

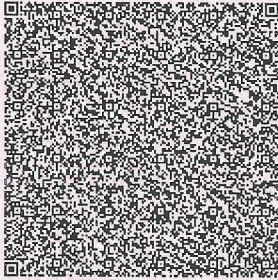


सत्यमेव जयते

INDIA NON JUDICIAL
Government of Jharkhand

e-Stamp

Certificate No. : IN-JH07261750167092P
Certificate Issued Date : 26-Sep-2017 03:05 PM
Account Reference : NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
Unique Doc. Reference : SUBIN-JHJHDOPJC0710414363148035P
Purchased by : SOFTWARE TECHNOLOGY PARKS OF INDIA
Description of Document : Article 35 Lease
Property Description : LEASE DEED
Consideration Price (Rs.) : 56,06,653
 (Fifty Six Lakh Six Thousand Six Hundred And Fifty Three only)
First Party : NA
Second Party : SOFTWARE TECHNOLOGY PARKS OF INDIA
Stamp Duty Paid By : SOFTWARE TECHNOLOGY PARKS OF INDIA
Stamp Duty Amount(Rs.) : 2,24,300
 (Two Lakh Twenty Four Thousand Three Hundred only)



-----Please write or type below this line-----



[Signature]
 Joint Director
 Software Technology Parks of India
 Ranchi Center

[Signature]
 Secretary
 Adityapur Indl. Area Deve.
 Authority, Adityapur
[Signature] *[Signature]*

UP 0001469614

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.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.

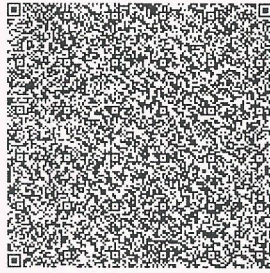


सत्यमेव जयते

INDIA NON JUDICIAL Government of Jharkhand

e-Stamp

Base Certificate No.	:	IN-JH07261750167092P
Certificate No.	:	IN-JH11979786882873Q
Certificate Issued Date	:	27-Sep-2018 02:58 PM
Account Reference	:	SHCIL (FI)/ jhshcil01/ SRO-SERAIKELA/ JH-SK
Unique Doc. Reference	:	SUBIN-JHJHSHCIL0116057989164950Q
Purchased by	:	SOFTWARE TECHNOLOGY PARKS OF INDIA
Description of Document	:	Article 35 Lease
Property Description	:	LEASE DEED
Consideration Price (Rs.)	:	56,06,653 (Fifty Six Lakh Six Thousand Six Hundred And Fifty Three only)
First Party	:	NA
Second Party	:	SOFTWARE TECHNOLOGY PARKS OF INDIA
Stamp Duty Paid By	:	SOFTWARE TECHNOLOGY PARKS OF INDIA
Stamp Duty Amount(Rs.)	:	4,28,800 (Four Lakh Twenty Eight Thousand Eight Hundred only)



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Kishor Kumar
Joint Director
Software Technology Parks of India
Ranchi Center

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

TQ 0007786160

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Lease 30 yrs.

Value 1,61,60,509/- Stamp 6,53,100/-

Adityapur

मूल्यांकन करी, पेज जांच किया

उस्तावेज जांच करी, पेज जांच पाया



Handwritten initials/signature: AK

Handwritten signature: Bijay / 2

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
Bijay / 2
31/1/19

LEASE DEED

THIS DEED OF LEASE IS made on this the 03rd Jan. day of 20 19 at Seraikella.

BETWEEN

The Adityapur Industrial Area Development Authority, Adityapur, Vikas Bhawan, Adityapur Represented by its Managing Director authorized / his authorized representative Sri. Bijay Kumar S/o. Late Ram Deo Singh aged about 54 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 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. SOFTWARE TECHNOLOGY PARKS OF INDIA Plot No. IT – 1, Near 7th Phase, Industrial Area, Adityapur represented by Joint Director Mr. SIDDHARTH KUMAR RAI S/o Late Rameshwar Rai aged about 40 years, by occupation Govt. Service, by Caste Bhatt, by Faith Hindu, Nationality Indian, and Local Resident of B/3, Bhubaneshwari Apartment, Lalpur Kaali Mandir Marg, Lalpur, Ranchi, Jharkhand, EMAIL ID siddarth.rai@stpi.in Addhar No.. –

Joint Director
Software Technology Parks of India
Ranchi Center

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

2019 निबंधन पंदाधिकारी
Fee paid
A/c- 484815.27
2000.00
4,86,815.27
31/1/19



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Handwritten text: 21/11/19

3/9/2019 ✓ 90-9
ता. विजयपुर तहसील
श्री. विजय कर्क
पिता श्री. वि. राम
स्थान. विजयपुर शाला. वि. विद्यालय
पेशा. गणक ने निबंधन के लिए
दस्तावेज पेश किया।

उपस्थापक का हस्ताक्षर

निबंधन पदाधिकारी का हस्ताक्षर

Handwritten signature and date: 3/11/19



Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
8072 5769 7343, of hereinafter to be referred to as the 'LESSEE' which terms shall include the
legal heirs, successors, legal representatives, assigns of the other part.

Ph. No. 8072 5769 7343
31/1/15

PART-I

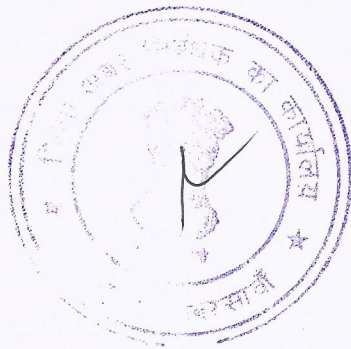
SHORT RECITAL

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial Area Development Authority Act, 1974 as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and is committed for planned development of industrial area and promotion of industry and matters appurtenant thereto under its command area.
2. Whereas, for fulfillment of its objective the lessor Authority has been making the land available to the intending entrepreneur on lease term basis for setting up industry as per actual requirement and subject to the provisions of Jharkhand Industrial Area Development Authority Act, 2001 as amended from time to time, Jharkhand Industrial Area Development Authority Rules, 2001, Jharkhand Industrial Policy as applicable on the relevant date and the Regulations 2015 of the Authority made in exercise of powers conferred under section 15 of Jharkhand Industrial Area Development Authority Act, 2001.
3. Whereas, the lessee applied for allotment of 03.50 Acres of land for setting up **SOFTWARE TECHNOLOGY PARKS** industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 03.50 Acres area of land, more fully described in the Land Schedule below, vide allotment order No. 542/ADA dated 11.06.2016 and upon payment of **Rs. 1,59,51,915.00 (Rupees One Cror fifty nine lac fifty one thousand nine hundred fifteen only)** towards full premium of land in case of mega IT industry (*whichever is applicable*),

Joint Director
Software Technology Parks of India
Ranchi Center

Joint Director
Software Technology Parks of India
Ranchi Center

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Regional Deputy Director
Jharkhand Indl. Area Dev Authority
Adityapur Region
31/11/19

execution of indemnity bond dated 17.08.2016 and the lessee has been handed over physical possession of allotted land on 14.07.2017.

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. SOFTWARE TECHNOLOGY PARKS OF INDIA Plot No. IT - 1, Near 7th Phase, Industrial Area, Adityapur.

Village : ASANGI
Thana No.: 126
Village : BHATIA
Thana No. : 127
Thana: Seraikella
Dist.: Seraikella - Kharsawan.

Corresponding to Industrial Plot No. - IT - 1, Near 7th Phase, Industrial Area, Adityapur.

Survey Plot No.

Khata No.

	<u>ASANGI - 126</u>	
698 P		189
	<u>BHATIA - 127</u>	
41 P		60

Total Area 03.50 Acres.

Joint Director
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Ranchi Center

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Software Technology Parks of India
Ranchi Center

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Authority, Adityapur
31/1/19

BOUNDARY

As per Survey Plot No.

North : Asangi - 126

698 P

South : Asangi - 126 & Bhatia - 127

698 P & 41 P

East : Bhatia - 127

41 P

West : Asangi - 126

698 P

As per Industrial Plot No

Incl. Plot No. - U - 2,

Incl. Plot No. G - 03 & AIADA LAND,

82'-0" Wide Road,

AIADA LAND.

Possession taken over the plot on : **14.07.2017.**

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 **SOFTWARE TECHNOLOGY PARKS** industry in the command area of the lessor for manufacturing **SOFTWARE TECHNOLOGY PARKS**.
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. **11.06.2016** and will remain force till **10.06.2046** and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Managing Director of the Authority.

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
3/11/19

3.

That the tenure of lease as above shall be subject to renewal at the option of the parties. In order to get the tenure of lease renewed, the lessee shall make a written request to the lessor three months prior to expiry of lease period. After considering the request of the lessee objectively, the lessor shall renew the tenure of lease for another period of 30 (thirty) years on payment of processing fee of Rs.10,000.00 for land upto 1.0 acres, Rs.25,000.00 for land above 1.0 acres upto 3.0 acres and Rs.50,000.00 for land over 3.0 acres or as decided by the lessor from time to time and on furnishing declaration by the lessee that it/he/she shall utilize the land only for the purpose it has been allotted and that the conditions of allotment order, indemnity bond and this lease deed is acceptable to it/him/her and that the lessee is not in default in payment of dues of the Authority and any statutory dues or dues of any financial institution payable by the lessee.

4.

That if the lessee is a mega IT industry it shall have option to pay the total land premium, calculated and fixed by the lessor, in five equal installments spread over period of three years. The lessee is held and firmly bound to pay the land premium in remaining four installments which shall be spread over period of three years within one month of demand from the lessor Authority. For deferred payment, the lessor shall charge interest on balance amount @15% p.a. subject to revision by the lessor from time to time. If the lessee fails to make payment of any installment within the time frame fixed by the lessor, additional charge at prevailing rate accruing upon the footing of yearly computed interest shall be borne by the lessee. No rebel shall be admissible in this regard and the lessor reserves its right to make change in the rate of interest. Delivery of possession of land/ shed has been made to the lessee by the lessor on payment of first installment and the schedule for payment for the remaining four installments are fixed as follows:-

Rajendra Kumar
Joint Director
Software Technology Parks of India
Ranchi Center

Installment

Amount

Date

2nd Installment

Not Applicable

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Adityapur Indl. Area Deve.
Authority, Adityapur
31/1/19

4

3rd Installment

Not Applicable

4th Installment

Not Applicable

5th Installment

Not Applicable

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

5. That the lessee shall pay an annual rent of Rs. **8,053.00 (Rupees Eight thousand fifty three only)** per acre per annum and annual maintenance charges of Rs. **12,401.00 (Rupees Twelve thousand four hundred one)** only per acre per annum on before 31st March of each year and monthly street light charges of Rs. **250.00 (Rupees Two hundred fifty only)** as demanded by the lessor. The rent, maintenance charges and street light charges shall be revisable from time to time by the lessor and shall be payable by the lessee.

6. That the trees standing on the plot shall continue to be the property of the lessor and will not be cut or removed by the lessee without obtaining prior permission from the lessor. The lessee shall be required to undertake plantation work within and outside its premises keeping in view the maintenance of ecological balance in the industrial area.

That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebel shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.

8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a. by sale of structure standing over the cancelled plot and from other

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Joint Director
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Authority, Adityapur
3/1/19

properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.

9. That the lessee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the lessor/representative of the lessor.

10. That the lessee shall go into production or show substantial progress towards the implementation of project within six months from the date of approval of plan and shall start construction work with the margin money showed in the project report as input out of it/his/her own resources. Similarly, in the matter of installation of machineries etc, the lessee shall put machineries and other infrastructure with his share of working capital. Non financing by the financial institution shall not be considered by the lessor as non adherence of schedule of implementation of the project by the lessee and the lessor shall be at liberty to take appropriate action against the lessee for non adherence of schedule of project implementation.

11. That the lessee shall obtain water, drainage and power connection by making application in prescribed form to the respective authorities. Environmental clearance, fire clearance as well as ground water clearance, if required to be obtained at any stage during the tenure of allotment, the lessee shall obtain these clearances on its own and the lessor Authority shall in no way be responsible for the delay or rejection of application of the unit for the above.

12. That the lessee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/shed as per approved plan at his own cost and expenses.

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

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Authority, Adityapur
51119

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 Managing Director of the Authority for mortgage of the lease hold right in respect of the scheduled property in favor of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application.

16. That in case of mortgage, the Authority shall have the first charge on the assets/ property (built space/ shed) towards transfer charges, extension charges, lease rent interest and any other dues, taxes, charges etc payable to the Authority from time to time.

17. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial institution to the effect that the financial institution shall make the finance available to the allottee.

18. That the financial institutions which take the mortgage of the lease hold scheduled property or any part thereof, in the event of sale of lease hold right in the mortgaged plot/shed shall obtain information from the Authority about its dues, processing fees, land premium, lease rent, interest or any other dues including taxes and charges etc payable to it by the lessee atleast 7 (seven) days prior to the auction sale of the scheduled 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

Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
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9/1/19

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 Managing Director of the Authority as 'Controlling Authority' under the Building Bye Laws of Authority and/or Bihar /Jharkhand Restrictions of Uses of Land Act. or/and for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle concerned. Failure on the part of the lessee in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the lessee binds itself/himself/ herself to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from Managing Director of the Authority. The lessor shall respond to the lessee within ninety days from the date of submission of plan with necessary approval. However, if warranted lessor may ask for any clarification/ modification and submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.

K-1231 3/1/19
Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
3/11/19

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 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 Managing Director of the Authority or any deviation from the approved plan of construction or use of land/ shed for any non industrial purposes or the lessee putting the land to use for purposes other than the purposes for which it was allotted, the Managing Director of the

A-12113 3/11/19

Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
Bhopal
21/11/19

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 immovable 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 Managing Director of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/ shed in accordance with the principles of natural justice. In reply to the show cause, if the lessee gives an undertaking to utilize the under/unutilized portion of land/plot/ shed within a specified time frame, then in that event of violation of such undertaking, the lessee shall be liable for payment of non action charges @ Rs.10.00 (Ten) per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Managing Director of the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.

26. That in case of violation of provision 29(ii) of the Authority's Regulations 2015, the lessee shall be punishable with fine which may extend upto Rs.10,000.00 or simple imprisonment for a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs.100.00 every day after conviction as above.

Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur

31/1/19

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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 or 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 purpose 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.

Joint Director
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Ranchi Center

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 Managing Director of the Authority at least three months in advance and the Authority shall accept the surrender subject to the condition that the surrender is not in default in paying dues of the Authority and he/she/it produces a no dues certificate from the concerned financial institution, concerned statutory authorities and that he is not in default in payment of statutory due to its employees along with a declaration cum undertaking cum indemnity bond on a non-judicial stamp paper of Rs. 100.00 along with self-attested photograph of all promoting stake holders, Authority shall refund/release partial payment of allotment price for the land (full or partial) surrendered as per following terms:

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
31/1/19

- 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

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Software Technology Parks of India
Ranchi Center

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Authority, Adityapur
31/11/19

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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 Managing 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:-

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

के.के. गिरी
Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
3/11/19

- ii. The new entrepreneur to whom the lessee wants to transfer the leasehold right must have a viable/feasible/implementable project, duly approved by PCC to be executed on the available plot of land or may continue the existing project.
- iii. If at any stage, stake holding/ownership interest of proprietor/ promoter/ partners in the firm at the time of plot/land allotment as the case may be, goes down below 51% in the firm, the same shall be treated as transfer of allotted plot for the purposes of this Regulation and processing fee and land premium as mentioned in sub-clause (vi) of this condition as prescribed shall be charged.
- iv. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children, grandfather, grandmother, grandchildren and/or vice versa. However, processing fee as mentioned in sub-clause (vii) of this condition as prescribed shall be charged along with application for the same.
- v. Any change in the Director who is not the shareholder of the concerned industrial unit has to inform the lessor in writing by the lessee within 30 days of such change along with concerned statutory form with acknowledgement in the office of concerned RoC under the Companies Act, 1956/2013, either induction or deletion of Director.
- vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time 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-

K-121 S NIKKIM
Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
21/11/19

judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.

36. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company / entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per relevant clause of this regulation even if the share of the original lessee in this new company/entity does not go down below the 51% of the total share.

37. That if the shareholding of any the blood relations as defined in clause 21(d) of the original allottee from amongst the existing immediate past and immediate future generations becomes less than 50%, 15% in case of MSME or 25% in case of others of land premium at the existing rate shall be payable to the Authority by the shareholders seeking change in the shareholding. Failure of payment of land premium shall entail cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.

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

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Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
Bihar
31/1/19

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.

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

Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
21/1/19

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 Managing Director of the Authority considers against the interest of the objectives of the Act, rules and regulations made there under, nonpayment of any dues of the Authority including late action charges, non action charges or any penalty under the Authority's Regulations shall constitute public demand recoverable under Bihar & Orissa Public Demand Recovery Act, 1914 and shall be considered as violation of the terms of allotment order, Jharkhand Industrial Policy, Indemnity Bond, Regulation of the Authority, terms and conditions of the lease deed warranting initiation of action for cancellation proceeding by the lessor or shall have right to resume and enter upon the scheduled premises without payment of any compensation to the lessee and also to forfeit the money paid in land head and other sums paid by the lessee and re enter on the lease hold property and on such re entry the 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

Joint Director
Software Technology Parks of India
Ranchi Center

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur
Anam
Pratik
Sharma

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 Managing 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.

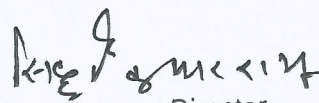
Kaish
Smita
Joint Director
Software Technology Parks of India
Ranchi Center

48. That if the lessee continues to be in possession of the cancelled plot and carry out any activity either alone or with cooperation of somebody else, possession by such lessee shall be treated unauthorized for which he/it shall be liable for penalty @ Rs. 15.00 per sq. ft. per month until he/it hands over vacant possession of the allotted plot to the Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.

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.

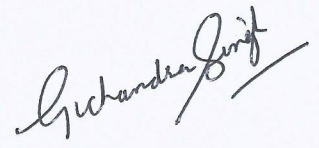
50. That the lessor and lessee shall have their right subject to the liabilities of a lessor and lessee respectively in accordance with section 108 of the Transfer of Property Act., 1882 except Clause (1) and (P) thereof and it is declared that the lessor shall have the fullest liberty to postpone for 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.


Joint Director
Software Technology Parks of India
M/s. SOFTWARE TECHNOLOGY PARKS OF INDIA.

WITNESSES:

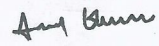
1. GUCHANDRA SINGH
S/O L.B SINGH
C/561, KOEL NAGAR,
ROURKELA - 769014.
DIST - SUNDARGARH, ODISHA.

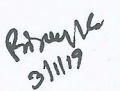


2.

IN WITNESS WHEREOF THE HAND OF Sri
...Hari Kumar Keshri... Managing Director/Authorized
Representative of the Managing Director, Adityapur Industrial Area Development
Authority for and on behalf of the Adityapur Industrial Area Development Authority has
been a fixed on the date and year first above written.

Managing Director/Authorized
Adityapur Industrial Area Development
Authority, Adityapur




3/11/19



Handwritten initials and marks next to the first portrait.



Handwritten signature below the first portrait.



Handwritten initials and marks next to the second portrait.

WITNESSES:

1. GICHANDRA SINGH
S/O LBSINGH
C/561, KOELNAGAR.
ROURKELA - 769014.
DIST-SUNDARGARH ODISHA.
- 2.

Handwritten signature of Gichandra Singh.

Certified that the original and duplicate copy of this lease deed are exact true and an reproduction of each contains 6,256 words.

Handwritten signature of the Joint Director.

Joint Director
For and on behalf of Software Technology Parks of India
M/s. SOFTWARE TECHNOLOGY PARKS OF INDIA.

Handwritten date 3-1-19 and stamp: ANTJ SUND. NEED WRITER SERAIKELI LICENCE NO 30/19

LAND PLAN OF :- M/S SOFTWARE TECHNOLOGY PARKS OF INDIA

VILLAGE :- ASANGI

THANA No :- 126

VILLAGE: BHATIA

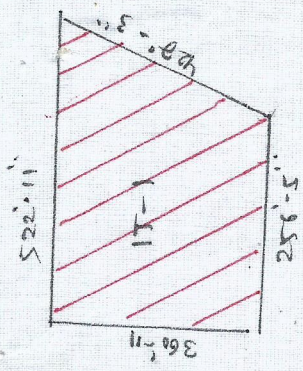
THANA No: 127

THANA :- SARAIKELLA

DIST :- SARAIKELLA

KHARSAWAN

SCALE :- 16" = 1 MILE



S. PLOT NO
ASANGI-126

KHATA NO

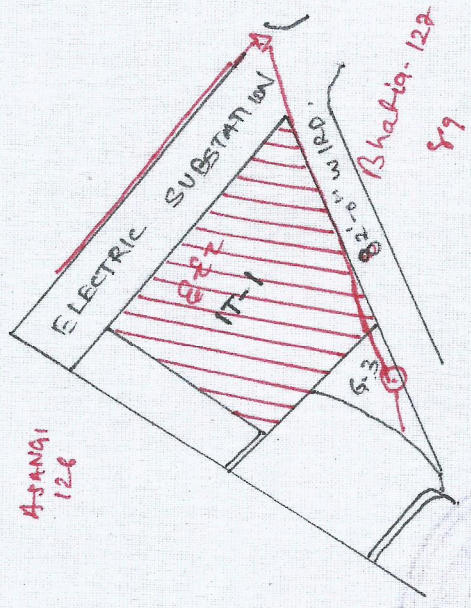
698-P-189

BHATIA-127

41-P-60

INDUSTRIAL PLOT NO: IT-1 (NEAR 7th PHASE)

CERTIFIED THAT THE ORIGINAL AND DUPLICATE PLAN'S ARE EXACT TRUE AND REPRODUCTION OF EACH OTHER.



AREA :- 3.50 AC.

Boundary :-

S. plot no - 2nd plot no

N :- ASANGI-126
698 (P)

U-2

S :- ASANGI-126 & Bhatia 127
698 (P) & 41 (P)

E :- BHATIA-127,
41 (P) - 82 FT WIDE ROAD.

W :- ASANGI-126 - AIADALAND.
698-(P)

Rajiv Kumar
Joint Director
Software Technology Parks of India
Ranchi Center

Anil Kumar
11-11-2017
C.I. JIADA
Adityapur Region

Secretary
Adityapur Indl. Area Deve.
Authority, Adityapur

10/10

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

प्रेषक,

पत्रांक 03 /जे0डी0ए0

क्षेत्रिय उप निदेशक
जियाडा ।

सेवा में,

जिला अवर निबंधक,
निबंधन कार्यालय,
सरायकेला - खरसावाँ ।

आदित्यपुर, दिनांक 03/01/19


विषय : सर्वश्री Software Technology Parks of India
शेड/प्लॉट संख्या IT-1, Near 7th Phase चरण, औद्योगिक क्षेत्र, आदित्यपुर
के लीज दस्तावेज निबंधन कराने के संबंध में ।

महाशय,

उपर्युक्त विषय के संबंध में सूचित करना है कि सर्वश्री Software Technology Parks of India शेड/प्लॉट संख्या IT-1, Near 7th Phase चरण, औद्योगिक क्षेत्र, आदित्यपुर 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,


21.11.18
क्षेत्रिय उप निदेशक ।


अभिप्रमाणित

21.11.18
क्षेत्रिय उप निदेशक ।



निबंधन विभाग, झारखंड
Saraikela

Token No.5Token Date: 03/01/2019

Party Name: Gichandra Singh

Father/Husband Name:Lal Bahadur Singh
(Identifier)

C/561 Koeinagar Raurkela(M), Rourkela-14, Sundargarh, Orissa

Deed Type: Lease Deed

Name : Gichandra Singh
Gender : M
DOB : 23-03-1973
C/o : S/O Lal Bahadur Singh
District : Sundargarh
House/Building No. : C/561
Locality : Koelnagar
Pincode : 769014
Post Office :
State : Orissa
Village/Town/City : Raurkela (M)
Aadhaar No : xxxxxxxx2800
Photo :




Registering Officer


Party Signature


Operator's Signature

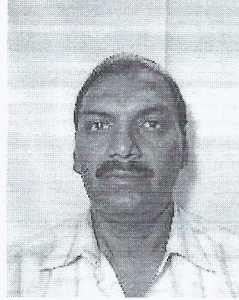


निबंधन विभाग, झारखंड
Saraikela

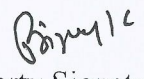
Token No.5Token Date: 03/01/2019
Party Name: AIADA Rep. By Bijay Kumar
Father/Husband Name:Late Ram Deo Singh
(LESSOR)
AIADA, Vikas Bhawan, Adityapur, Dist:Seraikella-Kharsawan

Deed Type: Lease Deed

Name : Bijay Kumar
Gender : M
DOB : 01-02-1962
C/o : S/O: Ram Deo Singh
District : Seraikela-Kharsawan
House/Building No. : Flat No-A/3, Aiada Nagar
Locality : Adityapur-1, Jamshedpur
Pincode : 831013
Post Office :
State : Jharkhand
Village/Town/City : Adityapur
Aadhaar No : xxxxxxxx8308
Photo :




Registering Officer


Party Signature


Operator's Signature



निबंधन विभाग, झारखंड
Saraikela

Token No.5Token Date: 03/01/2019

Party Name: M/S Software Technology Parks Of India Rep. By Siddharth Kumar Rai

Father/Husband Name:Late Rameshwar Rai

(LESSEE)

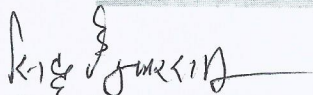
B/3 Bhubaneshwari Apartment, Lalpur Kaali mandir Marg, Lalpur, Ranchi

Deed Type: Lease Deed

Name : Siddharth Kumar Rai
Gender : M
DOB : 28-11-1973
C/o : C/O,Sri Mati Chhaya Rani
District : Ranchi
House/Building No. : B3
Locality : Lalpur Ranchi
Pincode : 834001
Post Office :
State : Jharkhand
Village/Town/City : Ranchi G.P.O.
Aadhaar No : xxxxxxxx7343
Photo :



Registering Officer


Party Signature


Operator's Signature



Home
(../Dashboard.aspx)
/ Issue Token



Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

BIJAY KUMAR

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

294228

Verify On-line Payment [ViewDeed \(http://172.16.20.229/OnlineAppointment/Details.aspx?Id=71720f51-c9ed-4f83-b0f6-3b8240542856\)](http://172.16.20.229/OnlineAppointment/Details.aspx?Id=71720f51-c9ed-4f83-b0f6-3b8240542856)

e-Stamp Certificate No. (If Any)

IN-JH07261750167092P;IN-JH11979786882873Q

Verify

Issue Token

IN-JH07261750167092P:

Stamp Details For Verification. Please click issue after verification

CertificateNo: IN-JH07261750167092P
 CertificateIssuedDate: 26-Sep-2017 03:05 PM
 AccountReference: NONACC (FI)/ jhdopjc07/ SERAIKELA/ JH-SK
 UniqueDocReference: SUBIN-JHJHDOPJC0710414363148035P
 Purchasedby: SOFTWARE TECHNOLOGY PARKS OF INDIA
 DescriptionofDocument: Article 35 Lease
 PropertyDescription: LEASE DEED
 ConsiderationPriceRs: 56,06,653
 FirstParty: NA
 SecondParty: SOFTWARE TECHNOLOGY PARKS OF INDIA
 StampDutyPaidBy: SOFTWARE TECHNOLOGY PARKS OF INDIA
 StampDutyAmountRs: 2,24,300

IN-JH11979786882873Q:

Stamp Details For Verification. Please click issue after verification

BaseCertificateNo: IN-JH07261750167092P
 CertificateNo: IN-JH11979786882873Q
 CertificateIssuedDate: 27-Sep-2018 02:58 PM
 AccountReference: SHCIL (FI)/ jhshcil01/ SRO-SERAIKELA/ JH-SK
 UniqueDocReference: SUBIN-JHJHSHCIL0116057989164950Q
 Purchasedby: SOFTWARE TECHNOLOGY PARKS OF INDIA
 DescriptionofDocument: Article 35 Lease
 PropertyDescription: LEASE DEED
 ConsiderationPriceRs: 56,06,653
 FirstParty: NA
 SecondParty: SOFTWARE TECHNOLOGY PARKS OF INDIA
 StampDutyPaidBy: SOFTWARE TECHNOLOGY PARKS OF INDIA
 StampDutyAmountRs: 4,28,800

Print Verification Details

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Jhar Registry Dashboard

Government Of Jharkhand

Issue Token

Maximum Token Issue Time : 2 PM

Presenter/Executant's Name

BIJAY KUMAR

Token For

Registry

Payment Mode

Online

Counter No

1

Online Application ID (If Any)

294228

Verify On-line Payment **ViewDeed** (<http://172.16.20.229/OnlineAppointment/Details.aspx?Id=71720f51-c9ed-4f83-b0f6-3b8240542856>)

e-Stamp Certificate No. (If Any)

Enter e-Stamp no

Verify

Issue Token

Payment is done of Rs. 487715.27 by -Bijay kumar on 01/01/2019 with CIN - 10002162019010100905 & GRN No. - 1903520540 & Status - SUCCESS

Print Payment Verification Details ()

T/S



निबंधन विभाग, झारखंड

Saraikela

जांच पर्चा-सह घोषणा प्रपत्र (नियम 114)

Token No: 5

Token Date/Time: 03/01/2019 12:19:15.

Document Type	Lease Deed	Presenter	BIJAY KUMAR
Presenter Name & Address	AIADA, Vikas Bhawan, Adityapur, Dist:Seraikella-Kharsawan	Date of Entry	03/01/2019
Stampable Doc. Value	0	DOE	Total Pages 60
Document/Transaction Value	0	Stamp Value 653100	Book I
Special Type		Serial /Deed No. /	CNO/PNO
Remarks / Other Details		Old Serial No. /	
Property Details:		App. ID 294228	e-Stamp Cert. No. IN-JH07261750167092P;IN-JH11979786882873Q

Anchal	Th. No.	Wrd/Hlk	Mauza	Kh. No.	Plot No.	Regl Vol	Regl Pno	Plot Type	Boundary North	Boundary South	Boundary East	Boundary West	H No.	ULB	Category	Area	Min. Value
GAMHARIA	126	7	ADITYAPUR NAGAR PARSHAD	189,60	698p,41p	1	2		698p	698p & 41p	41p	698p				3.50 Acre	

Other Property Details:

Party Details:

Party Type	Party Name	Father/Husband	Occup.	Relation	Caste	Gender	PAN/F 60	Mobile	Aadhar	Pres.Address	Perm. Address	PAN Verified
LESSOR	AIADA Rep. By Bijay Kumar	Late Ram Deo Singh	Service			Male		xxxxxxxx29	xxxxxxxx8308	AIADA, Vikas Bhawan, Adityapur, Dist:Seraikella-Kharsawan	DO	
LESSEE	M/S Software Technology Parks Of India Rep. By Siddharth Kumar Rai	Late Rameshwar Rai	Govt.Service			Male		xxxxxxxx79	xxxxxxxx7343	B/3 Bhubaneshwari Apartment, Lalpur Kaali mandir Marg, Lalpur, Ranchi	Do	
Identifier	Gichandra Singh	Lal Bahadur Singh	Govt.Service			Male		xxxxxxxx90	xxxxxxxx2800	C/561 Koeinagar Raurkela(M), Rourkela-14, Sundargarh, Orissa	Do	

Fee Details:

SN.	Fee Name	Net Amount
1	A1	484815.27
2	SP	900.00
3	E	2000.00
	Total	487715.27

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same. And the information provided by me are true to itself.formation provided by me are true to itself. The details 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.

Bijay Kumar
Signature's of Executant & Claimant

उपरयुक्तटियाँ दस्तावेज में अंकित तथ्यो के अनुरूप है।

Anil Kumar
दस्तावेज लेखक का हस्ताक्षर

Bijay Kumar
प्रस्तुतकती का हस्ताक्षर

Anil Kumar
डाटा इंद्रि ऑपरेटर का हस्ताक्षर

निबंधन पुर्व सारांश में इंपुट फार्म के अनुरूप डाटा इंद्रि की गई है।

उपरयुक्त ने इस दस्तावेज के निष्पादन को मेरे समक्ष स्वीकार किया *Bijay Kumar*

जिसकी पहचान पिता *Lal Bahadur Singh*

निवासी पेशा *नौकर* ने की।

एडि कु. नेशरी

Anil Kumar
31/1/19
निबंधन पदाधिकरी का हस्ताक्षर

EXAMINATION BY
R.D.D. JIADA,
ADITYAPUR

Anil Kumar
31/1/19









निबंधन विभाग, झारखंड
सरायकेला

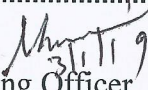
Token No.5 Token Date: 03/01/2019


Serial/Deed No./Year :20/19/2019

Deed Type: Lease Deed

SN.	Party Details	Photo	Thumb
1	AIADA Rep. By Bijay Kumar Father/Husband Name:Late Ram Deo Singh (LESSOR) AIADA, Vikas Bhawan, Adityapur, Dist:Seraikella- Kharsawan		
2	M/S Software Technology Parks Of India Rep. By Siddharth Kumar Rai Father/Husband Name:Late Rameshwar Rai (LESSEE) B/3 Bhubaneshwari Apartment, Lalpur Kaali mandir Marg, Lalpur, Ranchi		
3	Gichandra Singh Father/Husband Name:Lal Bahadur Singh (Identifier) C/561 Koeinagar Raurkela(M), Rourkela-14, Sundargarh, Orissa		

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Deed No 20 / 19
Year 2019
Date 03/01/2019


Registering Officer


Signature of Operator