



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 22045ff7f4261e634b6c

Receipt Date : 27-Mar-2023 04:52:41 pm

Receipt Amount : 14440/-

Amount In Words : Fourteen Thousands Four Hundred And Forty Rupees Only

Token Number : 202300039032

Office Name : SRO - Lohardaga

Document Type : Lease

Payee Name : COUNAIN TRADERS Thru Prop Md Imran (Vendee)

GRN Number : 2316416074



12.04.2023

For Office Use :-

12.04.2023

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 दूसरे दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु उपयोग भारतीय मुद्रांक अधिनियम, 1899 की धारा 62 अन्तर्गत दण्डनीय अपराध है।

~~Mansj Kr. Sam~~
JIADA, Ranchi Region

Lease for 30 years

Stamp 14440/-

FEE PAID	70805.00
A1
Land Lord Fee	2000.00
Process Fee
Total	12805.00

अधिनियम 29 के अन्तर्गत तथा छोटानामपुर कारखाना का
 अधिनियम की धारा के अधीन जो प्राह्य है।
 भारतीय स्टाम्प अधिनियम 1956 की अनुसूची 1 का
 1 का संख्या 1502 के अधिनियम के तहत स्टाम्प रहित
 इस स्टाम्प शुल्क से विमुक्त है। (आस्ता, शुल्क अर्पणित नहीं)
 12.04.2023

Valuation Per Decimals
 Land... 86896/-

विशेष नमूना, कोहरादागा



विशेष रूप से प्रतिबन्धित भूमि
 की शर्तों के अन्तर्गत नहीं है।
 12/04/23

LEASE DEED

THIS DEED OF LEASE IS made on this the 21st day of MARCH 2023 at LOHARDAGA

BETWEEN

The Jharkhand Industrial Area Development Authority, Ranchi Region, JIADA Bhawan 5th floor, Namkum Industrial Area, Lowadih, Ranchi-834010. Represented by its Regional Director/his authorized representative Sri Niranjan Tirkey S/o Late Abraham Tirkey aged about 58-years, by Faith-Christian, Nationality-Indian, Permanent Resident of JIADA Bhawan Namkum Lowadih, Ranchi. Local Resident of JIADA Bhawan Namkum Lowadih, Ranchi P.O-Namkum, P.S-Namkum Town-Ranchi, District-Ranchi, 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

Counain Traders
 21/03/23
 Proprietor

मार्ब दर्शित पंजी से
 विमुक्त किया गया।

21/3/23
 Development
 Jharkhand Industrial Area
 Development Authority
 (Ranchi Region)

मूल पहचान पत्र एवं अन्य
 प्रमाण पत्र से मिलान किया, सही पाया।

AND

Md. Imran S/o Md. Mustaf aged about 36 years, by occupation-Business by Caste-Muslim, by Faith-Muslim, Nationality-Indian, Permanent Resident of Kumhar Toli, Post- Gumla, Thana-Gumla, Lohardaga Road, Distt.-Gumla-835207 Jharkhand, Correspondence Address of Azad Basti Near Madina Masjid, P.O. & P.S.- Gumla-835207 Jharkhand EMAIL ID:mdimrangumla@gmail.com representing the allottee Md. Imran, Proprietor of M/s.COUNAIN TRADERS, Plot No.59 & 60A, Lohardaga Industrial Area hereinafter to be referred to as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.


PART-I

SHORT RECITAL

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial Area Development Authority Act, 1974 as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and is committed for planned development of industrial area and promotion of industry and matters appurtenant thereto under its command area.
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.

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3. Whereas, the lessee applied for allotment of 8712sft. area of land for setting up " Poultry Feed " industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted 8712sft. area of land/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.LA/RNC/SW/00929/2023 & No.LA/RNC/SW/00931/2023 dated 10.01.2023 and upon payment of Rs.3,46,257.00 (Rupees Three Lakh Forty Six Thousand Two Hundred Fifty seven) Only (Calculated Land price Rs.1,98,724.00 & Rs.1,47,533.00 Total Rs.3,46,257.00) towards full premium of land / first installment in case of mega IT industry (whichever is applicable), execution of indemnity bond dated Nil and the lessee has been handed over physical possession of allotted land on 10.02.2023.
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.

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4-

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT

M/S. COUNAIN TRADERS,

Lohardaga Industrial Area

Village :Badla

Thana No. :148

Thana :Senha

Dist. :Lohardaga

Corresponding to Industrial Plot No.59 & 60A

Khata No.	Survey Plot No.	Area
464/52	3713P/3176P	0.20
		Total Area : 0.20 Acre or 8712sft.

Calculation of Industrial Plot No. 59 & 60A

BOUNDARY


As per Survey Plot No. As per Industrial Plot No.

North	:	By Survey Plot No.3713P/3176P & Indl. Plot No.58
South	:	By Survey Plot No.3713P/3176P & Indl. Plot No.60A
East	:	By Survey Plot No.3713P/3176P & Indl. Plot No.65,66P
West	:	By Survey Plot No.3713P/3176P & Indl. Road

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Possession taken over the plot on: 10.02.2023

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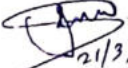

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TERMS AND CONDITIONS OF LEASE DEED

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 up "M/s. COUNAIN TRADERS, " industry in the command area of the lessor for manufacturing " Poultry Feed."
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 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. 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.

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4. That if the lessee is a mega, Textile industry it shall have option to pay the total land premium, land development charges calculated and fixed by the lessor, in Ten equal installments spread over period of 5 (Five) years. The lessee is held and firmly bound to pay the land premium in remaining Nine installments which shall be spread over period of 4 ½ (Four and half) 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 rebate shall be admissible in this regard and the lessor reserves its right to make change in the rate of interest. Delivery of possession of land/ shed has been made to the lessee by the lessor on payment of first installment and the schedule for payment for the remaining nine installments are fixed as follows:-

<u>Installment</u>	<u>Amount</u>	<u>Date</u>
2 nd Installment	Nil	Nil
3 rd Installment	Nil	Nil
4 th Installment	Nil	Nil
5 th Installment	Nil	Nil
6 th Installment	Nil	Nil
7 th Installment	Nil	Nil
8 th Installment	Nil	Nil
9 th Installment	Nil	Nil

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

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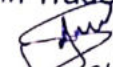
5. That the lessee shall pay an annual rent of Rs.5789.00 (Rupees Five Thousand Seven Hundred Eighty nine) only per acre per annum i.e. Rs.1158.00 (Rupees One Thousand One Hundred Fifty eight) & (Applicable GST) and annual maintenance charges of Rs.8104.00 (Rupees Eight Thousand One Hundred Four) only per acre per annum i.e. Rs.1621.00 (Rupees One Thousand Six Hundred Twenty one) & (Applicable GST) on before 31st March of each year and monthly street light charges of Rs.Nil 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.
7. That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebate shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.
8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914

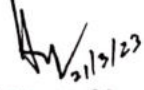
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9. That the lessee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the lessor/ representative of the lessor.
10. That the lessee shall go into production or show substantial 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.

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13. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board.
14. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
15. That the application for consent made by the lessee to the 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.


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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 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

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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 submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.

21. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed /allotted plot strictly in accordance with the specifications and details prescribed by the lessor or his nominee.
22. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation

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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.

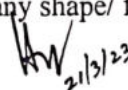
23. That the lessee shall start construction as per approved factory/ shed/ building plan within 6 (six) months from the approval/ deemed approval of plan, extendable to maximum period of an another spell of 6 (six) months under extra ordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per 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.

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 Authority shall have the option to charge the cost and rent of the land/ shed of the entire period of remaining in use of such land/ shed at the prevailing/ current market rate to be determined by the Managing Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.

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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 sqft 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.
27. That the lessee shall not make any change either in the name of the lessee or the constitution of the lessee or lease hold right of the lessee or merge/ demerge/amalgamate the lessee without prior permission of the lessor.
28. That at any stage of the leasehold period if any part or parts of the allotted plot/land/shed is required by the State government or the Authority for public purposes, of which the State government or the Authority shall

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be the sole judge, or if it is found that any portion of the land/ shed is not required by the lessee for the purposes it was allotted, the lessee shall on being asked by the State government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State government or the Authority, as the case may be, shall pay back to the lessee a sum proportionate or equal as the case may be, the cost of land/shed/ plot and its development, if any earlier realized from him together with compensation for buildings and other structures erected with approval in writing of the Authority or its nominee on such part or parts of the land/shed/plot at the valuation to be determined by the State government or the Authority on obtaining report from the Civil Engineer authorized by them in this behalf and the decision of the State government or the Authority shall not be questioned before any Authority or in any Court of law.

29. That any allottee shall be at liberty to surrender the allotted plot to the Authority at any point of time by giving prior written application to the 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:

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Development Authority
(Ranchi Region)

- 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 sqft 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.

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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 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/demerger/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 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.

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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.
 - 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.

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Proprietor


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Development Authority
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

- vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
 - vii. In all cases of transfer, ownership change, a processing fee of Rs. 10,000.00 for plot area up to 1.00 acre and additional Rs. 2,000.00 per acre for land in excess of 1.00 acre shall be charged.
 - viii. The new entrepreneur or new lessee shall give undertaking/ indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability of government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.
36. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company / entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per 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.

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Development Authority
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

38. That the vacant plot or units for which EM-II/PMT/SSI PMT/DOP has not been issued, shall not be considered for transfer. The lessee shall have to surrender the allotted plot to Authority under Clause 22 of the Regulation of the Authority shall evict the lessee after following due process under the Regulation of the Authority.
39. That in case the lessee fails to implement the project within a period of two years in case of micro and small enterprises and five years for others or within such extended period as the Authority may allow after considering the circumstances, amount deposited by the lessee towards premium of land/ shed along with construction, installation, fixtures and equipment thereon shall be liable to be forfeited by the lessor. In case necessary effective steps are not taken within the fixed/ extended period for establishing the unit, the Managing director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/ shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.
40. That the lessee after coming to production shall get its unit permanently registered (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, convents 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.

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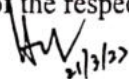
21/3/23
Proprietor


21/3/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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 forefeet the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.
44. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if required by the Authority responsible for implementation of the respective laws.

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21/13
Proprietor


21/13/22
Development Authority
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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

Counain Traders


Proprietor

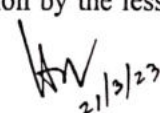

21/3/23
Development
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No. 339 dated 02.03.2001 issued by the Secretary Department of Science Technology, Information Technology and Industries as Jharkhand Industrial Area Development Authority Act, 2001 shall entitle the Managing Director to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice and pass orders to the effect.

47. That the 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.
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.

Counain Traders


Proprietor


21/3/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

Certified that the original and duplicate copy of this lease deed are exact true and are reproduction of each other.

For and on behalf of,

M/s. COUNAIN TRADERS,
Lohardaga Indl. Area



Counain Traders

[Signature]
21/3/23
Proprietor

[Signature]
21/3/23
Development Officer
Lohardaga Industrial Area
Development Authority
(Ranchi Region)



Witness
22/4/23
s/o SHAK 37543 HCEH
410KJIA NIERGIT
7903232753



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पृष्ठी 11 प्रति

April 12, 2023

भाग वर्तमान	2	पृष्ठ संख्या	161
किला का नाम	सौराष्ट्र	अनुसूचक नाम	सौराष्ट्र
मौजा का नाम	बदला	होस्टिंग संख्या	464
		तीली संख्या	0
		सेना	हस्ता का नाम
		वफा नंबर	0148
		हस्ता-05	इस्टेट का नाम
		साला का प्रकार	---
			JHARKHAND

Jharkhand Industrial Area Development Authority		परिवर्तन के लिए प्राधिकार	
खाली नंबर	रकबा	खाली नंबर	रकबा
464	3713	1 १ ६ 61	१2 0
	कुल परिमाण	१ १ ६ 61	१2 0
		१2 0 है	

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not I sound "

List Of Case Status Details

यह एक कंप्यूटर जनित प्रति
यह प्रणय केवल प्रती की जानकारी के लिए है
जिसकी भी प्रकार की अपूर्णता के लिए संबंधित अधिकारिणारी से संपर्क कर
कार का नया दर्शन के लिए कार नया किरा करे

Printed

BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

खेत का नाम, अभिधारक का नाम, रियता

मोहन बाकला वी सुधील बाकला वी आर्डीजेक बाकला वी प्रताप बाकला वी सुरेन्द्र बाकला पिता - प्रभु दयाल बाकला अग्र लगान, जाति- उरौव निवासी, पोस्ट लोहरदगा

जिला का नाम लोहरदगा अंचल का नाम सेन्हा हलका का नाम हल्का-05 मोजा का नाम बदला खेती का प्रकार

खेवर नम्बर	खाता नम्बर	464	धाना का नाम	सेन्हा	धाना नम्बर	0148	सगान			खास शर्त	
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	कैफियत / अभ्युक्ति	हाकिय के तहकीकात मुताबिक सगान/सेस	रो (10)	आ (11)	पै (12)	खास शर्त (13)	
(1)	(2)	(3)	किषारी संख्या (5)	(6)	(8)	(9)	(10)	(11)	(12)	(13)	
1508	- निज	विरसा उराव	राइ तीन 0	0 एकड	21 डिस्मीत						
1509	-	-	मोटा आर 0	0 एकड	19 डिस्मीत						
3650	- निज	निज	राइ तीन 0	0 एकड	21 डिस्मीत						
3608	- मगरा उराव	विरसा उराव	दोन दो 0	1 एकड	23 डिस्मीत						
464	- मोतीलात साहु	प्रभुदयाल बाकला	दोन दो 0	2 एकड	8 डिस्मीत		63	0	15	कायमी	
3682	- निरजन दास	निज	दोन दो 0	0 एकड	56 डिस्मीत						
3696	- रास्ता	जगरनाथ कहार	दोन दो 0	1 एकड	20 डिस्मीत						
1713	- हिमाना लोहरदगा	छेतनी देवी	दोन दो 0	1 एकड	64 डिस्मीत						
खाता मे कुल प्लोट संख्या		8	खाता का कुल मिजान (खतियान के अनुसार)		7	32	खाता का कुल लगान		63	0	15

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है


इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अवताधिकारी से संपर्क करें।

4/12/2023

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त:-		
	I. अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा		
	II. भू-स्वामित्व प्रमाण पत्र अथवा	✓	
	III. शुद्धि पत्र		
	IV. अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	✓	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र की स्थिति में)	✓	


 जॉच लिपिक का हस्ताक्षर
 तिथि सहित


 निबंधन पदाधिकारी का हस्ताक्षर
 तिथि सहित



झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार(राँची प्रक्षेत्र)

जियाडा भवन' नामकुम औद्योगिक क्षेत्र, लोवाडीह, राँची- 834010 (झारखण्ड)

Phone: 0651-2460408, Telfax : 2460125, E-mail- riada.rnc@gmail.com, web-riada.co.in



पत्रांक- 424

दिनांक- 21-3-2023

प्रेषक:

श्री निरंजन तिकी,
विकास पदाधिकारी।

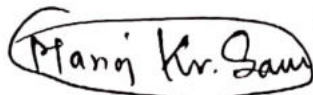
सेवा में,

जिला अवर निबंधक,
लोहरदगा।

विषय:-M/s COUNAIN TRADERS, लोहरदगा औद्योगिक क्षेत्र, का पट्टाकरण के संबंध में।


महाशय,


उपर्युक्त विषयक के संबंध में कहना है कि M/s COUNAIN TRADERS, लोहरदगा औद्योगिक क्षेत्र का पट्टाकरण कागजात निबंधन करने की कृपा की जाय। प्राधिकार की ओर से श्री मनोज कुमार सौर, टंकक, जियाडा, राँची प्रक्षेत्र कागजात उपस्थापित करेंगे जिनका हस्ताक्षर नीचे अभिप्रमाणित है। साथ ही कियान्वित लीज डीड की मूल प्रति को श्री मनोज कुमार सौर को उपलब्ध कराने की कृपा की जाय।



(मनोज कुमार सौर)
टंकक, जियाडा, राँची प्रक्षेत्र।

विश्वास भाजन,


विकास पदाधिकारी।


Development Authority
(Ranchi Region)


12.4.2023

Mail - 23/3/23

प्रारण्ड सरकार
राजस्व एवं भूमि सुधार विभाग

March 21, 2023

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	161									
जिला का नाम	लोहरदगा	अनुमंडल नाम	लोहरदगा	अंचल का नाम	सेन्हा	हलका का नाम	हल्का-05	डस्टेट का नाम	JHARKHAND			
मोडल का नाम	बटला	होलिंग संख्या	464	तोड़ी संख्या	0	धाना नम्बर	0148	खाता का प्रकार	रेयती			
Jharkhand Industrial Area Development Authority												
जति -												
खारा नम्बर	फोटो संख्या	रकबा	परिवर्तन के लिए प्राधिकार							तगान	सेस	
		1 हे 61 डि 0 हे	बिहार गजट के पृष्ठ 259 भाग 21 में प्रकाशित घोषणा संख्या 426 दिनांक 26 11 1984 के अधीन JIADA हेतु अर्जित भूमि एवं अपर समाहती लोहरदगा के पत्रांक 969 राजस्व दिनांक 10 08 2022 क्षेत्रीय निदेशांक JIADA के पत्रांक 913 दिनांक 21 07 2022 के अलोक में जमाबंदी कायम किया जाता है							12	0	
		1 हे 61 डि 0 हे										
तारीख	प्राप्ति पत्र संख्या	सात से सात तक	लागत वकाया	लागत चालू सात	रोड सेस वकाया	रोड सेस चालू सात	शिक्षा सेस वकाया	शिक्षा सेस चालू सात	स्वास्थ्य सेस वकाया	स्वास्थ्य सेस चालू सात	कृषि सेस वकाया	कृषि सेस चालू सात

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति है
यह पत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अस्पष्टियों के लिए सम्बन्धित अधिकारी से संपर्क करें
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

प्लॉट - 364 दि. 23.03.23

हस्ताक्षर
23/3/23
अंचल अधिकारी
सेन्हा (लोहरदगा)

Council Traders
Proprietor

नक्शा देखें



BACK



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
अधिकार अभिलेख

जमीनदार नाम		रैयत का नाम, अभिभावक का नाम, रिरता															
बिहार सरकार		मोहन वाकला वो सुरील वाकला वो आईजेक वाकला वो प्रताप वाकला वो सुरेन्द्र वाकला, पिता - प्रभु दयाल वाकला, अंग समान, जाति- उरांव, निवासी- पोस्ट लोहरदगा															
खेवट नम्बर		खेवट नम्बर		464		थाना का नाम		सेन्हा		थाना नम्बर		0148					
जिला का नाम		लोहरदगा		अंचल का नाम		सेन्हा		हलका का नाम		हल्का-05		मौजा का नाम		बदला		खाता का रैयती प्रकार	
खाता नम्बर	खेसरा नम्बर	चौहद्दी उत्तर 3 चौहद्दी दक्खिन 4	किस्म जमीन	मिजान	केफियत / अभ्युक्ति	हाकिम के तहकीकात मुतायिक लगान/सेस	लगान			खास शर्त							
(1)	(2)	(3)	कियारी संख्या (5)	क्षेत्र	(8)	(9)	रौ (10)	आ (11)	पे (12)	(13)							
464	3598	निज बिरसा उरांव	टाइ तीन 0	0 (एकड़) 21 (डिसमील) ()			63	0	15	कायमी							
	3599	-----	मोट आर 0	0 (एकड़) 19 (डिसमील) ()			63	0	15								
	3600	निज निज	टाइ तीन 0	0 (एकड़) 21 (डिसमील) ()			63	0	15								
	3608	मंगरा उरांव बिरसा उरांव	दोन दो 0	1 (एकड़) 23 (डिसमील) ()			63	0	15								
	3657	मोतीलाल साहु प्रभुदयाल वाकला	दोन दो 0	2 (एकड़) 8 (डिसमील) ()			63	0	15								
	3682	निजिन दास निज	दोन दो 0	0 (एकड़) 56 (डिसमील) ()			63	0	15								
	3696	रामना जगरनाथ कहार	दोन दो 0	1 (एकड़) 20 (डिसमील) ()			63	0	15								
	3713	सिमाना लोहरदगा छेत्नी देवी	दोन दो 0	1 (एकड़) 64 (डिसमील) ()			63	0	15								
खाता मे कुल प्लोट संख्या		8		खाता का कुल मिजान		7 (एकड़) 32 (डिसमील) ()		खाता का कुल		63 0 15							

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करें |

प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें |

3/27/2023

5:07:10

PM





Pre Registration Docket

Date :- 11-04-2023 09:13 pm

Office Name :- SRO - Lohardaga

Token No:- 202300039032

Appoinment :- 12-Apr-2023 Time:- 10:5

Article	Lease
Pre Registration Date	26-Mar-2023
No. Of Pages	38
Stamp Duty	14407
Paid Stamp Duty	0
Total Fees	₹ 13,945.

Property Id: 936465

Valuation No. : 1269231 / 2023	:- 2022-2023	Date : 26-March-2023 10:05:AM	
State : Jharkhand	District : Lohardaga	Tahsil : Senha	
Land Type : Rural	Corporation :	Village/City : Badla	
Badla Halka No 5 - Other Road	-		
Volume Number - 2			
Page Number - 161			
Khata Number - 464			
Plot Number - 3713			
Property Rates			
Industrial Land (Y)			
₹36936/- Decimal			
Valuation Rule : Industrial Land			
Property Details			
1	Land area	20 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 20 x 36936=738720	₹7,38,720/-
A	Total		₹7,38,720/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹7,38,800/-
Total Amount in Words : Seven Lakh Thirty Eight Thousands Eight Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: Part new plot no 3713 & Industrial Plot no , West: Part new plot no 3713 & Indl. Road, South: Part new plot no 3713 & Indl. Plot no 60A, North: Part new plot no 3713 & Indl Plot no 58
Area	Land area : 20.00 Decimal
Other Description of the Property	
Government/Market Value	738720
Transaction Amount	738800

LESSEE	-Ms. COUNAIN TRADERS Thru Prop Md Imran, Address - Kumhar Toli, Post-Gumla, Thana-Gumla, Lohardaga Road Gumla- ,Father/Husband Name Md Mustaf , PAN No.- *****443N, Permission Case No.- , Aadhaar No. *****2348
LESSOR	Jharkhand Industrial Area Development Authority , Representative Name :- Manoj Kumar Saur, Address - JJADA Bhawan Namkum Industrial Area Lowadih Ranchi- ,Father/Husband Name , , PAN No.- ,Permission Case No.- , Aadhaar No. *****6181

Witness Information	Mr. Ayaz Ahmad , Address - New Colony Palmerganj Lohardaga-, Father/Husband Name-Late Sagiruddin
---------------------	---

Identifier Details	Mr. Istyaque Ahamed , Address - Oppo. Union Bank Purulia Road Kanta Toli Ranchi-, Father/Husband Name-Mustaque Ahamed
--------------------	---

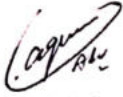
Fee Rule:Government Original Lease Deed		
1	Stamp Duty	13,851
2	Stamp Duty	556

1	SP	1,140
Total		1,140

Fee Rule:Government Original Lease Deed		
1	A1	10,388
2	A1	417
3	E	2,000
Total		12,805

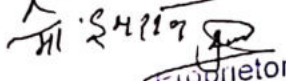
All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.



Deed Writer / Advocate

Council Traders



Vendee / Claimant



Vendor / Executant

A1	10805	10805	0	GRAS	CounainTradersThruPropMdlmran	GRN Number : 2316439655 DEPT Transaction Id : 3c3d06f586d9707b1ae1 Transaction Type :	10805
Sub Total	28352	28385	-33				

Article : Lease Number of Pages : 76

Signature of Operator



Signature of Head Clerk



Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Lohardaga

District Name :- Lohardaga

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300039032

Deed Type	Lease
Number of Pages	76
Fee Details	Stamp Duty :- Rs. 14407, E :- Rs. 2000, SP :- Rs. 1140, A1 :- Rs. 10805,
Property No.	1
Valuation Details	Value :- Rs.738720/- ,Transaction Amount :- Rs.738800/-
Property Details	District :- Lohardaga , Tehsil :- Senha , Village Name :- Badla Location :- Other Road, Badla Halka No 5 Property Boundaries :- East: Part new plot no 3713 & Industrial Plot no , West: Part new plot no 3713 & Indl. Road, South: Part new plot no 3713 & Indl. Plot no 60A, North: Part new plot no 3713 & Indl Plot no 58 Volume Number - 2Page Number - 161Khata Number - 464Plot Number - 3713 Area Of Land :- 20.00 Decimal

Sh./Smt.Manoj Kumar Saur s/o/d/o/w/o has presented the document for registration in this office





today dated :- 12-Apr-2023 Day :- Wednesday Time :- 11:38:58 AM





Manoj Kumar Saur(Govt. /Semi Govt. Department)

Party Name	Document Type	Document Number
Manoj Kumar Saur	PAN/UID	645599546181



	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	Manoj Kumar Saur Address1 - JIADA Bhawan Namkum Industrial Area Lowadih Ranchi, Address2 - ... Jharkhand PAN No.: .Permission Case No.-	Yes	Manoj Kumar Saur Address:- , Near S P G Mission School, , Lower Chutia ,Po- Chutia,Ps- Chutia, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		LESSOR Age:			Manoj Kumar Saur
2	COUNAIN TRADERS Thru Prop Md Imran Address1 - Kumhar Toli, Post-Gumla, Thana- Gumla, Lohardaga Road Gumla, Address2 - ... Jharkhand PAN No.: ABGPI5443N,Permission Case No.-	Yes	Md Imran Address:- , Lohardaga Road, , Kumhar Toli,Post- Gumla,Thana- gumla, Gumla, , Gumla, 835207, , Jharkhand, India		LESSEE Age:34			Councain Traders Proprietor

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	Istyaque Ahamed S/o-D/o Mustaque Ahamed Address1 - Oppo. Union Bank Purulia Road Kanta Toli Ranchi, Address2 - ... Jharkhand PAN No.:			Istyaque Ahamed

Witness:

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

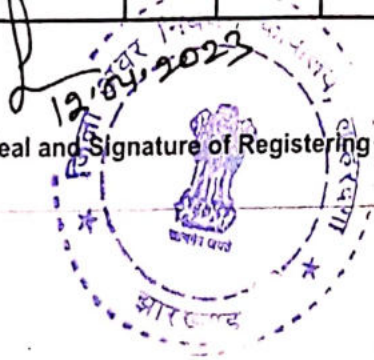
Party Name and Address	Photo	Thumb	Signature
<p style="text-align: center;">Ayaz Ahmad Address1 - New Colony Palmerganj Lohardaga, Address2 - ... , Jharkhand</p>			

24/04/2023

Signature of Operator



Seal and Signature of Registering Officer

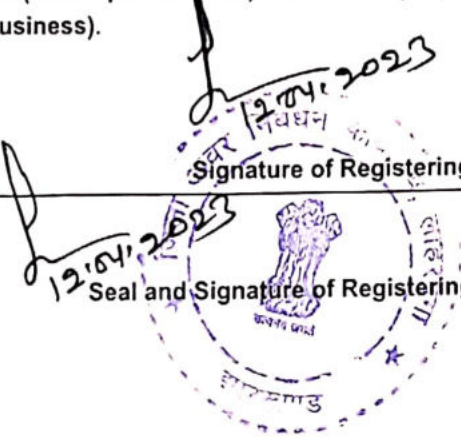


Above signature & thumb Impression are affixed in my presence.

Above mentioned, (**Manoj Kumar Saur**), has/have admitted the execution before me. He/ She/ They has / have been identified by (**Istyaque Ahamed**) Son/Daughter/Wife of (**Mustaque Ahamed**) resident of (**Oppo. Union Bank Purulia Road Kanta Toli Ranchi**) and by occupation (**Business**).

Signature of Registering Officer

Seal and Signature of Registering Officer



Date:- 12-Apr-2023

Token No.: 202300039032

CERTIFICATE

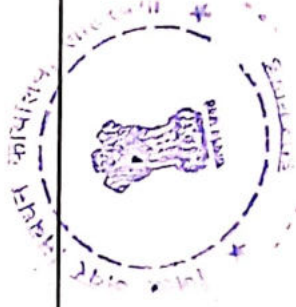
Office of the SRO - Lohardaga

This Lease was presented before the registering officer on date 12-Apr-2023 by Manoj Kumar Saur, S/O, D/O, W/O resident of JJADA Bhawan Namkum Industrial Area Lowadh Ranchi ,
This deed was registered as Document No:- 2023/LOH/735/BK1/723 in Book No :- BK1, Volume No :- 70 from
Page No :- 373 to 448 at, office of SRO - Lohardaga

Date:- 12-Apr-2023



Registering Officer



ction Success! Please Note Your Transaction Id.

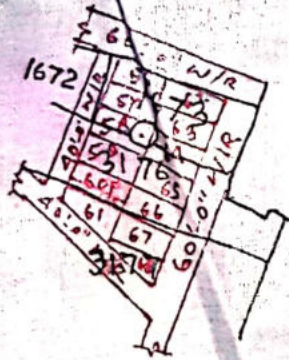
Name	CounainTradersThruPropMdlmran
Token No / Depositor ID	202300039032
Amount	13945
Transaction ID	3c3d06f586d9707b1ae1
GRN	2316439655
CIN	10002162023032816294
Time	2023-03-28 20:56:10

कोरोना को हराना है सफाई को अपनाना है



दो मज की दूरी मास्क है जरूरी

M/S COUNAIN TRADERS
IN THE INDUSTRIAL AREA LOHARDAGA



VILLAGE: BADLA
THANA: SENHA
THANA NO. 148
DISTRICT: LOHARDAGA
SCALE: 16" = 1 MILE

59 & 60A

ALLOTTED/NDL PLOT NO. 59 & 60P.
SHOWN IN RED WASH

KHATA NO.	SURVEY PLOT NO.	AREA
464/52	3713P, 3714P & 3176P.	0.20 ACRE
TOTAL AREA:		0.20 ACRE OR 8712 sqft.

BOUNDARY

NORTH: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$ & INDL. PLOT NO. 58
 SOUTH: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$ & INDL. PLOT NO. 60A
 EAST: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$ & INDL. PLOT NO. 65, 66P.
 WEST: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$ & INDL. ROAD

CHECKED BY: [Signature]

Counain Traders
Proprietor

Development Authority
(Ranchi Region)

1578 874 5 P

1411

1389



Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 4b33f8b0a24dc68997d8

Receipt Date : 11-Jul-2023 09:20:47 am

Receipt Amount : 39560/-

Amount In Words : Thirty Nine Thousands Five Hundred And Sixty Rupees Only

Token Number : 202300090391

Office Name : SRO - Lohardaga

Document Type : Lease

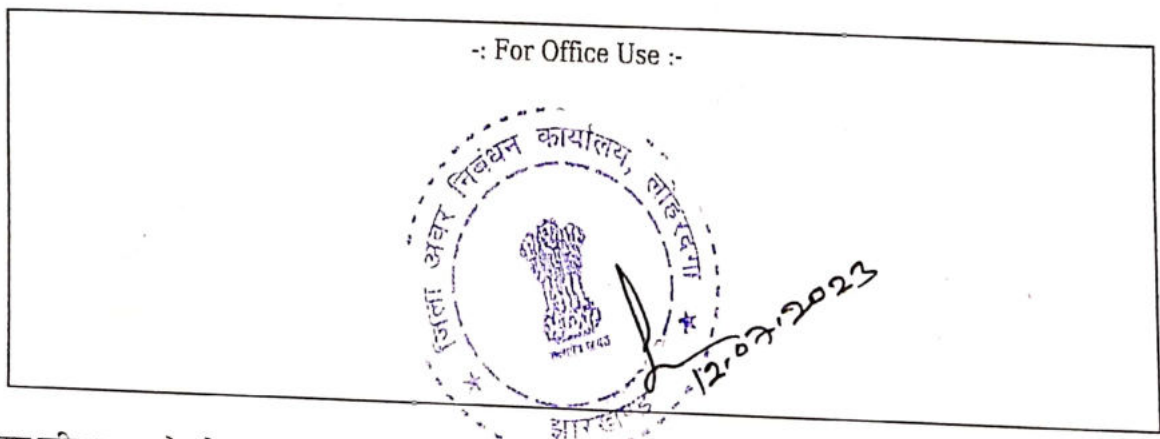
Payee Name : COUNAIN TRADERS THROUGH PROPRIETOR MD IMRAN (Vendee)

GRN Number : 2318178167

12/07/2023



-: For Office Use :-



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।

Manoj Kr. Sam

*Deed of Lease
for 30 years*

FEE PAID
A1..... 29670.00
Land Load Fee..... 2.000.00
Process Fee.....
Valuation Per Decimals
Land..... 21670.00

विक्रय सम्पत्ति प्रतिबन्धित भूमि की सूची के अन्तर्गत नहीं है।
12.07.2023

निबंधन पदा, लोहार्दगा
(झारखण्ड)



विक्रय सम्पत्ति प्रतिबन्धित भूमि की सूची के अन्तर्गत नहीं है।

12/07/23

LEASE DEED

THIS DEED OF LEASE IS made on this the 05th day of JULY 2023 at LOHARDAGA

BETWEEN

The Jharkhand Industrial Area Development Authority, Ranchi Region, JIADA Bhawan 5th floor, Namkum Industrial Area, Lowadih, Ranchi-834010. Represented by its Regional Director/his authorized representative Sri Niranjantirkey S/o Late Abraham Tirkey aged about 58 years, by Faith-Christian, Nationality-Indian, Permanent Resident of JIADA Bhawan Namkum Lowadih, Ranchi. Local Resident of JIADA Bhawan Namkum Lowadih, Ranchi P.O-Namkum, P.S-Namkum Town-Ranchi, District-Ranchi, 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

मार्ग दर्शिका संज्ञा से
चिह्नित किया गया।

Counain Traders

12/07/23
Proprietor

मूल पहचान पत्र एवं अन्य प्रमाण पत्र से मिलान किया, सही पाया।

12/07/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

AND

Md. Imran S/o Md. Mustak aged about 36 years, by occupation-Business by Caste-Muslim, by Faith-Muslim, Nationality-Indian, Permanent Resident of Kumhar Toli, Post- Gumla, Thana-Gumla, Lohardaga Road, Distt.-Gumla-835207 Jharkhand, Correspondence Address of Azad Basti Near Madina Masjid, P.O. & P.S.- Gumla-835207 Jharkhand EMAIL ID:mdimrangumla@gmail.com representing the allottee Md. Imran, Proprietor of M/s.COUNAIN TRADERS, Plot No.60P,61,65,66,67 & 68, Lohardaga Industrial Area hereinafter to be referred to as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.

PART-I

SHORT RECITAL

1. Whereas, the lessor is an Authority created under section 3 of Bihar Industrial Area Development Authority Act, 1974 as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial-Area-Development Authority Act, 2001 and is committed for planned development of industrial area and promotion of industry and matters appurtenant thereto under its command area.
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.

Counain Traders


05/07/23
Proprietor


5/7/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

3. Whereas, the lessee applied for allotment of **26288sft.** area of land for setting up " **Poultry Feed** " industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **26288sft.** area of land/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.730 dated **26.04.2018** and upon payment of **Rs.9,47,046.00 (Rupees Nine Lakh Forty Seven Thousand Forty six) Only** (Calculated Land price Rs.8,02,581.00 or GST Rs.1,44,465.00 Total Rs.9,47,046.00) towards full premium of land / first installment in case of mega IT industry (*whichever is applicable*), execution of indemnity bond dated **06.07.2018** and the lessee has been handed over physical possession of allotted land on **18.12.2018**.
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.

Counain Traders


05/7/23
Proprietor


05/7/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT

M/S. COUNAIN TRADERS,

Lohardaga Industrial Area

Village :Badla

Thana No. :148

Thana :Senha

Dist. :Lohardaga

Corresponding to Industrial Plot No.60P,61,65,66,67 & 68

Khata No.	Survey Plot No.	Area
464/52	3713P/3176P	0.23
126/52	3711P/3177P	0.37
		Total Area : 0.60 Acre or 26288sft.

Reg - II, page - 162 . Vol-2 & page - 161 Vol-2
Calculation of Industrial Plot No.60P,61,65,66,67 & 68

BOUNDARY

As per Survey Plot No. As per Industrial Plot No.

North	: By Survey Plot No.3713P/3176P & Indl. Plot No.60P, 64
South	: By Survey Plot No.3711P/3177P & Indl. Road
East	: By Survey Plot No.3713P/3176P, 3711P/3177P & Indl. Road
West	: By Survey Plot No.3713P/3176P, 3711P/3176P & Indl. Road

Possession taken over the plot on: 18.12.2018

05/7/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

Counain Traders

5/7/23
Proprietor

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 up "M/s. COUNAIN TRADERS, " industry in the command area of the lessor for manufacturing "Poultry Feed."
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 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. 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.

Counain Traders

05/7/23
Proprietor


5/7/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

4. That if the lessee is a mega, Textile industry it shall have option to pay the total land premium, land development charges calculated and fixed by the lessor, in **Ten** equal installments spread over period of 5 (Five) years. The lessee is held and firmly bound to pay the land premium in remaining Nine installments which shall be spread over period of 4 ½ (Four and half) 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 rebate shall be admissible in this regard and the lessor reserves its right to make change in the rate of interest. Delivery of possession of land/ shed has been made to the lessee by the lessor on payment of first installment and the schedule for payment for the remaining nine installments are fixed as follows:-

<u>Installment</u>	<u>Amount</u>	<u>Date</u>
2 nd Installment	Nil	Nil
3 rd Installment	Nil	Nil
4 th Installment	Nil	Nil
5 th Installment	Nil	Nil
6 th Installment	Nil	Nil
7 th Installment	Nil	Nil
8 th Installment	Nil	Nil
9 th Installment	Nil	Nil

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

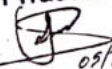
Counain Traders



Proprietor

05/7/2023


5/7/23
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

5. That the lessee shall pay an annual rent of Rs.5789.00 (Rupees Five Thousand Seven Hundred Eighty nine) only per acre per annum i.e. **Rs.3494.00 (Rupees Three Thousand Four Hundred Ninety four) &** (Applicable GST) and annual maintenance charges of Rs.8104.00 (Rupees Eight Thousand One Hundred Four) only per acre per annum i.e. **Rs.4891.00 (Rupees Four Thousand Eight Hundred Ninety one) &** (Applicable GST) on before 31st March of each year and monthly street light charges of Rs.Nil 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.
7. That if the lessee fails to make payment of any dues within the time frame fixed by the Authority an additional charge at the prevailing rate accruing upon the footing of yearly compound interest shall be payable by the lessee. No rebate shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.
8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914

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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.


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13. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board.
14. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
15. That the application for consent made by the lessee to the 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.

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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 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

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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 submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.

21. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed /allotted plot strictly in accordance with the specifications and details prescribed by the lessor or his nominee.
22. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation

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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 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.
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 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.

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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 sqft 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.
27. That the lessee shall not make any change either in the name of the lessee or the constitution of the lessee or lease hold right of the lessee or merge/ demerge/amalgamate the lessee without prior permission of the lessor.
28. That at any stage of the leasehold period if any part or parts of the allotted plot/land/shed is required by the State government or the Authority for public purposes, of which the State government or the Authority shall

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be the sole judge, or if it is found that any portion of the land/ shed is not required by the lessee for the purposes it was allotted, the lessee shall on being asked by the State government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State government or the Authority, as the case may be, shall pay back to the lessee a sum proportionate or equal as the case may be, the cost of land/shed/ plot and its development, if any earlier realized from him together with compensation for buildings and other structures erected with approval in writing of the Authority or its nominee on such part or parts of the land/shed/plot at the valuation to be determined by the State government or the Authority on obtaining report from the Civil Engineer authorized by them in this behalf and the decision of the State government or the Authority shall not be questioned before any Authority or in any Court of law.

29. That any allottee shall be at liberty to surrender the allotted plot to the Authority at any point of time by giving prior written application to the 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:

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- 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 sqft 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.

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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 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/demerger/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 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.


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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.
 - 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.

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- vi. The transferee must pay 15% in case of MSME or 25% in case of others of the prevailing land premium in the Authority at the time of seeking transfer of lease hold right. The payment at aforesaid rate shall be condition precedent for transfer of lease hold right.
- vii. In all cases of transfer, ownership change, a processing fee of Rs. 10,000.00 for plot area up to 1.00 acre and additional Rs. 2,000.00 per acre for land in excess of 1.00 acre shall be charged.
- viii. The new entrepreneur or new lessee shall give undertaking/ indemnity bond for making payment of all dues of previous entrepreneur or old lessee, statutory, legal or financial liability of government or financial institutions on a non-judicial stamp paper of Rs. 100.00 affixing self-attested passport size photograph.
36. That if the original lessee, to whom the land was allotted for a particular project makes a new/ company / entity for a new project besides the existing company and transfers the whole or part of the allotted land to such newly formed company, this shall be treated as transfer of lease hold rights and shall be charged full land premium as per 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.

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38. That the vacant plot or units for which EM-II/PMT/SSI PMT/DOP has not been issued, shall not be considered for transfer. The lessee shall have to surrender the allotted plot to Authority under Clause 22 of the Regulation of the Authority shall evict the lessee after following due process under the Regulation of the Authority.
39. That in case the lessee fails to implement the project within a period of two years in case of micro and small enterprises and five years for others or within such extended period as the Authority may allow after considering the circumstances, amount deposited by the lessee towards premium of land/ shed along with construction, installation, fixtures and equipment thereon shall be liable to be forfeited by the lessor. In case necessary effective steps are not taken within the fixed/ extended period for establishing the unit, the Managing director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/ shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.
40. That the lessee after coming to production shall get its unit permanently registered (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.
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.

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42. That the lessee may, subject to valid and legal ground for closure and cessation of work as legally permitted under the provisions of Industrial Disputes Act, 1947 in general and any other law applicable to the unit in particular and other labour legislation on the subject, continuously keep and maintain the factory established on the scheduled premises in running condition and submit all statutory returns required under various laws in the prescribed Performa failing which the lessor shall presume that the factory established on the lease hold land has not been continuously running and this circumstance may be treated as independent and an additional ground for cancellation of allotment order, forfeiture of lease premium and termination of lease and then following actions by the lessor.
43. That the lessee shall be compliant of the provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No.339 dated 02.03.2001 issued by the Department of Science Technology, Information Technology and Industry as Jharkhand Industrial Area Development Authority Act, 2001 and Rules made under the said Acts, Regulations 2015 of the Authority, conditions of land/ shed allotment order, conditions of indemnity bond executed by the lessee, conditions of lease deed and violation of conditions of any of the aforesaid shall entitle the lessor to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.
44. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if required by the Authority responsible for implementation of the respective laws.

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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

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of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No. 339 dated 02.03.2001 issued by the Secretary Department of Science Technology, Information Technology and Industries as Jharkhand Industrial Area Development Authority Act, 2001 shall entitle the Managing Director to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice and pass orders to the effect.

47. That the 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.
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.

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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.

For and on behalf of

M/s. COUNAIN TRADERS,

Counain Traders

Proprietor

WITNESSES:

1. श्री. मोहन-लक्ष्मण अंतारी & श्री. आलम अंतारी (पति) सुभिन ठाकुर गुप्ता

2. श्री. अशोक-दी. एल. एन. अंतारी - श्री. अशोक अंतारी

IN WITNESS WHEREOF THE HAND OF Sri Niranjantirkey, Development Officer, Authorized Representative of the Regional Director, Jharkhand Industrial Area Development Authority, Ranchi Region for and on behalf of the Jharkhand Industrial Area Development Authority, Ranchi Region has been a fixed on the date and year first above written.

मई २०२३

Development Officer, Authorized Representative of the Regional Director, Jharkhand Industrial Area Development Authority (Ranchi Region)

WITNESSES:

1. Sangeeta Kumari, Store Keeper, JIADA, Ranchi Region

2. Manoj Kr. Sam, Typist, JIADA, Ranchi Region. s/o Kishun Saur (category SC under CONTRACT)

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Development Officer, Jharkhand Industrial Area Development Authority (Ranchi Region)

W/5/7/23 =

Handwritten notes in Hindi on the left margin, partially obscured by a stamp.

Certified that the original and duplicate copy of this lease deed are exact true and are reproduction of each other.

For and on behalf of,



M/s. COUNAIN TRADERS,
Lohardaga Indl. Area

Counain Tradere

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05/7/23

Proprietor

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05/7/23

Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)



झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, राँची प्रक्षेत्र

'जियाडा भवन' नामक औद्योगिक क्षेत्र, लोवाडीह, राँची -834010 (झारखण्ड)

Phone : 0651-2460408, Telfax:2460125, Website-www.jiada.co.in, Email Id-riada.rnc@gmail.com



पत्रांक- 702

दिनांक- 5-7-2022

प्रेषक

विकास पदाधिकारी,
जियाडा, राँची प्रक्षेत्र

सेवा में,

जिला अवर निबंधक,
अवर निबंधक कार्यालय,
लोहरदगा।

विषय:-M/s Counain Traders, को लोहरदगा औद्योगिक क्षेत्र में आवंटित भूखण्ड का पट्टाकरण के क्रियावयन के संबंध में।

महाशय,

उपयुक्त विषय के संबंध में कहना है कि M/s Counain Traders को लोहरदगा औद्योगिक क्षेत्र में आवंटित भूखण्ड का लीज डीड निबंधित करने की कृपा की जाय। इस निमित्त प्राधिकार की ओर से मनोज कुमार सौर, टंकक, जियाडा, राँची प्रक्षेत्र कागजात उपस्थापित करेंगे, जिनका हस्ताक्षर नीचे अभिप्रमाणित है। साथ ही, क्रियान्वित लीज डीड की मूल प्रति को श्री मनोज कुमार सौर को उपलब्ध कराने की कृपा की जाय।

Manoj Kr. Saur

(मनोज कुमार सौर)
टंकक, जियाडा,
राँची प्रक्षेत्र

MK
Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

विश्वासभाजन

H. S. Saur
विकास पदाधिकारी



प्रारंभिक सरकार
राजस्व एवं भूमि सुधार विभाग

March 21, 2023

पंजी II प्रति

भाग वर्तमान 2		पृष्ठ संख्या 161		जिला का नाम लोहरदगा		अनुमंडल नाम लोहरदगा		अंचल का नाम लोहरी संख्या		सेन्हा 0		हलका का नाम धाना नायर		हलका-05 0148		इस्टेट का नाम खाता का प्रकार		JHARKHAND रेयती			
मोजा का नाम बदला		होस्टिंग संख्या		464																	
Jharkhand Industrial Area Development Authority . जाति -																					
परिवर्तन के लिए प्राधिकार																		लगान		सेस	
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार															12	0		
464	3713	1 ऐ 61 डि 0 हे	बिहार गज़ट के पृष्ठ 259 भाग 21 में प्रकाशित घोषणा संख्या 426 दिनांक 26 11 1984 के अधीन JIADA हेतु अर्जित भूमि एवं अपर सामाहती लोहरदगा के पत्रांक 969 राजस्व दिनांक 10 08 2022 क्षेत्रीय निदेशक JIADA के पत्रांक 913 दिनांक 21 07 2022 के आलोक में जमाबंदी कायम किया जाता है																		
	कुल परिमाण	1 ऐ 61 डि 0 हे																			
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	सागत बकाया	सागत चालू साल	रोड सेस बकाया	रोड सेस चालू साल	शिक्षा सेस बकाया	शिक्षा सेस चालू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चालू साल	कृषि सेस बकाया	कृषि सेस चालू साल								

List Of Mutation Cases on the above transaction in Register-II

Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर बिलक करे

प्लॉट - 364

दि. 23.03.23

प्रमाणित

बचत खाते



अंचल अधिकारी
सेन्हा (लोहरदगा)

P. Singh
23/3/23

झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

March 21, 2023

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	162										
जिला का नाम	लोहरदगा	अनुमंडल नाम	लोहरदगा	अंचल का नाम	सेन्हा	हलका का नाम	हलका-05	इस्टेट का नाम	JHARKHAND				
मोजा का नाम	बदता	होलिंग संख्या	126	तोजी संख्या	0	थाना नम्बर	0148	खाता का प्रकार	शेयती				
Jharkhand Industrial Area Development Authority , जाति -													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							तगान	सेस		
126	3711	1 ऐ 98 डि 0 हे	बिहार गज़ट के पृष्ठ 259 भाग 21 में प्रकाशित घोषणा संख्या 426 दिनांक 26 11 1984 के अधीन JIADA हेतु अर्जित भूमि एवं अपर समाहर्ता लोहरदगा के पत्रांक 969 राजस्व दिनांक 10 08 2022 क्षेत्रीय निदेशक JIADA के पत्रांक 913 दिनांक 21 07 2022 के आलोक में जमाबंदी कायम किया जाता है							20	0		
	कुल परिमाण	1 ऐ 98 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	साल से	साल तक	लागत बकाया	लागत चाटू साल	रोड सेस बकाया	रोड सेस चाटू साल	शिक्षा सेस बकाया	शिक्षा सेस चाटू साल	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चाटू साल	कृषि सेस बकाया	कृषि सेस चाटू साल

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

श्री - 363 दि. 23.03.23

यह एक कम्प्यूटर जनित प्रति यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है किसी भी प्रकार की अस्पष्टियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे प्लॉट का नम्बर देखने के लिए प्लॉट नंबर क्लिक करें

हस्ताक्षर

अवगत देखें

23/3/23
अंचल अधिकारी
सेन्हा (लोहरदगा)

M.11-23/3/2023

March 21, 2023



झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग

पंजी II प्रति

भाग वर्तमान	2	पृष्ठ संख्या	162												
जिला का नाम	लोहरदगा	अनुमंडल नाम	लोहरदगा	अंचल का नाम	रोन्हा	हलका का नाम	हल्की-05	इस्टेट का नाम	JHARKHAND						
मोजा का नाम	बदला	होस्टिंग संख्या	126	तौजी संख्या	0	धान नम्बर	0148	खाता का प्रकार	रेयती						
Jharkhand Industrial Area Development Authority .															
--- जाति ---															
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार											लगान	सेस
126	3711	1 ऐ 98 डि 0 हे	बिहार गज़ट के पृष्ठ 259 भाग 21 में प्रकाशित घोषणा संख्या 426 दिनांक 26 11 1984 के अधीन JIADA हेतु अर्जित भूमि एवं अपर समाहर्ता लोहरदगा के पत्रांक 969 राजस्व दिनांक 10 08 2022 क्षेत्रीय निदेशक JIADA के पत्रांक 913 दिनांक 21 07 2022 के आलोक में जमाबंदी कायम किया जाता है											20	0
	कुल परिमाण	1 ऐ 98 डि 0 हे													
तारीख	प्रति पत्र संख्या	सात से	सात तक	लागत बकाया	लागत चार्ज	रोड सेस	रोड सेस चार्ज	शिक्षा सेस	शिक्षा सेस चार्ज	स्वास्थ्य सेस	स्वास्थ्य सेस चार्ज	कृषि सेस	कृषि सेस चार्ज		

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

श्री - 363 दि. 28.03.23

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

हस्ताक्षर

23/3/23
अंचल अधिकारी
सेन्हा (लोहरदगा)

अनुमोदित





झारखंड सरकार
राजस्व एवं भूमि सुधार विभाग
पंजी II प्रति

March 21, 2023

भाग वर्तमान	2	पृष्ठ संख्या	161										
जिला का नाम	लोहरदगा	अनुमंडल नाम	लोहरदगा	अंचल का नाम	सेन्हा	हलका का नाम	हल्का-05	डस्टेट का नाम	JHARKHAND				
मोजा का नाम	बदला	होस्टिंग संख्या	464	लोजी संख्या	0	थाना नम्बर	0148	साता का प्रकार	रेयती				
Jharkhand Industrial Area Development Authority . जाति -													
खाता नम्बर	प्लॉट संख्या	रकबा	परिवर्तन के लिए प्राधिकार							समान	सेस		
464	3713	1 ऐ 61 डि 0 हे	बिहार गज़ट के पृष्ठ 259 भाग 21 में प्रकाशित घोषणा संख्या 426 दिनांक 26 11 1984 के अधीन JIADA हेतु अर्जित भूमि एवं अपर समाहर्ता लोहरदगा के पत्रांक 969 राजस्व दिनांक 10 08 2022 क्षेत्रीय निदेशक JIADA के पत्रांक 913 दिनांक 21 07 2022 के आलोक में जमाबंदी कायम किया जाता है							12	0		
	कुल परिमाण	1 ऐ 61 डि 0 हे											
तारीख	प्राप्ति पत्र संख्या	सात से	सात तक	सागत बकाया	सागत चातु सात	रोड सेस बकाया	रोड सेस चातु सात	शिक्षा सेस बकाया	शिक्षा सेस चातु सात	स्वास्थ्य सेस बकाया	स्वास्थ्य सेस चातु सात	कृषि सेस बकाया	कृषि सेस चातु सात

List Of Mutation Cases on the above transaction in Register-II Mutation Cases Not Found !!

List Of Case Status Details

यह एक कम्प्यूटर जनित प्रति
यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है
किसी भी प्रकार की अशुद्धियों के लिए सम्बन्धित अंचलाधिकारी से संपर्क करे
प्लॉट का नक्शा देखने के लिए प्लॉट नंबर क्लिक करें

प्लॉ - 364

दि. 23-03-23

महामादित

अगत टैब

←

BACK

अंचल अधिकारी
सेन्हा (लोहरदगा)
23/3/23

निबंधन कार्यालय में दस्तावेजों की जांच हेतु चेकलिस्ट

क्र० सं०	चेकलिस्ट का विषय	Yes	No
1.	खतियान की सत्यापित प्रति		
	खतियान उपलब्ध न होने की स्थिति में अंचल कार्यालय से ई-मेल के माध्यम से प्राप्त:-		
	I. अंचलाधिकारी द्वारा प्रमाणित पंजी-II अथवा	✓	
	II. भू-स्वामित्व प्रमाण पत्र अथवा		
	III. शुद्धि पत्र		
	IV. अंचलाधिकारी द्वारा निर्गत प्रमाण-पत्र अप्राप्त रहने की स्थिति में पक्षकार द्वारा अंचल कार्यालय में आवेदन समर्पित करने की प्राप्ति रसीद।		
2.	भूमि से संबंधित हाल सर्वे नक्शा तथा इसके उपलब्ध न होने की स्थिति में पक्षकार द्वारा तैयार स्वप्रमाणित "नजरी नक्शा" जिससे भूमि की अवस्थिति के संबंध में पता चल सके।	✓	
3.	पंजी-II का वाल्यूम संख्या तथा पृष्ठ संख्या का वर्णन	✓	
4.	मुद्रांक शुल्क का भुगतान	✓	
5.	निबंधन शुल्क का भुगतान	✓	
6.	आधार सत्यापन	✓	
7.	PAN सत्यापन	X	
8.	होलिडिंग संख्या का वर्णन (शहरी क्षेत्र की स्थिति में)	X	

जांच लिपिक का/हस्ताक्षर
तिथि सहित

निबंधन पदाधिकारी का हस्ताक्षर
तिथि सहित

Transaction Success! Please Note Your Transaction Id.

Name	CounainTradersThroughProprietorMdImran
Token No / Depositor ID	202300090391
Amount	32990
Transaction ID	cdd2108644bd0c65c50e
GRN	2318199192
CIN	10002162023071119862
Time	2023-07-11 22:27:00





Pre Registration Docket

Date :- 11-07-2023 08:36 pm

Office Name :- SRO - Lohardaga
Token No:- 202300090391

Appointment :- 12-Jul-2023 Time:- 11:35

Article	Lease
Pre Registration Date	10-Jul-2023
No. Of Pages	44
Stamp Duty	39560
Paid Stamp Duty	0
Total Fees	₹ 32,990.

Property Id: **1014003**

Valuation No. : 1375737 / 2023	:- 2023-2024	Date : 11-July-2023 20:12:PM	
State : Jharkhand	District : Lohardaga	Tahsil : Senha	
Land Type : Rural	Corporation :	Village/City : Badla	
Badla Halka No 5 - Other Road			
Volume Number - 2			
Page Number - 161			
Khata Number - 464			
Plot Number - 3713			
Property Rates			
Industrial Land (Y)			
₹36936/- Decimal			
Valuation Rule : Industrial Land			
Property Details			
1	Land area	23 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 23 x 36936=849528	₹8,49,528/-
A	Total		₹8,49,528/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹8,49,600/-
Total Amount in Words : Eight Lakh Forty Nine Thousands Six Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: BY SURVEY PLOT NO 3713P/3176P, 3711P/3177P & INDUSTRIAL ROAD, West: BY SURVEY PLOT NO 3713P/3176P, 3711P/3176P & INDUSTRIAL ROAD, South: BY SURVEY PLOT NO 3711P/3177P & INDUSTRIAL ROAD, North: BY SURVEY PLOT NO 3713P/3176P & INDUSTRIAL PLOT NO 60P, 64
Area	Land area : 23.00 Decimal
Other Description of the Property	Address - BADLA SENHA LOHARDAGA
Government/Market Value	849528
Transaction Amount	2216300

Property Id: **1014006**

Valuation No. : 1375739 / 2023	:- 2023-2024	Date : 11-July-2023 20:13:PM	
State : Jharkhand	District : Lohardaga	Tahsil : Senha	
Land Type : Rural	Corporation :	Village/City : Badla	
Badla Halka No 5 - Other Road			
Volume Number - 2			
Page Number - 162			
Khata Number - 126			
Plot Number - 3711			
Property Rates			
Industrial Land (Y)			
₹36936/- Decimal			
Valuation Rule : Industrial Land			
Property Details			
1	Land area	37 Decimal	
Calculation Details			
Sr.No.	Description	Calculation	Total
1	Property Valuation	1. 37 x 36936=1366632	₹13,66,632/-
A	Total		₹13,66,632/-
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			₹13,66,700/-
Total Amount In Words : Thirteen Lakhs Sixty Six Thousands Seven Hundred Rupees Only.			

Land measurement, Sub Part and House No.	Property Boundaries East: BY SURVEY PLOT NO 3713P/3176P, 3711P/3177P & INDUSTRIAL ROAD, West: BY SURVEY PLOT NO 3713P/3176P, 3711P/3176P & INDUSTRIAL ROAD, South: BY SURVEY PLOT NO 3711P/3177P & INDUSTRIAL ROAD, North: BY SURVEY PLOT NO 3713P/3176P & INDUSTRIAL PLOT NO 60P, 64
Area	Land area : 37.00 Decimal
Other Description of the Property	Address - BADLA SENHA LOHARDAGA
Government/Market Value	1366632

Transaction Amount -

LESSEE	-Ms. COUNAIN TRADERS THROUGH PROPRIETOR MD IMRAN, Address - AZAD BASTI NEAR MADINA MASJID GUMLA- ,Father/Husband Name MD MUSTAK , PAN No.- ,Permission Case No.- , Aadhaar No. *****2348
LESSOR	-Ms. JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REPRESENTATIVE MANOJ KUMAR SAUR, Address - JIADA BHAWAN NAMKUM INDUSTRIAL AREA LOWADIH RANCHI- ,Father/Husband Name KISHUN SAUR , PAN No.- ,Permission Case No.- , Aadhaar No. *****6181

Witness Information **Mr. MOHAMMAD ENTESAR ANSARI , Address - HUSSAIN NAGAR GUMLA-, Father/Husband Name-MOHAMMAD ALAM ANSARI**

Identifier Details **Mr. RAJEK AHMAD , Address - STAR COLONY PALMERGANJ LOHARDAGA-, Father/Husband Name-LATE HADI HASSAN**

Fee Rule:Government Original Lease Deed		
1	Stamp Duty	39,560

1	SP	1,320
Total		1,320

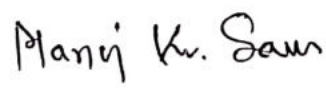
Fee Rule:Government Original Lease Deed		
1	A1	29,670
2	E	2,000
Total		31,670

All the entries made, have been verified by me and are found same as the entries of the document presented.

Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I am satisfied with the verification and hence proceeding further for registration after seeing the alert.


Deed Writer / Advocate


Vendee / Claimant


Vendor / Executant



Document Registration Summary 1

Date :-12-Jul-2023

- Government/Market Value: ₹2216300/-
- Transaction Amount: ₹2216300 /-
- Paid Stamp Duty: ₹39560 /-

On Date 12-07-2023 Presented at SRO - Lohardaga
Signature of Presenter

Manoj Kr. Sam

SRO - Lohardaga

Receipt : 863499
Receipt Date : 12-07-2023
Presenter Name: -

₹2000
₹1320
₹29670
₹39560

Total ₹72550

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	39560	39560	0	GRAS	CounainTradersThroughProprietorMdlmran	GRN Number : 2318178167 DEPT Transaction Id : 4b33f8b0a24dc68997d8 Transaction Type :	39560
E	2000	2000	0	GRAS	CounainTradersThroughProprietorMdlmran	GRN Number : 2318199192 DEPT Transaction Id : cdd2108644bd0c65c50e Transaction Type :	2000
SP	1320	1320	0	GRAS	CounainTradersThroughProprietorMdlmran	GRN Number : 2318199192 DEPT Transaction Id : cdd2108644bd0c65c50e Transaction Type :	1320

A1	29670	29670	0	GRAS	CounainTradersThroughProprietorMdlmran	GRN Number : 2318199192 DEPT Transaction Id : cdd2108644bd0c65c50e Transaction Type :	29670
Sub Total	72550	72550	0				

Article : Lease Number of Pages : 88

Signature of Operator

Signature of Head Clerk

Signature of Registering Officer





OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Lohardaga

District Name :- Lohardaga

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300090391

Deed Type	Lease
Number of Pages	88
Fee Details	Stamp Duty :- Rs. 39560, E :- Rs. 2000, SP :- Rs. 1320, A1 :- Rs. 29670,
Property No.	1
Valuation Details	Value :- Rs.849528/- ,Transaction Amount :- Rs.2216300/-
Property Details	District :- Lohardaga , Tehsil :- Senha , Village Name :- Badla Location :- Other Road, Badla Halka No 5 Property Boundaries :- East: BY SURVEY PLOT NO 3713P/3176P, 3711P/3177P & INDUSTRIAL ROAD, West: BY SURVEY PLOT NO 3713P/3176P, 3711P/3176P & INDUSTRIAL ROAD, South: BY SURVEY PLOT NO 3711P/3177P & INDUSTRIAL ROAD, North: BY SURVEY PLOT NO 3713P/3176P & INDUSTRIAL PLOT NO 60P, 64 Volume Number - 2Page Number - 161Khata Number - 464Plot Number - 3713 Area Of Land :- 23.00 Decimal
Property No.	2
Valuation Details	Value :- Rs.1366632/- ,Transaction Amount :- Rs.0/-
Property Details	District :- Lohardaga , Tehsil :- Senha , Village Name :- Badla Location :- Other Road, Badla Halka No 5 Property Boundaries :- East: BY SURVEY PLOT NO 3713P/3176P, 3711P/3177P & INDUSTRIAL ROAD, West: BY SURVEY PLOT NO 3713P/3176P, 3711P/3176P & INDUSTRIAL ROAD, South: BY SURVEY PLOT NO 3711P/3177P & INDUSTRIAL ROAD, North: BY SURVEY PLOT NO 3713P/3176P & INDUSTRIAL PLOT NO 60P, 64 Volume Number - 2Page Number - 162Khata Number - 126Plot Number - 3711 Area Of Land :- 37.00 Decimal

Sh./Smt. JHARKHAND INDUSTRIAL AREA DEVELOPMENT
 AUTHORITY THROUGH REPRESENTATIVE MANOJ KUMAR SAUR
 s/o/d/o/w/o KISHUN SAUR has presented the document for registration in
 this office




today dated :- 12-Jul-2023 Day :- Wednesday Time :- 12:46:42 PM






JHARKHAND INDUSTRIAL
 AREA DEVELOPMENT
 AUTHORITY THROUGH
 REPRESENTATIVE MANOJ
 KUMAR SAUR(Individual)

Party Name	Document Type	Document Number
JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REPRESENTATIVE MANOJ KUMAR SAUR	PAN/UID	645599546181

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REPRESENTATIVE MANOJ KUMAR SAUR Address1 - JIADA BHAWAN NAMKUM INDUSTRIAL AREA LOWADIH RANCHI, Address2 - , , , Jharkhand PAN No.: ,Permission Case No.-	Yes	Manoj Kumar Saur Address:- , Near S P G Mission School, , Lower Chutia ,Po- Chutia,Ps- Chutia, Ranchi G.P.O., , Ranchi, 834001, , Jharkhand, India		LESSOR Age:57			Manoj Kr. Saur

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	COUNAIN TRADERS THROUGH PROPRIETOR MD IMRAN Address1 - AZAD BASTI NEAR MADINA MASJID GUMLA, Address2 - ,,, Jharkhand PAN No.: ,Permission Case No.-	Yes	Md Imran Address:- , Lohardaga Road, , Kumhar Toli,Post-Gumla,Thana-gumla, Gumla, , Gumla, 835207, , Jharkhand, India		LESSEE Age:34			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	RAJEK AHMAD S/o-D/o LATE HADI HASSAN Address1 - STAR COLONY PALMERGANJ LOHARDAGA, Address2 - ,,, Jharkhand PAN No.:			


Handwritten note: 9/3/23 - 12/11/23

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MOHAMMAD ENTESAR ANSARI Address1 - HUSSAIN NAGAR GUMLA, Address2 - ,,, Jharkhand			

Handwritten note: 12/07/2023

Signature of Operator 

12.07.2023 S.K. 419
12.07.2023

Seal and Signature of Registering Officer



Above signature & thumb Impression are affixed In my presence.

...ve mentioned, (JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REPRESENTATIVE MANOJ KUMAR SAUR), has/have admitted the execution before me. He/ She/ They has / have been identified by (RAJEK AHMAD) Son/Daughter/Wife of (LATE HADI HASSAN) resident of (STAR COLONY PALMERGANJ LOHARDAGA) and by occupation (Cultivation).

[Handwritten Signature]
12.07.2023 S.K.54119
कार्यालय 12.07.2023

Signature of Registering Officer

[Handwritten Signature]
12.07.2023 S.K.54119
12.07.2023

Seal and Signature of Registering Officer



Date:- 12-Jul-2023

Token No.: 202300090391

CERTIFICATE

Office of the SRO - Lohardaga

This Lease was presented before the registering officer on date 12-Jul-2023 by **JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY THROUGH REPRESENTATIVE MANOJ KUMAR SAUR, S/O, D/O, W/O KISHUN SAUR** resident of **JIADA BHAWAN NAMKUM INDUSTRIAL AREA LOWADIH RANCHI**.

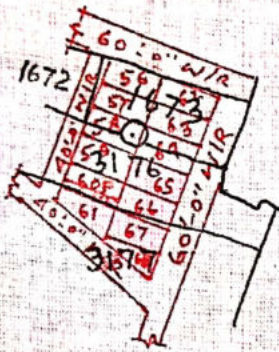
This deed was registered as Document No:- **2023/LOH/1411/BK1/1389** in Book No :- **BK1**, Volume No :- 135 from Page No :- 479 to 566 at, office of **SRO - Lohardaga**

Date:- 12-Jul-2023



Registering Officer

M/S COUNAIN TRADERS
IN THE INDUSTRIAL AREA LOHARDAGA



60, 61, 65
66, 67 & 68

ALLOTED/INDL PLOT NO. 60, 61, 65, 66, 67 & 68
SHOWN IN RED WASH

VILLAGE: BADLA
THANA: SENHA
THANANO: 148
DISTRICT: LOHARDAGA

SCALE: 16" = 1 MILE

KHATA NO.	SURVEY PLOT NO.	AREA
(NEW) 464/52 (OLD)	NEW 3713P / 3176P (OLD)	0.23
(NEW) 126/52 (OLD)	(NEW) 3711P / 3177P (OLD)	0.37
TOTAL AREA:		0.60 ACRE OR 26288 sq. ft.

BOUNDARY

NORTH: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$ & INDL. PLOT NO. 60P. 64.
 SOUTH: BY SURVEY PLOT NO. $\frac{3711P}{3177P}$ & INDL. ROAD
 EAST: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$, $\frac{3711P}{3177P}$ & INDL. ROAD
 WEST: BY SURVEY PLOT NO. $\frac{3713P}{3176P}$, $\frac{3711P}{3177P}$ & INDL. ROAD

CHECKED BY: *[Signature]*

Counain Trad...
[Signature]

Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

