



उत्तर प्रदेश UTTAR PRADESH

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28 NOV 201



ATTESTED

## AN AGREEMENT OF LEASE

This agreement of lease is made & executed on 4-12<sup>th</sup> day of 2014 Two Thousand and 3-12-2044 between

1. Mr/Miss/Mrs. Raghu Nandan S/o Baddri, Aged 47 years, Occupation: All residing at Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhal (hereinafter called the "Lessors" in which expression are included unless such inclusion is inconsistent with the context their respective heirs executors administrators and permitted assigns) of the one part

अमरेश कुमार

एजीएम मैनजर

का कार्यो लि०

हिन्दु

मुद्रांकित

डॉ. क. सिन्हा

S.K. Sinha

विधिमान्य वकील

Duly Constituted Attorney

हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड

Hindustan Petroleum Corporation Limited

महाराष्ट्र राज्य सरकार

Meerut Retail Regional Office - Meerut

प्रमोद कुमार

उत्तर प्रदेश UTTAR PRADESH

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Mr./Miss/Mrs. Prmod kumar, Aged 22 years, Occupation: Business resident of Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhal Dist- Sambhal (hereinafter called "The Lessee" in which expression are included unless such inclusion is inconsistent with the context their respective heirs, executors, administrators, successors and permitted assigns) of the other part whereby it is agreed as follows:

WHEREAS the Lessors are possessed of or otherwise well and sufficiently entitled free from encumbrances to a piece or parcel of non agricultural land situated at village Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhal bearing survey no. \_\_\_ Hissa no. \_\_\_ & \_\_\_ in the registration sub-district of Gunnour and more particularly described in the schedule I hereto and delineated on the plan hereto annexed being thereon surrounded by a red colour boundry line containing by admeasurement about or thereabouts and hereinafter referred to as "the Demised Premises".

AND WHEREAS the lessee has requested the Lessors to grant them a lease of the Demised Premises for a period of thirty (30) years from the 4-12-2014 till 3-12-2044 the terms and conditions herein under contained

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पिनो गल्लस मनेगर  
लिम्बु न गोलिसम कार्पो० लि०  
पुरादाबाद विकास क्षेत्र

एल. पी. सिन्हा  
S. M. Sinha  
वर्तमान निवासी-मनेगर  
Office - Monegar Agency  
मनेगर निवासी-मनेगर, लिम्बु  
Monegar Poonam Corporation Limited  
मनेगर निवासी-मनेगर  
Monegar Retail Regional Officer - Monegar





उत्तर प्रदेश UTTAR PRADESH

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10/04/2014

AND WHEREAS the Lessors has agreed to grant to the Lessee a lease of the Demise Premises for the period of thirty (30) years

NOW THIS DEED WITNESSETH that in consideration of the rent hereinafter reserved and of the covenants and conditions hereinafter contained and on the part of the Lessee to be paid, observed and performed, the Lessors hereby demise unto the Lessee a and singular the land situated at village Gunnaur Abdul hai Tal. Gunnaur Dist - Sambhu bearing survey no. in the registration sub-district (Gunnour and more particularly described in the schedule hereto and delineated on the plan hereto annexed being thereon surrounded by a red colour boundry line, and containing by admeasurement 1680 Sq. Mtrs or thereabouts, to hold the Demised Premises together with all ways, passages, lights, drains, sewers, water courses, rights, easement advantages and appurtenances whatsoever to the Demised Premises belonging or therewith usually held employed and together also with the right for the Lessee to instal, erect and maintain in and upon the Demised Premises roadways, pathways, and underground tanks and delivery pump shelters, buildings, structures, tube wells erection or equipment whether of a permanent or temporary nature as it may consider necessary from the time to time without the permission of the lessor, for purpose of storing, selling or otherwise carrying on trade in Petroleum products, Oil and kindred Motor accessories or any other trade or business including ATM

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प्रभाती चिकित्सा केंद्र  
0 स्वा. केन्द्र, गुन्नाौर (सम्भल)

(24)

आरेश कुमार  
होम मैनेजर  
हिन्दुस्तान कापों लि.  
मुरादाबाद विकास क्षेत्र

S. K. Sinha  
Duty Constituent Attorney  
Meerut Rural Regional Officer - Meerut

एक सौ रुपये

Rs. 100

रु. 100



भारत INDIA  
INDIA NON JUDICIAL

राज्य UTTAR PRADESH

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Ice Cream parlour, Restaurant, Convenience stores, e-com, Kiosks, Cyber café, Public Office which the lessee may think fit which shall not be against the object of the trust of the Lessee for a term of 30 years commencing 4-12-2014 upto 3-12-2044. Subject to the said monthly rent being reduced proportionately in the event of any portion of the Demised Premises being acquired by any authority for road widening or for any public purpose.

The Lessee do hereby covenant with the Lessors as follows.

- To pay the rent reserved at the time and in manner aforesaid.
- To obtain and renew all necessary licenses and permits in respect of the Demised Premises by reasons of it being used for storing, selling or otherwise carrying on trade in petroleum products, lubricating oil, all and kindred motor accessories and to observe and perform all local, police and municipal rules and regulations in connection with such usages.
- To pay all charges for gas, water or electricity consumed in or upon the Demised Premises as shown by the separate meter or meters thereof and to pay the rent of such meter or meters.

हस्ताक्षर  
मुख्यालय विकास क्षेत्र

सुधीर सिंह  
S.K. Sinha  
विशेष शक्ति अध्यापक  
Duly Constituted Attorney  
हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड  
Hindustan Petroleum Corporation Limited  
एनआर रिटेल क्षेत्र अधिकारी-मेरठ  
Merut Retail Regional Officer - Meerut







उत्तर प्रदेश UTTAR PRADESH

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B That if the Lessee shall punctually pay the rent and observe and perform the covenants and conditions on the part of the Lessee therein contained. Then the Lessee shall enjoy the Demised Premises during the period of the lease or its renewal without interruption by the Lessors or any persons lawfully claiming under or in trust for the Lessors or otherwise howsoever.

C That the Lessors shall on the written request of the Lessee made before the expiry of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the Lessee hereinbefore contained, grant to Lessee Fares Registerdand duty stamped a lease of the Demised Premises for the further term of X years from the expiration of the said term at the same rent and containing the like covenants and proviso's as are herein contained.

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उत्तर प्रदेश  
लखनऊ

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एरिया को-ऑपरेटिव सोसायटी लि.  
पुनरावास विभाग क्षेत्र

S. K. Sinha  
शिवदास मंडल न्यायाधीश  
Duly Constituted Attorney  
Hindustan Petroleum Corporation Limited  
Meerut Radial Regional Office - Meerut

पुनीत कुमार







उत्तर प्रदेश UTTAR PRADESH

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the consent of the Lessors. In case Lessee fails to pay the site rental to the Lessor as agreed in this agreement, HPCL if so desire to protect their interest at the site may pay site rental directly to Lessor and terms and conditions of this agreement will remain valid throughout the period of this agreement. A relevant clause shall be incorporated in sublease agreement to be signed between Lessee(Sub lessor) and HPCL (Sub lessee).

a. That the sub lease can only be permitted in favour of HPCL for the purpose of the business of Petrol pump and Allied Retail Business.

b. The Lessee and the HPCL (sublessee) shall be at liberty, without obtaining prior permission from Lessor,

(1) to construct, fix, erect and maintain in or upon or fasten to the Demised Premises office and trade fixtures and fittings such as screens, counters partitions, benches, shelves, lockers and sun blinds and gas, electric fittings, lights and fans and construct other buildings, structures, wells, tube wells or install equipments, and

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प्रमुखी चिकित्सा अधिकारी  
प्रो. स्वा. के. गुप्ता (सम्बल)

अमरेश कुमार  
ए. व. वेल्स मैनेजर  
हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लि.  
मुख्यालय दिल्ली क्षेत्र

S. K. Sinha  
Duly Constituted Attorney  
Hindustan Petroleum Corporation Limited  
Mumbai Regional Office - Meerut

प्रमुखी चिकित्सा अधिकारी







उत्तर प्रदेश UTTAR PRADESH

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omit to perform or observe any covenant or condition on the part of the Lessee herei  
under contained and the same shall continue for a period of 90 days after notice ha  
been served to the Lessee, the Lessors may re-enter forthwith upon the Demise  
Premises or upon any part thereof and the lease shall thereupon determine but withou  
prejudice to any claim which either parties hereto may have against the other i  
respect of any breach, non-performance of any of the covenants and conditions herei  
contained.

The Lessee shall be at liberty to determine this agreement only after obtaining prio  
written approval from Hindustan Petroleum Corporation Limited.

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The stamp duty and registration charges payable in respect of this agreement an  
duplicate thereof shall be borne and paid by the Lessee and sublessee and shall be  
and pay it's own solicitors' charges/ and the Lessee shall retain the original agreeme  
and the Lessors the duplicate thereof.

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प्रमोदी चिकित्सा अस्पताल  
प्लॉट 10 केन्द गुन्नाौर (सम्भल)

जयदेव कुमार  
परिवार सेवा मन्जर  
हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लि०  
पुरावादाय विक्रय क्षेत्र

विशेष अधिकारी  
Duty Commissioner  
हिन्दुस्तान पेट्रोलियम कॉर्पोरेशन लिमिटेड  
महानगर क्षेत्रीय कार्यालय - मेरठ  
Meerut Retail Regional Officer - Meerut



