



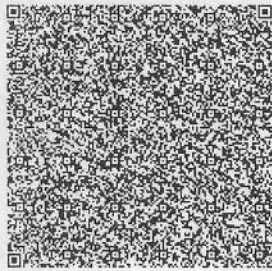
सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Certificate No. : IN-JH13123659857433Q
 Certificate Issued Date : 10-Dec-2018 10:35 AM
 Account Reference : SHCIL (FI)/ jhshcil01/ BISTUPUR/ JH-ES
 Unique Doc. Reference : SUBIN-JHJHSHCIL0117355823229527Q
 Purchased by : KIJALKSTARCH AGROPVTLTD
 Description of Document : Article 35 Lease
 Property Description : LEASE DEED
 Consideration Price (Rs.) : 78,27,114
 (Seventy Eight Lakh Twenty Seven Thousand One Hundred And Fourteen only)

● First Party : JIADA ADITYAPUR REGION
 Second Party : KIJALK STARCH AGRO PVT LTD
 Stamp Duty Paid By : KIJALK STARCH AGRO PVT LTD
 Stamp Duty Amount(Rs.) : 3,14,000
 (Three Lakh Fourteen Thousand only)



.....Please write or type below this line.....

19/12/18
15/12/18
27/12/18
2019/0786
29.03.19

2019/JSR/1318/BKA/1214



Kijalk Starch Agro Pvt. Ltd.

[Signature]

Director

[Signature]
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
[Signature] *[Signature]*

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.shcilstamp.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
307 km
~~7826214/-~~
7826214/-

P.S.
Muzabani

9000
314000/-

114

35



P.S. Muzabani



Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region

LEASE DEED

THIS DEED OF LEASE IS made on this the 11th March day of 2019 at East Singhbhum.

BETWEEN

The **Jharkhand Industrial Area Development Authority, Adityapur Region, Vikas Bhawan, Adityapur** Represented by its Regional Director authorised **Smt. RANJANA MISHRA**, Regional Dy. Director/her authorized representative **Sri. Bijay Kumar S/o. Late Ram Deo Singh** aged about 57 years, by Faith – Hindu, Nationality – Indian, Local Resident of A/3, AIADA Nagar, P.O. Adityapur P.S. Adityapur Town Adityapur District Seraikella, State Jharkhand Addhar Card No. – 4998 7876 8308 hereinafter to be referred to as the 'Authority' which terms shall include its successors in office, hereinafter to be referred to as the 'LESSOR' or the 'AUTHORITY' which expression shall, where in the context show admits or implies, includes successor in office and permitted assign of the first part.

AND

M/s. KIJALK STARCH AGRO Pvt. Ltd., Plot No. R – 02, ROYAM Mauza, Musabani Block, East Singhbhum, represented by Director **Mr. ASHOK KUMAR VERMA** S/o. Kuldip Prasad aged about 56 years, by occupation Business, by Caste Swarnkar, by Faith Hindu, Nationality Indian, and Local Resident of 3rd Floor, Mahalaxmi Tower, P P Compound,

Kijalk Starch Agro Pvt. Ltd.

Ashok Kumar Verma
Director

feeder/feasible

Area 234787-00
E 2000 m
1 5000 m
4 15000 m

[Signature]
27/3/19
S. Prasad



Handwritten signature in Hindi: "Aashish Kishore" with a date "1/4/19".

Handwritten text: "27/3/19" and "01/4/19".

Faint stamp: "Regional Deputy Director Jharkhand Ind. Area Dev. Authority Adityapur Region".

Handwritten text in Hindi: "विजय कुमार मिश्रा एवं शंकर सिंह आदि का कार्यदायक चाला आदेश" with dates "27/3/19" and "1/4/19".



Vertical text: "Director".

Vertical text: "Kishor Singh Yadav IAS IAS".

Handwritten text: "Regional Deputy Director JIMADA" and "विजय कुमार मिश्रा" with a signature and date "1/4/19".

Handwritten signature and date "1/4/19".

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

Main Road, Ranchi, kijalkagro@gmail.com Addhar Card No. – 7814 3254 6947 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. That the schedule land has been transferred to JIADA, Adityapur Region vide letter No. XI-170/2015/87/R dated 13 January 2018 and letter No. XI-170/2015/1349/R dated 28th June 2017 from Deputy Commissioner, Jamshedpur, East Singhbhum. Whereas the present lessor comes under the possession of the schedule land and other land within Mouza Royam, Musabani Block for the purpose of industrial development.
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 **25.00 Acres (10,89,000 Sq. Ft.)** of land for setting up **MAIZA STARCH, MAIZE GERM, MAIZE GLUTEN, FIBRE** industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **25.00 Acres (10,89,000 Sq. Ft.)** area of land, more fully described in the Land Schedule below, vide **allotment order No.**

Kijalk Starch Agro Pvt. Ltd.

[Signature]

Director

Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
4-16

LA/AD/SW/00337/2018 dated 23.10.2018 and upon payment of Rs. 62,67,211.00 (Rupees Sixty two lac sixty seven thousand two hundred eleven only) towards full premium of land in case of mega IT industry (*whichever is applicable*), the lessee has been handed over physical possession of allotted land on 18.02.2019.

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.

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT M/s. KIJALK STARCH AGRO Pvt. Ltd., Plot No. R – 02, ROYAM Mauza, Musabani Block, East Singhbhum.

Village : ROYAM
Thana No.: 91
Thana: Ghatsila,
Dist.: East Singhbhum.

Corresponding to Industrial Plot No. - Plot No. R – 02, ROYAM Mauza, Musabani Block, East Singhbhum.

<u>Survey Plot No.</u>	<u>Khata No.</u>
03 P	229
04 F	18
05 F	107
06 F	107
07 F	111
08 F	229
09 F	151
10 F	35
11 F	151
12 F	151
13 F	229
14 F	111

Kijalk Starch Agro Pvt. Ltd.



Director

Regional Deputy Director
 Jharkhand Indl. Area Dev Authority
 Adityapur Region

Kijalk Starch Agro Pvt. Ltd.

[Signature]
 Director

15 F	229
16 F	31
17 F	32
18 P	31
19 F	31
20 P	32
145 F	33
146 F	151
147 F	151
148 F	150
150 F	150
151 F	151
152 F	34
153 F	229
154 F	34
155 F	151
156 P	10
158 F	150
159 F	35
160 P	35
161 P	150
164 P	34
193 P	229
11/1209 F	34
21/1210 F	32

Total Area 25.00 Acres (10,89,000 Sq. Ft.).

BOUNDARY

As per Survey Plot No./Survey Map

As per Industrial Plot No/ Phase Map

North : 03P, 20P, 21,

JIADA BOUNDARY,

South : 193P, 164P, 156P, 158P, 161P,

Incl. Plot. – R – 03, Road 45'-0"

Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region

East : 21, 18P, 23, 42, 127, 141, 44, 160P

Incl. Plot. – R – 01,

West : 01 (NALA)

JIADA BOUNDARY.

Possession taken over the plot on: 18.02.2019.

PART-II

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 **MAIZA STARCH, MAIZE GERM, MAIZE GLUTEN, FIBRE** industry in the command area of the lessor for manufacturing **MAIZA STARCH, MAIZE GERM, MAIZE GLUTEN, FIBRE**.
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a period of **30(Thirty) Years** from the date of allotment i.e. **23.10.2018** and will remain force till **22.10.2048** 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 up to 3.0 acres** and **Rs.50,000.00** for land over **3.0 acres** or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and this lease deed is acceptable to it/him/her and that the lessee is not in default in payment of dues of the Authority and any statutory dues or dues of any financial institution payable by the lessee.

Kijalk Starch Agro Pvt. Ltd.

Director

9/11/23
 Regional Deputy Director
 Jharkhand Indl. Area Dev Authority
 Adityapur Region

Kijalk Starch Agro Pvt. Ltd.

[Signature]

Director

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 nine installments are fixed as follows:-

<u>Date</u>	<u>Amount (in Rupees)</u>
10.09.2018	7,39,532.00 (Plus applicable Taxes; if any)

The schedule for payment for the remaining installment are as follows:-

<u>Installment</u>	<u>Amount (In Rupees)</u>	<u>Date</u>
2 nd Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.03.2019
3 rd Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.09.2019
4 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.03.2020
5 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.09.2020
6 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.03.2021
7 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.09.2021
8 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.03.2022
9 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.09.2022
10 th Installment	7,39,532.00 (Plus applicable Taxes; if any)	10.03.2023

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

Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region

Kijall Singh Agro Pvt. Ltd.

[Signature]

Director

5. That the lessee shall pay an annual rent of Rs. **2,43,595.00 (Rupees Two lac forty three thousand five hundred ninety five only)** per annum and annual maintenance charges of Rs. **3,41,028.00 (Rupees Three lac forty one thousand twenty eight)** only per annum on before 31st March of each year as demanded by the lessor. The rent and maintenance 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.
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,

Kijalk Starch Agro Pvt. Ltd.



Director


9/13
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
Am Kumar

- 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 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 Managing 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.

Kijalk Starch Agro Pvt. Ltd.



Director



Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
A. K. Singh

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 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

Kijalk Starch Agro Pvt. Ltd.



Director


Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
A. K. Singh

concerned. Failure on the part of the lessee in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the lessee binds itself/himself/ herself to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from 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.
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

A. S. B.
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
A. S. B.

Kijalk Starch Agro Pvt. Ltd.

A. S. B.

Director

circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per sq ft per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall make itself liable for action as warranted under the facts and circumstances of the case.

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 Managing Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.
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 @ Rs.10.00 (Ten) per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Regional Director of the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

2/11/13
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
26
A. K. Das

Kijalk Starch Agro Pvt. Ltd.




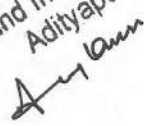
Director

- 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 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

Kijalk Starch Agro Pvt. Ltd.



Director


Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region


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 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 sq ft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.
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

9/11/23
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
Am Am
8/11/23

Kijalk Starch Agro Pvt. Ltd.

[Signature]

Director

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/demerge/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:-
- The lessee is not holding any dues to authority and shall submit NOC from financial institutions for which Lessor has accorded permission/no objection for mortgage or the lessee has pledged lease deed with any financial institution.
 - The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by PCC to be executed on the available plot of land or may continue the existing project.

Kijalk Starch Agro Pvt. Ltd.



Director

7/13
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
A. K. Singh

- 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 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

Kijalk Starch Agro Pvt. Ltd.

[Handwritten signature]

Director

[Handwritten signature]
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
[Handwritten signature]

- 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.
 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, covenants 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.

9/1/13
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
Am Kumar

Kijalk Starch Agro Pvt. Ltd.

Am Kumar

Director

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 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

Kijalk Starch Agro Pvt. Ltd.

Shree Kumar Verma

Director

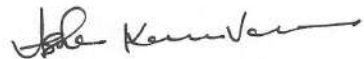
9/1/23
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
Prasanna K

- 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 interest 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 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.

Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
4-78


- 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.
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.

Kijalk Starch Agro Pvt. Ltd.



For and on behalf of
M/s. KIJALK STARCH AGRO Pvt. Ltd.

WITNESSES:

1.  SUNIL KUMAR VERMA
5/0 Kudlip Prasad
B-25, Jasmine Row, Adwanchardas
Jmeri, Jamshedpur - 831011
2. Mukesh Kumar Sharma
8/0 Late Kamleshwar Sharma Mukesh H/O Sharma
69, P Road, Bistapur, Jamshedpur



Attested
Kausik
Am

Shree Kumar Verma



IN WITNESS WHEREOF THE HAND OF Smt. **RANJANA MISHRA** Regional 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.

Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
Authorized Representative of the Regional Director.
Anam Singh



Attested
Kausik
Am

WITNESSES:

1.

(Signature)

Sunil Kumar Verma

S/o - Kuldip Prasad.

B-25, Jasmine Row

Ashiana Gardens, Sonari, Jamshedpur 831041

(Signature)

SONIL KUMAR VERMA

2. Mukesh Kumar Sharma

S/o. Late Kamleshwar Sharma

Mukesh Kumar Sharma

69, P Road, Bistupur, Jamshedpur.

3. Pawan Soni S/o Bansari U.P. Soni

R/o. Purotham Bhawan Ram Tekri Road, Jangra

Certified that the original and duplicate copy of this lease deed are exact true and are reproduction of each contains 6,451 words.

Kijalk Starch Agro Pvt. Ltd.

(Signature)

For and on behalf of
M/s. KIJALK STARCH AGRO PVT. Ltd.

Kausik
Am

IDENTIFIER



Pawan Soni

जिला दण्डाधिकारी एवं उपायुक्त का कार्यालय, पूर्वी सिंहभूम, जगशेदपुर

(राजस्व शाखा)

पत्रांक:- XI-170/2015/

/रा०,

सेवा में,

महालेखाकार (ले० एवं हक०),
झारखण्ड, पो० हिन्नु, राँची।

जमशेदपुर, दिनांक- 7 वीं जनवरी 2018 ई०

विषय:

पूर्वी सिंहभूम जिले के मुसाबनी अंचलान्तर्गत मौजा रोआम, थाना नं०- 91, खाता नं०-229, प्लॉट नं०- 42, 77, 76, 66, 109, 135, 153, 176, 183, 191 एवं 193 रकवा क्रमशः- 18.14, 1.60, 2.86, 0.70, 14.44, 16.25, 0.23, 2.43, 3.15, 0.40 एवं 3.04 एकड़, कुल सकल रकवा- 63.24 एकड़ किस्म- पुरानी परती काबील आवाद अनावाद बिहार वर्तमान झारखण्ड सरकार भूमि कुल औपबंधिक मूल्य- 2,40,31,200.00 (दो करोड़ चालीस लाख एकतीस हजार दो सौ) रू०, लगान 1264.80 रू० अलावे सेस की अदायगी पर औद्योगिक विकास हेतु झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA) को स्थायी हस्तान्तरण के संबंध में।

आदेश:

1. सरकार के सचिव, उद्योग, खान एवं भूतत्व विभाग, झारखण्ड, राँची के संकल्प संख्या- 3220, दिनांक- 04.10.2016 तथा सह पठित 371, दिनांक 06.02.2017 के आलोक में स्वीकृत।
2. इस शर्त के साथ स्वीकृति दी जाती है कि जिस प्रयोजनार्थ भूमि हस्तांतरित की जा रही है, उस प्रयोजन हेतु उसकी आवश्यकता नहीं रहने पर अथवा उस प्रयोजन हेतु उसका उपयोग पाँच वर्षों तक किसी उद्यमी या ईकाई को आवंटित नहीं किये जाने पर यह भूमि स्वतः राजस्व, निबंधन एवं भूमि सुधार विभाग को वापस हो जायगी।
3. प्रस्तावित भूमि का सलामी की औपबंधिक गणना जिला निबंधक द्वारा वर्ष 2016 के निर्धारित बाजार दर पर की जा रही है तथापि झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA) द्वारा इस भूमि को औद्योगिक विकास हेतु किसी उद्यमी/संस्थान को आवंटित किया जाता है तो हस्तांतरण की तिथि को प्रभावी बाजार दर पर भूमि के कुल मूल्य की गणना की जायगी एवं उपरोक्त मूल्य के अतिरिक्त अन्तर राशि की वसूली भी की जायगी तत्पश्चात् ही भूमि का हस्तांतरण किया जायगा, परन्तु किसी भी परिस्थिति में यह राशि उपर्युक्त गणित राशि से कम नहीं होगी।
4. हस्तांतरित भूमि के मूल्य का भुगतान प्राधिकार को भूमि हस्तांतरित करने के समय से पाँच वर्षों तक अथवा प्राधिकार द्वारा भूमि का अवंटन उद्यमी/ईकाई को होने तक जो पहले हो, उस समय तक नहीं करना होगा।
5. इस हस्तांतरित भूमि/स्थायी बन्दोबस्ती से प्राप्त राशि बजट शीर्ष "0029 भू-राजस्व-107" के अन्तर्गत सरकारी कोष में JIADA द्वारा पाँच बराबर किस्तों में (बिना सूद के) पाँच वर्षों में प्रतिवर्ष जमा किया जाएगा।
6. इस जिलादेश द्वारा उक्त हस्तांतरित भूमि किसी भी संस्था/निजी व्यक्ति/कॉर्पोरेट सोसाईटी/कंपनी/अन्य किसी भी व्यक्ति को हस्तांतरण अथवा लीज देने के पूर्व इसकी सूचना इस कार्यालय को देना आवश्यक होगा।

यदि प्रस्तावित भूमि के अन्तर्गत वृक्षादि है तो वैसी स्थिति में वृक्षों की मूल्य की गणना कर झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA) को एकरारनामा के समय भुगतान करना होगा।

8.

अन्य सभी शर्तें झारखण्ड खासमहल इस्टेट मैनुअल में निहित प्रावधानों एवं समय-समय पर सरकार द्वारा निर्गत निदेशों के अनुरूप लागू होगी।

हो/-

उपायुक्त,

पूर्वी सिंहभूम, जमशेदपुर

वी जनवरी 2018 ई०।

ज्ञापांक :- XI-170/2015/

/रा०, जमशेदपुर, दिनांक-

प्रतिलिपि - अनुमंडल पदाधिकारी, घाटशिला को उनके पत्रांक 11/रा०, दिनांक- 02.01.

2018 के प्रसंग में सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

2. विषय से संबंधित अभिलेख संख्या- 06/2017-18 इसके साथ संलग्न कर मूल रूप में वापस किया जाता है।

हो/-

उपायुक्त,

पूर्वी सिंहभूम, जमशेदपुर।

ज्ञापांक :- XI-170/2015/

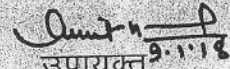
87

/रा०, जमशेदपुर, दिनांक-

13 वी जनवरी 2018 ई०।

प्रतिलिपि - प्रबंध निदेशक, आयडा को 825/ए०आर, दिनांक-29.11.2017 के प्रसंग में

सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।


उपायुक्त,

पूर्वी सिंहभूम, जमशेदपुर।





Document Registration Summary 1

Date :-01-Apr-2019

- Government/Market Value: ₹9675000/-
- Transaction Amount: ₹0 /-
- Paid Stamp Duty: ₹314000 /-

Receipt : 107494

Receipt Date : 01-04-2019

Presenter Name: -

On Date 01-04-2019 Presented at District SRO -
Jamshedpur
Signature of Presenter

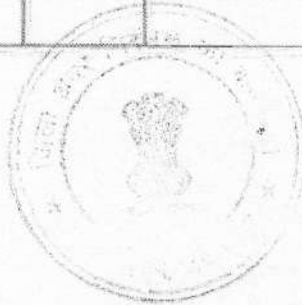
P. Singh

District SRO - Jamshedpur

Stamp Duty	₹314000
A1	₹234787
E	₹2000
SP	₹1020
l fee	₹5000
M(b) Fee	₹150

Total ₹556957


Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	313049	314000	-951	E-STAMP	KIJALKSTARCH AGROPVTLTD	Certificate Number : IN-JH13123659857433Q	314000



A1	234787	234787	0	GRAS	BIJAYKUMAR	GRN Number : 1900826868 DEPT Transaction Id : a0d8995013076e65cf7d Transaction Type :	234787
E	2000	2000	0	GRAS	BIJAYKUMAR	GRN Number : 1900826868 DEPT Transaction Id : a0d8995013076e65cf7d Transaction Type :	2000
SP	1020	1020	0	GRAS	BIJAYKUMAR	GRN Number : 1900826868 DEPT Transaction Id : a0d8995013076e65cf7d Transaction Type :	1020
I fee	5000	5000	0	GRAS	BIJAYKUMAR	GRN Number : 1900826868 DEPT Transaction Id : a0d8995013076e65cf7d Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	BIJAYKUMAR	GRN Number : 1900826868 DEPT Transaction Id : a0d8995013076e65cf7d Transaction Type :	150
Sub Total	556006	556957	-951				

Article : Lease


Signature of Operator


Signature of Head Clerk


Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- District SRO - Jamshedpur

District Name :- EastSinghbhum

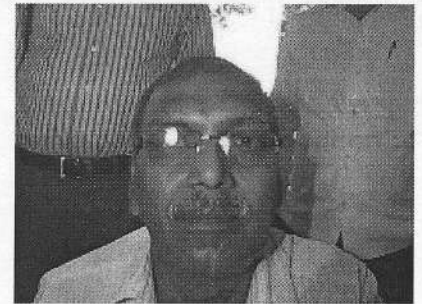
State Name :- Jharkhand

Deed Endorsement

Token No :- **2019000009786**







Deed Type	Lease
Fee Details	Stamp Duty :- Rs. 313049, A1 :- Rs. 234787, E :- Rs. 2000, SP :- Rs. 1020, I fee :- Rs. 5000, M(b) Fee :- Rs. 150,
Property No.	1
Valuation Details	Value :- Rs.9675000/- ,Transaction Amount :- Rs.0/-
Property Details	District :- EastSinghbhum , Tehsil :- Musabani , Village Name :- Royam Location :- Other Road, Royam Property Boundaries :- East: PLOT NO 21,18P,23,42,127,141,44,160P IND LAND PLOT NO R-01, West: 01(NALA) JIADA BOUDARY, South: PLOT NO 193P,164P,156P,158P,161P, IND LAND PLOT NO R-03, North: PLOT NO 03P,20P,21 JIADA BOUNDARY Volume Number - 1Page Number - 1Khata Number - 229 18 107 111 119 151 35 151 229 31 32 33 150 34 10 150Plot Number - 3P 4F 5F 6F 7F 8F 9F 10F11F 12F 13F 14F15F 16F 17F 19P 19F 20P 145F 146F 147F 148F 150F 151F 152F 153F 154F 155F 156P 158F 159F 160P 161P 164P 193P 11/1209F 21/12410F Area Of Land :- 2500.00 Decimal

Sh./Smt.**THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR s/o/d/o/w/o LATE RAM DEO SINGH** has presented the document for registration in this office today dated :- **01-Apr-2019** Day :- **Monday** Time :- **16:12:18 PM**



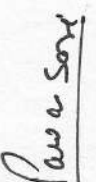


THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR(Individual)

Party Name	Document Type	Document Number
THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR	PAN/UID	499878768308

Sr.NO	Party Name and Address	e-KYC Details	Power Of Attorney	Party Type	Party Photo	Finger Print	Signature
1	THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR Address1 - A3 AIADA NAGAR P.O.ADITYAPUR DIST SERAIKELLA-KHARSAWAN, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Bijay Kumar Address:- Flat No-A/3, Aiada Nagar, , Adityapur Tata Kandra Main Road, Adityapur-1, Jamshedpur, Adityapur, , Seraikela- Kharsawan, 831013, , Jharkhand, India		LEASER Age:52			
2	KIJALK STARCH AGRO PVT LTD REP BY ASHOK KUMAR VERMA Address1 - 3RD FLOOR P P COMPOUND MAIN ROAD RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Ashok Kumar Verma Address:- 3rd Floor Mahalaxmi Tower, Main Road Ranchi, P P Compound, , Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		LEASEE Age:56			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	PAWAN SONI Address1 - PURSOTHAM BHAWAN RAM TEKRI ROAD JUGSALAI JAMSHEDPUR, 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	SUNIL KUMAR VERMA Address1 - B25 JASMINE ROW ASHIANA GARDENS SONARI JSR, Address2 - ,,, Jharkhand			

Signature of Operator

Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

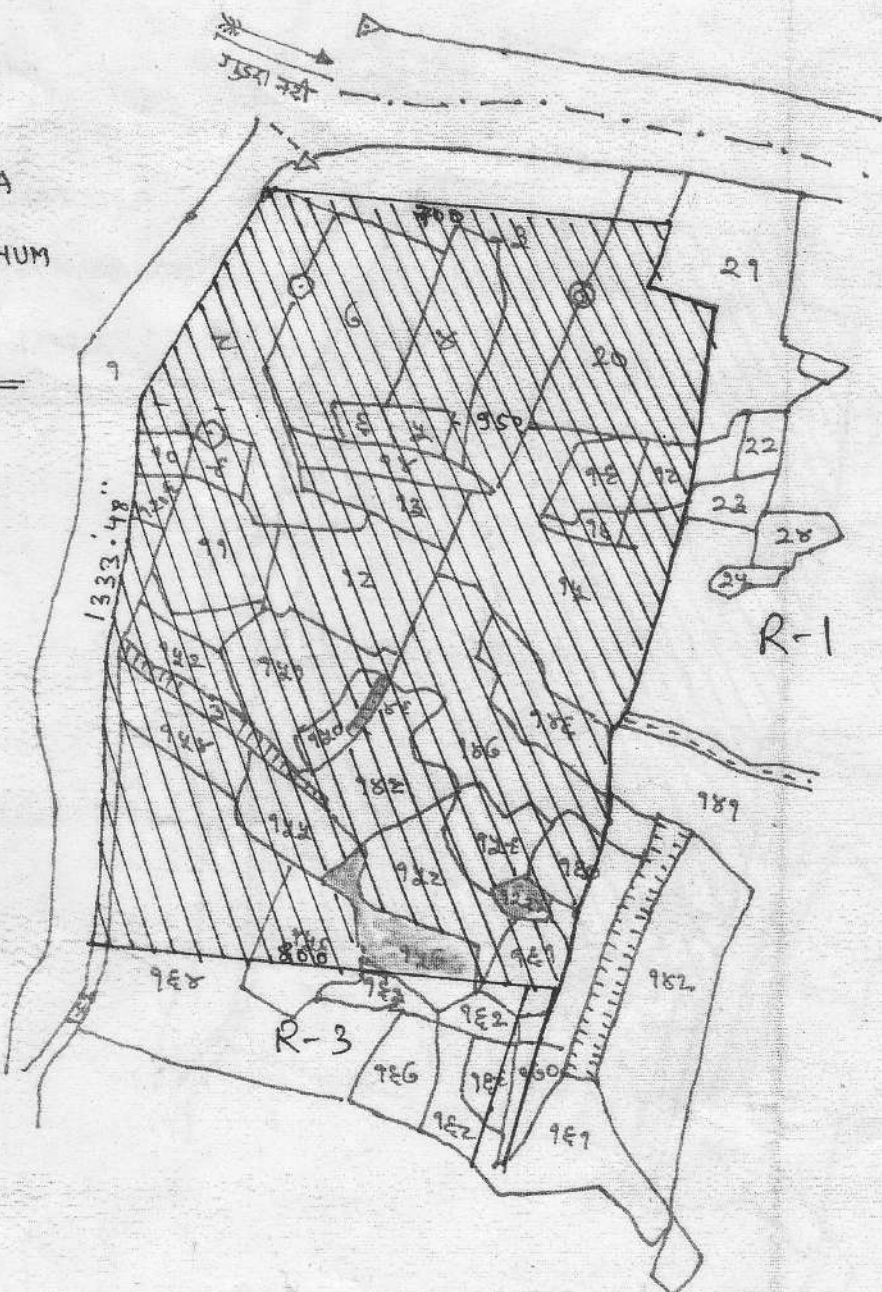
Above mentioned, (THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR , KIJALK STARCH AGRO PVT LTD REP BY ASHOK KUMAR VERMA), has/have admitted the execution before me. He/ She/ They has / have been identified by (PAWAN SONI) Son/Daughter/Wife of (BANWARI LAL SONI) resident of (PURSOTHAM BHAWAN RAM TEKRI ROAD JUGSALAI JAMSHEDPUR) and by occupation (Business).

Signature of Registering Officer

Seal and Signature of Registering Officer

Date:- 01-Apr-2019

1M
1
GHATSILA
SINGHBHUM
1 MILE



S. PLOT NO	KHATA NO
3 - P	229
4 - F	18
5 - F	107
6 - F	107
7 - F	111
8 - F	229
9 - F	151
10 - F	35
11 - F	151
12 - F	151
13 - F	229
14 - F	111
15 - F	229
16 - F	31
17 - F	32
18 - P	31
19 - F	31
20 - P	32
145 - F	33
146 - F	151
147 - F	151
148 - F	150
150 - F	150
151 - F	151
152 - F	34
153 - F	229
154 - F	34
155 - F	151
156 - P	10
158 - F	150
159 - F	35
160 - P	35
161 - P	150
164 - P	34
193 - P	229
11/1209 - F	34
21/1210 - F	32

PLOT NO :- R-2

Jh Agro Pvt. Ltd.

[Signature]

Director

[Signature]
23/2/19

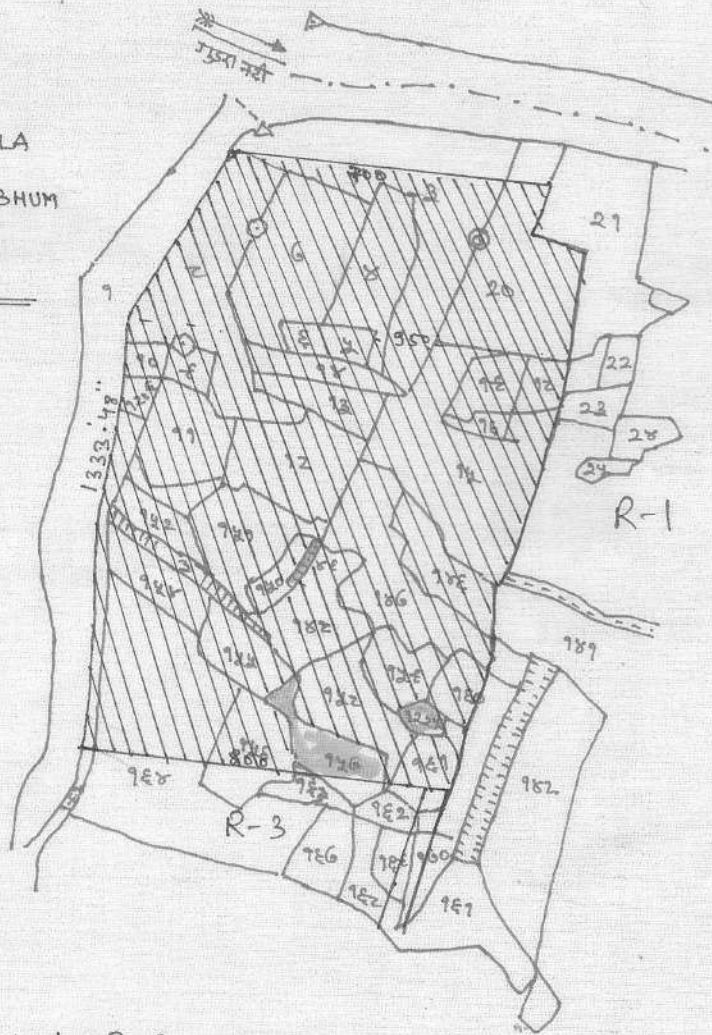
Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
[Signature]

AREA :- 25.00 Ac

Boundary
S. plot No
N: 3(P) 20(P) 21
S: 193(P) 164(P) 156(P) — R-3, Road. 45' to
158(P) 161(P)
E: 21, 18(P) 23, 42. — R-1
127, 141, 44, 160(P)
W: 1 (नाला) — JIADA Boundary

LAND PLAN OF:- M/S KIJALK STARCH AGRO PRIVATE LIMITED

VILL - ROYAM
 THANA :- 91
 THANA :- GHATSILA
 DISTT :- EAST SINGBHMUM
 SCALE :- 16" = 1 MILE



S. PLOT NO	KHATA NO
3 - P	229
4 - F	18
5 - F	107
6 - F	107
7 - F	111
8 - F	229
9 - F	151
10 - F	35
11 - F	151
12 - F	151
13 - F	229
14 - F	111
15 - F	229
16 - F	31
17 - F	32
18 - P	31
19 - F	31
20 - P	32
145 - F	33
146 - F	151
147 - F	151
148 - F	150
150 - F	150
151 - F	151
152 - F	34
153 - F	229
154 - F	34
155 - F	151
156 - P	10
158 - F	150
159 - F	33
160 - P	35
161 - P	150
164 - P	34
193 - P	229
1/1209 - F	34
2/1210 - F	32

INDUSTRIAL PLOT NO :- R-2

Kijalk Starch Agro Pvt. Ltd.

John Kumar
 Director

Director

Arjun Kumar
 23/2/19

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

Arjun Kumar

AREA :- 25.00 Ac

Boundary

S. plot No

S. plot No

N:- 3 (P) 20 (P) 21

JIADA Boundary:

S:- 193 (P) 164 (P) 156 (P) —
 158 (P) 161 (P)

R-3, Road. 45'-0"

E:- 21, 18 (P) 23, 42. —
 127, 141, 44, 160 (P)

R-1

W:- 1 (Hill)

— JIADA Boundary

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, आदित्यपुर
प्रक्षेत्र, आदित्यपुर, जमशेदपुर ।

प्रेषक,

पत्रांक 388 / जे0डी0ए0

क्षेत्रिय उप निदेशक
जियाडा ।

सेवा में,

जिला अवर निबंधक,
निबंधन कार्यालय,
जमशेदपुर, पूर्वी सिंहभूम ।

आदित्यपुर, दिनांक 15/3/19

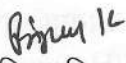
विषय : सर्वश्री KIJALK STARCH AGRO Pvt. Ltd.
शेड/प्लॉट संख्या R-02, Rayan Muzo, Musabul औद्योगिक क्षेत्र, बहरागोड़ा, पूर्वी
सिंहभूम के लीज दस्तावेज निबंधन कराने के संबंध में ।


महाशय,

उपर्युक्त विषय के संबंध में सूचित करना है कि सर्वश्री KIJALK STARCH AGRO
Pvt. Ltd. शेड/प्लॉट संख्या R-02, Rayan Muzo, Musabul औद्योगिक क्षेत्र,
बहरागोड़ा, पूर्वी सिंहभूम जिसका विवरण लीज दस्तावेज में टंकित है कि निबंधन हेतु श्री विजय कुमार,
कम्प्यूटर सहायक, आयडा के माध्यम से आपके पास भेजा जा रहा है । श्री विजय कुमार, कम्प्यूटर
सहायक, आयडा का प्रतिनिधित्व करेंगे । इनका हस्ताक्षर नीचे अभिप्रमाणित है ।

कृपया इसे स्वीकार किया जाय ।

विश्वासभाजन,


अभिप्रमाणित


क्षेत्रिय उप निदेशक ।


क्षेत्रिय उप निदेशक ।

जिला दण्डाधिकारी एवं उपायुक्त का कार्यालय, पूर्वी सिंहभूम, जमशेदपुर

(राजस्व शाखा)

पत्रांक:- XI-170 /2015/

/रा०,

सेवा में,

महालेखाकार (ले० एवं हक०),
झारखण्ड, पो० हिन्, रॉची।

जमशेदपुर, दिनांक- वीं जून 2017 ई०

विषय:

पूर्वी सिंहभूम जिले के मुसाबनी अंचलान्तर्गत मौजा रोआम, थाना नं०- 91, कुल रकवा 90.63 एकड़, मौजा- मुर्गाघुट्ट, थाना नं०- 92, कुल रकवा- 37.60 एकड़ एवं मौजा- तेतुलडांगा, थाना नं०- 93, कुल रकवा- 26.67 एकड़, सकल रकवा- 154.90 एकड़ गैर मजरूआ खास भूमि (खाता, प्लॉट किस्म एवं रकवा की विस्तृत विवरणी संलग्न अनुलग्नक- 1), कुल औपबंधिक मूल्य- 5,92,88,720.00 (पाँच करोड़ बानवे लाख अठ्ठासी हजार सात सौ बीस) रु०, लगान 3098.00 रु० अलावे सेस की अदायगी पर औद्योगिक विकास हेतु झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA) को स्थायी हस्तान्तरण के संबंध में।

आदेश:

1. इस कार्यालय द्वारा पूर्व में निर्गत पत्रांक 2436/रा०, दिनांक- 02.12.2016 एवं 1205/रा०, दिनांक- 08.06.2017 को विलोपित करते हुए उद्योग, खान एवं भूतत्व विभाग, झारखण्ड, रॉची के संकल्प संख्या- 3220, दिनांक- 04.10.2016 तथा सह पठित संकल्प संख्या- 371, दिनांक 06.02.2017 के आलोक में भूमि के औपबंधिक मूल्य एवं लगान के अद्यतन दर पर स्वीकृत।
2. इस शर्त के साथ स्वीकृति दी जाती है कि जिस प्रयोजनार्थ भूमि हस्तांतरित की जा रही है, उस प्रयोजन हेतु उसकी आवश्यकता नहीं रहने पर अथवा उस प्रयोजन हेतु उसका उपयोग पाँच वर्षों तक किसी उद्यमी या ईकाई को आवंटित नहीं किये जाने पर यह भूमि स्वतः राजस्व, निबंधन एवं भूमि सुधार विभाग को वापस हो जायगी।
3. प्रस्तावित भूमि का सलामी की औपबंधिक गणना जिला निबंधक द्वारा वर्ष 2016 के निर्धारित बाजार दर पर की जा रही है तथापि झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA) द्वारा इस भूमि को औद्योगिक विकास हेतु किसी उद्यमी/संस्थान को आवंटित किया जाता है तो हस्तांतरण की तिथि को प्रभावी बाजार दर पर भूमि के कुल मूल्य की गणना की जायगी एवं उपरोक्त मूल्य के अतिरिक्त अन्तर राशि की वसूली भी की जायगी तत्पश्चात् ही भूमि का हस्तांतरण किया जायगा, परन्तु किसी भी परिस्थिति में यह राशि उपर्युक्त गणित राशि से कम नहीं होगी।
4. हस्तांतरित भूमि के मूल्य का भुगतान प्राधिकार को भूमि हस्तांतरित करने के समय से पाँच वर्षों तक अथवा प्राधिकार द्वारा भूमि का अवंटन उद्यमी/ईकाई को होने तक जो पहले हो, उस समय तक नहीं करना होगा।
5. इस हस्तांतरित भूमि/स्थायी बन्दोबस्ती से प्राप्त राशि बजट शीर्ष "0029 भू-राजस्व-107" के अन्तर्गत सरकारी कोष में JIADA द्वारा पाँच बराबर किस्तों में (बिना सूद के) पाँच वर्षों में प्रतिवर्ष जमा किया जाएगा।

6. इस जिलादेश द्वारा उक्त हस्तांतरित भूमि किसी भी संस्था/निजी व्यक्ति/कॉरपोरेट सोसाईटी/कंपनी/अन्य किसी भी व्यक्ति को हस्तांतरण अथवा लीज देने के पूर्व इसकी सूचना इस कार्यालय को देना आवश्यक होगा।
7. यदि प्रस्तावित भूमि के अन्तर्गत वृक्षादि हैं तो वैसी स्थिति में वृक्षों की मूल्य की गणना कर झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA) को एकरारनामा के समय भुगतान करना होगा।
8. अन्य सभी शर्तें झारखण्ड खासमहल इस्टेट मैनुअल में निहित प्रावधानों एवं समय-समय पर सरकार द्वारा निर्गत निदेशों के अनुरूप लागू होगी।

201-

उपायुक्त,

पूर्वी सिंहभूम, जमशेदपुर
वीं जून 2017 ई०।

ज्ञापांक :- XI-170/2015E /रा०, जमशेदपुर, दिनांक-

प्रतिलिपि - अनुमंडल पदाधिकारी, घाटशिला को उनके पत्रांक 685/रा०, दिनांक- 11.11.2016 तथा इस कार्यालय के ज्ञापांक-2436/रा०, दिनांक- 02.12.2016 तथा 1205/रा०, दिनांक- 08.06.2017 के प्रसंग में सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

201-

उपायुक्त,

पूर्वी सिंहभूम, जमशेदपुर।

ज्ञापांक :- XI-170/2015/ 1349 /रा०, जमशेदपुर, दिनांक-28 वीं जून 2017 ई०।

प्रतिलिपि - प्रबंध निदेशक, आयडा को उनके पत्रांक 405/एडीए, दिनांक 21.06.2017 के प्रसंग में सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

प्रतिलिपि - प्रबंध निदेशक, जियाडा, राँची को उनके पत्रांक 67 दिनांक 08.06.2017 के प्रसंग में सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

Amit
22.6.17

उपायुक्त,

पूर्वी सिंहभूम, जमशेदपुर।

अनुलग्नक ।

XI-170/2015/ 1349/रा0, जमशेदपुर, दिनांक- 28 वी जून 2017 ई0।

औद्योगिक विकास हेतु झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार (JIADA)को हस्तांतरित की जानेवाली भूमि की औपबंधिक मूल्य की गणना (अंचल मुसाबनी) :-

क्र०	अभिलेख संख्या/ग्राम	रकबा (एकड़ में)	बाजार दर प्रति एकड़ (रूपये में)	सलामी राशि (रूपये में)	प्रचलित लगान
1	रोआम	90.63	380000.00	34439400.00	1812.60
2	मुर्गाघुदु	37.60	380000.00	14288000.00	752.00
3	तेतुलडोगा	26.67	396000.00	10561320.00	533.40
	कुल	154.90		59288720.00	3098.00

प्रर्थात् कुल पाँच करोड़ बानवे लाख अठ्ठासी हजार सात सौ बीस रूपये मात्र।

Amit K. S.
उपायुक्त 23.6.17

पूर्वी सिंहभूम, जमशेदपुर



Payment Gate Way Response

Transaction Success! Please Note Your Transaction Id.

811

Name	BIJAYKUMAR
Token No	20190000009786
Amount	242957
Transaction ID	a0d8995013076e65cf7d
GRN	1900826868
CIN	10002162019033000211
Time	2019-03-30

Print

Bijay Kumar



झारखण्ड सरकार

Pre Registration Docket

Date :- 30-03-2019 09:49 am

Office Name :- District SRO - Jamshedpur

Token No:- 20190000009786

ApPOINTment :- 29-Mar-2019 Time:- 13:0

Article	Lease
Pre Registration Date	29-Mar-2019
No. Of Pages	34
Stamp Duty	313049
Paid Stamp Duty	0
Total Fees	₹ 2,42,957.

Property Id: 61577

Valuation No. : 79825 / 2019	:- 2018-2019	User Id : 3097	Date : 30-March-2019 09:27:AM
State : Jharkhand	District : EastSinghbhum		Tahsil : Musabani
Land Type : Rural	Corporation :		Village/City : Royam
Royam - Other Road	-		
Volume Number - 1			
Page Number - 1			
Khata Number - 229 18 107 111 119 151 35 151 229 31 32 33 150 34 10 150			
Plot Number - 3P 4F 5F 6F 7F 8F 9F 10F11F 12F 13F 14F15F 16F 17F 19P 19F 20P 145F 146F 147F 148F 150F 151F 152F 153F 154F 155F 156P 158F 159F 160P 161P 164P 193P 11/1209F 21/12410F			
Valuation Rule : Commercial land			
Usage : Non Agri => Commercial Land => Commercial land			
Property Details			
1	Land area	2500 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 2500 x 3870=9675000	₹96,75,000/-
A	Total		₹96,75,000/-

Note : Final Valuation is Rounded to Next 100/-

₹96,75,000/-

Total Valuation (A)

Total Amount in Words : Ninety Six Lakhs Seventy Five Thousands Rupees Only.

Land measurement, Sub Part and House No.	Property Boundaries East: PLOT NO 21,18P,23,42,127,141,44,160P IND LAND PLOT NO R-01, West: 01(NALA) JIADA BOUDARY, South: PLOT NO 193P,164P,156P,158P,161P, IND LAND PLOT NO R-03, North: PLOT NO 03P,20P,21 JIADA BOUNDARY
Area	Land area : 2500.00 Decimal
Other Description of the Property	Address - ROYAM
Government/Market Value	9675000
Transaction Amount	

LEASEE	-Ms. KIJALK STARCH AGRO PVT LTD REP BY ASHOK KUMAR VERMA, Address - 3RD FLOOR P P COMPOUND MAIN ROAD RANCHI- ,Father Name- KULDIP PRASAD , PAN No.- ,Permission Case No.- , Aadhaar No. *****6947
LEASER	-Ms. THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR, Address - A3 AIADA NAGAR P.O.ADITYAPUR DIST SERAIKELLA-KHARSAWAN- ,Father Name- LATE RAM DEO SINGH , PAN No.- ,Permission Case No.- , Aadhaar No. *****8308

Witness Information	Mr. SUNIL KUMAR VERMA , Address - B25 JASMINE ROW ASHIANA GARDENS SONARI JSR-, Father Name-KULDIP PRASAD
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Identifier Details	Mr. PAWAN SONI , Address - PURSOTHAM BHAWAN RAM TEKRI ROAD JUGSALAI JAMSHEDPUR-, Father Name-BANWARI LAL SONI
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Property Id:61577	
Fee Rule:Lease Deed new	
1 Stamp Duty	3,13,049

Property Id:61577

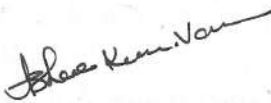
Fee Rule:Lease Deed new

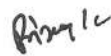
1	A1	2,34,787
2	E	2,000
3	SP	1,020
4	I fee	5,000
5	M(b) Fee	150
Total		2,42,957

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

Token No.: 20190000009786

CERTIFICATE

Office of the District SRO - Jamsshedpur

This Lease was presented before the registering officer on date **01-Apr-2019** by **THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY REP BY BIJAY KUMAR, S/O, D/O, W/O LATE RAM DEO SINGH** resident of A3 AIADA NAGAR P.O.ADITYAPUR DIST SERAIKELLA-KHARSAWAN ..
This deed was registered as Document No:- **2019/JSR/1318/BK1/1214** in Book No :- **BK1**, Volume No :- **233**
from Page No :- **1 to 68** at, office of **District SRO - Jamsshedpur**

Date:- **01-Apr-2019**

Registering Officer

