



बिहार औद्योगिक क्षेत्र विकास प्राधिकार

कलस्टर कार्यालय, पूर्णिया (औ० वि० के०, मरंगा)

प्रथम तल, उद्योग भवन, पूर्वी गाँधी मैदान, पटना-800004

Website-www.biadabihar.in, Email-dm.bhagalpur@bihar.gov.in, Phone: 0612-2302991/2302998/2302989(Fax)

आदेश

इकाई सर्वश्री विद्या बिहार एडुकेशनल ट्रस्ट को वर्ष 2006 से वर्ष 2010 तक कुल चार चरणों में औद्योगिक विकास केन्द्र, मरंगा में कुल 17.04 एकड़ भूमि अभियंत्रण महाविद्यालय/ डिप्लोमा अभियंत्रण के लिए आवंटित किया गया है।

इकाई सर्वश्री विद्या बिहार एडुकेशनल ट्रस्ट द्वारा दिनांक 22.10.2024 को आवंटन समर्पित करते हुए आवंटित भूमि पर शिक्षण संस्थान को विश्वविद्यालय के रूप में विस्तार करने की अनुमति देने का अनुरोध किया गया है। इकाई के अनुरोध पर शिक्षण संस्थान को विश्वविद्यालय के रूप में विस्तार की संश्लिष्ट अनुमति प्रदान की जाती है:-

11. इकाई द्वारा अतिरिक्त भूमि की मांग नहीं की जायेगी तथा इस संबंध में इकाई द्वारा पत्र भी समर्पित किया गया है।
12. इकाई द्वारा विश्वविद्यालय हेतु सभी मानकों का अछरशः अनुपाल किया जायेगा।
13. इकाई द्वारा सरकार द्वारा इस संबंध में लागू किये गए सभी नियम एवं शर्तों का अनुसरण किया जायेगा।
14. इकाई में हुए परिवर्तन के अनुसार सभी अनुज्ञप्ति निर्धारित समय अवधि के अन्दर प्राप्त कर लिया जायेगा।
15. भू-आवंटन की अन्य शर्तें पूर्ववत् रहेगी।

ह०/-

उप महाप्रबंधक (औ० वि०)

ज्ञापक- 94

दिनांक- 25/02/2025

प्रतिलिपि- सर्वश्री विद्या बिहार एडुकेशनल ट्रस्ट, औद्योगिक विकास केन्द्र, मरंगा, पूर्णिया को सूचनार्थ एवं आवश्यक कार्रवाई हेतु प्रेषित।

उप महाप्रबंधक (औ० वि०)

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बिहार BIHAR

निर्गत
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17 JUN 2007

A 753522

प्रतिष्ठित पर बिहार सरकार

जिला निबंधन कार्यालय, पूर्णिया सदर

श्री श्रीमती Anil Kumar Ratan

SADH AHPAL
TAMM VENDOR, PUNE
L No-233/98

00484 4000 Vidya Vihar Educational Trust + Ramesh
दस्तावेज 03/10/2007 को श्री श्रीमती Anil Kumar Ratan द्वारा यह दस्तावेज

निबंधन हेतु उपस्थापित किया गया। इसमें रु० 78000/- मुद्रांक रु० 49435/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन लेख्यकारियों ने मेरे सम्मुख इसका निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्त्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर हैं। इसे दस्तावेज सं० 10889 के रूप में पुस्तक सं० 1 की जिल्द सं० 112 के पृष्ठ सं० 370 से 386 तक CD 27 में आज निबंधित एवं कुल 17 पृष्ठों में संधारित किया गया।

LEASE DEED FOR LAND

This indenture made on this 1st day of October 2007 between the Bihar Industrial Area Development Authority (BIADA), Regional office, Bihar (Abdun Rashid Arwar) the LESSOR, which expression shall where the context so admits or implies includes his successors in office and permit assignees on the ONE PART and M/s Vidya Vihar Educational Trust represented by the Managing Trustee-cum-President Shri Ramesh Chandra Mishra, S/O Late Ravibanshi Narayan Mishra, carrying on business at the address M/s Brajesh Automobiles Pvt. Ltd, Navratan Hata, Purnea, (Bihar) and having its registered office at Navratan Hata, N.H.-31, Purnea, Bihar, hereinafter called the 'LESSEE' which expression shall where the context so admits or implies includes his successors, legal representatives and permitted assignees on the OTHER PART.

Date: 03/10/2007

For Vidya Vihar Educational Trust Executive Director
Ramesh Chandra Mishra President
1/10/2007
Bihar Industrial Area Development Authority
Regional Office

ial No : 11137

Deed No : 10889

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of Party

Name of Party

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Index

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Ramesh Chandra Mishra

Ramesh Chandra Mishra
3/10/2007



Signature of Party

ented by
esentative

Anil Kumar Ratan

Anil Kumar Ratan
3/10/07



Signature of Party

or

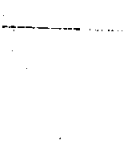
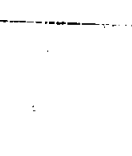
Executive Director

Signature of Party

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Bijayanand Roy

Bijayanand Roy



Signature of Party

श्री. Executive Director, BINA Regional Office, Baran,
को अधिनियम संख्या 16.1908 की धारा 88 के अन्तर्गत
अधीन इस कार्यालय में प्रत्यक्ष गवाही से छूट मिली
उनके द्वारा इस दस्तावेज का प्रमाणित करने के लिए
और हस्ताक्षर से सिद्ध है।

जिना अर मिश्र
पुनियां



बिहार BIHAR

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12 JUN 2007

अधिकृत पदाधिकारी

vidya vihar

A 753523

2-2-07
JAGDIPAL
JAGDIPAL, PURNE
N. No. 222/00

1252.

Executive Director
Bihar Industrial Area
Development Authority
Regional Office

Whereas the 'LESSEE' has applied for the 'SAID LAND' described and specified in Part-I of the schedule appended hereto belonging with all rights, assessments and appurtenances there to belonging except the reserving up to the 'LESSOR' all mines, minerals in and under the said 'SAID LAND' or any part thereof for establishing of a Technical Institution/Engineering College.

NOW THIS INDENTURE WITNESSETH

In consideration of the indenture executed by the 'LESSEE' and the payment to the 'LESSOR' by the 'LESSEE' of an amount of Rs.24,20,000/- (Rupees Twenty Four Lakhs Twenty Thousand) only, being the full payment calculated @ Rs.2,42,000/- (Rupees Two Lakhs Forty Two Thousand only) per acre at present being the ad-hoc price fixed before the execution of this present indenture and of the rent hereby reserved in the covenant and agreement on the part of the 'LESSEE' as fully mentioned

For Vidya Vihar Educational Trust

Ramesh Chandra Mishra
11/08/07 President



बिहार BIHAR

12 JUN 2007

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SABIR AHMAD
V.P. VERMA, PURNE
L No-233/86

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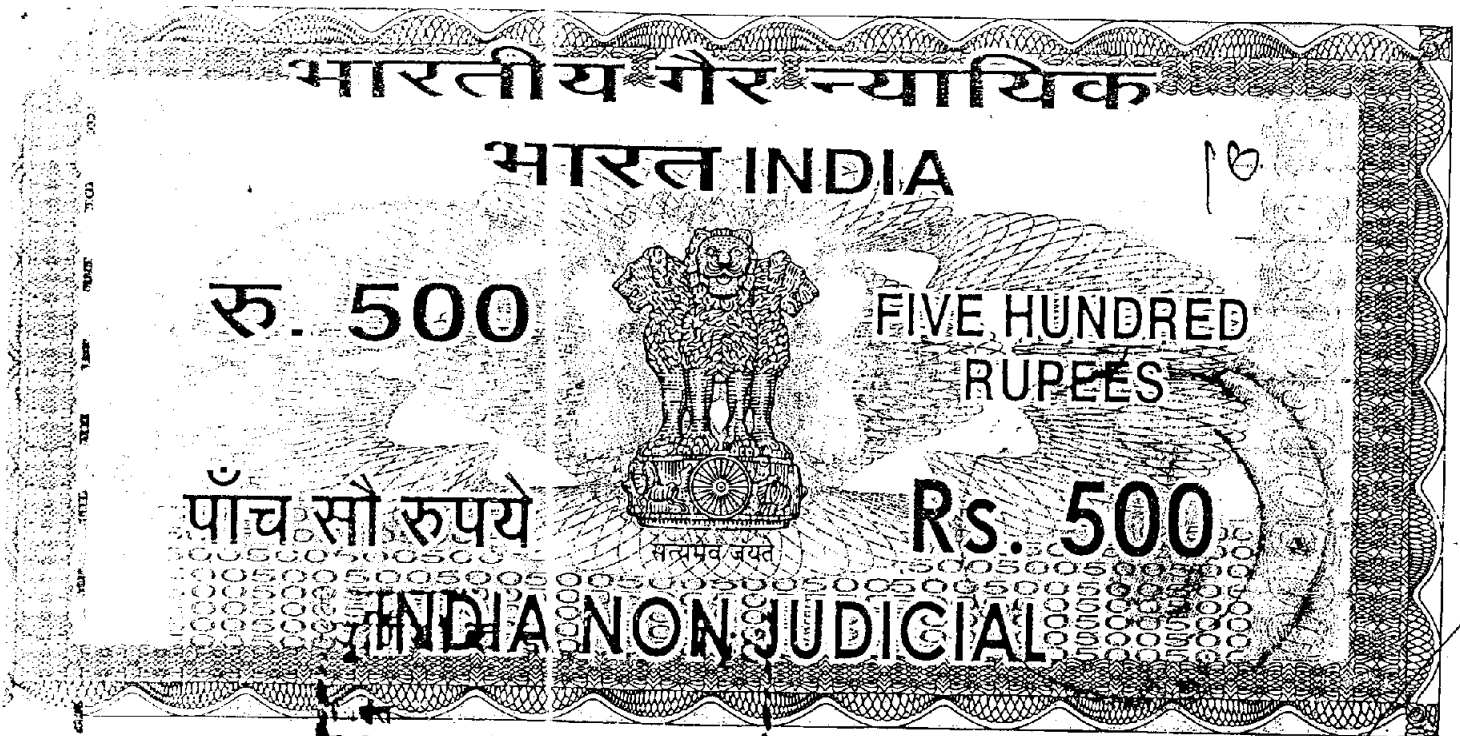
for lease

Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Patna

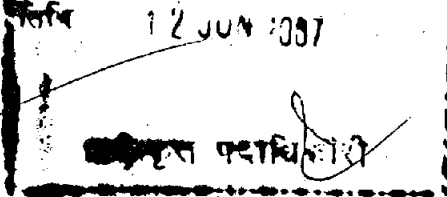
and described in Part-I of the schedule. This indenture is being executed in anticipation and consideration of all relevant orders, instructions, resolutions and guidelines issued by the Government of Bihar promulgated before/after the execution of the deed as on date such as the resolution no. 129 dated January 16, 2006 passed by the Department of Industries Govt of Bihar, subject to the concurrence of the Board of Directors of BIADA.

It may be noted that it has been agreed upon by the parties that in case the 'LESSOR' has to pay further amount in the matter of 'SAID LAND' acquisition under the orders of any court of law, in that case the LESSEE proportionately will have to pay the enhanced amount to the 'LESSOR'.

For Vidya Vikar Educational Trust
Ramesh Chandra Mishra
11/10/2007 President



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A 753525

2-2-87
TAMP VENDOR, PUNE/
L. No-233/86

for lease

SCHEDULE

(PART-I)

DETAILS OF THE 'SAID LAND' TO BE LEASED OUT HEREINAFTER REFERRED TO AS THE 'SAID 'SAID LAND''

Mouza	Thana Purnia No. 110,	khesra No.	Khata No.	Area	Boundary
Maranga	Pargana Haveli, District Purnia	3930 part		0.80	North
		3932 complete		1.21	Survey Khesra
		3933 complete		0.46	No. 3930 part
		3934 complete		0.35	&
		3935 part		0.60	60' wide Road
		3957 part		0.10	South
		3958 part		0.45	Survey Khesra
		3959 part		2.10	No. 3957
		3960 part		0.60	Part,
		3781 part		0.10	3958 part
		3782 part		1.24	3959 part,
		3783 part		0.60	3960 part,
		3784 part		0.04	3782 part,
		3792 part		0.20	3781 part,
		3795 complete		0.08	60' wide Road
					East - Survey
					Khesra No.
					3781 part,
					3783 part,
					3784 part,
					3792 part,

For Vidya Vihar Educational Trust

Ramchandra Mishra

11/01/87 President

Regional Director
Bihar Industrial Area
Development Authority
Regional Office
Patna



बिहार BIHAR

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अभिप्रेत राखि गयी

A 753526

3A 2-2-92
STAMPED & SIGNED
L No-213/96

for lease

3793 complete		0.48	West-Survey Khesra No 3930 part, 3935 part, 3957 part 60' wide Road
3794 complete		0.59	
Total:-		10.00 Acres	

PART II

(TERMS AND CONDITIONS OF LEASE)

1. That the lease-period of the 'SAID LAND' detailed in Part-I of the schedule is given for 90 (Ninety) years to the 'LESSEE' by the 'LESSOR' subject to renewal at the option of either party for such period as may be mutually agreed upon.
2. That the 'LESSEE' would pay to BIADA the proportionate cost of development which would include the cost of construction of roads for communication purpose, laying of sewerage and water pipes, construction of electric lines etc. and such other expenditure as may be decided to be part the development cost by the BIADA. The decision of the BIADA as to what would constitute to be

Deputy Director
Bihar Industrial Area
Development Authority
Regional Office
Patna

For Vidya Vihar Educational Trust
Ramesh Chandra Mishra
11/10/2007 President



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अधिकृत पदाधिकारी

A 753527

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STAMP VENDOR, BURNER
L. No-233/96

110 Vidya Vihar

for lease

the development cost would be final and the 'LESSEE' shall pay the difference.

Such cost would be subject to revision by BIADA and the revised cost would be applicable to the 'LESSEE' in case applying for land after such revision of cost.

2.(a) That it has been agreed upon by the parties that in case the 'LESSOR' has to pay further amount in the matter of the 'SAID LAND' on account of acquisition under the order of any court of law, in that case the 'LESSEE' will have to pay proportionately the enhanced amount to the 'LESSOR'.

2.(b) That in case the 'LESSEE' is registered as small scale industries he will have the option to pay the total cost of 'SAID LAND' or shed and development in (Nine) equal annual installment on which interest 5% per annum will be payable with a rebate of 2% of timely payment of the installment and 2% penal interest for failure to pay in time. The delivery of the 'SAID LAND' will be made to the 'LESSEE' on the payment of first installment after execution of the 'SAID LAND' under taking to pay the dues and set up the industry within a fixed period to be decided by the Executive Director, BIADA. (Not applicable)

For Vidya Vihar Educational Trust

Ram Chander Mulwa

Other Industrial Area

BIADA Direct



बिहार BIHAR

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A 753528

Signature
SABIR AHMAD
CH. MANGLA, GUERRE
L. No-233196

for lease

3. That in case the actual cost of development, if any, cannot be finally determined for any reason, at that time the 'LESSEE' shall pay tentative cost of development as may be fixed by BIADA and shall also execute an indenture in favour of the 'LESSOR' undertaking to pay on demand the balance of the cost of development of the 'SAID LAND' as and when finally determined by BIADA on the basis of actual cost of development along with such other cost, if any, that may be found to be payable by the 'LESSEE' in terms of the lease.
4. That the 'LESSEE' shall pay annually to BIADA or their nominee as rent the sum of Rs 2000/- (two thousand) only at the @ Rs 200/- (two hundred) only per acre per year in one installment on or before 31st March every year. The said rent is liable to be doubled after four years and thereafter revised every twenty years in accordance with provisions of law or any rule framed by the Government of Bihar or BIADA as may be enforced for the time being and in the absence of any such law or rules as may be fixed by the 'LESSOR'.

Signature
Bihar Industrial Area
Development Authority
Regional Office

For Vidya Vihar Educational Trust
Signature
Ramesh Chandra Mishra
1/10/2007 President



बिहार BIHAR

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M. D. V. Vihar

for loan

5. The 'LESSEE' shall also pay annually maintenance charge of Rs 5000/ (five thousand) only @ Rs500 / (five hundred) only per acre per year for the 'SAID LAND' for maintaining road etc. which will be doubled after four years and shall be revised after every twenty years.
6. If and whenever any part of the rent or development cost hereby reserved shall be in arrears, the same may be recovered from the 'LESSEE' as arrears of revenue of the 'SAID LAND' under the provision of the Bihar Public Demands Recovery Act.
7. The 'LESSOR' and the 'LESSEE' hereby consent and agree as follows

- 1) That the 'LESSEE' will not assign mortgage, under-let or part with the possession over the 'SAID LAND' or right or interest therein without the previous consent of the 'LESSOR' or his nominee provided that in case of technical institution/engineering college no separate permission will be required to be obtained by the 'LESSEE' for mortgaging it with any financial institution for raising loan for the

or Vidya Vihar Educational Trust

Ramchandra Prasad
11/10/2007 President

for Industrial &
development of
the region

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purpose of industry for which the 'SAID LAND' was allotted and in that case the dues of the BIADA shall also be the first charge on the properties of mortgage. The properties offered as security against the loan of the financing institution should be adequate to cover the full dues of BIADA as well the loans given by the financing institution. In that case, also the Bihar Industrial Area Development Authority will remain "Pari Passu" interest with the institution.

- ii.) No charge in the lease, proprietorship or partnership - if it is Private Limited or unlimited company or a registered or unregistered, society, trust or firm shall be recognized without the previous written consent of the 'LESSOR' or his nominee.
- iii.) If the 'LESSEE' assigns its lease hold interest of the 'SAID LAND' described in Part-I of the schedule herein above with the written consent of the 'LESSOR', the assignee shall duly get his or their name or names registered with the 'LESSOR' or his nominee within four calendar months after obtaining possession of the holding and will possess and use the 'SAID LAND' and be bound by all terms, covenants and conditions herein contained.
- iv.) That if subsequently any part or parts of the 'SAID LAND' required by the State Government or BIADA for public purpose (of which matter the State Government or BIADA shall be the sole judge) the 'LESSEE' shall on being asked by the State Government or BIADA to transfer to them such part or parts of the said land as the State Government or BIADA shall specify to be necessary for the purpose aforesaid and in consideration of such transfer the State Government or BIADA shall pay back to the 'LESSEE' a sum proportionate or equal as the case may be the cost of the 'SAID LAND' and its development charges, if any, earlier realized from him together with compensation for the building and the other structure erected with approval in writing of the 'LESSOR' or his nominee on such part or parts of the 'SAID LAND' at valuation to be determined by the State Government or BIADA on a report from civil engineer authorized by them in this behalf and the decision of the State Government or

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Executive Director
Bihar Industrial Area
Development Authority
Regional Office

For Vidya Vihar Educational Trust

Ramkrishna Chandra Mishra
11/10/2007 President

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BIADA shall not be questioned by any authority provided that for the purpose of this sub-clause the State Government or BIADA would be entitled to resume only such part or parts of the 'SAID LAND' leased out to the 'LESSEE' as not actually being used for the purpose allotted and not essentially required for any other purpose not connected with the industry.

- v.) If at any time the said 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 to him, the 'LESSEE' shall while selling or assigning the said 'SAID LAND' or such part or parts thereof as aforesaid, first make an offer of the same to BIADA at the price proportionate or equal as the case may be to the cost of 'SAID LAND' and its development charges realized earlier from him and he shall not make any sale or assignment thereof to any other party unless such offer shall have been declined by BIADA.

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When such offer has been made by the 'LESSEE', BIADA may accept it in respect of such part or parts of the 'SAID LAND' so offered as it may deem fit and decline it in respect of the remainder.

When the first offer of selling or assigning the said 'SAID LAND' or such part or parts thereof as aforesaid has been declined by BIADA, the 'LESSEE' while selling or assigning the said 'SAID LAND' or such part or parts thereof as aforesaid to any other party shall so do with the prior approval of BIADA.

- vi) If BIADA accepts the offer made under the foregoing clause the 'LESSEE' shall be entitled within six months from the date on which acceptance is communicated to him to remove all building or structure erected on the said 'SAID LAND' or part thereof unless BIADA also agrees to accept the standing building and structure on which case the 'LESSEE' shall be entitled to compensation for them in accordance with the valuation as indicated in clause (iv) above.

- vii) That the 'LESSEE' will not make any excavation upon any part of the 'SAID LAND' hereby defined nor remove any stone, sand, gravel, clay or earth thereon except for the purpose of digging

Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur Patna

For Vidyapeeth Educational Trust

Ramesh Chandra Mishra
11/10/2007 President

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foundation of building for executing any work pursuant to the terms of this lease.

- viii) That the 'LESSEE' shall at his own cost construct and maintain an access road leading from the State Road to the 'SAID LAND' in strict accordance with specifications and details prescribed by the 'LESSOR' or his nominee.
- ix) That no building or erection hereafter shall be constructed unless and until specifications, plan elevations, sections and details thereof are submitted by the 'LESSEE' in triplicate for scrutiny of and be approved in writing by the 'LESSOR' or his nominee or by the Chief Factory Inspector Patna.

Provided that if decision of the 'LESSOR' or his nominee is not available within 45 days of the submission of plan etc. it would be presumed that the 'LESSOR' or his nominee has no objection to the commencement of the building or erection as the case may be.

- 3/10 x) That both in completion of any such building or erection and all time during the continuance of this device, the 'LESSEE' shall observe and conform to the building regulations and all bye laws, rules and regulations of the municipality in existence or to be framed by the Department of Industries, Govt. of Bihar or BIADA or any authority authorized by the Department of Industries to frame such rules or having authority in this behalf, any other statutory rules or regulations as may be enforced for the time being relating in any way to the defined premises and any building thereon.

- xi) The 'LESSEE' shall submit the plan for building erection within two months of the delivery of possession of the 'SAID LAND' to the 'LESSEE' by the 'LESSOR'.

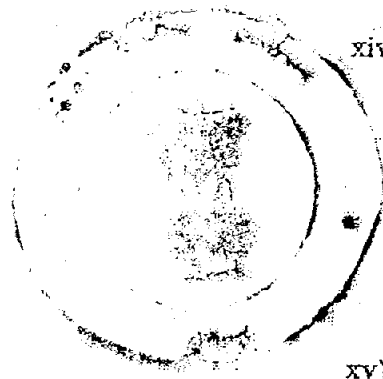
Provided, that the 'LESSOR' may extend the period for submission of the plan for building or erection on the individual merit of the case.

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- xii) That the 'LESSEE' shall correctly mark and keep demarcated the boundaries of the said 'SAID LAND' and point them out to the Inspecting Officer of the Government or BIADA

[Signature]
Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur Patna

For Vidya Vihar Educational Trust
Ramesh Chandra Mukherjee
11/10/2007 President

xiii) That the 'LESSEE' shall not except with the written consent of the 'LESSOR' or his nominee use the 'SAID LAND' for any purpose other than those specified above, subject to such restrictions and conditions as may be enjoined by different laws which are or may be in-force.



xiv) That the 'LESSEE' shall use the 'SAID LAND' for the specified purpose within a period of six months from the date of the lease falling which the lease may be terminated and the 'LESSEE' evicted from the 'SAID LAND' without notice. In case an extension is required, it can be granted within the discretion of 'LESSOR'.

xv) That the 'LESSEE' shall provide reasonable facilities for training of the local people in his factory.

xvi) Other things being equal the 'LESSEE' shall give preference to the local people in employment in his industrial undertaking.

xvii) That the 'LESSEE' shall pay water rent, municipal taxes and such other taxes which may be levied and the decision of BIADA shall be final.

xviii) That the 'LESSEE' shall arrange for control of pollution /effluent disposal etc. at their own cost & level.

xix) The 'LESSEE' shall have to strictly abide by the of rest terms and conditions contained in the indenture already executed with the 'LESSOR'.

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

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8. In case of breach by the 'LESSEE' of any of the terms and condition, the 'LESSOR' shall have the right to resume and enter upon the whole of the 'SAID LAND' without payment of any compensation to the 'LESSEE' and upon such re-entry the interest of the 'LESSEE' in the said 'SAID LAND' shall cease and terminate.

Provided that the 'LESSEE' shall be given by the LESSOR reasonable opportunity of show cause and rectify the omission or defect, if any.

9. In the event of re-entry by the State Government the 'LESSEE' shall be entitled to remove within six months from the date of such re-entry all building structure, installation machinery and other assets from the said 'SAID LAND'.

For Vidy Vihar Educational Trust
Ramesh Chandra Mishra
17/11/2017 President

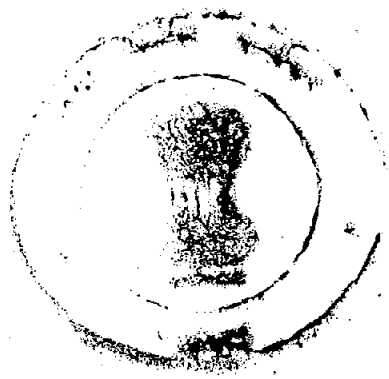
MEMBER DIRECTOR
Bihar Industrial Area
Development Authority
Patna

11/10/10

For Vidya Vihar Educational Trust
Ramesh Chandra Mishra
11/10/10 President

8/10

10. Should any dispute or difference arise concerning the meaning or interpretation of any clause or provision contained in this lease the same shall be referred to BIADA in the appropriate department and the decision of the BIADA on such disputes or difference shall be final, conclusive and binding on the parties hereto.
11. That the 'LESSEE' paying the rent and other charges and observing several covenants and conditions in these presents shall hold and enjoy the 'SAID LAND' up to the terms of the lease without interruption by the 'LESSOR' or by any person lawfully claiming under him.
12. That the 'LESSOR' and the 'LESSEE' shall have their rights subject to the liability of the 'LESSOR' and 'LESSEE' respectively in accordance with section 108 of the Transfer of Property Act, 1982 except clauses (1) & (2) thereof and it is declared that the '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 power exercisable, by him against the 'LESSEE' and to either enforce or forbear any of the conditions and covenants contained. The cost and expenses incidental to the preparation, execution and registration of this lease deed shall be borne and paid by the 'LESSEE'.
13. The 'LESSEE' shall be liable to pay all municipal property, services tax, holding taxes and any other duties levies taxes that have been enforced from time to time or may be levied in future from the date of allotment orders of the 'SAID LAND' including drainage therein shall be the responsibility of the 'LESSEE'.
14. The 'LESSOR' reserves itself the right to resume 'SAID LAND' without compensation in case the 'LESSEE' does not undertake manufacturing work or his find utilizing it otherwise that for manufacturing the item approved by the Director of Industries. (Not applicable)



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In witness thereof the common seals of Vidya Vihar Educational Trust herewith been affixed and those present.

For Vidya Vihar Educational Trust

Ramuh Chandu Mulu
Signed President 1/10/07

Witness for and on behalf signed of Vidya Vihar Educational Trust

1. Yashodhar Mishra, M/s Rashmi Industries,
Growls Centre Moranga,
Purnea.

2. सतीश कुमार राय
नौरतन हाता वीरपा

In witness thereof the hand of Shri Narayan Sahu, Executive Director, BIADA, Regional Office, Baran, Bhagalpur for and on behalf of BIADA has been affixed on the date and the year first above written.

8/10

11/10/07

Executive Director

Bihar Industrial Area Development Authority
Development Authority
Regional Office, Baran, Bhagalpur
Regional Office
(Bhagalpur, Patna)

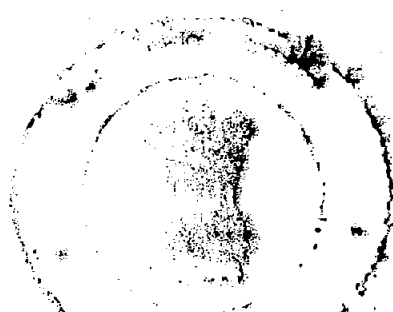
And on behalf of the Bihar Industrial Area Development Authority.

Certified that the Original and Duplicate copy of the leased deed are exact true and reproduction of each other.

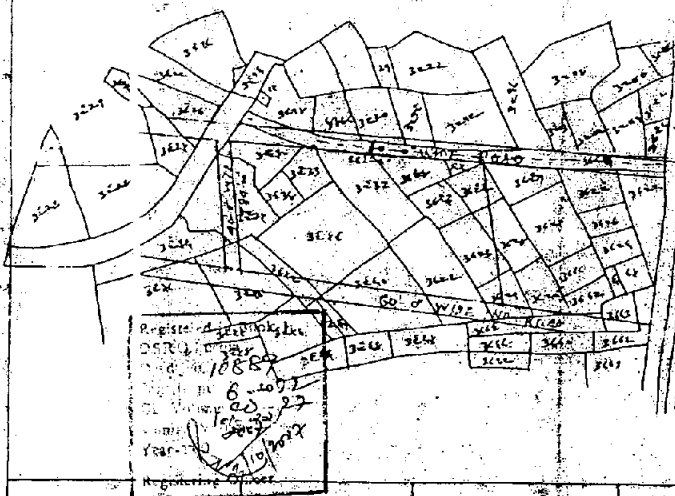
11/10/07

Executive Director

Bihar Industrial Area Development Authority
Development Authority
Regional Office, Baran, Bhagalpur
Regional Office
(Bhagalpur, Patna)



INDUSTRIAL REGIONS		MAUZA	THANA H.	PARGANA	DISTRICT	SURVEYDATE	AREA	SURVEYDATE	AREA
B.C. S.C. 10 11.	MARANGA	110.	HAWELY	PURNA	3-24-54	0-24	3-24-54	0-24	
					3-24-54	1-24	3-24-54	1-24	
					3-24-54	0-24	3-24-54	0-24	
					3-24-54	0-24	3-24-54	0-24	



SURVEY POINT	AREA	SURVEY POINT	AREA
3624 (W)	0 - 0.1	3627 (W)	0 -
3622 (S)	1 - 2.1	3622 (S)	1 - 2.1
3623 -	0 - 0.6	3623 -	0 - 0.6
3625 -	0 - 3.8	3624 -	0 -
3626 (W)	0 - 8.0	3622 -	0 -
3625 -	0 - 10.0	3626 (W)	0 -
3626 -	0 - 1.2	3623 -	0 - 0.6
3626 -	2 - 2.0	3626 -	0 -
3626 -	0 - 8.0	3626 -	10 - 0.0

BOUNDARY

NORTH-SURVEY. PLOT No 3938 (P.M.G.O.W)

SOUTH - S/PLATH - 3957(1)3958(1)3959(1)3960

EAST: - S/PLT H: 3781 (P) 3783 (P) 3784 (P) 3771

WEST - S/PLANT 39342/39350/39350/144

<i>R. Lakshmi Chandra</i> <i>10/11/77</i> <u>1/4 VIGNAN BHARATI EDUCATIONAL TRUST (P. VENKAT)</u>	<i>[Signature]</i> <i>10/11/77</i> <u>DIVAN</u> <u>B. V. A. P. A.</u> <u>BANGALORE CITY</u>	<i>[Signature]</i> <i>10/11/77</i> <u>AREA INCHARGE</u> <u>GROWTH CENTRE HANUR</u> <u>DURAND</u>	<i>[Signature]</i> <i>10/11/77</i> <u>DEVELOPMENT OFFICER</u> <u>B. V. A. P. A.</u> <u>DARBHANGA</u>	<i>[Signature]</i> <i>10/11/77</i> <u>EXECUTIVE DIRECTOR</u> <u>B. V. A. P. A.</u> <u>DARBHANGA</u>
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Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 35. Also admissible under section 26(a) of the B. T. Act

Stamp duty paid under Indian Stamp Act Rs. 78000
Addl. Stamp duty paid under RDA/Municipal Act Rs.
(Paid Rs. 4000/- by N.J. Stamp Paper and Rs. 123435/- through Bank Challan.)

D A1	49068	C	0 H1b	0 K1a	0 L1	0 LLR	0
A2	0	D	0 H2	0 K1b	0 L1	0 Proc. Fee	0
A9	0	DD	0 I	0 K1c	0 M1	0	0
A10	0	E	0 J1	0 K2	0 Na	27	Total Fee
B	0	H1a	0 J2	0 L1	0 Scan	340	49435

Date : _____ Registering Officer
3/10

Endorsement under section 52

Presented for registration at 03:37 PM on the day Wednesday, 03rd October 2007 at the
Purnea Sadar D. R./S. R. Office by: Ajit Kumar Ratan
(Representative of Lessor) Sri Brahmdas Pd. Yadav
by profession Others.

Signature of Presentant _____ Registering Officer
8/10

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Brij and Roy age 41 Sex M son/daughter of Ganganand Roy resident of sahevan hata, khat, purnea.

Date: _____ Registering Officer
3/10

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/SRO Purnea Sadar having 17 pages, in the volume CD-27 and document no. of which is printed on the First Page of the document.

Date: _____ Registering Officer
8/10

Token No. 11204

SCORE Ver. 2.0 (Mibayak)

NIC BRSC, Patna, Biha

Inspector Assst.

M/5968

5841 (1)

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बिहार सरकार

जिला निबंधन कार्यालय, पूर्णियाँ सदर

दिनांक 12/05/2009 को श्री/श्रीमती Rahul Kumar (Dev Officer)

निबंधन हेतु उपस्थापित किया गया। इसमें रु० 0/- मुद्रांक शुल्क एवं रु० 424/- निबंधन तथा अन्य शुल्क का भुगतान किया गया। दस्तावेज ग्राह्य पाया गया। जिन दस्तावेजों में भू-संपादन निष्पादन स्वीकार किया उनके तथा उनके पहचानकर्ता के नाम, फोटो, अंगुलियों के निशान एवं हस्ताक्षर पीछे अंकित हैं। इसे दस्तावेज सं० 5841 के रूप में पुस्तक सं० 1 की पृष्ठ सं० 64 पर 12/5/09 में 499 से 491 तक CD 16 में आज निबंधित एवं कल 13/5/09 में मुद्रांकित किया गया।

Date : 12/05/2009

LEASE - DEED

This INDENTURE made this day of the 12/5/2009 between **Executive Director**, Bihar Industrial Area Development Authority, Patna (hereinafter called "Lessor" which expression shall where the context so admits or implies include his successors in office and permitted assigns) of the ONE PART **M/s Vidya Vihar Educational Trust** Through **the Managing Trustee - cum - President Sri Ramesh chandra Mishra, S/o late. Ravibansh Narayan Mishra At - M/s Brajesh Automobiles (P) Ltd., Navratan Hata, N.H - 31, Purnea - 854301** (hereinafter called the "Lessee" which expression shall where the context so admits or implies include his 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 Vidya Vihar Educational Trust** except and reserving unto the lessor all mines, minerals in and under the said land or any part thereto for establishing a **Technical Institution/Engineering college**.

Brayana Lal
Executive Director
Bihar Industrial Area
Development Authority
Regional Office
(Bhagalpur Patna)

For Vidya Vihar Educational Trust
Ramesh chandra Mishra
Managing Trustee-cum-President
29/4/2009

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Serial No : 5968
Token No : 5995
Type & Status
of Party

Deed No : 5841
of 2009
Name of Party

Photo Thumb Index Middle Ring Little

Lessee

Ramesh Chandra
Mishra(V.V.Ed T



Ramesh Chandra Mishra
12/5/09
Signature of Party

Presented by
Representative

Rahul Kumar(Dev Officer)



Rahul Kumar
29/4/09
Signature of Party

Lessor

Executive
Director(B.I.A.D.A.)

Signature of Party

Ajay Kumar Jha

Identifier

Ajay Kumar Jha
12.05.2009



Signature of Party

[Handwritten Signature]

12-5-09

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NOW THIS INDENTURE WITNESSETH

In consideration of the bond executed by the lessee and the payment to the Lessor by the Lessee of an amount of **Rs. 13,68,500.00 (Thirteen lac sixty eight thousand fove hundred only)** being the full amount calculated on adhoc basis @ **Rs. 3,38,100.00 (Three lac Thirty eight thousand one hundred only)** per acre Including proportionate development cost of area on or before the execution of these present and of the rent hereto reserve and of the area on or before the execution of these presents 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 both hereby demise unto the lessee all that piece of land mentioned and described in Part-I of the schedule. This indenture is being executed in anticipation and consideration of all relevant orders, instructions, resolutions and guidelines issued by the Government of Bihar promulgated before/after the execution of the deed as on date such as the resolution no. 129 dated January 16, 2006 passed by the department of industries Govt. of Bihar, subject to the concurrence of the Board of Directors of BIADA.

It may be noted that it has been agreed upon by the parties that in case the "lessor: has to pay further amount in the matter of "SAID LAND" acquisition under the orders of any court of law, in that case the lessee proportionate will have to pay the enhanced amount to the "Lessor"

SCHEDULE

Part-I

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

12/2

Industrial Area	Industrial Plot	Survey Plot no.	Khata	Area	Mauza	Thana No	Dist.
Industrial Growth centre Maranga, Purnea	12, 13, 14 & 15			185130 sft.	Maranga	Purnea 110	Purnea

BOUNDARY

NORTH: **60" wide Industrial Road.**

SOUTH: **60" wide Industrial Road.**

EAST: **M/s Vidya Vihar Educational Trust**

WEST: **Industrial Boundry Line.**

Possession taken over the plot on **24.01.08**

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

Bhagendra Lal
Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur Pat-

29/4/2009

For Vidya Vihar Educational Trust
Ramesh Chandra Mishra
Managing Trustee-Genl.-President
29/4/2009

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PART-II

TERMS AND CONDITIONS OF THE LEASE:-

1. That the lease of land detailed in Part-I of the scheduled is given for **90** years to the Lessee by the Lessor subject to renewal at the option of either part of for such period as may be mutually agreed upon.
2. 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.

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 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 the same 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 allotments 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 should pay to the Lessor or his nominee all such Legal expenses as incurred before or after the signing of the lease deed.

Ragendra Lal
Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur, Patna
29/4/2009

For Vidya Vihar Educational Trust
Ramchandra Mishra
Managing Trustee-cum-President
29/4/2009

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(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 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 there of 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 there of 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.

- 12/2
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4. That the lessee shall pay, **Rs. 4250.00 (Four thousand two hundred fifty)** 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

Bhagendra Lal
Executive Director 29/4/2009
Bihar Industrial Area
Development Authority
Regional Office

For Vidya Vihar Educational Trust
Ramesh Chandra Mishra 29/4/2009
Managing Trustee-cum-President

and thereafter may be revised after every twenty years in accordance with the provisions of law and rules framed by 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 there to, 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 Rs. NILL .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.

- 12/2 ✓
- 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. 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.

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Blagendra Lal
Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur Patna

29/4/2009

For Vidya Vihar Educational Trust
Ramesh Chandra Mishra
Trustee-cum-President
29/4/2009

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 Technical Institution/Engineering College 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 Technical Institution/Engineering college 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 charge 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 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

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For Vidya Vihar Educational Trust
Managing Trustee-cum-President
Ramchandra Mishra - 29/4/2009
Bhagendra Lal
29/4/2009
Bihar Industrial Area
Development Authority
Regional Office

For Vidya Vih. Trust
Managing Trustee-cum-President

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 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 (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.

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Ragendra Lal
Executive Director
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur

12/10/09
For Vidya Vihar Educational Trust
Ramesh Chandra Mishra
Managing Trustee-cum-President
29/4/2009

- 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 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 in this regard.
- k. The lessee shall submit the plan for building or erection within two months of the delivery of possession of the land to the lessee by the lessor. Provided that the lessor may extend the period for submission of the plan for 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 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 BIADA, or closes his industry without the permission of the lessor on account of any dispute or otherwise for a period of six months even after being in production

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Agenda Lal
29/4/2009
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur Patna

12/4

For Vidya Vikas Educational Trust
Ramchandra Mishra
29/4/2009
Managing Trustee - Culture Bhagalpur

in that case the lessor will have the full right to terminate the lease as per norms of BIADA.

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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 said land without payment of any compensation to the lessee and upon such reentry, the interest of the lessee in said 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 months from date of such retaking of possession all buildings, structures, installations, machinery and other assets from the said land, failing which the State Government/BIAIDA 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 Area Industrial 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 Rule/ Regulations and norms if any as may be taken 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.

Pragendra Lal
Executive Director 29/4/2009
Bihar Industrial Area
Development Authority
Regional Office
Bhagalpur Patna

For Vidya Vihar Educational Trust
Ramesh Chandra Mishra
Managing Trustee-cum-President 29/4/2009

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IN WITNESS THEREOF THE COMMON SEAL M/s Vidya Vihar Educational Trust, The Managing Trustee - cum - President Sri Ramesh chandra Mishra, S/o late. Ravibansh Narayan Mishra At - M/s Brajesh Automobiles (P) Ltd., Navratan Hata, N.H - 31, Purnea - 854301 has to hereinto been affixed and those present signed.

For and behalf of the **M/s Vidya Vihar Educational Trust**

For Vidya Vihar Educational Trust

Ramesh Chandra Mishra
Trustee-cum-President 29/4/2009

WITNESS

1. Rajesh Chandra Mishra 29/4/2009

S/o Mr. Ramesh Chandra Mishra

Navratan Hata, NH31, Purnea - 854301

2. Ajay Kumar Singh, S/o Shri Umesh Singh
29/4/2009
AT - Gaudhi Nagar, PURNEA - 854301.

In witness whereof the hand of **Executive Director** the Bihar

Industrial Area Development Authority, Regional Office, Bhagalpur

for and on behalf of the Bihar Industrial Area Development

Authority has been affixed on the date and year first above written.

For and behalf of the **Bihar industrial Area Development authority.**

Blagardine Lal
(Executive Director) 29/4/2009

Bihar Industrial Area Development Authority

Development Authority

Regional Office

Bhagalpur Patn

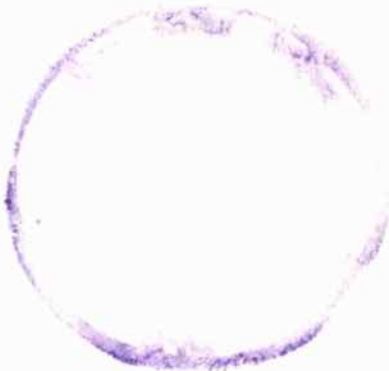
WITNESS

1.

2.

12/5/09

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



SITE PLAN SHOWS THE LAND ALLOTTED TO M/S VIDYA VIHAR-
EDUCATIONAL TRUST, IN INDUSTRIAL DEVELOPMENT AREA
AT GROWTH CENTRE MARANGA (PURNA).

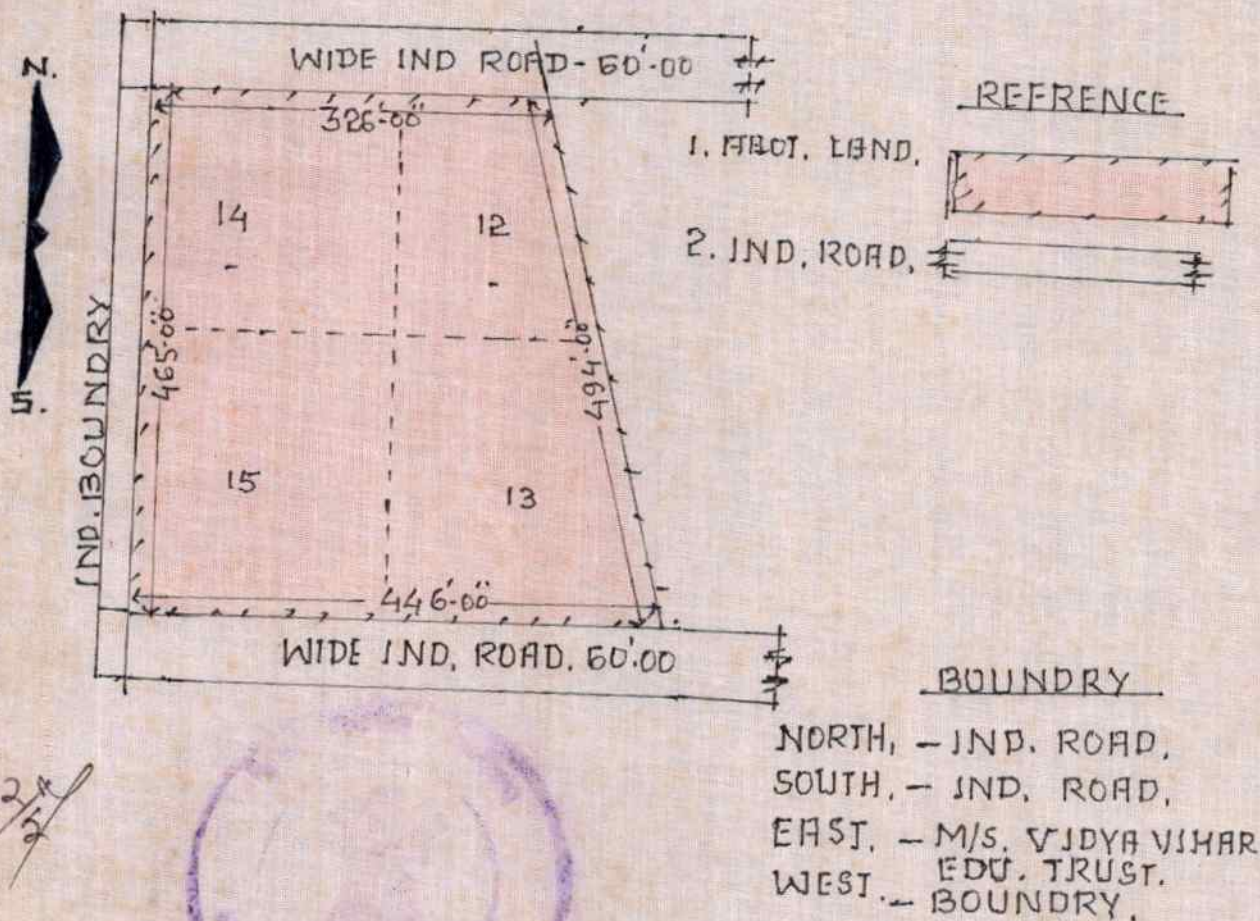
PROP: SHRI RAMESH CHANDRA MISHRA.

IND. PLOT NO. 12, 13, 14(P) 15(P) TOTAL AREA - 185130 Squ. ft.

VIDE MEMO. NO. DATED

SITE PLAN.

SCALE - 1" = 185'00"



R. Mishra

Shanarajai Singh
Amin.

J. K. Singh

Abu Tahir

M/S VIDYA VIHAR
EDUCATIONAL TRUST.
GRD. CER. MARANGA

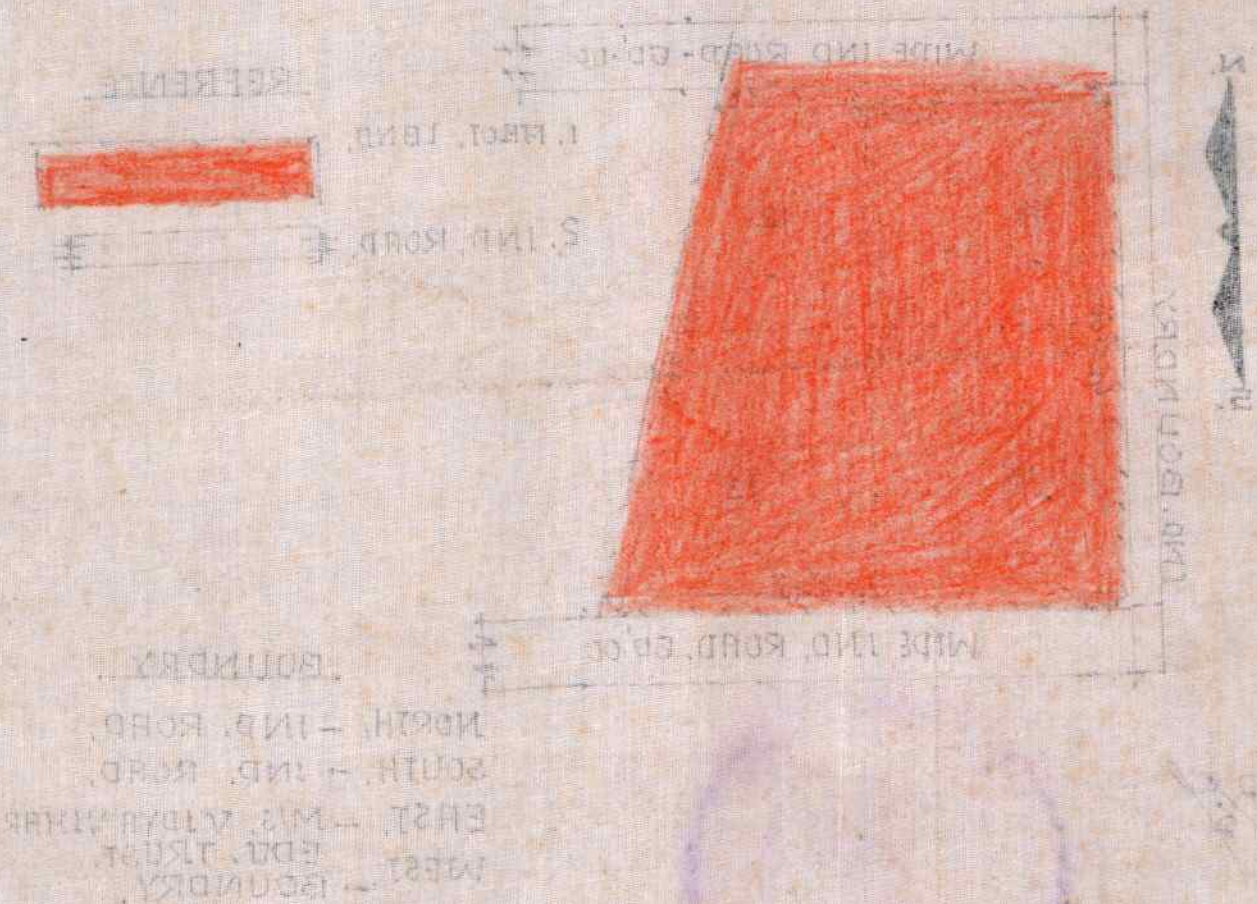
D/ MAN.
BIADA.
G.C. MARANGA,
PURNA.

ASST. D.O.
BIADA.

DEVOT. OFFICER.
BIADA.
BARARI, BHAGALPUR

SCALE - 1:25000
SITE PLAN

WIDE MEMO. NO. DATED
IND. PLOT NO. 1213 (P) TOTAL AREA - 192130 sq. ft.
PROP: SHRI RAMESH CHANDRA MISHRA
AT GROWTH CENTRE MARGA (MURNA)
EDUCATIONAL TRUST, IN INDUSTRIAL DEVELOPMENT AREA
SITE PLAN SHOWS THE LAND ALLOTTED TO THE VIDYA VIHAR



MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER
MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER
MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER
MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER	MR. C. J. JAYAKUMAR CHIEF ENGINEER

185

Endorsement of Certificate of Admissibility (Rule - 35)

Admissible under Rule 21 : duly stamped (or exempted from or does not require stamp duty) under the Indian Stamp Act, 1899, Schedule I or I-A, No. 35. Also admissible under section 26(a) of the B. T. Act.

Stamp duty paid under Indian Stamp Act				Rs.	0	
Addl. Stamp duty paid under RDA/Municipal Act				Rs.		
(Paid Rs. 0/-		by N.J. Stamp Paper and		Rs. 424/-	through Bank Challan.)	
FEE PAID	A1	0 C	0 H1b	0 Ka1	0 Lii	0 LLR
	A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee
	A9	0 DD	0 I	0 K1c	0 Mb	0
	A10	0 E	0 J1	0 K2	0 Na	99
	B	0 H1a	0 J2	0 Li	0 Scan	325

Date : 12/05/2009

Total Fee
424

Registering Officer

Purnea Sadar
12-2-09

Endorsement under section 52

Presented for registration at 02:53 PM on Tuesday, 12th May 2009 at the District Registry Office, Purnea Sadar by Rahul Kumar (Dev Officer)
(Representative of Lessor)
by profession Service.

Rahul Kumar
Signature of Presentant

Date : 12/05/2009

Registering Officer
Purnea Sadar
12-2-09

Endorsement under section 58

Execution is admitted by persons and identified by others whose names, photographs, fingerprints and signatures are affixed on the reverse pages of the instrument and are identified by Ajay Kumar Jha age 43 Son/M son/daughter of Umesh Jha resident of Gandhinagar K.Hat Purnea.

Date : 12/05/2009

Registering Officer
Purnea Sadar
12-2-09

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Purnea Sadar having 13 pages in the volume CD-16 and document no. of which is printed on the First Page of the document.

Date : 12/05/2009

Registering Officer

Purnea Sadar
12-2-09

Token No. 5995 Year - 2009 Sl. No. 5968

SCORE Ver. 2.0 Registered No. 5841 NIC-Bihar

Pages 13

In Charge Asstt

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADIPM3693E



नाम /NAME

RAMESH CHANDRA MISHRA

पिता का नाम /FATHER'S NAME

RAVIBANSH NARAYAN MISHRA

जन्म तिथि /DATE OF BIRTH

01-01-1954

हस्ताक्षर /SIGNATURE

Rmishra

m.l.p.
आयकर आयुक्त, पटना

COMMISSIONER OF INCOME-TAX, PATNA

Rmishra
Ramesh Chandra Mishra

OSL
Rizwan Muneed
29/1/82

अन्दर मो०

शब्दों में (रु०

) मात्र

पंचम प्रति

बिहार सरकार

गैर मानक

निबंधन विभाग

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

1. पक्षकार का नाम/पता विशाल एडुकेशन इंटर
(जिसकी ओर से जमा किया जा रहा है)
2. दस्तावेज का प्रकार गैर मानक, 1-2 दिवस (गैर मानक, 1-2 दिवस)
3. निबंधन कार्यालय पुर्निया
4. बैंक का नाम एवं शाखा एच डी एफ बैंक, पुर्निया
5. भुगतान की जानेवाली राशि का विवरण होटे बैंक ऑफ रीजर्व, पुर्निया

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001 सकल प्राप्तियाँ प्राथमिक इकाई-75 49 सकल प्राप्तियाँ विपन्न कोड - R0030021030001	
(ख)	निबंधन शुल्क-मुख्य शीर्ष 0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष - 0001, प्राथमिक इकाई- 75 49 सकल प्राप्तियाँ विपन्न कोड - R0030031040001	99=00
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029-भू राजस्व लघु शीर्ष 800 अन्य प्राप्तियाँ-उप शीर्ष - 0006 - अन्य मदें - प्राथमिक इकाई 75 49 भूमि निबंधन शुल्क से आय विपन्न कोड - R0029008000006	
	भुगतान का माध्यम : 'नगद/चेक/ड्राफ्ट' कुल योग कुल राशि शब्दों में <u>निम्नान्त (नगद)</u>	99=00

स्थान पुर्नियातारीख 12/5/2003

*चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

*चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही मान्य होगी।

FOR USE OF THE BANK

स्क्रीन नं०

संख्या 05 में दिए गए विवरण के अनुसार रु०

रुपये प्राप्त किया।

तारीख

/शब्दों में

जमाकर्ता का नाम

एवं हस्ताक्षर

उपयुक्त कॉलम

प्राधिकृत पदाधिकारी का
हस्ताक्षर एवं मुहर

बैंक में साधारण हेतु

निबंधन हेतु सर्विस चार्ज * जमा करने का विवरण

जमाकर्ता का नाम/पता

राशि रु० /शब्दों में एस्को लेखा सं० :

जमा करने की तिथि

बैंक स्क्रीन सं०

बैंक की प्राप्ति एवं मुहर

अन्दर मो० शब्दों में (रु०) मात्र

पंचम प्रति

बिहार सरकार

निबंधन विभाग

गैर मानक

दस्तावेजों के निबंधन के लिए जमा किए जाने वाले स्टाम्प शुल्क/निबंधन शुल्क एवं भूस्वामी के निबंधन शुल्क के भुगतान के लिए बैंक चालान

- पक्षकार का नाम/पता विद्या विद्या निवेशक ३१-२, ४
(जिसकी ओर से जमा किया जा रहा है)
- दस्तावेज का प्रकार मोटा रजिस्ट्रार फीस ५००/-
- निबंधन कार्यालय पुर्णिया
- बैंक का नाम एवं शाखा पुर्णिया
- भुगतान की जानेवाली राशि का विवरण २२५१२०५५

क्र०सं०	भुगतान का मद एवं शीर्ष	रकम
(क)	स्टाम्प शुल्क-मुख्य शीर्ष-0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-02-स्टाम्प गैर न्यायिक लघु शीर्ष-103-दस्तावेजों पर स्टाम्प शुल्क लगाना-उप शीर्ष 0001 सकल प्राप्ति 75 49 सकल प्राप्ति विपन्न कोड - R0030021030001	
(ख)	निबंधन शुल्क-मुख्य शीर्ष 0030-स्टाम्प एवं पंजीकरण-उप-मुख्य शीर्ष-03 पंजीकरण शुल्क, लघु शीर्ष-104-दस्तावेजों का पंजीकरण शुल्क-उप शीर्ष - 0001, प्राथमिक इकाई- 75 49 सकल प्राप्ति विपन्न कोड - R0030031040001	
(ग)	भूस्वामी शुल्क-मुख्य शीर्ष-0029-भू राजस्व लघु शीर्ष 800 अन्य प्राप्ति-उप शीर्ष - 0006 - अन्य मदें - प्राथमिक इकाई 75 49 भूमि निबंधन शुल्क से आय विपन्न कोड - R0029008000006	
	भुगतान का माध्यम : 'नगद/चेक/ड्राफ्ट' कुल योग कुल राशि शब्दों में	

स्थान पुर्णिया

तारीख 12/5/2005

जमाकर्ता का नाम एवं हस्ताक्षर

*चेक/ड्राफ्ट का विवरण पीठ पर अंकित कर दें।

*चेक/ड्राफ्ट की राशि अन्तरित होने के पश्चात ही प्राप्ति होगी।

FOR USE OF THE BANK

स्कॉल नं० 39
संख्या 05 में दिए गए विवरण के अनुसार रु०
रुपये प्राप्त किया।

हस्ताक्षर
शब्दों में

उपयुक्त कॉलम

प्राधिकृत पदाधिकारी का हस्ताक्षर एवं मुहर

बैंक में साधारण हेतु

निबंधन हेतु सविस चार्ज * जमा करने का विवरण

जमाकर्ता का नाम/पता विद्या विद्या निवेशक ३१-२, ४

राशि रु० 325/2 /शब्दों में तीन सौ पचास एस्को लेखा सं० :

जमा करने की तिथि 12/5/2005

बैंक स्कॉल सं०

बैंक की प्राप्ति एवं मुहर

BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY**Regional Office, Barari, Bhagalpur****Head Office:- Udyog Bhawan, East Gandhi Maidan, Patna.****ALLOTMENT LETTER**Ref. : 149/DDated : 26/02/2010

From,

Shankar Ram
Executive Director.

To,

M/s Vidya Vihar Educational Trust,
Sri Ramesh Chandra Mishra
C/o- Brajesh Auto Mobile Pvt. Ltd.
Navranjan, Hata, N.H.-31
Purnea - 854301**Subject: Regarding land allotment to M/s Vidya Vihar Educational Trust, Industrial Growth Centre, Maranga.**

Sir,

In reference to your application dated **03-02-10** we are pleased to inform that **M/s Vidys Vihar Educational Trust**, has been allotted **110207 Sq. ft** on Plot no. **8 Part and 9 Part** in **Industrial Growth Centre Maranga** for the establishment of **Management Studies Institute** Industry, on the lease of **90 years** subject to the conditions given below. In case of non fulfillment of any of these conditions, the allotment of land will be cancelled.

1. The unit will have to pay total cost of land with maintenance charge which comes out to be **Rs. 1083335/- + 58410/- = 1141745/-** (Rs. Eleven lacs. forty one thousand seven hundred forty five) only at the provisional rate of **Rs 9.83/- per sq. ft.** and maintenance charge of **Rs. 0.530/- per sq.ft.** on down payment of the value of **land** and its development. The payment shall be made in the form of Bank Draft in favour of BIADA within 15 days of the date of issue.
2. This cost is provisional. This cost may change as a result of increased compensation for land acquisition, cost of decrees awarded, cost of land development, cost of rehabilitation and policy decision of the Government etc. In such a situations the allottee shall be liable to be charged extra money over and above what is indicated in para 1.
3. This increased cost of land will be payable by the unit within a fortnight of receipt of information and the unit will have to execute a bond to this effect.
4. If the unit desires it can pay the cost as stated in para 1 in one installment or in installments with interest. Initial payment (First Installment) shall be 30% of the total cost i.e. **Rs 342523/-** (Rs. three lacs. forty two thousand five hundred twenty three) only and is to be paid before acquiring possession of land. Balance amount is to be paid in seven annual installments of **Rs 138122/-** (Rs. one lac. thirty eight thousand one hundred twenty two) only. The second installment will be due one year after the allotment. Balance installments will be due on same date in subsequent years.

5. The interest charged on the balanced amount shall be 5 % and shall be compounded annually. In case of late payment, there shall be a penalty of 2 % and in case of payment before time, there shall be a rebate of 2 % The recovery of the dues shall be made as if these are public demand under Bihar and Orissa Public Demands Recovery Act.
6. Unit will have to enter into written agreement with BIADA for making payments in installments towards cost of land. Land will be mortgaged with BIADA till installments are fully paid.
7. Other than the cost of land, unit will have to pay Ground Rent for the land which will be Rs 2530/- At the rate of Rs 1000/- per Acre before 31st March of each year. This land rent may be reviewed after every 20 years.
8. Unit will have to furnish papers to satisfy BIADA regarding arrangements of financial assistance for plant and machinery and raw materials.
9. Unit will have to get the maps of factory approved by BIADA and factory inspector within one month after taking possession of the land. Any construction on the land without prior approval will be unlawful.
10. BIADA should be informed prior to taking any loans from any financial institutions or mortgaging land and shed allotted by BIADA. Bond and lease deed must incorporate a clause that if the unit mortgages the land allotted by BIADA for taking loan from any financial institution/bank, it is mandatory to intimate the same to BIADA. The allotment may be cancelled in case of any violation of this condition.
11. Unit will have to execute a lease deed with BIADA and get it registered by appropriate registering authority at their own cost.
12. The unit should comply all the statutory registration requirements under the laws in force, both of the State and Union Government within two months from the date of allotment of the plot.
13. Construction work should start within 6 months from the date of allotment order and the production should start within 2 years from date of land allotment order. If this is not complied with then land allotment will automatically be cancelled. Unit has the option to appeal against this to the Industrial Development Commissioner.
14. The BIADA shall charge Rs 1000/- extra for demarcation of allotted area.
15. Land will be allotted on as and where as conditions and no appeal will be entertained against it.
16. Entrepreneurs will have to provide a certified proof of residential address issued by a competent authority. Two attested passport size photographs, registered partnership deed and certificate from registrar under Partnership Act will have to be submitted.
17. In case of non payment of land cost, land rent or maintenance charge, the allotment will automatically be deemed cancelled.
18. Evaluated cost of any pre existing structure and machinery on the allotted land will have to be deposited.

19. All costs relating to recovery of dues on 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.
20. Lease deed will be executed by BIADA only after the allottee makes an investment of 50% of the promoters contribution, excluding the cost of the land.
21. Assurance letter from bank regarding loan sanction will have to be submitted.
22. The unit shall comply all the statutory norms pertaining to environmental guidelines for solid waste disposal etc. relating to environmental clearances from the state / central government, if needed.

23. Conditions which may invite cancellation of the land allotment:-

A. Non adherence of the schedule of activity and the time frame given below -

Sl. No.	Activity		Time Frame
a.	Allotment of land	:-	0
b.	Payment of 30% of land cost as 1st installment & submission of bond.	:-	Within 15 Days of allotment
c.	Physical possession & provisional memorandum no.	:-	Within 30 Days of allotment
d.	Lease deed after 50% investment of promoter's contributions.	:-	Within 60 Days of allotment
e.	Start of trial production	:-	Within 180 Days of allotment
f.	Full commercial production	:-	Within 360 Days of allotment
g.	Permanent memorandum no.	:-	Within 370 Days of allotment

If the unit fails to complete any of the above activities within the above time frame, the allotment shall be cancelled.

B. Going into non production- If the Unit goes into non production and does not start reproduction within 6 months from the due date of closure of the unit.

C. Using the plot for purpose other than what has actually been approved by BIADA.

D. Changing the shareholding of the entity without approval of BIADA.

E. Subletting of the plot.

F. Violating any of the facts mentioned in this allotment letter.

The decision of Managing Director (BIADA) on the issues of cancellation will be final.

24. Consequences of cancellation:-

After the cancellation, the BIADA may initiate following actions against the unit -

- BIADA may retake the possession and confiscate the plot along with structures and machineries standing thereon; and /or
- Forfeit any money that may have been deposited with BIADA; and / or
- Initiate such other action as permitted in the law.

You are requested to confirm in writing within a fortnight of issue of this letter, your acceptance of the terms of allotment from para 1 to para 24. You must also state clearly if you wish to pay the cost of land in full or in installments. If no information is received from you within one month then allotment order will be deemed cancelled until renewed.

Yours faithfully,

Executive Director