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Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 81f53e2e86afebcd1e48

Receipt Date : 08-Nov-2022 10:29:43 pm

Receipt Amount : 496600/-

Amount In Words : Four Lakh Ninety Six Thousands Six Hundred Rupees Only

Token Number : 20220000130973

Office Name : SRO - Deoghar

Document Type : Lease

Payee Name : MS VAMA VENTURES THROUGH ONE OF ITS PARTNERS AKASH ADUKIA (Vendee)

GRN Number : 2214208375



निबंधन अधिनियम... 1908... के अधीन : For Office Use :-

और छोटानागपुर/संथालपरगना टेनेन्सी एक्ट की धारा... 21... के अधीन भी प्राह्य है और इण्डियन स्टाम्प एक्ट 1899 की अनुसूचि A(1) के खण्ड... 35(a)(ii)... के अधीन यथावत स्टाम्प सहित (या स्टाम्प शुल्क के विमुक्त या स्टाम्प शुल्क अपेक्षित नहीं)

Lease

Stamp
496600/-

MS VAMA VENTURES
PARTNER
Akash Adukia

feepaid
A1 - 358880-
A1 - 13500-
E - 2000-

SPIADA Khano
21/11/22 at 4:10pm
1 Affidavit
P. S. Deoghar

निबंधन पदाधिकारी

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुनः प्रिन्ट कर अथवा फोटो कॉपी आदि द्वारा इसी रसीद का दुसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

LEASE DEED

THIS DEED OF LEASE IS made on this the 04th day of Nov. 2022 at Deoghar

BETWEEN

Jharkhand Industrial Area Development Authority, Santhal Pargana Region, SPIADA Bhawan, Industrial Area Daburgram, Jasidih, Deoghar, Represented by the Regional Director, JIADA 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 Vama Ventures, Plot No. L-16, Industrial Area Jasidhi, Phase-2, Deoghar, Jharkhand, One of its Partners Sri Akash Adukia, S/o Late Prakash Kumar Adukia, aged about 30 years, Aadhaar No - 613399707982, by occupation- Buisness, Category O.B.C by Faith - Hindu, Nationality - Indian, Permanent address and residing at C/o Prakash Kumar Adukia, 5A Exotica Apartment, Gandhi Nagar, Kanke Road, Misirgonda alias Pahargonda, Ranchi, Jharkhand-834008 hereinafter to be referred to as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.

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VAMA VENTURES
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Partner

PART-1

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 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 including for running hotel(s) & resorts (which consists of swimming pool, bar, multipurpose hall, restaurant services, parking with landscape garden etc.), banquet(s), entertainment area and naturopathy centre particularly under its command area.

It is hereby make clear that the lessee shall develop the said area particularly for the purpose of hotel & resort (which consists of swimming pool, bar, multipurpose hall, restaurant services, parking with landscape garden etc.),

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Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

LEASE DEED

BETWEEN

AND

PART I

SHORT RECEIPT

श्री. **पियूष कु. शील** पिता नाम श्री/स्व० **उद्गाहरण शील**
 निवास स्थान **कुमराबाद, दुमका**
 जाति जो **सोखनकारी/वापेदार**
 या अथवा निवेदन द्वारा **अपराधपूर्ण सुव्यवस्था**
 संख्या के अन्तर्गत **सोखनकारी/वापेदारों**
 में से एक की के अधिकारी (अल्पी) हैं ने
 तारीख **9-11-2022** को **पुनर्वास/वसूली** में **10.01**
 (समय) गिला में निबन्धन के लिए पैदा किया।

[Signature]
 निबन्धक का हस्ताक्षर

[Signature]
 निबन्धन पदा० का हस्ताक्षर



[Signature]
[Signature]
 9.11.22.



banquet Services, entertainment area & naturopathy centre in particular as the lessee may deem fit and proper at his own volition.

2. Whereas, for fulfilment 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 as stated above 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 as ownership change of 05 acres of land for setting up "Hotel & Resort (which consists of swimming pool, bar, multipurpose hall, restaurant services, parking with landscape garden etc.), Banquet Service, Entertainment Area & Naturopathy Centre " industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 05 acres and upon towards full premium of land payment of Rs1,19,62,665.00 (Rupees One Crore Nineteen Lac Sixty Two Thousand Six Hundred Sixty Five) only @ 15% of present land price of land premium, execution of indemnity bond dated 05.9.2022 and the lessee has been handed over physical possession of allotted land on 12.10.2022
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. Since the lessee has fulfilled the conditions for execution of lease deed, the lessor executes the lease deed.

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VAMA VENTURES
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Partner

DETAILS OF LAND TO BE LEASED OUT TO M/s. VAMA VENTURES

Village : Gangti
Thana No. : 209
Thana : Jasidih
P.S. : Jasidih
Dist. : Deoghar



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Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

Corresponding to Industrial Plot No. L-16, Jasidih Industrial Area, Survey Plot No 260(p), 14(p), 15(p), 17(p), 36(p) Khata No. 3, 13, 15, 17, 13 Area 05 Acres.

BOUNDARY

As per Survey Plot No.

North : 100' Wide P.W.D. Road
South : Industrial Land
East : Industrial Plot
West : Industrial Plot

Possession taken over the plot on 12.10.2022

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 as ownership change to the lessee by the lessor for setting of hotel & resort (which consists of swimming pool, bar, multipurpose hall, restaurant services, parking with landscape garden etc.), banquet Services, entertainment area, & naturopathy centre in particular in the command area of the lessor.
2. That the period of tenure of lease in respect of the scheduled land/shed shall initially be for a period of 30 (thirty) years from the date of allotment and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Managing Director of the Authority.
3. That the tenure of lease as above shall be subject to renewal at the option of the parties and particularly the lessee. In order to get the tenure of lease renewed, 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/hc/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 of dues of any financial institution payable by the lessee.

4. That the lessee shall pay and annual rent of Rs. 37500 (Rupees Thirty Seven Thousand Five Hundred Only) @ 7,500.00 (Rupees Seven Thousand Five Hundred only) per acre per annum and annual maintenance charges of Rs. 52500.00 (Rupees Fifty Two Thousand Five Hundred Only) @ 10,500.00 (Rupees Ten thousand Five Hundred only) per acre per annum on before 31st March of each year and other charges as demanded by the lessor. The rent, maintenance charges and other charges shall be revisable from time to time by the lessor and will not be cut or removed by lessee.
5. 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.
6. 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 but in the lower side and the revised rate shall be payable by the lessee.
7. That in the event of non-payment of the aforesaid outstanding amount, rent, maintenance charges, instalments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have an option to cancel the allotment order but subject to consent and concurrence of the lessee, the lessor can 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.
8. 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.

Signature

VAMA VENTURES

Signature

Partner

Signature

Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

9. That the lessee shall go into production or show substantial progress towards the implementation of project within six months subject to extension period of one year 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.
10. 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. The lessor shall extend all co-operation in the above matter.
11. 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.
12. 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.
13. That the mortgage of lease hold right on land in favour 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 information to 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.
14. That the application of information 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 favour of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application and the request of the lessee will not be turned down.

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VAMA VENTURES

Chandrabhanu
Partner

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Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

15. 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.
16. That the lessee/allottee shall submit to the Authority application for information 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.
17. 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.
18. That the lessee shall submit a plan of the aforesaid units, i.e. , hotel & resort (which consists of swimming pool, bar, multipurpose hall, restaurant services, parking with landscape garden etc.), banquet services, entertainment area & naturopathy centre in particular as the lessee may deem fit and proper at his own volition along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed subject to extension period of one year from the date 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 sqft per month and the lessee binds itself/himself/herself to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/Inspector of Factories shall dispose of application for factory/shed and/or building plan within thirty days of the date of receipt of plan from 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

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VAMA VENTURES

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Partner

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Regional Director
Regional office, JIADA
Santhal Pargana Region
Dugghar

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.

19. 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.
20. 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.
21. That the lessee shall start construction as per aforesaid units plan , i.e. , hotel & resort (which consists of swimming pool, bar, multipurpose hall, restaurant services, parking with landscape garden etc.), banquet Services, entertainment area, & naturopathy centre in particular as the lessee may deem fit and proper at his own volition within 6 (six) months from the approval/deemed approval of plan, extendable to maximum period of an another spell of one year under extraordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs. 1.00 per sqft per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall make itself liable for action as warranted under the facts and circumstances of the case.
22. 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

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VAMA VENTURES

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Partner

[Handwritten signature]
Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

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.

23. 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 of 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.
24. That the lessee may 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.
25. 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.


Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

VAMA VENTURES

Chandrabhanu

✓ Partner

August, 2015

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

- 75% of allotment price, in case of surrender within one year from date of allotment of land.
- 65% of allotment price, in case of surrender within two year from date of allotment of land.
- 55% of allotment price, in case of surrender within three year 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.

27. 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.
28. That the lessee shall 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 authorized .
29. That the lessee shall not be allowed to use the allotted land/shed for any other purposes as mentioned above in particular including residential or any other commercial activities than for which the plot has been allotted. Violation of this


Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

YAMA VENTURES

Chandralekha

Partner

Signature

provision shall be treated as violation of Regulation of the Authority, conditions of allotment order, conditions of indemnity bond and conditions of this lease deed and shall result in cancellation of plot by the lessor.

30. 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/demerger/amalgamation or acquisition will be allowed subject to the payment of land premium provided in this clause.

31. That the lessee (Proprietorship Firm/Partnership Firm/Private 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 N. 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 favour of lessor towards fees as mentioned in the Regulation. Referred to above.
32. That the lessor may consider the request of lessee for whose unit EM-II/PMT/DOP has been issued either running or sick or closed, for the transfer of leasehold rights of the scheduled property in favour 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.

Shree. Kumar. Shree.

VAMA VENTURES
Chartered Accountant
✓ Partner

- iii. No change in Shareholding (CIS) charges shall be applicable for transfer of shareholding (up to 100%) from husband to wife, parent to children, grandfather, 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.
 - iv. 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.
 - v. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
 - vi. 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 excess of 1.00 acre shall be charged.
 - vii. 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 or government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.
33. 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.
34. 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

Signature

VAMA VENTURES

Signature

Partner

Signature
 Regional Director
 Regional office, JIADA
 Santhal Pargana Region
 Deoghar

payment of land premium shall entail cancellation of allotment, forfeiture of land premium and termination of lease deed, if executed.

35. 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.
36. 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 other 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.
37. That the lessee after coming to production shall get its unit permanently registered (EM-II) 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.
38. 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.
39. 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 schedule 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,

Shri. S. S. Singh
Partner

VAMA VENTURES
Chandrabhan
Partner


Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

forfeiture of lease premium and termination of lease and then following actions by the lessor.

40. 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.
41. 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.
42. 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, non-payment 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.

Angus Kumar Singh

VAMA VENTURES
Anand Kumar
Partner

43. 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 02.0.2001 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.
44. 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.
45. 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 sqft. 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.
46. 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.
47. 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

Signature

VAMA VENTURES

Signature

Partner

Signature

Regional Director
Regional office, JIADA
Santhal Pargana Region
Dumraon

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 home and paid by the lessee

For and on behalf of

M/s. Vama Ventures

WITNESSES:

VAMA VENTURES

- 1. Signature *[Handwritten Signature]*
Full Name *Abhinav Singh*
Fathers Name *Late Ranjit Singh*
Address *303, AQUVE SHWAR, NORTH OFFICE*
- 2. Signature *[Handwritten Signature]*
Full Name *SIDDHANT JAIN*
Fathers Name *Dr. SUBHASH CHAND JAIN*
RUDRAKSH GREENS, LALPUR, RANCHI.

[Handwritten Signature]
Partner



[Handwritten Signature]
[Handwritten Signature]

VAMA VENTURES
[Handwritten Signature]
PARTNER



Certified that the left hand finger 15
Print of all the persons whose photo
graphs affixed in this deed has been
taken in my presence
Sitararam Pandit D.W. Scaphan
09.11.2022 L.N. 37(5) 1982

[Handwritten Signature]
Regional Director
Regional office, JIADA
Santhal Pargana Region
Deoghar

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार दुमका प्रक्षेत्र, एसपियाडा भवन, डाबरग्राम, देवघर।

पत्रांक- 310 / देवघर,

दिनांक- 04.11.22

प्रेषक,

क्षेत्रीय निदेशक,
जियाडा,
संथाल परगना प्रक्षेत्र, देवघर।

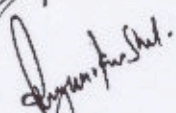
सेवा में,

जिला अवर निबंधक,
निबंधन कार्यालय, देवघर।

विषय : औद्योगिक क्षेत्र जसीडीह, देवघर स्थित इकाई का लीज पट्टा निबंधन के संबंध में।
महाशय,


उपर्युक्त विषयक संबंध में कहना है कि औद्योगिक क्षेत्र जसीडीह, फेज-2, देवघर स्थित इकाई सर्वश्री वामा वेंचर्स, भूखण्ड संख्या-L-16 कुल रकबा-05 एकड़ भूमि का लीज पत्र निबंधन हेतु श्री पियुष कुमार शील, उद्योग विस्तार पदाधिकारी, झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, संथाल परगना प्रक्षेत्र, देवघर को प्राधिकृत किया जाता है।

साथ ही अनुरोध है कि लीज पट्टा निबंधन के उपरान्त निबंधित डीड की सत्यापित प्रति अधोहस्ताक्षरी को उपलब्ध कराने की कृपा की जाए।


श्री पियुष कुमार शील,
उद्योग विस्तार पदाधिकारी,
जियाडा, संथाल परगना प्रक्षेत्र,
देवघर।

अभिप्रमाणित

विश्वासभाजन


क्षेत्रीय निदेशक,
जियाडा,
संथाल परगना प्रक्षेत्र,
देवघर।



VAMA Ventures

7th Floor, Orchid Medical Centre

H.B. Road, Ranchi – 834001

Email: siddhantjain83@gmail.com

Board Resolution

Certified copy of an extract from the minutes of the meeting of the Partners of **Vama Ventures**, duly convened and held at its Head Office at 7th Floor, Orchid Medical Centre, H.B. Road, Lalpur, Ranchi on **03/09/2022**.

RESOLVED FURTHER THAT Mr. **AKASH ADUKIA**, Partner of the firm be and hereby severally authorized to sign and execute necessary documents for and on behalf of "Vama Ventures" for execution of lease deed and all work related to **JIADA Santhal Pargana Region, Deoghar**.

Certified True Copy

FOR VAMA VENTURES

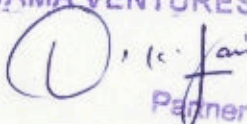
VAMA VENTURES

Partner
PARTNER

VAMA VENTURES


Partner

VAMA VENTURES


Partner

VAMA VENTURES


Partner



DISTR



HAR

EXECUTIVE MAGISTRATE AT DEOGHAR

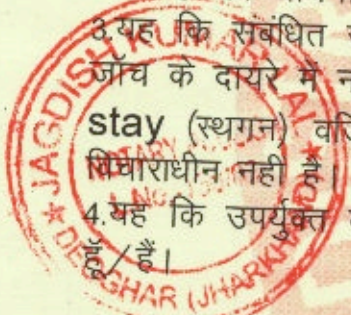
DBA- DEO/SI.No. 72322

AFFIDAVIT

मैं/हमलोग पिपुष कुमार शील पिता उदाहरण शील
आकाश अशुक्रिया पिता प्रकाश कुमार आशुक्रिया।

[Handwritten signature]

- के निवासी शपथ पूर्वक बयान करता/करती/करते हूँ/हैं कि-
1. यह कि सम्पत्ति से संबंधित जो कागजात अनुलग्नक के रूप में संलग्न किया हूँ/किये हैं वह सही और सत्य हैं।
 2. यह कि संबंधित दाखिल सभी कागजात एवं सुचनायें सही एवं सत्य हैं यदि भविष्य में गलत पाया जाता है तो इसकी सारी जवाबदेही मुझ/हम शपथकर्ता की होगी एवं भा0द0स0 की सुसंगत धाराओं तथा अन्य नियमों/अधिनियमों के तहत मेरे/हमलोगों के विरुद्ध समुचित कार्रवाही की जायेगी।
 3. यह कि संबंधित सम्पत्ति प्रतिबंधित सुची एवं सी. बी. आई. अथवा कोई जॉच एजेन्सी की जॉच के दायरे में नहीं है तथा भूमि पर किसी माननीय न्यायालय अथवा सक्षम प्राधिकार का stay (स्थगन) वर्जित आदेश नहीं है व सम्पत्ति के बावत किसी न्यायालय में मुकदमा विधाराधीन नहीं है।
 4. यह कि उपर्युक्त बातें मेरी/हमलोगों जानकारी में सत्य है और मैं/हमलोग सही आदमी हूँ/हैं।



[Handwritten signature]

VAMA VENTURES
[Handwritten signature]
PARTNER

शपथकर्ता ने मेरे सामने
इस शपथ पत्र पर अपना
हस्ताक्षर बनाये
[Handwritten signature]
अधिवक्ता देवघर 9/11/22

शपथ कर्ता का हस्ताक्षर
उपर्युक्त शपथकर्ता, ने इस शपथ पत्र में
उल्लिखित कथन को स्वीकार व अंगीकार किये

[Handwritten signature]
Jagdish Kumar Lal
NOTARY PUBLIC
DEOGHAR (JHARKHAND)



Pre Registration Docket

Date :- 06-11-2022 07:05 pm

Office Name :-

Token No:- 20220000130973

Article	Lease
Pre Registration Date	06-Nov-2022
No. Of Pages	30
Stamp Duty	496507
Paid Stamp Duty	0
Total Fees	₹ 3,75,280.

Property Id: 842407

Valuation No. : 1140732 / 2022	:- 2022-2023	Date : 06-November-2022 19:04:PM	
State : Jharkhand	District : Deoghar	Tahsil : Deoghar	
Land Type : Rural	Corporation :	Village/City : Gangti	
Gangti Halka No 1 - Other Road	-		
Khata Number - 3, 13, 15, 17, 13			
Plot Number - 260(P), 14(P), 15(P), 17(P), 36(P)			
Property Rates			
Industrial Land (Y)			
₹23343/- Decimal			
Valuation Rule : Industrial Land			
Property Details			
1	Land area	500 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 500 x 23343=11671500	₹1,16,71,500/-
A	Total		₹1,16,71,500/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹1,16,71,500/-
Total Amount in Words : One Crore Sixteen Lakhs Seventy One Thousands Five Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: , West: , South: , North:
Area	Land area : 500.00 Decimal
Other Description of the Property	Address - GANGTI JASIDIH DEOGHAR
Government/Market Value	11671500
Transaction Amount	11962665

LESSEE	-Mr. MS VAMA VENTURES THROUGH ONE OF ITS PARTNERS AKASH ADUKIA, Address - GANDHI NAGAR, KANKE ROAD, RANCHI- ,Father/Husband Name PRAKASH KUMAR ADUKIA , PAN No.- ,Permission Case No.- , Aadhaar No. *****7982
LESSOR	-Mr. JIADA REPRESENTED BY REGIONAL DIRECTOR PIYUSE KUMAR SHEEL, Address - KUMRABAD, DUMKA- ,Father/Husband Name UDDHARAN SHEEL , PAN No.- ,Permission Case No.- , Aadhaar No. *****5822

Witness Information	Mr. ABHISHEK SINGH , Address - DORANDA, RANCHI-, Father/Husband Name-RANJIT SINGH
---------------------	--

Identifier Details	Mr. ABHISHEK SINGH , Address - DORANDA, RANCHI-, Father/Husband Name-RANJIT SINGH
--------------------	--

Fee Rule:Government Original Lease Deed		
1	Stamp Duty	4,78,507
2	Stamp Duty	18,000

1	SP	900
Total		900

Fee Rule:Government Original Lease Deed		
1	A1	3,58,880
2	A1	13,500
3	E	2,000

Total	3,74,380
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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.

S. Haran Prasad

Deed Writer / Advocate

Harshad

Vendee / Claimant

Prakash

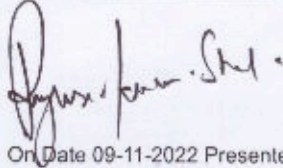
Vendor / Executant



Document Registration Summary 1

Date :-09-Nov-2022

- Government/Market Value: ₹11671500/-
- Transaction Amount: ₹11962665 /-
- Paid Stamp Duty: ₹496600 /-



On Date 09-11-2022 Presented at SRO - Deoghar
Signature of Presenter

SRO - Deoghar

Receipt : 731905

Receipt Date : 09-11-2022

Presenter Name: -

E ₹2000
SP ₹900
A1 ₹372380
Stamp Duty ₹496600

Total ₹871880

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	496507	496600	-93	GRAS	MsVamaVenturesThroughOneOfItsPartnersAkashAdukia	GRN Number : 2214208375 DEPT Transaction Id : 81f53e2e86afebcd1e48 Transaction Type :	496600
E	2000	2000	0	GRAS	MsVamaVenturesThroughOneOfItsPartnersAkashAdukia	GRN Number : 2214204179 DEPT Transaction Id : 335e8573f8fe61c4506f Transaction Type :	2000
SP	900	900	0	GRAS	MsVamaVenturesThroughOneOfItsPartnersAkashAdukia	GRN Number : 2214204179 DEPT Transaction Id : 335e8573f8fe61c4506f Transaction Type :	900
A1	372380	372380	0	GRAS	MsVamaVenturesThroughOneOfItsPartnersAkashAdukia	GRN Number : 2214204179 DEPT Transaction Id : 335e8573f8fe61c4506f Transaction Type :	372380
Sub Total	871787	871880	-93				

Article : Lease Number of Pages : 60

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Deoghar

District Name :- Deoghar

State Name :- Jharkhand

Deed Endorsement

Token No :- **20220000130973**

Deed Type	Lease
Number of Pages	60
Fee Details	Stamp Duty :- Rs. 496507, E :- Rs. 2000, SP :- Rs. 900, A1 :- Rs. 372380,
Property No.	1
Valuation Details	Value :- Rs.11671500/- ,Transaction Amount :- Rs.11962665/-
Property Details	District :- Deoghar , Tehsil :- Deoghar , Village Name :- Gangti Location :- Other Road, Gangti Halka No 1 Property Boundaries :- East: , West: , South: , North: Khata Number - 3, 13, 15, 17, 13Plot Number - 260(P), 14(P), 15(P), 17(P), 36(P) Area Of Land :- 500.00 Decimal

Sh./Smt.**JIADA REPRESENTED BY REGIONAL DIRECTOR PIYUSE KUMAR SHEEL** s/o/d/o/w/o **UDDHARAN SHEEL** has presented the document for registration in this office



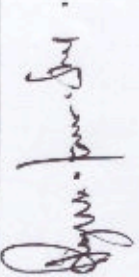



today dated :- **09-Nov-2022** Day :- **Wednesday** Time :- **14:50:11 PM**






JIADA REPRESENTED BY REGIONAL DIRECTOR PIYUSE KUMAR SHEEL(Individual)

Party Name	Document Type	Document Number
JIADA REPRESENTED BY REGIONAL DIRECTOR PIYUSE KUMAR SHEEL	PAN/UID	318754095822

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
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Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	JIADA REPRESENTED BY REGIONAL DIRECTOR PIYUSE KUMAR SHEEL Address1 - KUMRABAD, DUMKA, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Piyuse Kumar Sheel Address:- , , , PO.KUMRABAD PS.DUMKA MUFFASIL, dhadhakiya, , Dumka, 814119, , Jharkhand, India		LESSOR Age:32			
2	MS VAMA VENTURES THROUGH ONE OF ITS PARTNERS AKASH ADUKIA Address1 - GANDHI NAGAR, KANKE ROAD, RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Akash Adukia Address:- 5A Exotica Apartment, Gandhi Nagar, , Kanke Road, Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		LESSEE Age:30			

Identification:

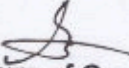
Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	ABHISHEK SINGH S/o-D/o RANJIT SINGH Address1 - DORANDA, RANCHI, Address2 - , , , Jharkhand PAN No.:			

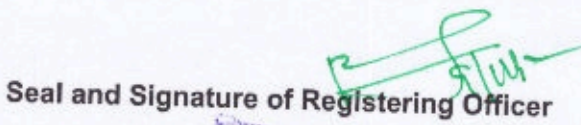
Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ABHISHEK SINGH Address1 - DORANDA, RANCHI, Address2 - , , , Jharkhand			


 Signature of Operator


 Seal and Signature of Registering Officer

Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**JIADA REPRESENTED BY REGIONAL DIRECTOR RIYUSE KUMAR SHEEL**),
 has/have admitted the execution before me. He/ She/ They has / have been identified by (**ABHISHEK SINGH**) Son/Daughter/Wife of (**RANJIT SINGH**) resident of (**DORANDA, RANCHI**) and by occupation (**Business**).


 Seal and Signature of Registering Officer

Date:- 09-Nov-2022


 Seal and Signature of Registering Officer

Token No.: 20220000130973

CERTIFICATE

Office of the SRO - Deoghar

This Lease was presented before the registering officer on date **09-Nov-2022** by **JIADA REPRESENTED BY REGIONAL DIRECTOR PIYUSE KUMAR SHEEL, S/O, D/O, W/O UDDHARAN SHEEL** resident of KUMRABAD, DUMKA ..

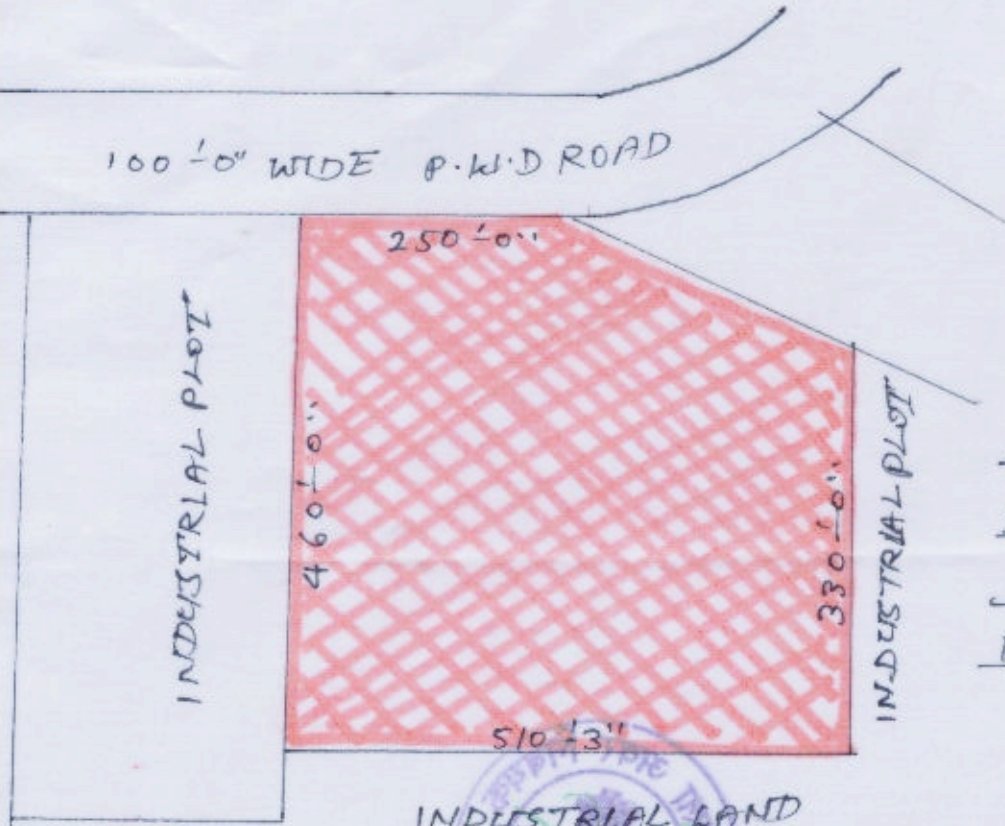
This deed was registered as Document No.: **2022/DEO/1238/BK1/1157** in Book No :- **BK1**, Volume No :- **380** from Page No :- **535** to **594** at, office of **SRO - Deoghar**

Date:- **09-Nov-2022**

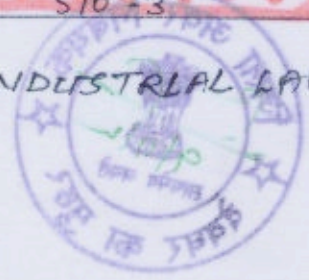


Registering Officer

PLAN OF LAND UNDER MOCIRA - GANGTI NO - 209,
 P.S. JASIDIH, DIST - DEOGHAR, KHATA NO - 3, 13, 15, 17, 13
 INDUSTRIAL PLOT NO - L-16, JASIDIH INDUSTRIAL AREA SURV
 PLOT NO - 260(P) 14(P), 15(P) 17(P), 36(P) AREA - 05 ACRES
 SHOWN IN RED COLOUR BELONGS TO JHARKHAND INDUSTRIAL
 AREA DEVELOPMENT AUTHORITY SANTHAL PARGANA REGION
 SPIADA BHAWAN INDUSTRIAL AREA DABURGRAM, JASIDIH-DEO
 GHAR, REGIONAL DIRECTOR JIADA & NOW LEASE IN
 FAVOUR OF M/S VAMA VENTURES PLOT NO - L-16 INDUSTRIAL
 AREA - JASIDIH PHASE - 2, DEOGHAR JHARKHAND ^{PARTNER} SRI AKASH ADIKI
 S/O LAZE PRAKASH KUMAR ADIKI OF KANKE ROAD RANCHI



- N - 100'0" WIDE P.W.D. ROAD
- S - INDUSTRIAL LAND
- E - INDUSTRIAL PLOT
- W - INDUSTRIAL PLOT



Shri Akash Adiki

[Signature]
 August. 2022

Tracey
 A.K. Jais
[Signature]
 9/11/2022