

2023. 5000Rs.



As per declaration of 27 of Urban Land Ceiling
Act 1996. [2004-12-24]

207-12/41

2802PA/-

भारतीय औद्योगिक फ. .
For Industrial Finance Corp.

Dr. General Manager

[illegible]
$$\begin{array}{r} \text{(अ)} \quad 79836.75 \\ \text{रु.} \quad 10.50 \\ \text{उ(अ)} \quad 90.75 \\ \hline 79938.00 \end{array}$$

DEED OF LEASE CONTRACT AGREEMENT

1. Name of the Lessor

The Patna Regional Development Authority (P.R.D.A.), having its Office at New Dak Bungalow Road, Police Station Kotwali, District Patna, is a body corporate constituted under the Bihar Regional Development Authority Second Ordinance, 1975 (Bihar Act No.40 of 1982) hereinafter called the 'Lessor' which term shall, unless repugnant to the

[Signature]
Vice-Chairman
Paine Regional Development Authority

✓ 2/10/11



-2-

वस्तु सम्पत्ति अधिनियम 1908
For Industrial & Commercial Purposes only

₹ 5000
₹ 5000
₹ 5000

context, include its successors,
assigns and legal representatives
through Shri Abhas Kumar Chatterjee,
I.A.S., Vice Chairman of the Lessor.

2. Name and address of the Lessee

Industrial Finance Corporation of
India, having its Head Office at Bank
of Baroda Building, 16, Sansad Marg,
New Delhi and represented by Industrial

[Signature]
Vice-Chairman,
Patna Regional Development Authority

[Signature]



-3-

बान्नी भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asst. General Manager

Finance Corporation of India, Patna
Branch Office, hereinafter referred
to as "Lessee" which expression un-
less repugnant to the subject and
context or meaning thereof, shall
be deemed to include its successors
and assigns. through its Assistant
General Manager Shri M.V. Kulkarni
Son of Late Shri. V. K. Kulkarni X

[Signature]
Vice-Chairman
Patna Regional Development Authority

5000Rs.



-4-

आस्ते भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

सहस्र प्रबंधक
Asst. General Manager

3. Kind of Deed

Deed of Lease-cum-Agreement for
66 (Sixty-six) years with effect
from 5th day of June, 1984.

4. Consideration
money

Total premium of Rs. 37,97,881.50
(Rupees thirty seven lakhs ninety
seven thousand eight hundred
eighty one and paise fifty only)
and annual ground rent Rs. 1,677/-
(Rupees one thousand six hundred
seventy seven only) for the office,
as noted below :-

[Signature]
Vice-Chairman,
Prime Regional Development Authority



-5-

वास्तु भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

प्रमाणित
सहायक महा प्रबन्धक
Asst. General Manager

5. Description of leasehold

All that built up Office flat(s) in Maurya Lok Complex, 3rd Floor, bearing No. 45 to 62 in Block No. C in Maurya Lok Scheme as described in the plan annexed hereto and coloured in red situated at New Dak Bungalow Road, Police Station Kotwali, District Patna, within

[Signature]
Vice-Chairman,
Patna Regional Development Authority

5000Rs.



-6-

बाली भारतीय ओरिएण्टल फ़ाइनेंस लिमिटेड
For Industrial Finance Corp. Ltd. of India

₹ 5000/-
सहायक महा प्रबन्धक
Asst. General Manager

the limits of Patna Municipal Corporation Ward No.2 Circle No.6 and within the Jurisdiction of the Patna Regional Development Authority, Patna Sub-Registration and District Registration Office, Patna and

[Signature]
Vice-Chairman,
Patna Regional Development Authority



-7-

हाम्रो भारतीय प्रोडिक्ट्स लिमिटेड
For Industrial Finance Corporation of India

प्रमुख अधिकारी
General Manager

measuring 10,851.09 s.ft. as shown
in the plan annexed herewith and
bounded as follows :-

North : P.R.D.A.'s Land
South : P.R.D.A.'s Land
East : P.R.D.A.'s Land
West : P.R.D.A.'s Land

P. R. D. A.
P.R.D.A. Chairman,
P.R.D.A. Development Authority

5000Rs.



-8-

For Industrial Finance Corporation of India

[Signature]
Asst. General Manager

THIS DEED OF LEASE-CUM-AGREEMENT is made
this the twenty-second day of February, 1988
between the Lessor and the Lessee above mentioned in columns
No.1 and 2 respectively.

WHEREAS Patna Improvement Trust, hereinafter
referred to as 'TRUST', the Predecessor-in-interest of the
Lessor had acquired 7 acres of land more or less south of
New Dak Bungalow Road, Police Station Kotwali.

And WHEREAS the 'TRUST', ceased to exist
and the Lessor had been constituted in its place with
effect from 24th May, 1975 by virtue of the Bihar Regional

[Signature]
Vice-Chairman,
Patna Regional Development Authority



-9-

बि.सि. वित्त निगम
For Industrial Finance Corporation of India

सहायक वित्त प्रबंधक
Asstt. General Manager

Development Authority Second Ordinance 1975, hereinafter referred to as the 'ORDINANCE' and under Rule 93 of the said ORDINANCE all assets and liabilities of the 'TRUST' vested in the Lessor, now under P.R.D.A. Act, 1982, hereinafter referred to as the 'Act'.

AND WHEREAS the Lessor developed the land and constructed several multistoreyed buildings under scheme known as 'MAURYA LOK' Scheme.

AND WHEREAS the Lessor had invited sealed offer for built up office flats on terms and

Vice-Chairman,
Pune Regional Development Authority

5000Rs



-10-

भारतीय औद्योगिक विकास निगम
For Industrial Finance Corporation of India

[Signature]
Asstt. General Manager

conditions published before invitation of sealed offer.

AND WHEREAS 'LESSEE' had submitted
[Signature] sealed offer accepting the terms and conditions
in response to the invitation of sealed offer.

AND WHEREAS the 'Lessor' has selected
the 'Lessee' as the suitable offerer for allotment
of office flats details of which are fully described
in column No.5 of this Deed. The Lessor on faith

[Signature]
Vice-Chairman,
Patna Regional Development Authority

5000Rs.



-11-

आले भारतीय औद्योगिक विकास निगम
For Industrial Finance Corporation of India

[Signature]
Joint General Manager

of the statements and representation made by the offerer accepted such offer and has agreed to demise the said office flat(s) to the 'Lessee'.

NOW THIS DEED OF LEASE-CUM-AGREEMENT WITNESSETH that in consideration of the premium hereinbefore mentioned in column 4 above and hereinafter reserved and the covenants on the part of the 'Lessee', hereinafter contained, the 'Lessor' doth hereby demise unto the Lessee all that of office flat(s) as fully described in column No.5 above for

[Signature]
Peter Reginald, Principal Authority

5000Rs



-12-

वामने भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
असि. जनरल मैनेजर
Asst. General Manager

a fixed period of 66 (~~sixty six~~) years only
SUBJECT always to the exceptions, reservations,
covenants hereinafter contained :-

- I. The Lessor accepts ^{and} ~~the~~ reserves unto
itself all under-ground rights and
those beyond the leasehold premises
as noted in column '5' on which the
said leasehold is built and full right
and power at all times to do all acts

[Signature]
17-10-1950
Pte. Bangalore Dist. & Ind. Auth.

[Signature]

5000Rs.



-13-

बाराह भारतीय प्रोडक्शन फ़िन सिमल
For Industrial Finance Corporation of India

[Signature]
असि. जनरल मैनेजर
Asst. General Manager

and things which may be necessary or expedient for the purpose of searching for, working, removing and enjoying the same without providing or leaving a vertical support for the said leasehold provided always that the lessor shall make reasonable compensation to the lessee for all damages directly occasioned by the exercise of the rights hereby reserved or any of them.

II. That in consideration of premium of Rs. 37,97,681.50

[Signature]
Vice,
Patna Regional Development Authority

5000Rs



-14-

सत्यमेव जयते
For Industrial Finance Corporation of India

सत्यमेव जयते
Asst. General Manager

(Rupees thirty-seven lakh ninety-seven thousand eight hundred eighty-one and paise fifty only) paid in full before the execution of these presents (receipt whereof the Lessor hereby acknowledges) and of the ground rent hereinafter reserved and of the covenants on the part of the Lessee, the Lessor doth hereby demise unto the Lessee,

Princeding
Vice President
Prima Regional Development Authority

[Signature]

5000Rs



-15-

भारतें भारतीय औद्योगिक निगम
For Industrial Finance Corporation of India

सहायक म्यानेजर
Asst. General Manager

the leasehold fully described in column 5
above togetherwith all rights, easements and
appartenances to the said leasehold belonging
or appertaining to HOLD the said leasehold
hereby demised unto the Lessee from the date
above mentioned.

Y. K. ...
Petra Regional ... Authority

III. The Lessee has received the said leasehold in
good and working condition and shall maintain
and keep the same (outside and inside) and
joint walls in good repairs and in proper
sanitary conditions at its own cost.

5000Rs.



-16-

वर्तमान भारतीय औद्योगिक निगम
For Industrial Finance Corporation of India

10000000000
सहकारी निगम
Joint General Manager

IV.

That the Lessee shall pay to the Lessor a fixed consideration by way of premium for the ~~Leasehold~~, a sum of Rs. 37,97,881.50 (Rupees thirty-seven lakh ninety-seven thousand eight hundred eighty-one and paise fifty only), which has already been paid and acknowledged herewith.

Provided always that the 'Lessor' in its absolute discretion

Handwritten signature
Patan Baghwan Lal Singh

Handwritten signature



-17-

भारत भारतीय उद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
सहायक महा प्रबन्धक
Asst. General Manager

may consider revalidation of Lease
under special circumstances on writ-
ten representation by the Lessee on
terms and conditions as may be imposed
by the 'Lessor.' The decision of the
Lessor shall be final and binding on
the Lessee.

V.

That the Lessee in addition shall pay
the annual ground rent at ten paise
per sq.ft. per annum or part thereof
for the first twenty years and in the

[Signature]
Authorized
Per - *[Signature]*
ink

5000Rs



-18-

भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
General Manager

next twenty years at fifteen paise per sq.ft. per annum or part thereof and for the remaining period at twenty paise per sq.ft. per annum or part thereof the leasehold during the remaining period of lease. The first premium of annual ground rent shall be payable for the full financial year in which the possession of the leasehold is given to the lessee. Such ground rent and the subsequent annual

[Signature]
Vice-Chairman
Patna Regional Development Authority

[Signature]

5000Rs.



-19-

संस्थे भारतीय औद्योगिक विकास निगम
For Industrial Finance Corporation of India

सहायक, महा प्रबन्धक
Asstt. General Manager

ground rent shall be paid on or before
31st March of each financial year.

VI. All fittings and fixtures in the Leasehold in addition to what has been done by the Lessor are to be done by the Lessee at its cost.

VII. That the Lessee shall from time to time and at all times pay and discharge all rates, taxes, charges including electric

Handwritten signature
Vice-Chairman
Pune Regional Development Authority

5000Rs.



-20-

भारत वाणिज्य औद्योगिक विनियम
For Industrial Finance & Regulation of India

Receved
सचिव
Genl. Manager

charges and assessments of every descrip-
tion which are now or may at any time
hereafter during continuance of this
lease be assessed, charged or imposed
upon the leasehold hereby demised to
Municipal Authority or any other depart-
ment concerned according to rules. It
is specifically covenanted that the

[Signature]
Pctee Regional Development Authority

5000Rs.



-21-

भारतीय औद्योगिक लिमिटेड
For Industrial Finance Corporation of India

[Signature]
Asstt. General Manager

the lessee during the period of lease must pay all the taxes and dues in proper time and keep the leasehold completely free from all dangers and liabilities arising from arrears of rents and taxes. The Lessee shall be liable for all general and special damages for any loss or injury arising from and due to breach on his part in this regard. It shall be lawful for the Lessor but not

[Signature]
Asstt. General Manager



-23-

एम्पा भारतीय प्रोपर्टीज लिमिटेड
For Industrial Finance Corporation of India

प्रो. ए. ए. ए.
एम्पा प्रो. ए. ए.
Asstt. General Manager

other higher rate as may be decided
by the Lessor at its absolute discretion
which shall be binding on the Lessee.

VIII.

That the Lessee shall further pay to
the Lessor monthly maintenance charges
common services like lift, common toilets
for/common corridors, staircase, garden,

Handwritten signature
P. S. Singhania
P. S. Singhania & Co. Ltd.



-24-

भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
सहायक महा प्रबन्धक
Asstt. General Manager

fountain, car parking, repairs, etc.
at the rate as may be determined by
the Lessor now or from time to time.
The maintenance charge so fixed by
the Lessor shall be final and binding
on the Lessee. The maintenance charge
so fixed shall be paid by the Lessee on

[Signature]
Pune Regional Development Authority

5000Rs.



-25-

वित्त विभाग
For Industrial Finance Corporation of India

K. C. S. S.
सहायक वित्त प्रबंधक
Asst. General Manager

or before 7th day of each English Calender month during continuance of the lease failing which lessee shall be liable to pay interest @ 10% per annum or at any rate the Lessor may decide from time to time on the amount due till the payment is made.

[Signature]
Patna Regional Development Authority

[Signature]

5000Rs.



-26-

वास्तु भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
सहायक वरिष्ठ प्रबन्धक
Asstt. General Manager

IX.

That the Office flat(s) is in perfect/
good conditions and the Lessee is sa-
tisfied. ^{They} He by way of special covenant
undertakes to keep the leasehold includ-
ing all internal drains, water pipes,
electric lines and connections, sanitary
sewerage system in perfect/good condition
as it is and keep them always fit for
proper use. The lessee during the period

[Signature]

Palae Regional Director and Authority



-27-

वास्तु धारणीय औद्योगिक निगम
For Industrial Finance Corporation of India

[Signature]
Asst. General Manager

of lease and his continuance in occupa-
tion of the same shall maintain the lease-
hold do all internal white-washing, colour-
ing, painting and carry-out all annual,
general and special repairs which is re-
quired for maintenance of the leasehold
at ^{their} his own cost. It is further covenanted
that at direction and instance of the
Lessor and his officers the lessee shall

[Signature]
P. L. Regional Secretary and Authorizing



-28-

वाच्ये वाच्ये वाच्ये वाच्ये वाच्ये
For Industrial Finance Corporation of India

2016009

एग्जिक्यूटिव मैनेजर
आसि, कलकत्ता 200009

carry out all general and special repairs as specified and directed. On failure on the part of the Lessee to comply with the same, it would lawful, however not obligatory on the part of the Lessor to carry-out such repairs and recover the cost of such repairs from the Lessee with interest @ 10% per annum or at rate as may be decided by

Vice-Chairman
Vice Regional Development Authority

5000Rs



-29-

बस्ते भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

Basu
सहायक महा प्रबन्धक
Asstt. General Manager

the Lessor in its absolute discretion
which shall be binding on the Lessee.

- X. That if while in possession with the lessee any part of the building in question is damaged or destroyed due to negligence, fire, earthquake, flood,

Patna Regional Development Authority
Patna Regional Development Authority



-30-

राष्ट्रिय औद्योगिक विकास
for Industrial Development of India

[Signature]
Asst. General Manager

natural calamity or otherwise, it would be for the lessee to repair or construct the damage or destruction of the building at his own cost to bring the same in its original position within the reasonable time, failing which the lessor would be entitled to realise entire cost of the repair or construction of the damaged portion from any other property of the

Patna Regional Development Authority

5000Rs.



-31-

भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

General Manager
भारतीय औद्योगिक वित्त निगम
Genl. Manager

lessee. The lessee, however, is entitled to cover the risk through insurance, the premium of which will have to be paid by it.

XI.

That in case of the Lessee defaults payment of any of the dues under any of the clauses of this deed, the Lessor shall have right to cut off amenities, water and electricity

Signature
P. S. Regional Development Authority

Signature



-32-

समस्त भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asstt. General Manager

connection without abatement of rent or premium and without affecting the liability of the lessee under this deed or otherwise in any manner whatsoever and the Lessee shall be entitled to restoration of the amenities on payment of all the dues and on payment of disconnection and reconnection charges in full. The right reserved by the Lessor under this clause is in addition to and without

[Signature]
General Manager

[Signature]

5000Rs.



-33-

भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
सहायक, वित्त प्रबन्धक
Asst. General Manager

prejudice to other rights and remedies
that it may have under this deed or under
the law for the recovery of the dues.

XII. That the Lessee shall not make any alteration
or addition to the existing structure in any
manner nor alter the size of the Office
flat(s) whether by subdivision, amalgamation

[Signature]
प्रबंधक, वित्त प्रबन्धक
Asst. General Manager

[Signature]



-34-

वास्तु धारकी, प्रो. वी. जे. न. विल. विल.
For Industrial and use Corporation etc. etc.

१००० ००० ०००
सहायक प्रो. प्र. प्र. प्र.
Asstt. General Manager

or otherwise without prior permission
in writing from the lessor who may grant
or refuse such permission. The decision
of the Lessor shall be absolute and bind-
ing on the Lessee.

[Signature]
Vice-Chairman,
Patna Regional Development Authority

XIII.

The Lessee shall not without the written
consent of Lessor carry on or permit to
be carried on, on the leasehold premises,
any trade or business or manufacture which
is in opinion of the lessor may be noisy,
noxious or offensive or for purpose other

5000Rs.



-35-

वास्तु आवासीय प्रौद्योगिकी निगम
For Industrial Finance Corporation of India

१०८००००००
असिस्टेंट मैनेजर
Asstt. General Manager

than the specified or which in the opinion of the Lessor may be a nuisance, annoyance or disturbance to the Lessor or to the person living on the neighbourhood.

XIV.

The Lessee shall not transfer, assign or otherwise part with the possession of the whole or any part of the Leasehold except with the previous consent of the Lessor in writing. Provided further that in case the Lessee is desirous to transfer, the lessor shall have the pre-emptive right to purchase the leasehold after deducting 50 per cent of the unearned increases (i.e. the difference between the premium paid and market value)

Vice-Chairman,
Patna Regional Development Authority

5000Rs



-35-

of the leasehold.

Provided further that, in case, the lessor does not exercise the above mentioned pre-emptive right to purchase it may, on receipt of 1/2 of the above mentioned unearned increase in the value of the leasehold from the lessee, permit it in its absolute discretion. At the end of ten years of satisfactory observance and compliance by the lessee of the terms and conditions of this deed or earlier if the lessor thinks fit, the right to

For Indus.

Asst. District Magistrate

For Indus.

For Indus.

5000Rs.



-37-

वास्तु भारतीय ओरिएण्टल लिमिटेड
For Industrial Finance Corporation of India

१००.०००
सहायक मनी प्रबंधक
Asst. General Manager

transfer, assign or otherwise part with the possession of the whole or in part of the leasehold on such terms and conditions as the lessor may determine.

Provided further that in this event of the leasehold being transferred in any manner, whatsoever, the transferor and the transferee shall within 3 months of the transfer, give notice of such transfer to the lessor. The transferee shall further supply the lessor certified copies of the documents evidencing the transfer within three months of execution

[Handwritten signature]
Attn: Oriental Finance Corporation of India
11-11-1947



-38-

बाले भारतीय औद्योगिक संस्थान
For Industrial Finance Corporation Ltd.

सहचर, महाराष्ट्र
Asstt. General Manager

of the transfer deed.

Provided further that in the event of transfer being made without obtaining previous permission of the Lessor in writing such transfer shall not be recognised by the Lessor and it shall be open to the Lessor to terminate the Lease.

Notwithstanding anything in sub-clause as above, the Lessee may, with the previous consent in writing of the Lessor, mortgage or charge the leasehold to such person as may be approved by the Lessor in its absolute discretion.

John...

Peter England, Solicitor, London

[Signature]

5000 Rs.



-39-

वामसे भारतीय औद्योगिक दिग्गज
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asstt. General Manager

Provided that in the event of sale or foreclosure of the ~~mortgaged or charged~~ leasehold, the Lessor shall be entitled to claim and recover the fifty percent of the unearned increase in the value of the leasehold as aforesaid, and the amount of the Lessor's share of the said unearned increase shall be first charge, having priority over the said mortgage or charge.

Provided further that the lessor shall have pre-emptive right to purchase the mortgaged or charged lease-hold after deducting fifty percent of the unearned

[illegible]

5000Rs.



-40-

आमने भारतीय औद्योगिक विकास निगम
For Industrial Finance Corporation of India

सहस्रक वीर प्रसाद
Asstt. General Manager

increase aforesaid in every case of transfer.
In every case for permission, the lessee will
have to indicate the price offered or agreed
upon.

The decision of the lessor in respect
of market value of the said leasehold shall be
final and binding on all parties concerned.

Vice-Chairman,
Patna Regional Development Authority

XV.

That the Lessor's right to the recovery of 50
percent of the unearned increase and the pre-
emptive right of purchase of the leasehold as

5000Rs.



-41-

बाली भारतीय औद्योगिक विकास निगम
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asst. General Manager

mentioned hereinbefore shall apply equally to an involuntary sale or transfer whether it to be or by through an executing or insolvency court.

XVI.

That notwithstanding the restriction, limitation and conditions as mentioned in clause 9 above, the Lessee may sublet the whole or any part of the leasehold on tenancy basis from month to month or for a term not exceeding five years with the prior written permission of the Lessor. Permission may be declined by the Authority without assigning any reason.

Provided that in case of sub-letting the

[Signature]
Vice-Chairman,
Patna Regional Development Authority

5000Rs.



-42-

the sub-lessee shall be bound to use the leasehold in a manner ~~in consonance with all terms of the~~ lease.

XVII. That whenever the title of the Lessee in the leasehold is transferred in any manner whatsoever the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefore.

XVIII. That in the event of the death of the lessee the person on whom the title of the deceased devolves shall, within three months of devolution, give notice of such devolution to the lessor.

: Provided further that the person/
persons on whom the title devolves, shall supply

For Industrial Finance Corporation, Ltd.

\$6000
\$7000
Asst. General Manager

*Vice-Chairman,
Palms Regional Development Authority*

25



-43-

the lessor, certified copies of the documents evidencing the devolution within three months.

XIX. That the Lessee shall not cause or permit to be caused any damage to the leasehold including joint walls.

XX. That the lessee shall not keep any animals or conveyance in the leasehold nor shall permit any person suffering from any contagious, loathsome or infectious disease to reside in the leasehold.

XXI. That the lessee shall not allow the leasehold to be used as a place of public worship or burial or cremation ground ~~private or public~~ or allow any shrine, masjid, church or temple to be erected over any part of the leasehold and shall not allow it to be used

बामने भारतीय औद्योगिक वित्त नि.सं.
For Industrial Finance Corporation of India

१०००००००

सहायक महा प्रबंधक
Asstt. General Manager

Vice-Chairman,
Prima Regional Development Authority

5-4-74

5000RS.



-44-

बान्ने भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation Ltd. 1948

प्रमाणित
सहायक महा प्रबन्धक
Asstt. General Manager

for any undesirable, obscure or illegal work or display.

XXII. That the over all control and superintendence of the said lease hold shall remain vested in the Lessor. The Lessor through its officers, agents or employees or anybody duly authorised shall have the right to enter and inspect the premises under lease at all reasonable times after sunrise and before sunset to ascertain whether the terms and conditions of this lease are being properly observed and to rectify any violation of the terms including repairs etc. if the lessee wilfully and intentionally obstructs the above inspection, then lessee will be liable to pay a fine of rupees one hundred per day in addition to other legal steps including termination of the leasehold, which can be taken by the lessor.

[Handwritten signature]
Vice-Chairman,
Public Regional Development Corporation



-45-

वास्तु भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

[Signature]
सहायक महा प्रबंधक
Asstt. General Manager

XXIII.

The lessor can terminate the lease and re-enter into the leasehold premises -

- (a) if the annual rent has not been paid by the lessee for a period of three years with interest thereon.
- (b) if the lessee is in default in payment of three instalments of the premium with interest thereon.
- (c) if the lessee has obtained the lease by practicing fraud or deception.

[Signature]
For Industrial Finance Corporation of India



-46-

बाली भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

General Manager
North General Manager

- (d) if the lessee has violated any of the terms of the lease and the violation is continuing or has not been compounded and there upon the lessee will vacate the premises and the lessor will take possession of the same and the lessee shall not be entitled for any compensation or refund of the premium paid.

Provided notwithstanding anything contained herein, the lessor

[Signature]
Vice-Chairman,
Patna Regional Development Authority

5000Rs.



-47-

वास्तु भारतीय प्रौद्योगिकी विकास निगम
For Industrial Finance Corporation Ltd.

Deccan
सहस्रक भार प्रकाशक
Rasth. General Manager

may without prejudice to his right of re-entry as aforesaid and in its absolute discretion waive or condone breaches temporarily or otherwise, on receipt of such amount and on such terms and conditions as may be determined by the lessor and may also accept the payment of rent and premium which shall be in arrears together with interest and damages.

Patna
Vice-Chairman
Patna Regional Development Authority

[Large handwritten signature]



-48-

वास्तु औद्योगिक निगम लि.
For Industrial Finance Corporation Ltd.

सहायक महा प्रबन्धक
Asst. General Manager

XXIV.

No forfeiture or termination of the lease or re-entry shall be effected until the lessor has sent to the lessee a notice in writing by registered post to the address given by the lessee as incorporated in the lease deed or subsequently amended by the lessee in writing.

- (a) The notice must contain the reasons for forfeiture, termination or re-entry directing the lessee to show cause by specified date and at specified place.

[Signature]
Vice-Chairman,
Patna Regional Development Authority

[Signature]



-49-

आरतः भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asstt. General Manager

- (b) The show cause is to be issued by the Vice-Chairman or an Officer of the lessor duly authorised for the said purpose by the Vice-Chairman. After receiving the show cause if any or if the lessee fails to submit the show cause within the stipulated period the Vice-Chairman may pass such orders as may be deemed necessary and the same will be binding on the lessee.

- (c) If breach is remediable and the Vice-Chairman requires the lessee to remedy the breach and lessee fails to do so within such time

Devi Singh
Vice-Chairman,
Patna Regional Development Authority



-50-

सत्यमेव जयते
For Industrial Finance Corporation Ltd.
1000000000
सत्यमेव जयते
Asstt. General Manager

as may be allowed by the Vice-Chairman
an order may be passed by the Vice-
Chairman for forfeiture or re-entry
on such terms and conditions as he
may deem fit and proper.

XXV.

The lessee shall on termination of this
lease peacefully and in good condition
yield up (give up vacant possession of)
the said leasehold unto the lessor,
but the lessor on the request of the

[Signature]
Vice-Chairman,
Regional Development Authority

[Signature]



-51-

वामसे भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

प्रमाणित महा प्रबन्धक
Asstt. General Manager

lessee may allow some time in writing for removal of the materials even after termination of the lease, but that will not give any right to the lessee other than the right to remove the articles on the terms and conditions fixed by the lessor.

XXVI.

In case the lessee wants to get the lease renewed after the lapse of the period of lease the lessee will have to give three

Handwritten signature
Regional De. ...
...

Handwritten signature



-52-

वास्तु भारतीय औद्योगिक दित निगम
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asstt. General Manager

months notice prior to the expiry of the period of lease in writing by registered post with acknowledgement due to the lessor subject to the lessee having satisfactorily fulfilled the terms of this lease deed, the Authority, may renew the lease with the lessee. In the event of such renewal the lessee will have to pay the lessor an amount of premium equal to that paid by ~~him/her~~ them at the time of execution of this deed plus such additional amount as may be decided by the Authority, at the time of renewal.

Vice-Chairman
Patna Regional Development Authority

5000Rs.



-53-

After renewal, the lessee would further have to pay annual ground rent enhanced on the same scale as provided in clause V.

XXVII. That all notices, orders, directions, consents and approvals to be given under this deed shall be in writing and shall be signed by such officer as may be authorised by the Vice-Chairman of the Lessor.

XXVIII. All powers exercisable by the lessor may be exercised by its Vice-Chairman or by any officer duly authorised by the Vice Chairman of the Lessor.

कासे भारतीय औद्योगिक वित्त निगम
For Industrial Finance Corporation of India

सहायक महा प्रबन्धक
Asst. General Manager

Vice-Chairman,
Patna Regional Development Authority



-54-

XXIX. The Bihar Regional Development Authority Act (Bihar Act 40 of 1982) and the Rules and bye laws framed there under as amended from time to time will be deemed to be fully applicable in appreciating and conducting the terms and conditions of this deed.

XXX. In the event of any question, dispute of difference arising in appreciation and implementation of the terms of this deed, or in connection therewith (except as to any matter the decision of which is specially provided by this deed) between the Lessor and Lessee the same shall be referred to the sole Arbitration of the person appointed by the Vice-Chairman of the lessor whose decision will be final and binding on the parties and the

Vice-Chairman,
Patna Regional Development Authority

भारतीय औद्योगिक निगम लि.
Industrial Finance Corporation of India

आसि. जनरल मैनेजर



-55-

arbitration will be under the provisions of Indian Arbitration Act.

No objection can be raised as to the arbitrator on the plea that he is an employee of the Lessor or that he has given his opinion or passed an order in one form or the other earlier.

XXXI. That all dues, rents, premium interest and damages which may be claimed by the lessor under this deed and under existing rule or rules enacted and framed subsequent to this, in respect of the lease and leasehold shall be recoverable as public demand under the Public Demands Recovery Act and any other act enacted for

प्राप्त करणार्थी के लिए
For Industrial Finance Corporation Ltd.

प्राप्त करणार्थी के लिए
Asst. General Mgr. 1st

प्राप्त करणार्थी के लिए
Patna Regional Development Authority

5000Rs.



-56-

एच. एच. एच. विल. इन्. ए.
Industrial Finance Corporation of India

असि. जनरल मैनेजर
Asstt. General Manager

recovery of public demands and all such claims shall be deemed to be first charge upon the leasehold.

XXXII. Cost of stamp duty and all expenses connected with execution of legal documents and registration of Lease Agreement and all other incidental expenses shall be borne by the lessee.

IN WITNESS WHEREOF Shri Abhas Kumar Chatterjee, I.A.S., Vice-Chairman of the Patna Regional Development Authority by order and direction of the members of the Authority of the Board of Authority of Lessor, and the Lessee set forth above do hereby put their respective signatures.

असि. जनरल मैनेजर
Asstt. General Manager
Patna Regional Development Authority

AREA WITH DIMENSIONS.—

THIRD FLOOR PLAN

(BLOCK-C)

SL NO	NOMENCLATURE AS SHOWN IN PLAN.	NO. OF UNIT.	SIZE	AREA IN SFT.	
				Each Unit	TOTAL
1.	45, 53, 54, 62.	4	$(28' 11\frac{1}{2}" \times 20' 5") - (6' 8\frac{1}{2}" \times 6' 8\frac{1}{2}")$	581.12	2,324.48
2.	46, 50, 51, 52, 55, 56, 57	7	$(28' 11\frac{1}{2}" \times 20' 5")$	579.16	4,054.12
3.	47	1	$(28' 11\frac{1}{2}" \times 20' 2\frac{1}{2}") + (6' 8\frac{1}{2}" \times 6' 2\frac{1}{2}")$	586.59	586.59
4.	48, 49, 58, 59	4	$(28' 11\frac{1}{2}" \times 19' 10\frac{1}{2}")$	1575.54	6,302.16
5.	60, 61	2	$(68' 11\frac{1}{2}" \times 20' 5") + (42' 0" \times 20' 5")$	791.87	1,583.74
				NET AREA	1083.109



ALLOTTED SPACE SHOWN

BOUNDARY.—

NORTH: — P.R.D.A. LAND.
SOUTH: — P.R.D.A. LAND.
EAST: — P.R.D.A. LAND.
WEST: — P.R.D.A. LAND.

Carried out the
map and the
case is

SIGNATURE OF J.E.	SIGNATURE OF A.E.	SIGNATURE OF E.E.	SIGNATURE OF LESSOR
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

For a copy of the map, please refer to the map.

NOTARIZATION OF THE DOCUMENT
COMPLEX, SITUATED IN MANDALAM, DISTRICT OF
TIRUPATI, DISTRICT OF BLOCK-C IN MANDALAM FOR CONSTRUCTION
OF OFFICE BUILDING FOR THE YEAR 1983-84.

PLAN OF OFFICE FLAT NOS. 45 TO 62 IN THIRD
FLOOR OF BLOCK-C IN MAURYA LOK COMMERCIAL
COMPLEX, SITUATED IN WARD NO. 2, CIRCLE NO. 6,
OF PATNA MUNICIPAL CORPORATION.
SCALE - 1" = 16'-0".

