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**AGREEMENT**

This Agreement ("Agreement") is made and executed on this 29<sup>th</sup> day of January, 2024

**BETWEEN**

1. Mr. Jagdish Ram, S/o Shri. Suba Ram and 2. Mrs. Salochna Devi, W/o Mr. Jagdish Ram. Both are Residents of House No. 150, Arya Nagar, Ward No.1, Una Tehsil, District - UNA, Pincode - 174303 hereinafter referred to as the "Lessors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-title and permitted assigns). The Lessors are represented by their appointed General Power of attorney Mr. Sunil Chaudhary age 41 years S/o Sh. Jagdish Ram S/o Sh. Suba Ram vide Basika No. 19 registered in the office of SR Una dated 16-01-2019, of the **First PART**

**AND**

Travel Food Services Private Limited, a company incorporated under the Indian Companies Act, 1956, having its Registered Office at Block-A, South Wing, 1st Floor, Shiv Sagar Estate, Dr. Annie Besant Road, Worli Point, Mumbai - 400 018, India, hereinafter referred to as the "Lessee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors-in-title and assigns) through its authorized person Sh. Rituparn Sharma age 52 years S/o Sh. B.N Sharma R/o Flat No. 1504 Eleganza Tower, Imperial Estate (S P R) Sector 82 Bhatola(115) Faridabad Haryana (Aadhaar No. 570075061412) of the **Second PART**.

The Lessors and Lessee are hereby individually referred to as the "Party" and collectively referred to as the "Parties".

**WHEREAS**

A. By Virtue of Sale Deed No. 1971 dated 29.10.2001 registered with the office of Sub-Registrar, Una, Himachal Pradesh Suburban District (Una) under Serial No. 1415 on 29.10.2001, and Sale Deed No. 1700 dated 02.09.2002 registered with the office of Sub-Registrar, Una, Himachal Pradesh Suburban District (Una) under Serial No. 1466 on 02.09.2002, and Exchange Deed No. 2067 dated 14.11.2018 registered with the office of Sub-Registrar, Una, Himachal Pradesh Suburban District (Una) under Serial No. 2772/2018 on 14.11.2018, and Exchange Deed No. 2069 dated 14.11.2018

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registered with the office of Sub-Registrar, Una, Himachal Pradesh Suburban District (Una) under Serial No. 2773/2018 on 15.11.2018 executed in favor of Mr. Jagdish Ram and Mrs. Salochna Devi, both the Mr. Jagdish Ram and Mrs. Salochna Devi became the lawful joint owners of and absolutely seized and possessed of and well and sufficiently entitled to the said Property to all that piece or parcel of land admeasuring 00-01-74 Hectares bearing khewat No. 921, Khatoni No. 1004 comprised in khasra No. 2212/698 and land admeasuring 00-11-82 hectares bearing khewat No. 922, khatoni no. 1005, comprised in khasra no. 2171/697, 2176/698, 2177/698, 2194/698, 2195/698, 2197/698, 2199/698, 2200/698, 2201/698, 2202/698, 2203/698, 2204/698, 2205/698, 2206/698, 2207/698, 2210/698, and 2211/698 kitta 19, (total land 00-13-56 hectares), situated in U.P Mahal, Jalgran, Tehsil, District Una, Himachal Pradesh, Pin Code - 174303 (hereinafter referred to as the "said Property") and more particularly described in the Schedule A.

- B. The Lessors represents that they are the joint owners of and is seized and possessed of and otherwise well and sufficiently entitled to the Commercial premises on the Ground Floor admeasuring carpet area of minimum 6,700 Sq. Ft. plus (which includes Lift Area, and stair case) for the purpose of food and beverage outlets operation and on the First Floor admeasuring carpet area of minimum 7,000 Sq. Ft for the purpose of alcoholic-beverage outlet/Liquor Bar and siting (which includes toilet, Lift area, stair case) in the building known as "VIRSA COMPLEX"; situated at main gate, green avenue estate, Jalgran Tabba, Una – Nangal, National Highway, Una, Himachal Pradesh, Pin Code - 174303 together with all other facilities which are installed/ provided/ known to exist in [building name as specified in point (i) above]; car parking stoppage areas provided at no additional cost neither one time nor monthly hereinafter together referred to as "the Demised Premises." More particularly defined in Schedule B.
- C. The Lessors confirm that after obtaining all requisite sanctions, approvals and permissions as required under applicable laws, the Lessors have constructed the building on the Demised Premises as the per plans sanctioned by the special area development authority, UNA.
- D. In addition to the above assurances and representations, the Lessors have also represented to the Lessee that they have all the necessary know how, expertise and capabilities in the field of construction and development of properties and is willing to/has construct/ed and delivered in a timely manner, a



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building/said property on an identified piece of land admeasuring 1356 Sq. Meter (and more fully detailed in Schedule- A herein) on the Demised Premises for the purpose of enabling the Lessee to set up a food court/retail stores and Alcoholic Beverage Outlets and/or conducting any commercial activities along with various facilities / rights attached therewith (**Business**) as detailed in this Lease Agreement. The plan of the entire Demised Premises camarking the identified parcel of land, building, car parks and outside area to be constructed and developed thereon is attached herewith as Annexure 1.

- E. The authority has issued a Full Occupation Certificate granting permission to occupy the said building/property comprising of 3 (Floors including Ground Floor, First Floor, Second Floor and Terrace) on the terms and conditions mentioned therein.
- F. The Lessors represents that they have the absolute authority to lease out the said Demised Premises.
- G. The Lessee is engaged in the business of running and operating food and beverage outlets at airports, railways and highways in India and is in need of premises to carry on its business. Relying on the representations, warranties and assurances of the Lessors, the Lessee has agreed to take on lease the said Demised Premises and the Lessors have agreed to lease the said Demised Premises to the Lessee for a period of 15 years.
- H. The Parties have agreed for their respective **Scope of Work** ( as more fully detailed in **Annexure - III** attached herewith)
- I. The Lessors have also agreed that they shall develop parking space for the use of the Lessee/its customer in the Demised Premises at its own cost, (as marked in the plan attached herewith as **Annexure I**).
- J. Based on the assurances, confirmations, representations and warranties of Lessors, and believing them to be true, the Lessee has entered into this Lease Agreement in respect of the lease of the Demised Premises situated on the said Property in terms hereof .

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

The Parties agree that recitals shall form an integral part of the operative portions and for sake of convenience are not repeated herein.

**1. Grant of Lease:**

In consideration of the Lease Rent as specified in **Annexure II** of this Agreement, the Lessors do hereby grant to the Lessee the quiet, peaceful, and uninterrupted possession, occupation and use for the entire term as specified herein, the said Demised Premises together with all the rights, easements and appurtenances thereto. . During the term of this Agreement, the Lessee is entitled to hold, use and enjoy the Demised Premises and every part thereof, without any interruption, disturbance or hindrance, whatsoever from the Lessors or anyone claiming for/on his behalf.

**2. Purpose:**

The Lessee shall use, enjoy and occupy the Demised Premises solely for the purpose of its business operations and other allied/ancillary activities thereto and the Lessee shall have the rights to assign, sublet, grant leased possession or part with the Demised Premises in any manner whatsoever, of any part or whole of the Demised Premises in favour of any third parties including but not limited to its group companies.

**3. TERM:**

- 3.1 The term of the Lease shall commence from the date of handover of the Demised Premises to the Lessee and shall continue for a period of 15 years (being the "**Lease Term**") unless terminated prior to the Lease Term in accordance with the terms of this Agreement. The Lease Term may be extend for a further period of 5 years after the expiry of the Lease Term at the sole discretion of the Lessee.
- 3.2 It has been expressly agreed by and between the Parties that the Lessors shall not be entitled to revoke and terminate this Agreement from the effective date of this agreement till the expiry of the Lease Term and for any extended duration of the Agreement in accordance with Clause 3.1 above (hereinafter referred to as "**Lock In Period**").

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3.3 The Lessee shall be locked in for a period of 36 months from the date of handover of the Demised Premises.

**4. EFFECTIVE DATE OF THE AGREEMENT:**

The effective Date of this Agreement shall be the date of signing of the Agreement by both the parties

**5. FIT OUT WORK AND PERIOD, LEASE HOLD IMPROVEMENTS:**

**5.1 Fit Out Work:**

By the Lessors:

The parties hereby expressly agree and accept that the Lessors shall from the date of execution of this Agreement commence the fit out work of the Demised Premises in accordance with the agreed design, layout submitted by the Lessee and the scope of work set forth herein below in **Annexure III**. In addition, the Lessors shall at their own cost shall complete the landscaping, land filling up to the highway road level for the Demised Premises, lightning, paving around the food court area including around the Demised Premises if applicable, parking, as agreed between the parties. Further, in addition to scope of work as specified in Annexure -III, the Lessors shall also undertake completion of half-inch water line, one eight inch sewer line and 12 inch storm sewer, 250 KW of stabilized sanctioned electric load/power load and location of dedicated gas bank during its fit out period. The said fit out works shall always be exclusive property of the Lessors for all purposes. The fit-outs shall be carried out by the Lessee in accordance with the laws, rules and regulations and without damaging the works carried out by the Lessors in the Demised Premises. The entire cost and expense by whatever name called incurred or to be incurred to conduct and complete the said fit out work shall be borne by the Lessors only. The completion of the said fit out work shall be subject to the Lessee confirming that the same is as agreed in the scope of work of Lessors and without any issue/ hindrance and delay. It is further agreed between the Parties that Lessors shall submit designs and lay-outs to the Lessee before commencing its implementation for Lessee's inputs which the Lessors hereby agrees to incorporate and duly abide by, however Lessee shall be at no obligation and/or liability with respect to scope of work of the Lessors including the quality of the work.

By the Lessee -

- (a) Upon the completion of the fit out work, to be conducted by the Lessors and subject to the Lessee being satisfied with the same, the said Demised Premises shall be duly handed over to the Lessee so to enable the Lessee to conduct the fit out of the Demised Premises in accordance with the Lessee's scope of work set forth herein below in Annexure "III". The Lessors agrees to sign off a handover note after the Lessors completes their fit out work as per the scope of work. The Lessors agrees to assist the Lessee to obtain all statutory clearances/approvals, if required, from the appropriate authority for carrying out of any repairs, renovations or changes in the Demised Premises that may be required to be done by the Lessee for its business requirements. It is expressly agreed that the fit-outs shall remain the property of the Lessee and in the event of early termination or expiry of the lease term of this Agreement; the Lessee at its own costs shall remove all fit-outs from the Demised Premises.
- (b) The Lessee will have absolute liberty and discretion to appoint vendors and suppliers and contractors who will implement and execute the said fit-outs in the Demised Premises.
- (c) The Lessee shall (subject to the terms and conditions set out herein) also have the right to carry out from time to time at its own risk and costs any internal renovations and/or alterations within the Demised Premises, PROVIDED HOWEVER THAT:
  - i. No structural renovations or alterations shall be carried out by the Lessee without obtaining the prior written permission of the Lessors; all renovation and alteration work shall be carried out by the Lessee in accordance with laws, rules and regulations and without damaging or interfering with the use of the remaining areas and the amenities and facilities in the Demised Premises /said property/said building
  - ii. The flooring, dado, false ceiling, ducting, wiring, plaster, painting and wall cladding work that the Lessee carries out in the Demised Premises shall belong to the Lessors. It is specifically agreed hereby that each Party shall be liable towards the cost and expenses incurred or to be incurred for conducting its respective fit out work as detailed in Annexure III.

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5.2 Fit Out Period

- a. The Lessors agrees to complete the fit out work as per his scope as mentioned in Annexure III within 100 days of submission of relevant drawings by the Lessee to the Lessors after completion of construction of the building and other required services. The Lessors agrees and confirms that the Lessee shall be making arrangement for completing its scope of work as per the timeline agreed by the Lessors and in case the Lessors are unable to complete the fit out work as per the agreed timeline then Lessors agrees without demur that each day of delay shall cause monetary loss to the Lessee and Lessors hereby agrees that the Rent Free Fit Out Period shall be extended for the duration of delay caused by the Lessors to its Fit Out Period. In the event such delay exceeds 100 days from the timeline mentioned above, the Lessee shall have the right to terminate the Agreement without incurring any liability under this Agreement and the Lessors shall refund whatever amount of Security Deposit or any other payment paid by the Lessee without any deductions whatsoever and be liable to pay the damages for the loss incurred by the Lessee in this regard.
- b. The period available with the Lessee for completing fit out work as detailed in Annexure III is 120 days from the completion of the fit out works and all other scope of works beyond the Lessors or for a period as mutually agreed by both the Parties in writing.
- c. It is agreed between the Parties that the fit out period for both Lessors and Lessee as per the scope of work defined under Annexure III shall be considered as Rent Free Fit Out Period (hereinafter called as "Rent Free Fit Out Period"). The fit out period for Lessee shall commence from the date of handover of the Demised Premises by the Lessors after completion of all its scope of work to the satisfaction of the Lessee and upon Lessee signing a handover letter.

Further, Parties agrees that the Lessee shall not be liable to pay any Lease Rent whatsoever during the said fit out period. Further, during the said fit out period, if any delay is caused due to reasons beyond the reasonable control of the Lessee or due to reasons attributable to the Lessors, then in such an event the delay to complete the fit out shall be condoned and will not be taken into account while computing the aforesaid fit out period and subsequently the Rent Free Fit Out Period. The Lessors agrees to provide additional days as mentioned in Clause 5.2 (a) above to complete the fit out without any additional charges and the rent commencement date shall be calculated as per the new date as agreed between the Parties in writing. During the lease term, the Lessee shall not be liable to make any other payments except the Lease Rent and other charges in the manner as set out in this Agreement.

5.3 Lease Hold Improvements:

The Lessors shall pay to the Lessee simultaneously with the handover of the Demised Premises the costs and expenditure not exceeding of Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakhs Only) but inclusive of all applicable taxes towards the completion of internal plumbing, firefighting, Foundation, Electrical, HVAC, Exhaust, Elevation, and other civil interior works including services etc.

The Lessors shall bear such costs for the Lessee towards the completion of above work as per the Lessee's specifications submitted by the Lessee to the Lessors. The Lessee shall propose and approve the appointment of the contractor along with the associated cost for executing said construction and interior works.

If the said cost/expenditure for the execution of said construction and interior works exceeds above-mentioned amount for any reason whatsoever including change in scope of work, design, specifications, the said exceeding cost shall be borne by the Lessee.

6. LEASE RENT COMMENCEMENT DATE:

The Lessee shall not be liable to pay any Lease Rent to the Lessors during this Rent Free Fit Out Period and the said payment of Lease Rent shall commence only after the expiry of the Rent Free Fit Out Period or commencement of business operations, whichever is earlier ("Lease Rent Commencement Date"). Notwithstanding anything to the contrary contained hereunder, the Lessee shall not be liable to pay the any Lease Rent till such time the Lessors do not pay to the Lessee amount mentioned in clause 5.3.

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**7. LEASE RENT:**

- 7.1 In consideration of the Lessors granting the lease but subject to clause 5.3, the Lessee shall pay to the Lessors, a monthly lease rent ("Lease Rent") as specified in **Annexure "IP"** of this Agreement from Lease Rent Commencement Date.
- 7.2 In the event of any dispute regarding payment or liability of any sum/charges between the Lessors and the Lessee, the Lessee shall only be liable to pay and clear the undisputed amount/charges within the stipulated time and shall be entitled to withhold the disputed amount/charges.
- 7.3 The above Lease Rent is inclusive of common area maintenance charges ("**CAM**"), statutory levies, taxes (with regards to the Demised Premises), claims, property taxes (present and future), society charges, sinking fund etc. It is expressly agreed between the parties herein that apart from the Lease Rent, no other charges shall be due and payable to the Lessors and any other authority, save and except what is provided herein during the term of this Agreement.
- 7.4 Mode of Payment: All payments shall be made by RTGS Transfer / Account Payee Cheque / Bankers Cheque / Pay order drawn on any Account details given by the Lessors of any scheduled bank, in favour of the Lessors.

**8. TAXES:****8.1 Income Tax:**

All payments made by the Lessee to the Lessors shall be subject to deduction of tax at source at the prescribed rates and the Lessee shall issue the tax deduction at source certificate to the Lessors.

**8.2 Indirect Tax:**

In addition to the Lease Rent, the Lessee shall pay directly to the Lessors during the Term, applicable taxes (GST) on the Lease Rent as per the prevailing tax laws in India.

**8.3 Property Tax and other taxes with respect to the Property / Lease Premises:**

The Lessors shall bear and pay all other rates, taxes, cesses and other such levies including municipal taxes, maintenance charges and charges levied by the government or other authority or body both present or future with regards to the said Property/Demised Premises on the due date thereof. If the Lessors fails to pay any such taxes or levies on or before the due date which may affect the Lessee's business then the Lessee may make such payment and deduct such amount from the next or any subsequent payment of the Lease Rent and such payment and deduction shall not be deemed to be a breach of this Agreement by the Lessee.

**9. OUTGOINGS AT ACTUALS**

- 9.1 During the Lease Term and the subsistence of this Agreement, the Lessee shall in addition to the payment of Lease Rent also bear and pay all the charges at actual as per the bills received from the authorities for the electricity consumed by the Lessee in the Demised Premises in accordance with the meter provided by the Lessors and reading consumed by the Lessee as per the rates of the pertinent electricity supply board.
- 9.2 The Lessors shall provide the water connection along with the meter and the Lessee shall pay to water authority for the water consumption, at per the actuals. Upon the Lessors providing the water connection, the Lessee shall distribute the same in its kitchen planning.
- 9.3 The Lessors have installed a separate electricity meter solely for the Demised Premises and the copy of the same has been provided to the Lessee. In case of any delay in providing the copies to the Lessee, then the Lessee shall not be liable to pay Lease Rent and the Lease Rent Commencement Date will be



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extended till the date of receipt of copies by the Lessee.

- 9.4 The Lessors shall ensure the availability of uninterrupted supply of water and power to the Demised Premises. The Lessors shall also arrange for power backup at the Demised Premises the charges for which shall be paid by the Lessee @Rs 20/unit for the consumption of the Lessee monitored through individual electricity meters installed upon the submission of undisputed invoice by the Lessors. The Lessee shall also procure PNG gas connection for the purpose of business hereunder and shall pay the charges to the authority at actuals basis, for the consumption of same.
- 9.5 The Lessors hereby agrees that the Lessee shall be liable to pay only such costs, amounts as agreed hereunder.

10. DELETED

11. SECURITY DEPOSIT:

- 11.1 The Lessee shall deposit with the Lessors a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) as Interest Free Refundable Security Deposit ("Security Deposit"). The Lessee has already paid an amount of Rs. 3,00,000/- (Rupees Three Lakhs Only) to the Lessors upon execution of term sheet dated. Within 15 days of the Lessors handing over the possession of the Demised Premises to the Lessee, the Lessee shall make payment of the balance amount of Rs. 7,00,000/- (Rupees Seven Lakhs Only) to the Lessors.
- 11.2 The Security Deposit shall remain deposited with the Lessors throughout the Lease Term and shall be refundable on the expiry of the Lease Term or the earlier termination with simultaneously upon the Lessee handing over vacant and peaceful possession of the Demised Premises back to the Lessors. Provided however, the Lessors shall be entitled to deduct only the arrears of Lease Rent or any electricity dues payable by the Lessee in respect of the Demised Premises before forthwith refunding the Security Deposit.
- 11.3 It is clarified that the amount to be retained by the Lessors towards electricity dues shall be calculated on the basis of the average dues for electricity calculated on the basis of bills received for the last three (3) months immediately prior to termination of this Agreement.
- 11.4 The Lessors hereby agrees and confirms that the Security Deposit has been deposited with the Lessors.

12. POSSESSION, RENOVATION, USE

- 12.1 The Lessee shall be at the liberty to do all non-structural repairs and renovation to suit its business needs in the Demised Premises after intimating to the Lessors and subject to receipt of necessary statutory approvals if any for the same.
- 12.2 The Lessee shall have an exclusive right to use and occupy the Demised Premises at all times (24 hours and 365 days of the year) and shall use the Demised Premises for its business purposes subject to compliance with existing laws and regulatory framework. The Lessee shall be responsible for obtaining all such sanctions, permissions, approvals as may be required by law in force for carrying on its business activities at or from the Demised Premises. The Lessors agree to provide any no objection/ consent letters as may be required and necessary for the purpose of applying for/ obtaining any such approval/ sanctions, permits etc.

13. INSURANCE:

- 13.1 The Lessors shall be solely responsible to insure the said Property/ Demised Premises and provide the supporting documents to the Lessee.
- 13.2 The Lessee shall be responsible to insure its own goods, stocks, equipment's, fit-outs within the Demised Premises and other belongings at its discretion.

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**14. LESSORS 'S RIGHT OF INSPECTION:**

The Lessors shall be entitled to inspect the Demised Premises during the business hours by giving an advance written notice of 48 hours. The Lessors shall ensure that no such inspection shall cause any obstruction or hindrance to the business of the Lessee carried out at the Demised Premises.

**15. COVENANTS & REPRESENTATION OF THE LESSEE:**

- 15.1 The Lessee has full right and absolute authority to enter into this Agreement and to use and occupy the Demised Premises for the conducting the business;
- 15.2 At no time shall the Lessee claim any right, title or interest of any kind or nature in the Demised Premises or any part thereof, except as agreed in the manner set forth within this Agreement, and it is being clearly agreed and understood by the Parties that the right to use the Demised Premises has been granted to the Lessee to carry out its business in the Demised Premises.
- 15.3 The Lessee confirms that the Lessee will conduct only the business from the Demised Premises as per the terms of this Agreement
- 15.4 Lessee shall pay the Lease Rent and all other charges payable which are clearly stated within this Agreement in the manner envisaged herein on the dates they are due subject to the terms and conditions of this Agreement.
- 15.5 The Lessee shall carry out day to day maintenance of the Demised Premises and the fixtures and fittings installed therein by the Lessee. The Lessee shall also carry out, minor repairs and renovations (non-structural), including painting and polishing the interior of the Demised Premises at its own cost, if the same are in the scope of work of the Lessee, in order to keep and maintain the Demised Premises in good condition.
- 15.6 On expiry or earlier determination of the term of the Agreement, the Lessee shall cease to use and occupy the Demised Premises and hand over the keys of the Demised Premises and deliver the use of the Leased Premises in good order and condition (reasonable wear and tear excepted), subject to the Lessors refunding the Security Deposit paid by the Lessee.
- 15.7 The Lessee shall not make any structural additions or alterations in the Demised Premises. The Lessee may carry out repairs, on behalf of the Lessors, in case of any delay by the Lessors in doing some repair work which are under the scope of the Lessors, at the cost of the Lessors.
- 15.8 If at any time during the Lease Term, any Governmental Authority having jurisdiction over or in respect of the Demised Premises thereof notifies or orders any structural alterations, re-alterations, additions, conversions, improvements or other works to be made to the Demised Premises, the Lessee shall at all times permit the Lessors or its authorized architects, contractors, workmen and agents unhindered access to the Demised Premises or any part thereof for the purpose of making any such structural alterations, additions, conversions, improvements or other works or any of them as aforesaid, at the cost of the Lessors. The Lessee shall have no monetary or financial obligation in this regard. Further, if the business carried out at the Demised Premises is required to be stopped to carry out any such structural alterations, then and in those circumstances, Lessee shall be notified in writing in advance and shall not be required to pay any Lease Rent or other dues for such period and all the losses due to stoppage of business shall be refunded by the Lessors to the Lessee.

**16. TRANSFERABILITY AND ASSIGNMENT:****16.1 Assignment/Transfer/Sub-Lease by Lessee:**

- a. During the Term of this Agreement, the Lessee shall be entitled to assign and transfer its right or grant any sub-contract or sub-concession, sub lease, franchise or enter into commercial arrangement with other parties/brands whatsoever or part with its interest in the Demised Premises or any part thereof in any manner whatsoever to any third party including any of its affiliates, subsidiaries, group companies or associate companies without obtaining prior permission of the Lessors and the Second Party shall execute all documents required for such assignment/transfer, without protest or demur.
- b. The Lessee shall be permitted to allow such brands as it may deem appropriate to conduct its business operations during the entire term of this Agreement.



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Sachina Devi

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16.2 **Assignment/Transfer by Lessors:**

a. The Lessors shall be entitled to transfer, lease, and assign its rights, title and interest in the Leased Premises to any person, either partly or fully, only upon obtaining an express written consent of the Lessee. If the Lessors at any time during the term of this Agreement sells, assigns and/or otherwise transfers (voluntarily or involuntarily) in any manner including by mortgage or creation of any security over its rights in the Demised Premises as a whole or in part to any third person or more than one person, including the assignment of their rights in this Agreement, then in that event the rights of the Lessee hereunder shall remain unaffected and shall be subject to the same terms and conditions as contained herein. A letter/novation agreement/ any other arrangement shall be issued by the Lessors to the Lessee attested by the new owner/owners confirming that the terms herein agreed to shall be binding on the new owner. The Lessors shall ensure that the Lessee's right in this Agreement are not affected in any manner pursuant to such transfer of the Demised Premises to any third person. It is agreed between the Parties hereto that all costs, stamp duty, registration charges etc. to be paid in respect of such attornment/ novation shall be paid by the Lessors or new owner and the Lessee shall not be liable for such expenses or any part thereof, under any circumstances whatsoever.

16.3 If the Lessors wishes to sell the said Property, and/or the Demised Premises, or parts hereof, Lessors shall give Lessee six (6) months' prior written notice hereof. If a third party (the "Buyer") makes an offer to Lessors on the acquisition of the said Property, and/or the Demised Premises or parts hereof, Lessors shall promptly notify Lessee about this and shall grant Lessee a separate period of two (2) months to make a competing offer. It is hereby agreed that the Lessee shall have a first right of refusal/pre-emptive right for the said Property, and/or the Demised Premises. The Lessors shall immediately give Lessee a written notice for such sale and transfer of the said Property/ Demised Premises. Lessee shall have a period of two (2) months from the date of the receipt of this notice to exercise its first right of refusal/ preemptive right on the same terms and conditions as agreed with the Buyer.

16.4 If Lessee does not exercise, for whatever reason, its pre-emptive right, Lessors shall cause the buyer to acknowledge and accept this Agreement and the terms hereof and the rights, entitlement and benefits of the Lessee under this Agreement, and the buyer shall continue the lease of the Demised Premises with Lessee on the same terms and conditions as stipulated in this Agreement subject to fulfilling the conditions mentioned in clause 16.2 above. The Lessors shall ensure that the lease arrangement shall continue till the expiry of the Lease Term and the buyer shall not dispossess the Lessee by terminating this Agreement.

17. **COVENANTS & REPRESENTATIONS OF LESSORS:**

The Lessors hereby declares, represents, warrants and covenants to the Lessee as follows:

- a. The Lessors are the joint owners of and is well & sufficiently entitled to the Demised Premises and such Demised Premises is completely free from any encumbrance, restrictions and reasonable doubts and the execution and performance of this Agreement does not in any manner whatsoever contravene any provision of any statute, rules or regulations to which the Lessors is subject.
- b. The Lessors covenants that they provides to the Lessee an exclusive right to use and occupy the said Demised Premises under the terms and conditions of this Agreement. Additionally, Parties agree that the Lessee, shall be entitled to the right of first refusal in case any additional commercial area is constructed by the Lessors at such terms as mutually agreed by both the Parties.
- c. The Lessors have the absolute right, title, interest and power to grant the Demised Premises upon the terms and conditions herein contained and the Lessors confirms that there are no legal impediments/restrictions or encumbrances of any nature whatsoever, and the Lessors have not created previously and shall not create, during the subsistence of this Agreement, any tenancy or any other right, encumbrance or charge in favour of any other third party in respect of the Leased Premises.
- d. The Lessors shall not do anything or omit or suffer to be done anything whereby the right herein granted to the Lessee to use, occupy and enjoy the Demised Premises under or pursuant to this Agreement is avoided, forfeited, extinguished or otherwise prejudicially affected in any manner.
- e. The Lessors shall construct/have constructed the Demised Premises subject to all applicable statutory provisions, building laws etc and shall ensure that all approvals/permissions/NOCs are obtained on



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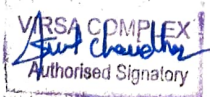
time and provide copies as and when required by the Lessee.

- f. The Lessors will provide the Lessee with, the necessary 'NOCs/letters and/or such other documents as may be required by the Lessee to enable the Lessee to obtain all necessary permits, licences and approvals required from any governmental or other authorities to enable the Lessee to carry on the business from the Demised Premises any time during the Lease Term.
- g. The Lessors acknowledges without any objection or reservation that the Lessee may, amongst other things, pursue the business of operating restaurants/food and beverage outlet or any other purpose as decided between the Parties within the Demised Premise, including those which may serve liquor. Lessors expressly agrees to provide all reasonable assistance to the Lessee in securing any licenses that may be required including a valid liquor license from appropriate Governmental authority responsible for issuing such licenses/permits within the jurisdiction of the Demised Premises. It is clearly understood that all expenses in regards to obtaining any such permissions (and their renewals) shall be solely borne by the Lessee. However, Lessors shall assist the Lessee in securing any licenses that may be required including but not limited to a valid liquor license from the appropriate statutory authority responsible for issuing such license/permits within the jurisdiction of the said Property/Demised Premises.
- h. The Lessors shall not do, nor cause to be done any act, omission, deed or thing that may cause the permits, approvals, consents obtained by the Lessee to carry on the business at and from the Demised Premises to be revoked/ cancelled / suspended during the Lease Term.
- i. The Lessors confirms that the said Demised Premises shall have/has all permissions required for the purpose of running the business/commercial operations. The Lessors shall provide all the assistance as may be required to the Lessee for procuring all relevant licenses.
- j. The Lessors shall, subject to the terms hereof, ensure that there is no interruption to the use of the Demised Premises by the Lessee and that the Lessee or its employees, officers, and affiliates are not restricted in any manner from peacefully conducting its business and business operations at the Demised Premises.
- k. All licenses, permits, consents and approvals provided by the Lessors to the Lessee for the said Demised Premises and the land are to be valid and subsisting as on the date of signing of this Agreement and shall continue to remain valid and subsisting during the Lease Term, including any renewal period thereof. The Lessors represents and warrants that Demised Premises and the Building is legally permitted for the commercial business operations including the agreed business hereunder and in this regards all the necessary approvals, permissions are obtained, conversion fees paid and the Lessors shall be liable fully indemnify the Lessee in this regards.
- l. Subject to payment of Lease Rent and all other applicable charges and taxes payable as per this Agreement by the Lessee and the compliance with all applicable obligations by the Lessee, it shall allow the Lessee to have free ingress or egress in the Demised Premises and shall be entitled to peacefully and uninterruptedly enjoy the same during the Lease Term.
- m. The Lessors further represents and warrants that all the covenants as set forth in this Agreement including any other representation/s made, if any, are true & accurate and that there are no misrepresentations whatsoever on its part. Further Lessors agrees and accepts that the Lessee shall reserve its right to claim liquidated damages (apart from any of the other rights available to it in law or equity) if it suffers any losses, costs, expenses, penalties, etc. in event the Lessors breaches any of its representations and warranties of this Agreement.
- n. On Lessee paying the Lease Rent hereby reserved and observing/ performing the several covenants herein contained and on its part to be observed/ performed, the Lessee shall be entitled during the continuance of this LEASE AGREEMENT TO HAVE AND TO HOLD, POSSESS AND ENJOY peacefully and quietly the Demised Premises with all the facilities completed & ready for use of the Lessee.
- o. The Lessors shall bear, pay and discharge all existing and future property taxes, and charges levied, imposed or charged in respect of the Demised Premises and existing and future surcharges, cess, levies, other outgoings and impositions, including the corporation tax;
- p. On requisition by Lessee, the Lessors shall obtain the necessary additional electricity & power connection, at its cost.



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- d. The Lessors shall undertake all major structural repairs and maintenance as may be necessary to keep the Demised Premises in good tenable condition. In case of default by the Lessors in carrying out the repairs within 15 days of receiving notice from the Lessee, the Lessee will be entitled to carry out such activities upon notice to the Lessors, under its own arrangements and deduct the cost thereof from the Lease Rent payable to the Lessors, in case of any urgent/emergency repairs Lessors shall rectify the same at a shorter notice.
- e. The Lessors represents that Demised Premises is free from all encumbrances, mortgages, charges, liens, lis pendens, acquisition and requisition proceedings or claims of any other nature whatsoever, so as not to prejudicially affect the lease granted to the Lessee for the entire duration of this Agreement. Further, the Lessors shall indemnify and keep indemnified the Lessee against all actions, suits and proceedings and all costs, charges, expenses, loss or damages incurred or suffered by the Lessee by reason of any breach, non-observance, non-performance or non-payment by the Lessors of his/her/ their obligations as aforesaid.
- f. That the Demised Premises has been/shall be constructed in accordance with the applicable rules and regulations of the State Government and local authorities and Lessors hereby indemnify the Lessee against the consequences of any action by State Government and local authorities being made in this regard.
- g. The Lessors agrees and confirms that he shall comply with the Anti-bribery and anti-corruption and Code of Conduct as detailed in ANNEXURE IV.
- h. The Lessors agrees and confirms that he shall refund the Security Deposit simultaneously on handing over the Demised Premises after the termination without fail.
- i. The Lessors agrees and confirms that they shall not have any rights, including lien rights, on the property, assets and any other items brought in/ owned by the Lessee.
- j. Upon the Lessee observing and performing the terms, conditions and stipulations herein contained to be observed and performed by it, the Lessee shall during the period of this Agreement be permitted to use and occupy the said Demised Premises without any interference from the Lessors or any person/s claiming by, under, through him or in trust of the Lessors;
- k. Any charges, penalty, compounding fee etc, if any, imposed in relation to non-compliance(s) by any of the Central/State/Local Statutes/notifications/orders/directives, permissions, approvals and other conditions shall be solely borne by the Lessors.
- l. The Lessors shall ensure to provide separate dedicated parking space to accommodate vehicles of customers of the Lessee with dedicated ingress egress as marked in site plan attached, without any additional cost. Lessee shall have the right to change the ingress and egress as per their operational convenience. Lessee shall have the right to charge customers for providing parking facility and the revenue generated shall be treated as part of the Revenue Share. Lessee shall have the right to install signages/telecommunication and other equipment used for their business, at its discretion in and on boundary of the said Property/Demised Premises as the case may be.
- m. Designated parking area and/or stoppage area, with uninterrupted and smooth access and to the Demised Premises, should be made available by the Lessors for delivery vehicles, vehicles of employees and staff of the Lessee and as required for the seamless operations by the Lessee at the Demised Premises, without any charge.
- n. Lessors hereby agrees and confirms that during the association/initial discussion, the Lessee Party shall disclose confidential information, commercial aspects, details of their expertise and technical and operational know-how, designing, operation, business secrets of operating food court and food and beverage outlets to the Lessors. Lessors confirms that this is an exclusive arrangement for the Lessors and they shall not operate or allow to operate any food and beverage outlets and alcoholic beverage outlets in and around within 20kms from the said Property. In case of any such proposal the Lessors shall first discuss with the Lessee and get a no objection certificate, if the Lessee does not want to be associated with the Lessors for such project.

All the intellectual property (IP rights) of the Lessee shall always be with Lessee and Lessors shall not have any claim on the IP Rights of the Lessee.

17.2 Infrastructure and Amenities



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- a. The Lessors shall provide the sanitary, electrical, and water connections and other fittings etc. in the said Demised Premises as detailed in Annexure III. The entire list of facilities to be provided by the Lessors at its own cost to the Lessee has been enumerated in Annexure "III", herein below. In the event, the same is not in working condition, the Lessors shall either restore the same to working condition at its own cost at the request of the Lessee before handover of the Demised Premises to the Lessors or the commencement of the Business at the Demised Premises or at any time during the subsistence of this Agreement.
- b. It is hereby agreed between the Parties that the Lessors shall pay all existing and future taxes and levies (as specified in the Annexure I), municipal taxes & non occupancy charges, property tax or any other charges and related taxes in respect of the Demised Premises to the authorities regularly. Thus, property tax for the entire said Property and the Demised Premises shall be borne by the Lessors during the entire Lease Term. This includes but is not limited to the payment of relevant duties, taxes, legal costs, registration expenses or any other expenses by whatever name called with respect to the entire Demised Premises.
- c. It is further agreed between the Parties that the Lessee shall pay electricity charges in respect of the electricity consumed (as per actual) by the Lessee during the period they are in occupation of the Demised Premises. In the circumstances where the meters are faulty, the Lessee may request the Lessors to replace the same and upon such request by the Lessee, the Lessors shall within a period of 15 days replace such faulty meters at his own cost.
- d. During the Lease Term, the Lessee shall be responsible for generally maintaining and bearing the running cost of the AMC, generator, fire sprinklers, smoke detectors and electrical in the Demised Premises as specified in detail in Annexure III. However, the cost for (a) carrying out all the major structural repairs of the Demised Premises and (b) replacing any of the equipment and amenities provided by the Lessors in the Demised Premises, including the generator, water connections, plumbing, underground sump, overhead water tank, and all major infrastructure facilities/amenities shall be borne solely by the Lessors.

**17.3 Signage:**

The Lessors shall permit the Lessee to install their signages prominently on the interior and exterior of the said Property. Lessors shall provide necessary assistance and co-operation to Lessee in order to obtain the necessary regulatory approvals that may be required for installation of the signages, if required. Lessors shall assist the Lessee in the installation of the Lessee's signages at such other places as the Lessee deems fit. Any additional spaces where signages can be installed can be decided as per mutual agreement of both the Parties during the subsistence of this Agreement.

**18. IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

- 18.1 That on the Lessee paying all its dues under this Agreement and ceasing to use and occupy the Demised Premises on the expiry or earlier determination of the Agreement, the Lessors shall forthwith refund the Security Deposit.
- 18.2 Both the Parties shall treat all information, details, knowledge contained herein as confidential and take all necessary steps to preserve confidentiality.
- 18.3 That the Lessee shall be free to employ such number of employees as it deems fit and the Lessors shall not raise any objection with regards to the employment of any person at the Demised Premises by the Lessee.
- 18.4 If the Lessors omits to perform or observe the covenants and conditions on its part herein contained, it shall be lawful for the Lessee at any time thereafter to call upon the Lessors by a written notice to perform or observe such covenant or condition within 15 days from the date of the notice failing which the Lessee shall have the right to terminate this Agreement by giving a second notice of 15 days.
- 18.5 If the Lessee is dispossessed from the Demised Premises Property due to any misrepresentation by the Lessors, then the Lessee shall notwithstanding any other rights has the right to claim compensation/unliquidated damages from the Lessors.

**19. GENERAL TERMS:**

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- 19.1 The Lessors shall ensure that the total carpet area/super built up area shall not be less than total carpet area as agreed hereunder which has been confirmed during the joint measurement conducted by both the Parties.
- 19.2 The Lessee shall have the right to enter into sublease, franchisee, shop-in-shop and concessionaire or any commercial or business arrangements for the Demised Premises or any part thereof any third parties and it is clarified that consent of the Lessors would not be required for such arrangements for the Demised Premises by the Lessee.
- 19.3 As of the execution of this Agreement, the Lessors shall not engage with any other third party with respect to leasing of the Demised Premises and conduct, or permit or cause any third party to conduct, any food court or related businesses or undertake operations or partner directly or indirectly with anyone who is engaged/proposing to engage in business similar to the business.
- 19.4 The Lessors acknowledges that for Lessee to obtain operative licenses for operation from the Demised Premises, the Lessee would require the property tax receipts and other incidental document in due time prior to the opening of the business. The Lessors undertakes to provide in timely manner all such documents to the Lessee. Pursuant to this Agreement, the Lessors shall also be responsible to obtain all necessary permissions, approvals from the statutory authorities, and execute all such documents with the Lessee necessary under the applicable laws for the purpose of business operation by the Lessee in terms hereunder.
- 19.5 The Lessors shall provide all utilities like uninterrupted water, electricity, drainage etc. and shall not, and/or shall not cause any third party to, do anything that could impair and/or suspend the uninterrupted continuous supply of utilities like water, electricity, drainage etc.
- 19.6 The Lessee shall enjoy uninterrupted, quiet, peaceful, physical, vacant and legal possession of the Demised Premises (upon completion) without any interference and, or, encumbrances whatsoever for commercial and other customarily or incidentally related purposes. The Lessors acknowledges and confirms that the Lessee shall be deemed to have the symbolic/ constructive possession of the Demised Premises upon execution of the Lease Agreement. The Lessors shall hand over the vacant and peaceful physical possession of the Demised Premises on the handover date. The Lessors agrees that in case the Lessee is not able to enjoy the uninterrupted enjoyment of the Demised Premises during the term of this Agreement, due to any act, claim, proceeding/ order/judgment/notice by any court of law or statutory authority, due to which Lessee decides to terminate this Lease, in such case, the Lessors hereby unconditionally undertakes and irrevocably agrees to refund the entire Security Deposit amount paid by the Lessee along with interest calculated @ 18% p.a. from the date of payment till it's actual realization apart from the actual cost of investments made by the Lessee in the movable and immovable assets in the Demised Premises, and pay a liquidated damages of an amount equivalent to the entire capex investment made by Lessee in the movable and immovable assets in the Demised Premises, and all other expenses incurred by the Lessee to set up its business at the Demised Premises at actuals (without any depreciation) to the Lessee to compensate for the losses suffered by the Lessee due to such termination, which Lessors agrees is a reasonable estimation. The actuals of the liquidated damages to be paid by the Lessors will be based on valuation certificate submitted by an independent chartered account. In any event, Lessors shall ensure that all its successors and/or assignees shall be bound by this Agreement. Only after the successors and/or assignees of the ownership of and/or the land use rights for the said Property, and/or of the Demised Premises have irrevocably and unconditionally declared in writing to accept this Agreement as binding upon themselves, and to accept and continue all obligations and commitments mentioned under this Agreement the Lessors shall be released from its undertaking pursuant hereto.
- 19.7 The Parties shall treat any and all information from or relating to the other Party received with respect to this Agreement, including its existence, confidential and shall cause their affiliates and employees to do so.
20. **Indemnity:**

The Lessors undertakes and agrees to keep and hold the Lessee fully indemnified and harmless against suits, fines, any cost, penalties, expenses, losses, damages, demands, claims, all actions or proceedings or any other liabilities of whatsoever nature which may be suffered or incurred by the Lessee by reason or as a consequence of any defect in the title of the Lessors, any false declarations and/or representations, warranties made and/or breach, non-observance or non-performance by the Lessors of any of their obligations under or pursuant to this Agreement.

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The Lessors shall indemnify and hold the Lessee harmless from and against any loss, claim, damage, liability or expenses resulting to the Lessee either directly or indirectly due to:

- a) Obstruction/ prevention from the quiet and peaceful possession and use of the Demised Premises by Lessee during the Lease Term ;
- b) any defect in title of the said Property/ Demised Premises or any lacunae/shortcomings in the Lessors' rights to lease the Demised Premises and/or in relation to any work undertaken by the Lessors/ their contractors, agents in respect of the Demised Premises including any claims, damages, costs and expenses arising or relating to any non-performance or breach of any commercial contract, law, rule, regulation, order, sanction, proceedings, approval, permit, etc or any third party claims relating to the title/ dues pertaining to the Demised Premises;
- c) failure of the Lessors to comply with statutory/ legislative and/or government obligations, including but not limited to non-payment or delayed payment of any statutory dues by the Lessors, its employees, agents, contractors, sub-contractors or any of them engaged for performance of the Lessors obligations or, by reasons of any action taken or omitted to be taken by them;
- d) any non-fulfillment of obligations undertaken by the Lessors or due to breach of any of the representations and warranties made by the Lessors, not complying with the provisions contained in this Agreement or all acts of omission, commission, negligence, dishonesty, theft or misconduct of Lessors.
- e) all debts, liabilities, covenants, agreements or other obligations, known, unknown or undisclosed, incurred or arising in relation to the Demised Premises.
- f) against all actions by local authorities in respect of deficiencies in building approval/construction/NOC/permissions for any reason whatsoever.
- g) For suppression of facts/ information, misrepresentation, misuse, any breach or negligence, willful misconduct, non-observance of the terms of this Agreement by the Lessors
- h) injury (including death) of the employees/ contractors/ subcontractors etc. of the Lessee caused by, or relating to any damage of the Demised Premises for no fault of Lessee

## 21. Use of Trademark and Logo

The Lessors shall not, at any time, without obtaining prior written permission, use the Lessee or its affiliates' symbol, logo or photographs or any other description/depiction, which is reflective and/or associated with the Lessee's identity and the same will remain the exclusive intellectual property of the Lessee. The Lessors shall not use the Lessee's symbol, logo or photographs in any advertisement and other promotional materials aimed to promote the same as long as the Lessee uses the Demised Premises.

## 22. TERMINATION:

- 1) Notwithstanding the Lock-in provisions recorded above, the Lessee shall be entitled to terminate this Agreement by serving a written notice of 15 (fifteen) days in case of:
  - a. the Lessors commits a breach of any of its terms and conditions or covenants of this Agreement However in case the Lessors cures the material breach committed by it within the said thirty (30) days' notice period, then such notice shall be deemed to be withdrawn.
  - b. Upon failure to cure any misrepresentations, non-performance by the Lessors within 30 days, which will affect the Lessee.
  - c. Force Majeure Event beyond 30 (thirty)days
  - d. non-availability of the Demised Premises due to any reason for more than 7 days

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- c. Reduced traffic due to traffic diversion
- f. delay in getting statutory permissions to operate the business from the Demised Premises.
- g. any reputational risk in connection with the Lessors, to be decided at the discretion of the Lessee
- h. in case of any action by any authority against the Lessee due to any non-performance, misrepresentation by the Lessors, whether the same is affecting the business or not
- i. Forthwith if the Demised Premises is not fit for the business by the Lessee.
- j. Lessors is in breach of any applicable laws
- k. Lessors becomes insolvent or any resolution, petition or action is initiated for its bankruptcy, liquidation, dissolution or winding-up; or is adjudged bankrupt or insolvent, or makes a general assignment for the benefit of its creditors; or is unable to pay its debts or compromises with its creditors; or a receiver, custodian or trustee is appointed for all or a substantial portion of its assets; or does anything which renders it liable to be wound up; or results in re-organization or restructuring, or is declared a sick company; or
- l. The Lessee is unable to undertake operations at the Demised Premises for any reason whatsoever

- 2. The Lessors shall be entitled to terminate this Agreement, only in case of non-payment of undisputed Lease Rent by the Lessee to the Lessors for three (3) consecutive months. In such event the Lessors shall serve a 30 days' notice to the Lessee to cure and clear the dues. In case the Lessee fail to rectify the default in these 30 days, the Lessors shall have the right to terminate this Agreement by giving 30 days' notice to the Lessee. It is agreed by the Lessors that this shall be the only breach that shall be considered as a material breach that can be committed by the Lessee, which gives right to the Lessors to terminate this Lease.
- 3. The Lessee after the expiry of the lock-in period, shall be entitled to terminate this Agreement for convenience without assigning any reasons whatsoever by serving upon the Lessors a written notice of termination of a minimum thirty (30) days.
- 4. Lessors hereby confirms that the Lessee shall have the right to terminate this Agreement during the entire Lease Term, including the Lock in for Lessee in case of any defect in title, mis representation found on part of the Lessors during the operation of the business provided the Lessee shall issue prior advance notice to the Lessors to rectify the default within 30 days of intimation of same to the Lessors by the Lessee and in the event Lessors fails to rectify the default within said period.

**23. CONSEQUENCE OF TERMINATION:**

- 23.1 Upon termination of this Agreement hereinabove, the Lessors shall forthwith refund the Security Deposit to the Lessee at the time of handover of the Demised Premises

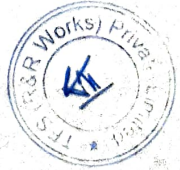
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- 23.2 Upon termination by efflux of time or earlier determination of the Agreement in the manner provided in this Agreement, the Lessee shall cease to use and occupy the Demised Premises and hand over the use of the Demised Premises to the Lessors, subject to receipt of the Security Deposit. Upon termination of this Agreement and handover of the possession of the Demised Premises after receiving the security deposit, the Lessee shall be discharged of all its liabilities and obligations under this Agreement.

Furthermore, upon expiry or sooner termination of this Agreement or revocation of the lease granted hereunder, the Lessors shall after deduction and adjustment of the arrears of Lease Rent and other charges payable by the Lessee, if any, refund forthwith to the Lessee the Security Deposit upon Lessee peacefully removing itself, its servants, agents, employees, executives, officers and each one of them who may be occupying the Demised Premises and all its/their movable articles, belongings, things and effects from the Demised Premises along with fixtures, fittings and partitioning etc. installed by the Lessee without causing any damage to the Demised Premises and handing over the peaceful and vacant possession thereof to the Lessors. However, the Lessee shall not be under an obligation to reinstate the Demised Premises to its original condition as long as the Demised Premises is in a good condition at the sole discretion of the Lessee (reasonable wear and tear excepted).

If the Lessors fails to refund the Security Deposit on or before such termination date, in spite of the fact that the Lessee is willing to handover the Demised Premises, the Lessors shall be liable to pay the

MRS. A. COMPLEX  
Arun Chaudhary  
Authorised Signatory



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delivered during a business day, or at the start of the next business day if delivered at any other time, or

- 20.2.2 by registered post acknowledgement due or courier of repute to the relevant address set out herein and shall be deemed served at the start of the 2nd (second) business day after the date of posting, or
- 20.2.3 by facsimile transmission to the relevant facsimile number set out herein and shall be deemed served on dispatch, if dispatched during a business day or at the start of the next business day if dispatched at any other time, provided that in each case a receipt indicating complete transmission of the notice is obtained by the sender.

### 25.3 Address for Service:

The address for service of notices to the Parties shall be as follows:

- (a) For the Lessors, at its Communication Address at

**Mr. Jagdish Ram, S/o Shri. Suba Ram and Mrs. Salochna Devi,**  
R/o House No. 150, Arya Nagar, Ward No.1, Una Tehsil, District – UNA,  
Pincode – 174303

- (b) For the Lessee, at:

**Travel Food Services Private Limited,**

Block-A, South Wing, 1st Floor,

Shiv Sagar Estate,

Dr. Annie Besant Road,

Worli, Mumbai – 400018

### 25.4 Change of details

A Party may change its address for service, provided that it gives the other Parties not less than 10 (ten) days' prior notice of such change. Until the end of such notice period, service on either address shall remain effective.

## 26. MISCELLANEOUS

### 26.1 Consents:

- 21.1.1 Any consent or approval under this Agreement must be obtained before the act or event to which it applies is carried out or done and shall be effective only when the consent or approval is given in writing.
- 21.1.2 In any case where pursuant to this Agreement, the doing or executing of any act, matter or thing by the Lessee is dependent upon the consent or approval of the Lessors, Lessors shall immediately provide such consent or approval as the case may be. For any delay on the part of Lessors, Lessors alone shall be fully liable and responsible notwithstanding any other provision in contrary mentioned in this Agreement.
- 21.1.3 If any provisions of this Agreement is held to be illegal, invalid or unenforceable under any present or future law, and if the rights or obligations under this Agreement of the parties will not be materially and adversely affected thereby (a) such provisions will be fully severable (b) this Agreement will be construed and enforced as if such illegal, invalid or unenforceable provisions had never comprised a part thereof and (c) the remaining provisions of the Agreement will remain in full force and effect and will not be effected by the illegal, invalid or unenforceable provisions or by its severance here from.
- 21.2 No provision of this Agreement shall be construed so as to constitute to create any partnership, joint venture or similar relationship or either Party as the legal representative or agent of the other, nor shall either Party have the right or authority to assume, create or incur any liability



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or any obligation of any kind, express or implied, against, or in the name of, or on behalf of the other Party.

21.3 The headings herein are given for the sake of convenience and easy reference only and they do not in any way govern or affect the interpretation or meaning thereof.

26.2 **No waiver:**

Knowledge or acquiescence by either Party of any breach by the other Party of any of the covenants, conditions or obligations herein contained shall not operate or be deemed to operate as a waiver of such covenants, conditions or obligations and any consent or waiver of such Party shall only be effective if given in writing.

26.3 **Entirety:**

That the annexure, schedules, appendices, if any, to this Agreement shall be deemed to be incorporated in and form an integral part of this Agreement. This Agreement constitutes the entire Agreement between the Parties and revokes and supersedes all previous discussions/ correspondence, if any, between the Parties, concerning the matters covered herein whether written, oral or implied.

26.4 **Independent Rights**

Each of the rights of the Parties are independent, cumulative and without prejudice to all other rights available to them, and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of the Party, whether under this Agreement or otherwise. Provided that where different rights are created as a result of or on account of a single cause of action, where a Party has achieved complete remedy by pursuing one course of action, such Party shall not be entitled to pursue other causes of action to seek further remedies for the same cause of action.

26.5 During the term of this Agreement, Lessors shall be exposed to information including but not limited to information concerning the Lessee's products/services, practices, business strategies, etc. which are confidential and proprietary information and not generally known to the public ("Confidential Information"). Lessors hereby agree that during and after the term of this Agreement, it shall not use or disclose whether orally or in writing to any third party any Confidential Information without prior written consent of the Lessee.

27. **STAMP DUTY AND REGISTRATION FEE:**

The Stamp Duty, legal charges and registration charges of this Agreement or any other charge related to this transaction shall be borne equally by both the Parties.

28. **JURISDICTION**

The courts of UNA, alone shall have exclusive jurisdiction to try, entertain and dispose of any disputes between the Parties.



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# Himachal Government Judicial Paper

## 29. GOVERNING LAW

That this Agreement and the rights and obligations of the Parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India.

IN WITNESS WHEREOF the Parties hereto have set their respective hands and seal to these presents on this \_\_\_\_\_ day of \_\_\_\_\_, 2023, first above mentioned in presence of the following witnesses.

For and On Behalf of LESSORS:  
Mr. Jagdish Ram and Mrs. Salochna

For and On Behalf of LESSEE  
Travel Food Services Private Limited.

Name:

MRSA COMPLEX  
Sunil Chaudhary  
Authorised Signatory

Name:



Designation:

Authorised Signatory

represented by their appointed authorized attorney

Mr. Sunil Chaudhary

Designation:

WITNESSES NO: 1

Name:

Address:

Date:

WITNESSES NO: 2

Name:

Address:

Date:

नम्बरदार  
L.K.

Name:

Address:

Date:

VIJAY KUMAR  
Numberdar Kuriala  
Teh & Distt Una (H.P.)

Name:

Address:

Date:

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ASHWANI KUMAR  
Numberdar Lam  
Teh & Distt Una (H.P.)



Jagdish

Salochna Devi

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### SCHEDULE A (said property)

All That piece or parcel of land or ground admeasuring 00-01-74 Hectares bearing khewat No. 921, Khatoni No. 1004 comprised in khasra No. 2212/698 and land admeasuring 00-11-82 hectares bearing khewat No. 922, khatoni no. 1005, comprised in khasra no. 2171/697, 2176/698, 2177/698, 2194/698, 2195/698, 2197/698, 2199/698, 2200/698, 2201/698, 2202/698, 2203/698, 2204/698, 2205/698, 2206/698, 2207/698, 2210/698, and 2211/698 kitta 19, (total land 00-13-56 hectares), situated in U.P Mahal, Jalgran, Tehsil, District Una, Himachal Pradesh, Pin Code - 147306

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*Sachna Dahi*  
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# Himachal Government Judicial Paper

## SCHEDULE B (Demised Premise)

Commercial premises on the Ground Floor admeasuring carpet area of minimum 6,700 Sq. Ft. plus (which includes Lift Area, and stair case) and on the First Floor admeasuring carpet area of minimum 7,000 Sq. Ft. (for the purpose of alco-beverage outlet/Liquor Bar and sitting(which includes toilet, Lift area, stair case) building known as "VIRSA COMPLEX"; situated at main gate, green avenue estate, Jalgran Tabba, Una - Nangal, National Highway, Una, Himachal Pradesh, Pin Code - \_\_\_\_\_ together with all other facilities which are installed/ provided/ known to exist in Building.

Acknowledged to have received of and from )  
the within named Lessee a sum of )  
Rs. 3,00,000 /-(Rupees Three Lakhs Only) prior to )  
execution hereof )

WE say received, *Numberdar*  
For *श्री कृष्ण रायेश्वर*  
*अज्ञानीली, ऊना(हि.प्र.)*  
Authorized Signatory

Witnesses:

*SHWANI KUMAR*  
Numberdar Lam  
Teh. R. Dist. Una (H.P.)

VIRSA COMPLEX  
*Authorised Signatory*



*Signature*  
Schochua Devi

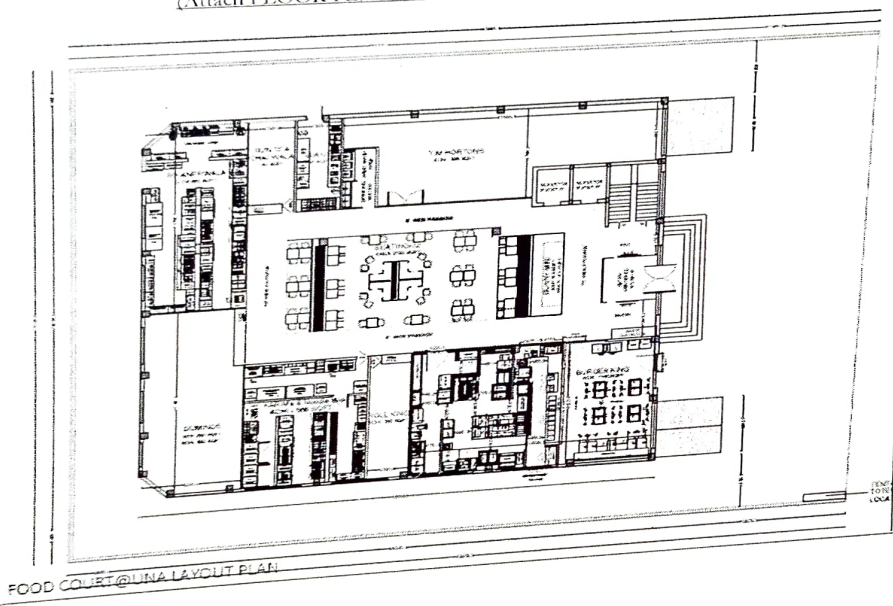
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**ANNEXURE "P"**

(Attach FLOOR PLAN OF THE DEMISED PREMISES)

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Authorized Signatory



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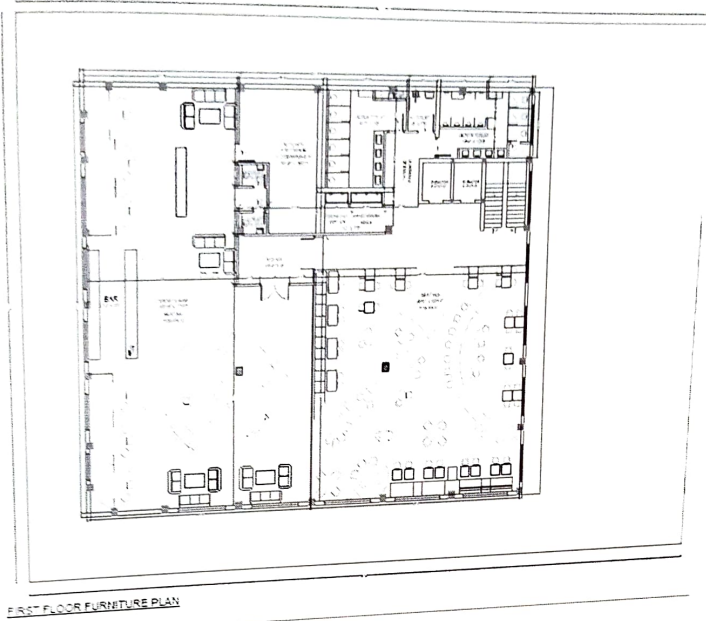
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# Himachal Government Judicial Paper



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 Authorised Signatory



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# Himachal Government Judicial Paper

## ANNEXURE "II"

### Lease Rent

Subject to provisions hereunder, the Lessee shall pay to the Lessors, Minimum Guarantee (MG) per month or revenue share of the net sales whichever is higher "Lease Rent" in the manner as stated below:

For the Ground Floor, Monthly Lease Rent is as follows:

Minimum Guarantee "MG" of Rs. 3,00,000 (Rs. Three Lakhs only) per month or Revenue Share of 5% upto sale of Rs. 25,00,000 and on sale above said amount revenue share shall be 7% on dine in and 5% for deliveries for international brands but applicable only where such arrangement is expressly agreed between the Lessee and international brands + 8% for domestic brands, whichever is higher (MG or revenue share) per month of the net monthly sales plus applicable taxes to be paid by the Lessee to the Lessors within 30 days from the day of receiving invoice post calculation of the Revenue Share payable for the previous month.

For the First Floor, Monthly Lease Rent is as follows:

For the 1<sup>st</sup> year - Minimum guarantee of Rs.20,000/- Rupees Two Lakhs only or revenue sharing of 14% whichever is higher.

For 2<sup>nd</sup> Year - Minimum guarantee will be 70% of yearly average of revenue share fee of 1<sup>st</sup> year.

a. Invoice Clause for Minimum Guarantee any other fixed charges: The Lessors shall ensure to raise the invoice including the Goods and Services Tax (GST) amount related to the Lease Rent on or before the 1<sup>st</sup> (first) day of each calendar month to the Lessee during the Lease Term. In case of discrepancy in input credit as GST portal noticed by the Lessee, the Lessee shall solely reserve the right to recover the amount of GST from the Lessors.

b. Invoice Clause for Revenue Share: The Lessors shall ensure to raise the invoice including the Goods and Services Tax (GST) amount related to the Lease rent on or before the 15<sup>th</sup> (fifteenth) day of the subsequent month to the Lessee during the Lease Term. In case of discrepancy in input credit as GST network noticed by the Lessee, the Lessee shall solely reserve the right to recover the amount of GST from the Lessors.

c. The Lessee shall pay the Revenue Share within 30 (thirty) days of the receipt of the invoice for the same during the Lease Term.

Net Sale shall mean:

Total revenue earned at the Demised Premises by the Lessee net of indirect taxes including VAT, GST, etc. from sales of Food & Beverage products from each outlet to customers except from bottled water and MRP items, however the same shall be inclusive of (but not limited to):

a. All the revenue and amounts earned and/or accrued at the Location and/or in relation to the Licensee, including (but not limited to) by:

i. sale of goods and/or items; and

ii. consideration or benefit in kind received by the Licensee.

b. All revenue and amounts earned and/or accrued by orders or contracts arising in relation to the Licensee, from any place other than from the Location, but where services are provided or deliveries are made from the Location; and

c. any revenue billed but not accrued, any revenue accrued but not billed and any revenue billed but not received by the Licensee in relation to (a) or (b) above.

For the avoidance of doubt, Advertising Income shall not be taken into consideration while computing Net Sales

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# Himachal Government Judicial Paper

## ANNEXURE "III"

A. Scope of Work - Lessors

As set out in Annexure I attached herewith.

B. Scope of Work - Lessee

As set out in Annexure I attached herewith.

C. Capex

Capex by the Lessee:

As set out in Annexure I attached herewith, if applicable.

Capex by the Lessors:

As set out in Annexure I attached herewith.

D. Ongoing Operating Cost

- All maintenance costs associated with the external premises including repairs and any cost related to repair and maintenance of the Demised Premises to be borne by the Lessors

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## ANNEXURE "IV"

### 1. Anti-bribery and Anti-corruption

- Lessors shall procure its Personnel or any other persons who are engaged in connection with this Agreement and who are "associated" with Lessors shall, at all times during the term of the Agreement comply with all applicable anti-bribery and corruption laws and regulations or any other applicable laws in the performance or purported performance of the Agreement and, in particular, shall not, either directly or indirectly, offer, promise, give, authorize the payment of or transfer a financial or other advantage to: (i) any public or government official in order to obtain or retain business and with the intention of influencing such official in their capacity as an official where such official is not permitted or required by written law to be influenced by the offer, promise or gift; or (ii) any other person with the intention of inducing or rewarding the improper performance of a function or activity.
- Lessors shall implement and at all times maintain suitable policies and procedures designed to prevent any activity, practice or conduct relating to the Agreement that would constitute an offence under any applicable Anti-Bribery Laws and shall procure that all of its Associates shall at all times comply with all such policies and procedures.
- Lessors shall provide LESSEE with all reasonable assistance to enable LESSEE to comply with all the laws relating to anti-bribery applicable in India, including informing LESSEE of any request by a third party for payment of a bribe in connection with the Products.

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Authorised Signatory



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# Himachal Government Judicial Paper

- d. Lessors shall disclose to LESSEE in writing, immediately on it becoming aware of the same, full details of any fact, matter, event or circumstance which does or might constitute a breach of this clause. Any failure by the Lessors to perform its obligations under, or procure compliance with, this clause shall be deemed to be a material breach of the Agreement by Lessors, such breach being incapable of remedy and giving LESSEE the right to terminate the Agreement.
- c. Without prejudice to the foregoing provisions of this clause, Lessors unconditionally and irrevocably agrees, as a continuing obligation on an after-tax basis, to indemnify and hold harmless LESSEE and its affiliates in full against any loss or damage and to pay on demand an amount equal to, any loss which LESSEE or its affiliates (and their respective directors, officers, employees, successors and assigns) may incur at any time or from time to time (whether by way of damages, settlement, costs or otherwise) and all costs and expenses (including legal fees and together with any applicable GST) in respect of, or as a result of, any actual or alleged bribery or breach of this clause by the Lessors or any of its Personnel or any other person engaged by it in the performance, or purported performance, of its obligations under the Agreement.

## Code of Conduct

### ETHICAL TRADE CODE OF CONDUCT AND HUMAN RIGHTS POLICY

1. The Lessee demand quality products and service at all times, and also expects the business partners to ensure that those products are produced ethically and sustainably. The Lessee understand that when people are treated with respect, work in decent conditions and earn fair rates of pay, both they and their companies benefit from increased commitment and productivity.
2. This Code of Conduct therefore outlines the minimum requirements placed on the Lessee's business partners concerning their responsibilities towards their stakeholders and the environment. Lessee defines their stakeholders as their employees, and also any employees of their sub-contractors. Lessee reserves the right to reasonably change the requirements of this Code of Conduct as necessary to keep up with relevant legislation and to reflect our sustainability targets and ambitions.
3. **Key Principles**
  - (i) **Workforce rights**

The people working for the Lessee's business partners are to be treated with respect, and their health, safety and basic human rights must be protected and promoted. Each business partner must strive to comply with the Ethical Trading Initiative base code (detailed below), which the Lessee has adopted as our international standard, and with all relevant local and national laws and regulations
  - (ii) **Modern slavery**

The Lessee does not tolerate any form of slavery, forced labour or human trafficking within or business or our supply chain. We expect our business partners to have satisfactory processes for managing the risks associated with modern slavery within their business. All business partners are required to inform the Lessee immediately should they become aware of any actual or suspected slavery, forced labour or human trafficking in their business transaction or supply chain in respect of any products, services or component parts supplied to or services provided to the Lessee.
  - (iii) **Environmental standards**

The Lessee's business partners must act in accordance with the applicable statutory and international standards regarding environmental protection. The Lessee also encourage our business partners to:

    - Monitor, measure and minimize environmental pollution and work to improve environmental performance where possible;
    - Use manufacturing processes that:

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Authorised Signatory



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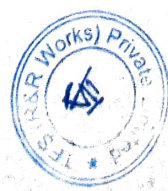
# Himachal Government Judicial Paper

- are energy and resource efficient
  - contain minimal use of virgin or rare materials
  - Maximize use of post-consumer materials where possible
  - are non-polluting
  - recycle materials where appropriate
  - Report on these impacts and activities
- (iv) Sub contracting business partners who use subcontractors are responsible to ensure that any subcontractors are aware of the standards set out in this Code of Conduct or have an equivalent policy in place.
- (v) **Auditing and continual improvement**  
To ensure adherence and continual improvement against this agreement, the Lessee reserves the right to visit and assess our business partners' operations when it is deemed appropriate. The Lessee expects our business partner to support this process fully and also to encourage their own business partners to work to these principles. This policy will be reviewed by the Board on an annual basis. Once in a Quarter, any authorized personnel of the Lessee has the right to visit the factory at their own cost by giving prior intimation to the PAPI.

### Ethical trade Code of Conduct

#### THE ETHICAL TRADING INITIATIVE BASE CODE

4. **EMPLOYMENT IS FREELY CHOSEN**
- (i) There is no forced, bonded or involuntary prison labour.
  - (ii) Workers are not required to lodge 'deposits' or their identity papers with their employer and are free to leave their employer after reasonable notice.
5. **FREEDOM OF ASSOCIATION AND THE RIGHT TO COLLECTIVE BARGAINING ARE RESPECTED**
- (i) Workers, without distinction, have the right to join or form trade unions of their own choosing and to bargain collectively.
  - (ii) The employer adopts an open attitude towards the activities of trade unions and their organizational activities.
  - (iii) Workers representatives are not discriminated against and have access to carry out their representative functions in the workplace.
  - (iv) Where the right to freedom of association and collective bargaining is restricted under law, the employer facilitates, and does not hinder, the development of parallel means for independent and free association and bargaining.
6. **WORKING CONDITIONS ARE SAFE AND HYGIENIC**
- (i) A safe and hygienic working environment shall be provided, bearing in mind the prevailing knowledge of the industry and of any specific hazards. Adequate steps shall be taken to prevent accidents and injury to health arising out of, associated with, or occurring in the course of work, by minimizing, so far as is reasonably practicable, the causes of hazards inherent in the working environment.
  - (ii) Workers shall receive regular and recorded health and safety training, and such training shall be repeated for new or reassigned workers.



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- (iii) Access to clean toilet facilities and to potable water, and, if appropriate, sanitary facilities for food storage shall be provided.
- (iv) Accommodation, where provided, shall be clean, safe, and meet the basic needs of the workers.
- (v) The Lessee observing the code shall assign responsibility for health and safety to a senior management representative.

#### 7. CHILD LABOUR SHALL NOT BE USED

- (i) There shall be no new recruitment of child labour.
- (ii) Companies shall develop or participate in and contribute to policies and programmes which provide for the transition of any child found to be performing child labour to enable her or him to attend and remain in quality education until no longer a child; "child" and "child labour" being defined in the appendices.
- (iii) Children and young persons under 18 shall not be employed at night or in hazardous conditions.
- (iv) These policies and procedures shall conform to the provisions of the relevant ILO standards.

#### 8. LIVING WAGES ARE PAID

- (i) Wages and benefits paid for a standard working week meet, at a minimum, national legal standards or industry benchmark standards, whichever is higher. In any event wages should always be enough to meet basic needs and to provide some discretionary income.
- (ii) All workers shall be provided with written and understandable information about their employment conditions in respect to wages before they enter employment and about the particulars of their wages for the pay period concerned each time that they are paid.
- (iii) Deductions from wages as a disciplinary measure shall not be permitted nor shall any deductions from wages not provided for by national law be permitted without the expressed permission of the worker concerned. All disciplinary measures should be recorded.

#### 9. WORKING HOURS ARE NOT EXCESSIVE

- (i) Working hours comply with national laws and benchmark industry standards, whichever affords greater protection.
- (ii) In any event, workers shall not on a regular basis be required to work in excess of 48 hours per week and shall be provided with at least one day off for every 7 day period on average. Overtime shall be voluntary, shall not exceed 12 hours per week, shall not be demanded on a regular basis and shall always be compensated at a premium rate.

#### 10. NO DISCRIMINATION IS PRACTISED

- (i) There is no discrimination in hiring, compensation, access to training, promotion, termination or retirement based on race, caste, national origin, religion, age, disability, gender, marital status, sexual orientation, union membership or political affiliation.

#### 11. REGULAR EMPLOYMENT IS PROVIDED

- (i) To every extent possible work performed must be on the basis of recognized employment relationship established through national law and practice.

WRSA COMPLEX  
Jind Chaudhary  
Authorised Signatory



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# Himachal Government Judicial Paper

- (ii) Obligations to employees under labour or social security laws and regulations arising from the regular employment relationship shall not be avoided through the use of labour-only contracting, subcontracting, or home-working arrangements, or through apprenticeship schemes where there is no real intent to impart skills or provide regular employment, nor shall any such obligations be avoided through the excessive use of fixed-term contracts of employment.

## 12. NO HARSH OR INHUMANE TREATMENT IS ALLOWED

- (i) Physical abuse or discipline, the threat of physical abuse, sexual or other harassment and verbal abuse or other forms of intimidation shall be prohibited.

The provisions of this code constitute minimum and not maximum standards, and this code should not be used to prevent companies from exceeding these standards. Companies applying this code are expected to comply with national and other applicable law and, where the provisions of law and this Base Code address the same subject to apply that provision which affords the greater protection.

### APPENDIX: Definitions

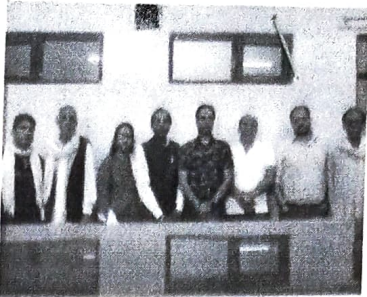
**Child:** Any person less than 15 years of age unless local minimum age law stipulates a higher age for work or mandatory schooling, in which case the higher age shall apply. If however, local minimum age law is set at 14 years of age in accordance with developing country exceptions under ILO Convention No. 138, the lower will apply.

**Young Person:** Any worker over the age of a child as defined above and under the age of 18.

**Child Labour:** Any work by a child or young person younger than the age(s) specified in the above definitions, which does not comply with the provisions of the relevant ILO standards, and any work that is likely to be hazardous or to interfere with the child's or young person's education, or to be harmful to the child's or young person's health or physical, mental, spiritual, moral or social development.



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TRAVEL FOOD SERVICES PRIVATE LIMITED THROUGH ITS AUTHORISED PERSON SH RITUPARN SHARMA(Individual)

Party No.	Party Name and Address	finger Prffit	Signature
1	<b>JAGDISH RAM</b> OPOSITE PETROL PUMP FRIENDS COLONY UNA HP Una Khas - 100001 Una Una Himachal Pradesh PAN No.:		<i>[Signature]</i>
2	<b>SALOCHNA DEVI</b> OPOSITE PETROL PUMP FRIENDS COLONY UNA HP Una Khas - 100001 Una Una Himachal Pradesh PAN No.:		<i>Salochna Devi</i>
3	<b>SUNIL CHAUDHARY</b> HOUSE NO 150 ARYA NAGAR WARD NO 1 UNA TEHSIL AND DISTT UNA HP Himachal Pradesh PAN No.: AQNPC7928G		<i>[Signature]</i>
4	<b>TRAVEL FOOD SERVICES PRIVATE LIMITED THROUGH ITS AUTHORISED PERSON SH RITUPARN SHARMA</b> FLAT NO 1504 ELEGANZA TOWER, IMPERIAL ESTATE SECTOR 82 BHATOLA FARIDABAD HARYANA 121004 Himachal Pradesh PAN No.:		<i>[Signature]</i>



**Witness:**

Sr.NO	Witness Name and Address	Signature
1	<b>VIJAY KUMAR</b> Address1 - VPO KURIALA TEHSIL AND DISTT UNA HP , , , Himachal Pradesh	<i>[Signature]</i>
2	<b>PREM SINGH</b> Address1 - VILL AJNOLI TEHSIL AND DISTT UNA HP , , , Himachal Pradesh	<i>[Signature]</i>

**Identifier:**

Sr.NO	Identifier Name and Address	Signature
1	<b>ASHWANI KUMAR</b> Address1 - WARD NO 1 VILL LAM TEHSIL AND DISTT UNA HP , , , Himachal Pradesh PAN No.:	<i>[Signature]</i>

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### Deed Endorsement

Una

Token No :- 202400011585

District Name :

This document is presented for registration by Sh./Smt. TRAVEL FOOD SERVICES PRIVATE LIMITED THROUGH ITS AUTHORISED PERSON SH RITUPARN SHARMA s/o/d/o/w/o B N SHARMA before me today on 05-04-2024 Day of Friday at 14:32:33 PM

  
Signature of Presenter

  
Signature of Registering Officer

#### Document Details

Book No:4 Registration No. : 108/2024 Registration Date : 05-04-2024 Description of Deed : 5 - Agreement or memorandum of an Agreement or Hiring Agreement or Agreement for Service or Letter of Guarantee (Deed Sub Title - Agreement or memorandum of an Agreement or Hiring Agreement or Agreement for Service or Letter of Guarantee )  
Deed Execution Date : 24-01-2024  
Stamp Duty :- Rs. 100/-, Registration Fee :- Rs. 100/-, Pasting fee :- Rs. 10/-,

#### Deed Pasting Detail

No. of Deed Pages:7  
Additional Book Volume No. : 25  
From page : 78 To page : 84

#### Annexure Pasting Detail

No. of Annexure Pages:7  
Supplementary Book Volume No. : 6  
From page : 38 To page : 44

#### Duty and Fee Details

##### Stamp Duty

Amount:Rs.100/-  
Payment Mode: Stamp Paper  
Issued by: Stamp Vendor  
Vide No.:13228  
Date:30-03-2024

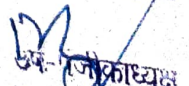
##### Registration Fee/Pasting Fee

Amount:Rs.10/-  
Payment Mode: CASH  
Issued by: SRO Office  
Vide No.:  
Date:05-04-2024

Amount:Rs.100/-  
Payment Mode: CASH  
Issued by: SRO Office  
Vide No.:  
Date:05-04-2024

Signature of Registering Officer

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### CERTIFICATE OF REGISTRATION

(As per the provisions of Registration Act, 1908)

The contents of Document read over and explained to the parties who understood all the contents/conditions and admit the execution to be correct. The parties and witnesses have been identified by (ASHWANI KUMAR, Aadhaar Card-\*\*\*\*\*1465) . Hence, the document is here by REGISTERED.

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Signature of Registering Officer

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पटवार वृत्त : 211

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साल : 2018-2019

रकबा ईकाई: है-आ-ई

कुल शुल्क

खेत नं.	खलीनी नं.	नाम मासिक व पशुवाल	नाम कारतकार व पशुवाल	नाम शहर व दीगर वसायल आबपाशी	नम्बर खसरा शाल	रकबा हर खेत व मिजान खाता भय किस्म अयाली	हिस्सा या ईमाना रुकीयत व तरीका बाड	कफियत
922	1005	कुल भाग (4) जगदीश राम पुत्र सूदा पुत्र फौजू (3) भाग श्रीमति सलोचना देवी फनी जगदीश राम पुत्र सूदा (1) भाग निवशी मोहाल जना	कल्या स्वयं		2171/697	00-00-06	रकबा व पशुवाल	न.ई. 2736 नवादनवा
844	929				2176/698	00-00-01	खेत नं. (1)	न.ई. 3130 आड इदन
					2177/698	00-00-03		नोट: वस्तुवै रपट नम्बर 5885 दिनांक 11-07-2019 गजब दिवाजब भुविनिपय 1977 (खसरीयत) के भावजब आड इते है।
					2194/698	00-00-48		नोट: वस्तुवै रपट 3130 आड इते खेत व पशुवाल रकबा
					2196/698	00-00-48		खेत नं. 0-11-82 है. सिददाजब
					2197/698	00-00-48		खेत नं. 0-11-82 है. सिददाजब
					2198/698	00-00-48		खेत नं. 0-11-82 है. सिददाजब
					2200/698	00-00-40		खेत नं. 0-11-82 है. सिददाजब
					2201/698	00-00-64		खेत नं. 0-11-82 है. सिददाजब

*Handwritten signature and date:*  
 24/04/2024  
 Patwari Circle Bharolian Kalan  
 Patwar & Distt. Una (H.P.)  
 Tehsil & Distt. Una

*Handwritten numbers and date:*  
 108  
 24-04-2024

पटवार वृत्त : भंडौलिया तहसील  
हदबस्त नं. : 211

मोहाल : 3प महाल जलयां

नाम :  
पिता/पति :  
साल : 2018-2019

नकल शुल्क : 1.00  
सेवा शुल्क : 10

खेवट नं.	खेतीनी नं.	नाम भालिक व एहवाल	नाम कारतकार व एहवाल	नाम याह व दीगर वसायल आबपाशी	नम्बर खसरा हाल	रकबा हर खेत व मिजान खाना मय क्रियम अराजी	रकबा ईकाई है आरु	हिस्सा या शेमाना रकीयत व तपीका वाह	कम्पा व रकबा मय नं ई	किसत नं (1)	नं ई	रकबा
921	1004	कुल भाग (4) जगदीश राम पुत्र सूबा पुत्र	कल्या स्वय		हाल	रकबा हर खेत व मिजान खाना मय क्रियम अराजी	रकबा ईकाई है आरु	हिस्सा या शेमाना रकीयत व तपीका वाह	कम्पा व रकबा मय नं ई	2735	रकबा	2735
844	929	फौज (3) भाग स्थानिय वासी श्रीमति सलोचना देवी पत्नी जगदीश राम पुत्र सूबा (1) भाग निवासी उजा								2735	रकबा	2735

*Handwritten signature*  
06/04/2024  
Pattar Circle Bhudolia Kadan  
Tahsil & Distt Una (H.P.)

VILLAGE : BHADOLIYA  
Taluk : BHADOLIYA  
Distt : UNA  
988276-008

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समीक्षा नं. 108  
दिनांक 14/2/2024

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2203/698	2204/698	2205/698	2206/698	2207/698	2210/698	2211/698
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किताब 00-11-82	अनुसूच 00-11-82	बंदर कदीम 00-00-10	श्री सुमनिका 00-11-72
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संशोधन संस्थान  
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 19-7-2011

कॉपी फिल  
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