

iii) That the Lessee shall be entitled to do all such acts, deeds, matters and things as may be required and/or deemed fit by the Lessee in order enable the Lessee to conduct and/or to carry on it's business/es upon the demised premises either by itself or by or through it's duly appointed agents / franchisees / dealers and that the Lessee shall be entitled to use and enjoy the demised premises in any manner whatsoever, as the Lessee may deem fit and proper and for such purpose, the Lessee shall, inter alia, be entitled to:

- a. Put up, erect and display its brand/logo and the brand/logo of its associates, signboards (illuminated or otherwise) on the Demised Premises and / or in the interior as also on the exterior facade of the Demised Premises and / or in or upon the building/s or structures constructed / to be constructed thereon;
- b. To draw and to layout optical fibre / tele cable / connectivity cable to the Demised Premises without any objection, obstruction or restriction, whatsoever. The Lessee shall not be liable to pay any compensation / additional amount to the Lessor by reason of such cabling or for drawing and / or utilising such optical fibre / tele-cable connectivity to the Demised Premises, or otherwise howsoever.

iv) That the Lessee shall, by it's own efforts and at it's own expense and costs, be entitled to construct and complete upon the Demised Premises a new building or buildings/structures together with all the requisite and proper sewers, drains and other conveniences, in accordance with the prevailing law AND THAT the buildings and/or structures constructed by the Lessee upon the Demised Premises shall belong to and be the property of the Lessee exclusively AND THAT the Lessee shall, at its sole option, be entitled to remove and/or demolish and to appropriate for itself, the said building/s and/or structure/s on the expiration or sooner determination of the term hereby granted.

v) That the Lessee shall be at liberty to remove all tanks, plants, buildings or structures, pumps, erections, fixtures, installations, pipes and pipelines, boundary wall, fencing installed, erected or constructed and brought in by the Lessee notwithstanding that the aforesaid comprise fixtures embedded or attached to the earth and the Lessor shall have no claim thereto in any manner whatsoever. The whole of such tanks, buildings or structures, plant, pipelines, boundary wall as aforesaid shall be and shall remain the property of the Lessee exclusively.

vi) That the Lessor shall at all times keep the Lessee indemnified from all losses, suits, damages, costs, charges, expenses, claims and demands whatsoever, which the Lessee may become subject to or on account of any claim put forward by any party in respect of Demised Premises save and except as regards the provisions laid down under the Land Acquisition or any other Act for the time being in force or as regards the illegal user of the Demised Premises by the Lessee. The Lessor hereby agrees,



LESSOR/s
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15.6.21

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Aravind K. Sharma
15.06.21

Budhendra J.
LESSEE/s
15/6/21

declares and confirms that the Lessor shall defend and maintain any suits that may be filed for evicting the Lessee from the demised premises on the ground of any defect in the title of the Lessor and in case the Lessee is compelled to vacate the Demised Premises the Lessor hereby covenants to make good to the Lessee any loss or losses occasioned thereby and without prejudice to the foregoing, the Lessor shall, in particular, hold the Lessee harmless and indemnified against all losses, costs, charges and expenses occasioned to the Lessee by reason of any claim made by any person against the Lessor and involving the Lessee in legal costs or involving the discontinuance of the user of the demised premises, such loss to include the cost of dismantling, removal, transport, re-erection of the buildings and the contents thereof elsewhere, and increase in rent, if any, required to be paid by the Lessee for the alternate site.

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- vii) The Lessor shall not at any time do or permit or suffer to be done in or upon any land adjoining the Demised Premises now or hereafter belonging to or in the occupation or under the control of the Lessor any act or thing nor to bring or permit or suffer to be brought upon such land anything which may preclude the Lessee from obtaining a license or renewal of a license under the rules prescribed by the Petroleum Act or under any other Act for the time being in force, enabling the Lessee to use the Demised Premises for the purpose of selling or otherwise dealing in or receiving, storing, treating or handling for distribution of Petroleum or any of its products.
- viii) The Lessee shall not sub-lease, sub-let or assign or part with possession of the Demised Premises in whole or in part or permit the use of same by anybody else, except in favour of Reliance BP Mobility Limited or in favour of a subsidiary or a group company of Reliance BP Mobility Limited, for the purpose of the fuel station under license from Reliance BP Mobility Limited or its subsidiary or a group company and shall not use it for any other purpose or for any unlawful or illegal act or deed.
- ix) That if the Lessee shall be desirous of renewing this Lease on the expiration of term and the Lessee shall have given notice to the Lessor in writing prior to the expiration of the term hereby granted and shall have paid the rent and materially observed and performed all the terms, covenants, conditions and stipulations herein contained, the Lessor shall grant to the Lessee a renewed lease of the Demised Premises for a further term hereof upon the terms and conditions mutually agreed by both parties.
- x) That the Lessor shall regularly pay the rent which may be payable in respect of the Demised Premises to the Superior Landlord, if any, and shall also pay and discharge all the existing and future rates, taxes, charges, assessments, including Non-agricultural Assessment and outgoings whatsoever imposed or charged upon the demised premises or upon the Owner thereof and payable to the Government or any



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15/6/21

local or public body or Authority for the land hereby demised and shall keep the Lessee indemnified in respect thereof.

4. The Lessor doth hereby covenant with the Lessee that the Lessor has in itself good right, full power and absolute authority to demise unto the Lessee the Demised Premises in the manner herein contained and that the Lessee, on paying the rent hereby reserved and observing and performing the covenants and conditions herein contained and on part of the Lessee to be paid, observed and performed shall permit the Lessee to peaceably and quietly hold and enjoy the Demised Premises during the said term hereby granted without any interruption or disturbance by the Lessor or any person or persons lawfully or equitably claiming from, under or in trust for him/her/them.

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5. IT IS HEREBY SPECIFICALLY AGREED AND DECLARED THAT if at any time during the tenure of the Lease hereby granted the rent hereby reserved or any part thereof shall remain unpaid for a period of six months after the date on which the same ought to have been paid and the Lessee fails to pay the same within 30 (thirty) days from the date of service of notice by the Lessor demanding payment of the same or if the Lessee shall make default in the observance and performance of any material covenants and conditions herein contained on the part of the Lessee to be observed and performed and if such default shall continue and not be remedied for 6 (six) months from the date of service of notice in writing to be given by the Lessor to the Lessee to remedy such default or breach, it shall be lawful for the Lessor at any time thereafter to re-enter upon the demised premises or any part thereof in the name of the whole and thereupon the Lease hereby granted shall determine and shall stand absolutely terminated but without prejudice to the claim, right, action and remedy which the Lessor may have against the Lessee in respect of any such breach of the Lessee's covenants and stipulations herein contained.

6. IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- i) On the execution hereof, the Lessor has put the Lessee in actual, physical, peaceful, vacant and exclusive possession of the Demised Premises.
- ii) That the Lessee shall, without requiring the consent of the Lessor in that behalf, be entitled to sell, assign, transfer the buildings/structures that may have been constructed by the Lessee upon the said demised premises to any third parties for the exclusive benefit of the Lessee and that the Lessee shall be exclusively entitled to appropriate the total consideration received in respect thereof.
- iii) The Lessee shall maintain and keep the said Demised Premises in good and tenantable repair and condition.



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LESSEE/s

- iv) The Lessee shall be entitled to obtain a separate electric connection, at its own cost, (with inclusion of a separate electricity meter) in the name of the Lessee, for use at the Demised Premises. In this regard, the Lessor agrees to render all necessary assistance to the Lessee including but not limited to the issuance of a no objection certificate and such other documents, as may be required by the Lessee for the aforesaid purpose. The Lessee further agrees to directly pay to the Competent Authorities the charges for electricity consumed at the Demised Premises as per its actual meter reading.
- v) The Lessee shall be entitled to obtain a separate water connection in respect of the demised premises and/or install a separate water line for its own use. The Lessor shall extend full co-operation and support to the Lessee in respect thereof and shall for such purpose, sign, execute and deliver all applications, papers, documents and shall do all such acts as may be required by the Lessee.
- vi) The Lessee shall directly pay to the concerned Authority all charges for electricity, water and other services consumed at the demised premises (inclusive of meter rents etc.) and the Lessee hereby indemnifies the Lessor in that behalf;
- vii) The Lessor alone shall bear and pay the Land Revenue taxes, outgoing rates, cesses etc. in respect of the said demised premises to the concerned authorities. The Lessor covenant with Lessee that it shall not terminate this Lease for any reason whatsoever during the term hereby granted. Any other Commercial Taxes/charges concern with the LESSEE shall be paid by the LESSEE.
- viii) The Lessee shall be entitled to carry on any business/es, including but not restricted to that of Petrol Pump, Service Station, etc. in the demised premises. The Lessor further confirms that there are no restrictions or impediments, statutory or otherwise preventing the Lessee from carrying on business of the aforesaid nature and / or any other business in / from the Demised Premises.
- ix) The Lessor will not sell or assign or agree to sell or assign their reversionary title and interest in the Demised Premises until the expiration of 90 (ninety) days after they shall have given to the Lessee notice of their intention to do so, which notice shall state the price at which the Lessors intend to sell and such other particulars as the Lessee may require and the Lessee may require and the Lessee shall at all times have a pre-emptive option to purchase the Demised Premises at the said price, such option to be exercised within a period of 90 (ninety) days from the date of receipt of such notice. In the event the Lessee fails to exercise the option as aforesaid and the Lessor sells and/or transfers/assigns his/her/its rights in the Demised Premises as a whole or any part or parts thereof to any one person or more than one person, then and in such an event, the Lessee shall



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Rajesh K. Sharma
15.06.21

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LESSEE/s

have the option to attorn such transferee or transferees on the same terms and conditions as are contained herein or to forthwith terminate the Lease hereby granted. However, a letter shall be issued by the prospective new owner in favour of the Lessee, confirming that the terms herein contained shall be binding on the new Owner

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7. In event of the land hereby demised or any part thereof being acquired or requisitioned by the Government or any Local Authority or public body under any law for the time being in force, the term hereby granted shall absolutely cease and determine with effect from the date of such acquisition or requisition only in respect of the portion of the demised premises being acquired or requisitioned and the Lease shall continue to subsist in respect of the remaining unacquired land and in such case the rent payable by the Lessee shall stand reduced proportionately. The Lessor shall be entitled to the compensation / statutory allowances payable under the Land Acquisition Act or other applicable laws in respect of the demised premises or part thereof as the case may be, and the Lessee shall also be entitled to such compensation as may be awarded for the buildings or structures, fixtures and fittings constructed, fastened or erected by the Lessee and which the Lessee is entitled to remove as provided herein, as also for the loss of business.
8. Except as provided in clause 6 (ix) hereinabove, the Lessor shall not at any time during the period of this Lease transfer/assign his rights in the Demised Premises as a whole or any part or parts thereof to any person.
9. The Lessor covenants with the Lessee that the Lessor shall acknowledge and give valid receipts for payment of monthly Lease rent and in respect of any other payments made by the Lessee to the Lessor or to its duly authorised agent. Such receipts shall be conclusive proof of the said payments being made by the Lessee to the Lessor.
10. All approvals, consents and notices to be given under these presents shall be in writing, signed by the party giving it and shall be considered duly served if the same shall have been left / delivered or posted by Registered A.D. at the address mentioned herein.
11. The Stamp Duty and Registration Charges payable on this Indenture of Lease and in respect of any related documents shall be borne and paid by the LESSEE alone. Each party hereto shall bear and pay its own respective Solicitor's or Advocate's charges.



LESSOR/s

श्रीम विद्यार्थी

15.6.21

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Rakul K. Sharma
15.06.21

B. S. Srinivas
15/6/21

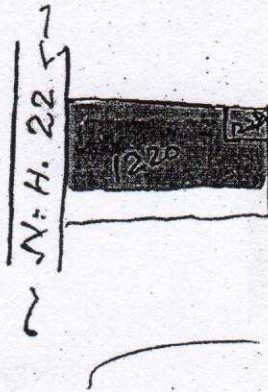
LESSEE/s

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT PIECE OR PARCEL of non-agricultural/Commercial land admeasuring 91.9563 Decimals (61 M x 61 M) 3721 Sq. Meter bearing Thana No.318, Jamabandi No.1771, Khata No.486 & 182, Khesra No.1220 & 1228, situated at Mauza - Raghunathpur Imadpur, Thana - Bhagwanpur, Circle - Bhagwanpur, District - Vaishali, Bihar, within the limit of Sadar Registration District - Hajipur and Sub-Registration Office - Lalganj; within the state of Bihar and bounded as follows, that is to say:

On or towards the NORTH by	: Chathu Ray
On or towards the SOUTH by	: Niz
On or towards the EAST by	: Sant Lal Sah
On or towards the WEST by	: NH - 22

AND referred to hereinabove as the 'DEMISED PREMISES'
AND shown bounded by red coloured boundary line on the plan annexed hereto.



North

South



15.6.21

11

Chathu Ray
15.06.21

Birindra
LESSEE/s
15/6/21

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERETO HEREUNTO
SET THEIR THE DAY AND YEAR FIRST ABOVE WRITTEN.

Signed and Delivered by
Within named
Lessee M/S MAA AMBEY FUELS
through its Partner's

Rakesh K. Sharma
Mr. RAKESH KUMAR SHARMA

Binod Kumar Dwivedi
Mr. BINOD KUMAR DWIVEDI

In presence of

1)

2)



Signed and Delivered
by the Within named
Lessors

Mr. RAS BIHARI



In the presence of

1) *कमलेश कुमार शर्मा*

15.06.2021

2) *रविश कुमार शर्मा*

15.06.2021



Rakesh K. Sharma
15.06.21

Binod Kumar Dwivedi
LESSEE/s

15/6/21

15.6.21

Endorsement of Certificate of Admissibility

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

Stamp duty paid under Indian Stamp

Rs. 276880/-

Stamp duty paid under Municipal

Rs. 0/-

Amt. Paid By N.I Stamp Paper

Rs. 500/-

Amt. paid through Bank Challan

Rs. 370000/-

Registration Fee

LLR + Proc Fee Service Charge

A1	91960	C	0	H1b	0	K1a	0	Lii	0
A8	0	D	0	H2	0	K1b	0	Liii	0
A9	0	DD	0	I	0	K1c	0	Mb	0
A10	0	E	1000	J1	0	K2	0	Na	0
B	0	H1a	0	J2	0	Li	0		
TOTAL-									92960

LLR	0	
Proc. Fee	0	500
Total	0	

Total amount paid (Reg. fee+LLR, Proc+Service Charge) in Rs. - 93460

Date: 15/06/2021

Registering Officer
Lalganj

Endorsement under section 52

Presented for registration at Registration Office, Lalganj on Tuesday, 15th June 2021 by Ras Bihari Late Chandra Singh by profession Agriculture. Status - Lessor

रस बिहारी

Signature/L.T.I. of Presentant

15.6.21

Date: 15/06/2021

Registering Officer
Lalganj

Endorsement under section 58

Registration is admitted by those Executants and Identified by the person (Identified by 'Braj Bhushan Shukla ' Sex 'M', 'Surendra Nath Shukla ', resident of 'Jalapur Anirudha, Ps- Lalganj, Vaishli '), whose Names, Photographs, Fingerprints and Signatures are affixed as such on back page / pages of the instrument.

Date: 15/06/2021

Registering Officer
Lalganj

Endorsement of Certificate of Registration under section 60

Registered at Registration Office Lalganj in Book 1 Volume No. 50 on pages on 54 -67, for the year 2021 and in CD volume No. CD-8 year 2021. The document no. is printed on the Front Page of the document.

Date: 15/06/2021

Deed No.: 3075

Year 2021 (विशेष)

Deed No.: 3065

SCORE Ver.4.1

Deed No. : d No. : 3012



Registering Officer
Lalganj



Govt. of Bihar
Sub Registry Office ,Lalganj

Summary of Endorsement

This document was presented for registration on 15/06/2021 by Ras Bihari

A stamp duty of Rs. 277000/- and other fees of Rs. 93500/- has been paid in it.

The document was found admissible. The names, photographs and fingerprints and signatures of the executants, and their identifier, who have admitted execution before me, are affixed on the reverse page.

The document has been registered as deed no. 3012 in Book No. 1, Volume No. 50 on pages from 54 to 67 and has been preserved in total 14 pages in C.D. No. 8 / Year 2021

Signature with Date
(Mah Zabeen)

Registering Officer, Lalganj

Date: 15/06/2021

Token No: 3075/2021

मेरे द्वारा स्कैन किया गया।

कम्प्यूटर ऑपरेटर
अवर निबंधन कार्यालय
मालगंज (वैशाली)



Dec-2021



बिहार सरकार

बिहार सरकार
राजस्व एवं भूमि सुधार
विभाग

अंचल-अधिकारी का
कार्यालय

Bhagwanpur, Vaishali

नामांतरण शुद्धि-पत्र

Duplicate Copy:
CRSLP18410685
12/30/2021



न्यायालय अंचल अधिकारी, Rambhu Thakur अंचल Bhagwanpur जिला राजस्व
ग्राम रघुनाथपुर इमादपुर राजस्व थाना संख्या 318 दाखिल -खारिज वाद संख्या एवं
वर्ष 687/R27 2021 - 2022 नया भाग वर्तमान 9 नया पृष्ठ संख्या 46 जिससे

निम्नलिखित भूमि खारिज कि जानी है...

पुराने रैयत का नाम - रामचंद्र प्रसाद सिंह अभिभावक का नाम - सूर्य देव सिंह

खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1217	4.5 डिसमील	6	11
खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1218	8.5 डिसमील	6	11
खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1219	39.5 डिसमील	6	11
खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1216	1 एकड़ 59 डिसमील	6	11
खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1220	1 एकड़ 80 डिसमील	6	11
खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1221	38 डिसमील	6	11
खाता न.	प्लॉट न.	भूमि का रकबा.	पिछला भाग वर्तमान	पिछला पृष्ठ संख्या
486	1216/23	22 डिसमील	6	11

जमाबंदी रैयत का नाम रामचंद्र प्रसाद सिंह-पिता/बाप/अबू-सूर्य देव सिंह

उपर्युक्त जमाबंदी से घटायी जानेवाली भूमि के ब्यौरे

भू-
राजस्व

राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी
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438.5

उपर्युक्त जमाबंदी से घटायी जानेवाली भूमि के ब्यौरे					भू-राजस्व
	486	1217	4.5 डिसमील		
	486	1218	8.5 डिसमील		
	486	1219	39.5 डिसमील		
	486	1216	1 एकड़ 59		
रघुनाथपुर इमादपुर/318	486	1216	डिसमील		
	486	1220	1 एकड़ 80		
	486	1221	डिसमील		
	486	1216/2302	38 डिसमील		
			4 डिसमील		

दाखिल-खारिज के उपरान्त नए जमाबंदी रैयत का नाम एवं भूमि के ब्यौरे

नए जमाबंदी रैयत का नाम एवं पूर्ण पता	नई जमाबंदी में प्रविष्ट किये जानेवाले भूमि के ब्यौरे					भू-राजस्व
	राजस्व ग्राम/राजस्व थाना संख्या	खाता संख्या	खेसरा संख्या	भूमि का रकबा	चौहद्दी	
(SHREE RAS BIHARI पिता/बाप/अबू -LATE RAMCHANDRA SINGH, जाति-भुमिहार, पता-AT IMADPUR PO IMADPUR PS BHAGWANPUR DIST VAISHALI BIHAR 844114)	रघुनाथपुर इमादपुर/318	486	1217	4.5 डिसमील		
		486	1218	8.5 डिसमील		
		486	1219	39.5 डिसमील	पूरब पश्चिम उत्तर दक्षिण	140
		486	1216	1 एकड़ 59	पूरब पश्चिम उत्तर दक्षिण	
		486	1220	डिसमील	पूरब पश्चिम उत्तर दक्षिण	
		486	1221	1 एकड़ 80	पूरब पश्चिम उत्तर दक्षिण	
		486	1216/2302	डिसमील	पूरब पश्चिम उत्तर दक्षिण	
				38 डिसमील		
				4 डिसमील		

Approved By : Rambhu Thakur

अंचल अधिकारी

Bhagwanpur

यह एक कंप्यूटर जनित प्रति है

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।



प्रतिनिधि के लिए आवेदन की तारीख Date of application for the copy.	आवेदन को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.	अपेक्षित दस्तावेज और कोलियों देने की तारीख Date of delivery of the requisite stamps and folios.	दस्तावेज संपन्न करने की तिथि Date fixed for notifying the requisite number of stamps and folios.
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प्रतिनिधि के लिए आवेदन की तारीख Date of application for the copy.	आवेदन को प्रतिलिपि देने की तारीख Date of making over the copy to the applicant.	अपेक्षित दस्तावेज और कोलियों देने की तारीख Date of delivery of the requisite stamps and folios.	दस्तावेज संपन्न करने की तिथि Date fixed for notifying the requisite number of stamps and folios.
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मौजा - रघुनाथपुर
ग्राम - लामगान
अनानी का नाम
वसिष्ठधर शास्त्री
आर जगत

पता - लालगंज
थाना - 398
रकबा
किसान
सम

CONTINUOUS - KHATIAN

सूर्यदेव सिंह पिता कुल - 9296
श्रीप नारायण सिंह जाली - 9220
मिमाटा ब्राम्हण मिवासी - 9229
निज ग्राम - 9216
2302

मौजा - रघुनाथपुर
ग्राम - लालगान
अनानी का नाम
वसिष्ठधर शास्त्री
आर जगत

पता - लालगंज
थाना - 398
रकबा
किसान
सम

CONTINUOUS - KHATIAN

भूमि स्वामित्व का प्रमाण-पत्र

156

22.222

पिता का नाम रघु वरु चरण सिंह

34164L

प्रखण्ड ३३१११५१

जिला वैशाखी

$$\begin{array}{r} 43 \\ 22 \overline{) 936} \\ \underline{88} \\ 56 \\ \underline{44} \\ 120 \\ \underline{110} \\ 100 \\ \underline{98} \\ 20 \end{array}$$

9/2/22



ज्ञात किया जाता है कि उपरोक्त जमीन आवेदक के शांतिपूर्ण कब्जा एवं स्वामित्व में है। उक्त जमीन की जमाबंदी नं० ५१-३३१/४ है और उनकी खसती सन् १९२२ तक अदा कर दी गयी है। आवेदित भूमि आवेदक को केवाला/खतियानी ज्ञात है जिसमें आवेदक का हिस्सा ५११ है।

संचाली
५/१०/११
५५-३

आवेदक का ह०

अ० निरीक्षक

ह० अंचलाधिकारी
(कार्यालय का मुहर)

प्रपत्र - XIV ख
(देख नियम -10)
लगान रसीद

Y
20 080438

1. खाता संख्या	2. खेसरा संख्या	3. रकबा
486	1217, 1218 1219, 1216 1220, 1221 1216, 1230, 2	4.33 1/2 बीघा

4. मौजा / थाना संख्या 318
5. जमाबंदी संख्या 0246
6. जमाबंदी रैयत का नाम एवं पता
सालाना मांग (बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति (बकाया का वर्ष कब से कब तक)
21-22						
खेसरावार लगान						
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	35000	/	14000 4000 7000 7000 3000	/	35000	
कुल			35000			

वसूली

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि (बकाया का वर्ष कब से कब तक)	अभियुक्ति (हस्ताक्षर)
21-22					
लगान					
सेस (लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	/	14000 4000 7000 7000 3000	35000	-	-
कुल		35000			

वसूल की गयी राशि शब्दों में बीघा 4 आना 15 पयगा 11/12

लगान किसके द्वारा जाम किया गया
कुल बकाया 187

हल्का कर्मचारी का नाम एवं हस्ताक्षर
तिथि 28/11/22

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AEUPD7392E



नाम /NAME

BINOD KUMAR DWIVEDI

पिता का नाम /FATHER'S NAME

RAMA NAND DWIVEDI

जन्म तिथि /DATE OF BIRTH

01-01-1963

हस्ताक्षर /SIGNATURE

Binod Kumar
Dwivedi

आयकर आयुक्त (सी.ओ.) पटना

COMMISSIONER OF I-TAX (CO) PATNA

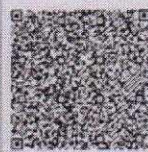
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABQFM4619L



नाम / Name
MAA AMBEY FUELS

विकास / स्थापना की तारीख
Date of Incorporation/Formation
15/02/2021

19032021



भारत सरकार
GOVERNMENT OF INDIA



बिनोद कुमार द्विवेदी
Binod Kumar Dwivedi
जन्म वर्ष / Year of Birth : 1963
पुरुष / Male



4109 8727 6174

आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता : S/O रामानंद द्विवेदी, रामबाग
रोड, धोबी गली, महावीर स्थान,
मुजफ्फरपुर, मुजफ्फरपुर, बिहार,
842001

Address: S/O Ramanand Dwivedi,
Rambagh Road, Dhobi Gali,
Mahavir Asthan, Muzaffarpur,
Muzaffarpur, Bihar, 842001



1847
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No 1947
Bangalore-560 001

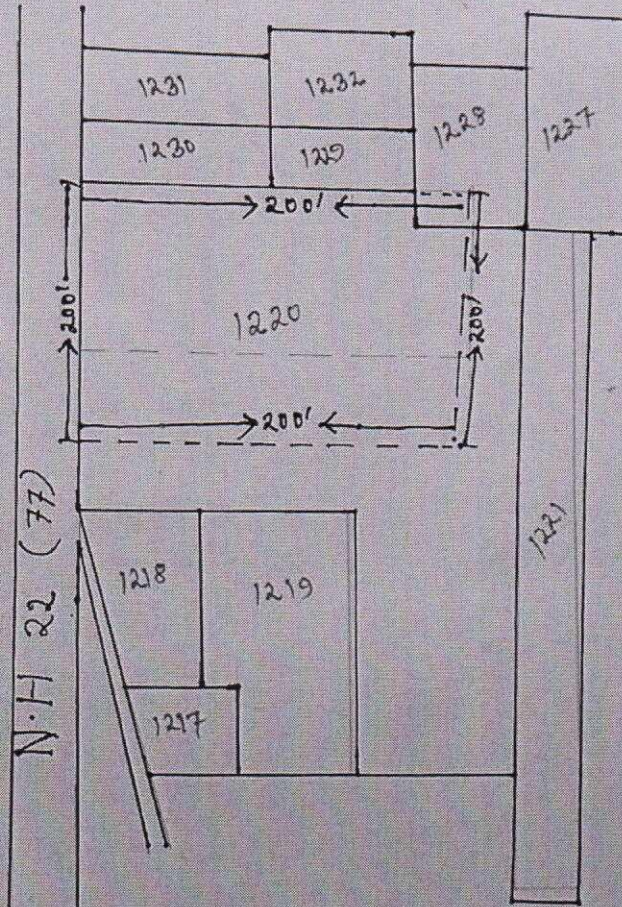
NAZRI NAKSHA

ALL THAT PIECE AND PARCEL of land admeasuring about 0.91 ... Decimal/
 SQM bearing Thana No 318, Tauzi No - , JB No - , Khata No 486-182
 Khesra No 1220, 1228, and situated at Mauja ~~Madhwa~~ Thana Bhagwanpur Circle Bhagwanpur
 District Vaishali and within the limit of Sadar Registrar Office and
 Sub Registrar Office Raigang Bihar within the state of Bihar and bounded as follows:

NORTH by
 SOUTH by
 EAST by
 WEST by

- chattrai
 N/2
 N/2
 N.H. 22

N
 S



पहचान पिन

Certified By:-
 Date :-

2वां भाग
 486, 182

क्षेत्रफल
 $\frac{1220 \times 1228}{2} = 200' \times 200' = 40,000$ वर्ग फिट
 $= 40,000 \div 95 = 421$ कुट्टा = 21 कठ
 ≈ 1 (एक) बिघा 1 (एक) कठ

रीता कुमारी
 13-07-2021
 ऑफिस डायरी
 भगवानपुर (वाशाली)

L.P.C.

भूमि स्वामित्व का प्रमाण-पत्र

(द्वारा अंचल कार्यालय.....)

437

06/10/21

नाम रास बिहारी पिता का नाम राम चन्द्र सिंह
ग्राम इमादपुर पोस्ट इमादपुर प्रखण्ड अमावपुर जिला बलिया

ग्राम एवं खाना	तौजी न०	खाता न०	खेसरा न०	रकबा एकड़ डि०	अन्य अभ्युक्ति
इमादपुर 318	06 35	182	1228	03.30	रास बिहारी सन 2004 मंगल दि लीन 63/109 ली 25/81

महोदय
आवेदक श्री रास बिहारी
को जमीन का जमाबंदी नं०
182/1228 का रकबा 03.30 एकड़
डि० का प्रमाण पत्र जारी किया जा रहा है।
दिनांक 06/10/21

प्रमाणित किया जाता है कि उपरोक्त जमीन रकबा आवेदक के शांतिपूर्ण
दखल कब्जा एवं स्वामित्व में है। उक्त जमीन की जमाबंदी नं० है और उनकी
मालगुजारी सन् तक अदा कर दी गयी है। आवेदित भूमि आवेदक को केवाला/खतियानी
द्वारा प्राप्त है जिसमें आवेदक का हिस्सा है।

ह० कर्मचारी आवेदक का ह० अंचल अधिकारी
9/10/21 (कार्यालय का मुहर)



प्रपत्र - XIV ख
(देख नियम - 10)
लगान रसीद

Y
17 053483

1. खाता संख्या	2. खेसरा संख्या	3. रकबा
182	1228	0.3.308/6

मौजा / थाना संख्या
जमाबंदी संख्या
जमाबंदी रैयत का नाम एवं पता
सालाना मांग (बकाया और वर्तमान) चालू वित्तीय वर्ष का

वित्तीय वर्ष	सालाना दर	बकाया	वर्तमान	सूद	कुल	अभियुक्ति (बकाया का वर्ष कब से कब तक)
21/22						
सरावार लगान						
स						
लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	50	20	10		150	
कुल		100	50			

वित्तीय वर्ष	बकाया के विरुद्ध वसूली	वर्तमान मांग के विरुद्ध कुल वसूली	कुल वसूली	अवशेष राशि (बकाया का वर्ष कब से कब तक)	अभियुक्ति (बकाया)
21/22					
लगान					
स					
लगान का 50 प्रतिशत स्वास्थ्य सेस, 50 प्रतिशत शिक्षा सेस, 25 प्रतिशत रोड सेस एवं 20 प्रतिशत कृषि सेस)	20	10	150		
कुल	100	50			

रसूल की गयी राशि शब्दों में
जिसके द्वारा नाम किया गया
बकाया

हल्का कर्मचारी का नाम एवं हस्ताक्षर
तिथि

91680
474
21/22

8/10/21

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

RAKESH KUMAR SHARMA

DINESH KUMAR SHARMA

02/01/1976

Permanent Account Number

ATEPS7782A

Rakesh K. Sharma

Signature



13022011

भारत सरकार
Government of India

राकेश कुमार शर्मा
Rakesh Kumar Sharma
जन्म तिथि / DOB : 02/01/1975
पुरुष / Male

3718 2418 5795

आधार - आम आदमी का अधिकार

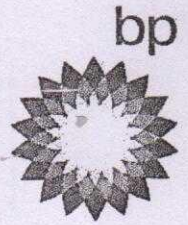
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
S/O. धीरेश कुमार शर्मा, स्वामी
श्रीगणेश कॉलोनी - रक्षा रोड,
भुवनेश्वर, भुवनेश्वर, भुवनेश्वर,
बिहार, 842001

Address
S/O. Dinesh Kumar Sharma,
Swami Shri Ganesh Colony -
Raksha Road, Bhogwanpur,
Muzaffarpur, Muzaffarpur, Bihar
842001

3718 2418 5795

1800 305 1847 help@uidai.gov.in www.uidai.gov.in



Ref. No. RBML/BH/LOI/20-21/16

Date: 18.03.2021

To,
MR. RAKESH KUMAR SHARMA
MR. BINOD KUMAR DWIVEDI
M/S. MAA AMBEY FUELS
MANGALAM APARTMENT
1ST FLOOR, GOKULDHAM
NEAR JAI GURU TVS, MARIPUR,
MUZAFFARPUR, BIHAR - 842001

Dear Sir,

Sub: Letter of Intent for appointment of Dealer for Reliance BP Mobility Ltd's (Reliance BP's) Retail Outlet, as a "Dealer Owned Dealer Operated (DODO) Outlet."

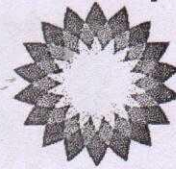
1. We refer to your application no. BH/NRO/015 dated 12.02.2021.
2. We have to place on record that during our recent discussions you have –
 - A) represented and warranted to us that: -
 - i) you are not an existing dealer of any oil company; and
 - ii) you have fully appraised yourself of the provisions of all applicable laws and relevant rules, regulations and notifications relating to business of retail sales of petroleum products and allied products; and
 - iii) you do not have any criminal record; and
 - B) During the course of the discussions we confirm having explained to you that,
 - i) We have been granted authorization by the Government of India for marketing and selling Motor Spirit (MS) and High Speed Diesel (HSD) and we are also a parallel marketer of Auto Liquefied Petroleum Gas (ALPG) and hold the required rating certificate for marketing and selling Auto Liquefied Petroleum Gas under the extant Rules and regulations;
 - ii) That the pricing of Petroleum products is dynamic

Reliance BP Mobility Limited.

Corporate Office: Reliance Corporate Park, 5C, Second Floor, Thane Belapur Road, Ghansoli, Navi Mumbai 400 701, India.

Registered Office: Maker Chambers IV, 3rd Floor, 222 Nariman Point, Mumbai – 400 021, India. CIN: U50100MH12015PLC327401

State Office: Plot no.210 and 233, Dudheshwar Nath Complex, Bailey Road, Rupaspur, Patna, Bihar – 800014.



- iii) That our Retail Selling Price of petroleum products will/ may vary from that of the Retail Outlets of Public sector or Other Oil Companies, and it could be higher, lower or equal to the Retail Selling Price of adjacent retail outlets of other Oil Marketing Companies.
- iv) There is or will be no financial subsidy or support available to you;
- v) That no charge, mortgage or hypothecation can be created by you on the Retail Outlet land and /or assets towards security for the repayment of any loan that you may avail for the operation of the retail outlet.

C) During the course of discussions you have agreed -

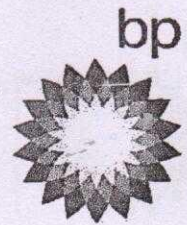
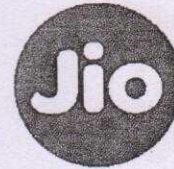
- a) To be appointed as non-exclusive Dealer for sales of petroleum products and/or allied services at the aforesaid retail outlet at Sarai II (BHF092), Sarai II, Bihar for 30 years;
 - b) To pay to Reliance BP, within one week from the date of this letter a sum of **Rs. 3,00,000/-** (Rupees Three lacs), towards expenses incurred/to be incurred by us as processing charges for processing of documents, administrative expenses etc., plus applicable GST thereon i.e., **(Rs.3,00,000.00 + Rs.54,000.00 = Rs. 3,54,000.00)** which shall not be refundable under any circumstances. An Invoice in respect of this payment will be issued to you in due course after receipt of the payment.
 - c) To provide an initial non-interest bearing security deposit of Rupees Twenty Three Lacs Fifty Thousand only **(Rs.23, 50,000.00)** within 45 days of LOI.
 - d) To construct, at your own cost, a Retail outlet and lease the Land along with Retail Outlet constructed thereon to Reliance BP for 30 years.
 - e) To construct, maintain and operate the Retail Outlet in accordance with the standards and guidelines stipulated by us and adhere to the timelines and achieve milestones that may be agreed during the initial joint kick-off meeting and subsequent periodic review and take corrective action as decided during these meetings. Reliance BP shall be entitled to withdraw/cancel the Letter of intent, for any non-adherence to these guidelines/timelines/milestones or non-compliance with the guidelines issued from time to time.
 - f) To meet any and all other terms and conditions intimated by Reliance BP from time to time.
3. Relying upon your aforesaid representations and subject to your fulfilling all the above terms and conditions, it is Reliance BP's intent to appoint you as Dealer for the Retail Outlet located at Sarai II (BHF092), Sarai II, Bihar.

Reliance BP Mobility Limited.

Corporate Office: Reliance Corporate Park, 5C, Second Floor, Thane Belapur Road, Ghansoli, Navi Mumbai 400 701, India.

Registered Office: Maker Chambers IV, 3rd Floor, 222 Nariman Point, Mumbai - 400 021, India. CIN: U50100MH12015PLC327401

State Office: Plot no.210 and 233, Dudheshwar Nath Complex, Bailey Road, Rupaspur, Patna, Bihar - 800014.



4. Kindly note that your appointment is not exclusive and Reliance BP is at a liberty to appoint other dealer/dealers in the foregoing area at Reliance BP's sole discretion.
5. This Letter of Intent shall be valid for a period of Ninety (90) calendar days from the date hereof, during which period you shall obtain all statutory, approvals, licenses which are required to be obtained by you, and start the construction of Retail Outlet in compliance with the plans and specifications thereof duly furnished by us to you, and also facilitate submission of applications by Reliance BP and follow up/facilitate obtaining of approvals, permissions, licenses which are essential for the commencement work such as NOC of District Authorities, approval from PESO, approval from NHAI/PWD and other authorities as may be required, thereupon an agreement (a copy of which is attached herewith) appointing you as Reliance BP's Dealer for sale of petroleum products (hereinafter referred to as the "the Agreement") shall be executed.
6. The terms and conditions specified herein are not intended to cover all the terms and conditions of the Agreement.
7. In acknowledgement of the acceptance of this Letter of Intent, please sign a copy of this letter in the space provided below and return it to the undersigned, within 7 days from the date of this letter.
8. While returning the accepted copy of this LOI, kindly provide the following information:
 - i.) Name and style of the firm (subject to our approval), in which you would like to operate along with an authenticated copy of the Partnership Deed or any such documents applicable to the particular structure of your firm, if any.
 - ii.) Complete address for correspondence with telephone, e-mail address and fax numbers
 - iii.) Income Tax Permanent Account Number
9. Upon expiry of this Letter of Intent by efflux of time, neither party shall have any claim of any nature whatsoever against the other

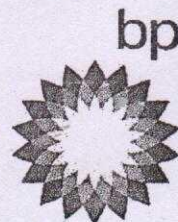
Looking forward to a cordial and mutually rewarding business relationship.

Reliance BP Mobility Limited.

Corporate Office: Reliance Corporate Park, 5C, Second Floor, Thane Belapur Road, Ghansoli, Navi Mumbai 400 701, India.

Registered Office: Maker Chambers IV, 3rd Floor, 222 Nariman Point, Mumbai - 400 021, India. CIN: U50100MH2015PLC327401

State Office: Plot no.210 and 233, Dudheshwar Nath Complex, Bailey Road, Rupaspur, Patna, Bihar - 800014.



Thanking You,

Yours Faithfully

For Reliance BP Mobility Limited.

Authorized Signatory

Agreed to and accepted by:

Name: MR. RAKESH KUMAR SHARMA
MR. BINOD KUMAR DWIVEDI

Title: Partner M/S. MAA AMBEY FUELS

Reliance BP Mobility Limited.

Corporate Office: Reliance Corporate Park, 5C, Second Floor, Thane Belapur Road, Ghansoli, Navi Mumbai 400 701, India.

Registered Office: Maker Chambers IV, 3rd Floor, 222 Nariman Point, Mumbai – 400 021, India. CIN: U50100MH2015PLC327401

State Office: Plot no.210 and 233, Dudheshwar Nath Complex, Bailey Road, Rupaspur, Patna, Bihar – 800014.

मो0- 9431267117
म पंचायत राज रघुनाथपुर इमादपुर

प्रखण्ड- भगवानपुर, वैशाली

नरेश कुमार
मुखिया



निवास स्थान:-
ग्राम+पो0- इमादपुर
थाना+प्रखण्ड- भगवानपुर
जिला- वैशाली

2-0

दिनांक. 09-04-2021

वंशावली
स्व० सुर्थ देव सिंह
↓
स्व० रामचन्द्र सिंह
↓
शरद विहारी

9-4-2021

मुखिया

ग्राम पंचायत राज, रघुनाथपुर इमादपुर
प्रखण्ड-भगवानपुर, वैशाली