

2844

2643



## Government of Jharkhand

### Receipt of Online Payment of Stamp Duty

NON JUDICIAL

**Receipt Number :** d4387dd787eca39af33a

**Receipt Date :** 27-May-2023 05:51:12 pm

**Receipt Amount :** 226000/-

**Amount In Words :** Two Lakh Twenty Six Thousands Rupees Only

**Token Number :** 202300030449

**Office Name :** SRO - Saraikeola

**Document Type :** Lease

**Payee Name :** GREEN VISION REP BY PROPRIETOR  
ADITYA SHANKAR ( Vendee )

**GRN Number :** 2317427614



-: For Office Use :-



*Jan 11 2023*  
14/7/23

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।

GREEN VISION

*Aditya Shankar*  
Proprietor  
14.07.2023

Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region

*Am*  
21.06.2023  
14.07.2023

30 yrs lease value - 55,86,550/- Stamp - 226,000/- Adityapur

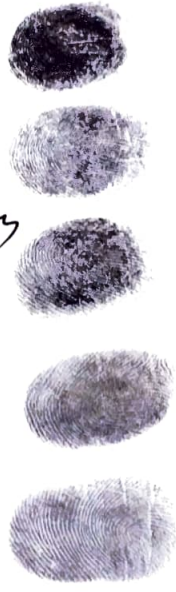


मुल्यांकन सूची 8/1/2023

दस्तावेज जी.च. ए.के.सिंग, पाया

14/06/2023

Priyanka Singh  
14.06.2023



2  
17/6

GREEN VISION

Aditya Shankar

Proprietor

14.06.2023

Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region

### LEASE DEED

THIS DEED OF LEASE IS made on this the 14<sup>th</sup> May day of 2023 at Saraikella.

### BETWEEN


The Jharkhand Industrial Area Development Authority, Adityapur Region, Vikas Bhawan, Adityapur Represented by Sri PREM RANJAN, Regional Director, his authorized representative Smt. Priyanka Singh, W/o. Piyush Singh, D/o. Sri Bajj Nath Singh, Granddaughter of Late Ram Das Singh, aged about 31 years, Faith - Hindu, Nationality-Indian, Local Resident of C/o B N Singh, Savitri Sadan, Prem Kunj, Harharguttu, Jamshedpur-831002, State - Jharkhand, Present Resident - C/o Piyush Singh, Flat No.-404, Balajee Block, Heaven River View Enclave, Hariom Nagar Road No.-5, Adityapur-1, Saraikela Kharsawan-831013, State - Jharkhand, Aadhar Card No. - 2347 7513 2233 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.

निबंध-21 के अधीन ग्रहण  
नारदीय स्टाम्प अधिनियम  
(इंफिडिग्रम स्टाम्प एक्ट-1998) की  
अनुसूची-1 या 1 (क) से  
कौन उधारित स्टाम्प सहिय या  
सूक्त शुल्क न तिष्ठत या  
स्टाम्प शुल्क अयोजित नहीं  
2022 निम्नानुसार प्रमाणित

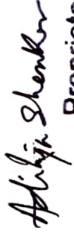
167596.50  
2000.00  
169596.50

14/6/23



  
Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION

  
Proprietor  
14.06.2023


**AND**

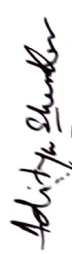
M/s **GREEN VISION**, Plot No.- E-43, Near 7<sup>th</sup> Phase, Industrial Area, Adityapur represented by Proprietor **Sri Aditya Shankar S/o Sri Bijoy Shankar Mishra**, Grandson of Late Jibachh Mishra, aged about 35 years, by occupation Business by Faith Hindu Nationality Indian, and Local Resident of Flat No. LIG-6/8 Road No. -5, Adityapur-2, Near RIT Thana, Saraikela-Kharsawan-831013, Email ID – [adityashankar2010@gmail.com](mailto:adityashankar2010@gmail.com) Addhar No. 8343 5499 1836 of hereinafter to be referred to as the 'LESSEE' which terms shall include the legal heirs, successors, legal representatives, assigns of the other part.

### **PART-I**

#### **SHORT RECITAL**

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

  
Regional Director  
Jharkhand Indl. Area Dev. Authority,  
Adityapur Region  
14.06.2023

GREEN VISION  
  
Proprietor  
14.06.2023

time to time, Jharkhand Industrial Area Development Authority Rules, 2001, Jharkhand Industrial Policy as applicable on the relevant date and the Regulations 2015 of the Authority made in exercise of powers conferred under section 15 of Jharkhand Industrial Area Development Authority Act, 2001.

3. Whereas, the lessee applied for allotment of **24393.6 Sqft.** of land for setting **Manufacturing** Industry in the command area of the lessor and the lessor after considering the requirement of land of the lessee, allotted **24393.6 Sqft.** area of land, more fully described in the Land Schedule below, vide **allotment order no. LA/AD/SW/00510/2019 dated 05.06.2019** and upon payment of **Rs. 30,81,654.00 (Rupees Thirty Lakhs Eighty One Thousand Six Hundred Fifty Four Only)** towards full premium of land in case of mega IT industry (*whichever is applicable*), The current value of the land comes to **55,08,485.00** as per prevailing rate of JIADA. The lessee has been handed over physical possession of allotted land on **19.03.2020**.
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

### LAND SCHEDULE

DETAILS OF LAND TO BE LEASED OUT **M/s GREEN VISION**, Plot No.- E-43, Near 7<sup>th</sup> Phase, Industrial Area, Adityapur.

Village: Hatiyadih  
Thana No.: 60  
Thana: Saraikela  
Dist.: Saraikela Kharsawan

Corresponding to Industrial Plot No. - Plot No.- E-43, Near 7<sup>th</sup> Phase, Industrial Area, Adityapur.



Regional Director  
harkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION  
Aditya Shankar  
Proprietor  
14.06.2023

Survey Plot No.  
354 (P)

Khata No.  
81

.....  
Total Area – 24393.6 Sqft.

**BOUNDARY**

<u>As per Survey Plot No./Survey Map</u>	<u>As per Industrial Plot No/ Phase Map</u>
North : 354 (P)	18M Wide Road
South : 354 (P)	E-40
East : 354 (P)	12M Wide Road
West : 354 (P)	E-42

Possession taken over the plot on: 19.03.2020.

**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 **Manufacturing** industry in the command area of the lessor for manufacturing of **LED Based Lighting System**.
2. That the period of tenure of lease in respect of the scheduled land/ shed shall be for a period of **30 (Thirty) years** from the date of allotment i.e. **05.06.2019** and will remain force till **04.06.2049** and annual rent and other charges shall be paid by the lessee to the lessor as decided by the Regional Director of the Authority.



Regional Director  
Charkhand Indl. Area Dev. Authority  
Adityapur Region

14-06-2023

GREEN VISION



Proprietor  
14-06-2023

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

Installment

Amount

Date



Regional Director  
-harkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION

Adityapur  
Proprietor  
14.06.2023

1 <sup>st</sup> Installment	Rs. 1,54,083.00	29.03.2019
2 <sup>nd</sup> Installment	Rs. 1,54,083.00	29.09.2019
3 <sup>rd</sup> Installment	Rs. 1,54,083.00	29.03.2020
4 <sup>th</sup> Installment	Rs. 1,54,083.00	29.09.2020
5 <sup>th</sup> Installment	Rs. 1,54,083.00	29.03.2021
6 <sup>th</sup> Installment	Rs. 1,54,083.00	29.09.2021
7 <sup>th</sup> Installment	Rs. 1,54,083.00	29.03.2023
8 <sup>th</sup> Installment	Rs. 1,54,083.00	29.09.2023
9 <sup>th</sup> Installment	Rs. 1,54,083.00	29.03.2024
10 <sup>th</sup> Installment	Rs. 1,54,083.00	29.09.2024

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

5. That the lessee shall pay an annual rent of **Rs.11576.00 (Rupees Eleven Thousand Five Hundred Seventy Six only)** per acre per annum and annual maintenance charges of **Rs. 16206.00 (Rupees Sixteen Thousand Two Hundred Six)** only per acre per annum on before 31<sup>st</sup> March of each year and monthly street light charges of **Rs. 250.00 (Rupees Two Hundred Fifty only)** as demanded by the lessor. The rent, maintenance charges and street light charges shall be revisable from time to time by the lessor and shall be payable by the lessee.
6. That the trees standing on the plot shall continue to be the property of the lessor and will not be cut or removed by the lessee without obtaining prior permission from the lessor. The lessee shall be required to undertake plantation work within and outside its premises keeping in view the maintenance of ecological balance in the industrial area.
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



Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region


14.06.2023

GREEN VISION

Aditya Shankar

Proprietor  
14.06.2023

- in the rate of interest from time to time and the revised rate shall be payable by the lessee.
8. That in the event of nonpayment of the aforesaid outstanding amount, rent, maintenance charges, installments etc on demand by the lessor within the period stipulated in the letter of demand, the lessor shall have right to cancel the allotment order, terminate this lease deed and forfeit the amount paid by the lessee and realize the dues with compound interest @ 15% p.a. by sale of structure standing over the cancelled plot and from other properties of the lessee under the provisions of Bihar & Orissa Public Demand Recovery Act, 1914.
  9. That the lessee shall get the boundaries of land allotted to it/him/her demarcated correctly at the time of taking physical possession thereof from the lessor/ representative of the lessor.
  10. That the lessee shall go into production or show substantial progress towards the implementation of project within six months from the date of approval of plan and shall start construction work with the margin money showed in the project report as input out of it/his/her own resources. Similarly, in the matter of installation of machineries etc, 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.

  
Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION

  
Proprietor  
14.06.2023

12. That the lessee shall be responsible for construction and maintenance of any road or drainage or any electrical installation within the allotted plot/shed as per approved plan at his own cost and expenses.
13. That the lessee shall obtain required consent under concerned pollution laws or No Objection Certificate as the case may be before commencement of construction work and consent to operate (as applicable) before commencement of production in the unit from Jharkhand State Pollution Control Board.
14. That the mortgage of lease hold right on land in favor of nationalized and scheduled banks or any other financial institution in any sector for financing the project on the scheduled land, shall be permissible with prior written consent of the Managing Director of the Authority only for the project duly cleared by the PCC on the allotted plot and where time limit for bringing the unit to production exists.
15. That the application for consent made by the lessee to the Regional Director of the Authority for mortgage of the lease hold right in respect of the scheduled property in favor of nationalized or scheduled banks shall be disposed of within 15 days from the date of submission of application.
16. That in case of mortgage, the Authority shall have the first charge on the assets/ property (built space/ shed) towards transfer charges, extension charges, lease rent interest and any other dues, taxes, charges etc payable to the Authority from time to time.
17. That the lessee/ allottee shall submit to the Authority application for grant of consent to mortgage along with consent/ commitment letter from the financial institution to the effect that the financial institution shall make the finance available to the allottee.
18. That the financial institutions which take the mortgage of the lease hold scheduled property or any part thereof, in the event of sale of lease hold right in the mortgaged plot/shed shall obtain information from the Authority about its



Regional Director  
Jharkhand Indl. Area Dev. Auth.  
Adityapur Region


14.06.2023

GREEN VISION



Proprietor  
14.06.2023

- dues, processing fees, land premium, lease rent, interest or any other dues including taxes and charges etc payable to it by the lessee at least 7 (seven) days prior to the auction sale of the scheduled property. If the financial institution proceeds to sell the property by auction, the intending bidders must be informed in writing through notice or otherwise that the successful bidder shall be given possession of the lease hold right on the scheduled property only after production of No Dues Certificate from the office of the lessor.
19. That the mortgaged lease hold right in the scheduled land auctioned by the bank/ financial institution/ statutory authority may be considered for regularization by the lessor in favour of the successful bidder identified by the bank/ financial institution/ statutory authority for substitution on payment of transfer fee of 15% in case of small and medium scale enterprises or 25% in case of others, of the lease premium of land from the successful bidder at the prevalent rate and other charges prevalent at the time of consideration along with all dues of the lessor .
20. That the lessee shall submit a plan of the factory/ shed or and building plan etc along with necessary documents within six months from the date of taking delivery of possession of the allotted plot/land/shed for approval of the Regional Director of the Authority as 'Controlling Authority' under the Building Bye Laws of Authority and/or Bihar /Jharkhand Restrictions of Uses of Land Act. or/and for approval of Chief Inspector of Factories, Jharkhand through Inspector of Factories of the Circle concerned. Failure on the part of the lessee in submitting factory/ shed plan/ building plan for approval shall entail late action fee @ Rs.1.00 per sq ft per month and the lessee binds itself/himself/ herself to pay late action fee at the aforesaid rate to the Authority on demand. The Chief Inspector of Factories, Jharkhand/ Inspector of Factories shall dispose of application for factory/ shed and/or building plan within thirty days of the date of receipt of plan from Regional Director of the Authority. The lessor shall respond to the lessee within ninety days from the date of submission of plan with necessary approval. However, if warranted lessor may ask for any

  
Regional Director  
Barkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023


GREEN VISION  
Adityapur  
Proprietor  
14.06.2023

- clarification/ modification and submission of revised plan. In case no communication is received from the lessor within 90 days from the date of submission of plan/ revised plan, it shall be construed and deemed to have been approved/ sanctioned by the competent authority and the lessee shall commence construction/ further activity as per plan/ revised plan submitted for approval.
21. That the lessee shall at its/his/own cost construct and maintain access road leading from the State Road to the shed /allotted plot strictly in accordance with the specifications and details prescribed by the lessor or his nominee.
  22. That the lessor shall organize periodic inspection of allotted plot/ shed/ land to the lessee to ensure proper utilization of allotted land/ shed/ plot and progress about factory/ shed/ building as per plan towards implementation of the project and the lessee binds itself/ himself/ herself to extend all co-operation to the inspecting personnel and provide realistic information and shall not conceal any aspect of the ongoing activities on the plot, failing which, the lessee shall make itself/ himself/ herself liable for initiation for action for cancellation of plot/shed. Non co-operation of the lessee shall also mean and include avoiding and refusing to receive any valid communication including notice from the Authority by the lessee including its/his/her representative, not allowing entry of the officials of the Authority inside the factory/plot and refusing to sign on the spot report prepared by the inspecting officials.
  23. That the lessee shall start construction as per approved factory/ shed/ building plan within 6 (six) months from the approval/ deemed approval of plan, extendable to maximum period of another spell of 6 (six) months under extraordinary circumstances to the satisfaction and with prior approval of Managing Director of the Authority. In the event of failure of the above, late action charges @ Rs.1.00 per sq ft per month from the last day of extended period shall be payable by the lessee to the Authority on demand and in the event of failure on the part of the lessee in payment of demanded amount, the lessee shall make itself liable for action as warranted under the facts and circumstances of the case.

R  
Regional Director  
Barkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION  
Aditya Shukla  
Proprietor  
14.06.2023

24. That in the event of making any construction without prior approval of Regional Director of the Authority or any deviation from the approved plan of construction or use of land/ shed for any non industrial purposes or the lessee putting the land to use for purposes other than the purposes for which it was allotted, the Regional Director of the Authority shall have the option to charge the cost and rent of the land/ shed of the entire period of remaining in use of such land/ shed at the prevailing/ current market rate to be determined by the Regional Director of the Authority and shall also cancel the allotment, terminate the lease deed, if executed, and forfeit the land premium and resume land/ shed in question after 30 (thirty) days from the date of order of cancellation and no compensation shall be payable to the lessee either for the unexpired period of lease or for the structure, building, installations and immoveable assets in any shape/ form erected thereon.
25. That in the event of the lessee either not utilizing or underutilizing the allotted land/ plot/ shed for the purpose it was allotted, the Regional Director of the Authority shall initiate action for cancellation of under/unutilized portion of land/plot/ shed in accordance with the principles of natural justice. In reply to the show cause, if the lessee gives an undertaking to utilize the under/unutilized portion of land/plot/ shed within a specified time frame, then in that event of violation of such undertaking, the lessee shall be liable for payment of non action charges @ Rs.10.00 (Ten) per sq ft per month from the date of execution of undertaking. Even after imposition of said non action charges, if the lessee fails to abide by the undertaking so given, the allotment of such concerned portion of land/plot/ shed shall be cancelled by observing the principles of natural justice, lease deed, if executed, terminated and land premium forfeited by the Regional Director of the Authority and action shall be taken for recovery of non action charges under Bihar & Orissa Public Demand Recovery Act, 1914.
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

  
Regional Director  
Charkhand Indl. Area Dev. Authority  
Adityapur Region

14.06.2023


GREEN VISION



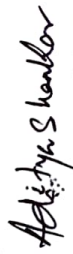
Proprietor

14.06.2023

- Rs.10,000.00 or simple imprisonment for a term which may extend to six months or both and in case of continuance of violation with a further fine which may extend to Rs.100.00 every day after conviction as above.
27. That the lessee shall not make any change either in the name of the lessee or the constitution of the lessee or lease hold right of the lessee or merge/ demerge/amalgamate the lessee without prior permission of the lessor.
28. That at any stage of the leasehold period if any part or parts of the allotted plot/land/shed is required by the State government or the Authority for public purposes, of which the State government or the Authority shall be the sole judge, or if it is found that any portion of the land/ shed is not required by the lessee for the purposes it was allotted, the lessee shall on being asked by the State government or the Authority transfer such part or parts of the shed/land/plot as the State government or the Authority shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State government or the Authority, as the case may be, shall pay back to the lessee a sum proportionate or equal as the case may be, the cost of land/shed/ plot and its development, if any earlier realized from him together with compensation for buildings and other structures erected with approval in writing of the Authority or its nominee on such part or parts of the land/shed/plot at the valuation to be determined by the State government or the Authority on obtaining report from the Civil Engineer authorized by them in this behalf and the decision of the State government or the Authority shall not be questioned before any Authority or in any Court of law.
29. That any allottee shall be at liberty to surrender the allotted plot to the Authority at any point of time by giving prior written application to the Regional Director of the Authority at least three months in advance and the Authority shall accept the surrender subject to the condition that the surrender is not in default in paying dues of the Authority and he/she/it produces a no dues certificate from the concerned financial institution, concerned statutory authorities and that he is not in default in payment of statutory due to its employees along with a

  
Regional Director  
Bihar Khadi Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION


  
Proprietor  
14.06.2023

declaration cum undertaking cum indemnity bond on a non-judicial stamp paper of Rs. 100.00 along with self-attested photograph of all promoting stake holders, Authority shall refund/release partial payment of allotment price for the land (full or partial) surrendered as per following terms:

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

The aforementioned payment by Authority shall be released only after peaceful surrender of full or partial land (unutilized land) by the allottee/lessee. However, no request for surrender shall be accepted by the Authority beyond three years of allotment of land. In such cases Authority shall cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice.


30. That the application for surrender of allotted plot shall be disposed within 60 days from the date of submission of application to the lessor. failing which the surrender application shall be deemed to have been allowed.
31. That the lessee shall not be entitled to sub lease or hand over physical possession of the allotted plot to any other person/ entity/ entrepreneur/ organization without having been authorized by the lessor and the lessor shall treat possession of that person/ entity/ entrepreneur/ organization over the plot/land/shed as unauthorized and take recourse for recovery of possession including invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971. The lessee shall also be liable to pay irregularity charges @ Rs.5.00 (Five) per sq ft per month to the Authority besides making itself/ himself/ herself liable for initiation of cancellation proceeding. Recovery of irregularity charges as above as be subject to Bihar & Orissa Public Demand Recovery Act, 1914.

  
Regional Director  
Bharthand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION  
Aditya Shankar  
Proprietor  
14.06.2023

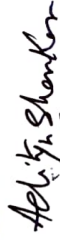
32. That the lessee shall not be allowed to use the allotted land/ shed for any other purposes including residential or any other commercial activities than for which the plot has been allotted. Violation of this provision shall be treated as violation of Regulation of the Authority, conditions of allotment 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 Regional Director of the Authority. On application of the lessee, the lessor after considering the facts and circumstances of the case and after realizing 15% in case of MSME or 25% in case of others, of the prevailing land premium of the lessor at the time of consideration, may grant such permission for Merger/demerge/amalgamation or acquisition provided that the lessee has not violated the condition of land allotment order/lease deed/bond. In case of violation of condition of land allotment order/lease deed/bond, the full land cost shall be charged at the rate prevailing at the time of consideration.
- Irrespective of any condition put by or order passed by any Court or Tribunal, the merger/demerge/amalgamation or acquisition will be allowed subject to the payment of land premium provided in this clause.
34. That the lessee (Proprietorship Firm/Partnership Firm/Private Ltd. Co/Public Ltd Co etc) intending to change its constitution of firm shall file an application for change in Constitution, accompanied by all required documents as mentioned in the Clause No. 26 and 27 of the Regulation 2015 of the Authority duly attested by the Notary Public/Chartered Accountant of the respective entity seeking change along with bank demand draft in favor of lessor towards fees as mentioned in the Regulation referred to above.
35. That the lessor may consider the request of lessee for whose unit EM-II/PMT/SSI PMT/DOP has been issued either running or sick or closed, for the transfer of leasehold rights of the scheduled property in favor of a new Entrepreneur as identified by the lessee during the currency of lease subject to the following conditions:-



  
Regional Director  
Charkhand Indl. Area Dev. Authority  
Adityapur Region

14.06.2023

GREEN VISION

  
Proprietor


14.06.2023

- 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.
- 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.

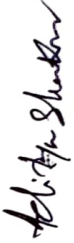
R  
Regional Director  
Barkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION  
Amit Singh  
Proprietor  
14.06.2023

- 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.
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

  
Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

GREEN VISION

  
Proprietor  
14.06.2023

- director of the Authority shall under such circumstances, cancel the allotment order of such plot/shed, forfeit the amount deposited in this connection, terminate the lease deed and resort for taking physical possession of the plot/shed so that the same could be allotted to the entrepreneurs who are serious, competent and solvent to implement the project.
40. That the lessee after coming to production shall get its unit permanently registered (EMII) with the lessor or its nominee within the prescribed period and shall possess and make optimum utilization of land by observing all terms, covenants and conditions contained therein.
41. That the lessee shall keep the allotted land for plantation for maintenance of ecological balance in the industrial area and shall utilize that portion accordingly as per approved building/ shed plan.
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

12

Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region

14.06.2023


GREEN VISION

Aditya Shankar

Proprietor

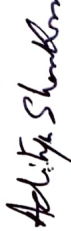
14.06.2023

- conditions of any of the aforesaid shall entitle the lessor to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession of the leased property by observing the principles of natural justice and pass orders to this effect.
44. That the lessee shall be compliant of all statutory provisions applicable to its unit and shall submit statutory returns and furnish information if required by the Authority responsible for implementation of the respective laws.
45. That non adherence to the schedule in the matter of setting up the industry/ services/ activities for which the scheduled land/ shed has been allotted, not setting up industry for which the scheduled premises has been allotted, unauthorized surrender in favour of another entity or person, unauthorized change in the constitution of lessee, unauthorized change of project, unauthorized mortgage to any financial institution or otherwise, making false declaration, giving false undertaking and/or any other circumstances, which the Regional Director of the Authority considers against the interest of the objectives of the Act, rules and regulations made there under, nonpayment of any dues 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

  
Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region


14.06.2023

GREEN VISION

  
Proprietor  
14.06.2023


the parties hereto. That any violation of the conditions of land allotment order, lease deed, Indemnity Bond, or the provisions of Industrial Policy as applicable on the relevant date and/or the provisions of Bihar Industrial Area Development Authority Act, 1974 (Bihar Act 16 of 1974 and Bihar Act 27 of 1992) as adopted by the Government of Jharkhand vide Notification No. 339 dated 02.03.2001 issued by the Secretary Department of Science Technology, Information Technology and Industries as Jharkhand Industrial Area Development Authority Act, 2001 shall entitle the Managing Director to cancel the allotment order, terminate the lease deed and forfeit the lease premium and take possession by observing the principles of natural justice and pass orders to the effect.

47. That the Regional Director of the Authority shall, before cancelling the allotment allows one month time to the allottee to put up his/her/its case. The lessee on being dissatisfied with the order of the Authority may file an appeal to the Department of Industries, Government of Jharkhand within one month and the State Government shall, after due consideration dispose it of within two months from the date of receipt of the appeal. The authority shall, after cancellation of allotment of the plot/shed take possession of the said land/shed.
48. That if the lessee continues to be in possession of the cancelled plot and carry out any activity either alone or with cooperation of somebody else, possession by such lessee shall be treated unauthorized for which he/it shall be liable for penalty @ Rs. 15.00 per sq. ft. per month until he/it hands over vacant possession of the allotted plot to the Authority or the Authority recovers possession by invoking the provisions of Public Premises (Eviction of Unauthorized Occupants) Act, 1971.
49. That the lessee paying the rent and other charges and observing the several covenant and conditions contained in these presents shall hold and enjoy the land up to the terms of the lease without interruption by the lessor or by any person lawfully claiming under him.
50. That the lessor and lessee shall have their right subject to the liabilities of a lessor and lessee respectively in accordance with section 108 of the Transfer of


  
Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region  
14.06.2023

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.

**GREEN VISION**

For and on behalf of  
  
M/S. GREEN VISION  
Proprietor  
14.06.2023

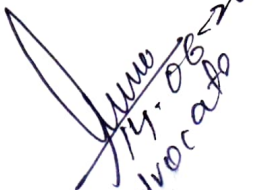
**WITNESSES:**

  
14.06.2023

1. BIJOY SHANKAR MISHRA  
S/O Jibachh Mishra  
HNO. L-6/8 LIG Flat  
Road NO. 4  
Adityapur - 2  
Seraikele - Kharsawan  
Pm - 831013

Neel  
Kumar  
14.06.2023

2. Neel Kumar  
S/O Tipu Karanakar  
593 A/B Block, Koyla Taal Road  
Near Shiv Mandir  
Kutadih, Sonari  
East Singhbhum  
Jharkhand - 831011

  
14.06.2023  
Advocate



ATTESTED

*Aditya Shankar*  
14.06.2023



*Aditya Shankar*  
14.06.2023

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

*PR*



ATTESTED

*Bijoy Shankar Mishra*  
14.06.2023

Regional Director  
Jharkhand Indl. Area Dev. Authority  
Adityapur Region  
Regional Director/Authorized Representative of the Regional Director.

WITNESSES:

1. BIJOY SHANKAR MISHRA

S/o Jibachn Mishra  
H NO L-6/8 LIB Flat  
Road NO. - 4  
Adityapur - 2, Seraikela - Kharsawan  
Pin - 831013

*Bijoy Shankar Mishra*  
14.06.2023



ATTESTED

*Neel Kumar*  
14.06.2023

2. Neel Kumar

S/o Tipu Karamakar  
593, A/b block, Koyala Taul Road  
Near Shiv Mandir  
Kutadin, Sonari  
East Singhbhum -  
Jharkhand - 831011

*Neel Kumar*

Certified that the original lease deed are reproduction of each contains 6239 words.

For and on behalf of GREEN VISION  
M/S. GREEN VISION

*Aditya Shankar*  
Proprietor  
14/07/2023

*Aditya Shankar*  
14.06.2023  
Advocate

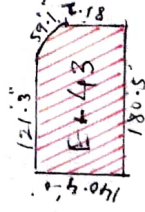
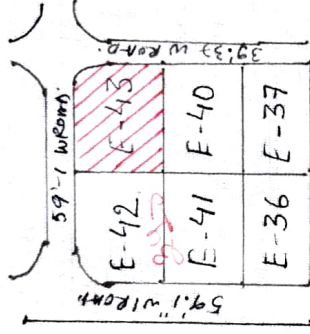
VILLAGE :- HATHYADIHI

THANA NO :- 60

THANA :- SARAIKELLA

DIST :- SARAIKELLA  
KHIRSAWAN

SCALE :- 16" = 1 MILE



S. PLOT NO KHAATHA NO

354- (P) - 81

AREA :- 0.56 Acm.

INDUSTRIAL PLOT NO :- E-43 (NEAR 7<sup>th</sup> PHASE)

CERTIFIED THAT THE ORIGINAL AND DUPLICATE PLANS ARE EXACT TRUE AND REPRODUCTION OF EACH OTHER.

GREEN VISION

*Abhishek Shrivastava*  
Proprietor

*Am Sunn*  
(P)

*[Signature]*

Regional Director  
- harkhand Indl. Area Dev. Authority  
Adityapur Region

*[Signature]*

*[Signature]*  
Abhishek

Boundary

S. PLOT NO

N :- 354 (P) - 18M WIDE ROAD.

S :- 354 (P) - E-40

E :- 354 (P) - 12M WIDE ROAD.

W :- 354 (P) - E-42,

Ind plot no



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No 1124/55601/23169

To,  
विजय शंकर मिश्रा  
Bijoy Shankar Mishra  
S/O Jibachh Mishra  
H No-L-6/8 L I G Flat  
Road No-4  
Adityapur-2  
Adityapur  
Adityapur Seraikela-Kharsawan  
Jharkhand 831013  
9431301405

Ref 1466 / 14J / 767715 / 768061 / P



SH399614504FT



आपका आधार क्रमांक / Your Aadhaar No. :

~~2530 4358~~ 0237

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



विजय शंकर मिश्रा  
Bijoy Shankar Mishra  
जन्म तिथि / DOB : 01/01/1957  
पुरुष / Male



~~2530 4358~~ 0237

आधार - आम आदमी का अधिकार

*[Handwritten signature]*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

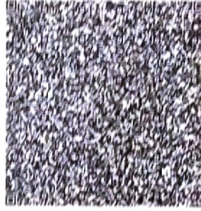
नामांकन क्रम/ Enrolment No.: 2042/28004/09784

Download Date: 17/10/2020

To  
आदित्य शंकर  
Aditya Shankar  
S/O: Bijoy Shankar Mishra  
FLAT NO-L I G-6/8  
ROAD NO-5  
ADITYAPUR-2  
NEAR R I T THANA  
Rit  
Adityapur  
Seraikela-Kharsawan Jharkhand - 831013  
9711471062

Issue Date: 17/11/2016

Signature  
e-verified



आपका आधार क्रमांक / Your Aadhaar No.:

~~8349 5409~~ 1836  
VID : 9192 2857 4596 4603

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 17/10/2020



आदित्य शंकर  
Aditya Shankar  
जन्म तिथि/DOB: 23/09/1988  
पुरुष/ MALE

Issue Date: 17/11/2016

~~8349 5409~~ 1836  
VID : 9192 2857 4596 4603

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

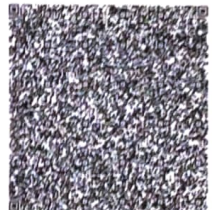


पता:

आत्मज: बिजय शंकर मिश्र, फ्लैट न-एल आई जी-6/8,  
रोड न-5, नियर आरी आई टी थाना, आदित्यपुर-2, आर,  
आई टी, सरायकेला-खरसावा, झारखण्ड - 831013

Address:

S/O: Bijoy Shankar Mishra, FLAT NO-L I G-6/8, ROAD NO-5, NEAR R I T THANA, ADITYAPUR-2, Rit, Seraikela-Kharsawan, Jharkhand - 831013



~~8349 5409~~ 1836  
VID : 9192 2857 4596 4603

1947 | help@uidai.gov.in | www.uidai.gov.in

Aditya Shankar

भारत सरकार  
Government of India

नील कुमार  
**Neel Kumar**  
जन्म तिथि / DOB: 27/12/1990  
पुरुष / Male

1997 9974

मेरा **आधार**, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: टीपू कर्माकर, 593 ए/बी ब्लॉक, कोयला टाल रोड, शिव मंदिर के पास, खुटादीह, सोनारी, पूर्वी सिंहभूम, झारखण्ड, 831011

Address: C/O, Tipu Karmakar, 593 A/b Block, Koyla Taal Road, Near Shiv Mandir, Khutadih, Sonari, East Singhbhum, Jharkhand, 831011

1947 help@uidai.gov.in www.uidai.gov.in

1997 9974

Neel Kumar

# GREEN VATIKA

	Area in Sqft.	Land cost for current FY	Land Rent (online value)	Total Rent
				(Average Rent *5)
Land cost		5508485		
in acre	43560			
Rate of Rent per year	11576			
Alloted Area	24393.6	6483		32423
Maintenance Charge	16207	9076		45390
Street Light Charge				250
<b>Total</b>				<b>78062</b>
Total Value(Land Cost +Total Rent)		<b>5586550</b>		
Stamp Charge @ 4% of Total Value		223550		
Registry fee @ 3% of Total Value		167606		
Other Charge		2000		
		<b>169606</b>		
Scanning Charge @30/-per page	30 pages	900		
Registry Fee		<b>170506</b>		

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम / Enrollment No 1124/55601/23169

To  
बिजय शंकर मिश्रा  
Bijoy Shankar Mishra  
S/O - Jbachin Mishra  
H No L-6/B L I G Flat  
Road No-4  
Adityapur-2  
Adityapur  
Adityapur Adityapur Seraikela-Kharsawan  
Jharkhand 831013  
9431301405

22/06/2013

Ref 1466 / 14J / 767715 / 768061 / P



SH399614504FT



आपका आधार क्रमांक / Your Aadhaar No. :

~~2880 4258~~ 0237

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



बिजय शंकर मिश्रा  
Bijoy Shankar Mishra  
जन्म तिथि / DOB 01/01/1957  
पुरुष / Male



~~2880 4258~~ 0237

आधार - आम आदमी का अधिकार

*[Handwritten signature]*



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 2042/28004/09784

Download Date: 17/10/2020

To  
आदित्य शंकर  
Aditya Shankar  
S/O: Bijoy Shankar Mishra  
FLAT NO-L I G-6/8  
ROAD NO-5  
ADITYAPUR-2  
NEAR R I T THANA  
Rit  
Adityapur  
Seraikela-Kharsawan Jharkhand - 831013  
9711471062

Issue Date: 17/11/2016

Signature  
e-Valid



आपका आधार क्रमांक / Your Aadhaar No.:

~~8313 5400~~ 1836  
VID : 9192 2857 4596 4603

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



आदित्य शंकर  
Aditya Shankar  
जन्म तिथि/DOB: 23/09/1988  
पुरुष/ MALE

Download Date: 17/10/2020

Issue Date: 17/11/2016

~~8313 5400~~ 1836  
VID : 9192 2857 4596 4603

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण

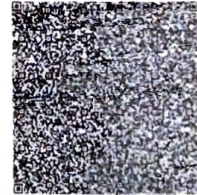
Unique Identification Authority of India



पता:

आत्मज: बिजय शंकर मिश्र, फ्लैट न-एल आई जी-6/8,  
रोड न-5, नियर आर आई टी थाना, आदित्यपुर-2, आर  
आई टी, सरायकेला-खरसावां,  
झारखण्ड - 831013

Address:  
S/O: Bijoy Shankar Mishra, FLAT NO-L I G-  
6/8, ROAD NO-5, NEAR R I T THANA,  
ADITYAPUR-2, Rit, Seraikela-Kharsawan,  
Jharkhand - 831013



~~8313 5400~~ 1836

VID : 9192 2857 4596 4603

1947

help@uidai.gov.in

www.uidai.gov.in

Aditya Shankar

भारत सरकार  
Government of India

नील कुमार  
Neel Kumar  
जन्म तिथि / DOB: 27/12/1990  
पुरुष / Male

Issue Date: 18/02/2013

9974

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: टीपू कर्माकर, 593 एबी ब्लॉक, कोयले टाल रोड, शिव मंदिर के पास, खुटादिह, सोनारि, पूर्वी सिंहभूम, झारखण्ड, 831011

Issue Date: 25/07/2021

Address: C/O, Tipu Karmakar, 593 A/B Block, Koyla Tal Road, Near Shiv Mandir, Khutadih, Sonari, East Singhbhum, Jharkhand, 831011

9974

1947 help@uidai.gov.in www.uidai.gov.in

Neel  
Kumar

# GREEN VATTIKA

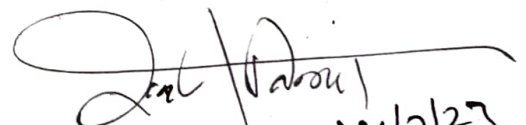
	Area in Sqft.	Land cost for current FY	Land Rent (online value)	Total Rent (Average Rent *5)
Land cost		5508485		
In acre	43560			
Rate of Rent per year	11576			
Alloted Area	24393.6	6483		32423
Maintenance Charge	16207	9076		45390
Street Light Charge				250
<b>Total</b>				<b>78062</b>
Total Value(Land Cost +Total Rent)		5586550		
Stamp Charge @ 4% of Total Value		223550		
Registry fee @ 3% of Total Value		167606		
Other Charge		2000		
		169606		
Scanning Charge @30/-per page	30 pages		900	
Registry Fee			170506	



## निबंधन कार्यालय में दस्तावेजों की जाँच 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-11 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-11 का वॉल्यूम 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 (शाहरी क्षेत्र होने की स्थिति में)		

जाँच लिपिक का हस्ताक्षर

  
 14/01/23

निबंधन पदाधिकारी का हस्ताक्षर  
मिडिल ऑफिसर



## Pre Registration Docket

Date :- 09-03-2023 05:49 pm

Office Name :- SRO - Saraikela  
Token No:- 202300030449

Appoinment :- 10-Mar-2023 Time:- 11:10

Article	Lease
Pre Registration Date	09-Mar-2023
No. Of Pages	40
Stamp Duty	223462
Paid Stamp Duty	0
Total Fees	₹ 1,70,797.

Property Id: **924404**

<b>Valuation No. :</b> 1253060 / 2023	<b>:-</b> 2022-2023	<b>Date :</b> 09-March-2023 17:36:PM
<b>State :</b> Jharkhand	<b>District :</b> SaraikelaKharsawan	<b>Tahsil :</b> Gamharia
<b>Land Type :</b> Urban	<b>Corporation :</b> Adityapur Notified Area Committee	<b>Village/City :</b> Hatiyadih-Ward No1 - 60
<b>Hatiyadih Ward No 1 Village Code 60 - Other Road</b>		-
<b>Khata Number - 81</b>		
<b>Plot Number - 354-P</b>		
<b>Ward Number - 1 AREA-24393.6 SQ FT</b>		

### Property Rates

#### Commercial Land (Y)

₹404822/- Decimal

**Valuation Rule :** Commercial land

### Property Details

1	Land area	55.94 Decimal
---	-----------	---------------

### Calculation Details

Sr.No.	Description	Calculation	Total
1	Open Land Valuation	1. 55.94 x 404822=22645742.68	₹2,26,45,743/-
A	Total		₹2,26,45,743/-

**Note :** Final Valuation is Rounded to Next 100/-

<b>Total Valuation (A)</b>	₹2,26,45,800/-
----------------------------	----------------

**Total Amount in Words :** Two Crore Twenty Six Lakhs Forty Five Thousands Eight Hundred Rupees Only.

Land measurement, Sub Part and House No.	<b>Property Boundaries</b> East: 354 P 12M WIDE ROAD, West: 354 P E-42, South: 354 P E-40, North: 354 P 18M WIDE ROAD
Area	Land area : 55.94 Decimal
Other Description of the Property	Pin Code - 831013
Government/Market Value	22645742.68
Transaction Amount	-

LESSEE	<b>-Ms. GREEN VISION REP BY PROPRIETOR ADITYA SHANKAR, Address - FLAT NO-LIG-6/8 ROAD NO-5, ADITYAPUR-2, NEAR RIT THANA, DIST-SERAIKELLA KHARSWAN- ,Father/Husband Name SRI BIJOY SHANKAR MISHRA , PAN No.- ,Permission Case No.- , Aadhaar No. *****1836</b>
LESSOR	<b>J I A D A REP BY REGIONAL DIRECTOR PREM RANJAN , Representative Name :- PRIYANKA SINGH, Address - PRESENT RESIDENT-C/O PIYUSH SINGH FLAT NO-404, BALAJEE BLOCK HEAVEN RIVER VIEW ENCLAVE HARIOM NAGAR ROAD NO-5, ADITAPUR-1- ,Father/Husband Name , , PAN No.- ,Permission Case No.- , Aadhaar No. *****2233</b>

Witness Information	<b>Mr. BIJOY SHANKAR MISHRA , Address - FLAT NO-LIG-6/8 ROAD NO-4, ADITYAPUR-2, NEAR RIT THANA, DIST-SERAIKELLA KHARSWAN-, Father/Husband Name-JIACHH MISHRA</b>
---------------------	--

Identifier Details	<b>Mr. NEAL KUMAR , Address - 593, A/B, KOYLA TAAL ROAD NEAR SHIV MANDIR KUTADIH SONARI JSR-, Father/Husband Name-TIPU KARMAKAR</b>
--------------------	---

<b>Fee Rule:Government Original Lease Deed</b>		
1	Stamp Duty	2,23,462

1	SP	1,200
<b>Total</b>		<b>1,200</b>

<b>Fee Rule:Government Original Lease Deed</b>		
1	A1	1,67,597
2	E	2,000
<b>Total</b>		<b>1,69,597</b>

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

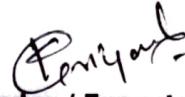
Disclaimer : I hereby declare that all the contents of uploaded document and the original document are exactly same, and all the information provided by me are true to itself. The detail of property's holding number has been verified by me at the time of entry through alert generated by the system. I 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 :-14-Jul-2023

- Government/Market Value: ₹22645800/-
- Transaction Amount: ₹0/-
- Paid Stamp Duty: ₹226000/-

Receipt : 851564

Receipt Date : 14-07-2023

Presenter Name: -

E ₹2000  
SP ₹1200  
A1 ₹169800  
Stamp Duty ₹226000

On Date 14-07-2023 Presented at SRO - Saraikela

Signature of Presenter

  
SRO - Saraikela

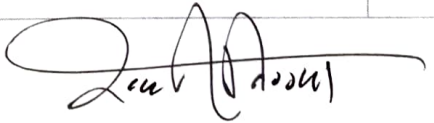
Total ₹399000

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	223462	226000	-2538	GRAS	GreenVisionRepByProprietorAdityaShankar	GRN Number : 2317427614 DEPT Transaction Id : d4387dd787eca39af33a Transaction Type :	226000
E	2000	2000	0	GRAS	JiadaRepresentedByPriyankaSingh	GRN Number : 2317427689 DEPT Transaction Id : 746e30a958c397835085 Transaction Type :	2000
SP	1200	1200	0	GRAS	JiadaRepresentedByPriyankaSingh	GRN Number : 2317427689 DEPT Transaction Id : 746e30a958c397835085 Transaction Type :	1200
A1	167597	169800	-2203	GRAS	JiadaRepresentedByPriyankaSingh	GRN Number : 2317427689 DEPT Transaction Id : 746e30a958c397835085 Transaction Type :	169800
Sub Total	394259	399000	-4741				

Article : Lease Number of Pages : 80

  
Signature of Operator

  
Signature of Head Clerk

  
Signature of Registering Officer



OFFICE OF THE SUB REGISTRAR

Office Name :- SRO - Saraikela

District Name :- SaraikelaKharsawan

State Name :- Jharkhand

Deed Endorsement

Token No :- 202300030449

Deed Type	Lease
Number of Pages	80
Fee Details	Stamp Duty :- Rs. 223462, E :- Rs. 2000, SP :- Rs. 1200, A1 :- Rs. 167597,
Property No.	1
Valuation Details	Value :- Rs.22645743/- , Transaction Amount :- Rs.0/-
Property Details	District :- SaraikelaKharsawan , Tehsil :- Gamharia , Village Name :- Hatiyadih-Ward No1 - 60 Location :- Other Road, Hatiyadih Ward No 1 Village Code 60 Property Boundaries :- East: 354 P 12M WIDE ROAD, West: 354 P E-42, South: 354 P E-40, North: 354 P 18M WIDE ROAD Khata Number - 81Plot Number - 354-PWard Number - 1 AREA-24393.6 SQ FT Area Of Land :- 55.94 Decimal

Sh./Smt.PRIYANKA SINGH s/o/d/o/w/o has presented the document for registration in this office today dated :- 14-Jul-2023 Day :- Friday Time :- 16:00:00 PM



PRIYANKA SINGH(Govt. /Semi Govt. Department)

Party Name	Document Type	Document Number
PRIYANKA SINGH	PAN/UID	234775132233

Sr.NO	Party Name and Address	Is e-KYC Verified?	e-KYC Details	Power Of Attorney	Party Type	Party_Photo	Finger Print	Signature
1	PRIYANKA SINGH Address1 - PRESENT RESIDENT-C/O PIYUSH SINGH FLAT NO-404, BALAJEE BLOCK HEAVEN RIVER VIEW ENCLAVE HARIOM NAGAR ROAD NO-5, ADITAPUR-1, Address2 - , , Jharkhand PAN No.: Permission Case No.-	Yes	Kumari Priyanka Address:- Savitri Sadan, , Prem Kunj, Vill- Harharguttu, P.O- Harharguttu, Bagbera, , East Singhbhum, 831002. , Jharkhand, India		LESSOR Age:			



Token No.: 202300030449

## CERTIFICATE

### Office of the SRO - Saraikela

This **Lease** was presented before the registering officer on date **14-Jul-2023** by **PRIYANKA SINGH, S/O,**  
D/O, W/O resident of PRESENT RESIDENT-C/O PIYUSH SINGH FLAT NO-404, BALAJEE BLOCK HEAVEN RIVER  
VIEW ENCLAVE HARIOM NAGAR ROAD NO-5, ADITAPUR-1 .,

This deed was registered as Document No:- **2023/SAR/2844/BK1/2643** in Book No :- **BK1**, Volume No :- 427  
from Page No :- 107 to 186 at, office of **SRO - Saraikela**

Date:- **14-Jul-2023**



Registering Officer