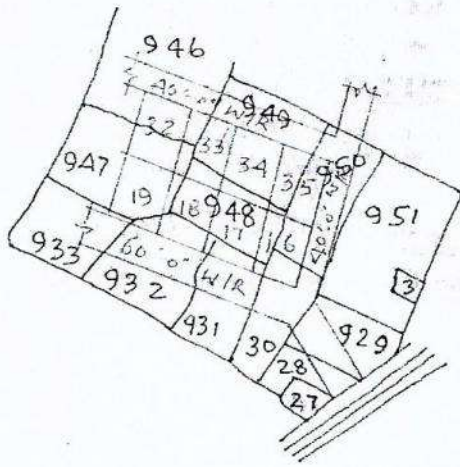

Director

प्रमाणित किया जाता है कि उपरोक्त व्यक्ति जिनका दस्तावेज में लगा है वो वास्तविक है।
निर्माण कर माफ़ कर देना है।


α.No 20/2013
Ref. 10/10/15


सचिव MIA
राँची औद्योगिक क्षेत्र विकास प्राधिकरण
राँची

M/S BRITE NEON SIGNS PVT. LTD.
IN THE INDUSTRIAL AREA KOKAR, RANCHI.



VILLAGE: KOKAR
THANA: RANCHI
THANA NO. 196
DISTRICT: RANCHI
SCALE: 16" = 1 MILE

35

ALLOTTED INDL. PLOT No. 35
SHOWN IN RED WASH

KHATA No.	SURVEY PLOT No.	AREA
55	948 P.	0.014
55	949 P.	0.099
58	950 P.	0.098
TOTAL AREA :		0.211 ACRE

BOUNDARY

NORTH: BY SURVEY PLOT No. 949 P. 950 P. & INDL. ROAD
SOUTH: " " " " 948 P. 950 P. & INDL. PLOT No. 16
EAST: " " " " 950 P. & INDL. ROAD
WEST: " " " " 948 P. 949 P. & INDL. PLOT No. 34

CERTIFIED THAT THE ORIGINAL AND DUPLICATE LEASE PLAN ARE
TRUE, EXACT & REPRODUCTION OF EACH OTHER

CHECKED BY: *R. I. A. D. A.*

I. E. O. / DEV. OFFICER
R. I. A. D. A.

R. I. A. D. A.
सचिव
~~SECRETARY~~
रॉंची औद्योगिक क्षेत्र विकास प्राधिकरण
R. I. A. D. A.

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

Renewal
INDRA BHUSHAN
TEJ KARAYAN SINGH

DL No. **JH-01/2006/0027077**
 Issue Dt. **17-MAY-2006**
 Validity (T) **03-SEP-2017**
 Validity (NT) **03-SEP-2017**
 Blood Group **O+**
 DOB **05-SEP-1962**
 Badge No. **JH-01/DL/R12703 J2012**
 Endorse No. **JH-01/DL/R12703 J2012**
 Endorse Auth. **JH-0120123**
 Date **01-SEP-2012**

FORM 7

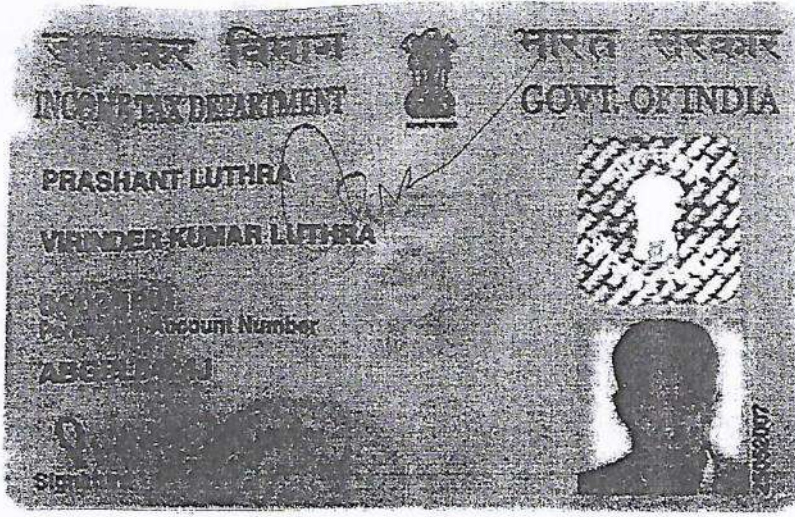
Class	M.CYL	LMV-NT		
	MOTOR CYCLE VHT	LIGHT MOTOR VEH		
Issued On	17-MAY-2006	17-MAY-2006		
Address	E.W.S 132, HARMU HOUSING COLONY, RANCHI			

Signature of Card Holder: *Ym*

Hazardous Goods Validity
 Driving in Hill Region Validity
 Invalid Carriage No
 Issuing Authority **JH-012012000013**

Signature of Issuing Authority: *Jay K. Singh*

Indra Bhushan P. Singh
12/2/15



12/2/15



निबंधन विभाग, झारखंड
रांची
जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No 36

Token Date/Time 12/02/2015 13:37:33

Document Type	Lease Deed	Presenter	Indra Bhushan Prasad Sinha	Date of Entry	12/02/2015
Presenter Name & Address	Riada, Ranchi	DOE		Total Pages	38
Stampable Doc Value	876885	Stamp Value	35200	Book	1
Document/Transaction Value	876885	Serial No.		CNO/PNO	
Special Type		Old Serial No.	/	e-Stamp Cert. No.	
Remarks / Other Details		App. ID			

Anchal	Th.No.	Wrd/Hlk	Mauza	Kh. No.	Plot No	Plot Type	H No	Category	Area	Min. Value
Ranchi Shahar	196	7	Kokar	55	948	RSP		U_COM	0.01 Acre	
Ranchi Shahar	196	7	Kokar	55	949	RSP		U_COM	0.1 Acre	
Ranchi Shahar	196	7	Kokar	58	950	RSP		U_COM	0.1 Acre	

Other Property Details:

Property Type	Th. No.	Wrd	Mauza	Location	Area	Rate	Amount
---------------	---------	-----	-------	----------	------	------	--------

Party Details:

SN	P Type	Party Name	Father/Husband	Occup.	Caste	PAN/IF 60	UID	Address
1	LESSOR	Riada Ranchi Thro Sec, Sunil Kumar Singh						RANCHI
2	LESSEE	M/S Brite Neon Signs Pvt Ltd, Thro Dire, Prashant Luthra	Virinder Kumar Luthra	Business				35, KOKAR INDUSTRIAL AREA, RANCHI
3	Identifier	Bipin Kumar Verma	Late Geeta Nand Verma	Business			435452383875	MAHADEO NAGAR, HAIDAR ALI ROAD KOKAR, RANCHI

Fee Details:

SN	Description	Amount	CHC	Net Amount
1	SP	570.00	0.00	570.00
2	E	1,000.00	10.00	1,010.00
3	A1	26,306.55	263.07	26,569.62
Total		27,876.55	273.07	28,149.62

Indra Bhushan P. Sinha

उपर्युक्त प्रविष्टियाँ दस्तावेज में अंकित तथ्यों के अनुरूप हैं।

निबंधन पुर्य सारांश में इंपुट फार्म के अनुरूप डाटा इंट्रि की गई है।

दस्तावेज लेखक का हस्ताक्षर

प्रस्तुतकर्ता का हस्ताक्षर

डाटा इंट्रि ऑपरेटर का हस्ताक्षर

उपर्युक्त स्वीकार किया

ने इस दस्तावेज के निष्पादन को मेरे समक्ष

जिसकी

पहचान

निवासी

पुशान्त ठुमका

विपीन कुमार वर्मा

महादेव नगर, कोकर रांची

सुनील कुमार सिंह, पुशिव

रा. 12, 1009 कोकरा, 03

कोकरा, रांची

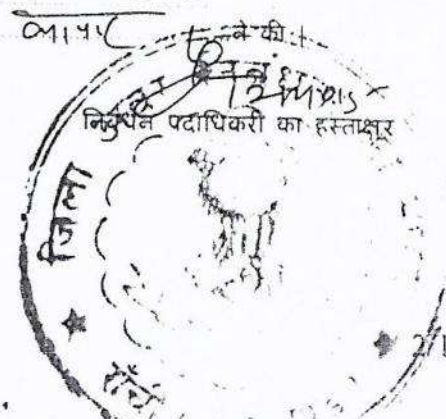
कोकरा, रांची

कोकरा, रांची

पिता (नच) जीता नन्द वर्मा

पेशा व्यापक

नियुक्त पदाधिकारी का हस्ताक्षर



Amr...

Bipin Kumar Verma



निबंधन विभाग, झारखंड
रांची

Token No.36 Token Date: 12/02/2015 13:37:33
Serial/Deed No./Year :929/759/2015
Deed Type: Lease Deed

SN	Party Details	Photo	Thumb
1	Riada Ranchi Thro Sec, Sunil Kumar Singh Father/Husband Name: (LESSOR) RANCHI		
2	M/S Brite Neon Signs Pvt Ltd , Thro Dire, Prashant Luthra Father/Husband Name:Virinder Kumar Luthra (LESSEE) 35,KOKAR INDUSTRIAL AREA ,RANCHI		
3	Bipin Kumar Verma Father/Husband Name:Late Geeta Nand Verma (Identifier) MAHADEO NAGAR , HAIDAR ALI ROAD KOKAR ,RANCHI		

Book No. I
Volume 42
Page 185 To 222
Deed No 929/759
Year 2015
Date 12/02/2015 15:06:49

Registering Officer

Signature of Operator