

E.S.
P-71
12/01



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LEASE DEED

(for Ten Years)

Average annual rent
Duration of lease
Stamp duty paid
Stamp sheets

Rs. 56,92,688.00
10 years
Rs. 4,55,563.60
E-Stamp

M/S International Associate a partnership firm having its registered office at 35, Curzon Road, Dehradun through its partner Shri D. S. Manu son of Shri D. S. Manu resident of 35, Curzon Road, Dehradun (hereinafter referred to as the LESSOR) which expression shall where the context admits included their heirs, legal heirs, executors, administrators, representatives successors and assigns of the one part.

PAN: ALPPM312813

AND

STATE BANK OF INDIA, constituted under the State Bank of India Act 1955, having its NRI Branch at Center Point, 21, Rajpur Road, Dehradun through its Chief Manager Shri Rajesh Panwar son of Shri K. S. Panwar (hereinafter referred to as "THE BANK") which expression where the context so admits shall include its successors and assigns of the other part.

PAN: BLNPP9063K

Details of property: All that ground floor portion of property known as Center Point, Rajpur Road, Dehradun having an area of 2012 Sq. Ft. or 253 Sq. Mtr. approximately, with right to use open land and common passage in front of the premises.

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सत्यमेव जयते

INDIA NON JUDICIAL
Government of Uttarakhand

e-Stamp

Certificate No.	: IN-UK00296615179966M
Certificate Issued Date	: 11-Jan-2014 11:33 AM
Account Reference	: NONACC (BK)/ ukpnbbk02/ E C ROAD/ UK-DH
Unique Doc. Reference	: SUBIN-UKUKPNBBK0200440638323964M
Purchased by	: INTERNATIONAL ASSOCIATES DS MANN
Description of Document	: Article 35 Lease
Property Description	: 21, RAJPUR ROAD, CENTRE POINT BUILDING, GROUND FLOOR, DEHRADUN
Consideration Price (Rs.)	: 4,55,500 (Four Lakh Fifty Five Thousand Five Hundred only)
First Party	: INTERNATIONAL ASSO SH DS MANN
Second Party	: STATE BANK OF INDIA NRI DDUN
Stamp Duty Paid By	: STATE BANK OF INDIA NRI DDUN
Stamp Duty Amount(Rs.)	: 4,55,500 (Four Lakh Fifty Five Thousand Five Hundred only)



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LEASE DEED

(for Ten Years)

This INDENTURE made the 15th day of January, 2014 Between M/s International Associate a partnership firm having its registered office at 35, Curzon Road, Dehradun through its partner Shri D. S. Mann son of Shri H. S. Mann resident of 35, Curzon Road, Dehradun (hereinafter referred to as "THE LESSOR") which expression shall where the context admits included them and their heirs, executors, administrators, representative successors and assigns of the one party,

AND

STATE BANK OF INDIA, constituted under the State Bank of India Act, 1955, having its NRI Branch at Center Point, 21, Rajpur Road, Dehradun through its Chief Manager Shri Rajesh Panwar son of Shri K. S. Panwar (hereinafter referred to as "THE BANK") which expression where the context so admits shall include its successors and assigns of the other part.

2. Whereas the lessor are the owners of premises situated at Center Point, 21, Rajpur Road, Dehradun (hereinafter referred to as demised premises) and have represented to the lessee that they have power and authority to give the premises on lease. The lessor has offered to the bank the floor area measuring 3012 Sq. Ft. at the Ground Floor.

3. TO HAVE AND TO HOLD the demised premises unto the bank for an initial term of 10 years to be computed from the 1st December of 2013. After the expiry of first term of 10 years, the lessee shall have option of further 2 terms of five years to renew the lease deed at its sole and exclusive option which shall be binding on the Lessor on the same terms and conditions with an increase in rent by 25% at the expiry of each terms of 5 years subject to execution of a fresh lease deed by the lessor after 10 years. The lease deed registration expenses shall be borne by the lessor and the Bank on 50:50 basis.

The rent shall be paid to the lessor at Rs 140 per Sq Ft for floor area of 3012 sq. ft approx. amounting to Rs. 4,21,680.00 (Rupees Four Lac Twenty One Thousand Six Hundred Eighty) per month payable in advance on or before the seventh of each month after deducting the applicable TDS and other taxes, charges etc. The rent shall stand enhanced after expiry of 5 (five) years from the date of the commandment of the Lease.

NOW THIS DEED WITNESSETH AS FOLLOWS: -

1. The lessee Bank hereby covenant with the lesser (s) in the manner following that is to say -

(a) That the Bank will pay or caused to be paid to the Lessors the monthly rent hereby reserved on or before 7th day of each month.

(b) That the Bank will pay or cause to be paid the electricity consumption charges for the Demised Premises based on the units consumed as recorded in the meter provided with the premises. The electricity charges shall be paid at the end of each month based on the Electricity Consumption Bill.

(c) That the bank may be required to install a V-set Antenna on the Roof Top of the building. The lessor shall provide the necessary space for the installation of the V-set Antenna. The lessors shall also provide the access to the Bank to the said V-set Antenna at the roof. However, further this the lessor have the right to use themselves

or give the upper floors on rent to anyone else with access from main /side front gate on ground floor

d) That the Bank shall be at liberty to remove at any time all the steel equipment and fittings provided by the Bank such as Strong Room doors, ventilators, exhaust fans, shelving racks, rolling shutters and other steel wooden and electrical structures which may have been brought in, fixed or erected by the Bank in the demised premises during the continuance of the said term or any extension thereof.

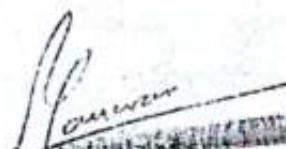
(e) That the Bank shall be at liberty to place sign boards or name boards or signs at conspicuous places of the demised premises and hereby agrees and undertakes to pay all taxes, dues, or duties that may be levied in respect, thereof.

f) That the Bank will at the expiration or earlier determination of the said term or any extension thereof peaceably and quietly yield and deliver up possession of demised premises to the lessor / lessors in the condition as they now are subject to performance by the Lessor(s) of the covenants, hereinafter contained and subject also to change cause to be demised premises by fair wear and tear and damage by the rain, fire, earthquake, riots, civil commotion, cyclone, tempest, flood, violence of any army or mob or other, irresistible force or act of God but this conditions shall not be construed to render the Bank liable to do any repairs of any kind to the demised premises, and hereby agrees and undertakes to pay

g) In the event of the Bank desiring to vacate the demised premises at any time before the expiry of the aforesaid period of the lease, the Bank shall have the absolute right to terminate this lease, without assigning any reason whatsoever by giving 3(three) Months prior notice, or rent in lieu thereof to the lessors.

h) Provisions of space for generator - set will be made available outside of the premises free of cost.

2. The Lessor hereby covenant/covenants with the Bank in manner following:



a) That the Lessor has good rights, titles and power to grant this lease of the demised premises including land and common passage in front of the new premises to the Bank. The Lessors indemnifies the lessee Bank from any loss or damage, which it may suffer or which may be caused to it for taking on lease the demised premises from the Lessors.

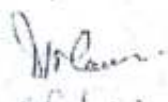
(b) That the Lessor(s) will during the said term or any extension thereof, the demised premises wind and water tight and will carry out white washing/ distempering of walls once in every *two/three years and oil painting of doors, windows, grills etc. once every three years of the said term or any extension thereof. The Lessors will also carry out thorough repairs to the demised premises whenever required. If the said* white washing/distempering of walls, oil painting of doors, windows, grills etc. and the necessary repairs are not carried out by the Lessor(s) within a period of thirty days after notice to that effect has been given by the Bank to the Lessor(s) the Bank shall be entitled and shall be entitled to deduct the expenses so incurred from the rent accruing due and shall also be otherwise entitled to recover the same from the Lessor(s).

(c) The Lessor(s) shall provide at his/her/their own cost the required number of light and fan installed at his/her/their cost all the fans and electrical fittings supplied by the Bank.

(d) That the Lessor(s) shall provide a direct water tap connection if possible at the demised premises for the exclusive use of the Bank.

(e) That the Lessor(s) shall, in the event of tap water facility not being available, dig a well on the said plot of land and provide electrical*/hand pump thereon at his/her/their costs and shall ensure continuous water supply to the demised premises.

(f) That the Lessor(s) shall at his/her/their own cost construct one piece strong room and safe deposit vault as per plan and specifications supplied by the Bank. The doors of the said strong room and safe deposit vault shall however, be supplied by the Bank and they shall be fitted by the Lessor(s) at his/her/their own cost at the proper

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level and plumb. The construction of the said strong room and safe deposit vault shall be supervised by the Bank/s Engineer*Architects/PWD Engineer and the supervision charges of Rs.500/- shall be paid by the Lessor(s). It is clearly understood that the said doors of strong room and safe deposit vault and Ventilators shall always remain the property of the Bank and the Bank shall be entitled to remove the same on the expiration of the period or sooner the determination of this lease.

g). That the Bank paying the monthly rent hereby reserved and observing and performing the covenant and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly hold possess and enjoy the said premises together with the fixtures, fittings and other appurtenances during the said terms without any interruptions or disturbance from or by the Lessor or any other person or persons lawfully claiming any estate, right, title or interest in or to be demised premises or any part thereof.

h). That the Lessor will during the said terms regularly and punctually pay or cause to be paid and discharge all taxes, rent, rates, charges and assessments and outgoing which shall or may be payable in respect of or charges upon the demised premises whether the same shall be imposed or assessed by the MDDA/Municipal Corporation the Government, local authority or otherwise and that in the event of any loss or damage arising to the bank by the non-payment of any of these dues the Lessor will at all times indemnify the Bank from all such loss or damage. Further, if the tax or charges are not paid by the Lessor and any demand is raised on the lessee by any authority, the lessee shall pay the same and recover it from the lessor, either from the monthly rent or otherwise personally with up to date interest, cost expenses etc. as per the bank norms. The liability to pay service tax is on the lessor, the Bank will refund the service tax paid by the lessor, subject to conditions that the lessor will provide a monthly bill containing the service tax, registration number of the landlord, serial no., name and address of the landlord.

i). That the Lessor will comply with at his own cost all requirements and regulations of the Municipality, MDDA and/or other appropriate authority concerning

the demised premises and will keep the Bank indemnified against any breach or consequence thereof.

j) If the Lessor, neglects or fails/neglect or fails to comply with the requirements/ regulations of the Municipality and/or the appropriate authority concerning the demised premises, and in consequence thereof if the Bank suffers any loss or damage, the Bank shall have right to deduct such loss or damage from the rent and, if the rent is insufficient, to recover the balance from the Lessor.

k) That it is the agreed by the lessor(s) to renew the lease for a further period of two terms of five years each which after the expiry of initial terms of 10 years on the sole and exclusive option to be exercised by the Lessee which shall be binding on the Lessor on the same terms and conditions after the expiry of first term of ten years) with an enhancement of rent by 25% on the last paid rent after the expiry of each successive term of 5 years each. However, this increase in the rent shall be payable on the execution and registration of fresh lease deed by the lessor, after expiry of 1st term of 10 years, whose expenses, charges etc shall be borne by the lessor & lessee on 50:50 basis.

l) That if the lessor at any time during the period of this Agreement or extended period thereof sells and / or transfers their rights in the Demises Premises as a whole or in part or parts thereof to any one person or more than one person, then in that event the Lessee shall attorn to such transferee /transferees or their nominee(s) on the same terms and conditions as are contained hereinabove by exchange of letters with all concerned, in accordance with the terms of Agreement. The same shall also apply in case of subsequent sale or transfer of rights. No additional liability of any kind will be borne by the lessee on this account. It is also agreed that the New Party will give the lessee to the effect that he/she/they will abide by all the terms and conditions of Agreement.

m) The lessor shall pay all taxes (existing / future) in that Demise and penalty imposed by MDDA/Municipal Corporation, regarding the same.

The plan is sanctioned for commercial purposes and in case any charges for this purpose is to be paid to the authorities the same shall be regularly borne by the lessor failing which the bank will pay the amount which will be recovered from the rent of the premises or otherwise personally from the lessor. The lessor shall ensure to comply with the conditions stipulated in the NOC etc. as applicable.

11. The lessors shall arrange to provide the separate electric meter of 3 phase 25 KW connection of electric power load as per bank's requirement in Bank's name. The require security deposit with electricity department will be paid by the Bank.

3. PROVIDED ALWAYS and it is hereby agreed and declared by and between the parties hereto as follows: -

That in case the demised premises or any part thereof shall at any time during the term hereby created be materially damaged, destroyed or rendered uninhabitable by fire, earthquake, riot, civil commotion cyclone tempest flood violence or any army or other irresistible force or act of God and be not caused by the facts or neglect or default of the BANK so as to render the demise premises or any part thereof substantially unfit for the purpose for which the same are let, then it shall be the option of the BANK at its option either to determine the lease or to retain occupation if the BANK so desire. In the event of BANK desiring to continue the lease the rent hereby reserved or a proportion thereof according to the nature and extent of the damage sustained shall be suspended from the time of such destruction or damage until the said premises are restored to their former state and condition and rendered fit for occupation and use. The rent shall be effect from the date taking over possession of the premises after completion of the civil work to be carried out by the lessor.

4. That the Lease deed is for 10 years. The average annual rent of the property is Rs. 56,92,680.00. The stamp duty of Rs. 4,55,500.00 is being paid on 4 years average annual rent.

a) Rs. 56,92,680.00 x 4	=	Rs. 2,27,70,720.00
b) Rs. 2,27,71,000.00 x 2%	=	Rs. 4,55,500.00

SCHEDULE OF PROPERTY

All that ground floor portion of property known as Centre Point 21, Rajpur Road, Dehradun having an area of 3012 Sq. ft. or 280 Sq. Mts. approximately with right to use open land and common passage in front of the premises bounded and butted as under :-

East	:	Open land and Rajpur Road
West	:	Set back 20 ft. and exit for Vehicles
North	:	Shop of Lessor and set back
South	:	Set back thereafter property of Punjab Jewellers and Kwalitiy

IN WITNESS WHEREOF the parties hereto have executed this lease deed the date and month first above written.

Lessor

Impression of Left Hand fingers of M/s International Agency
having its registered office at 35, Curzon Road, Dehradun
Shri D. S. Mann son of Shri H. S. Mann resident of 35, Curzon Road, Dehradun

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
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Impression of Right Hand Finger of M's International Associate a partnership firm having its registered office at 35, Curzon Road, Dehradun through its partner Shri D. S. Mann son of Shri H. S. Mann resident of 35, Curzon Road, Dehradun

Thumb Index Finger Middle Finger Ring Finger Little Finger



[Signature]
D. S. Mann
(Partner)

Impression of Left Hand fingers of STATE BANK OF INDIA, constituted under State Bank of India Act, 1955, having its NRI Branch at Center Dehradun Road, Dehradun through its Chief Manager Shri Rajesh Panwar son of Shri K. S. Panwar

Thumb Index Finger Middle Finger Ring Finger Little Finger



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Rajesh Panwar

Impression of Right Hand fingers of STATE BANK OF INDIA, constituted under the State Bank of India Act, 1955, having its NRI Branch at Center Point, 21, Rajpur Road, Dehradun through its Chief Manager Shri Rajesh Panwar son of Shri K. S. Panwar

Thumb

Index Finger

Middle Finger

Ring Finger

Little Finger

Signature

(Signature)

(Mahesh. Rana) 2

Shri. Rajesh Singh Rana

Plot No. LAKSHMI ROAD

DEHRADUN

(Uttarakhand.)

(Signature)

Ramod. Gopal

Shri. Gopal Chandra Gopal

18-Mahadev Vihar

DEHRADUN

Uttarakhand

Drafted by: Votercard No. UP/02/424/114132 ACEPG1652J

(Signature)
Registrar

Signature

(Signature)

Shri. Gopal Chandra Gopal
Mahadev Vihar
DEHRADUN