

Stamp duty  
 Rs. 5553

6

FORM 'C'

1065  
 12/11/13

377,830

**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT & INVESTMENT CORPORATION LIMITED**

**LEASE-AGREEMENT**

(See Rule 11 of R.D.O. disposal of land rules, 1978)

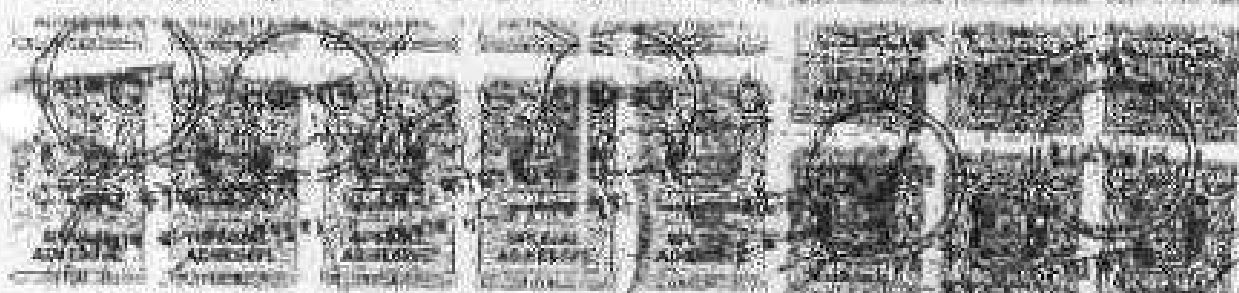
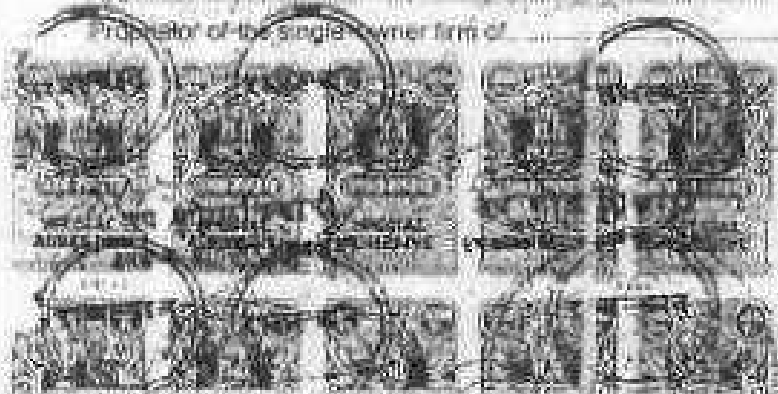


Industrial Area Sitapura Phase II  
 Plot No. 184

THIS LEASE AGREEMENT made on the 13 day of 11 in the year two thousand  
2013 between Rajasthan State Industrial Development & Investment Corporation Ltd., Jaipur, a body Corporate incorporated under the Indian Companies Act, having its  
 (hereinafter called the lessor which expression shall, unless the context does not so admit, include its successors and assigns) **OF THE ONE PART AND**

Shri Dr. Ramesh Chandra  
 P/o Dr. Ramesh Chandra  
 Proprietor of the single owner firm of Dr. Ramesh Chandra

5000 x 95 = 375000  
 100 x 2 = 200000  
 300 x 1 = 300  
 100 x 3 = 300  
 10 x 1 = 10  
 10 x 1 = 10  
377830



a company registered under the Indian Companies Act and has

M/s. Rajya Larkh Bhatia Samithi  
5-22 Gancha margy Jaipur

A society registered under the Co-operative Societies Act, hereinafter called the lessee (which expression shall, unless the context does not so admit, include his heirs, successors)

Dr. Ramesh Chandra

Dr. Ramesh Chandra

Assistant Site Engineer  
**RICO LTD. E.P.P.**  
 Sitapura, JAIPUR-302015

OF THE OTHER PART

WHEREAS the state of Rajasthan handed over the land at Sikrapura to the Lessor (Rajasthan State Industrial Development & Investment Corporation Ltd.) for the purpose of setting up an Industrial Area and the said Lessor (Corporation) the above land into plots for industrial unit for leasing out such sub-divided plots to industrialists for erecting on each plot a factory according to the factory bye-laws and building plans approved by the proper municipal and other competent authorities.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the piece of land known as plot no. IP-5 hereinafter described as lease plot on the terms and conditions hereinafter appearing for the purpose of constructing within the industrial area Sikrapura an industrial unit for manufacturing Aluminum or any other industrial product that may be allowed to be manufacturing by the Lessor in writing according to the design and building plan approved by the proper municipal or other competent authorities.

NOW THIS LEASE AGREEMENT WHEREAS FOLLOWS

1. In consideration of the covenant and agreement herein contained and on payment by the Lessee of Rs. 7.74 (Rs. Seven hundred & seventy four) towards the annual economic rent, the receipt whereof the lessor hereby acknowledge. The lessor both hereby demise to this Lessee all that plot of land numbered as situated within the Industrial Area at Sikrapura containing by measurement 64.31 Sq. mt. be the same a little more or less, bounded

On the North by Others Land  
On the South by HT-Line  
IP-5  
R220-18m



and that plot of land is more clearly delineated and shown in the attached plan and the said plot of land (hereinafter referred to as the demise premises) shall be assigned to the Lessee for the term of ninety nine years with the following conditions:

to lay water mains, drains, sewers or electric wires under or over the demise premises, as may be necessary by the Lessor for his successors assigns, in developing the area, and title to all mines and minerals in and under the demise premises or any part thereof.

and paying thereof into the Lessor by 30th day of April in each year in advance as economic rent. The Corporation reserves the right to revise the rate of economic rent in every year provided, however the enhancement in rent at each revision shall not exceed 25% of the rent payable for the period immediately preceding revision. The quantum of rent determined by the Corporation shall be final, conclusive and binding on the allottee and it shall not be challenged in any court of law or otherwise.

For Pooja Sewa Sāstra - Samir

(2)

[Signature]  
Assistant Site Engineer  
RIICO LTD. EP  
Shriang, JAIPUR 302022

Secretary

Legislation that stands in the charge of the State Government or Indu. Corporation of India or Rajasthan Financial Corporation, IDBI, OR IDI, ICFC, HFC, SIDBI, Central Co-operative Banks, private banking companies and other institutions established in the Public Financial Institutions Act or established by the State Govt. or Industrial Finance Corporation of India or Rajasthan Financial

The conditions of these various types of loan agreement will be treated as a condition of their mortgage deed

Provided however that the above provision shall not operate where loans are not provided primarily for a purchase made by the Corporation. In such cases, the Law second charge in favour of State Government or Industrial Finance Corporation or ICFC, Financial Corporation or IDBI, or IDI or LIC, IDI, HFC. The collateral security given for loans to other industrial units would be a first charge

$$\begin{aligned}
 DC &= 2000 + \frac{2000 \cdot 10}{100} \\
 &= 2000 + 200 = 2200 \\
 \text{CI} &= \frac{2200 \cdot 10}{100} = 220 \\
 \text{SI} &= \frac{2200 \cdot 10}{100} = 220
 \end{aligned}$$

- (a) that the Law will comply with all the outlay in corporation
- (b) that in case there is a condition of collateral sanction letter of the concerned financial instn, such collateral security may be allowed to be on of government products clause 1 or our Law only and not in favour of any other party

PROVISIONS

The borrower will pay and discharge all taxes, fees, charges and other expenses which may during the said term, be assessed, charged or levied on or imposed on the borrower in respect of the borrowed amount.

The borrower will pay and discharge of the p/w calculated at the rate of 1% per annum for each industrial area from time to time. The Corporation will hence the rate of development charges if the compensation pay- mented by any competent court subsequently.

The borrower will pay and discharge all service charges, road main- tenance charges, agriculture charges and other ancillary services, required for the industrial area which may during the said term be assessed, charged, levied or imposed by the Local

Authority or otherwise the right to revise the rate of service charges from time to time and the rate of the same shall be final, conclusive and binding on the borrower and shall not be liable for any court of law or otherwise.

- (c) That the borrower will obey and submit to the rules of Municipal or other competent authority


  
 State Govt.      IDBI      Assistant Engineer

notwithstanding that the same shall not be taken to be a release of the Lessor's property in the area or so far as they affect the said premises, or any part thereof, or any part of the place.

That the Lessor will cause the premises to be built in accordance with the layout plan, drawings and design to be approved in writing by the Lessor and the competent local authority in writing and by substantial workmen for the use of the Industrial Units as aforesaid with necessary out-roads, sewers, drains and other appurtenances according to the local authority's rules and by law in respect of buildings, drains, latrines and connection with powers, and will commence such construction of such production shed within the period of one year and will completely finish the same fit for use and start commercial production within the period of three years from the date of this agreement or from the date of possession, whichever is earlier or within such extended period of time as may be allowed by the Lessor in writing to his discretion on payment of rectification charges as determined by the Lessor.

That the Lessee will keep the demised premises and the building thereon at all times in a state of good and substantial repairs and in sanitary condition.

That the Lessee will not make or permit to be made any alteration in or additions to the said buildings or other structures by the Lessee sitting on the demised premises or shed or permit to erect any new building on the demised premises without the previous permission in writing of the Lessor and the local authority and except in accordance with the terms of such permission and plan approved by the Lessor and the local authority and in case of any deviation from such terms or plan, will immediately upon receipt of notice from the Lessor or the local authority requiring him so to do, correct such deviation as aforesaid. If the Lessee shall neglect or omit to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the Lessor or the local authority to cause such deviation to be corrected at the expense of the Lessee which expense the Lessee hereby agrees to reimburse by paying to the Lessor/Local Authority the amount which the Lessor/Local Municipal Authority as the case may be shall be in that behalf and the costs of the Lessor/Local Municipal Authority as the case may be shall be final.

That the Lessee will provide and maintain a good general property constructed approach path or path along with sewer and drains to the satisfaction of the Lessor/Local Municipal Authority leading from the public road/Corporation road to the building to be erected on the demised premises.

That the Lessee will not carry on or permit to be carried on the premises any commercial or business whatsoever or use the same or permit the same to be used for any religious purpose or any purpose other than for the Industrial purposes aforesaid without the previous consent in writing of the Lessor and the Local Municipal Authority and subject to such terms and conditions and the Lessor/Local Municipal Authority may impose and will not do or suffer to be done, on the demised premises or any part thereof any act or thing which may be or prove to be a nuisance, damage, annoyance, or inconvenience to the Lessor or Local Municipal Authority or the owner or occupiers of other premises in the neighbourhood.

For Terms See Enclosed Schedule (A)  
Signature  
Secretary

Signature  
ASSISTANT SITE ENGINEER  
MCCO LTD. ERIP  
STATE IMPROVEMENT

The Lessee shall not... assign or sublease... the premises... or any part thereof... without the prior written consent of the Lessor...

These provisions and conditions... shall be binding on the Lessee... and shall survive the termination or expiration of this lease... and shall be enforceable in the courts of the State of New York...

Provided further that if at any time the Industrial Finance Corporation of New York... or any other financing body... shall be required to provide... the Lessee shall be subject to the prior charge of the Lessor...

Provided further that the Lessee will so often as the said premises shall be... or by death or by operation of law... or otherwise howsoever becomes assigned... the Lessee shall give notice of assignment or transfer to the Lessor...

(d) That Lessee will permit the members, officers and subordinates of the Lessor and women and other persons employed by them from time to time and at all reasonable times of day during the said term to enter into and upon the demised premises...

(e) That the Lessee will not make and excavation upon any part of the demised premises... for foundation of building and for laying and dressing the sand nor remove any stone sand, gravel, clay, earth or any other materials therefrom.

*[Handwritten signature]*  
1971

*[Handwritten signature]*  
Assistant Site Engineer  
ANCO LTD. 2711  
WILSON JAPAN 20001

The Lessee will not assign, sublet, mortgage, transfer or otherwise dispose of the premises or any part thereof or both as a whole and every such transfer, assignment, mortgage, subletting or both shall be subject to and the transfer or assign shall be subject to the approval and conditions, terms, covenants and obligations to the Lessor in all transfer and the Lessee will in no case even when consent has been given by the Lessor assign, mortgage, sublet, transfer or part with the possession of the premises or any part thereof or cause any sub-division thereof by

in the event of mortgage without the consent in writing of either of the State Government or the Industrial Finance Corporation of India or Industrial Finance Corporation or IDBI or ICICI or LIC, UBI, IDFC, SBI, Central Co-operative Bank, Private Agencies and other Public Financial Institutions as defined in the Public Finance Act or Scheduled Banks to secure loan or loans advanced by any of them for use on the demised premises the industry terms before mentioned but any such mortgage is subject to the prior charge of the Lessor under the second proviso to Clause (b)

Provided further that if at any time the Industrial Finance Corporation of India or other authority or bodies mentioned above decided to take over all, some or assign the premises in the demised premises in exercise of any rights vesting in it by virtue of its duties as defined in its favour by the Lessor at the time of giving the loan or loans or any will for the time being in force it shall not be subject to their competition with Lessor and the financing body or bodies as mentioned above.

Provided further that if the Lessee or any person acting on behalf of the Lessee or by death or by operation of law or otherwise becomes assigned or transferred during the tenancy of the premises hereby granted within one calendar month of the date of the such assignment, mortgage or transfer, deliver a notice of assignment or transfer to the Lessor setting forth names and description of the every person or a list of names of administration, guarantor, certificate or other staff and/or providing such assignment, mortgage or transfer and documents or accompanying the said notice shall remain for 7 days at the office of the Lessor and hereby consented that failure to carry out this condition will without prejudice to the right of the Lessor to determine this Lease Agreement for breach of this condition a penalty of Rs. 500/- to be paid by the Lessee.

The Lessee will permit the members, officers and subordinates of the Lessor and other persons employed by them from time to time and at all reasonable times of day during the said term to enter into and upon the demised premises and the building thereon for the purpose of inspection and maintenance of the premises.

That the Lessee will not make and excavation upon any part of the demised premises for foundation of building and for leveling and dressing the area nor remove any stone, sand, gravel, clay, earth or any other materials therefrom.

*[Signature]*  
General Manager

*[Signature]*  
Assistant Site Engineer  
RICO LTD. 2/F  
Address: JALPAIGIRI

any of the covenants or conditions hereinafter contained and on his part to be observed and performed and in particular without prejudice to the generality of the sub-clause, if the Lessee transfers, relinquishes, mortgages or assigns any part of the demised premises less than the whole or transfers, relinquishes, mortgages or assigns the whole of the demised premises without the previous consent in writing of the Lessor as hereinafter provided subject to the exception in clause 2(c) or if the Lessee fails to commence and complete his buildings in the time and manner hereinafter provided or if the amounts due to the Lessor as rent hereby reserved or any part of the premium as stipulated in clauses 1 or service charges as stipulated in Clause 2(b) shall be in arrear and any other unpaid for a period of 90 days after the same shall have been demanded by the Lessor or if the Lessee or the persons in whom the terms hereby created shall be vested, shall adjudged insolvent or if this Agreement is determined as hereinafter ascertained in the event of the Lessee's default subject to the provisions of his lease deed (without prejudice to any other right of action which may be available to the Lessor) in breach of this Agreement to re-enter without making recourse to a court of law upon the demised premises or any part thereof in name of whole and thereupon the demises shall absolutely CEASE and determine and the money paid by the Lessee by virtue of those premises shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all money that may be payable by the Lessee hereunder with interest thereon at par annum and the Lessee shall not be entitled to any compensation whatsoever. Provided always that the Lessee shall be at liberty to remove and appropriate to himself all building structures and structures, if any made by him and all materials thereof from the demised premises after paying up all dues, the premium and the lease rent upto date and all municipal and other taxes, rates and assessments then due including service charges e.g. conservancy charges and all damages and other dues accruing to the Lessor and to remove the materials from the demised premises within three months to the determination of the Lessor and in case of failure on the Lessee's part to do so, the building and erection standing on the demised premises and all material thereof shall vest in the Lessor and Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structure and materials put up by him on the demised premises. Provided further and always the right of re-entry and determination of the lease as hereinafter provided shall not be exercised if the industry at the demised premises which has been financed by the State Government or Industrial Finance Corporation of India or the Rajasthan Financial Corporation, IDBI, IDI, LIC, PNB, HDFC, SBI, Central Co-operative Banks other Private Lending Agencies and other Public Financial Institutions as defined in the Public Financial Institution Act or Scheduled Banks and the said financing body or bodies remedy the breach within a period of 90 days from the date of notice issued or served by the Lessor on the said financing institution or institutions regarding said breach or breaches.

(b) All legal proceedings for breach of the conditions aforesaid shall be lodged in courts situated at Jaipur and not elsewhere.

*[Signature]*  
Sd/-

*[Signature]*  
Sd/-

*[Signature]*  
Assistant Fire Engineer  
MICO LTD. BPP  
Engine, JAIPUR-303002

- (c) Any loss suffered by the Lessor on a fresh grant of the demised premises for breach of conditions aforesaid on the part of the Lessee or any person claiming through or under him shall be recoverable by the Lessor.
- (d) Any notice required to be served hereunder shall be deemed to have been sufficiently served on the Lessee if served by Registered Acknowledgment Due Post and signed by an Officer of the Lessor and the services shall be deemed to have been made at the time of which the registered letter would in the ordinary course be delivered even though returned un-served on account of the refusal by the Lessee or otherwise however. A notification of any decision by the Lessor shall also be served in the same manner as prescribed above.
- (e) The security deposit made with the application for allotment of land shall be refunded to the Lessee after the unit goes into commercial production on an application made by him.
- (f) The security deposit shall stand forfeited whenever there is a breach of any condition contained in the lease agreement.
- (g) All powers exercised by the Lessor under this lease agreement may be exercised by the Managing Director, Rajasthan State Industrial Development & Investment Corporation Limited or such other person (s) authorised in this behalf.

Provided that the expression Managing Director shall include the person who is entrusted by the Lessor with the functions similar to those of the Managing Director.

- (h) Every dispute, difference or questions touching or arising out of or in respect of this Agreement or the subject matter thereof, shall be referred to the sole arbitration to the Collector of the district wherein the leased plot is situated or any person appointed by him, the decision of such arbitrator shall be final and binding on the parties.
- (i) The stamp and registration charges on this Agreement shall be borne by the Lessee.

IN WITNESS WHEREOF THE parties hereto, have set their hands this day 12 of the month of 11 in the year 1983

*[Signature]*  
**RAJASTHAN STATE INDUSTRIAL DEVELOPMENT AND INVESTMENT CORPORATION LIMITED**  
 BANGALORE, KARNATAKA

for and on behalf of  
 Rajasthan State Industrial Development and Investment Corporation Ltd.

*[Signature]*  
 Signature of Witness  
 Name SURESH CHANDRA  
 (In Capital Letters)  
 Address: CHANDRA MALLA  
WARD NO-7  
CHAKSV

Lessee *[Signature]*  
 Name KISHAN CHAND SUBRAMANIAM  
 (In Capital Letters)  
 Address:



आवृत्त दिनांक 12/11/2003 को

पुस्तक संख्या 1 जिल्द संख्या 407

में पृष्ठ संख्या 103 वृत्त संख्या 5153 पर

पंजीकृत किया गया तथा अतिरिक्त

पुस्तक संख्या 1 जिल्द संख्या 1238

के पृष्ठ संख्या 105 से 118 पर

करपा किया गया।



(2103008218)

एच पी सिंह, SANGARER

[Please send the local bodies (Pattas)]

आज दिनांक 12 माह नवम्बर सन् 2003 को 15:47 बजे

श्री/श्रीमती/सुश्री RAJKUMAR SAWLANI (SECRETARY) पुत्र/पुत्री/पत्नी श्री LATE DAYAL DAS SAW  
उम्र 33 वर्ष, जाति SINDHI व्यवसाय BUSINESS  
निवासी B-22, GANESH MARG, BAPU NAGAR JAIPUR  
ने मेरे सामुख दस्तावेज परीक्षण हेतु प्रस्तुत किया।

*Raj Kumar Sawlani*

हस्ताक्षर प्रस्तुतकर्ता  
(2003008218)

हस्ताक्षर रूप पंजीयक, SANGANER

(Lease deed for local bodies (Patta))

रसीद नं० 28812 दिनांक 12/11/2003  
पंजीयन शुल्क रु० 2500/-  
प्रतिलिपि शुल्क रु० 200/-  
पुश्चकन शुल्क रु० 0/-  
अन्य शुल्क रु० 0/-  
कभी स्टाम्प शुल्क रु० 0/-  
कुल योग रु० 25200/-



*Raj Kumar Sawlani*

(2003008218) रूप पंजीयक, SANGANER  
(Lease deed for local bodies (Patta))

1

हस्ताक्षर

फोटो

अंगुठा

उक्त श्री/श्रीमती/सुश्री (Excluded)  
1-RAJKUMAR SAWLANI (SECRETARY) LATE DAYAL  
DAS SAWLANI  
Age 33 Caste-SINDHI  
Occ-BUSINESS  
R/D B-22, GANESH MARG, BAPU NAGAR JAIPUR

*Raj Kumar Sawlani*



ने लेख्यपत्र Lease deed for local bodies (Patta)  
को पढ़ सुन व समझकर निम्नापन कर्ता स्वीकार किया।  
प्रतिफल राशी रु० 3434790/- पूर्व में/मेरे  
समक्ष/पै से रु० 3434790/- पूर्व में/मेरे  
यमेरे समक्ष प्राप्त करना स्वीकार किया।

*Raj Kumar Sawlani*

उक्त निम्नापन कर्ता की पहचान  
1. श्री/श्रीमती/सुश्री CHIRANJ LAL MEENA  
पुत्र/पुत्री/पत्नी श्री RAM PRASAD MEENA उम्र 28 वर्ष  
जाति MEENA व्यवसाय JEWELLERY  
निवासी KOT KA MOHALLA CHAKSI JAIPUR

*Raj Kumar Sawlani*



संख्या

की

दिनांक

ने की है कि

संख्या संख्या एवं अंश के निम्न में संख्या दिखे गये हैं।

(2003000218)

(Lease deed for local bodies (Patta))

श्री श्री, SANGANER

संख्या संख्या के

पुस्तक संख्या 1 जिन संख्या 407

में पृष्ठ संख्या 163 का संख्या 5103 पर

परिचय किताब तथा अतिरिक्त

पुस्तक संख्या 1 जिन संख्या 1238

के पृष्ठ संख्या 105 से 116 पर

संख्या दिखे गये।

(2003000218)

(Lease deed for local bodies (Patta))

श्री श्री, SANGANER





