

## REGIONAL OFFICE

HIG-66, Sector-E, Aliganj, LUCKNOW.

Tel. No. 2321154

No. 2402 /SIDC/RM/IA/Sandila PLOT No. C-4.Dated 21.07.2009M/s. The Branch Manager  
State Bank of India  
Sandila  
Hardai

Dear Sir,

With reference to your sanction letter No. Nil dated 26.6.2009 and subsequent assurance letter No. Nil dated 26.6.2009 we are forwarding herewith the Original Lease Deed of Plot Number C-4 at Industrial Area Sandila with permission to create equitable mortgage and to make use of the enclosed deed, for the purpose with following stipulation.

1. We reserve the right to call back the original lease deed, in the event of any urgency and in case there is any reservation, either on part of your Corporation/Bank or the part of M/s. Adalat Rice and Flour Mills Pvt. Ltd. in accepting and making payment of our dues on first disbursement of the loan sanctioned to the firm or in case they fail to create the said mortgage or complete such other formalities as stipulated for release of the said loan within a reasonable period.

2. As and when the loan advanced by you is fully repaid the original lease deed of plot would be returned to us and till then it would not be transferred to anyone else without our prior consent in writing.

3. The acceptance of the original lease deed and utilisation of it for creation of mortgage by your Corporation/Bank would confirm that you have agreed to make the payment of a sum of Rs. ..... towards balance premium of land alongwith interest falling due till date of remittance of the above amount to U. P. State Industrial Development Corporation Limited direct from the first disbursement of the loan, on priority after creation of equitable mortgage, but not later than ..... In case foregoing conditions and liabilities are not acceptable to your Corporation/Bank the original lease deed may kindly be returned to this Corporation immediately.

4. We may further reiterate that in the event of payment as assured in your above referred letter not being made by ..... this permission to create mortgage should stand rescinded without further notice, unless otherwise extended for further period.

5. In case of any transfer, auction etc. transfer levy as per prevailing policy shall be payable.

6. The lessee will have to pay the lessor maintenance charges on First day of July in each years. In case of non-payment of maintenance charges as mentioned in the lease deed, the lessee shall have also to pay interest @ 15% p.a. on the due maintenance charges.

This is to further inform that the above plot has been allotted to the lessee after its acquisition. The land was transferred to this Corporation through a proper conveyance deed by the Govt. free from encumbrances on the plot except the dues of this Corporation

Encl. - As above

Yours faithfully,

for U. P. State Industrial Development Corporation REGIONAL MANAGER

Rs 20000 रु

INDIA NON JUDICIAL

Rs 20000 रु

उत्तर प्रदेश UTTAR PRADESH

226082



Photo of Shri. Shrikant  
Bhargava



Photo of Shri. S. D. Sharma

Sd/- Photo



Bhargava

This stamp sheet of Rs 200.00/- is attached to the lease deed between U.P. State Industrial Development Corporation Ltd., and M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 30 years at a rental of Rs 16200.00 for the first 20 years and at Rs 40500.00 for the next thirty years and at Rs 81000.00 for the next thirty years i.e. on an average annual rent of Rs 49612.50 with a premium of Rs 1672650.00 regarding plot No. C-4 situated at Industrial Area, Sandila in Village, Son.

LESSOR

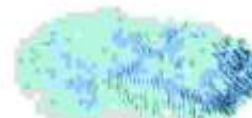
LESSEE

For-Adayat Rice & Flour Mills Pvt. Ltd.

(D. K. SINGH)  
Regional Manager  
Industrial Development Corp. Ltd.  
LUCKNOW,

Signature of D.K. Singh

M.D.





*10000 / info 2000 / ff*

पूजा कर. 80/ वर्ष मा. 2170000/-  
5000/- 50/- 5050/- 1000



04/07/06

1. गुरुराम बाबा  
 2. सदाबाबा सज्जील  
 3. अनिल लुभाट प्रिबेरी  
 4. चड. सज्जील



Amn

2/10/22

20/10/2024

*Am*

कानून मन्त्रालय, भारत सरकार  
नियम 1954

When stamp value of Rs 20000/- is attached  
to the lease deed for the State  
Industrial Development Corp. Ltd.,  
and for Adayat Rice and Flour Mills Pvt Ltd  
for 50 years at a total of Rs 16200/-  
for the first 20 years and at  
Rs 40500/- for the next thirty years  
and at Rs 81000/- for the next thirty  
years i.e. on an average annual rent of  
Rs 4612.50 with a premium of Rs 1672650/-  
regarding plot No. C.M.H. situated at  
Industrial Area, Sandila  
in Village, Sandila

LESSOR

LESSEE



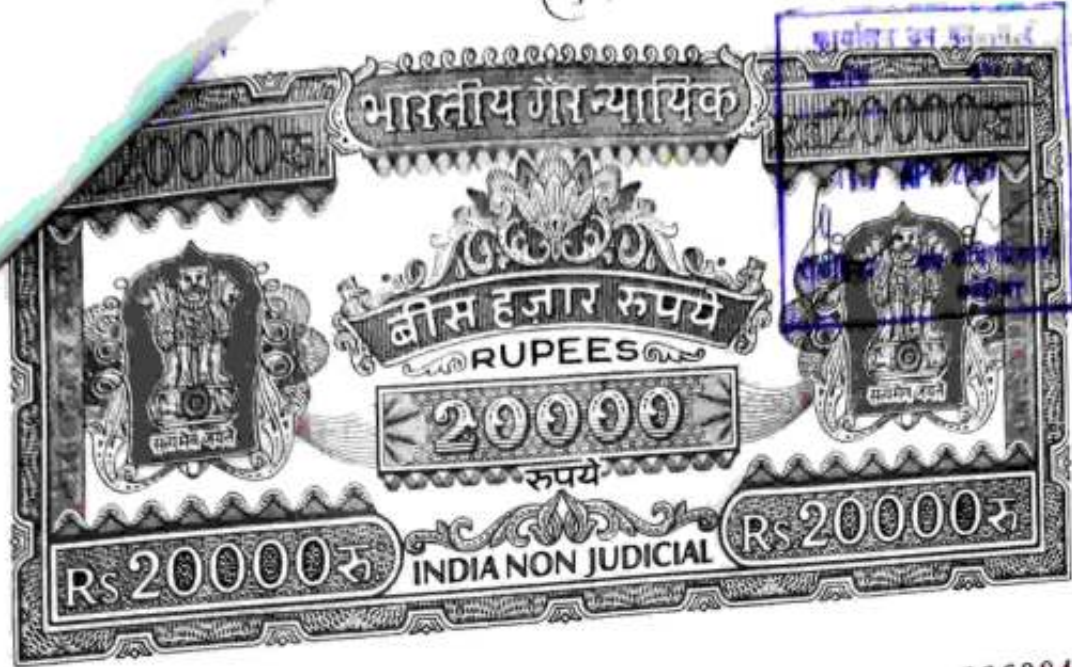
*(Signature)*  
K. SINGH  
Joint Manager  
State Industrial Development Corp. Ltd  
LUCKNOW.

For-Adayat Rice & Flour Mills Pvt Ltd,

*(Signature)*  
M.D.







226084

उत्तर प्रदेश UTTAR PRADESH

his stamp of Rs 20,000-00 is attached  
to the 1st of the 2000-01 Scale  
Industrial Development Ltd.,  
1st Adarsh Rice and Flour Mills Pvt Ltd  
00 20 16200.00  
40500.00 and at  
and at Rs 81000.00 and thirty years  
years i.e. of an annual sum of Rs 16200.00  
Rs 16200.00 with a premium of Rs 16200.00  
regarding plot No. C-4 situated at  
Industrial Area, Sandila  
in Village, Sam.  
LESSOR

LESSEE

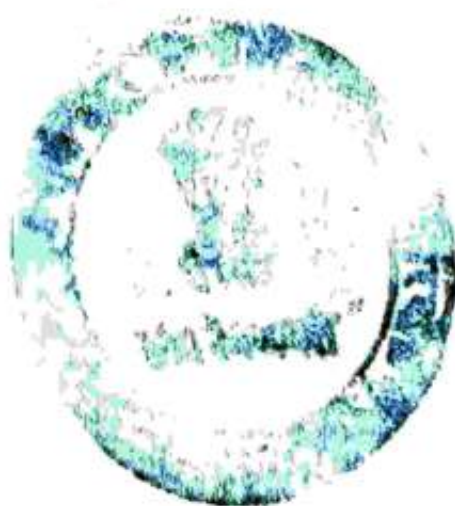
For Adarsh Rice & Flour Mills Pvt. Ltd.

(D. K. SINGH)  
General Manager  
Industrial Development Corp. Ltd.  
LUCKNOW.

Amish M.D.



શ્રી મંડલ આદિના બીજા ભાગમાં 1719





उत्तर प्रदेश UTTAR PRADESH

226085

his stamp sheet of Rs. 20,000/- is attached  
to the lease deed of the State  
Industrial Development Corporation Ltd.,  
for M/s Adayat Rice and Flour Mills Pvt Ltd  
for 00 20 years and at  
Rs 40,500/- for the next thirty years  
and at Rs 81,000/- for the next thirty  
years i.e. on an average annual rent of  
Rs 49,612.50 with a premium of Rs. 16,72,650/-  
regarding plot No. C-4 situated at  
Industrial Area Sandila  
in Village Soan

LESSOR

LESSOR

For-Adayat Rice & Flour Mills Pvt. Ltd.

(D. K. SINGH)  
General Manager  
Industrial Development Corp. Ltd.  
I. K. N. O. W.

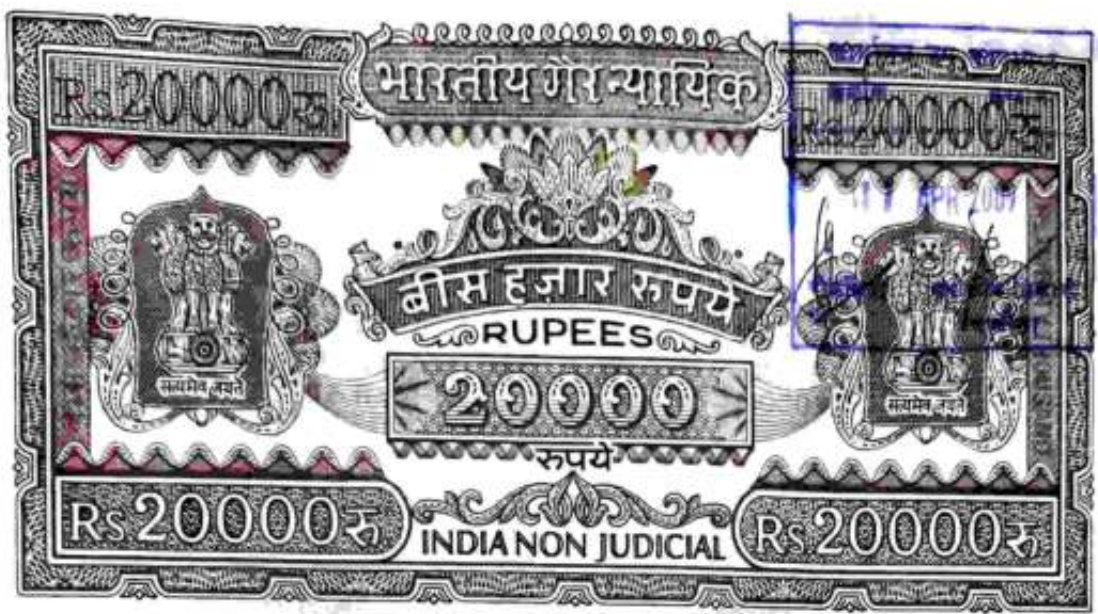
M.D.



Redacted to ensure, code secret. 17/14



(5)



उत्तर प्रदेश UTTAR PRADESH

226086

This stamp sheet of Rs 20,000.00 is attached  
to the lease agreement between U.P. State  
Industrial Development Corporation Ltd.,  
and M/s. Adayat Rice and Flour Mills Pvt Ltd.  
for 80 acres of land at Rs. 16200.00  
for the 20 years and at  
Rs. 40500.00 for the next thirty years  
and at Rs. 81000.00 for the next thirty  
years i.e. an average annual rent of  
Rs 4612.50 with a premium of Rs. 1632650.00  
regarding plot No. C-4 situated at  
Industrial Area, Sandila  
in Village, Son...

LESSOR

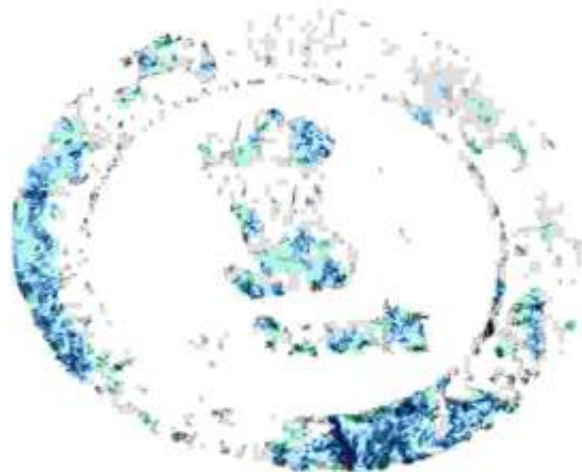
LESSEE

(D. K. SINGH)  
Regional Manager  
Industrial Development Corp Ltd  
K. N. O. W.

Per-Adayat Rice & Flour Mills Pvt Ltd.

*Amith*  
M.D.

Labors done on 10/10/19  
11/14





A stamp sheet of Rs. 500/- is attached to the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 30 Year at a rental Rs. 16200/- for the first 20 years & at Rs. 40500/- for the next thirty years & at Rs. 40000/- for the next thirty years i.e. on an average annual rent of Rs. 49612.50 with a premium of Rs. 167265/- regarding Plot No. 674 situated in Industrial Area, Samdaha Village.

LESSOR

(D. K. SINGH)  
Regional Manager

U.P. State Indl. Dev. Corpn. Ltd.  
LUCKNOW

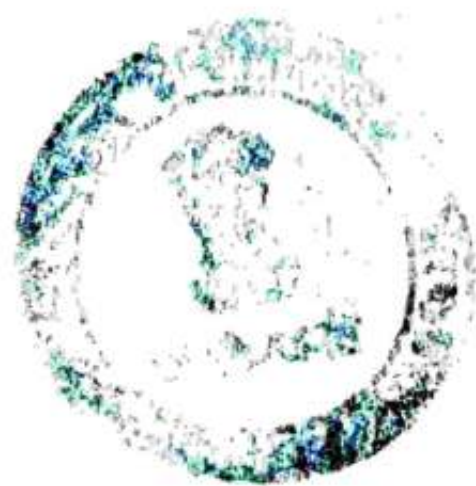
For Adayat Rice & Flour Mills Pvt. Ltd.

M.D.

३५०७ ०॥६/००९ डादाभत रासु एवं फलोरामिल  
 द्वारा कपनी शंभुलकु गुंनारामकु  
 समीक्षा C, ५ मीमे मीमा संकुजो  
 ५०००५३ = १५००००

उर = १५००००

वा  
 ०॥६/००९  
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 विपि विपि  
 विपि (विपि)



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

1 JUN 2009

शपथ कोषाधिकारी  
समस्तोत्तर

उत्तर प्रदेश UTTAR PRADESH

F 318796

his stamp sheet of Rs 5000.00 is attached to the lease deed between U. P. State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 30 Year at a rental Rs. .... 162000.00 for the first 20 years & at Rs. .... 405000.00 for the next thirty years & at Rs. .... 140000.00 for the next thirty years i.e. on an average annual rent of Rs. 196125.00 with a premium of Rs. 1672650.00 regarding Plot No. 6-4 situated in Industrial Area, Sandila in Village Sandila

LESSOR

LESSEE

(D. K. SINGH)

Regional Manager

U.P. State Indl. Dev. Corpn. Ltd.  
LUCKNOW

Per-Adayat Rice & Flour Mills Pvt.Ltd.

M.D.



3408210 3407

3/10/2009

विशेष विज्ञापन  
आचार्य विवेका  
अन्वीक्षा (दूरदर्शन)

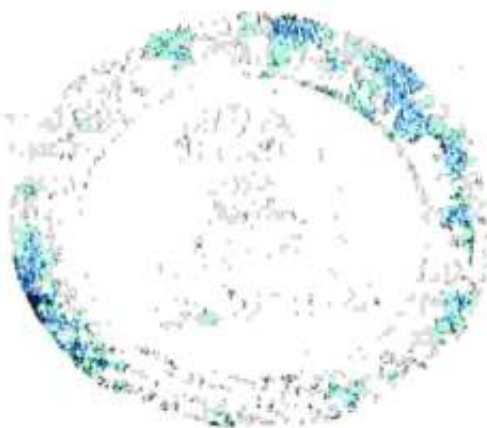




रि ३४०९ & ३४०७

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॥ ॥  
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विश्व विद्यालय  
राज्य विद्या  
कच्छीय विद्या





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये



Rs.5000

FIVE THOUSAND RUPEES

- 1 JUN 2009

रोकटि:

उप न्यायिक

महतीव

उत्तर प्रदेश UTTAR PRADESH

F 318803

14 stamp sheet of Rs.5000.00 is attached to the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 99 Year at a rental Rs. 167,000.00 for the first 20 years & at Rs. 405,000.00 for the next thirty years & at Rs. 810,000.00 for the next thirty years i.e. on an average annual rent of Rs. 496,125.00 with a premium of Rs. 167,265.00 regarding Plot No. 5-11 situated in Industrial Area, Saundhla in Village Saundhla

LESSOR

LESSEE

(D. K. SINGH)  
Regional Manager

U.P. State Indl. Dev. Corpn. Ltd.  
LUCKNOW

For-Adayat Rice & Flour Mills Pvt. Ltd.

*[Signature]*

M.D.

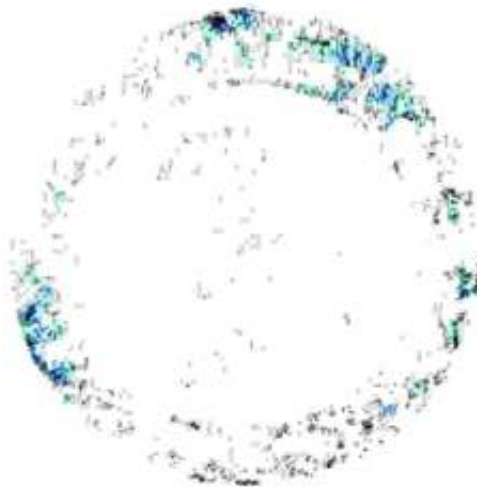
जादामलरायन पुत्रं कलोरामलरायन

उप 02/6/009 द्वारा जादामलरायन पुत्रं कलोरामलरायन  
C, 4 जो से सहीला समी

5000003 = 150000

300000 = 150000

02/6/009  
जादामलरायन  
कलोरामलरायन  
सहीला समी





भारतीय गैर न्यायिक INDIA NON JUDICIAL

- 1 JUN 2009

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

F 318798

is stamp sheet of Rs. 5000/- is attached to  
 the lease deed between U. P. State Industrial  
 Development Corporation Ltd. & M/s. *Adayat Rice*  
*and Flour Mills Pvt. Ltd.* for *01* Year at a  
 rental Rs. *1,62,000/-* for the first  
 20 years & at Rs. *4,65,000/-*  
 for the next thirty years & at Rs. *6,12,500/-*  
 for the next thirty years i.e. on an average  
 annual rent of Rs. *4,13,166.67* with a premium of  
 Rs. *672,650/-* regarding Plot No. *C-11*  
 situated in Industrial Area *Sandila*  
 in Village *Sandila*

LESSOR

LESSEE

(D. K. SINGH)

Regional Manager

U.P. State Indl. Dev. Corpn. Ltd.

LUCKNOW

M/s. Adayat Rice &amp; Flour Mills Pvt. Ltd.

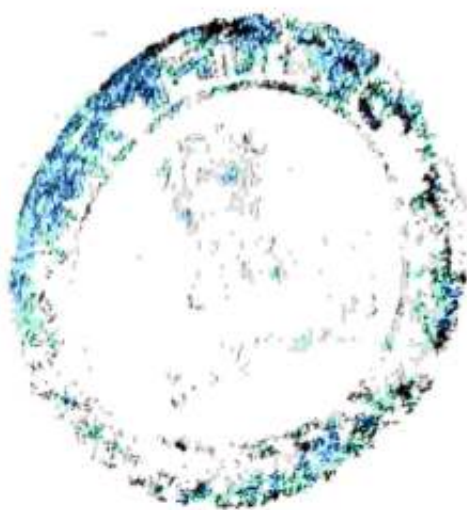




सि० ३५६० २१०३५७

॥ ०२/६/०९

सिद्धि विद्यालय  
सामान्य विज्ञान  
कक्षा (१०वीं)





उत्तर प्रदेश UTTAR PRADESH

F 318799

This stamp sheet of Rs. 5000/- is attached in the lease deed between U. P. State Industrial Development Corporation Ltd. & M/s. *Per-Adayat Rice and Flour Mills Pvt. Ltd.* for 30 years at a rental Rs. .... 162,400/- for the first 20 years & at Rs. .... 1,05,000/- for the next thirty years & at Rs. .... 81,000/- for the next thirty years i.e. on an average annual rent of Rs. 49,612.50 with a premium of Rs. 167265.00 regarding Plot No. 62 situated in Industrial Area, *Sarachi* in Village. *Sarachi*

LESSOR

LESSEE



(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

Per-Adayat Rice & Flour Mills Pvt. Ltd.

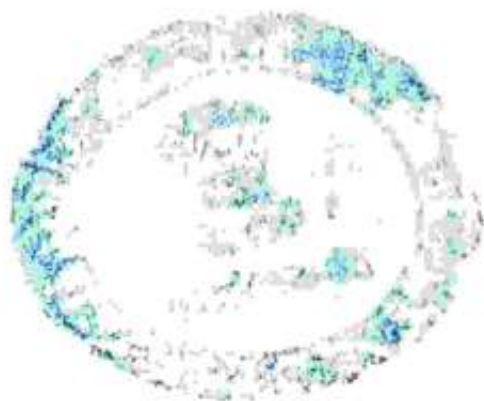
*Amal*  
M.D.



34612103459

02/6/2009

सविन विद्यालय  
समाज विभाग  
मुंबई (महाराष्ट्र)





भारतीय गैर न्यायिक INDIA NON JUDICIAL

1 JUN 2009

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

F 318802

A stamp sheet of Rs.500.00/- is attached in the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 30 Year at a rental Rs. 16,200/- for the first 20 years & at Rs. 40,500/- for the next thirty years & at Rs. 40,500/- for the next thirty years i.e. on an average annual rent of Rs. 29,612/- with a premium of Rs. 16,72,650/- regarding Plot No. 6-M situated in Industrial Area, Sandila in Village Sandila

LESSOR

LESSEE

(D. K. SINGH)

Regional Manager

U.P. State Indl. Dev. Corpn. Ltd.

LUCKNOW

For Adayat Rice & Flour Mills Pvt. Ltd.

*[Signature]* M.D.



डादासा रर सा एफ फ लो राई ल

उप ३५७/ ०३/६/१९७९

आसा डाफनी शमुला कुमारा र ममुला  
८/५ जमीने सिरीला र ममुला

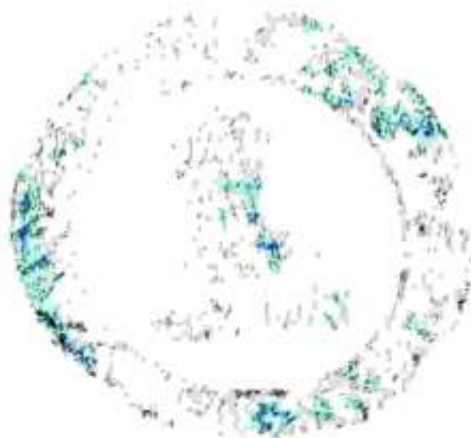
र ममुला

५०००० ३ = १५००००

उप = १५००००

०३/६/१९७९

विश्व विद्यापीठ  
नाम विद्या  
कर्मका (हस्ताक्षर)





भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये



1 JUN 2009

Rs.5000

FIVE THOUSAND RUPEES

उत्तर प्रदेश UTTAR PRADESH

F 318801

This stamp sheet of Rs.5000.00. is attached to the lease deed between U P State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 80 Year at a rental Rs. 16,20,000.00 for the first 20 years & at Rs. 40,50,000.00 for the next thirty years & at Rs. 44,00,000.00 for the next thirty years i.e. on an average annual rent of Rs. 40,612.50 with a premium of Rs. 72,650.00 regarding Plot No. 524 situated in Industrial Area, Sandila in Village...

LESSOR

LESSEE

(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

For Adayat Rice & Flour Mills Pvt. Ltd.

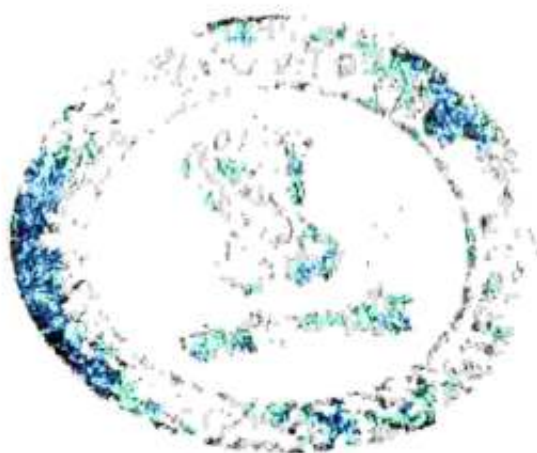
*(Signature)*  
H.D.



3472 & 3471

1/10/03  
03/6/09

विपिन विहारी शर्मा  
सदस्य विभाग  
कलकत्ता (दिल्ली)





उत्तर प्रदेश UTTAR PRADESH

F 318800

This stamp sheet of Rs.5000.00... is attached to the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 30 Year at a rental Rs. 16,20,00.00 for the first 20 years & at Rs. 14,50,00.00 for the next thirty years & at Rs. 14,00,00.00 for the next thirty years i.e. on an average annual rent of Rs. 14,23,33.33 with a premium of Rs. 16,72,500.00 regarding Plot No. C-4 situated in Industrial Area Sambhal in Village Sambhal

LESSOR

(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

Por-Adayat Rice & Flour Mills Pvt. Ltd.

Arvind M.D.

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347 347 347

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उत्तर प्रदेश UTTAR PRADESH

F 318866

This stamp sheet of Rs.5000/- is attached to the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. *Adayut Rice and Flour Mills Pvt. Ltd.* for *80* Year at a rental Rs. *46,200/-* for the first 20 years & at Rs. *40,500/-* for the next thirty years & at Rs. *34,000/-* for the next thirty years i.e. on an average annual rent of Rs. *39,625/-* with a premium of Rs. *67,250/-* regarding Plot No. *57* situated in Industrial Area *Sambhal* in Village *Sambhal*

LESSOR

LESSEE



(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

For-Adayut Rice & Flour Mills Pvt. Ltd.

*Adayut*  
M.D.



1369 2003/04-9

डा. दामोदर रावरा एवं प. लो. मि. ज. मि.

पति

पति

द्वारा मैडाण जपनीय गुण्डा

पति

राजीव

पति

C, 4 डी. से. न. मि.

सनाप

मि. मि.

न. 28 त. 8 म. 6/11 (हरदो)

राजीव

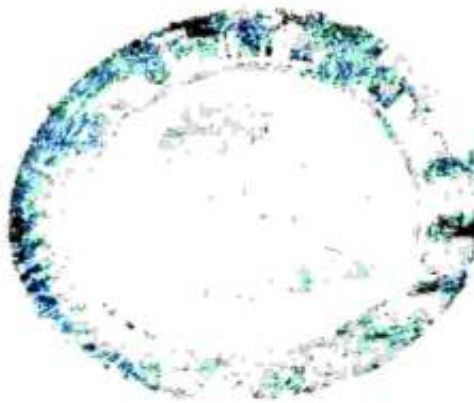
राजीव

सनाप

न. 28 त. 8 म. 6/11

$5000 \times 3 = 15000/-$

अंतिम = 15000/-







उत्तर प्रदेश UTTAR PRADESH

F 318864

his stamp sheet of Rs.5000/- is attached to the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. Adayat Rice and Flour Mills Pvt. Ltd. for 20 Year at a rental Rs. 16200/- for the first 20 years & at Rs. 14500/- for the next thirty years & at Rs. 14500/- for the next thirty years i.e. on an average annual rent of Rs. 14500/- with a premium of Rs. 672650/- regarding Plot No. 674 situated in Industrial Area, Sec-1, in Village, ...

LESSOR

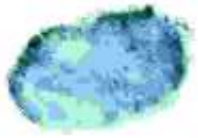
LESSEE



(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corpn. Ltd.  
LUCKNOW


For-Adayat Rice & Flour Mills Pvt. Ltd.

*(Signature)*  
M.D.





फि 01370 छा 01369

  
03/6/09

सन्तोष  
वा. व. 20 ... (दस्तावेज)





उत्तर प्रदेश UTTAR PRADESH

F 318865

. This stamp sheet of Rs. 5000.00. is attached to  
 the lease deed between U. P. State Industrial  
 Development Corporation Ltd. & M/s. *Por-Adayat Rice*  
*and Flour Mills Pvt. Ltd.* for *10* Year at a  
 rental Rs. *16,20,000.00* for the first  
*20* years & at Rs. *40,50,000.00* for the next thirty years & at Rs. *34,00,000.00*  
 for the next thirty years i.e. on an average  
 annual rent of Rs. *40,61,250.00* with a premium of  
 Rs. *16,72,650.00* regarding Plot No. *1/1*  
 situated in Industrial Area *Saradiya*  
 in Village *Saradiya*

LESSOR

LESSEE

*(D. K. SINGH)*  
 Regional Manager  
 U.P. State Indl. Dev. Corp. Ltd.  
 LUCKNOW

Por-Adayat Rice & Flour Mills Pvt. Ltd.

*(Signature)*  
 M.D.

10013719000001369

03/06/9

सन्तोष  
डा. व. २२१९

मार्ग निर्देश  
मार्ग निर्देश





भारतीय गैर न्यायिक INDIA NON JUDICIAL

29 MAY 2009

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

उत्तर प्रदेश UTTAR PRADESH

F 318693

A stamp sheet of Rs.5000.00. is attached to the lease deed between U.P. State Industrial Development Corporation Ltd. & M/s. Per-Adayat Rice and Flour Mills Pvt. Ltd. for 8 Year at a rental Rs. 16200.00 for the first 20 years & at Rs. 40500.00 for the next thirty years & at Rs. 24000.00 for the next thirty years i.e. on an average annual rent of Rs. 4962.50 with a premium of Rs. 1672650.00 regarding Plot No. 6-4 situated in Industrial Area Sandila in Village Sandila

LESSOR

LESSEE

(D. K. SINGH)  
Regional Manager

U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

Per-Adayat Rice & Flour Mills Pvt. Ltd.

Amir M.D.

माध्यमिक विद्यालय - ... को ... 3 ... कितना जनसंख्या स्वयं  $1.535$

विषय - गणित-तृतीय ... C14 में निम्नलिखित द्वारा ज्ञात

वास्तव

पुनः प्रारम्भयुता समीचीन

प्रतिष्ठान संख्या : १५७२३ दिनांक : ०६/०८/२३ तः सचीवा

२७/११/१६  
 डॉ. वि. वि. वि.  
 राज्य विज्ञान संस्थान  
 जलवायु विभाग  
 पत्राचार विभाग

5000 x 15000

2021/5 20/1

10/15 10/15

3 दिनांक 50301







उत्तर प्रदेश UTTAR PRADESH

A 282419

This stamp of Rs. 5000/- is attached  
to the lease deed of State  
Industrial Corporation Ltd.  
for Adalat Rice and Flour Mills Pvt Ltd.  
Do hereby acknowledged Rs. 16200/-  
for 20 years and at  
Rs. 40500/- for the next thirty years  
and at Rs. 81000/- for the next thirty  
years i.e. on an average annual rent of  
Rs. 4966.67 with a premium of Rs. 1673650/-  
regarding plot No. C-11 situated at  
Industrial Area, Sandila  
in Village, Sandila

LESSOR

LESSOR

For-Adalat Rice and Flour Mills Pvt Ltd.

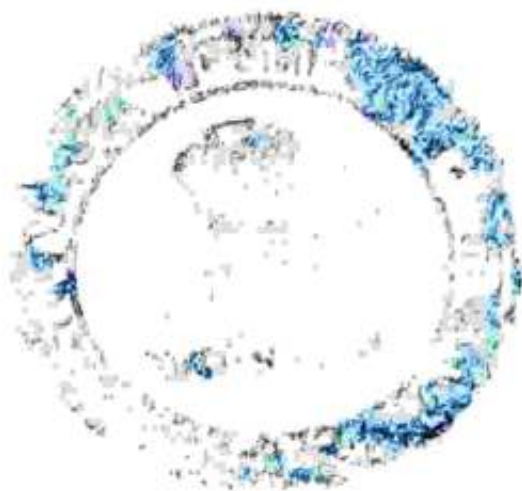
(K. SINGH)  
Manager  
Development Circle  
Lucknow.

(Signature)  
M.D.





100506 200201 010500/1714



भारतीय गैर न्यायिक INDIA NON JUDICIAL

17 APR 2009

एक हजार रुपये

रु. 1000

ONE THOUSAND RUPEES

Rs. 1000

उत्तर प्रदेश UTTAR PRADESH

F 266288

This stamp sheet of Rs 1000.00 is attached  
to the lease agreement between U.P. State

Industries

For-Adayat Rice and Flour Mills Pvt Ltd.

for a period of Rs 16200.00

20 years and at

Rs 40500.00 for the first thirty years

and at Rs 81000.00 for the next thirty

years i.e. on an average annual rent of

Rs 49612.50 with a premium of Rs. 1672650.00

regarding plot No. C-11 situated at

Industrial Area, Sandila

in Village, Son

LESSOR

LESSEE

(K. SINGH)

Manager

U.P. State Industries Development Corp Ltd  
LUCKNOW

For-Adayat Rice & Flour Mills Pvt Ltd.

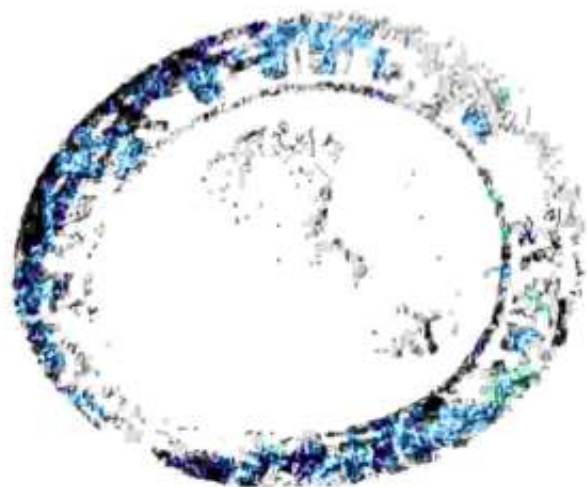
(Signature)  
M.D.

1000 507. 200000 / 1000000  
1214

1000 507. 200000 / 1000000

→

1000 507. 200000 / 1000000







उत्तर प्रदेश UTTAR PRADESH

F 266289

This stamp sheet of Rs. 1000.00 is attached  
to the lease deed between J.P. State  
Industries Corporation Ltd.,  
Adayat Rice and Flour Mills Pvt Ltd  
for a period of Rs. 16200.00  
for the next 20 years and at  
Rs. 40500.00 for the next thirty years  
and at Rs. 81000.00 for the next thirty  
years i.e. on an average annual rent of  
Rs. 49612.50 with a premium of Rs. 1672650.00  
regarding plot No. C-4, situated at  
Industrial Area, Samdola  
in Village, Soan

FOR

LESSOR

(J.P. SINGH)

Manager

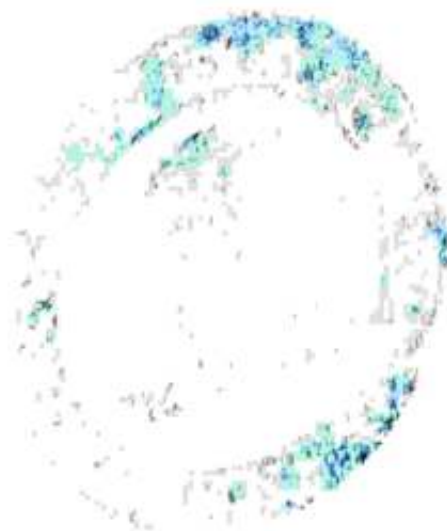
J.P. State Industries Corporation Ltd.  
Lucknow, U.P.

For-Adayat Rice &amp; Flour Mills Pvt. Ltd.

M.D.



Родно & старо село. А  
1914





भारतीय गैर न्यायिक INDIA NON JUDICIAL

07 APR 2007

एक हजार रुपये

ONE THOUSAND RUPEES

रु. 1000

Rs. 1000

उत्तर प्रदेश UTTAR PRADESH

F 266290

the sum of Rs. 1000.00 is attached  
to the lease deed of the State

Industrial Corporation Ltd.,

and M/s Adalat Rice and Flour Mills Pvt Ltd

for Rs. 80 per annum of Rs. 16200.00

for the next 20 years and at

Rs. 40500.00 for the next thirty years

and at Rs. 81000.00 for the next thirty

years i.e. on an average annual rent of

Rs. 612.50 with a premium of Rs. 1672650.00

regarding plot No. C-4 situated at

Industrial Area, Sandila

in Village, Soan

LESSOR

LESSEE

(D. K. SINGH)

Joint Manager

Development Corp Ltd

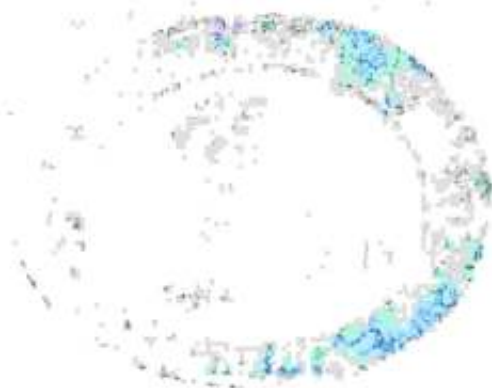
TO BE KNOWN

For Adalat Rice and Flour Mills Pvt Ltd,

M.D.



*Adams' answer also good.*



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



सत्यमेव जयते

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

कार्यालय पं. प्र.  
Sub-Treasury Office

17 APR 2009

कर्मचारी (प्रशासक),  
पं. प्र. कार्यालय

C 109506

उत्तर प्रदेश UTTAR PRADESH

Rs. 500.00 is attached  
to the lease of P. State  
Industrial Corporation Ltd.,  
and for Adayat Rice and Flour Mills Pvt Ltd  
for 80 years and at  
Rs. 40500.00 for the next thirty years  
and at Rs. 01000.00 for the next thirty  
years i.e. on an average annual rent of  
Rs. 49612.50 with a premium of Rs. 1672650.00  
regarding plot No. C-11 situated at  
Industrial Area, Saundilya  
Village, Seem

LESSOR

For-Adayat Rice & Flour Mills Pvt Ltd.

(D. K. SINGH)

General Manager

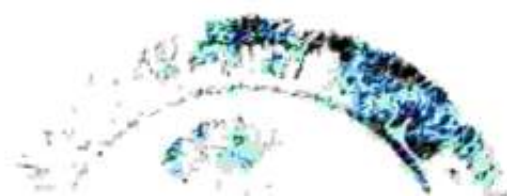
U.P. State Industrial Development Corp. Ltd.

CC-CKNOW

M.D.

1000 નો 10 ટકા / બીજા 500 /

શ્રી અવનીશ મુખાર્જી અમીન  
ગેસ્ટ આર્ટે આપનાર  
પ્રાનિત  
17/4/09





भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

00AA 522805

This stamp sheet of Rs. 20.00 ... is attached to  
the lease deed between U.P. State Industrial  
Development Corporation Ltd. & M/s. For-Adayat Rice  
and Flour Mills Pvt. Ltd. for 20 Year at a  
rental Rs. 162000 for the first  
20 years & at Rs. 405000  
for the next thirty years & at Rs. 810000  
for the next thirty years i.e. on an average  
annual rent of Rs. 196250 with a premium of  
Rs. 167250 regarding Plot No. 5-4  
situated in Industrial Area Sandila  
in Village Sandila

...संग

IFSSFP



(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

For-Adayat Rice & Flour Mills Pvt. Ltd.

[Signature]  
M.D.



क्र. 1. 536 अ. 1. 535

श्री. गिरीश शर्मा

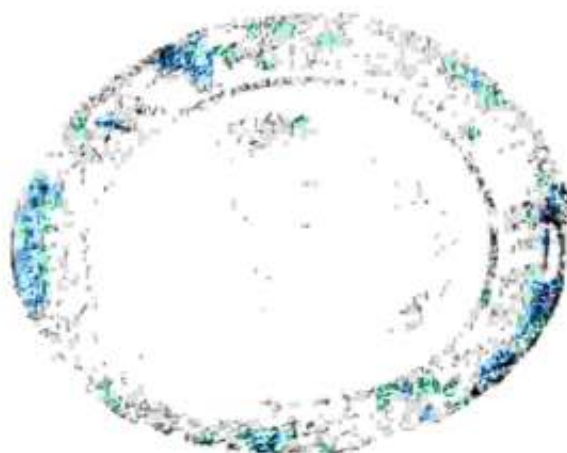
वैधवा निवास रज्जा

स्वास्थ्य विज्ञान सं. नं. 2/2/21

21/6/09 ई

तहसील सदीला

बनारस-हरदोई





भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

66AA 176002

उत्तर प्रदेश UTTAR PRADESH

This stamp sheet of Rs. 10/- is attached to  
the lease deed between U. P. State Industrial  
Development Corporation Ltd. & M/s. Por-Adayat Rice  
and Flour Mills Pvt. Ltd. for 10 Year at a  
rental Rs. 16200/- for the first  
20 years & at Rs. 40500/-  
for the next thirty years & at Rs. 81000/-  
for the next thirty years i.e. on an average  
annual rent of Rs. 49612.50 with a premium of  
Rs. 1672.650/- regarding Plot No. C-14  
situated in Industrial Area Sandila  
in Village Sandila

FOR

176002

(D. K. SINGH)  
Regional Manager  
U.P. State Indl. Dev. Corp. Ltd.  
LUCKNOW

Por-Adayat Rice & Flour Mills Pvt. Ltd.

*[Signature]*

ELB



535

2/1/98

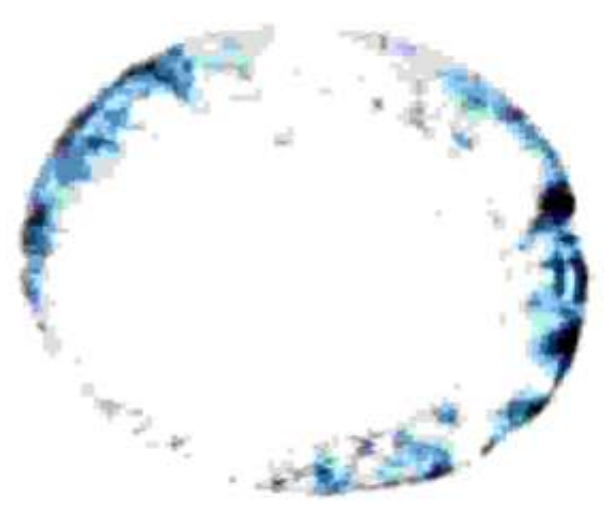
2/1/98

2/1/98

2/1/98

2/1/98

2/1/98



# LEASE-DEED

Industrial Area Sandila

Plot No. C-4

THIS LEASE-DEED made on the 29th day of June in the year two thousand and Nine corresponding to Saka Samvat ..... between U. P. State Industrial Development Corporation Limited, a Company within the meaning of the Companies Act, 1956 and having its registered office at A-1/4, Lakhanpur, Kanpur (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..... S/o .....

R/o.....

proprietor of the single owner firm/Karta of Joint Hindu Family firm of.....

OR

1. Shri..... aged ..... years

S/o.....

R/o.....

2. Shri..... aged ..... years

S/o.....

R/o.....

3. Shri..... aged ..... years

S/o.....

R/o.....

4. Shri..... aged ..... years

S/o.....

R/o.....

(D. K. SINGH)

Regional Manager

U. P. State Industrial Development Corporation Ltd.  
LUCKNOW

For-Adalat Rice & Flour Mills Pvt Ltd.

*Amrik*  
H.D.

(2)

5. Shri.....aged.....years

S/o.....

R/o.....

6. Shri.....aged.....years

S/o.....

R/o.....

7. Shri.....aged.....years

S/o.....

R/o.....

constituted the registered partnership firm of.....through

Shri.....aged.....years

S/o.....

R/o.....constituted

duly constituted attorney under the deed dated.....

OR

M/s Adayat Rice and Flour Mills Pvt Ltd

a company within the meaning of the Company Act, 1956 and having its registered office at

C-11 Industrial Area Sandila, Haridwar-247204 through its managing

Director/Secretary/duly constituted attorney Shri. Arunish Gupta

S/o. Sri Ganga Ram Gupta

R/o. Sadar Bazar Sandila, Haridwar

OR

a society registered under the Co-operative Societies Act,

M/s.....through its

Chairman/Secretary duly authorised attorney Shri.....S/o

Shri.....R/o.....

hereinafter called the Lessee

(which expression shall, unless the context does not so admit, include his heirs, executors,

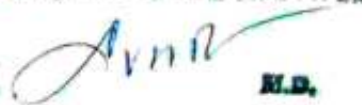
( D K. SINGH )

Principal Manager

State Ind. & Com. Corp Ltd

U. P. & Bihar

Per-Adayat Rice and Flour Mills Pvt Ltd,

 H.D.



(4)

8. Rs. .... on the ..... day of ..... 20.....
9. Rs. .... on the ..... day of ..... 20.....
10. Rs. .... on the ..... day of ..... 20.....

Provided that if the Lessee pays the instalments and the interest on the due date and there are no overdues, a rebate will be admissible @.....% per annum in the interest.

NOTE: (1) The interest shall be payable half-yearly on the 1 st day of January and 1 st day of July each year, the first of such payments to be made on the.....day of.....20.....

(2) Liability for payment of the premium in instalments, including the interest referred to above, shall be deemed to have accrued from the date of the reservation/allotment letter numbering.....493/S.I.D.C./dt-26.4.99 and 238/S.I.D.C./dt-21.4.2009

(3) The payments made by the Lessee will be first adjusted towards the interest due, if any, and thereafter towards the premium due, if any and the balance, if any, shall be appropriated towards the lease rent notwithstanding any directions/request of the Lessee to the contrary.

And of the rent hereinafter reserved and of the covenants provisions and agreement herein contained and on the part of the Lessee, to be respectively paid, observed & performed, the Lessor doth hereby demise to the Lessee, all the land of plot numbered as.....C-4 situated within the Industrial Area at.....Sardila.....in Village Som.....Pargana/Tehsil.....Sardila.....District.....Hardwar.....Containing by admeasurement.....16200.00 Sq.mtrs.....be the same a little more or less, and bounded :-

on or towards the North by.....Plot No. C-5  
on or towards the South by.....Plot No. C-3  
on or towards the East by.....Road No. 3  
on or towards the West by.....Other land

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said plot of land hereinafter referred to as the demise premises) with their appurtenances unto the Lessee for the term of ~~Eighty~~ <sup>Eighty</sup> years from.....21st.....day of.....April.....2009, except and always reserving to the Lessor and his successors or assigns:-

- (a) A right to lay water mains, drains, sewers or electric wires under, or over the demised premises, if deemed necessary by the Lessor or his successor or assigns in developing the area.

(S. K. SINGH)  
Manager  
Lucknow

For-Aditya Rao & Jyoti Pitha Pvt Ltd.

Amr  
H.D.

(6)

finally determined as aforesaid and the land-cost component of provisional premium mentioned in clause 1 above.

In case the Lessor is required to bear at any stage the additional cost of electrification and/or the additional cost of any other development or facilities and/or in case the Lessor is required to contribute towards any development or provision of facilities which benefits the said industrial Area as a whole, the Lessee shall pay such proportionate additional premium to the Lessor as may be determined in this behalf by the Lessor.

And that such payments of proportionate additional premium shall be made within 60 days of the demand by the Lessor.

3. **AND THE LESSEE DOETH HEREBY COVENANTS WITH THE LESSOR AS UNDER:**

- (a) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessments, of every description which may during the said term be assessed, charged or imposed upon either the land-lord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.
- (b) That the Lessee shall also pay to the Lessor within thirty days from the date of the demand made by the Lessor, such recurring fee in the nature of service and/or maintenance charges of whatever description (including charges for the supply of water, Lessee's share of the expenses of maintenance of roads, culverts, drains, parks etc., and other common facilities and services as may from time to time be determined by the Lessor and in case of default the Lessee shall be liable to pay interest @ 15%p.a. on the amount due.

OR

The lessee shall pay to the Lessor maintenance charges from the date of allotment license agreement/ Lease Deed on the rates prescribed below:

	Very Fast/Fast Moving area	Slow Moving area
I. For year 2007 to 2011	@ Rs. 6/- per sq. mtr. p.a.	@ Rs. 1.50/- per sq. mtr. p.a.
II. For year 2012 to 2016	@ Rs. 8/- per sq. mtr. p.a.	@ Rs. 2/- per sq. mtr. p.a.

Maintenance charges for subsequent years shall be decided by the Lessor based on the Whole Sale Price Index prevailing in the previous year, vis-a-vis the Whole Sale Price Index in the 20th years and would be informed to the Lessee. The Lessee hereby agrees to pay to the lessor such maintenance charges on first day of July each years. In case of non payment of maintenance charges as mentioned above, the Lessee shall have to bear interest @ 15% p.a. The Lessor further reserves the right to cancel the Lessee on non-payment of maintenance charges. .

- (c) That whenever Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town Area or other notified Local Bodies take over or cover this Industrial Area of UPSIDC,



(D. K. SINGH)  
Joint Manager

State Industrial Development Corp. Ltd.  
LUCKNOW

Per-Adm. Officer, UPSIDC Ltd.



*Adm.*

E.D.



(7)

the Lessee will be liable to pay and discharge all rates, taxes, charges, claims and out-goings charges or imposed and assessment of every description which may be assessed, charged or imposed upon them by the Local Body and will abide by the rules and directives of the local body.

- (d) That the Lessee will obey and submit to the rules of municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety convenience of the other inhabitants of the place, and shall not release any obnoxious, gaseous, liquid or solid effluents from the unit in any case. He shall make his own arrangement for the disposal of effluents in accordance with the terms and conditions of the State Effluents Board/U.P. Pollution Control Board or any other authority competent to make rules, regulations, bye-laws and laws in this behalf from time to time. Any breach of such law, rules, regulations and bye-laws shall be the sole liability of the lessee.
- (e) That Lessee will at his own cost erect on the demised premises in accordance with the layout plan elevation and design and in a position to be approved in Writing and in a substantial and workman like manner the industrial unit as aforesaid, with all necessary out-houses sewers, drains and other appurtenances according to the local authority's rules and, by-laws in respect of buildings, drains, latrines and connections with sewers and will commence such construction within the period of.....6.....months and will completely finish the same covering minimum 30% of the allotted area fit for use and start the manufacturing and production within the period of.....4.....months from the date of these presents or within such extended period of time as may be allowed by the Lessor in writing, in its discretion. The lessor shall charge Time Extension Fee as per prevailing rules for grant of time extension.
- (f) That the Lessee will keep the demised premises and the buildings thereon at all time in state of good and substantial repairs and in sanitary condition at its own cost.
- (g) That the Lessee will not make or permit to be made any alteration in or addition to the said building or other erections for the time being on the demised premises or erect or permit to be erected any new building on the demised premises without the previous permission in writing of the Lessor and the municipal or other authority and except in accordance with the terms of such permission and plan approved by the Lessee and the municipal or other authority and in case of any deviation from such terms of plan will immediately, upon receipt of notice from the Lessor or the municipal or the other authority requiring him so to do, correct such deviation as aforesaid and if the Lessor shall neglect to correct such deviation within the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor or municipal or other authority to cause such deviation to be corrected at the expense of the Lessee which expenses the lessee hereby agrees to reimburse by paying to the Lessee or other authority the amount which the Lessor/

For-Adarsh Rice & Flour Mills Pvt.Ltd.

(D. K. SINGH)

Chief Manager

ate in Industrial Development Corp.Ltd

LUCKNOW



M.D.



(8)

municipal or other authority as the case may be, shall fix in that behalf and the decision of the Lessor/municipal or other authority, as the case may be, shall be final and binding on the Lessee.

That the Lessee will provide and maintain, at his own cost, in good repairs a properly constructed approach road or path to the satisfaction of the Lessor/Municipal or other authority leading from the public 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 demised premises any obnoxious trade or business whatsoever or use the same to be used for any religious purpose or any purpose other than for the industrial purpose aforesaid without previous consent in writing of the Lessor and the municipal or other authority subject to such terms and conditions as the Lessor municipal or other 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 grow to be nuisance or cause damage, annoyance, or inconvenience to the Lessor or municipal or other authority or the owners or occupiers of the other premises in the neighbourhood.

(i) That the Lessee will not without the previous consent in writing of the Lessor, transfer, sublet, relinquish mortgage or assign its interest in the demised premises or the buildings standing thereon or both as a whole or part of the plot or cause any subdivision of the plot. The lessor may give consent for above so allowable if and under the terms and conditions as provided in the policy of the corporation prevailing on the date of approval. Every Such transfer, assignment, relinquishment mortgage or subletting or both shall be subject to and the transferees or assigns shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respects therefore.

Provided that the joint possession or transfer of possession of demised premises or any part thereof by the Lessee shall be deemed to be sub-letting for the purpose of this clause.

Provided further that if at any time the Industrial Finance Corporation of India or other financing body decides to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of the deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any law, for the time being in force, the sale, lease or assignment will be subject to the mutual consultation with Lessor and the financing body or bodies mentioned above. The financing body will have to ensure that payabilities and other charges as per prevailing rules of lessor which stand as first charge are got from the proceeds of sale/auction.

Provided further that the Lessee will so often as the said premises shall by assignment or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the pendency of the term hereby granted within two calendar months from the date of such assignment, inheritance or transfer, deliver a notice of such

(9)

assignment. Inheritance or transfer to the Lessor setting forth names and descriptions of the parties to every such assignment and the particulars and effects thereof together with every assignment and every probate or a will or letters of administration, decree, order certificate or other document effecting or evidencing such assignment, inheritance or transfer and documents as aforesaid accompanying the said notice shall remain for 30 days at least at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will, without prejudice to the right of the Lessor to determine this deed for breach of this covenant, entail a penalty of Rs. 500/- to be paid by the Lessee.

- (k) That the members, directors, officers and subordinates or agents, workmen and other authorised representatives of the Lessor shall have access to the plot of land shall have the implied right and authority to enter upon the said plot or land and building to be erected thereon to view the state and progress of the work, to inspect the same and for all reasonable purpose at all reasonable times.
- (l) That the Lessee will not make any excavation upon any part of the said land nor remove any stone, sand, clay, earth or any other materials therefrom except so far as may be in the opinion of the Lessor, necessary for the purpose of forming the foundation of the building and compound walls and other necessary structure and executing the work authorised and for levelling and dressing the area covered by this Agreement.
- (m) That the Lessee will not erect or permit to be erected at any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.
- (n) That the Lessor will not exercise his option of determining the lease nor hold the Lessee responsible to make good the damage if by fire, tempest, or violence of any army or a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.
- (o) That the Lessee will not erect any building constructions or structures except compound walls and gates on any portions of the demised premises within 9.0, 9.0, 4.50, 1.50 meter of boundaries on Front, rear, one, & the sides thereof as marked in the attached plan.
- (p) (i) That lessee wil have to take possession of plot/land within 30 days from the execution of the deed or extended period as may be allowed by the corporation upon satisfactions with the reasons of delay. Failure to take possession within aforesaid period will make the lease liable for determination.
- (p) (ii) That the Lessee shall put the demised premises with the buildings constructed thereon covering a minimum 30% of allotted area to the use and start the manufacturing and production herein before mentioned within.....3.....calender months from date of possession

(D. K. SINGH)

Principal Manager

For Adayat Rice &amp; Flour Mills Pvt Ltd.



(10)

of the said land is handed over to him and in any case within....12.... calender months from the date of this deed or such extended period of time as may be allowed by the lessor in writing in its discretion, provided that the extension of time for putting the building to use under this clause shall not be admissible except where in the opinion of the Lessor the delay is caused for reasons beyond the control of the Lessee. Time Extension shall be permitted as per then prevailing rules and Time Extension Fee shall be payable as per rules.

(q) That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining or other premises by the building or in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workmen or servants shall :-

(i) injure or destroy any part of building or other structures contiguous or adjacent to the plot of land;

(ii) keep the foundation, tunnels or other pits on the plot of land open or exposed to weather causing any injury to contiguous or adjacent buildings;

(iii) dig any pits near the foundations of any building thereby causing any injury or damage to such buildings.

The damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount of damage payable thereof shall be final and binding on the Lessee.

(r) That the Lessee being a registered partnership firm declares, affirms, and undertakes that during the subsistence of the terms of this, agreement the said partnership shall not be dissolved, reconstituted or wound up and/or dealt with in any way which may jeopardise the rights and interest of the lessor or the matter of this lease, nor shall its constitution be altered, in any manner otherwise without written consent of the lessor, first had and obtained, and it shall not stand dissolved on the death or insolvency of any of its partners;

The Lessee being an individual or sole proprietor of a firm shall not allow any person(s) as partner(s) with him without the prior written consent of the Lessor.

The Lessee being a Company shall not make or attempt to make any alterations, whatsoever in the provisions of its Memorandum & Articles of Association or in its capital structure as well as shareholding without the written consent of the Lessor, first had and obtained, and the Lessee hereby undertakes to get registered the prescribed particulars of the charge hereunder created with Registered of Joint Stock Companies under Section 125 of Companies Act, 1956 within stipulated period.



K. SINGH  
General Manager  
Industrial Development Corp. Ltd.  
LUCKNOW

Per-Adyut Rice & Flour Mills Pvt. Ltd.

*[Signature]*  
M.D.



That the Lessee being a Company, shall not change its name without prior information to UPSIDC and effect enblock transfer of shares even in phases resulting in change of management unless a prior written permission of the Lessor is obtained.

While granting its consent/permission as aforesaid the Lessor may require the Successor in interest of the Lessee to enter into a binding contract with the Lessor to abide by and faithfully carry out the terms, conditions, stipulations, provisions and agreements herein contained or such other terms & conditions as the Lessor may, in its discretions, impose including the payment by the successor-in-interest such additional premium and/or enhanced rent which is chargeable towards transfer levy as per prevailing rules/policy. In the event of breach of this condition the agreement shall be determined at the discretion of the Lessor.

- (s) That it is further agreed that the lease shall stand automatically terminated if there be any change in the constitution of Lessee, partnership firm or private limited company etc. as on the date of execution of this deed without prior approval in writing of the Lessor.

- (t) That in employing labour for his industry, skilled or unskilled, the Lessee shall give preference to one or two able bodied persons from the families whose lands have been acquired for the purpose of the said Industrial Area/Estate or the lessor will have to comply to N.P.R.R. or any such other law enacted/prevaling as made by Government.

4. AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWS:

- (a) Notwithstanding anything herein before contained if there shall have been in the opinion of the Lessor any breach by the Lessee or by any person claiming through or under him of any of the covenants or condition hereinbefore contained and on his part to be observed and performed and in particular without prejudice to the generality of this sub-clause, if the Lessee transfers, relinquish, 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 hereinbefore provided subject to exceptions in clause 3 (J) or if the Lessee fails to commence and complete the buildings and to put the same to use and to carry the manufacturing and production for at least 90 days in the time and manner hereinbefore provided or if the amounts due to the Lessor as rent hereby reserved or any part of the premium or interest as stipulated in clause (1) shall be in arrears and unpaid for a period of 30 days after the same shall have fallen due for payment or if the lessee or the person in whom the Lease hereby created shall be vested shall be adjudged insolvent or if this lease is determined as hereinbefore specified, it shall be lawful for the Lessor subject to the provisions of clause 3 (r). 3(s) (without prejudice to any other right of action of the Lessor in respect of any breach of this deed), to re-enter without taking recourse to a court of law, upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and outstanding interest due till

( D. K. SINGH )

### Regional Manager

\* Global Developmenta Corp. Ltd.

**Por-A-Day** Race 24 War Mills Pvt. Ltd.

**M.D.**

(12)

date, and other dues. if any shall stand forfeited to the Lessor without prejudice to right of the Lessor to recover from the Lessee all money that may be payable by the Lessee, hereunder with interest thereon @ .....15% per 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 his buildings, erections and structures, if any, made by him and all his materials thereof from the demised premises after paying up all dues, the premium, interest and the Lease rent upto date and all municipal and other taxes, rates and assessments then due and all damages and other dues accruing to the Lessor and to remove all such materials from the demised premises within three months or sooner of the date of expiration determination of the Lease as he may have himself put up and in case of failure on the Lessee's part to do so the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and the 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 structures and materials put up by him on the demised premises.

Provided further and always that the right of re-entry and determination of the Lease as hereinbefore provided shall not be exercised if the industry at the demised premises has been financed by the State Government or Industrial Finance Corporation of India or the U.P. Finance Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India of Pradeshia Industrial and Investment Corporation of U.P. or Industrial Reconstruction Bank of India or any Scheduled Bank (including the State Bank of India and its subsidiaries), Unit Trust of India or General Insurance Company and its subsidiaries viz. *Export-Import Bank of India* or Assurance Company, Oriental Insurance Company, United Insurance Company or NSIC or SIDBI and trustees to debenture holders & the said financing body or bodies mentioned above remedy the breach or breaches within a period of 60 days from the date of the notice issues or served by the Lessor on the said financing institution or institutions regarding the said breach or breaches.

- (b) Any losses suffered by the Lessor on a fresh grant of lease 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.
- (c) All notices, consents and approvals to be given and notifications of any decisions by the Lessor shall be in writing and signed on behalf of the Lessor and shall be considered as duly served if the same shall have been delivered to, left or posted (even though returned unserved on account of refusal by the Lessee or otherwise howsoever) addressed to the Lessee at the usual or last known place of residence or business or office or at the plot of land or at the address mentioned in these presents or if the same shall have been

D. K. SINGH )  
 - Chief Manager  
 Industrial Development Corp. Ltd.  
 LUCKNOW

Por-Adarsh Pvt. Ltd.

M.D.



(13)

affixed to any building or erection whether temporary or otherwise upon the said land.

- (d) All powers exercisable by the Lessor under this lease may be exercised by the Managing Director of U.P. State Industrial Development Corporation Limited. The Lessor may also authorise any other officer or officers of the Corporation to exercise all or any of the powers exercisable by him under this lease.

Provided that the expression Managing Director shall include the Managing Director for the time being or any other officer who is entrusted by the Lessor with function similar to those of the Managing Director.

- (e) That the Lessor and the Lessee hereby agreed that all sums due under this deed from the Lessee on account of premium, rent, interest or damages for use and occupation or service and /or maintenance charges or on any other account whatsoever shall be recoverable as arrears of land revenue.
- (f) That the determination of this deed shall in no way prejudice or effect the right of the Lessor to recover from the Lessee any sum which the Lessor may fix on account of the damage done by the Lessee or his agent or workmen to the demised premises or which may result from faulty maintenance or carelessness in proper maintenance.
- (g) That any relaxation or indulgence granted by the Lessor shall not in any way prejudice the legal right of the Lessor.
- (h) The stamp and registration charges on this deed shall be borne by the Lessee.

5. Notwithstanding any other provisions herein before contained to the contrary the Lessee shall put up the whole of the property demised under this presents for the Industrial use to the satisfaction of the Lessor and the Lessor shall have the right to determine the Lease of that much area of the plot of land demised which has not been actually so put to use within a reasonable time at its discretion or even to determine the lease of the whole of the land demised under these presents. The decision of the Lessor shall be binding with regard to the extent of the user as aforesaid as to whether the whole of demised land has been utilised or only a portion has been used and the Lessee shall be bound by the decision of the Lessor in this regard. The Lessee hereby expressly agrees to the determination of the lease in part at the discretion of the Lessor.

It is further expressly agreed by the Lessee that the lease in part or as a whole for default of the provisions of this clause shall be terminable by a three months notice to quit on behalf of the Lessor.

6. In case the lessee is unable to utilise the leased land covering stipulated 30% area within the time allocated in the lease and requests for further time the same may be allowed subject to rules and upon payment of additional time extension fee.

(D. K. SINGH)  
Principal Manager  
State Industrial Development Corporation  
LUCKNOW

For-Advy. ... or Mills Pvt Ltd.

  
M.D.



8-The lessee shall have to adopt rainwater harvesting on the plot compulsorily in the building/factory shed to be constructed in the leased out premises. Failing which the allotment shall be cancelled and lease shall be determined.

(14)

6. (a) That the Lessee is fully aware that the aforesaid premises had earlier been given by the Lessor to Shri/Km./M/s. Nirmal Rice and Flour mill Pvt Ltd through the lease deed dated 06.12.2001 duly registered at Sub-Registrar, Sardar 07.12.2001 but the lease has been determined/surrendered and forfeited by the Lessor vide letter/notice No. \_\_\_\_\_ dated \_\_\_\_\_ and as such has ceased absolutely.
- (b) That it is hereby agreed between the parties to this deed that in case the Lessee is not able to get or retain possession of the demised premises due to a civil action or other legal proceedings initiated by the prior Lessee then, in that case the Lessee shall not be eligible to any reimbursement from the Lessor and shall further be liable to defend the civil action or proceedings as aforesaid at his own cost.
7. The lessee will mention in the postal address of their correspondence letter invariably the name of UPSIDC Industrial Area.

IN WITNESS WHEREOF the parties hereto have set their hands the day and in the year first above written.

For and on behalf of

**U.P. State Industrial Development Corporation Ltd**

Signed by :

a. Witness: Bhupendra  
AG-II

b. Witness: [Signature]



(D.K. SINGH)

Regional Manager

U.P. State Industrial Development Corporation Ltd  
ACKNOWLEDG

For and on behalf of the Lessee

Signed by :

a. Witness: [Signature]  
[Signature]

b. Witness: \_\_\_\_\_

For-Adarsh Industries Pvt Ltd.

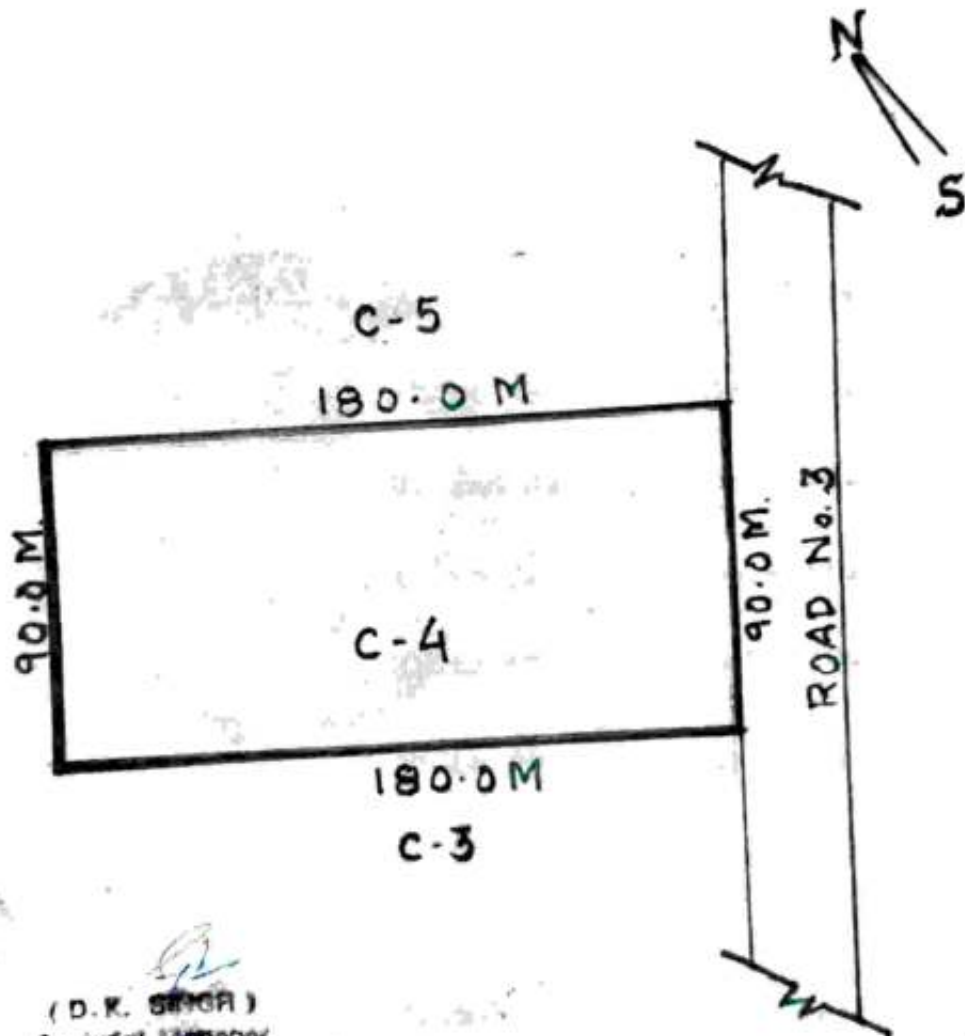
[Signature] M.D.



TE PLAN OF PLOT No. C-4 AT INDUSTRIAL AREA  
SANDILA, DISTT. HARDOI

SCALE : 1 CM. = 20 M.

TOTAL AREA OF PLOT = 16200.00 SQM.



torney"

Bank

(D.K. SINGH)  
Regional Manager  
U.P. State Industrial Development Corp. Ltd  
LUCKNOW.

For A. P.V.L.L.

*Amish*  
N.D.

Sd/  
D/BY

Sd/  
J.E.

Sd/  
A.E.

R.M.  
UPSIDC Ltd.

vt.Ltd.

LUCKNOW.

# CORRECTION NOTE

<u>PAGE NO.</u>	<u>LINE NO.</u>	<u>R E M A R K S</u>
26	10 to 26	Deleted.
27	01 to 15	Deleted.
27	19	The word "Secretary to attorney" deleted.
27	22 to 28	Deleted.
28	01 and 02	Deleted.
28	19 to 29	Deleted.
29	01 to 07	Deleted.
35	27 to 30	Deleted.
37	23	The words 'Export Import Bank of India or' added.
39	Clause-8	Added.



( D. L. SINGH )  
Regional Manager

U.P. State Industrial Development Corp. Ltd  
LUCKNOW.

Per-Adm. Secy. to Govt. of U.P. Secy. to Govt. of U.P.

*Amr*

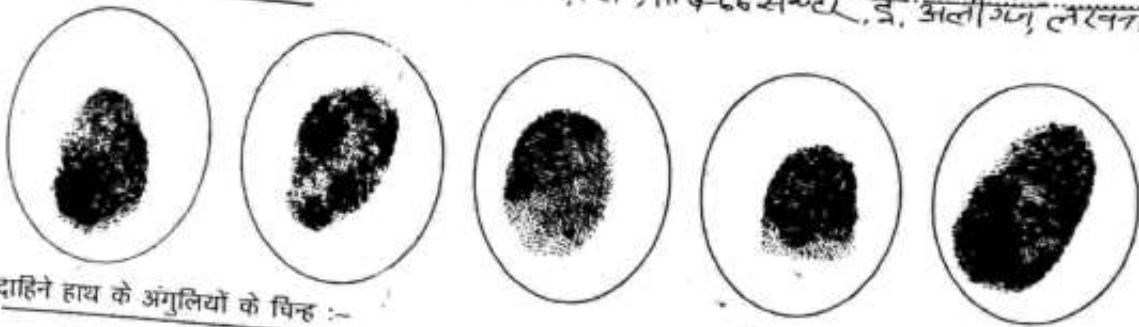


अधिनियम अधिनियम 1908 की धारा-32 ए0 के अनुपालन हेतु,  
फिंगर्स प्रिंट्स

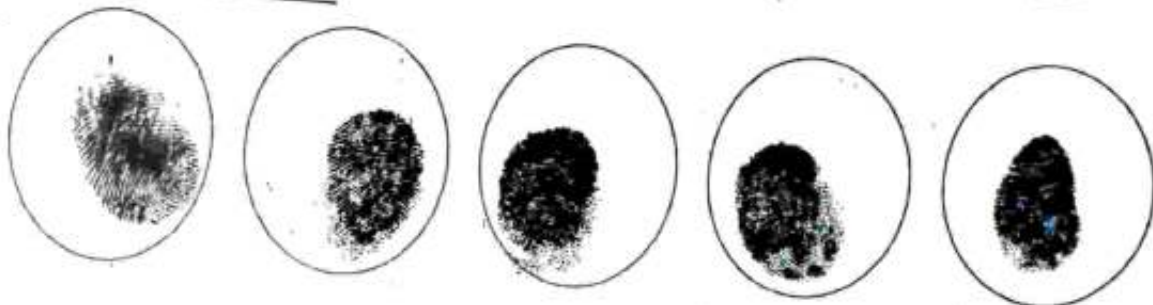
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उ० प्र० राज्य औद्योगिक विकास निगम लि०, हा० ६६ सेक्टर, ई०, अलीगंज, लखनऊ

श्री बांछर लाल, मन्त्री द्वारा उपस्थापित श्री बांछर लाल  
 लखनऊ



दाहिने हाथ के अंगुलियों के चिन्ह :-

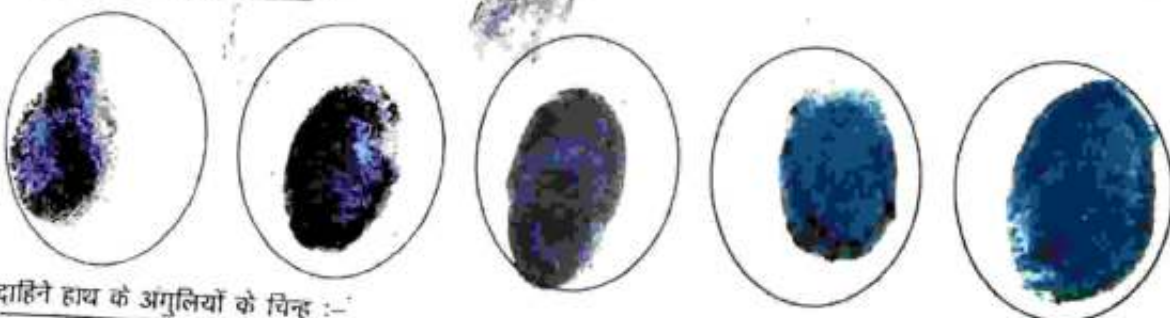


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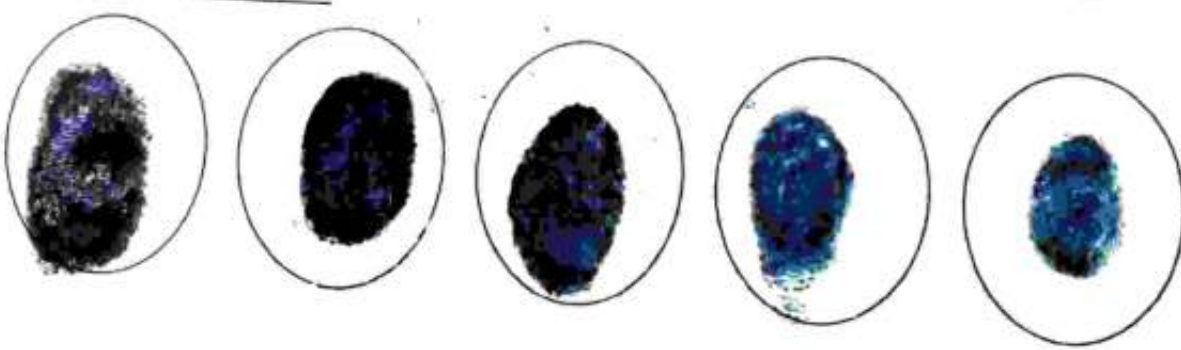
विक्रेता/क्रेता नाम व पता :-

बायें हाथ के अंगुलियों के चिन्ह :-

अलीगंज राज्य  
 C-11 Industrial Area Lucknow






दाहिने हाथ के अंगुलियों के चिन्ह :-



विक्रेता/क्रेता के हस्ताक्षर

Amr

सेलसिले का नम्बर	बही	खण्ड	पृष्ठ	रजिस्ट्ररीकरण की तारीख	प्रस्तुतकर्ता निष्पादनकर्ता का नाम व पता	पासपोर्ट साइज का नवीनतम फोटोग्राफ
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					<p>आ. ३० डि. ६</p> <p>३०५० २१० ऑ. वि. ३०</p> <p>म. २०००</p>	 <p>photo गु. ३० डि. ६ ३०५० २१० ऑ. वि. ३०</p> <p>Attended</p> <p>Bhagwan</p>
					<p>भा. इ. ३० डि. ६</p> <p>होशियार प्र. प. ३०</p> <p>३०५० २१० ऑ. वि. ३०</p> <p>म. २०००</p>	 <p>photo गु. ३० डि. ६ ३०५० २१० ऑ. वि. ३०</p> <p>Attended</p> <p>Bhagwan</p>