



661/24

INDIA NON JUDICIAL



IN-UP14189174378168V

Government of Uttar Pradesh

e-Stamp

तोष गुप्ता, एडवोकेट
पंजीकरण सं. 10261/2012वैम्बर नं-24 तहसील परिसर बन्दा
नि 125, कैथल गेट, बन्दा (सम्भल)

MID 9837531000

Certificate No.

: IN-UP14189174378168V

Certificate Issued Date

: 26-Dec-2023 03:40 PM

Document Reference

: NEWIMPACC (SV)/ up14110704/ SAMBHAL/ UP-SMB

Unique Doc. Reference

: SUBIN-UPUP1411070424174410057517V

Purchased by

: NATURAL GAS INDIA PRIVATE LIMITED

Description of Document

: Article 35 Lease

Property Description

: LAND AT VILLAGE BHULAWAI TEH.CHANDAUSI DISTT.SAMBHAL(GATA NO.421)

Consideration Price (Rs.)

:

First Party

: PADMENDRA SINGH SO KUSHAL SURYANDRA SINGH

Second Party

: NATURAL GAS INDIA PRIVATE LIMITED

Stamp Duty Paid By

: NATURAL GAS INDIA PRIVATE LIMITED

Stamp Duty Amount(Rs.)

: 7,200
(Seven Thousand Two Hundred only)

सत्यमेव जयते

₹7,200



IN-UP14189174378168V

Please write or type below this line

Padmendra Singh



Raviendra Pal Singh



IRID 0014004063

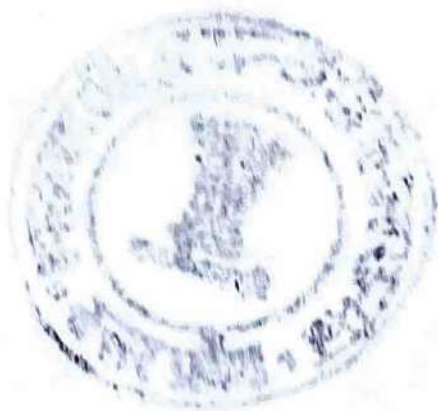
Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App 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.

VALID AND VOID

NATURAL GAS INDIA PRIVATE LIMITED NATURAL GAS INDIA PRIVATE LIMITED NATURAL GAS INDIA PRIVATE LIMITED NATURAL GAS INDIA PRIVATE LIMITED NATURAL GAS INDIA PRIVATE LIMITED

CHIL



0014000000

LEASE DEED

THIS LEASE DEED is made at Chandausi on this 10th Day of JANUARY 2024

Between

Padmendra Singh S/O Kushal Suryandra Singh (AADHAR No:5277 4261 6348) resident of Indra Bhawan, Baniya Khera, Tehsil Chandausi, District Sambhal, U.P. here in after for sake of brevity referred to as "THE LESSOR" which egression or term shall wherever the context so requires or admit shall be deemed to include its successor), of the FIRST PART,

AND

Natural Gas India Pvt. Ltd. (CIN UP23300UP2020PTC139374), through its Authorized Signatory Mr. Mohd Babar S/o Shri Naeem Ullah, having its registered office at 36, Model Town Ghaziabad UP-201002 registered and incorporated under the Companies Act, 2013 hereinafter referred to as "THE LESSEE" (which expression under repugnant to the context shall include its Administrators, executors) duly authorized vide Board Resolution dated 03/12/2023 of the OTHER PART.

WHEREAS the Lessor is the sole and absolute Owner of the property situated at Khasra no. 421, Village Bhulawai, Tehsil Chandausi, District Sambhal, U.P. and is competent to deal and to execute the present lease deed in any manner whatsoever.

AND WHEREAS the Lessor has agreed to give, and Lessee has agreed to take a lease of 20 years (Twenty Years) on rent out of area in their land at Khasra no. 421, Village Bhulawai, Tehsil Chandausi, District Sambhal, U.P. measuring uncovered area of about 0.178 Hectare out of 5.45 Hectare.


AND WHEREAS it is agreed that the Lessee will pay to the Lessor an amount of Rs 20,000/- per year plus GST Less TDS towards yearly rental from the date of possession 25.12.2023 to 26.12.2043, payable on or before the Seventh day of every year in advance. The rent will be increased by 4% every year,

WITNESSETH AS FOLLOWS:-

1. That in consideration of the rent and covenants hereinafter reserved and contained and on the part of the Lessee to be paid, observed, and performed, the Lessor doth hereby demise unto the Lessee all that 0.178 Hectare area out of 5.45 Hectare.
2. That the Lessee shall pay to the Lessor the yearly rent of
 - a) Rs 20,000 plus GST less TDS for Twenty years of the lease 10th January 2024 to 10th January 2044. That the lessee has handed over the lessor, 20 PDCs (for 20 years).
 - b) That the Lessee shall pay yearly rent in the following manner:

PERIOD	RENT AMOUNT
23-24	20000
24-25	20800
25-26	21632
26-27	22497
27-28	23397
28-29	24333
29-30	25306
30-31	26319
31-32	27371
32-33	28466
33-34	29605
34-35	30789
35-36	32021
36-37	33301
37-38	34634
38-39	36019
39-40	37460
40-41	38958
41-42	40516
42-43	42137
TOTAL	595562

GST and TDS additional

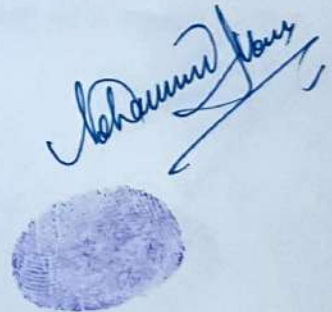
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3. That after completing of Twenty years, and if the lease deed not extended by the Lessee in that case Lessee will hand over the possession to the Lessor of the 0.178 Hectare on or before 10.01.2044
4. That if the Lessee vacates the premises of before 10.01.2044, then the Lessee will be bound to pay the rent with GST to the Lesser for the remaining period i.e., till 10.01.2044
5. That the Lessee in consideration of the rent hereinafter reserved and all the covenants and conditions hereinafter contained with the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the lessor as follows:

THE LESSEE HEREBY COVENANTS WITH THE LESSOR AS FOLLOWS:

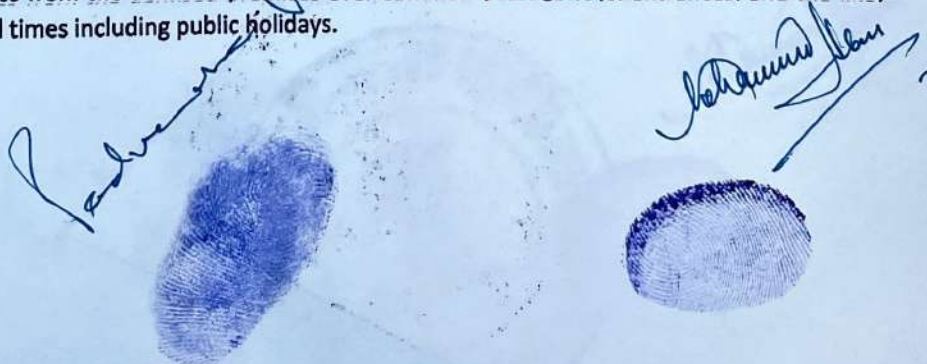
- a) To pay the Lessor a yearly rent in advance of Rs 20,000/- per plus GST Less TDS from 10.01.2024 to 10.01.2044 on the 7th day of each and every year for the year then current without any abatement however, subject to Tax Deduction at Source (TDS), as applicable made by the Income Tax Rules Laws. That the rent begins from 10.01.2024.
- b) That the Lessee will apply for their separate electricity load of the said property. That lessee will use the meter and pay the charges as per bill received from the authority.
- c) That the Lessee will themselves make arrangements of water for usage in proposed Biomass pellet manufacturing plant and bear all the expenses for the same.
- d) To use the demised premises for setting up BIOMASS PELLET plant and the demised premises shall not be used for immoral or any illegal purposes. And to use the demised premises in a reasonable manner without being a nuisance or annoyance to the Lessor.
- e) To keep the said premises in good and tenantable condition (except by reasonable wear and tear and damage by, earthquake or tempest, civil commotion and other irresistible forces or the act of God).
- f) That on the expiry of this lease deed or termination as herein provided, the Lessee will yield up and deliver quiet, peaceful possession of the demised premises on expiry of after Twenty years of the Lease or termination of the Lease in good condition as at commencement of this Lease



- g) That Lessor shall allow the Lessee or its authorized persons to remove from the said premises any fixed equipment or articles which the Lessee has installed at its own cost pursuant to entering into this Lease Deed before vacation.
- h) To abide the bye-laws, and rules and regulations of the Local Corporation of Uttar Pradesh and or any statutory bodies at present applicable to the demised premises or that may be enforced in respect of the demised premises from time to time and carry out and obey all lawful orders or directions issued by the Local Corporation of Uttar Pradesh and or other local bodies or Governmental authorities from time to time.
- i) The Lessee has the responsibility to take and maintain all the necessary permissions from all the required departments which are mandatory for setting up of the BIOMASS PELLET plant.
- j) That the Lessor shall always have full, free and unobstructed entry into the said premises for the purpose of the inspection of the premises, keeping in view the convenience of the Lessee and avoiding any disturbance of business of the lessee.
- k) To bear the Stamp fees and registration cost of this Lease by the Lessee, if any.
- l) To bear, if the Central Government or any competent authorities levies a service tax on rented property, then the amount due as service tax on the rent of the demised property will be borne by the Lessee and paid to the Lessor on yearly basis.
- m) The lessee to keep the compound of the demised premises including drains, water pipes, electric installations, landings and common passages in good and proper repair at all times.

THE LESSOR DOETH HEREBY COVENANT WITH THE LESSEE AS FOLLOWS:

- a) The Lessee regularly- paying the rent with GST as applicable hereby reserved and observing and performing several covenants and stipulations herein on its part contained shall peacefully hold and enjoy the demised premises during the said Lease without any interruption by the Lessor or any person claiming under or in trust for the Lessor.
- b) To allow the lessee its bankers, agents, associates free and unimpeded access to and egress from the demised premises over common passageways, entrances, and the like, at all times including public holidays.

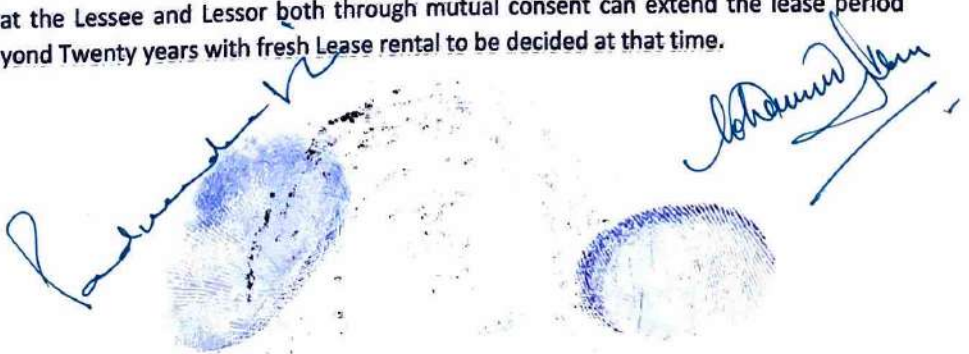


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- c) The Lessor shall duly pay the municipal rates and taxes including property tax and assessment payable to the Municipal Corporation, in respect of the demised premises.
- d) To permit the Lessee to run his business/activity smoothly and to display the sign boards and hoardings in a peaceful manner.
- e) To permit the Lessee to use the said premises and further get the said premises/address registered with various authorities as may be required for their necessary licenses, purpose and to run his business and to display his sign board without in the demised Premises.
- f) To confirm that there are no proceedings legal or otherwise pending in connection with the ownership usage or otherwise of the Demised Premises litigations.

PROVIDED ALWAYS AND IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

- a) That the Lessor will pay the present GST charges by the Government and in future any increase or decrease or waiver in such tax or any other taxes so imposed by the Government will be borne by the Lessee.
- b) The Lessee shall have the right to mortgage or secure a loan against this leasehold property as mentioned in the annexure A from any reputed bank / financial institute.
- c) The stamp duty and registration fees and any other expenses on this Lease Deed shall be borne by the Lessee. This Lease Deed shall be binding on the Lessor and its successors and assigns and on the Lessee and its successors and assigns. This Lease Deed is made in two sets, signed by both the parties original retained by Lessor and copy retained by Lessee which shall for all purposes be treated as the original.
- d) The Lease cannot be terminated before the term of twenty years considering the amount of expenses made for creating infrastructure and setting up of BIOMASS PELLET plant by the Lessee.
- e) That the Lessee and Lessor both through mutual consent can extend the lease period beyond Twenty years with fresh Lease rental to be decided at that time.

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आवेदन सं०: 202300722029271

बही सं०: 1

रजिस्ट्रेशन सं०: 661

वर्ष: 2024

निष्पादन लेखपत्र बाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
पट्टा दाता: 1

श्री पदमेन्द्र सिंह, पुत्र श्री कुशल सूर्यान्द्र सिंह

निवासी: ग्राम बनियाखेरा तहसील चन्दौसी जनपद सम्भल।

व्यवसाय: अन्य

पट्टा गृहीता: 1



श्री Natural Gas India Pvt. Ltd. के द्वारा मोहम्मद बाबर, पुत्र श्री नईम
उल्लाह

निवासी: D36 2nd floor flat no. 201 street no. 28 God Grace
school Abul Fazal Enclave delhi- 110025

व्यवसाय: नौकरी

ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री राम मिलन, पुत्र श्री कुँवर पाल सिंह

निवासी: ग्राम अल्हेदपुर तहसील चन्दौसी जनपद सम्भल।

व्यवसाय: अन्य

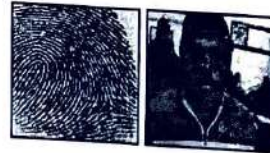
पहचानकर्ता: 2



श्री तोष गुप्ता एडवोकेट, स्वयं

निवासी: चेम्बर नंबर 24 तहसील परिसर चन्दौसी जनपद सम्भल।

व्यवसाय: वकालत



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।

टिप्पणी:



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबंधक : चंदौसी


सम्भल
10/01/2024

अनीता

निबंधक लिपिक सम्भल
10/01/2024


- f) That if during subsistence of the present Lease the Lessor should dispose of or otherwise part with its interest in the demised premises it will do so in such manner as to ensure that its obligations under the present Lease devolve on its successor or successors-in-interest and assigns.
- g) That any dispute between the parties with regard to this Lease Deed or any matter connected therewith or incidental thereto shall be settled/resolved first by internal arbitration and if still not resolved then by jurisdiction of Noida Courts only.

IN WHEREOF, the parties hereto have executed these presents on the day, month and year first above written


 PADMENDRA SINGH
 S/o Kushal Suryandra Singh

(Signature)

FORNATURAL GAS INDIA PVT LTD


 (Signature)
 Authorized Representative:
 Mr. Mohd Babar

WITNESSE:

1. Mr. Ram Milan – Aadhaar No. 9077 5850 9069
 S/O Kuwar Pal Singh
 Alhedadpur, Chandausi, Sambhal.



2. Tosh Gupta Advocate
 Chamber No. – 24
 Tehsil Compound Chandausi, Sambhal




 तोष गुप्ता, एडवोकेट
 पंजीकरण सं० 10261/2012
 चैम्बर नं० 24 तहसील परिसर, बन्दौसी
 नि० 125, कैथल गेट, बन्दौसी (सम्भल)
 मो० 9837531000