

4688 Please 35 years. A.V. Anand, 832-2378 = 1,85,000 5000Rs.



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 सार्वजनिक विज्ञापन
 सार्वजनिक विज्ञापन
 Sangeeta devi Bhartiya
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" LEASE DEED "

(TERM THIRTY FIVE YEARS)

Repaid

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 NO 9020
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22/7/05

THIS LEASE DEED is made on this the 22nd day of July 2005, at Jamshedpur: B e t w e e n :
CALCUTTA PINJRAPOL SOCIETY, situated at Chakulia
P.S.Chakulia, Pergana Dhalbhum, District East
Singhbhum, having its Registration No 571/S No 8
 represented through its Present President
SHRI PURUSHOTTAM DAS JHUNJHUNWALA, Son of Late
Rameshwar Lal Jhunjhunwala, by faith Hindu,
 by Nationality Indian, by caste Agarwalla, by
 occupation business, resident of Chakulia, within
P.S.Chakulia, Dist. East Singhbhum, hereinafter



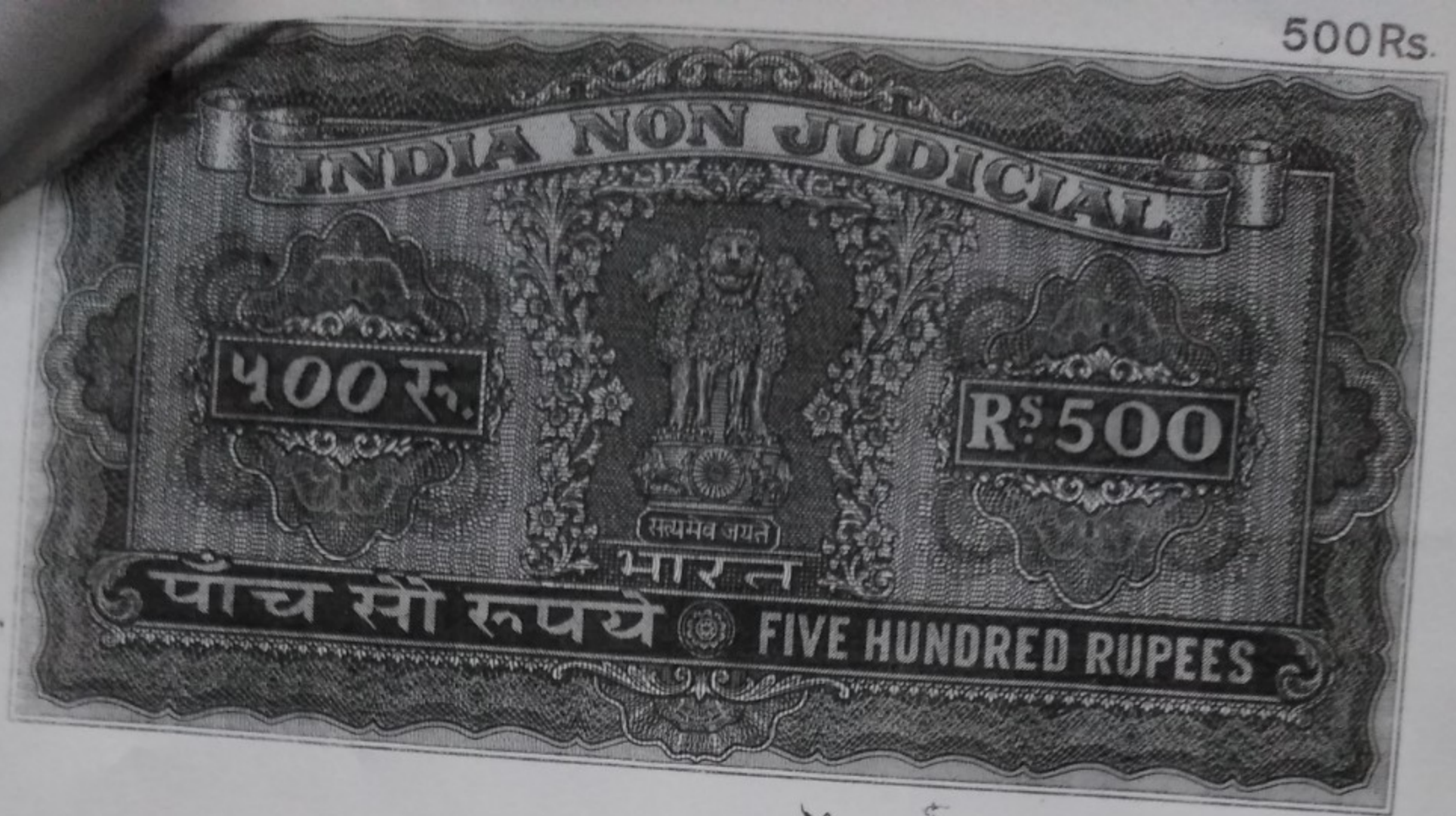
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Sangeeta 22/7/05
कलकत्ता पत्राचार सोसाइटी
सिंगिया 11
Sangeeta devi Bhartiya
22/7/05

called the "LESSOR" (which expression shall unless, excluded by or repugnant to the context, mean and include its successors-in-office, executors, administrators, legal representatives, nominees and assigns) of the One Part;

And

SHRIMATI SANGEETA DEVI BHARTIYA, Wife of Mr. Amit Bhartiya, by faith Hindu, by caste Bania (Agarwal) by occupation business, resident of Chakulia, within P.S. Chakulia, Pergana Dhalbhum, Dist. East Singhbhum, hereinafter called the "LESSEE" (which expression shall unless, excluded by or repugnant to the context, mean and include her heirs, successors, executors, administrators, legal



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representatives, nominees and assigns) of the Other Part;

CLASS OF DOCUMENT :- DEED OF LEASE FOR A TERM OF THIRTY FIVE YEARS, Area One Acre Twentyone decimals.

SCHEDULE :- (Description of the property hereby leased)
 In District East Singhbhum, Pargana Dhalbhum, Sub-registry Office at Ghatshila, Dist: Sub-registry office at Jamshedpur, P.S. Chakulia, in Mouza Sugnibasa, Survey Thana No 344, recorded under Khata No 8, being Plot No 479, area measuring 1.01 Acre and in Plot No 480 area measuring twenty decimals (Total land measuring One Acre twentyone decimals) (Northern side 263' ft. Southern side 253' ft., Eastern side 217' ft. and Western

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side 194' ft.) which is bounded as follows:-

North ::- Road

South ::- Lessor

East ::- Road

West ::- Lessor

KNOW ALL MEN BY THESE PRESENTS THAT, the Lessor is the sole and absolute owner of land situated at Mouza Sugnibasa, thana no 344, within P.S.Chakulia, Dist. East Singhbhum, and Lessor is paying rent for the said land mentioned under Khata No 8, of Mouza Sugnibasa, to the State of Jharkhand through Circle Officer Chakulia; And Whereas the Lessee's father-in-law namely Hiralal Bhartiya was the lessee, with respect to the aforesaid land, under the present Lessor, for more than several years, and

P.S. Chakulia, Dist. East Singhbhum, hereinafter

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after the death of said Hiralal Bhartiya, his legally married wife Mrs. Bimala Devi Bhartiya is lessee under the lessor, with respect to the aforesaid land; And Whereas said Mrs. Bimala Devi Bhartiya has surrendered the aforesaid leasehold interest with respect to the said land, in favour of the Lessor on 21-7-2005; And Whereas Present Lessee is daughter-in-law of Previous lessee Mrs. Bimala Devi Bhartiya . And Whereas the present lessee is desirous of establish a petrol Pump over the schedule above land and Lessee has requested to the lessor to lease out the above schedule land for a fixed period of 35 (thirty five) Years for the said purpose and the Lessor has accepted the request of the lessee and accordingly the present lessor on behalf of the Society having agreed to let out the said land and today the lessor and the lessee entered into a Deed of Lease

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Sangeta devi Bhartiya
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20/10/2005
अ.य.न.
कलकत्ता विहारपोड सोसायटी
शांता-बाकुलिया
Sayjeeta devi Bharatiya
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with respect to the aforesaid land for the said purpose,
on the following terms and conditions as stated below:-

Now this Deed of Lease Witnesseth as follows:-

1) That the Lessor on behalf of the Society hereby let out and the lessee hereby take the aforesaid land fully described in the schedule above for a fixed period of 35 years, commencing from the 22nd day of July 2005, on mutually settled rent of Rs.9000/- (Rupees Nine thousand) only per year, and after one year the rent will be increased 5 % yearly for next further period for his business purposes.

2) That the rent for the aforesaid mentioned land hereby leased has been fixed by and between the lessor and the lessee at the rate of Rs.9000/- per year payable at the rate of Rs.9000/- to the lessor.

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- 3) That the period of lease shall be for a fixed period of 35 (thirtyfive) years certain and shall commence from 22nd day of July 2005 to 21st day of July 2040 and shall end with the expiry of 30th day of June 2040.
- 4) That it is further agreed by and between the lessor and the lessee, that the lessee abovenamed shall have the right to let out the above mentioned land described in the schedule above, to any Oil Company and for which no written consent is required from the Lessor.
- 5) That the lessee shall be at liberty to make any construction on the above schedule land for her aforesaid business, with her own cost, and for which no prior written consent is required from the lessor.
- 6) That it is also mutuell agreed by and between the parties that after the expiry of present lease on 21st day of June 2040, the same may be renewed for a

P.S. Chakulia, Dist. East Singhbhum, hereinafter

Subscribed by
Smt. Purnima
Sanyal
Sanyal
Sanyal

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Further term with the mutual consent of both the lessor and the lessee for 35 years.

7) That the lessor undertakes and declares that the land hereby leased is free from all sorts of encumbrances and charges of any kind whatsoever and if for any defect in the title of the lessor for any reason whatsoever, the lessee shall be deprived of the land hereby leased specified in the above schedule land or any part thereof, then in such event the lessor undertake to compensate the lessee fully and reasonably.

8) That the Lessor further declares that hereafter the Lessee, during the subsistence of this lease, shall use and utilise the land described in the above schedule, according to her own choice, desire and requirement for the purposes of Petrol Pump, and the Lessor shall not in any manner be entitled to interfere, or put any objection or obstacle to such user of the lessee.

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- 9) That it is mutually agreed between both the parties that if in future lessee will enter any agreement with Oil Company then in that case the Lessee shall be entitled to make office room, shed etc. including the service station for vehicles by installing necessary Hydraulic equipment and accessories and shall also install necessary machineries and accessories etc. including the under ground fuel tanks in the aforesaid mentioned land and shall construct a compound wall, if necessary,, in the land hereby leased described in the above schedule, and the Lessor shall in no manner put any objection or obstacle to such installations work done by the lessee.
- 10) That the lessor above named declares that the lessor shall extend all possible help and co-operation to the lessee for installations of electricity connection in the land, hereby leased and for such purpose the lessor shall sign

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and execute all necessary, papers, documents and applications in favour of the lessee to the concerned authorities, Department for getting the electricity connection in the aforesaid land.

11) That the electricity bills etc. in the land described in the above schedule, during the subsistence of lease shall be paid by the lessee for running the petrol pump and retail out let in the said land.

12) That on the expiry of the lease, the lessee shall be at liberty and entitled to remove the structures, and shall take away the machineries, fixtures and fittings, all the moveable and removable and materials, articles like asbestos, sheets, corrugated tin sheets, etc. wooden and other doors, windows, etc. and all other furniture, materials under ground fuel tanks, electrical equipments, accessories, wires and fittings belonging to

Sangeeta devi Bhandariya
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the abovenamed lessee and the abovenamed lessor undertake and declare that the lessor shall not in any manner be settled to put any objection to such removal of the articles and materials by the above named lessee.

That the words "Lessor and Lessee" will include the heirs, successors, legal heirs, representatives, and assigns of the parties hereto respectively.

DETAILS OF RENT :

<u>From</u>	<u>To</u>	<u>Rent</u>
22.7.2005	21.7.2006	Rs. 9,000/-
22.7.2006	21.7.2007	Rs. 9,450/-
22.7.2007	21.7.2008	Rs. 9,922/-
22.7.2008	21.7.2009	Rs. 10,418/-
22.7.2009	21.7.2010	Rs. 10,939/-
22.7.2010	21.7.2011	Rs. 11,486/-
22.7.2011	21.7.2012	Rs. 12,060/-
22.7.2012	21.7.2013	Rs. 12,663/-
22.7.2013	21.7.2014	Rs. 13,296/-
22.7.2014	21.7.2015	Rs. 13,961/-

Date: 22/12/05
 अथवा 22/12/05
 कठकना विभागांतर्गत सोसाईटी
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 22/12/05

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From	To	Rent
22.7.2015	21.7.2016	Rs. 14,659/-
22.7.2016	21.7.2017	Rs. 15,392/-
22.7.2017	21.7.2018	Rs. 16,162/-
22.7.2018	21.7.2019	Rs. 16,970/-
22.7.2019	21.7.2020	Rs. 17,818/-
22.7.2020	21.7.2021	Rs. 18,709/-
22.7.2021	21.7.2022	Rs. 19,644/-
22.7.2022	21.7.2023	Rs. 20,626/-
22.7.2023	21.7.2024	Rs. 21,657/-
22.7.2024	21.7.2025	Rs. 22,740/-
22.7.2025	21.7.2026	Rs. 23,877/-
22.7.2026	21.7.2027	Rs. 25,071/-
22.7.2027	21.7.2028	Rs. 26,324/-
22.7.2028	21.7.2029	Rs. 27,640/-
22.7.2029	21.7.2030	Rs. 29,022/-
22.7.2030	21.7.2031	Rs. 30,473/-
22.7.2031	21.7.2032	Rs. 31,997/-
22.7.2032	21.7.2033	Rs. 33,597/-
22.7.2033	21.7.2034	Rs. 35,277/-
22.7.2034	21.7.2035	Rs. 37,041/-

Sangeta devi Bhartiya
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From	To	Rent
22.7.2035	21.7.2036	Rs. 38,893/-
22.7.2036	21.7.2037	Rs. 40,838/-
22.7.2037	21.7.2038	Rs. 42,880/-
22.7.2038	21.7.2039	Rs. 45,024/-
22.7.2039	21.7.2040	Rs. 47,275/-

Total Rent of 35 years comes to Rs. 8,12,801/- And
(Average Rent comes to Rs. 23,223/-)

In witnesses whereof the parties have signed this
Lease Deed today at Jaeshapur on the date aforementioned
in the presence of witnesses.

Witnesses:-

- 1) किमला देवी भारतीय
Sangeta
- 2) Gopal Gopal Aggarwal
Sangeta