



8.

2366

Lease Deed
for 20 years

This INDENTURE made this 21st day of December Two Thousand and Four between Smt. Asha Hooda w/o Dr. Ranbir Singh Hooda by profession House-wife residing at 756/23, old no. 21, DLF Colony, Rohtak, District Rohtak, Haryana (hereinafter called the LESSORS" which expression shall include their heirs executors, administrators and assigns) of the one part and IBP Co. Limited, a Company incorporated under the Indian Companies Act and having its Registered Office at 34-A, Nirmal Chandra Street, Calcutta-13, Northern Regional Office at NOIDA and Divisional Office among other places at Rewari TOP, Karnawas, Bawal Road, Rewari (hereinafter called the "LESSEE" which include their successors and permitted assigns) of the other part.

Witnesseth that in consideration of the rent hereby reserved and of the covenants and conditions and agreements hereinafter contained on the part of the Lessees to be paid performed and observed the Lessors Do hereby demise UNTO the lessees all that piece or parcel of land measuring 133 ft. X 207 ft. approximately (hereinafter called "the demised premises") and more particularly described in the scheduled hereinafter written and delineated on the map or plan hereto annexed and thereon bordered red together with all appurtenances and privileges belonging thereto and together also with the right for the lessees to open a service station and /or filling station for supplying petroleum and to install erect and maintain its own cost in and upon the demised premises roadways pathways underground petroleum tanks/delivery pumps and pipes connecting the said pumps with the said petroleum tanks for the purpose or storing selling or otherwise carrying on trade in petrol, petroleum products, oil and kindred motor accessories and any other trade business that can conveniently be carried on therewith TO HAVE AND TO HOLD the demised premises UNTO the Lessees for the term of 20 years commencing from the date of commissioning of the facilities (with option for renewal for a further term of 10 years as hereinafter provided) YIELDING AND PAYING there for throughout the said term the monthly rent of Rs. 6000/- (Rupees Six Thousand Only), with a increase of 10% every five years exclusive of all owners share of taxes and rates and imposition subject to the following conditions and covenants, payable through cheque in the name of the Lessor i.e. Smt. Asha Hooda w.e.f. the date of commissioning of the retail outlet. Beyond 20 years, the lease shall be extended for 10 years on mutually agreed terms.

Asha Hooda

प्रतिष्ठा
Rajinder Kumar
Bupta
Notary Public
JUN 2020



पट्टा देने वाला



पट्टा लेने वाला



गवाह

दोनों पक्षों एवं गवाह के हस्ताक्षर/चिन्ह अँगुठा हमारे सामने करवाये गये।

भाषा हुआ

सौरव कुमार मिल मनेजर

हृशयार सिंह, नम्बरदार

रणवीर सिंह हुडा

Ashetwoda

[Signature]

[Signature]

प्रमाण-पत्र

प्रमाणित किया जाता है कि यह प्रलेख क्रमांक 2366 आज दिनांक 21/12/2004 को बही न: 1 जिल्द न: 3 पृष्ठ न: 385 पर पंजीकृत किया गया तथा इसकी एक प्रति अतिरिक्त बही सख्या 1 जिल्द न: 43 के पृष्ठ सख्या 71 से 73 पर चिपकाई गयी।

दिनांक 21/12/2004

संयुक्त/उप पंजीयन अधिकारी

महम



संस्थापित प्रतिभा
Rajinder Kumar Gupta

06 JUN 2020



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notice this lease shall terminate and everything herein contained shall cease and be void and lessees shall have the right to remove all such building structures boundary walls plants tanks fixtures, fittings all other appliances as shall be put up or erected by if on the demise premises at its own cost.

- 7 The stamp duty and registration charges payable in respect of this lease and a duplicate thereof shall be shared equally between the lessor and the lessee. The lessee shall retain the original lease and the lessor the duplicate thereof.

SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land, belonging to the lessors as per plan attached measuring 133 ft. in length (frontage) by 207 ft. in breadth be same a little more or less situated on Hisar Road (NH - 10) bearing Khasra No. 8/2 and 13 in Village Madina in Police Station Meham in the Distt. Rohtak and marked red in the plan annexed, butted and bounded as follows, namely: -

NORTH:	LAND OF RAMDHAN
SOUTH:	LAND OF BALBIR SINGH
EAST:	LAND OF BHALE RAM
WEST:	NATIONAL HIGHWAY NH-10



सत्यमेव जयते
Rajinder Kumar Gupta

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IN WITNESS WHEREOF the parties have hereunto set and subscribed their hand the day and year first above mentioned

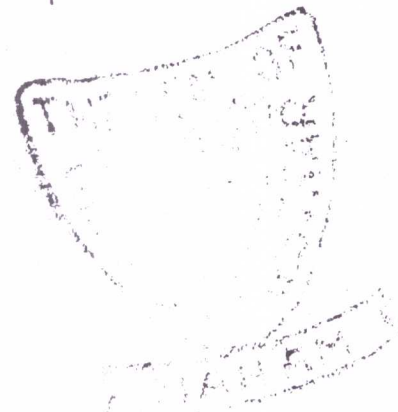
SIGNED AND DELIVERED by the above

Name Smt. Asha Hooda

Asha Hooda

in the presence of

1 श्री/श्रीमती नम्रता देवी
2 Ramesh
श्री/श्रीमती नम्रता देवी
श्री. राहुल



SIGNED AND DELIVERED by the above

Name IBP Co. Limited by its Constituted Attorney

Shri Sourav Kumar Sil in the presence of

Sourav Kumar Sil

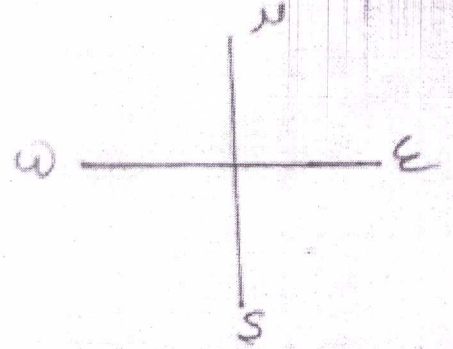
1 श्री/श्रीमती नम्रता देवी
2 Ramesh
श्री/श्रीमती नम्रता देवी
श्री. राहुल



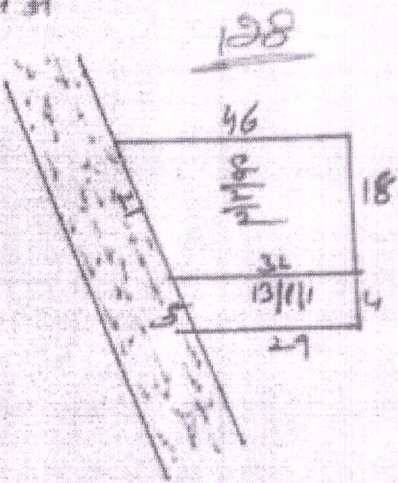
सत्यापित/प्रतिया
True Copy Attested

06 JUN 2020

मानक ३१४३ मिटर की लंबाई वाली सिमेंट रोड बनाने का



अर्थात् ३१४३ मिटर



प्रमाणित किया जाता है

16/3/2020

प्रमाणित किया जाता है
True Copy Attached



05 JUN 2020