

$\frac{10111}{11122}$

[illegible][illegible]

Non Judicial



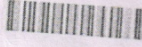
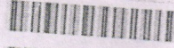
Indian-Non Judicial Stamp
Haryana Government



Date : 18/12/2018

Certificate No. KDR2018L22

GRN No. 42665383



Stamp Duty Paid : ₹ 2250

Penalty : ₹ 0

Name : Ramniwas

H.No/Floor : 0

City/Village : Kakrod

Phone : 0

Sector/Ward : 0

District : Jind

LandMark : 0

State : Haryana

Seller / First Party Detail

Name : Mamta

H.No/Floor : 0

City/Village : Kakrod

Phone : 0

Sector/Ward : 0

District : Jind

LandMark : 0

State : Haryana

Buyer / Second Party Detail



Purpose : LEASE DEED



2433
19/12/18

The authenticity of this document can be verified by scanning this QR Code Through smart phone or on the website <https://egrahry.nic.in>

वसीका पट्टानामा मियादी 25 साला

मालियती मु0 25000/- रुपये प्रति प्रति साल अस्टाम मु0 2250/-रुपये किते 1 शब्द 300

जीआरएन नं0 42665383 सर्टिफिकेट नं केडीआर2018एल22 दिनांक 18.12.2018 जो ऑनलाईन खरीद किये ।

मै, रामनिवास पुत्र श्री सुधा पुत्र मातु निवासी काकडोद तह0 उचाना जिला जीन्द

पक्ष प्रथम

वा

ममता पत्नी श्री सुशील पुत्र भाग सिंह निवासी काकडोद तह0 उचाना जिला जीन्द

पक्ष द्वितीय

शेष पेज 2 पर

Mamta



21/12/18

Amk Sheeka id
Advocate
Court, Narwana

प्रलेख नः 2433

दिनांक 19/12/2018

डीड संबंधी विवरण	
डीड का नाम	LEASE
तहसील/सब-तहसील	उचाना
गांव/शहर	काकडौद

धन संबंधी विवरण	
राशि जिस पर स्टाम्प ड्यूटी लगाई 25,000.00 रुपये	स्टाम्प ड्यूटी की राशि 2,250.00 रुपये
रजिस्ट्रेशन फीस की राशि 500.00 रुपये	पेस्टिंग शुल्क 3.00 रुपये

Drafted By: अमित कुमार वकील

Service Charge: 200.00 रुपये

यह प्रलेख आज दिनांक 19/12/2018 दिन बुधवार समय 1:51:00PM बजे श्री/श्रीमती/कुमारी रामनिवास पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी सुधा निवासी काकडौद द्वारा पंजीकरण हेतु प्रस्तुत किया गया।

हस्ताक्षर प्रस्तुतकर्ता



श्री रामनिवास



उप/संयुक्त पंजीयन अधिकारी
उचाना

उपरोक्त पट्टा देने वाला व श्री/श्रीमती/कुमारी ममता पट्टा लेने वाला हाजिर है। प्रस्तुत प्रलेख के तथ्यों को दोनों पक्षों ने सुनकर तथा समझकर स्वीकार किया। दोनों पक्षों की पहचान श्री/श्रीमती/कुमारी रघबीर सिंह नम्बरदार पुत्र/पुत्री/पत्नी श्री निवासी काकडौद व श्री/श्रीमती/कुमारी बलजीत पुत्र/पुत्री/पत्नी श्री/श्रीमती/कुमारी रामनिवास निवासी काकडौद ने की। साक्षी नः 1 को हम नम्बरदार/अधिवक्ता के रूप में जानते हैं तथा वह साक्षी नः 2 की पहचान करता है।

दिनांक 19/12/2018

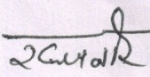
उप/संयुक्त पंजीयन अधिकारी
उचाना

यह प्रमाणित किया जाता है कि पंजीकृत वसीका की स्कैन प्रति jamabandi.nic.in पर डाल दी गई है।

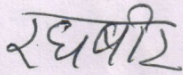
उप / संयुक्त पंजीयन अधिकारी
उचाना

यह है कि मुझ पक्ष प्रथम भूमि तादादी 2 कनाल 13 मरले चाही यानि 53/223 भागमिनजुमला अराजी 11 कनाल 03 मरले नैहरी खसरा नं 102//24/2(5-16), 25(5-7) किते 2 नैहरी किते 2 खेवट व खाता नं 656/763 जमाबन्दी साल 2014-15 वाका रकबा काकडोद तह0 उचाना जिला जीन्द का मालिक, कामिल व काबिज हूँ जो हर प्रकार के भार से मुक्त है। अब मुझे दुसरी जगह रूपयों की जरूरत है। इसलिये अब मैं अपने मन बुद्धि वा शुद्ध अन्तः करण से भूमि उपरोक्त को बदले मु0 25000/- रुपये प्रति वर्ष की दर से बराये 25 साल के लिये यानि दिनांक 18-12-2018 से 17-12-2043 तक पटटा पर पक्ष द्वितिय को देकर इकरार करता हूँ कि पटटाग्रेहिता मेरी तरह कामिल व काबिज होगी। कब्जा खसरा नं0 102//24/2मिन(2-12) यानि 120x120 फुट पर दे दिया है। जरे रकम पटटा प्रति साल की दर से वसुल करता रहूँगा। रसीद देता रहूँगा। बिना रसीद कोई किराया वसुल नहीं होगा। सम्मुख सब-रजिस्ट्रार साहब उचाना कोई लेन-देन नहीं रहा है। खर्चा रजिस्ट्री हर प्रकार का पटटाग्रेहिता ने दिया है। इस पटटा का इन्द्राज कागजात माल में करवा दिया जावेगा। मियाद पटटा के दौरान उक्त भूमि में पक्ष प्रथम कोई दखल अन्दाजी नहीं करेगा। उक्त भूमि नैहर पानी पटटाग्रेहिता इस्तेमाल करेगा। पटटाग्रेहिता उक्त इराजी में चार दिवारी निकलवावे, लगवावे, पौधे लगवावे, बिजली -पानी कनेक्शन लेवे, सरकारी व गैर-सरकारी व केन्द्रीय सरकार व राज्य सरकार से पम्प की मान्यता प्राप्त करे, कोई लाईसैंस लेवे, स्थाई या अस्थायी मान्यता प्राप्त करे, पट्टोल पम्प से सम्बन्धित अगर अन्य कोई कागजीकार्यवाही करनी पडे या अनुमति लेनी पडे तो पटटाग्रेहिता को पुर्ण अधिकार होगा। बाद मियाद पटटानामा मियादी 25 साला कब्जा हवाले पक्ष प्रथम करने का पाबन्द पक्ष द्वितिय होगा। उक्त पटटानामा को हम पक्षकैन ने पढ वा सुन वा समझ लिया है ठीक माना पटटानामा लिखा दिया की सनद रहे। बरवक्त समय पर काम आवे। दिनांक 18-12-2018 स्थान उचाना

साक्षी

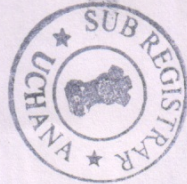
 नम्बरदार

काकडोद

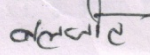


पटटादेहिन्दा(पक्ष प्रथम)

रामनिवास



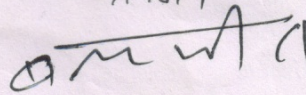
साक्षी



869

21/12/2018

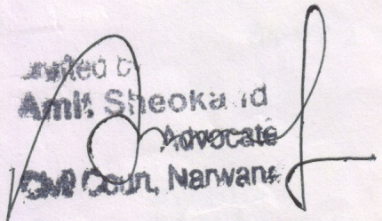
मामता



पटटाग्रेहिता (पक्ष द्वितिय)

ममता

Mamta


Anil Sheeka id
Advocate
100 Court, Narwana

Reg. No.	Reg. Year	Book No.
2433	2018-2019	1



पट्टा देने वाला



पट्टा लेने वाला



गवाह

पट्टा देने वाला

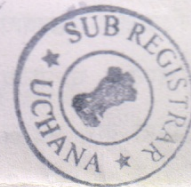
रामनिवास

पट्टा लेने वाला

ममता

गवाह 1:- रघुबीर सिंह नम्बरदार

गवाह 2:- बलजीत



प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2,433 आज दिनांक 19/12/2018 को बही न: 1 जिल्द न: 18 के पृष्ठ न: 199 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 178 के पृष्ठ सख्या 41 से 42 पर चिपकाई गयी। यह भी प्रमाणित किया जाता है कि इस दस्तावेज के प्रस्तुतकर्ता और गवाहों ने अपने हस्ताक्षर/निशान अंगुठा मेरे सामने किये है ।

दिनांक 19/12/2018

उप/संयुक्त पंजीषन अधिकारी
उचाना

भारत पेट्रोलियम कॉर्पोरेशन लिमिटेड
भारत सरकार का उपक्रम
हिसार टैरीटरी



BHARAT PETROLEUM CORPORATION LTD.
A Govt. of India Enterprise
Hisar Territory

LETTER OF INTENT

Ref:HSR.T.Loc.no.153(Kakror)

Dated: 24.01.2020

Ms. Mamta Devi w/o Mr. Sushil Kumar,
Ward No.19, Hanuman Nagar, Narwana,
District Jind, Haryana – 126116.
#9996604142



Dear Sir,

Subject: **Proposed MS/HSD Retail Outlet Dealer at Location – Village Kakror, District Jind, State – Haryana, Category - Open, Type of RO – Rural, Type of Site – Dealer Controlled.**

We refer to our advertisement dated 25-11-2018 and your application form no. 15456254978650 for the award of MS/HSD Retail Outlet dealership at the above location and your selection for the location as there is only one eligible candidate.

Please be informed that by this Letter of Intent, we propose to offer you a Retail outlet dealership of Bharat Petroleum Corporation Limited at the above location on the following terms & conditions:-

1. You have offered a suitable piece of land admeasuring 35 mtrs. approx. (frontage) and 35 mtrs. (depth) at Khewat no. 656, Khatouni no. 763, Khasra no. 102//24/2, Village Kakror, Tehsil Uchana &, District Jind, Haryana as indicted by you in the application for the development of the subject Retail Outlet. You have to make available this land within 2 months from the date of this letter failing which this offer is liable to be withdrawn.
2. For making the land available as required above, you will ensure that the land arranged by you is either registered in your name or it should be leased to you for a minimum period of 19 years 11 months.
3. As and when advised by the Corporation, the site offered by you would be duly developed up to the road level by cutting / filling (as applicable), with good earth/murum, layer-wise compacted as per standard engineering practices. You shall also construct necessary retaining wall and compound wall of 1.5 mtrs. height, designed as per site conditions as per approval of Corporation as committed under Clause 12 (e) of affidavit submitted by you along with application. Kindly note that in case the site as offered by you putting up the Retail Outlet is

नजदीक रेलवे स्टेशन, हिसार. 125001 (हरियाणा) फोन : 01662-239022, 239026, मो. : 8222862214

रजिस्टर्ड ऑफिस : भारत भवन, 4 एवं 6 करीमभाँय रोड, बेलाई इस्टेट, मुम्बई - 400 001 फैक्स : 22713874, दूरभाष : 22713000, 22714000

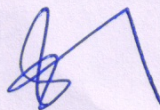
Near Railway Station, Hisar - 125001 (Haryana) Ph.: 01662-239022, 239026, Mob.: 8222862214
Registered Office : Bharat Bhawan, 4 & 6, Curimbhoy Road, Bailard Estate, Mumbai-400 001 Fax : 22713874, Phone : 22713000, 22714000

not developed as per the advice of the Corporation, this Letter Of Intent will be withdrawn without any further notice.

4. You will provide at the retail outlet infrastructural facilities like Driveway, Sales Office, Show room, Store, Toilet, Generator, Compressor, with room, electrical connection up to the sales building, Yard Lighting, water connection/bore well and staff room as mentioned in the Brochure and after obtaining necessary clearances /approvals/licences as applicable in each case.

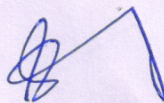
In addition, you will also provide the following basic facilities at your cost at the Retail Outlet premises:-

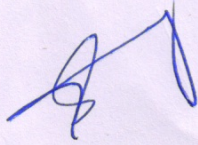
- a. Clean drinking water.
 - b. Free Air.
 - c. Clean toilet.
 - d. Telephone.
 - e. First aid kit with valid medicines.
 - f. Adequate illumination.
 - g. PUC facilities, wherever it is mandatory.
 - h. Other facilities as may be specified by the Corporation from time to time
5. Additional facilities like Canopy, Service Station or any other facility (site specific) as may be decided by Bharat Petroleum Corporation Limited from time to time would also be required to be developed by you.
 6. Bharat Petroleum Corporation Limited will provide storage tanks and pumps and other facilities considered necessary at the Retail Outlet.
 7. For the facilities that may be provided by the Corporation as aforesaid, you will be required to pay license fee as may be decided by the Corporation and applicable to you from time to time. At present, the license fee (incl. GST) recoverable is Rs. 196.51/KL for MS and Rs. 163.76/KL for HSD.
 8. The corporation will not be held liable for any loss or damage on account of delay that may be caused in providing you the facilities mentioned above whatever may be the cause of the failure or delay.
 9. You will ensure all financial and other arrangements for operating the retail outlet dealership. In case it is found that the funds stated in the application for the purpose of setting up retail outlet and operation of the dealership are not made available as and when required, this LOI can be withdrawn and you will have no claim / damages whatsoever against the Oil company.
 10. You shall not induct any partner(s) in case of individual (s) nor make any changes in the constitution of the partners as existing at the time of application without approval of the



Company, except your spouse as per terms and conditions of the Bharat Petroleum Corporation Limited.

11. It will always be a basic condition for the award of MS/HSD retail outlet dealership that you shall be paying attention towards day to day working of the dealership by personally managing the affairs of the dealership you will give us a written undertaking to this effect and shall not assign or part with the same to any other person(s).
12. You will not be eligible for taking up any employment. If you are already employed you will have to resign from the employment and produce the letter of acceptance of resignation by the employer before the issuance of Letter of Appointment by the Oil Company.
13. You will deposit with us a Demand Draft for Rs 3,60,000.00 (Rupees Three Lakh Sixty Thousand only) drawn on any scheduled bank in favour of Bharat Petroleum Corporation Limited Payable at Panipat towards security Deposit (after setting of the Initial Security Deposit amount of Rs. 40,000.00) at the time of issuance of appointment letter after compliance of all the requirements of LOI . Kindly note that the Security deposit will not carry any interest and is refundable at the time of expiry of agreement is consequent to proven adulteration/malpractice at the dealership, this amount towards any dues to it.
14. You will also remit an amount of Rs 5,00,000.00 (Rupees Five Lakh only) towards Non-refundable Fixed fee, by way of a Demand Draft for Rs. 5,00,000.00 drawn on any scheduled bank in favour of Bharat Petroleum Corporation Limited Payable at Panipat Within 15 days of receipt of NOC.
15. You will be notified by the Corporation, in writing, after the facilities mentioned above are made available and are ready for commissioning the dealership. Immediately on receipt of the above notice from the Corporation, you shall obtain each and every license necessary for operating your dealership as may be required under any central/state govt./municipal or local authorities for the time being in force.
16. If we find that the progress made by you towards the above is not to our satisfaction, this offer is liable to be withdrawn.
17. Please note that you are required to fulfill the conditions with regard to inducting Spouse as Co-owner in the dealership before issuance of Letter of Appointment.
18. This letter of intent will stand automatically withdrawn and cancelled on the happening of any of the following events:-
 - a) In case you or any of your family members (as defined under disqualification criteria of dealer selection guidelines) receive any time or have received letter of intent for any other "A/CC" site RO dealership or LPG distributorship from our company or any other oil marketing company either in your individual capacity or in partnership with any other individual (s).



- b) In case you or any of your family member gets inducted as partner or proprietor in "A/CC" site RO dealership or LPG distributorship of our company or any other oil marketing company.
 - c) If it is found that you have suppressed and /or misrepresented any material facts in your application.
 - d) In case you are found to be convicted for any criminal / economic offence involving moral turpitude.
 - e) In the event of death if you are an individual/ partner.
19. In case you are not able to provide the land / develop facilities within the specified time or fail to fulfill the terms & conditions of LOI, then LOI can be withdrawn. In such situations initial Security Deposit (ISD) would be forfeited.
- The Initial Security Deposit (ISD) would also be forfeited if you are unable to submit the total bidding amount within the stipulated time or withdraw for any reason, your selection would be treated as cancelled and LOI withdrawn. – Not applicable.
- The LOI would also be withdrawn and selection cancelled, if you are unable to submit the Non-refundable fixed fee within the stipulated time. In such situations Initial Security Deposit (ISD) would be forfeited.
20. You will not sell/lease/mortgage the said land to any third party without Bharat Petroleum Corporation Limited permission in writing, so long as the agreement (DPSL) is valid and Bharat Petroleum Corporation Limited facilities continue at the site.
21. In case of termination of / resignation from the dealership, within 3 months of disassociation from Bharat Petroleum Corporation Limited, you will execute a lease or will sub lease the land together with structures thereon to the company if the company so desires, for a period not exceeding 30 years at normal yearly rental (excluding Municipal Taxes) which shall not be more than 10% of the then prevailing market value of the land and the structures standing thereon.
22. This letter is merely a letter of intent and is not to be construed as a firm offer' of dealership to you. The dealership will be allotted to you on your complying with the terms and conditions spelt out herein above by issuance of appointment letter along with signing of our standard dealership agreement between you and us.
23. This allotment would be liable for cancellation in the event of adverse decision in the proceedings (if any) pending against the dealership/distributorship held by you/members(s) of your family unit (as defined in the Dealership/distributorship held by you /member(s) of your family unit (as defined in the Dealership Selection Guidelines) under critical/major irregularities for violation of Marketing Discipline Guidelines/Dealership Agreement, Control Orders or ESMA. You will not be entitled for any claim, damages, etc. in case of cancellation of allotment in such an eventuality.
- 

Should you require any further details / guidelines, please get in touch with our office at the address mentioned below:

Bharat Petroleum Corporation Limited
Station Road, Near Double Phatak,
Hisar, Haryana.

Note: You have one time option to offer alternate land meeting all specifications in the advertised location/stretch within 90 days of this LOI provided you have not availed such opportunity of providing alternate land after FVC.

Thanking you,

Yours faithfully,

for **Bharat Petroleum Corporation Limited,**

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a long horizontal stroke and a diagonal line.

Territory Manager Retail Hisar
Duly constituted attorney

ACKNOWLEDGEMENT

I/we hereby accept this letter of intent with all the terms and conditions stipulated therein.

I/We do hereby confirm that I we am/are eligible for allotment of Retail Outlet dealership as per applicability of Multiple Dealership Norm defined under Clause "Disqualification " in the "Brochure for Selection of Dealers for Regular & Rural Retail Outlet" and I am /We are not disqualified for allotment of Retail Outlet dealership under other conditions mentioned therein.

I/WE confirm that in the event of any proceedings pending against the dealership/distributorship (Court case, Show Cause notices, etc.), on account of critical /major irregularities for violation of Marketing Discipline Guidelines/Dealership Agreement, Control Orders or ESMA, held by me /us or my family unit/ any member/s of our organization (as defined under Multiple dealership norm for individuals/non-individuals of Disqualification criteria), the allotment made will be conditional and subject to the outcome of such proceedings. I/We understand that I/we will also not be entitled for any claim, damages, etc. in case of cancellation of allotment in the event of adverse verdict in such pending proceedings.

Place:

Signature:

Date:

Name: