2159 1925

सशस्त्र सेना झंडा दिवस

7 दिसम्बर – 7 DECEMBER
ARMED FORCES FLAG DAY

Government of Jharkhand

Receipt of Online Payment of Stamp Duty

NON JUDICIAL

Receipt Number : 160fce176277196f6591

Receipt Date : 17-Mar-2021 12:10:20 pm

Receipt Amount : 89101/-

Amount In Words : Eighty Nine Thousands One Hundred And One Rupees Only

Token Number : 20210000034929

Office Name : SRO - Ranchi

Document Type : Lease

Payee Name : INDUSGEAR PVT LTD THRO SANTOSH KUMAR MISHRA (Vendee)

GRN Number : 2105049303

-: For Office Use :-

[redacted]

INDUSGEAR PVT. LTD.
DIRECTOR

17/03/2021

इस रसीद का उपयोग केवल एक ही दस्तावेज पर मुद्रांक शुल्क का भुगतान के प्रमाण हेतु ही किया जा सकता है। पुन: 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।

17/3/21

Stamp
89101=00
Lease 30405
8007=00
11210=00
19817,025
96085=00
185324=00
277969=00
22,17,178=00

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LEASE DEED

THIS DEED OF LEASE IS made on this the 15 March day of 2021 at Ranchi

BETWEEN

The Jharkhand Industrial Area Development Authority, Ranchi Region, JIADA Bhawan 5th floor, Namkum Industrial Area, Lowadih, Ranchi-834010. Represented by its Managing Director/his authorized representative **Sri Niranjan Trikey** S/o **Late Abraham Trikey** aged about **57** 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

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Indra Bhushan Pansari

S/o Late Raj N. Singh

Doranda Ranchi

Business

17/03/2021

AND

Shri S antosh Kumar Mishra S/o Late Surendra Kumar Mishra aged about **40** years, by occupation- **Business** by Caste-**Hindu**, by Faith-**Hindu**, Nationality-**Indian**, Permanent Resident of **3A, Prabhakar Block, Rashmirathi Apartment Kanke Road, Near Chandani Chowk, Misirgonda Alias Pahargonda, Ranchi-834008 Jharkhand** EMAIL ID: **isgranchi@gmail.com** representing the allottee **Shri S antosh Kumar Mishra, Director of M/s INDUS GEAR PVT.LTD., Plot No.17C & 18C, Tupudana Industrial Area, Ranchi** 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 **14400sft.** area of land for setting up " **PDB, MCC, Control Panel (including AC/DC drive panels, PLC panel etc.) industrial Automation solutions, sensors** " industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **14400sft.** area of **land**/ shed/ plot, more fully described in the Land Schedule below, vide allotment order No.**935** dated **19.10.2020** and upon payment of **Rs.2,77,969.00 (Rupees Two Lakhs Seventyseven Thousand Nine Hundred Sixtynine)** (Land Price @ Rs.56,05,700.00 Per Acre Calculated Land Price Rs.18,53,124.00=15% Rs.2,77,969.00) 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 **24.11.2020.**

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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LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT
M/S. **INDUS GEAR PVT.LTD.,**
Tupduana Industrial Area
Village :**Pugru**
Thana No. :**250**
Thana :**Ranchi**
Dist. :**Ranchi**
Corresponding to Industrial Plot No.**17C & 18C**

Khata No.	Survey Plot No.	Area in Acre
48	34P	0.20
33	64P	0.10
3	78P	0.03
		Total Area :0.33 Acre or 14400sft.

Calculation of Industrial Plot No.**17C & 18C**

BOUNDARY

		As per Survey Plot No. As per Industrial Plot No.
North	:	**By Survey Plot No.34P & Indl. Plot No.15C,16C**
South	:	**By Survey Plot No.64P,78P & Indl. Road**
East	:	**By Survey Plot No.34P,64P & Indl. Plot No.19C**
West	:	**By Survey Plot No.34P,78P & Indl. Plot No.230**

Possession taken over the plot on: **24.11.2020.**

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PART-II

TERMS AND CONDITIONS OF LEASE DEED

The lessor and the lessee hereby covenants and agrees as follows:-

1. That the scheduled land has been allotted to the lessee by the lessor for setting up "**M/s. INDUS GEAR PVT.LTD.** " industry in the command area of the lessor for manufacturing " **PDB, MCC, Control Panel (including AC/DC drive panels, PLC panel etc.) industrial Automation solutions, sensors.**"

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

Installment	Amount	Date
2nd Installment	Nil	Nil
3rd Installment	Nil	Nil
4th Installment	Nil	Nil
5th 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.1000.00 (Rupees Ten Thousand) Only per acre per annum i.e. **Rs.8007.00 (Rupees Eight Thousand Seven)** and annual maintenance charges of Rs.14000.00 (Rupees Fourteen Thousand) only per acre per annum i.e. **Rs.11210.00 (Rupees Eleven Thousand Two Hundred Ten)** 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 rebel shall be admissible in this regard. The lessor reserves its right to make change in the rate of interest from time to time and the revised rate shall be payable by the lessee.

8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914

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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 uptoRs.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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Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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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 (EMII) 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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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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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 inertest 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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Jharkhand Industrial Area
Development Authority
(Ranchi Region)

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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.

INDUSGEAR PVT. LTD.
For and on behalf of
DIRECTOR
M/s. **INDUS GEAR PVT. LTD.,**

WITNESSES:

1. Raghavendra Narayan. Hall No F-4, Tirupati apart ment Kanke Road Ranchi
2. Chandan Kumar Tiwari - AT JOKO SIS HAZARIBAGH 825321 - JHARKHAND

IN WITNESS WHEREOF THE HAND OF Sri **Niranjan Trikey, 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.

Development Officer, Authorized Representative of the Regional Director.

Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

WITNESSES:

1. Indra Bhushan Prasad Sinha, Steno, JIADA Ranchi Region
2.

INDUSGEAR PVT. LTD.

Development Officer

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

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
INDUSGEAR PVT. LTD.
DIRECTOR

M/s. **INDUS GEAR PVT. LTD.,**
Tupudana Indl. Area

Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

INDUSGEAR PRIVATE LIMITED RANCHI

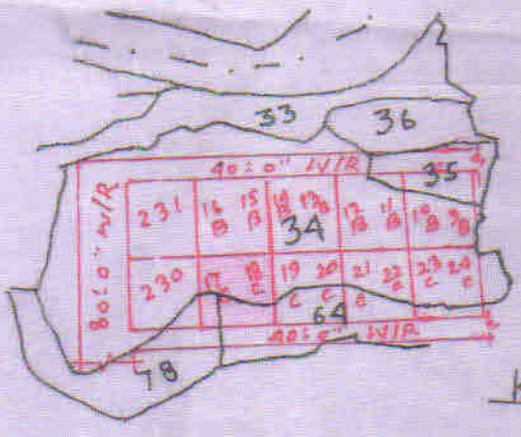
L. No. 20/2013
Date 15/2/21

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

M/S INDUS GEAR PVT. LTD.
IN THE TUPUDANA INDUSTRIAL AREA, RANCHI.



VILLAGE: PUGRU
THANA : RANCHI
THANA No. 250
DISTRICT: RANCHI

17c&18c

SCALE : 16" = 1 MILE

ALLOTED INDL. PLOT No. 17c&18c
SHOWN IN RED WASH

KHATA No.	SURVEY PLOT No.	AREA
48	34P.	0.20
33	64P.	0.10
3	78P.	0.03
	TOTAL AREA: 0.33 ACRE or. 14400 sft.	

BOUNDARY

NORTH: BY SURVEY PLOT No. 34P. & INDL. PLOT No. 15c, 16c
SOUTH: BY SURVEY PLOT No. 64P. 78P. & INDL. ROAD
EAST: BY SURVEY PLOT No. 34P. 64P. & INDL. PLOT No. 19c
WEST: BY SURVEY PLOT No. 34P. 78P. & INDL. PLOT No. 230

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

CHECKED BY:

Development Officer
Jharkhand Industrial Area
Development Authority
(Ranchi Region)

12/3/21

इंद्र भूषण प्रसाद सिंहा
Indra Bhushan Prasad [illegible]
जन्म तिथि / DOB: [illegible]
लिंग / MALE

9768 9816 2175

आधार – आम आदमी का अधिकार

आधार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O स्वर्गीय तेज नारायण सिंह, ईडब्लूएस 132, हरमू हाउसिंग कॉलोनी, एच आई-34 के सामने, हरमू, डोरंडा, डोरंडा, राँची, झारखण्ड, 834002

Address:
S/O Late Tej Narayan Singh, Ews 132, Harmu Housing Colony, Infront Of Hi-34 Harmu, Doranda, Doranda, Ranchi, Jharkhand, 834002

1947
1800 300 1947 | help@uidai.gov.in | www.uidai.gov.in | P.O. Box No. 1947, Bangalore-560 001

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

भारत सरकार
GOVERNMENT OF INDIA

संतोष कुमार मिश्रा
Santosh Kumar Mishra
जन्म तिथि/DOB: 15/05/1981
पुरुष/ MALE
Mobile No: 9431109771

8488 9359 6693
VID : 9127 8494 1433 9195

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पता:
S/O: सुरेन्द्र कुमार मिश्रा, 3A प्रभाकर ब्लॉक रश्मीरती अपार्टमेंट, कांके रोड, चांदनी चौक के पास, मिसिरगोंदा एलियास पहाड़गोंदा, रांची, झारखण्ड - 834008

Address :
S/O: Surendra Kumar Mishra, 3A Prabhakar Block Rashmirathi Apartment, Kanke Road, Near Chandni Chowk, Misirgonda alias pahargonda, Ranchi, Jharkhand - 834008

Download Date: 16/07/2018
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www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

भारत सरकार

आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम/ Enrolment No.: 1007/21126/10069

To
राघवेन्द्र नारायण
Raghavendra Narayan
S/O: Rameshwar Tiwari
Flat No. F4, Tirupati Apartment
Kanke Road
Opposite Petrol Pump
Misirgonda alias pahargonda
Ranchi University
Ranchi Jharkhand - 834008
9304046279

Download Date: 02/03/2019

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QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

2793 9099 1410

VID : 9139 3088 4623 6622

मेरा आधार, मेरी पहचान

Government of India

AADHAAR

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेन्टिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

भारत सरकार

Government of India

राघवेन्द्र नारायण
Raghavendra Narayan
जन्म तिथि/DOB: 06/02/1982
पुरुष/ MALE

2793 9099 1410

VID : 9139 3088 4623 6622

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
S/O: रामेश्वर तिवारी, फ्लैट न. एफ4, तिरुपति अपार्टमेंट, कांके रोड, पेट्रोल पंप के सामने, मिसिरगोंदा एलिअस पहाड़गोंदा, राँची,
झारखण्ड - 834008

Address:
S/O: Rameshwar Tiwari, Flat No. F4, Tirupati Apartment, Kanke Road, Opposite Petrol Pump, Misirgonda alias pahargonda, Ranchi,
Jharkhand - 834008

QR Code with Photograph

2793 9099 1410

VID : 9139 3088 4623 6622

Raghavendra Narayan

INDUSGEAR PVT. LTD.

DIRECTOR

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, राँची प्रक्षेत्र
जियाडा भवन, नामकुम औद्योगिक क्षेत्र, लोबाडीह,राँची।

पत्रांक– 618 दिनांक– 15.3.21

प्रेषक:

श्री निरंजन तिर्की,
विकास पदाधिकारी।

सेवा में,

जिला अवर निबंधक,
राँची।

विषयः–M/s Indus Gear Pvt.Ltd., तुपुदाना औद्योगिक क्षेत्र, राँची का पट्टाकरण के संबंध में।

महाशय,

उपर्युक्त विषयक के संबंध में कहना है कि M/s Indus Gear Pvt.Ltd., तुपुदाना औद्योगिक क्षेत्र, राँची का पट्टाकरण कागजात निबंधन करने की कृपा की जाय। प्राधिकार की ओर से श्री इन्द्रभूषण प्रसाद सिन्हा, आशुटंकक, जियाडा, राँची प्रक्षेत्र कागजात उपस्थापित करेगें जिनका हस्ताक्षर नीचे अभिप्रमाणित है।

विश्वास भाजन,

15/3/2021

विकास पदाधिकारी।

(इन्द्रभूषण प्रसाद सिन्हा)
आशुटंकक, जियाडा, राँची प्रक्षेत्र।

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

झारखण्ड औद्योगिक क्षेत्र विकास प्राधिकार, रॉची प्रक्षेत्र
जियाडा भवन, नामकुम औद्योगिक क्षेत्र, लोबाडीह,रॉची।

पत्रांक– 618 दिनांक– 15.3.21

प्रेषकः

श्री निरंजन तिर्की,
विकास पदाधिकारी।

सेवा में,

जिला अवर निबंधक,
रॉची।

विषयः–M/s Indus Gear Pvt.Ltd., तुपुदाना औद्योगिक क्षेत्र, रॉची का पट्टाकरण के संबंध में।

महाशय,

उपर्युक्त विषयक के संबंध में कहना है कि M/s Indus Gear Pvt.Ltd., तुपुदाना औद्योगिक क्षेत्र, रॉची का पट्टाकरण कागजात निबंधन करने की कृपा की जाय। प्राधिकार की ओर से श्री इन्द्रभूषण प्रसाद सिन्हा, आशुटंकक, जियाडा, रॉची प्रक्षेत्र कागजात उपस्थापित करेगें जिनका हस्ताक्षर नीचे अभिप्रमाणित है।

विश्वास भाजन,

15/3/2021

विकास पदाधिकारी।

(इन्द्रभूषण प्रसाद सिन्हा)
आशुटंकक, जियाडा, रॉची प्रक्षेत्र।

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

C
17/3

Pre Registration Docket

Date :- 17-03-2021 11:51 am

Office Name :- SRO - Ranchi
Token No:- 20210000034929

Appoinment :- 17-Mar-2021 Time:- 12:15

Article	Lease
Pre Registration Date	15-Mar-2021
No. Of Pages	36
Stamp Duty	89101
Paid Stamp Duty	0
Total Fees	₹ 75,056.

Property Id: **498786**

Valuation No. : 664747 / 2021	**:-** 2020-2021	**User Id** : 3736	**Date** : 17-March-2021 11:09:AM
State : Jharkhand	**District** : Ranchi		**Tahsil** : Namkum
Land Type : Urban	**Corporation** :		**Village/City** : Pugru
Pugru Word No 55 - Other Road		-	
Khata Number - 48			
Plot Number - 34			

Valuation Rule : Commercial land

Property Details

1	Land area	20 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 20 x 392361=7847220	**₹78,47,220/-**
A	Total		**₹78,47,220/-**

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A) **₹78,47,300/-**

Total Amount in Words : Seventy Eight Lakhs Forty Seven Thousands Three Hundred Rupees Only.

Land measurement, Sub Part and House No.	**Property Boundaries** East: BY SURVEY PLOT NO-34P, 64P & INDL PLOT NO-19C, West: BY SURVEY PLOT NO-34P, 78P & INDL PLOT NO-230, South: BY SURVEY PLOT NO-64P, 78P & INDL ROAD, North: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 16C
Area	Land area : 20.00 Decimal
Other Description of the Property	Pin Code - 834001

12/3/21

INDUSGEAR PVT. LTD.

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Government/Market Value	7847220
Transaction Amount	2227500

Property Id: **498789**

Valuation No. : 664740 / 2021	**:-** 2020-2021	**User Id** : 3736	**Date** : 17-March-2021 11:09:AM
State : Jharkhand	**District** : Ranchi		**Tahsil** : Namkum
Land Type : Urban	**Corporation** :		**Village/City** : Pugru
Pugru Word No 55 - Other Road		-	
Khata Number - 33			
Plot Number - 64			

Valuation Rule : Commercial land

Property Details

1	Land area	10 Decimal

Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 10 x 392361=3923610	**₹39,23,610/-**
A	Total		**₹39,23,610/-**

Note : Final Valuation is Rounded to Next 100/-

Total Valuation (A)	**₹39,23,700/-**

Total Amount in Words : Thirty Nine Lakhs Twenty Three Thousands Seven Hundred Rupees Only.

Land measurement, Sub Part and House No.	**Property Boundaries** East: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 19C, West: BY SURVEY PLOT NO-34P, 78P & INDL PLOT NO-230, South: BY SURVEY PLOT NO-64P, 78P & INDL ROAD, North: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 16C
Area	Land area : 10.00 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	3923610
Transaction Amount	-

Property Id: **498802**

Valuation No. : 664804 / 2021	**:-** 2020-2021	**User Id** : 3736	**Date** : 17-March-2021 11:09:AM
State : Jharkhand	**District** : Ranchi		**Tahsil** : Namkum
Land Type : Urban	**Corporation** :		**Village/City** : Pugru
Pugru Word No 55 - Other Road		-	
Khata Number - 3			
Plot Number - 78			

Valuation Rule : Commercial land

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

Property Details			
1	Land area	3 Decimal	
Calculation Details			
Sr.No.	**Description**	**Calculation**	**Total**
1	Open Land Valuation	1. 3 x 392361=1177083	**₹11,77,083/-**
A	Total		**₹11,77,083/-**
Note : Final Valuation is Rounded to Next 100/-			
Total Valuation (A)			**₹11,77,100/-**
Total Amount in Words : Eleven Lakhs Seventy Seven Thousands One Hundred Rupees Only.			

Land measurement, Sub Part and House No.	**Property Boundaries** East: BY SURVEY PLOT NO-34P, 64P & INDL PLOT NO-19C, West: BY SURVEY PLOT NO-34P, 78P & INDL PLOT NO-230, South: BY SURVEY PLOT NO-64P, 78P & INDL ROAD, North: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 16C
Area	Land area : 3.00 Decimal
Other Description of the Property	Pin Code - 834001
Government/Market Value	1177083
Transaction Amount	-

LESSEE	-**Ms. INDUSGEAR PVT LTD THRO SANTOSH KUMAR MISHRA, Address -** 3A, PRABHAKAR BLOCK, RASHMIRATHI APARTMENT, KANKE ROAD, RANCHI- ,**Father/Husband Name** LATE SURENDRA KUMAR MISHRA , **PAN No.- ,Permission Case No.- , Aadhaar No.** ********6693
LESSOR	-**Mr. THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA, Address -** EWS 132, HARMU HOUSING COLONY, DORANDA, RANCHI- ,**Father/Husband Name** LATE TEJ NARAYAN SINGH , **PAN No.- ,Permission Case No.- , Aadhaar No.** ********2175

Witness Information	**Mr. RAGHAVENDRA NARAYAN , Address -** FLAT NO-F4, TIRUPATI APARTMENT, KANKE ROAD, RANCHI-, **Father/Husband Name**-RAMESHWAR TIWARI

Identifier Details	**Mr. RAGHAVENDRA NARAYAN , Address -** FLAT NO-F4, TIRUPATI APARTMENT, KANKE ROAD, RANCHI-, **Father/Husband Name-**RAMESHWAR TIWARI

Fee Rule:Government Original Lease Deed		
1	Stamp Duty	89,101

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1	SP	1,080
Total		**1,080**
Fee Rule:Government Original Lease Deed		
1	M(b) Fee	150
2	I fee	5,000
3	E	2,000
4	A1	66,826
Total		**73,976**

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**

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Document Registration Summary 1

Date :-17-Mar-2021

- Government/Market Value: ₹12948100/-
- Transaction Amount: ₹2227500 /-
- Paid Stamp Duty: ₹89101 /-

On Date 17-03-2021 Presented at SRO - Ranchi
Signature of Presenter

SRO - Ranchi

Receipt : 459321
Receipt Date : 17-03-2021
Presenter Name: -

E	₹2000
SP	₹1080
I fee	₹5000
M(b) Fee	₹150
A1	₹66870
Stamp Duty	₹89101
Total	₹164201

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	89101	89101	0	GRAS	IndusgearPvtLtdThroSantoshKumarMishra	GRN Number : 2105049303 DEPT Transaction Id : 160fce176277196f6591 Transaction Type :	89101
E	2000	2000	0	GRAS	IndusgearPvtLtdThroSantoshKumarMishra	GRN Number : 2105048857 DEPT Transaction Id : 7fc9611bf3be2f90878a Transaction Type :	2000
SP	1080	1080	0	GRAS	IndusgearPvtLtdThroSantoshKumarMishra	GRN Number : 2105048857 DEPT Transaction Id : 7fc9611bf3be2f90878a Transaction Type :	1080

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I fee	5000	5000	0	GRAS	IndusgearPvtLtdThroSantoshKumarMishra	GRN Number : 2105048857 DEPT Transaction Id : 7fc9611bf3be2f90878a Transaction Type :	5000
M(b) Fee	150	150	0	GRAS	IndusgearPvtLtdThroSantoshKumarMishra	GRN Number : 2105048857 DEPT Transaction Id : 7fc9611bf3be2f90878a Transaction Type :	150
A1	66826	66870	-44	GRAS	IndusgearPvtLtdThroSantoshKumarMishra	GRN Number : 2105048857 DEPT Transaction Id : 7fc9611bf3be2f90878a Transaction Type :	66870
Sub Total	164157	164201	-44				

Article : Lease **Number of Pages :** 72

Signature of Operator **Signature of Head Clerk** **Signature of Registering Officer**

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INDUSGEAR PVT. LTD.

DIRECTOR

OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Ranchi

District Name :- Ranchi

State Name :- Jharkhand

Deed Endorsement

Token No :- **20210000034929**

Deed Type	Lease
Number of Pages	72
Fee Details	**Stamp Duty** :- Rs. 89101, **E** :- Rs. 2000, **SP** :- Rs. 1080, **I fee** :- Rs. 5000, **M(b) Fee** :- Rs. 150, **A1** :- Rs. 66826,
Property No.	1
Valuation Details	**Value :-** Rs.7847220/- ,**Transaction Amount** :- Rs.2227500/-
Property Details	**District :-** Ranchi , **Tehsil :-** Namkum , **Village Name :-** Pugru **Location :-** Other Road, Pugru Word No 55 **Property Boundaries** :- East: BY SURVEY PLOT NO-34P, 64P & INDL PLOT NO-19C, West: BY SURVEY PLOT NO-34P, 78P & INDL PLOT NO-230, South: BY SURVEY PLOT NO-64P, 78P & INDL ROAD, North: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 16C **Khata Number** - 48**Plot Number** - 34 **Area Of Land** :- 20.00 Decimal
Property No.	2
Valuation Details	**Value :-** Rs.3923610/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** Ranchi , **Tehsil :-** Namkum , **Village Name :-** Pugru **Location :-** Other Road, Pugru Word No 55 **Property Boundaries** :- East: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 19C, West: BY SURVEY PLOT NO-34P, 78P & INDL PLOT NO-230, South: BY SURVEY PLOT NO-64P, 78P & INDL ROAD, North: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 16C **Khata Number** - 33**Plot Number** - 64 **Area Of Land** :- 10.00 Decimal
Property No.	3
Valuation Details	**Value :-** Rs.1177083/- ,**Transaction Amount** :- Rs.0/-
Property Details	**District :-** Ranchi , **Tehsil :-** Namkum , **Village Name :-** Pugru **Location :-** Other Road, Pugru Word No 55 **Property Boundaries** :- East: BY SURVEY PLOT NO-34P, 64P & INDL PLOT NO-19C, West: BY SURVEY PLOT NO-34P, 78P & INDL PLOT NO-230, South: BY SURVEY PLOT NO-64P, 78P & INDL ROAD, North: BY SURVEY PLOT NO-34P & INDL PLOT NO-15C, 16C **Khata Number** - 3**Plot Number** - 78

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THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA(Individual)

Sh./Smt.**THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA** s/o/d/o/w/o **LATE TEJ NARAYAN SINGH** has presented the document for registration in this office today dated :- **17-Mar-2021** Day :- **Wednesday** Time :- **16:41:31 PM**

Party Name	Document Type	Document Number
THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA	PAN/UID	976898162175

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	**THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA** **Address1 -** EWS 132, HARMU HOUSING COLONY, DORANDA, RANCHI, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Indra Bhushan Prasad Sinha **Address:-** Ews 132, Infront Of Hi-34, Harmu Housing Colony, Harmu, Doranda, , Ranchi, 834002, , Jharkhand, India		LESSOR **Age:**59			

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
2	**INDUSGEAR PVT LTD THRO SANTOSH KUMAR MISHRA** **Address1 -** 3A, PRABHAKAR BLOCK, RASHMIRATHI APARTMENT, KANKE ROAD, RANCHI, **Address2 -** , , , Jharkhand **PAN No.:** ,**Permission Case No.-**	Yes	Santosh Kumar Mishra **Address:-** 3A-Prabhakar Block Rashmirathi Apartment, Near Chandni Chowk, Kanke Road, , Misirgonda alias pahargonda, , Ranchi, 834008, , Jharkhand, India		LESSEE **Age:**39			

Identification:

Sr.NO	Party Name and Address	Photo	FingerPrint	Signature
1	**RAGHAVENDRA NARAYAN** S/o-D/o **RAMESHWAR TIWARI** **Address1 -** FLAT NO-F4, TIRUPATI APARTMENT, KANKE ROAD, RANCHI, **Address2 -** , , , Jharkhand **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**RAGHAVENDRA NARAYAN** **Address1 -** FLAT NO-F4, TIRUPATI APARTMENT, KANKE ROAD, RANCHI, **Address2 -** , , , Jharkhand			

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

Above signature & thumb Impression are affixed in my presence.

Above mentioned, **(THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA)**, has/have admitted the execution before me. He/ She/ They has / have been identified by **(RAGHAVENDRA NARAYAN)** Son/Daughter/Wife of **(RAMESHWAR TIWARI)** resident of **(FLAT NO-F4, TIRUPATI APARTMENT, KANKE ROAD, RANCHI)** and by occupation **(Business)**.

Signature of Registering Officer

Date:- **17-Mar-2021**

Seal and Signature of Registering Officer

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR

Token No.: 20210000034929

CERTIFICATE

Office of the SRO - Ranchi

This **Lease** was presented before the registering officer on date **17-Mar-2021** by **THE JHARKHAND INDUSTRIAL AREA DEVELOPMENT AUTHORITY RANCHI REGION THRO NIRANJAN TRIKEY THRO INDRA BHUSHAN PRASAD SINHA**, S/O, D/O, W/O **LATE TEJ NARAYAN SINGH** resident of EWS 132, HARMU HOUSING COLONY, DORANDA, RANCHI ,.

This deed was registered as Document No:- **2021/RAN/2159/BK1/1925** in Book No :- **BK1**,Volume No :- 247 from Page No :- 1 to 72 at, office of **SRO - Ranchi**

Date:- **17-Mar-2021**

Registering Officer

12/3/21

INDUSGEAR PVT. LTD.

DIRECTOR