

बिहार BIHAR १४६३ २३/५/१५ ५०) श्रापपत्र K 904478
 मामा इन्स्टीट्यूट ऑफ एडुकेशन साठ इण्डस्ट्रीयल एरिया चाना कौन्सिल
 जिला गया

५०) X 2 = १००/
 १००/



२०२१
 - भारत प्रसाद कश्यप
 कानून विजेता ना० व० १५/६/७६
 कोर्ट कचहरीकाठ नगर

AFFIDAVIT

I, **Seema Kumari** (Name of the authorized person) wife of **Late Santosh Kumar** and **Chairman** of the **Bhabha Institute of Education** (name of the College) aged about **35 years**, **Industrial Area, Gaya, Bihar**.

I, am the authorized signatory of the application made to the Regional Committee of the National Council for Teacher Education at Bhubaneswar seeking grant of recognition / permission for conducting a course in Teacher Education titled **B.Ed. with intake of 100**.

2. That the **Buddha Socio Economic Development Trust** is in possession of land as per the following description:-

2.1 Total Area of the Land (in sqr. Mts.): **4048.06 M²**

2.2 Address:

Plot No.: **529 - B-4**

Khasra No.: **90**

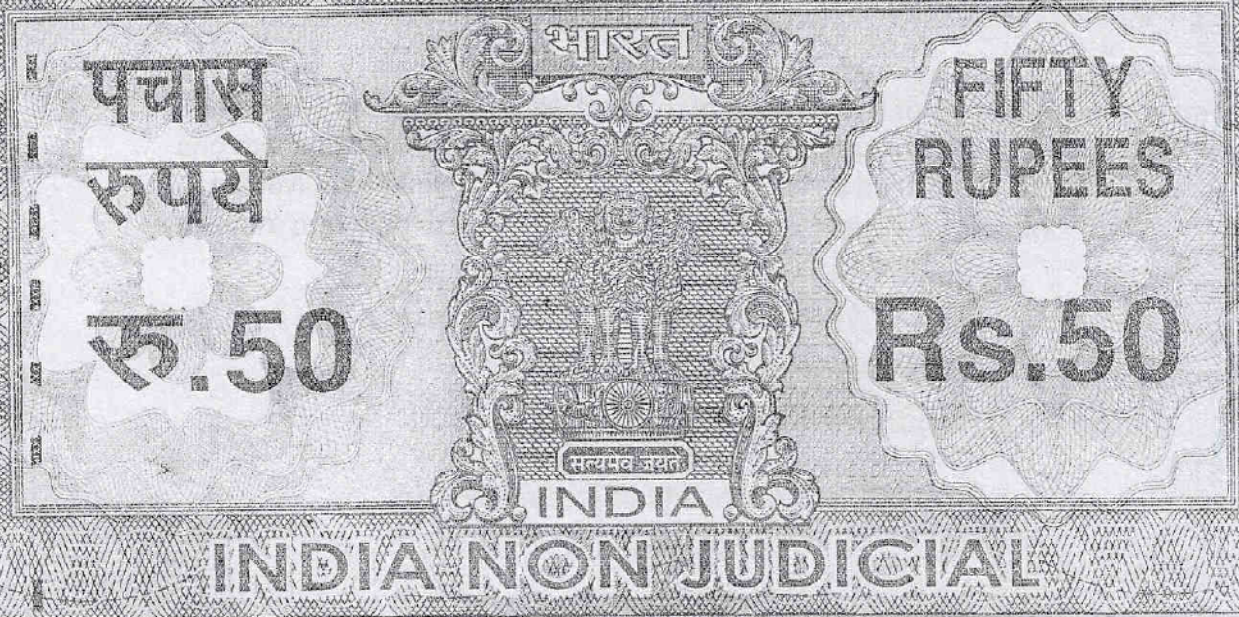
Village/Town/City: **Tekuna, Gaya**

District: **Gaya**

State: **Bihar**



14
भारतीय गैर न्यायिक



बिहार BIHAR

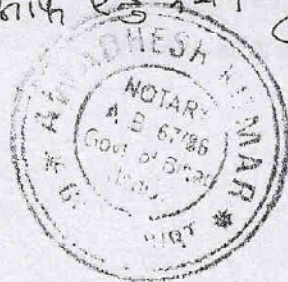
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२६/१/१२

२०

K 904479

माभाइन्स्टीच्युट स्टाफ एडु इन्शन



बिहार प्रजासत्ताक सरकार
स्वाक विकेता ला० न० ८४/६/९
गौरी कान्ठारवाट गंगा

Bounded by

- North: 50'-0" Wide Industrial Road
- South: Nizz
- East: 50'-0" Wide Industrial Road
- West: Private Land

Registered in the office of:

District Registry office, Gaya, Govt. of Bihar

on 14.07.2009

3. That the land is on ownership basis/lease from Govt./Govt. institution for a minimum period of 90 (Ninety) years (in figures and words).
4. That the land is free from all encumbrances.
5. That the land is exclusively meant for running the educational institution and the permission of the Competent Authority to this effect has been obtained vide letter No. 2857/D dated 18.05.2012 and a copy thereof is enclosed.

That the said premises shall not be used for running any non-educational activity, other than the education programme.

That the copy of the affidavit shall be displayed on the website of the Institution for general public.



8. I do hereby swear that my declaration under Para's(1) to (7) are true and correct and that it conceals nothing and that no part of this is false. In case the contents of affidavit are found to be incorrect or false, I shall be liable for action under the relevant provision of the Indian Penal Code and other relevant laws.

Bhabha Institute of Education

SEEMA KUMARI

Signature: _____ Chairman

Name of the Applicant: Seema Kumari (Chairman)

Address: Bhabha Institute of Education

Industrial Area,

Gaya, Bihar

Tel : 8544419955

E-mail address: bhabhaeducation@gmail.com

Website address: www.bhabhaeducation.org

Place: Gaya

Date:



No. 638 Dated 28/5/15
Sole-
Notary Gaya (Bihar) India
i. done & tried by
Binod Kumar
Adv. 5.15.

8945

Lease

46,44,000/-

Budhgaya

57
1417

निबंधन महाभरीक्षक, बिहार
षणा के पत्रांक 737 दि०
10/3/09 के आर्गोस में
मुद्रांक शुल्क के दंड भुगत
राई है। एवं पत्रांक 736
दिनांक 10/3/09 के आर्गोस
में - देय किंमत (मुद्रांक)
भुगत की गई।

8954
1417

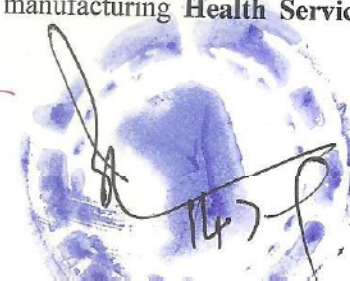
LEASE - DEED

This INDENTURE made this day of the 13.7.09... Between the Executive Director, Patna, 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 and M/s Budha Socio Economic Development Trust Industrial Area Gaya through its Secretary - Sri Awadhesh Kumar 83, Ashok Nagar, Gaya. (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 Budha Socio Economic Development Trust except reserving unto the lessor all mines, minerals in and under the said land or any part thereto for establishing a factory for manufacturing Health Services & Educational Cum- Training & Production Centre.


Budha Socio Economic Development Trust
Secretary
13.07.2009

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flep
Executive Director
Bihar Industrial Area Development Authority
PATNA



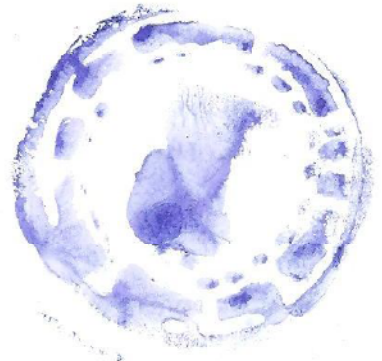
गुप्यता : ...

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बिहार सरकार
जिला निबंधन कार्यालय, गया

दिनांक 14/07/2009 को Anurag Ranjan द्वारा यह दस्तावेज
 निबंधन हेतु उपस्थापित किया गया। इसमें रु० 0/- मुद्रांक शुल्क एवं रु० 240/- 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 8945 के रूप में पुस्तक सं० 1 की जिल्द सं० 124 के पृष्ठ सं०
 578 से 589 तक CD 20 में आज निबंधित एवं कुल 12 पृष्ठों में संधारित किया गया।

Date : 14/07/2009
 निबंधन पदाधिकारी
 (Abdul Razzaque (incharge))



Anurag Ranjan
 14.7.09

ANURAG RANJAN,
 A.D.O., ISIADA, PATNA

NOW THIS INDENTURE WITNESSETH

In consideration of the bond executed by the lessee and the payment to the Lessor by the Lessee of the first installment of Rs. 13,93,408.00 (Thirteen lacs ninety three thousand four hundred eight) Only, being 30% of the total cost Rs. 46,44,694.00 (Forty six lacs forty four thousand six hundred ninty four only)calculated on land & Maintenance Charge adhoc basis @ Rs. 20.31 & 20.31 per Sq.ft., The balance shall be paid in seven equal annual installment carrying interest @ 5% every year till finally liquidated. 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.

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
Gaya	B- 4	529(P)	90	2,17,800 sq.ft.	Tekuna	352	Bodh Gaya	Pahara	Gaya	Gaya

BOUNDARY

NORTH : 50'- 0'' Wide Industrial Road.

SOUTH : Industrial Plot No.- B- 3

EAST : 50'- 0'' Wide Industrial Road.

WEST : Private Land.

Possession taken over the plot on 13.07.2008

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

PART-II

Buddha Socio Economic Development Trust
13-07-2009
Secretary

Handwritten signature and text in Hindi/English.

Handwritten signature and text: flod, Executive Director, Bihar Industrial Development Authority



Serial No :
Token No : 9541
Type & Status
of Party

Deed No :
of 2009

Name of Party

Photo

Thumb

Index

Middle

Ring

Little

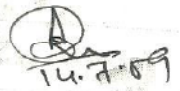
Lessee

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


14.7.09

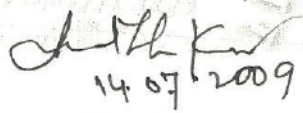
Signature of Party
Anurag Ranjan

Presented by
Representative


14.7.09

Signature of Party
Awadhesh Kr.(Director)

Lessor


14.07.2009

Signature of Party

Priya Ranjan

Identifier

Priya Ranjan
14.07.09
s/o Manoranjan Pl. Singh
Signature of Party



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/sheet 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 should 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

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Bihar Socio Economic Development Authority
Patna

Buddha Socio Economic Development Authority
Patna
13.07.2009
Secretary

Patna
Executive Director
Bihar Industrial Area Development Authority
P. A. T. W. A.

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.

4. That the lessee shall pay, Rs 5000.00 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 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.

4(c). That the lessee shall also pay Rs. Zero 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

Buddha Socio Economic Development Authority
13.07.2009
Secretary

Director
Bihar Industrial Area Development Authority
PATNA

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. 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 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

Muzelia Socio Economic
13.07.2009
Secretary

Head
Executive Director
Bihar Industrial Area Development Authority
P A T N A

बिहार औद्योगिक विकास प्राधिकरण
पटना

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 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.

Buddha Socio Economic Zone

Secretary
13.07.2017

Executive Director

Bihar Industrial Area Development Authority
P. A. T. N. A

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सीकर

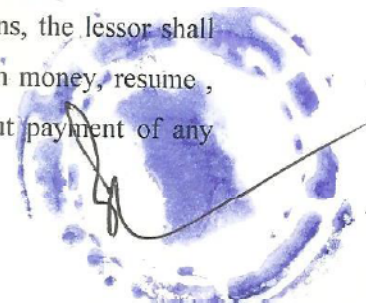


- h. That if the Lessee wishes to construct a road or drainage to connect his main factory with the main road, the lessee can do so in accordance with specification and details prescribed by the lessor or his nominee.
- i. That no building or any construction shall take place unless specification plan 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 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 said land without payment of any

13.07.2009
Secretary
Bihar Socio Economic Devt.

13.07.2009
Executive Director
Bihar Industrial Area Development Authority
P. A. T. N. A.

बुद्धा सोसियो एकोनोमिक डेवलपमेन्ट ट्रस्ट
सचिवालय



- 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/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 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 these 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.

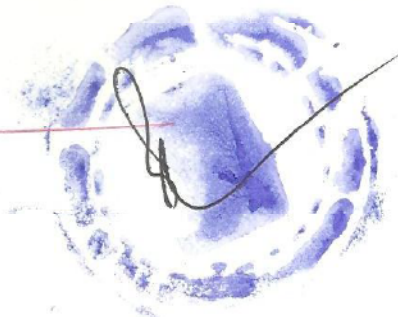
IN WITNESS THEREOF THE COMMON SEAL OF M/s Budha Socio Economic Development Trust Industrial Area Gaya through its Secretary - Sri Awadhesh Kumar 83, Ashok Nagar, Gaya. Has to hereinto been affixed and those present signed.

बुद्धा सोसियो इकोनॉमिक डेवेलपमेन्ट ट्रस्ट
For and behalf of the
[Signature]
सचिव

M/s Budha Socio Economic Development Trust

WITNESS

1. Pnja Rangan
5/0 Manoranjan Rd. Singh
2. 73, S.P. Road, Gaya



Buddha Socio Economic Development Trust

Secretary

13.07.2009

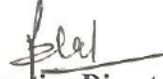
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Executive Director

Bihar Industrial Area Development Authority
PATINA

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

For and on behalf of B.I.A.D.A.



(Executive Director)

Bihar Industrial Area Development Authority,
Patna

WITNESS

1. Prita Ranjan S/o M.P. Singh
73, S.P. Road, Patna
1317107
2. Binay Kumar S/o Jagdish Pr
AP- Jay Prakash Nagar Patna-1317107

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 Bihar Industrial Area Development Authority,

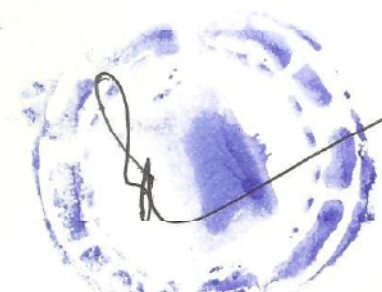


Executive Director

Bihar Industrial Area Development Authority
PATNA

Buddha Socio Education & Employment

13.07.2007
Secretary



बिहार औद्योगिक एवं नगर विकास प्राधिकरण
पटना
शुभ

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. 240/- through Bank Challan.)						
FEE PAID						
A1	0 C	0 H1b	0 Ka1	0 Lii	0 LLR	0
A8	0 D	0 H2	0 K1b	0 Liii	0 Proc. Fee	0
A9	0 DD	0 I	0 K1c	0 Mb	0	0
A10	0 E	0 J1	0 K2	0 Na	0	0
B	0 H1a	0 J2	0 Li	0 Scan	240	0

Total Fee
240

[Signature]
Registering Officer
Gaya Sadar

Date : 14/07/2009

JB
14/7/09

Endorsement under section 52

Presented for registration at 04:29 PM on Tuesday, 14th July 2009 at the District Registry Office, Gaya Sadar by Anurag Ranjan (Representative of Lessor) by profession Agriculture.

[Signature]
Signature of Presentant

Date : 14/07/2009

[Signature]
Registering Officer
Gaya Sadar

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 Priya Ranjan age 43 Sex M son/daughter of S/O Mano Ranjan Pd. Singh resident of Vill-Swarajpuri Road Ps-Kotwali, Gaya.

Date : 14/07/2009

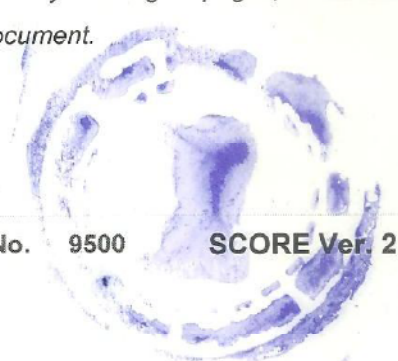
[Signature]
Registering Officer
Gaya Sadar

Endorsement of Certificate of Registration under section 60

Registered in Book 1 of DSRO/ SRO Gaya having 12 pages, in the volume CD-20 and document no. of which is printed on the First Page of the document.

Date : 14/07/2009

[Signature]
Registering Officer
Gaya Sadar

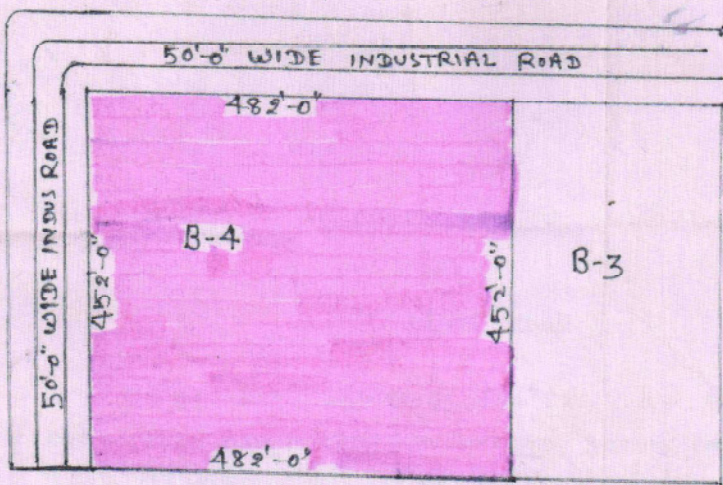


PLAN SHOWS LEND ALLOTTED TO MIS BUDHA SOCIO ECONOMIC

DEVELOPMENT TRUST SRI AWADHESH KUMAR IN INDUSTRIAL PLOT NO-NS-B-4

AREA- 5.00 ACRE (217800 SFT) AT INDUSTRIAL AREA (GAYA VIDE MEMO NO- DAT:-


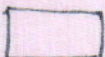
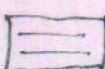
INDUSTRIAL PLOT NO	AREA IN SFT	SURVAY PLOT NO	KHATA No	THANA No	VILLEGE	DIST
B-4	217800 SFT (5.00 ACRE)	529	90	352	TEKUNA	GAYA



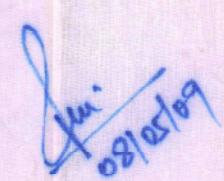


BOUNDARY

- NORTH:- 50'-0" WIDE INDUS ROAD
- SOUTH:- INDUSTRIAL PLOT NO-B-3
- EAST:- 50'-0" WIDE INDUS ROAD
- WEST:- DRIVET LEND

REFERENCE

- 1. ALLOTTED PLOT:- 
- 2. INDUSTRIAL PLOT:- 
- 3. INDUSTRIAL ROAD:- 

	Jayesh Kumar 29/04/2009	 08/05/09	 08/05/09
MIS BUDHA SOCIO ECONOMIC DEVELOPMENT SRI AWADHESH KUMAR	AMIN / D MAN BIADA PATNA	A.D.O BIADA PATNA	D.O BIADA PATNA

बिहार औद्योगिक क्षेत्र विकास प्राधिकार

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

Website-www.biada.org.in ,Email- biada@rediffmail.com Phone: 0612-3244029/3244045/3240771/3240769

Ref.No.: 2857/D

Date...18.05.12

LAND USE CERTIFICATE**TO WHOM IT MAY CONCERN**

This is to certify that land of M/s **Budha Socio Economic Development Trust** is situated in Industrial Area, Gaya which is allotted for educational purpose.

Details of the Land

Industrial Area	Industrial Plot	Thana No.	Survey Plot	Khata	Area
Gaya	B-4	352	529	90	5 Acres

Boundry of the Land

North	-	50'-0" Wide Industrial Road
South	-	Industrial Plot No.-B-3
East	-	50'-0" Wide Industrial Road
West	-	Private Land

B Lal
16/5/12
(Bhogendra Lal)
EXECUTIVE DIRECTOR
BIADA, PATNA



BIHAR INDUSTRIAL AREA DEVELOPMENT AUTHORITY

1st Floor, Udyog Bhawan, East Gandhi Maidan, Patna-4

Website www.biada.org.in Email biada@rediffmail.com Phone: 0612-3244029/3244045/3240771/3240769

Office Order

The following Industrial Unit which have deposited first installment/the cost of the land /shed with cost of boundary pillars and have allotted plot in Industrial Area indicated against their names in columns - 5. They are requested to contact **Sri Chandra Shekhar Azad** In charge of **Industrial Estate Gaya** on 12.07.2008 at site and take possession of the allotted plots/shed. They are also requested to contact **Executive Director** of the Authority for the execution of lease deed.

Sl. No.	Name of the Unit	End Product	Area allotted in sq-ft.	Plot No.
1	M/S Buddha Socio Economic Development Trust, Sri Awadhesh Kumar, 83, Ashok Nagar, Gaya Mobile-9431224777	Training & Production centre	217800 Sq.ft.	B-4

File No:- 425/PCC/BIADA/08

Sd/-

Executive Director

Memo. No. 3668/D Dt. 09.07.08'

Copy forwarded to concerned units for information and necessary action.

Executive Director

Vandana

Office of the Area Incharge Industrial Area Gaya

PHYSICAL POSSESSION ORDER

Name of the Unit :-	M/s Budha Socio Economic Development Trust, Sri Awadhes Kumar, 83, Ashok Nagar, Gaya
Address of the Unit :-	Industrial area Gaya.
Allotment Order No. :-	2123/D, dt. 11.03.08
Office Order No. :-	3668/D, dt.- 09.07.08
Area Handed Over :-	2,17,800 Sq.ft.
Industrial Plot No. :-	B-4

Area Handed Over by :-

Area Taken Over

Chandrashekhar
13.7.08
In-Charge / DO
Industrial Area Gaya
CHANDRASHEKHAR AJAD
Development Officer
BIADA, PATNA.

13.7.2008
.....
.....

Memo No.....06..... ,

Dated ..13.7.08.....

1. Copy Forwarded to M/s Budha Socio Economic Development Trust with a photo-copy of Map for information and necessary action.
2. Copy forwarded to Executive Director , BIADA, PATNA with two copies of Original Maps
3. Copy forwarded to Chief Account Officer, BIADA, PATNA.
4. Copy forwarded to Development Officer, BIADA, PATNA.

Chandrashekhar
13.7.08
(.....)
In-Charge / DO
Industrial Area Gaya
CHANDRASHEKHAR AJAD
Development Officer
BIADA, PATNA.

Awadhest kumar

RFP-SN-938
search N-9426

अनुसूची 21-प्रपत्र संख्या 113

962
प्रमाण पत्र सं० 414/18 संपत्ति-अबभार प्रमाण-पत्र

20 आवेदन सं०
चूँकि श्री State Bank of Bikaner and Jaipur Baza ने मेरे पास आवेदन किया है कि नमूलिखित संपत्ति

के सम्बन्ध में निबन्धित सव्यवहारों और अबभारों का सविवरण प्रमाण पत्र दिया जाय,
(आवेदन में दिये गये तथ्य के अनुसार विवरण दे।)

इसलिए मैं इसके द्वारा प्रमाणित करता हूँ कि उक्त संपत्ति को प्रभाविता करने वाले सव्यवहारों और अबभारों के बारे में वही 1 में और उससे सम्बन्धित अन्वयगणियों में ता० 1.4.2007 से 31.3.2015 तक तलाशी की गई और ऐसी तलाशी के बाद निम्न सव्यवहारों और अबभारों को पता चला है:-

क्र० संख्या	(क) संपत्ति का विवरण	निष्पादन की तारीख	(ख) दस्तावेज का प्रकार	पक्षों का नाम		दस्तावेज की प्रविष्टि के प्रति निर्देश		
				निष्पादक	दावेदार	जिल्द सं०	वर्ष	पृष्ठ
	Buddha MOURZA Tekuna	Socio	Economic Development Trust Khatana No 90 Plot No 529 (P)					
	Thana Bodh Baza 352 Dist-Baza					2.17, 800 sq feet		

(क) दस्तावेज के अनुसार विवरण दर्ज करें।

(ख) 1. बंधक पत्र को दशा में न्याज की दर और भुगतान की अवधि दर्ज करें। बशर्ते, कि इनके बारे में उससे हो।

2. पट्टे की दशा में पेट्टे की अवधि और वार्षिक लगान दर्ज करें।

मैं यह भी प्रमाणित करता हूँ उपयुक्त सव्यवहारों और अवधारों की छोड़ उक्त संपत्ति प्रमाणित करने वाले किसी अन्य सव्यवहारों और अवधारों का पता नहीं चला है। अनु. II के अनुसार सं. 14-7-1909 के 21-3-15 निम्न व्यक्तियों ने तलाशी की और प्रमाण-पत्र तैयार किया :-

(हस्ताक्षर):-

विश्वनाथ झा

(पद का नाम):-

L.O.C

तलाशी का सत्यापन और प्रमाण-पत्र की जाँच निम्न व्यक्तियों ने की।

(हस्ताक्षर) :-

विश्वनाथ झा

(पद का नाम) :-

जि. स. रि.

(कार्यालय) :-

जिला कवर निबंधन कार्यालय राय

तारीख :-

4-4-2015

मुहर



4-4-2015

टिप्पणी: इस प्रमाण-पत्र में जो सव्यवहार और अवधार दिखाये गये हैं वे आवेदक द्वारा दिये गये विवरण के अनुसार दिये गये हैं। यदि आवेदक द्वारा दिये गये विवरण से प्रमाणित विवरण देकर किसी इन्हीं संपत्तियों की निबंधन दस्तावेजों में दिया गया हो तो वैसी दस्तावेजों से प्रमाणित सव्यवहार (संश्लेषण) इस प्रमाण पत्र में शामिल न किये जायेंगे।

(2) निबंधन अधिनियम की धारा 57 के अधीन जो व्यक्ति बहियों और अनुक्रमणियों (इन्डेक्स) की प्रविष्टियाँ देखना चाहते हों, अथवा जो उनका प्रतिलिपी लेना चाहते हों अथवा विनिर्दिष्ट संपत्तियों के अवधारों के प्रमाण पत्रों का जरूरत हो उन्हें तलाशी स्वयं करनी होगी। विहित फीस का भुगतान करने पर बहियों और अनुक्रमणियों उनके सामने रख दी जायेंगी।

(क) चूंकि वर्तमान मामले में आवेदक ने स्वयं तलाशी नहीं की है, इसलिए कार्यालय में अपेक्षित तलाशी अपने भरसक साधानी से की है। फिर भी, विभाग प्रमाण पत्र में दिये गये तलाशी परिणाम की किसी भूल के लिए किसी भी तरह जिम्मेवार नहीं होगा।

(ख) और चूंकि वर्तमान मामले में अपेक्षित तलाशी स्वयं की है और चूंकि उनके द्वारा दिये गये सव्यवहारों और अवधारों को सत्यापन के बाद प्रमाण पत्र में दिया गया है इसलिए विभाग आवेदक द्वारा न किये गये ऐसे सव्यवहारों और अवधारों की छोड़ के लिए किसी तरह का जिम्मेवार नहीं होगा जिससे उक्त संपत्ति पर प्रभाव पड़ता हो।

बिहार गवर्नमेंट प्रेस गया अनु० 21-प्र० सं० 1131 (टी०पी०टी०मे०)

*Manager State Bank of Bikaner and Jaipur
let to see 2015 A plan for 8/15 dated 31-3-15
के तलाशी सत्यापन पत्र का प्रमाणित*

*4-4-2015
जिला कवर निबंधन कार्यालय राय*

21/1