

पत्रांक- 548

दिनांक- 8/4/2022

प्रेषक,

कार्यकारी निदेशक(प्र०),
बियाडा, क्षेत्रीय कार्यालय,
गुजफरपुर।

सेवा में,

शाखा प्रबंधक,
पंजाब नेशनल बैंक, मेन रोड
बेगूसराय।

विषय:-

सर्वश्री कुमार सिमेंट कम्पनी, औ० क्षेत्र, बरौनी के संबंध में।

प्रसंग:-

आपका ईमेल के माध्यम से दिया गया पत्र दिनांक- 04.04.2022

महाराज,

उपर्युक्त विषयक प्रासंगिक पत्र के संदर्भ में सूचित किया जाता है कि सर्वश्री कुमार सिमेंट कम्पनी को औद्योगिक क्षेत्र बरौनी में कुल रकवा- 1.18 एकड़ भूमि का प्रभार प्राप्त है। इकाई को आवंटित रकवा का लीज डीड निबंधन निम्नवत है:-

सर्वश्री महेश्वरी केमिकल्स का आवंटित रकवा- 0.50 एकड़ भूमि प्लॉट सं०- 39 का लीज डीड निबंधन दिनांक- 18.02.2011 को किया गया है।

सर्वश्री कुमार सिमेंट कम्पनी को आवंटित रकवा- 0.30 एकड़ भूमि प्लॉट सं०- 39 पार्ट, का लीज डीड निबंधन दिनांक- 18.02.2011 को किया गया है।

सर्वश्री महावीर कार्बन्स को आवंटित रकवा- 0.38 एकड़ भूमि प्लॉट सं०- 39 पार्ट, का लीज डीड निबंधन दिनांक- 18.02.2011 को किया गया है।

इकाई में पांच साझेदार निम्नवत हैं:-

1. श्री अनील कुमार सिन्हा-20 प्रतिशत
2. श्री सुनील कुमार सिन्हा-20 प्रतिशत
3. श्री मुनील कुमार सिन्हा- 20 प्रतिशत
4. श्री पुनीव कुमार सिन्हा-20 प्रतिशत
5. श्री मनी रंजन सिन्हा- 20 प्रतिशत

कार्यालय आदेश ज्ञापक- 810 दिनांक- 20.02.2015 के द्वारा सर्वश्री महेश्वरी केमिकल का विलयन सर्वश्री कुमार सिमेंट कम्पनी में किया गया। सर्वश्री महावीर कार्बन्स एवं सर्वश्री कुमार सिमेंट कम्पनी के लीज डीड मॉर्गेज हेतु यूनाईटेड बैंक आफ इन्डिया को कार्यालय के क्रमशः पत्रांक- 5187/डी० दिनांक- 20.11.2017 एवं पत्रांक- 5188/डी० दिनांक- 20.11.2017 के द्वारा निर्गत किया गया है। सुलभ संदर्भ हेतु छायाप्रति संलग्न।

दिनांक- 01.03.2019 के साझेदारी डीड के अनुसार इकाई के साझेदार निम्नवत हुए:-

1. श्री अनील कुमार सिन्हा-40 प्रतिशत
2. श्री सुनील कुमार सिन्हा-20 प्रतिशत
3. श्री प्रणव कुमार (पिता-श्री अनील कुमार सिन्हा)- 40 प्रतिशत

इस बीच इकाई के साझेदार श्री अनील कुमार सिन्हा का देहान्त दिनांक- 01.12.2021 को हो गया। तदोपरान्त दिनांक- 04.02.2022 के साझेदारी डीड के अनुसार इकाई के साझेदार निम्नवत होंगे:-

1. श्री प्रणव कुमार (पिता-श्री अनील कुमार सिन्हा)- 80 प्रतिशत

2. श्री सुनील कुमार सिन्हा-20प्रतिशत

वर्तमान साझेदारी डीड की स्वीकृती बियाडा के प्रक्रियाधीन है। साझेदारी के सभी सदस्य एक ही पारिवार के सदस्य है।

अतः उपरोक्त वर्णित तथ्यों के आलोक में इकाई को नए साझेदारी डीड पर ऋण देने हेतु अनापत्ती दी जाती है।

सूचनार्थ प्रेषित।

विश्वास भाजन,
8-4-22
कार्यकारी निदेशक(प्र०)।

Lease 62 yrs 260000 Bhamini
11/11/11

1382

1352



बिहार सरकार
जिला निबंधन कार्यालय, बेगूसराय

दिनांक 18/02/2011 को श्री/श्रीमती Girish Raj Thakur (A.I) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 20800/- मद्रांक शुल्क एवं रु० 11565/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 1352 के रूप में पुस्तक सं० 1 की जिल्द सं० 21 के पृष्ठ सं० 154 से 167 तक CD 3 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया।

ह०

(Suresh Kumar Kanodia)

Date : 18/02/2011

निबंधन पदाधिकारी

वाक्य शुद्ध नही पाया
निष्पादक
प्रमारी लिपिक का हस्ताक्षर
जिला निबंधन कार्यालय
बेगूसराय

भारतीय स्टेट बैंक बेगूसराय
संकेत सं० 74 दिनांक 18/02/11
दस में

प्रमारी लिपिक
हस्ताक्षर

LEASE - DEED



FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

This INDENTURE made this day of the 18/2/11 Between the Bihar Industrial Area Development Authority, Patna (hereinafter called "Lessor" which expression shall where the context so admits or implies include its successors in office and permitted assigns) of the ONE PART through the Executive Director Bihar Industrial Area Development Authority, R.O. Darbhanga.

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



Serial No :
Token No : 1410
Type & Status
of Party

Deed No :
of 2011
Name of Party
Anil Kumar Sinha

Photo

Thumb

Index

Middle

Ring

Lessee

Anil Kumar Sinha



Vol No 9/2011

Presented by
Self

Signature of Party
Girish Raj Thakur (A.I)



Girish Raj Thakur
Signature of Party

Lessor

Girish Raj Thakur (A.I)

Signature of Party
Upendra Mahto

Identifier



Signature of Party

710 उपेन्द्र माहो
पि.स.स.माहो (माहो)
18/11

AND

M/S Kumar Cement Company through Sri Anil Kumar Sinha S/o Late Ayodya Prasad Vill:- Baghi P.O. Suhirdnagar Dist:- Begusarai (hereinafter called the "Lessee" which expression shall where the context so admits or implies include his/her successors, legal representatives and permitted assigns) of the OTHER PART.

WHEREAS THE LESSEE has applied for land to this Authority, and has been allotted the piece of land described and specified in Part-I of the schedule appended hereto belonging with all rights, easements and appurtenances thereto M/S Kumar Cement Company except reserving unto the lessor all mines, minerals in and under the said land or any part thereto for establishing a factory for manufacturing Portland Pozzolana Cement (PPC), Portland Slag Cement (PSC) and Ordinary Portland Cement (OPC).

NOW THIS INDENTURE WITNESSETH

0.25 Acres of land was leased out to M/S Kumar Chemicals on 11th May 1974 @ Rs 10,000.00 (Rupees Ten Thousand Only) per acre. Then 0.05 Acres of land from 0.93 Acres of land which was leased out to M/S Kumar Chemicals on 28th November 1981 @ Rs 20,000.00 (Rupees Twenty Thousand Only) per acre. The unit has paid the total cost of land. M/S Kumar Cement Company has been established with permission of authority vide memo no:- 380 dated 05th of May 2005.

Including proportionate development cost of area on or before the execution of these present and of the area on or before the execution of these presents and of the rent hereby reserved and of the covenant and agreement on the part of the Lessee and fully mentioned in Part-II of the schedule which too is an integral part of this deed, the lessor doth hereby demise unto the lessee all that piece of land mentioned and described in Part-I of the schedule. At the present time

land cost 8.64 Lakh Per Acre for 90 years under Bazarani Industrial Area

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

SCHEDULE

Part-I

Details of the land to be leased out hereinafter referred as:-

Industrial Area/Estate	Industrial Plot	Survey	Khata	Area	Vill	Thana No.	P.S.	Pargana	Dist.	Sub Registry
Barauni	39 P	6 P	36	0.30 Acres	Milky Zeemra	551	Barauni	Milky	Begusarai	Begusarai
		7 P	27							
		9 P	60							

BOUNDARY

NORTH: M/s Rungta Enterprises S.P.No-6P,7P,9P

SOUTH: Industrial Area Road & M/s Mahabir Carbons S.P.No-6P,7P,9P

EAST : I.O.C.L Approach Road S.P.No-9P

WEST: M/s Maheshwari Chemicals S.P.No-6P

Possession taken over the plot of 0.25 Acres on 11th May 1973 and 0.05 Acres out of 0.93 Acres of land on 28th November 1981.

Two copies of tracing Cloth maps duly signed by Development Officer, B.I.A.D.A., Darbhanga enclosed.

PART-II

TERMS AND CONDITIONS OF THE LEASE:-

- That the lease of land detailed in Part-I of the scheduled is given for 70 years to the Lessee by the Lessor subject to renewal at the option of either part of the indenture for such period as may be mutually agreed upon.
- That the lessee would pay to the Bihar Industrial Area Development Authority the proportionate cost of development of land leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and other expenditure as may be described to be part of the development cost by the Bihar Industrial Area Development Authority, Patna.

(a) That the decision of the Bihar Industrial Area Development Authority, Patna with regard to calculation of the development cost would be final and such cost would be subject to revision by the Bihar Industrial

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

Area Development Authority periodically and the revised cost would be applicable to lessee applying for land after such revision.

In case the Lessor is saddled with a decretal amount awarded by a court, the same will be added in the cost of land making it payable by the Lessee. If even after allotment of land the decretal amount, as a consequence of an award passed by a court with respect to the land allotted, shall be added to the cost of the land and the same will be payable by the Lessee.

(b) In case necessary effective steps are not taken within the fixed period to establish the industry, the authority shall cancel the allotted plot/shed and also forfeit the amount deposited in this connection. The Authority shall, before canceling the allotment allow one month time to the allottee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government 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.

(c) That the lessee shall pay to the Lessor or his nominee the all such Legal expenses as incurred before or after the signing of the lease deed.

(d) All costs relating to recovery of dues and land, handing/taking over of plots and charges related to and in pursuance of resumption of land by BIADA shall be recovered from the allottee/lease holder.

3. That in case the actual cost of development, if could not be finally determined at the time the lessee is put in possession of the land, the lessee shall pay, tentative cost of development as may be fixed by B.I.A.D.A., and shall also execute a bond in favour of the lessor giving an undertaking to pay on demand the balance of the cost of development along with such other costs of the land if any, be determined by the Bihar Industrial Area Development Authority. Apart from the Development cost, any dues found to be with respect to the land, will be payable by the Lessee.

(a) That the Lessee will also be liable to pay the cost towards the maintenance of the infrastructure facilities in the Industrial Area from time to time as determined by the Bihar Industrial Area Development Authority, Patna.



FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

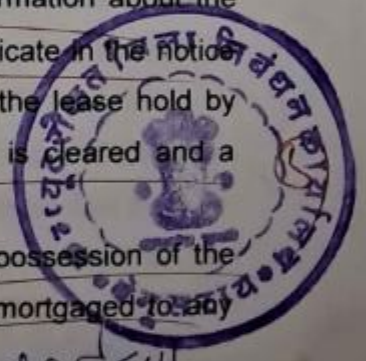
(b) In case of any change in the ownership or possession of the lease hold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms and conditions of the Lease deed such person so stepping into the shoes of the lessee shall get a fresh lease deed executed for the rest of the period on the same terms and conditions of the lease and such person shall not be entitled to use the lease hold or any part thereof for any other Industrial purpose than the one for which this lease has been granted. In case of such person intends to use this lease hold or any part thereof so transferred to him for any other industrial purpose than the one for which this lease has been granted such lease with such person shall be subject to approval by the lessor for such other industrial purpose and on getting such approval shall be liable to pay at the rates, prevailing at that time for the land etc. in question as per norms of the BIADA.

4. That the lessee shall pay Rs 300.00 (Rupees Three Hundred Only) annually to the Bihar Industrial Area Development Authority, Patna or their nominee such rent as prescribed, in one installment on or before 31st March every year. The said ground rent is liable to be doubled after every four years and thereafter may be revised after every twenty years in accordance with the provisions of law and rules framed by the Government or the Bihar Industrial Area Development Authority, as the case may be, in force for the time being and in absence of any such law and rules, as it may be fixed by the lessor.

(a) In addition thereto, if any outstanding dues come to light at any later date on audit/ accounting or otherwise, the lessee shall pay the same as well to the lessor with interest and within such time as the lessor may decide.

(b) The financial institution which mortgages the lease hold or any part thereof, in the event of sale, shall obtain prior information about the dues other than the cost of the land from BIADA and indicate in the notice for sale that the purchaser will be given possession of the lease hold by such financial institution only when the dues of BIADA is cleared and a clearances certificate is obtained from BIADA.

Notwithstanding above, the BIADA can resume possession of the leasehold at any time even if the leasehold is mortgaged to any Bank/Financial Institution.


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

FOR M/S KUMAR CEMENT COMPANY

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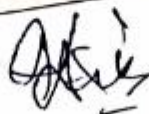
(c) That the lessee shall also pay Rs 2592.00 (Rupees Two Thousand Five Hundred and Ninety Two Only) to lessor or its nominee / successor or assign, as the case may be, such maintenance charge as may be prescribed and in such manner as may be specified. In case of failure or default on the part of the lessee so to pay the said amount in the said manner the lessee shall have to pay interest or penal interest. Such charges are liable to be revised if and when the Government instruction in this regard is obtained or on the basis of actual cost of maintenance. The charges thus raised would be binding on the lessee.

5. If and when any part of the rent and / or development cost maintenance charge, decretal amount etc. falls in arrears, the same may be recovered from the lessee as an arrear of land revenue under the provision of Public Demand Recovery Act, 1962 or such other Act as may be in force for recovery of public demands. The lessor also reserves its right to forfeit the lease of allotment of the land, to enter upon the same and to realize the said amount by sale of the structure and from other properties (movable and immovable) belonging the Lessee.

6. **The lessor and lessee hereby covenants and agrees as follows:-**

- a. That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect thereto without the previous consent of and also without due approval of the lessor or his nominee, provided that in case of registered small Scale Industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial institution for raising loans for the purpose of the industry for which the land was allotted. In all cases, dues of the Bihar Industrial Area Development Authority shall hold the first charge on the properties mortgaged PARRI PASSU with the charge of the Financial Institution. Further the properties offered as security against the loan of the Financial Institution should be adequate to cover the full dues of the Bihar Industrial Area Development Authority as well as the loan given by the Financing Institution

- b. No change in the lease, ~~proprietorship or partnership~~ if it is Private Limited or Unlimited Company or a registered or unregistered firm shall be recognized without the previous written consent of the lessor or his nominee.



Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



FOR M/S KUMAR CEMENT COMPANY

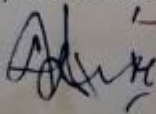
MANAGING PARTNER

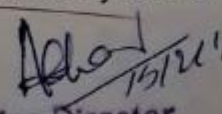
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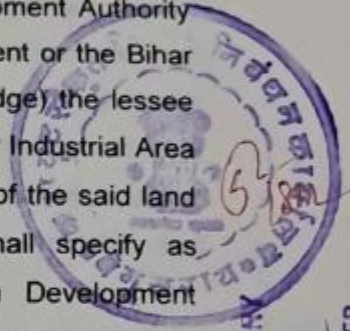
- c. If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part - 1 of the Schedule hereunder written the assignee shall duly get his or their names registered with the lessor or his nominee within four calendar months after obtaining possession of the holding and will possess and use the land and will be bound by the terms, covenants and conditions herein contained.
- d. That if subsequently any or entire part of the said land is required by the State Government or the Bihar Industrial Area Development Authority for a public purpose (of which matter the State Government or the Bihar Industrial Area Development Authority shall be the sole judge) the lessee shall, on being asked by the State Government or the Bihar Industrial Area Development Authority transfer to them such part or parts of the said land as the Bihar Industrial Area Development Authority shall specify as necessary for the purpose. The Bihar Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal, as the case may be to the cost of land and its development cost, if any earlier realized from him together with compensation for the building and other structure erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the Engineer/Valuer authorized by the Lessor in this behalf and the decision of the Lessor shall not be questioned by any authority.

Provided that for the purpose of this Sub-clause the State Government or the Bihar Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee which actually is not used by the lessee for the purpose for which the land is allotted to him.

- e. If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purpose for which it is leased out him the lessee shall surrender the same to the Bihar Industrial Area Development Authority or with the prior approval of Bihar Industrial Area Development Authority the lessee may transfer the lease hold right to any other party. In Case of surrender of the land to government or Authority, the lessee may get refund of the cost of the land for the period the lessee availed the lease and remained in actual possession on the leasehold. But in case of forfeiture, the lessee shall not be entitled to any refund.




Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

Giving
13/12/11

It is also clarified that such sale be allowed only for industrial purpose and in case purchaser wishes to utilize the land for any industry other than the purpose for which the land was allotted to him or changes the name and style of the unit, the lessor shall charge the rates as per norms of BIADA prevailing at the time before allowing such sale and making a fresh lease deed.

- f. If the Bihar Industrial Area Development Authority accepts the offer made under foregoing clause, the lessee shall be entitled within two months from the date such acceptance is communicated to him and to remove all building or structure erected on the said land or part thereof, unless the Bihar Industrial Area Development Authority also consents to keep the standing building or structure on the leasehold then the lessee shall be entitled to compensation in accordance with the valuation as indicated at 6 (d) above.
- g. That the lessee will not make any excavation upon any part of the said land hereby demised nor remove any stones, sand, gravel, clay or earth there from except for the purpose of digging foundation of building as per terms of the lease.
- h. That if the Lessees wishes to construct a road or drainage to connect his main factory with the main road, the lessee can do so in accordance with specification and details prescribed by the lessor or his nominee.
- i. That no building or any construction shall take place unless specification plan for elevation and details thereof have been submitted by the lessee in triplicate which is approved in writing by the lessor or his nominee. If the same is not accorded or is not available within 180 days of the submission of the plan, it would be presumed that the lessor or his nominee has no objection to the commencement of building or erection as the case may be.
- j. That in case approval is not accorded by the lessor within 180 days the lessee will proceed with the construction work in accordance with the norms of the BIADA observing the Rules and Regulation of Municipal Act, 1922 in this regard.
- k. That the lessee shall submit the plan for building or erection within two months of the delivery of possession of the land to the lessor. Provided

FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

18/12/14

[Signature]

[Signature]

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

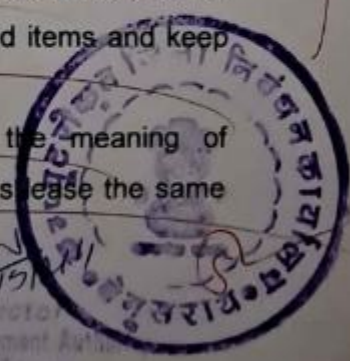


that the lessor may extend the period for submission of the plan of building or erection on the individual merits of the case.

- i. That the lessee shall correctly keep demarcated the boundaries of the said lands and point them out.
- m. That the lessee shall not except with the written consent of the lessor or his nominee use the land for any purpose other than those for which the land is allotted to him for establishing the industry.
- n. That the lessee shall use the land for the specified purpose and follow the schedule of activities and time frame given in the Allotment Letter, failing which the lease may be terminated and the lessee be evicted from the land without notice. In case extension is required it can be granted under the discretion of the lessor.
- o. That the lessee shall provide reasonable facilities for the training of the local people in his factory.
- p. Other things being equal the lessee shall give preference to the local people in employment in his industrial undertakings.
- q. That when the Lessee who is running his industry fails in submitting his annual return to the lessor or closes his industry without permission of the lessor on account of any dispute or otherwise for a period of six months even after being in production in that case the lessor will have the full right to terminate the lease as per norms of BIADA.
7. In case of breach by the lessee of any of the terms and conditions, the lessor shall have the right to terminate this lease and forfeit the consideration money, resume, take possession and enter upon the whole of the said land without payment of any compensation to the lessee and upon such reentry, the interest of the lessee in said land shall cease and terminate. Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the omissions or defects if any.
8. In the event of retaking the possession by the State Government or BIADA, the lessee shall be entitled to remove within one month from date of such retaking of possession all buildings, structures, installations, machinery and other assets from the said land, failing which the State Government/BIAA shall be competent to remove/auction the aforementioned items and keep the proceeds.
9. Should any dispute or difference arise concerning the meaning of interpretation of any clause or provisions contained in this lease the same

[Signature]

[Signature]
15/11/21
Executive Director
Other Industrial Area Development Authority
Regional Office, Durgam



FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

11/2/21
G. Singh

shall be referred to the Bihar Industrial Area Development Authority in the appropriate department and the decision of the Managing Director of Bihar Industrial Area Development Authority on such disputes or differences shall be final, conclusive and binding on the parties thereto.

10. That lessee shall be bound by such decisions of the Government and the Authority with regard to the change in Rules/ Regulations and norms if any as may be made from time to time.
11. It is declared that lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forfeit any of the conditions and covenants contained in those presents. The cost and expense incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.
12. The lessee also agrees to abide by all the terms and conditions set out in the Allotment Letter and violation of any of those will be deemed as valid ground for cancellation.

[Signature]

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Changa

[Signature]
15/12/11



[Signature]
15/12/11

M/S KUMAR CEMENT COMPANY
[Signature]
MANAGING PARTNER

IN WITNESS THEREOF THE COMMON SEAL OF M/s

.....Through.....

.....has
hereinto been affixed and those present signed.

For and behalf of the

WITNESS

1. Prasen Kumar Laha, S/O - Anil Kumar Laha,
Vill-Baghi, P.O.-Tulidaha, Begusarai.
2. Braj Kishore Prasad S/O Lali
Harmandar Pat. A.P. Tulidaha,
Begusarai.

FOR M/S KUMAR CEMENT COMPANY

MANAGING PARTNER

In witness whereof the hand of Executive Director,..... the Bihar
Industrial Area Development Authority for and on behalf of the Bihar Industrial Area
Development Authority has been affixed on the date and year above written.

For and on behalf of

जि० ३५८९ नंदा
नं० २१११२१८ नंदा
हो० प्रयाग, पाना, वीरु
जि० - बेगूसराय

Belon 15/11
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga
(Executive Director)

Bihar Industrial Area Development
Authority

WITNESS

1. Pankaj Kumar, DO, BIADA
2. Ravi Ranjan Prasad
ADO, BIADA

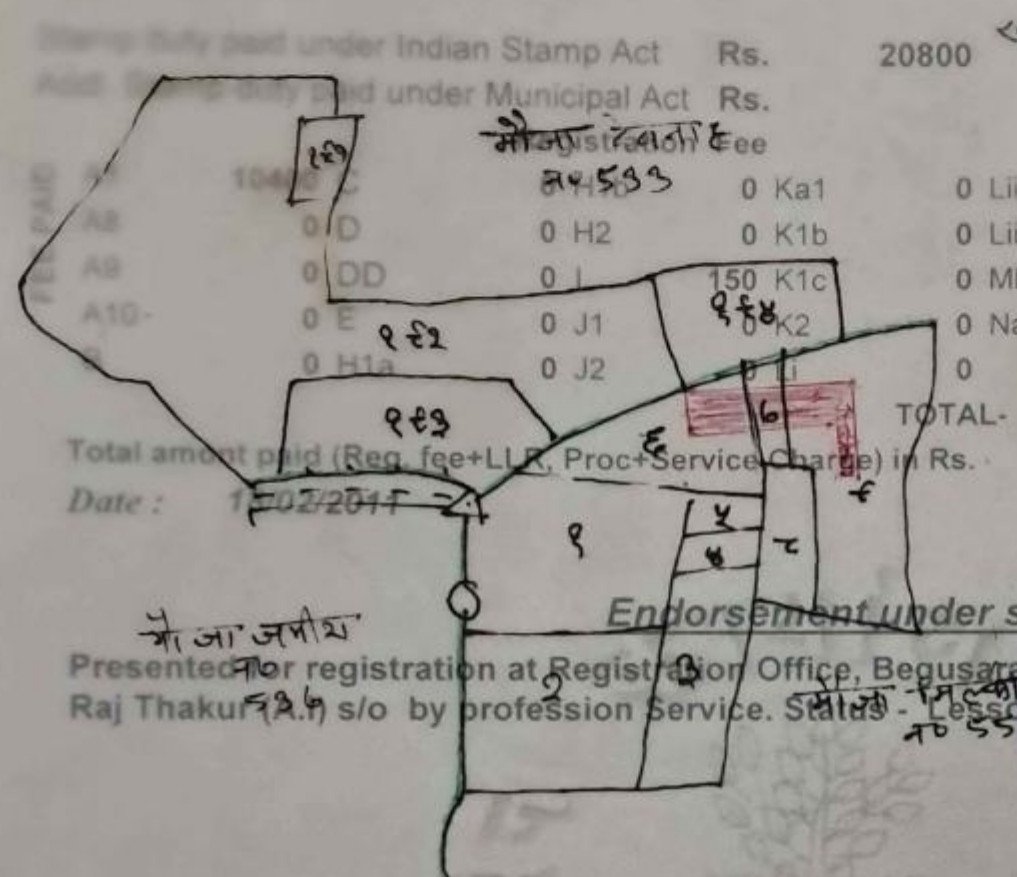
CERTIFIED that the original and duplicate copy of this lease deed are exact
true and are reproduction of each other.

For and on behalf of



श्री श्री कुमार विमेंत कं० औद्योगिक क्षेत्र नरैनी
चार्टर : श्री अनील कुमार खन्हा

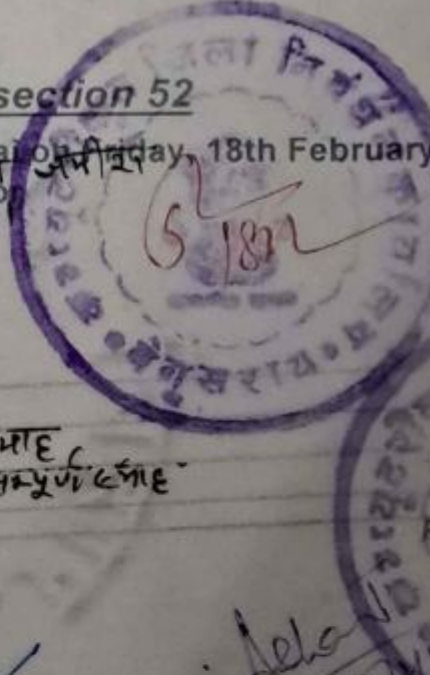
आउट स्टार नं० मोजा माता नं० खाता नं० खेप नं० खाता नं०
39 P मिट्टी जमीन 551 36 6-P 30 पी.टी. 300 खक एवं
महावीर काव-य
पु. रिफाइनरी खक
-प. ग्रेड वी केमिकल



रु. 20800
Amt. paid by N + Stamp Paper
Amt. paid through Bank Challan
30-4-11
LLR + Process Fee
50 LLR
Proc. Fee
25
Total- 90
अमानित भूमि 40
मिटर जमीन के
11566
अनगत है।

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.
Date : 18/02/2011

मोजा जमीन
Presented for registration at Registration Office, Begusarai on Friday, 18th February
Raj Thakur s/o by profession Service. Status - Lessor



वेमाना
१६' - १ मीटर
श्रीमा
अवतित भूमि
हरे लमाह
लाख सम्पूर्ण लमाह

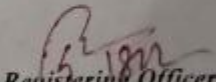
Signature / L.T.I. of Presentant Date : 18/02/2011

अनुप वेद
अमीन
मोजा जमीन
श्रीमा
अवतित भूमि
हरे लमाह
लाख सम्पूर्ण लमाह
Endorsement under section 58
विकारी पदाधिकारी
विभागाध्यक्ष
कार्यालय हरमंजरा
पार्षदिका हरमंजरा

Date

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. 35. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act		Rs.	20800	Amt. paid by N.J. Stamp Paper -		Rs. 0		
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 32365		
		Registration Fee		LLR + Process Fee		Service Charge		
FEE PAID	A1	10400 C	0 H1b	0 Ka1	0 Lii	0 LLR	500	
	A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	50	350
	A9	0 DD	0 I	150 K1c	0 Mb	25 Total-	550	
	A10	0 E	0 J1	0 K2	0 Na	90		
	B	0 H1a	0 J2	0 Li	0			
				TOTAL-	10665			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.					11565			
Date : 18/02/2011								 Registering Officer Begusarai

Endorsement under section 52

Presented for registration at Registration Office, Begusarai on Friday, 18th February 2011 by Girish Raj Thakur (A.I) s/o by profession Service. Status - Lessor

Girish Raj Thakur
Signature / L.T.I. of Presentant

Date : 18/02/2011

Endorsement under section 58



Execution is admitted by those executants and identified by the person (identified by Upendra Mahto age Sex M son/daughter of Ramabatar Mahto resident of Sakin-Parbada,Ps-Birpur,Distt-Begusarai.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument

Girish Raj Thakur
Registering Officer
Begusarai

Date .

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Begusarai having 14 pages, in the volume CD-3 and document no. of which is printed on the First Page of the document.

Date : 18/02/2011

Token No. 1410 Year - 2011 Sl.No. 1382

SCORE Ver. 2.0
SCORE Ver. 2.0

Deed No. 1352 NIC-Bihar

Girish Raj Thakur
Registering Officer
Begusarai

Lease 62 years 329000/- Bhami

388
141

1381

1351



बिहार सरकार
जिला निबंधन कार्यालय, बेगूसराय

दिनांक 18/02/2011 को श्री/श्रीमती Girsih Raj Thakur (A.I) द्वारा यह दस्तावेज निबंधन हेतु उपस्थापित किया गया। इसमें रु० 26320/- मद्रांक शुल्क एवं रु० 16365/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 1351 के रूप में पुस्तक सं० 1 की जिल्द सं० 21 के पृष्ठ सं० 140 से 153 तक CD 3 में आज निबंधित एवं कुल 14 पृष्ठों में संधारित किया गया।

(Suresh Kumar Kanodia)

निबंधन पदाधिकारी

Date : 18/02/2011

महोदय
जिला निबंधन कार्यालय
बेगूसराय
श्री/श्रीमती
गिरसी राज ठाकुर
दस्तावेज सं० 1351
पुस्तक सं० 1
जिल्द सं० 21
पृष्ठ सं० 140 से 153 तक
CD 3 में
आज निबंधित
किया गया

भारतीय स्टेट बैंक
एग्रेजेंट सं० 75
बेगूसराय
श्री/श्रीमती
गिरसी राज ठाकुर
दस्तावेज सं० 1351
पुस्तक सं० 1
जिल्द सं० 21
पृष्ठ सं० 140 से 153 तक
CD 3 में
आज निबंधित
किया गया

LEASE - DEED



For MAHABIR CARBONS
Proprietor

This INDENTURE made this day of the 18/2/11 Between the Bihar Industrial Area Development Authority, Patna (hereinafter called "Lessor" which expression shall where the context so admits or implies include its successors in office and permitted assigns) of the ONE PART through the Executive Director Bihar Industrial Area Development Authority, R.O. Darbhanga.

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



Serial No :
Token No : 1413
Type & Status
of Party

Deed No :
of 2011
Name of Party

Lessee

Anil Kumar Sinha

Presented by
Self

Signature of Party
Girsih Raj Thakur (A.I.)

Lessor

Signature of Party
Girsih Raj Thakur (A.I.)

Identifier

Signature of Party
Upendra Mahto

Signature of Party

Photo

Thumb

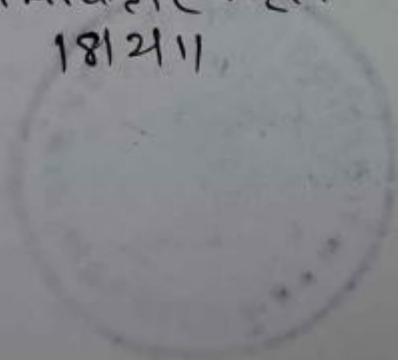
Index

Middle

Ring



જામ ઉપેન્દ્ર મહ્ટો
પાં 21 માવરાલ મહ્ટો
18/2/11



387/416

AND

M/S Mahabir Carbons through Sri Anil Kumar Sinha S/o Late Ayodya Prasad Vill:- Baghi P.O. Suhirdnagar Dist:- Begusarai (hereinafter called the "Lessee" which expression shall where the context so admits or implies include his/her successors, legal representatives and permitted assigns) of the OTHER PART.

WHEREAS THE LESSEE has applied for land to this Authority, and has been allotted the piece of land described and specified in Part-I of the schedule appended hereto belonging with all rights, easements and a appurtenances thereto M/S Mahabir Carbons except reserving unto the lessor all mines, minerals in and under the said land or any part thereto for establishing a factory for manufacturing of Calcined Petroleum Coke, Dehydrated Raw Petroleum Coke, Classified Raw Petroleum Coke and Allied Carbon Products.

For MAHABIR CARBONS
Proprietor

NOW THIS INDENTURE WITNESSETH

That 0.38 Acres of land from 0.93 Acres of land which was leased out to M/S Kumar Chemicals on 28th November 1981 @ Rs 20,000.00(Rupees Twenty Thousand Only) per acre. The unit has paid the total cost of land. M/S Mahabir Carbons has been established with permission of authority vide memo no:- 484 dated 03rd April 2006. Including proportionate development cost of area on or before the execution of these present and of the area on or before the execution of these presents and of the rent hereby reserved and of the covenant and agreement on the part of the Lessee and fully mentioned in Part-II of the schedule which too is an integral part of this deed, the lessor doth hereby demise unto the lessee all that piece of land mentioned and described in Part-I of the schedule. at the Present time 8.64 Lac Per Acre for 90 years at the Barauni Industrial Area.

16/2/11

16/2/11
Executive Director
Bhar Industrial Area Development Authority
Regional Office, Darbhanga



SCHEDULE

Part-I

Details of the land to be leased out hereinafter referred as:-

Industrial Area/Estate	Industrial Plot	Survey	Khata	Area	Vill	Thana No.	P.S.	Pargana	Dist.	Sub Registry
Barauni	39 P	6 P	36	0.38 Acres	Milky Zeemra	551	Barauni	Milky	Begusarai	Begusarai
		7 P	27							
		8 P	30							
		9 P	60							

BOUNDARY

NORTH: M/s Kumar Cement Company S.P.No - 6P, 7P, 9P

SOUTH: Industrial Area Road S.P.No - 6P, 8P, 9P,

EAST : M/s Kumar Cement Company S.P.No - 9P,

WEST : M/s Maheshwari Chemicals S.P.No - 6P

Possession taken over the plot was taken on 28th November 1981.

Two copies of tracing Cloth maps duly signed by Development Officer, B.I.A.D.A., Darbhanga enclosed.

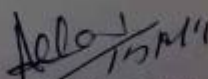


PART-II

TERMS AND CONDITIONS OF THE LEASE:-

- That the lease of land detailed in Part-I of the scheduled is given for 70 years to the Lessee by the Lessor subject to renewal at the option of either part of the indenture for such period as may be mutually agreed upon.
- That the lessee would pay to the Bihar Industrial Area Development Authority the proportionate cost of development of land leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and other expenditure as may be described to be part of the development cost by the Bihar Industrial Area Development Authority, Patna.

(a) That the decision of the Bihar Industrial Area Development Authority, Patna with regard to calculation of the development cost would be final and such cost would be subject to revision by the Bihar Industrial Area Development Authority periodically and the revised cost would be applicable to lessee applying for land after such revision.


Executive Director
 Bihar Industrial Area Development Authority
 Regional Office, Darbhanga

For MAHABIR CARBONS
 Proprietor

62
 18/12/11

385
(414)

In case the lessor is saddled with a decretal amount awarded by a court, the same will be added in the cost of land making it payable by the Lessee. If even after allotment of land the decretal amount, as a consequence of an award passed by a court with respect to the land allotted, shall be added to the cost of the land and the same will be payable by the Lessee.

(b) In case necessary effective steps are not taken within the fixed period to establish the industry, the authority shall cancel the allotted plot/shed and also forfeit the amount deposited in this connection. The Authority shall, before canceling the allotment allow one month time to the allottee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government 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.

(c) That the lessee shall pay to the Lessor or his nominee the all such Legal expenses as incurred before or after the signing of the lease deed.

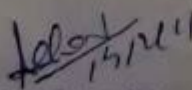
(d) All costs relating to recovery of dues and land, handing/taking over of plots and charges related to and in pursuance of resumption of land by BIADA shall be recovered from the allottee/lease holder.

3. That in case the actual cost of development, if could not be finally determined at the time the lessee is put in possession of the land, the lessee shall pay, tentative cost of development as may be fixed by B.I.A.D.A., and shall also execute a bond in favour of the lessor giving an undertaking to pay on demand the balance of the cost of development along with such other costs of the land if any, be determined by the Bihar Industrial Area Development Authority. Apart from the Development cost, any dues found to be with respect to the land, will be payable by the Lessee.

(a) That the Lessee will also be liable to pay the cost towards the maintenance of the infrastructure facilities in the Industrial Area from time to time as determined by the Bihar Industrial Area Development Authority, Patna.

(b) In case of any change in the ownership or possession of the lease hold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms and conditions of the

6/10/21
18/2/11


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

384
(413)

Lease deed such person so stepping into the shoes of the lessee shall get a fresh lease deed executed for the rest of the period on the same terms and conditions of the lease and such person shall not be entitled to use the lease hold or any part thereof for any other Industrial purpose than the one for which this lease has been granted. In case of such person intends to use this lease hold or any part thereof so transferred to him for any other industrial purpose than the one for which this lease has been granted such lease with such person shall be subject to approval by the lessor for such other industrial purpose and on getting such approval shall be liable to pay at the rates, prevailing at that time for the land etc. in question as per norms of the BIADA.

4. That the lessee shall pay Rs 380.00 (Rupees Three Hundred and Eighty Only) annually to the Bihar Industrial Area Development Authority Patna or their nominee such rent as prescribed, in one installment on or before 31st March every year. The said ground rent is liable to be doubled after every four years and thereafter may be revised after every twenty years in accordance with the provisions of law and rules framed by the Government or the Bihar Industrial Area Development Authority, as the case may be, in force for the time being and in absence of any such law and rules, as it may be fixed by the lessor.

(a) In addition thereto, if any outstanding dues come to light at any later date on audit/ accounting or otherwise, the lessee shall pay the same as well to the lessor with interest and within such time as the lessor may decide.

(b) The financial institution which mortgages the lease hold or any part thereof, in the event of sale, shall obtain prior information about the dues other than the cost of the land from BIADA and indicate in the notice for sale that the purchaser will be given possession of the lease hold by such financial institution only when the dues of BIADA is cleared and a clearances certificate is obtained from BIADA

Notwithstanding above, the BIADA can resume possession of the leasehold at any time even if the leasehold is mortgaged to any Bank/Financial Institution.

(c) That the lessee shall also pay Rs 3283.20 (Rupees Three Thousand Two Hundred Eighty Three and Twenty Paise Only) to lessor or its nominee / successor or assign, as the case may be, such maintenance

G. Singh
18/2/11

[Signature]
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

For MAHABIR CARBONS

Proprietor

283
412

charge as may be prescribed and in such manner as may be specified. In case of failure or default on the part of the lessee so to pay the said amount in the said manner the lessee shall have to pay interest or penal interest. Such charges are liable to be revised if and when the Government instruction in this regard is obtained or on the basis of actual cost of maintenance. The charges thus raised would be binding on the lessee.

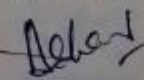
5. If and when any part of the rent and / or development cost maintenance charge, decretal amount etc. falls in arrears, the same may be recovered from the lessee as an arrear of land revenue under the provision of Public Demand Recovery Act, 1962 or such other Act as may be in force for recovery of public demands. The lessor also reserves its right to forfeit the lease of allotment of the land, to enter upon the same and to realize the said amount by sale of the structure and from other properties (movable and immovable) belonging the Lessee.

6. **The lessor and lessee hereby covenants and agrees as follows.**

- a. That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect thereto without the previous consent of and also without due approval of the lessor or his nominee, provided that in case of registered small Scale Industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial institution for raising loans for the purpose of the industry for which the land was allotted. In all cases, dues of the Bihar Industrial Area Development Authority shall hold the first charge on the properties mortgaged PARRI PASSU with the charge of the Financial Institution. Further the properties offered as security against the loan of the Financial Institution should be adequate to cover the full dues of the Bihar Industrial Area Development Authority as well as the loan given by the Financing Institution
- b. No change in the lease, proprietorship or partnership if it is Private Limited or Unlimited Company or a registered or unregistered firm shall be recognized without the previous written consent of the lessor or his nominee.
- c. If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part – 1 of the Schedule hereunder written the assignee shall duly get his or their names registered with the lessor or his nominee within four calendar months after obtaining

G. N. Singh
12/12/11

For MAHABIR CARBON


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

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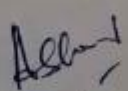
possession of the holding and will possess and use the land and will be bound by the terms, covenants and conditions herein contained.

- d. That if subsequently any or entire part of the said land is required by the State Government or the Bihar Industrial Area Development Authority for a public purpose (of which matter the State Government or the Bihar Industrial Area Development Authority shall be the sole judge) the lessee shall, on being asked by the State Government or the Bihar Industrial Area Development Authority transfer to them such part or parts of the said land as the Bihar Industrial Area Development Authority shall specify as necessary for the purpose. The Bihar Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal, as the case may be to the cost of land and its development cost, if any earlier realized from him together with compensation for the building and other structure erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the Engineer/Valuer authorized by the Lessor in this behalf and the decision of the Lessor shall not be questioned by any authority.

Provided that for the purpose of this Sub-clause the State Government or the Bihar Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee which actually is not used by the lessee for the purpose for which the land is allotted to him.

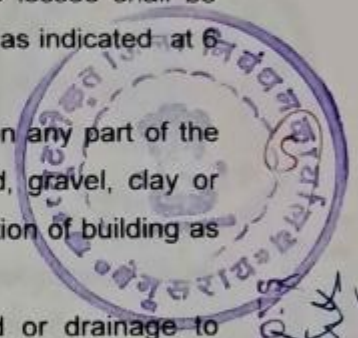
- e. If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purpose for which it is leased out him the lessee shall surrender the same to the Bihar Industrial Area Development Authority or with the prior approval of Bihar Industrial Area Development Authority the lessee may transfer the lease hold right to any other party. In Case of surrender of the land to government or Authority, the lessee may get refund of the cost of the land for the period the lessee availed the lease and remained in actual possession on the leasehold. But in case of forfeiture, the lessee shall not be entitled to any refund.

It is also clarified that such sale be allowed only for industrial purpose and in case purchaser wishes to utilize the land for any industry other than the purpose for which the land was allotted to him or changes the name and style of the unit, the lessor shall charge the


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

rates as per norms of BIADA prevailing at the time before allowing such sale and making a fresh lease deed.

- f. If the Bihar Industrial Area Development Authority accepts the offer made under foregoing clause, the lessee shall be entitled within two months from the date such acceptance is communicated to him and to remove all building or structure erected on the said land or part thereof, unless the Bihar Industrial Area Development Authority also consents to keep the standing building or structure on the leasehold then the lessee shall be entitled to compensation in accordance with the valuation as indicated at 6 (d) above.
- g. That the lessee will not make any excavation upon any part of the said land hereby demised nor remove any stones, sand, gravel, clay or earth there from except for the purpose of digging foundation of building as per terms of the lease.
- h. That if the Lessees wishes to construct a road or drainage to connect his main factory with the main road, the lessee can do so in accordance with specification and details prescribed by the lessor or his nominee.
- i. That no building or any construction shall take place unless specification plan for elevation and details thereof have been submitted by the lessee in triplicate which is approved in writing by the lessor or his nominee. If the same is not accorded or is not available within 180 days of the submission of the plan, it would be presumed that the lessor or his nominee has no objection to the commencement of building or erection as the case may be.
- j. That in case approval is not accorded by the lessor within 180 days the lessee will proceed with the construction work in accordance with the norms of the BIADA observing the Rules and Regulation of Municipal Act, 1922 in this regard.
- k. That the lessee shall submit the plan for building or erection within two months of the delivery of possession of the land to the lessor . Provided that the lessor may extend the period for submission of the plan of building or erection on the individual merits of the case.
- l. That the lessee shall correctly keep demarcated the boundaries of the said lands and point them out.



For MAHABIR CARBON
Proprietor

Givish
12/2/11

Agg!

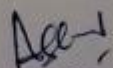
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

- m. That the lessee shall not except with the written consent of the lessor or his nominee use the land for any purpose other than those for which the land is allotted to him for establishing the industry.
- n. That the lessee shall use the land for the specified purpose and follow the schedule of activities and time frame given in the Allotment Letter, failing which the lease may be terminated and the lessee be evicted from the land without notice. In case extension is required it can be granted under the discretion of the lessor.
- o. That the lessee shall provide reasonable facilities for the training of the local people in his factory.
- p. Other things being equal the lessee shall give preference to the local people in employment in his industrial undertakings.
- q. That when the Lessee who is running his industry fails in submitting his annual return to the lessor or closes his industry without permission of the lessor on account of any dispute or otherwise for a period of six months even after being in production in that case the lessor will have the full right to terminate the lease as per norms of BIADA.
7. In case of breach by the lessee of any of the terms and conditions, the lessor shall have the right to terminate this lease and forfeit the consideration money, resume, take possession and enter upon the whole of the said land without payment of any compensation to the lessee and upon such reentry, the interest of the lessee in said land shall cease and terminate. Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the omissions or defects if any.
8. In the event of retaking the possession by the State Government or BIADA, the lessee shall be entitled to remove within one month from date of such retaking of possession all buildings, structures, installations, machinery and other assets from the said land, failing which the State Government/BiADA shall be competent to remove/auction the aforementioned items and keep the proceeds.
9. Should any dispute or difference arise concerning the meaning of interpretation of any clause or provisions contained in this lease the same shall be referred to the Bihar Industrial Area Development Authority in the appropriate department and the decision of the Managing Director of Bihar Industrial Area Development Authority on such disputes or differences shall be final, conclusive and binding on the parties thereto.



For MAHABIR CARBONS

Gimph
12/2/11


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

10. That lessee shall be bound by such decisions of the Government and the Authority with regard to the change in Rules/ Regulations and norms if any as may be made from time to time.
11. It is declared that lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forfeit any of the conditions and covenants contained in those presents. The cost and expense incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.
12. The lessee also agrees to abide by all the terms and conditions set out in the Allotment Letter and violation of any of those will be deemed as valid ground for cancellation.

For MAHABIR CARBONS

Proprietor

Delat
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



G. Singh
18/2/11

IN WITNESS THEREOF THE COMMON SEAL OF M/s
.....Through.....

.....has
hereinto been affixed and those present signed.

For and behalf of the

WITNESS

1. Prasanna Kumar Saha, S/O - Anil Kumar Saha
Vill - Baghi, P.O - Sahidpura, Begusarai.
2. Braj Kishore Prasad S/O Late
Hari Prasad, P.O. - J. Taluk, Begusarai.



In witness whereof the hand of Executive Director,....., the Bihar Industrial Area Development Authority for and on behalf of the Bihar Industrial Area Development Authority has been affixed on the date and year above written.

For and on behalf of

डा. उपेन्द्र महाराज

डा. ५० २१४१२१८८८८

हिंगु प्रसाद, भागी, वीरगंज

डा. वे. ११११

Prasanna Kumar
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga
(Executive Director)

**Bihar Industrial Area Development
Authority**

WITNESS

1. Pankaj Kumar
DO, BIADA
2. Ravi Ranjan Prasad
ADD, BIADA

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

11/11/11
G. K. Singh

सहका मोजा	धारा नं	खाना नं	रकशायन रक्का	पहिली
मिल्की जमीरा	551	36	6 P	उ० कुमार खिमेंट
		27	7 P	38 दी० ४. औ० खडक
		30	8 P	प० कुमार खिमेंट
		60	9 P	प० महेस्वरी कामिका

60 - CP, GP, PP

40-9P

40-6P

उत्पादित भूजि
40 मीटर त्रिज्या
के अंतर्गत है।

Total amount paid (Reg. fee + LLS Brog. Service Charge)

Date : 18/02/2017

प
मैजा
जमीरा

~~Endorsement under section 52~~

Presented for registration at Registration Office, Bhusarai on Friday, 16th February 2018
Raj Thakur (A.I) s/o Chand profession Service. Status - Lessor

मौजा मिल्की जमीन
१०५५

प्रमाण $\frac{1}{2}$ मील $\frac{1}{2}$ मील $\frac{1}{2}$ मील $\frac{1}{2}$ मील
 प्रमाण $\frac{1}{2}$ मील $\frac{1}{2}$ मील $\frac{1}{2}$ मील $\frac{1}{2}$ मील

Signature L. F. I. of Presentant Date: 18/02/2011

Endorsement under section 58

१. मूल अधिकारी
 २. क्षेत्रीय प्रभारी
 ३. विचारण प्रदाधिकारी
 ४. कार्यकारी निदेशक
 ५. क्षेत्रीय प्रभारी
 ६. विचारण प्रदाधिकारी
 ७. कार्यकारी निदेशक
 ८. क्षेत्रीय प्रभारी
 ९. विचारण प्रदाधिकारी
 १०. कार्यकारी निदेशक

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. 35. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act				Rs.	26320	Amt. paid by N.J. Stamp Paper -			Rs. 0
Addl. Stamp duty paid under Municipal Act				Rs.		Amt. paid through Bank Challan -			Rs. 42685
Registration Fee						LLR + Process Fee			Service Charge
FEE PAID	A1	15200 C	0 H1b	0 Ka1	0 Lii	0	LLR	500	
	A8	0 D	0 H2	0 K1b	0 Liii	0	Proc. Fee	50	350
	A9	0 DD	0 I	150 K1c	0 Mb	25	Total-	550	
	A10	0 E	0 J1	0 K2	0 Na	90			
	B	0 H1a	0 J2	0 Li	0				
					TOTAL-	15465			
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.						16365			
Date : 18/02/2011									
					Registering Officer Begusarai				

Endorsement under section 52

Presented for registration at Registration Office, Begusarai on Friday, 18th February 2011 by Girsih Raj Thakur (A.I) s/o by profession Service. Status - Lessor

Signature / L.T.I. of Presentant

Date : 18/02/2011

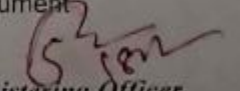
Girsih
18/2/11

Endorsement under section 58



Execution is admitted by those executants and identified by the person (identified by Upendra Mahto age Sex M son/daughter of Ramabatar Mahto resident of Sakin-Parbada,Ps-Birpur,Distt-Begusarai.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument

Date .


Registering Officer
Begusarai

Endorsement of Certificate of Registration under section 60

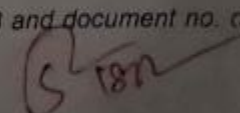
Registered in Book 1 of DSRO/ SRO Begusarai having 14 pages, in the volume CD-3 and document no. 0/ which is printed on the First Page of the document.

Date : 18/02/2011

Token No. 1413 Year - 2011 Sl.No. 1381

SCORE Ver. 2.0

Deed No. 1351 NIC-Bihar


Registering Officer
Begusarai

Lease 62yrs 432000/- Borami

58
18.2

1383

1353



बिहार सरकार

जिला निबंधन कार्यालय, बेगूसराय

Girish Raj Thakur (A.I)

दिनांक 18/02/2011 को श्री/श्रीमती Girish Raj Thakur (A.I) द्वारा यह दस्तावेज निबंधन हेतु स्थापित किया गया। इसमें रु० 34560/- मुद्रांक शुल्क एवं रु० 18445/- निबंधन शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे समक्ष इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 1353 के रूप में पुस्तक सं० 14 के पृष्ठ सं० 21 के पृष्ठ सं० 168 से 181 तक CD 3 में आज निबंधित एवं क

Date: 18/02/2011

(Suresh Kumar Kanodia)

निबंधन अधिकारी

LEASE - DEED

This INDENTURE made this day of the Between the Bihar Industrial Area Development Authority, Patna (hereinafter called "Lessor" which expression shall where the context so admits or implies include its successors in office and permitted assigns) of the ONE PART through the Executive Director Bihar Industrial Area Development Authority, R.O. Darbhanga.

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

MANAGING PARTNER
FOB M/S MAHESHWARI CHEMICALS

Serial No :
Token No : 1414
Type & Status
of Party

Lessee

Deed No :
of 2011

Name of Party

Anil Kumar Sinha

Photo

Thumb

Index

Middle

Ring

Little



Signature of Party

Girish Raj Thakur (A.I)

Presented by
Self



Signature of Party

Girish Raj Thakur (A.I)

Lessor

Girish Raj Thakur (A.I)

Signature of Party

Upendra Mahto

Identifier



Signature of Party

ગાંધી ૩૫ નં જમણે
૫૦ રામાવટા જમણે
૧૯૫૧

AND

M/S Maheshwari Chemicals through Sri Anil Kumar Sinha S/o Late Ayodya Prasad Vill:- Baghi P.O. Suhirdnagar Dist:- Begusarai (hereinafter called the "Lessee" which expression shall where the context so admits or implies include his/her successors, legal representatives and permitted assigns) of the OTHER PART.

WHEREAS THE LESSEE has applied for land to this Authority, and has been allotted the piece of land described and specified in Part-I of the schedule appended hereto belonging with all rights, easements and appurtenances thereto M/S Maheshwari Chemicals except reserving unto the lessor all mines, minerals in and under the said land or any part thereto for establishing a factory for manufacturing Belaching Powder only.

NOW THIS INDENTURE WITNESSETH

That 0.50 Acres of land from 0.93 Acres of land which was leased out to M/S Kumar Chemicals on 28th November 1981 @ Rs 20,000.00(Rupees Twenty Thousand Only) per acre. The unit has paid the total cost of land. M/S Mahehswari Chemicals has been established with permission of authority vide memo no:- 1538 dated 23rd July 1985.

Including proportionate development cost of area on or before the execution of these present and of the area on or before the execution of these presents and of the rent hereby reserved and of the covenant and agreement on the part of the Lessee and fully mentioned in Part-II of the schedule which too is an integral part of this deed, the lessor doth hereby demise unto the lessee all that piece of land mentioned and described in Part-I of the schedule. at the present time 8.64 Lacs Per Acre for the 90 years at the Botzanni Industrial Area.

Agst
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



FOR M/S MAHESHWARI
MANAGING PARTNER
Aditya

Girish
11/12/11

SCHEDULE

Part-I

Details of the land to be leased out hereinafter referred as:-

Industrial Area/Estate	Industrial Plot	Survey	Khata	Area	Vill	Thana No.	P.S.	Pargana	Dist.	Sub Registry
Barauni	39	6	36	0.50 Acres	Milky Zeemra	551	Barauni	Milky	Begusarai	Begusarai
		192	50		Deonah	533	Barauni	Milky		

BOUNDARY

NORTH: M/s Gupta Tyre & Tube and M/s Ganga Agrico.

SOUTH: Industrial Area Road

EAST : M/s Mahabir Carbons and M/s Kumar Cement Company

WEST : M/s Shyam Cardboard.

Possession taken over the plot was taken on 28th November 1981.

Two copies of tracing Cloth maps duly signed by Development Officer, B.I.A.D.A., Darbhanga enclosed.

PART-II

TERMS AND CONDITIONS OF THE LEASE:-

- That the lease of land detailed in Part-I of the scheduled is given for ⁶²~~70~~ years to the Lessee by the Lessor subject to renewal at the option of either part of the indenture for such period as may be mutually agreed upon.
- That the lessee would pay to the Bihar Industrial Area Development Authority the proportionate cost of development of land leased which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and other expenditure as may be described to be part of the development cost by the Bihar Industrial Area Development Authority, Patna.

(a) That the decision of the Bihar Industrial Area Development Authority, Patna with regard to calculation of the development cost would be final and such cost would be subject to revision by the Bihar Industrial

[Signature]
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

FOR M/S MAHESHWARI CHEMICALS

MANAGING PARTNER

G. Singh
18/12/11

Area Development Authority periodically and the revised cost would be applicable to lessee applying for land after such revision.

In case the lessor is saddled with a decretal amount awarded by a court, the same will be added in the cost of land making it payable by the Lessee. If even after allotment of land the decretal amount as a consequence of an award passed by a court with respect to the land allotted, shall be added to the cost of the land and the same will be payable by the Lessee.

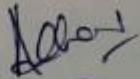
(b) In case necessary effective steps are not taken within the fixed period to establish the industry, the authority shall cancel the allotted plot/shed and also forfeit the amount deposited in this connection. The Authority shall, before canceling the allotment allow one month time to the allottee to put up his case. The allottee on being dissatisfied with the order of the authority may file an appeal to the State Government 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.

(c) That the lessee shall pay to the Lessor or his nominee the all such Legal expenses as incurred before or after the signing of the lease deed.

(d) All costs relating to recovery of dues and land, handing/taking over of plots and charges related to and in pursuance of resumption of land by BIADA shall be recovered from the allottee/lease holder.

3. That in case the actual cost of development, if could not be finally determined at the time the lessee is put in possession of the land, the lessee shall pay, tentative cost of development as may be fixed by B.I.A.D.A., and shall also execute a bond in favour of the lessor giving an undertaking to pay on demand the balance of the cost of development along with such other costs of the land if any, be determined by the Bihar Industrial Area Development Authority. Apart from the Development cost, any dues found to be with respect to the land, will be payable by the Lessee.

(a) That the Lessee will also be liable to pay the cost towards the maintenance of the infrastructure facilities in the Industrial Area from time to time as determined by the Bihar Industrial Area Development Authority, Patna.


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

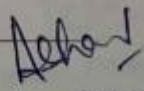
(b) In case of any change in the ownership or possession of the lease hold or any part thereof either by auction purchase or transfer by the lessee with the permission of the lessor in terms and conditions of the Lease deed such person so stepping into the shoes of the lessee shall get a fresh lease deed executed for the rest of the period on the same terms and conditions of the lease and such person shall not be entitled to use the lease hold or any part thereof for any other Industrial purpose than the one for which this lease has been granted. In case of such person intends to use this lease hold or any part thereof so transferred to him for any other industrial purpose than the one for which this lease has been granted such lease with such person shall be subject to approval by the lessor for such other industrial purpose and on getting such approval shall be liable to pay at the rates, prevailing at that time for the land etc. in question as per norms of the BIADA.

4. That the lessee shall pay Rs 500.00(Rupees Five Hundred Only) annually to the Bihar Industrial Area Development Authority, Patna or their nominee such rent as prescribed, in one installment on or before 31st March every year. The said ground rent is liable to be doubled after every four years and thereafter may be revised after every twenty years in accordance with the provisions of law and rules framed by the Government or the Bihar Industrial Area Development Authority, as the case may be, in force for the time being and in absence of any such law and rules, as it may be fixed by the lessor.

(a) In addition thereto, if any outstanding dues come to light at any later date on audit/ accounting or otherwise, the lessee shall pay the same as well to the lessor with interest and within such time as the lessor may decide.

(b) The financial institution which mortgages the lease hold or any part thereof, in the event of sale, shall obtain prior information about the dues other than the cost of the land from BIADA and indicate in the notice for sale that the purchaser will be given possession of the lease hold by such financial institution only when the dues of BIADA is cleared and a clearances certificate is obtained from BIADA

Notwithstanding above, the BIADA can resume possession of the leasehold at any time even if the leasehold is mortgaged to any Bank/Financial Institution.


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

FOR M/S MAHESHWARI CHEMICALS
MANAGING PARTNER

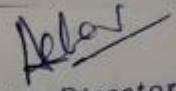
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18/12/11

(c) That the lessee shall also pay Rs 4320.00 (Rupees Four Thousand Three Hundred and Twenty Only) to lessor or its nominee / successor or assign, as the case may be, such maintenance charge as may be prescribed and in such manner as may be specified. In case of failure or default on the part of the lessee so to pay the said amount in the said manner the lessee shall have to pay interest or penal interest. Such charges are liable to be revised if and when the Government instruction in this regard is obtained or on the basis of actual cost of maintenance. The charges thus raised would be binding on the lessee.

5. If and when any part of the rent and / or development cost maintenance charge, decretal amount etc. falls in arrears, the same may be recovered from the lessee as an arrear of land revenue under the provision of Public Demand Recovery Act, 1962 or such other Act as may be in force for recovery of public demands. The lessor also reserves its right to forfeit the lease of allotment of the land, to enter upon the same and to realize the said amount by sale of the structure and from other properties (movable and immovable) belonging to the Lessee.

6. **The lessor and lessee hereby covenants and agrees as follows:-**

- a. That the lessee will not assign, mortgage, under let or part with the possession over the land or any right or interest therein or in respect thereto without the previous consent of and also without due approval of the lessor or his nominee, provided that in case of registered small Scale Industries no separate permission will be required to be obtained by the lessee mortgaging it with any financial institution for raising loans for the purpose of the industry for which the land was allotted. In all cases, dues of the Bihar Industrial Area Development Authority shall hold the first charge on the properties mortgaged PARRI PASSU with the charge of the Financial Institution. Further the properties offered as security against the loan of the Financial Institution should be adequate to cover the full dues of the Bihar Industrial Area Development Authority as well as the loan given by the Financing Institution.
- b. No change in the lease, proprietorship or partnership if it is Private Limited or Unlimited Company or a registered or unregistered firm shall be recognized without the previous written consent of the lessor or his nominee.


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

FOR M/S MAHESHWARI CHEMICALS

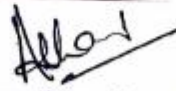
MANAGING PARTNER

c. If the lessee assigns its lease hold interest with the written consent of the lessor in the land described in Part - 1 of the Schedule hereunder written the assignee shall duly get his or their names registered with the lessor or his nominee within four calendar months after obtaining possession of the holding and will possess and use the land and will be bound by the terms, covenants and conditions herein contained.

d. That if subsequently any or entire part of the said land is required by the State Government or the Bihar Industrial Area Development Authority for a public purpose (of which matter the State Government or the Bihar Industrial Area Development Authority shall be the sole judge) the lessee shall, on being asked by the State Government or the Bihar Industrial Area Development Authority transfer to them such part or parts of the said land as the Bihar Industrial Area Development Authority shall specify as necessary for the purpose. The Bihar Industrial Area Development Authority shall pay back to the lessee a sum proportionate or equal, as the case may be to the cost of land and its development cost, if any earlier realized from him together with compensation for the building and other structure erected with approval in writing of the lessor or its nominee on such part or parts of the land at a valuation to be determined by the Engineer/Valuer authorized by the Lessor in this behalf and the decision of the Lessor shall not be questioned by any authority.

Provided that for the purpose of this Sub-clause the State Government or the Bihar Industrial Area Development Authority would be entitled to resume only such part or parts of the land leased out to the lessee which actually is not used by the lessee for the purpose for which the land is allotted to him.

e. If at any time the said land or any part or parts thereof shall no longer be required by the lessee for the purpose for which it is leased out him the lessee shall surrender the same to the Bihar Industrial Area Development Authority or with the prior approval of Bihar Industrial Area Development Authority the lessee may transfer the lease hold right to any other party. In Case of surrender of the land to government or Authority, the lessee may get refund of the cost of the land for the period the lessee availed the lease and remained in actual possession on the leasehold. But in case of forfeiture, the lessee shall not be entitled to any refund.

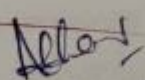

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

POB M/S MAHESHWARI CHEMICALS

MANAGING PARTNER

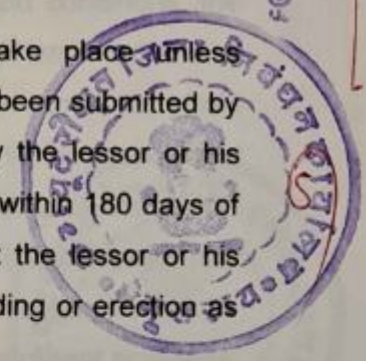
It is also clarified that such sale be allowed only for industrial purpose and in case purchaser wishes to utilize the land for any industry other than the purpose for which the land was allotted to him or changes the name and style of the unit, the lessor shall charge the rates as per norms of BIADA prevailing at the time before allowing such sale and making a fresh lease deed.

- f. If the Bihar Industrial Area Development Authority accepts the offer made under foregoing clause, the lessee shall be entitled within two months from the date such acceptance is communicated to him and to remove all building or structure erected on the said land or part thereof, unless the Bihar Industrial Area Development Authority also consents to keep the standing building or structure on the leasehold then the lessee shall be entitled to compensation in accordance with the valuation as indicated at 6 (d) above.
- g. That the lessee will not make any excavation upon any part of the said land hereby demised nor remove any stones, sand, gravel, clay or earth there from except for the purpose of digging foundation of building as per terms of the lease.
- h. That if the Lessees wishes to construct a road or drainage to connect his main factory with the main road, the lessee can do so in accordance with specification and details prescribed by the lessor or his nominee.
- i. That no building or any construction shall take place unless specification plan for elevation and details thereof have been submitted by the lessee in triplicate which is approved in writing by the lessor or his nominee. If the same is not accorded or is not available within 180 days of the submission of the plan, it would be presumed that the lessor or his nominee has no objection to the commencement of building or erection as the case may be.
- j. That in case approval is not accorded by the lessor within 180 days the lessee will proceed with the construction work in accordance with the norms of the BIADA observing the Rules and Regulation of Municipal Act, 1922 in this regard.
- k. That the lessee shall submit the plan for building or erection within two months of the delivery of possession of the land to the lessor. Provided


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

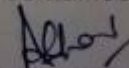
G. Singh
10/12/11

FOR M/S MAHESHWARI CHEMICALS
MANAGING PARTNER



that the lessor may extend the period for submission of the plan of building or erection on the individual merits of the case.

- l. That the lessee shall correctly keep demarcated the boundaries of the said lands and point them out.
- m. That the lessee shall not except with the written consent of the lessor or his nominee use the land for any purpose other than those for which the land is allotted to him for establishing the industry.
- n. That the lessee shall use the land for the specified purpose and follow the schedule of activities and time frame given in the Allotment Letter, failing which the lease may be terminated and the lessee be evicted from the land without notice. In case extension is required it can be granted under the discretion of the lessor.
- o. That the lessee shall provide reasonable facilities for the training of the local people in his factory.
- p. Other things being equal the lessee shall give preference to the local people in employment in his industrial undertakings.
- q. That when the Lessee who is running his industry fails in submitting his annual return to the lessor or closes his industry without permission of the lessor on account of any dispute or otherwise for a period of six months even after being in production in that case the lessor will have the full right to terminate the lease as per norms of BIADA.
7. In case of breach by the lessee of any of the terms and conditions, the lessor shall have the right to terminate this lease and forfeit the consideration money, resume, take possession and enter upon the whole of the said land without payment of any compensation to the lessee and upon such reentry, the interest of the lessee in said land shall cease and terminate. Provided that lessee shall be given by the lessor reasonable opportunity to show cause and to rectify the omissions or defects if any.
8. In the event of retaking the possession by the State Government or BIADA, the lessee shall be entitled to remove within one month from date of such retaking of possession all buildings, structures, installations, machinery and other assets from the said land, failing which the State Government/BIADA shall be competent to remove/auction the aforementioned items and keep the proceeds.
9. Should any dispute or difference arise concerning the meaning of interpretation of any clause or provisions contained in this lease the same


Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga

FOR M/S MAHESHWARI CHEMICALS

MANAGING PARTNER

shall be referred to the Bihar Industrial Area Development Authority in the appropriate department and the decision of the Managing Director of Bihar Industrial Area Development Authority on such disputes or differences shall be final, conclusive and binding on the parties thereto.

10. That lessee shall be bound by such decisions of the Government and the Authority with regard to the change in Rules/ Regulations and norms if any as may be made from time to time.
11. It is declared that lessor shall have the fullest liberty to postpone for any time and from time to time any action open to him under any of the powers exercisable by him against the lessee and to either enforce or forfeit any of the conditions and covenants contained in those presents. The cost and expense incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the lessee.
12. The lessee also agrees to abide by all the terms and conditions set out in the Allotment Letter and violation of any of those will be deemed as valid ground for cancellation.

Delon
Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga



Ginwah
18/2/11

FOR M/S MAHESHWARI CHEMICALS

MANAGING PARTNER

IN WITNESS THEREOF THE COMMON SEAL OF M/s
.....Through.....

hereinto been affixed and those present signed.

For and behalf of the



WITNESS

1. Prasen Kumar Saha, S/o - Anil Kumar Saha
Vill- Baghi, P.O - Sukleshganj, Dist - Begusarai.
2. Braj Kishore Prasad S/o Late
Harishankar Prasad AT Talarati
Begusarai.

FOR M/S MAHESHWARI CHEMICALS

MANAGING PARTNER

In witness whereof the hand of Executive Director,....., the Bihar Industrial Area Development Authority for and on behalf of the Bihar Industrial Area Development Authority has been affixed on the date and year above written.

For and on behalf of

०८. ३४.३. २०१८

२१.०४.२०१८

११.०५.२०१८, ०१.०६.२०१८, ०७.०७.२०१८

११.०८.२०१८ - ०१.०९.२०१८

११/०८/२०१८

Executive Director
Bihar Industrial Area Development Authority
Regional Office, Darbhanga
(Executive Director)

Bihar Industrial Area Development
Authority

WITNESS

1. Pankaj Kumar
DO, BIDA
2. Ravi Ranjan Prasad
AD, BIDA

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

Endorsement of Certificate of Admissibility
 Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under
 Act, 1889, Schedule I-A No. 35. Also admissible under section 26(a) of the B. T. Act.
 आउटप्लान नं० मैजा 39 P मिर्को जमीरा 551 36 खेरा नं० रक्वा 6 P

Stamp duty paid under Indian Stamp Act Rs. 50 34500 P paid by N.J. Stamp Paper - Rs. 0
 Add. Stamp duty paid under Municipal Act Rs. 50
 Registration Fee LLR + Process Fee Service Charge
 17200 C 0 H1b 0 Ka1 0 Lii 0 LLR 500
 A8 0 D 0 H2 0 K1b 0 Liii 0 Proc Fee 50 350
 A9 0 DD 0 I 150 K1c 0 Mb 0 Na 0
 A10 0 E 0 J1 0 K 0
 B 0 989 0 J2 0 L 0
 Total amount paid (Reg. fee+LLR+Proc+Service Charge) in Rs. 17545
 18445
 Date : 18/02/2011
 Registering Officer Begusarai

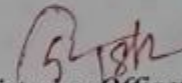
Endorsement under section 52
 Presented for registration at Registration Office, Begusarai on Friday, 18th February 2011 by Girish
 Raj Thakur (A.I) s/o by profession Agriculture Status - Lessor
 नं० 536 मैजा मिर्को जमीरा नं० 551
 18/02/2011
 Signature / L.T.I. of Presentant Date : 18/02/2011
 Endorsement under section 58
 18/02/2011

Endorsement of Certificate of Registration under section 60
 Registered in Book 1 of DSRO/ SRO Begusarai having 14 pages, in the volume CD-3 and document no. of
 which is printed on the First Page of the document.
 Date : 18/02/2011
 Token No. 1414 Year - 2011 Sl.No. 1383 SCORE Ver. 2.0
 Deed No. 1353
 Registering Officer Begusarai
 Registering Officer Begusarai
 Registering Officer Begusarai
 Registering Officer Begusarai

Endorsement of Certificate of Admissibility

Admissible under Rule 5 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I-A, No. 35. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act		Rs.	34560	Amt. paid by N.J. Stamp Paper -		Rs. 0
Addl. Stamp duty paid under Municipal Act		Rs.		Amt. paid through Bank Challan -		Rs. 53005
Registration Fee				LLR + Process Fee		Service Charge
A1	17280 C	0 H1b	0 Ka1	0 Lii	0 LLR	500
A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	50
A9	0 DD	0 I	150 K1c	0 Mb	25	Total- 550
A10	0 E	0 J1	0 K2	0 Na	90	
B	0 H1a	0 J2	0 Li	0		
Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs.			TOTAL-	17545		
Date : 18/02/2011				18445		


Registering Officer
Begusarai

[Signature]
Registering Officer
Begusarai

Endorsement under section 52

Presented for registration at Registration Office, Begusarai on Friday, 18th February 2011 by Girish Raj Thakur (A.I) s/o by profession Agriculture. Status - Lessor

[Signature]
Signature / L.T.I. of Presentant

Date : 18/02/2011

[Signature]
Girish
18/2/11

Endorsement under section 58



Execution is admitted by those executants and identified by the person (identified by Upendra Mahto age Sex M son/daughter of Ramaabtar Mahto resident of Sakinb-Parbada,Ps-Barauni,Distt-Begusarai.) whose names, photographs, fingerprints and signatures are affixed as such on back page / pages of the instrument.

[Signature]
Girish Raj Thakur (A.I) s/o by profession Agriculture. Status - Lessor

[Signature]
Registering Officer
Begusarai

Date :

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Begusarai having 14 pages, in the volume CD-3 and document no. of which is printed on the First Page of the document.

[Signature]
Registering Officer
Begusarai

Date : 18/02/2011

Deed No. 1353

Token No. 1414 Year - 2011 Sl.No. 1383

SCORE Ver. 2.0

NIC-Bihar