

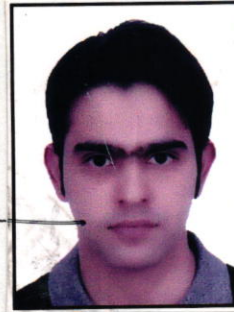
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B 15360/014

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उत्तर प्रदेश UTTAR PRADESH



MORTGAGE OF THIS LEASE DEED
IN FAVOR OF ANY INSTITUTIONS
BANK SHALL NOT BE VALID WITHOUT
PRIOR PERMISSION OF UPSIC Ltd

Project Officer
Trans-Ganga
UPSIC Ltd. Kanpur

This e-stamp Sheet of Rs. 20,05,000/- only certificate no. UP00602323287146M, Certificate Issued Date 08-SEP.-2014 02:10 PM, Account Reference NONACC(BK)/upabdbk02/UNNAO/UP-UNA Unique Doc. Reference SUBIN-UPUPABDBK 0200689947547218M is attached to the Lease deed executed between U.P. State Industrial development Corporation Ltd., Kanpur and M/s AL-SUPER FROZEN FOODS PVT.LTD. for the period 87 years at a rental of Rs. 9768.00 for the first 27 Years and at Rs. 24420.00 for the next thirty years and at Rs. 48840.00 for the next thirty years i.e. on an average annual rent of Rs. 28293.52 With a premium of Rs. 1,01,34,300.00 regarding plot No. D-6, D-7 & D-8 situated in Industrial Area Unnao Site-02, Distt. Unnao.

For & On Behalf of
U.P.S.I.D.C. Ltd.

(Shri. Kumar Gupta)
Project Officer
Trans Ganga



For Al-Super Frozen Foods (P) Ltd.

Managing Director/Director/Auth. Sign.

नाम

महोदय मुजीब कादरी
स्थान पंखर ला० नं०-४६
कलेक्टर, जयपुर-सन्नाह



MORTGAGE OF THIS EASE DE
 IN FAVOR OF ANY PERSON
 BANK SHALL NOT BE A VALID
 PRIOR RECORD OF RECORDS

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26



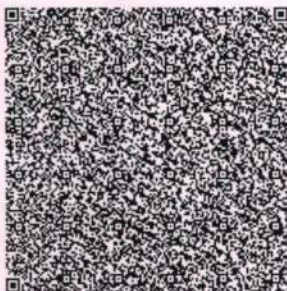
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Amir Mahotra

Certificate No. : IN-UP00602323287146M
Certificate Issued Date : 08-Sep-2014 02:10 PM
Account Reference : NONACC (BK)/ upabdbk02/ UNNAO/ UP-UNA
Unique Doc. Reference : SUBIN-UPUPABDBK0200689947547218M
Purchased by : AL SUPER FROZEN FOODS PVT LTD
Description of Document : Article 35 Lease
Property Description : PLOT NO D-6, D-7 AND D-8, UPSIDC INDUSTRIAL AREA, UNNAO SITE-II, DIST UNNAO
Consideration Price (Rs.) : 1,01,34,300
(One Crore One Lakh Thirty Four Thousand Three Hundred only)
First Party : U P STATE INDUSTRIAL DEVELOPMENT CORPORATION LTD
Second Party : AL SUPER FROZEN FOODS PVT LTD
Stamp Duty Paid By : AL SUPER FROZEN FOODS PVT LTD
Stamp Duty Amount(Rs.) : 20,05,000
(Twenty Lakh Five Thousand only)



-----Please write or type below this line-----

For & On Behalf of
U.P.S.I.D.C. Ltd.

(Shishu Kumar Gupta)
Project Officer
Trans Ganga

For Al-Super Frozen Foods (P) Ltd.

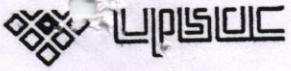
Managing Director/Director/Auth. Sign.

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Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

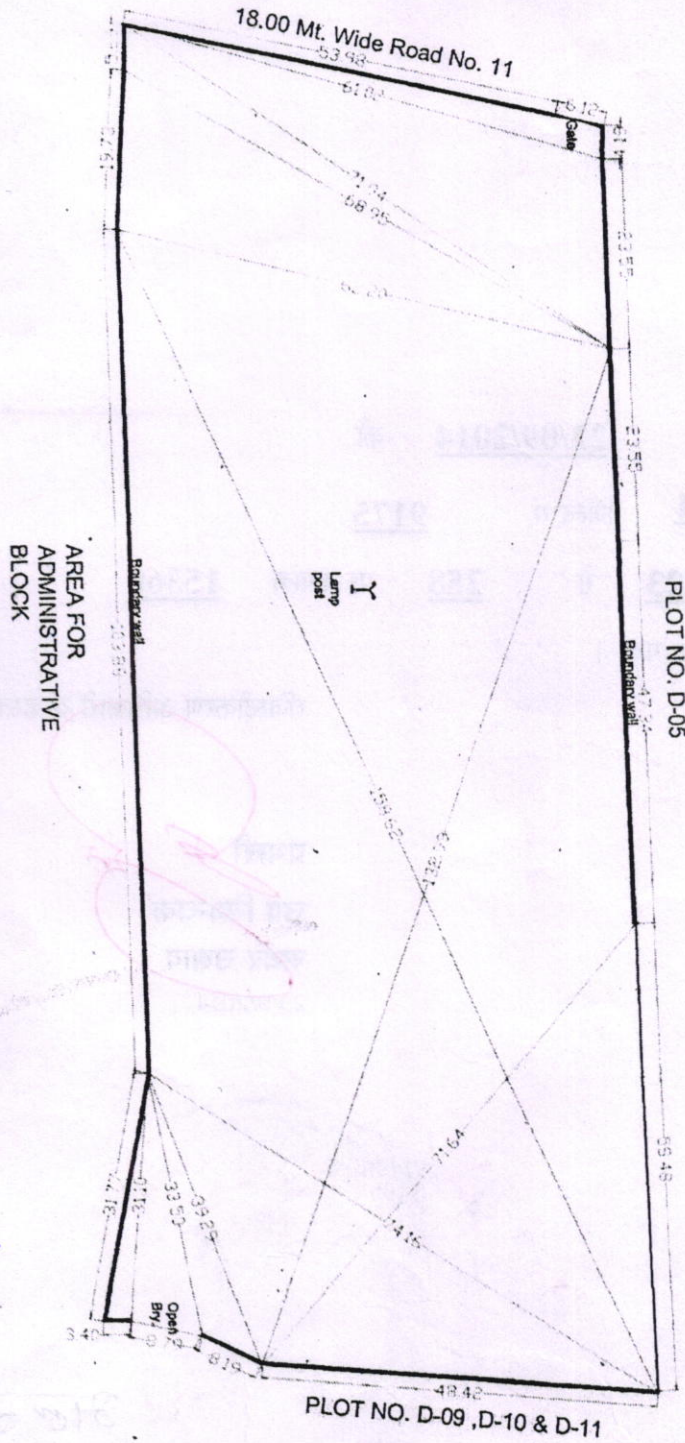
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U.P. STATE INDL. DEV.
CORPORATION LTD.
KANPUR

PLOT NO. D-06 TO D-08
AREA- 9767.99 Sam.

NAME OF INDL. AREA: UNNAO SITE -02



For & On Behalf of
U.P.S.I.D.C. Ltd.

(Shirish Kumar Gupta)
Project Officer
Trans Ganga

For Al-Super Frozen Foods (P) Ltd.
Managing Director/Director/Auth. S.

DATE OF MEASUREMENT 21/05/2014

23/05/14

आज दिनांक 23/09/2014 को
वही सं. 1 जिल्द सं. 9175
पृष्ठ सं. 223 से 258 पर कमांक 15360
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
उप निबन्धक
सदर उन्नाव
23/9/2014



For & On Behalf of
U.P.S.D.C. Ltd.
(District Registrar, Unnao)
District Officer
Unnao

अल उन्नाव फोर एंड ऑन बहॉल ऑफ

LEASE-DEED

MORTGAGE OF THIS LEASE DEED
IN FAVOR OF ANY INSTITUTIONS/
BANK SHALL NOT BE VALID WITHOUT
PRIOR PERMISSION OF UPSIDC Ltd.

Industrial Area

Unnao

Site-II

Plot No.

D-6, D-7 & D-8

Project Officer
Trans-Ganga
UPSIDC Ltd. Kanpur

THIS LEASE-DEED made on the 19th day of Sept
in the year two thousand and fourteen corresponding to Saka
Samvat 1936 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.

For & On Behalf of
R/o. UPSIDC Ltd.

(Shrinish Kumar Gupta)
Project Officer
Trans Ganga

For Al-Super Frozen Foods (P) Ltd.

Managing Director/Director/Auth. Sign.

ने निष्पादन स्वीकार किया ।

जिनकी पहचान श्री शाहजाद
पुत्र श्री मो0 मुशराफीन कुरैशी

पेशा व्यापार

निवासी 6303 बस्ती हरफूल सिंह नबाबरोड सदर बाजार दिल्ली

व श्री मदन मोहन
पुत्र श्री सीताराम

पेशा व्यापार

निवासी पी279 आवास विकास कालोनी उन्नाव

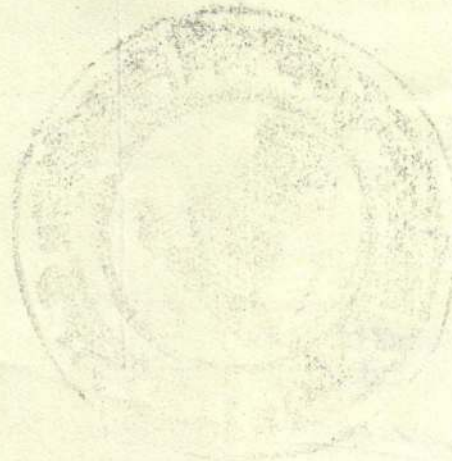
ने की ।

प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं ।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
उप निबन्धक
सदर उन्नाव
23/9/2014



(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. AL-Super Frozen Foods Pvt. Ltd.

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

Hasanpur Bus Stop, Hapur Road, Dargah, Ghaziabad through its managing

Director/Secretary/duly constituted attorney Shri. Arham Gureshi

S/o. Sri Mohd. Mustaq-eem

R/o. 6434, Idgah Road, Gureshi Nagar, Sadar Bazar, Delhi-110006

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,

For & On Behalf of
U.P.S.I.D.C. Ltd.

(Shirish Kumar Gupta)
Project Officer
Trans Ganga

For AL-Super Frozen Foods (P) Ltd.

Managing Director/Director/Auth. Sign.

पट्टा विलेख (87 वर्ष) 10/00.00
 10,134,300.00 28,571,370.00 28,284.00 10,000.00 100 5000

प्रतिफल मालियत ओसत वार्षिक किराया फीस रजिस्ट्री नकल व प्रति शुल्क योग शब्द लगभग
 श्री अल इमर फूड्स प्रा० लि० मै० डाय० अरहम कुरैशी
 पुत्र श्री मो० मुस्तकीम कुरैशी
 व्यवसाय व्यापार
 निवासी स्थायी 6434 ईदगाहरोड कुरैशी नगर सदर बाजार दिल्ली 110006
 अस्थायी पता
 ने यह लेखपत्र इस कार्यालय में दिनांक 23/9/2014 समय 3:29PM
 बजे निबन्धन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी
 उप निबन्धक
 सदर उन्नाव

23/9/2014

निष्पादन लेखपत्र बाद सुनने व समझने मजमून व प्राप्त धनराशि रु. प्रलेखानुसार उक्त

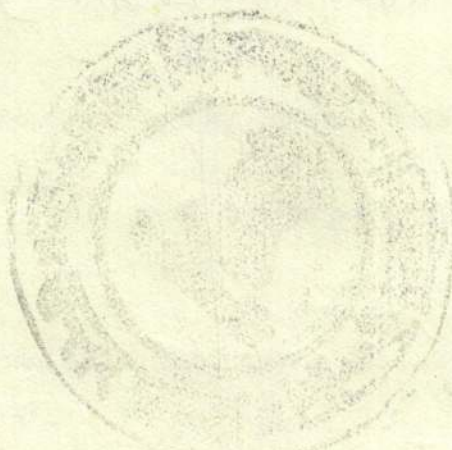
पट्टा दाता

श्री फोर ओन बेहल्फ आफ UPSIDC प्रा० लि० द्वारा
 प्रा० आफिसर प्रदीपकुमा

पेशा नौकरी
 निवासी

पट्टा गृहीता

श्री अल इमर फूड्स प्रा० लि० मै० डाय० अरहम
 कुरैशी
 पुत्र श्री मो० मुस्तकीम कुरैशी
 पेशा व्यापार
 निवासी 6434 ईदगाहरोड कुरैशी नगर सदर बाजार
 दिल्ली 110006



administrators, representatives and permitted assigns/its successors and permitted assigns) of the other part.

WHEREAS the State of Uttar Pradesh has acquired land at 1. A Unnao-II under the Land Acquisition Act, 1894 and has handed over the same to U.P. State Industrial Development Corporation Limited, Kanpur for the purpose of setting up an Industrial Area and the said Corporation has sub-divided the above land into plots for industrial units for leasing out such sub-divided plots to industrialists for erecting on each plots a factory according to the factory bye-laws and building plans approved by the Lessor and other competent authorities.

AND WHEREAS the amount of premium mentioned in clause I hereinafter is provisional and it is hereby agreed that the Lessee shall pay as provided in clause 2(a) and 2(b) the additional premium as hereinafter mentioned.

AND WHEREAS the Lessee, has requested and the Lessor has agreed to grant lease of the plot of land hereinafter described area Unnao Site-II ^{for setting up an industrial} unit for manufacturing Meat Processing Related facilities including Plant Bio Mass ^{according to the} design and building plan approved by the Lessor other competent authority.

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment by the Lessee of the provisional premium of Rs. 8559925/- Eighty five lacs fifty nine thousand nine hundred twenty five only the receipt whereof the Lessor hereby acknowledges and of the outstanding amount of provisional premium of Rs. 1574375/- Fifteen lacs seventy four thousand three hundred to be paid in ten Seventy five only half yearly instalments as follows alongwith interest @ 14 % per annum on the total outstanding premium.

- | | | | | |
|----|----------------------|-------------------|--------------------|--------------|
| 1. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>Jan.</u> | 20 <u>15</u> |
| 2. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>July</u> | 20 <u>15</u> |
| 3. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>Jan.</u> | 20 <u>16</u> |
| 4. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>July</u> | 20 <u>16</u> |
| 5. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>Jan.</u> | 20 <u>17</u> |
| 6. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>July</u> | 20 <u>17</u> |
| 7. | Rs. <u>157437.50</u> | on the <u>1st</u> | day of <u>Jan.</u> | 20 <u>18</u> |

For & On Behalf of
U.P.S.I.D.C. Ltd.

(Shirish Kumar Gupta)
Project Officer
Trans Ganga

For AI-Super Frozen Foods (P) Ltd.

Managing Director/Director/Auth. Sign.

पट्टा दाता

Registration No.: 15360

Year : 2,014

Book No. : 1

0101 फोर ओन बेहल्फ आफ UPSIDC प्रा० लि० द्वारा प्रो० आफिसर प्र

नौकरी



(4)

8. Rs. 157437.50 on the 1st day of July 2018
9. Rs. 157437.50 on the 1st day of Jan. 2019
10. Rs. 157437.50 on the 1st day of July 2019

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 @ 2% per annum in the interest.

NOTE: (1) The interest shall be payable half-yearly on the 1st day of January and 1st 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. 11732/SIDC dt. 22.1.14, No. 11969 (H-2) /MDC dt. 20.3.12 & No. 927/SIDC dt. 24.2.14
- (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 D-6, D-7 & D-8 situated within the Industrial Area at Unnao Site-II in Village Unnao Pargana/Tehsil Unnao District Unnao Containing by admeasurement 9768 m² be the same a little more or less, and bounded :-

on or towards the North by Plot No. D-5

on or towards the South by Administrative Block

on or towards the East by Plot No. D-9, D-10 & D-11

on or towards the West by 18.0 M. Wide Road No. 18

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 87 years from 24th day of Feb. 2014 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

For & On Behalf of
U.P.S.I.D.C. Ltd.

(Shirish Kumar Gupta)
Project Officer
Trans Ganga

For Al-Super Frozen Foods (P) Ltd.

Managing Director/Director/Auth. Sign.



पट्टा गृहीता

Registration No. : 15360

Year : 2,014

Book No. : 1

0201

अल सुपर फ्रिज

लि0 मै0 डाय0 अरहम कुरैशी

मो0 मुस्तकीम कुरैशी

6434 ईदगाहरोड कुरैशी नगर सदर बाजार दिल्ली 110006

व्यापार



- (b) Full rights and title to all mines and minerals in and under the demised premises or any part thereof.
- (c) Yielding and paying thereof unto Lessor on the 1st day of April in each year in advance the yearly rent at the rate of ~~Rs. 0.20~~ / Rs. 1.00 per sq. mtr. per year during the first ~~Thirty~~ ²⁷ years, ~~Rs. 0.50~~ / Rs. 2.50 per sq. mtr. per year during the next thirty years and after expiry of the first ~~Thirty~~ ²⁷ years and ~~Rs. 1.0~~ / Rs. 5.00 per sq. mtr. per year during the next thirty years after the expiry of the first ~~sixty~~ ⁵⁷ years. The rent upto the 21st day of March 2015 having been paid.

Provided that if any instalment of premium with interest as agreed above is not paid in full and the whole or any part of the unpaid remains in arrears the Lessor shall have the right to recover the same with interest at the agreed rate of 14 %

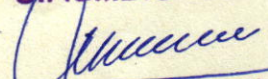
Provided further that the recovery of the principal and interest at the above rate would in no way prejudice or affect the exercise by the Lessor of any other right or remedy arising out of such default under the terms and conditions of this deed and till payment of the premium and interest at the agreed rate in full, the outstanding amount shall remain as a first charge on the demised premises and the buildings and machinery built upon or affixed thereto.

- (d) That the lessee will pay upto the lessor the said rent at the time on the date in manner herein before appointed for payment thereof clear of all deductions:
- 2.(a)(i) In case the Lessor is required to deposit / pay at any stage any additional amount to which it is required/called upon to bear, pay or deposit in any court or to Collector in any case/proceedings under the Land Acquisition Act. in the process determination of compensation and either as a security or otherwise, the lessee shall pay such proportionate additional premium/amount to the Lessor within 30 days of the demand as may be determined in this behalf by the lessor.


Provided further that the aforesaid deposit shall be subject to final adjustment of land cost after final conclusion of the litigation/proceedings in which the demand was raised and the lessee shall be entitled to claim refund of excess amount, if any, deposited by them.

- (ii) The provisional premium mentioned in clause 1 includes the average land cost component based on the cost of acquisition etc. under the Land Acquisition Act of the whole of the Land of which the demised land, after layout for roads, parks and other public utility services, forms part; but should the final cost of acquisition of the whole of the said land or any part thereof go up thereby increasing the land cost component of the plots carved out after development as aforesaid, the Lessee shall upon receipt of intimation from the Lessor, which intimation shall not be delayed beyond a period of three years from the date of final cost of acquisition is determined, pay within sixty days of demand to the Lessor the additional premium being the difference in the land cost component

For & On Behalf of
U.P.S.I.D.C. Ltd.


(Shishu Kumar Gupta)
Project Officer
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For AI-Super Frozen Foods (P) Ltd.


Managing Director/Director/Auth. Sign.

(6)

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

- (b) 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 DOTH 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, For & On Behalf of U.P.S.I.D.C. Ltd. For AI-Super Frozen Foods (P) Ltd.

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