

The Lessee is a M/s Kelzar Shetkar Utpadak Company (Producer Company), has approached the Lessor with a request to grant a lease of only a part of the said Agriculture land i.e. 0.20R (20,000Sq.Ft.) West corner of dimensions Feet (North to South) on East side of the proposed lease plot, Feet (East to West) on both North & South sides of the proposed lease plot, for doing essential activities of Value addition in Agriculture produce under scheme of SMART Project/POCRA/MAGNET and other project of Maharashtra Government therein, and which the Lessor has agreed to do on the following terms and conditions agreed by the Lessee strictly on Agreement of Lease.

Lessor and Lessee are hereinafter jointly referred to as the 'Parties' and individually as "Party" WHEREAS the Lessor and Lessee, in consideration of the rights, privileges, obligations and agreements;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

I. LEASE AND DESCRIPTION OF THE LAND

The Lessee, being desirous of taking on lease the Land (as defined below), for the purpose of carrying on its agricultural processing operation, has approached the lessor, and the lessor has agreed to give on lease the Land to the Lessee, on the terms and conditions agreed upon in this AGREEMENT for doing essential activities of Value addition in Agriculture SMART produce under scheme of Project/POCRA/MAGNET and other project of Maharashtra Government therein.

A. The Lessor is the owner of 0.88HR Agricultural Land Survey no.102/2 located at Vilage Jangalapur, Tahsil Seloo, District Wardha, Maharashtra, out of the above said field survey the part of the 0.20R (20,000 Sq. Ft.) West corner of South admeasuring Width: North to South on the Eastern side 100 Sq. Ft. and Length: East to West on both North & South sides 200 Sq. Ft of the proposed lease plot, i.e. 20,000.00Sq. Ft more particularly described in schedule which is part and parcel of this agreement.

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C. LESSEE shall always observe and perform all the terms and conditions, covenants and provisions as contained in this AGREEMENT and shall not do, omit or suffer to be done anything whereby the right of the LESSOR in the Land is violated or forfeited or jeopardized or extinguished. LESSEE shall always indemnify and keep indemnified the LESSOR against any such loss or damage suffered by LESSOR by reason of any act or default or omission of LESSEE.

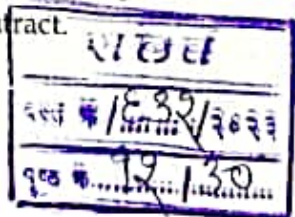
D. The LESSEE shall not store or deal in any goods in the leased portion which are hazardous in nature and not permissible in law except the UPS, Other equipment's, Batteries, Diesel and others as essential to run LESSEE's Business Operations.

E. The headings under in this AGREEMENT are for convenience only and do not constitute matters to be construed in interpreting this Lease Agreement.

F. This AGREEMENT may not be amended or otherwise altered except pursuant to an instrument in writing signed by each of the Parties hereto. This AGREEMENT shall be binding upon and inure to the benefit of the respective successors, legal representatives and permitted assigns of the Parties, provided that no Party shall assign any of its rights or delegate any obligations hereunder without the prior written consent of the other, and any attempted assignment or delegation without consent shall be null and void.

H. Subject to the terms and conditions of this AGREEMENT, each of the Parties hereto will use all reasonable efforts to take, or cause to be taken, all action, and to do, or cause to be done, all things necessary to fulfill obligation under this Agreement.

I. **Jurisdiction.** This Contract shall be governed and enforced in accordance with the law of India and the courts at Seloo, Wardha shall have jurisdiction with respect to all matters and dispute arising out of or relating to this Contract.



**AGREEMENT FOR LEASE OUT OF AGRICULTURE
LAND
(WITHOUT RENEWAL)**

This Agreement to lease out of Agriculture land is made at Office of Sub-Registrar Seloo, Tahsil- Seloo, District Wardha, Maharashtra this 6th Day of April 2023

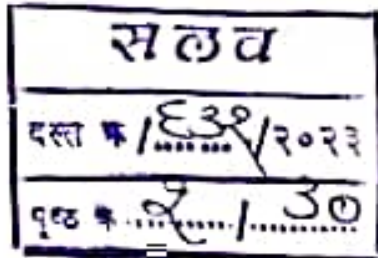
BY AND BETWEEN

Mr. Roshan S/o Bandu Godghate, Resident at Rehaki Tah. Seloo, Dist. Wardha, Maharashtra. hereinafter referred to as 'the Lessor' of the **One Part**.

AND

Mr. Vaibhav S/o Kisanaji Wandile (CEO) of M/s **Kelzar Shetkari Utpadak Company**, Kelzar, Tah. Seloo, Dist. Wardha, Maharashtra hereinafter referred to as the 'Lessee' of the **Other Part**.

WHEREAS the Lessor is absolutely owned and possessed of or otherwise well and sufficiently entitled to the Agriculture land 0.88 Hectare R vide Field Survey No. 102/2 situated at Village Jangalapur, Tahsil Seloo, District Wardha, Maharashtra.



2. The Lessee may forthwith terminate the lease for breach of any material term of the renewed AGREEMENT by the Lessor, which breach is either not capable of remedy or is not remedied within sixty (60) days after the Lessor receives written notice calling upon the Lessor to remedy the breach.

3. The Lessor may terminate the lease for any material breach by the Lessee, in which event the Lessor shall give notice of 2 months to the Lessee to remedy the breach within the notice period and should the Lessee not remedy the breach within the notice period, the Lessor will be entitled to terminate the lease on the expiry of the notice period.

4. The Lessor can terminate the lease whenever he wants to sell out his owned Agricultural land to the other person; in that case Lessee has agreed not to raise any obligation and objection to any of the Court. Upon agreed to this term and condition, lessor mutually agree to lease out his owned part of the land to the Lessee.

5. On that ground Lessee can ask to purchase that part or a whole land from the Lessor on the market price of this particular land during the period of time.

5. MAINTENANCE & UTILITY CHARGES:

A. The Lessee shall maintain (i.e. routine day to day maintenance) the internal areas of the Land at its own cost.

B. During the period of the lease, the Lessee shall, over and above the rent herein reserved, also bear and pay the following expenses in respect of the Land:

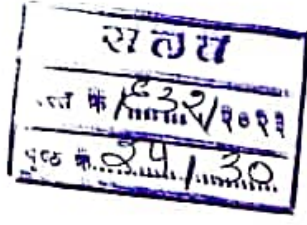
- (i) All charges for electricity consumed by the Lessee in the Land.
- (ii) Charges and taxes for charged by local bodies

C. Access:

The Lessee shall have unlimited access to the Leased Land 24 hours a day, all days of the week with full facilities including open well & Electricity.

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पृष्ठ क्र. ६९/३०





GRN	MH017949851202223M	BARCODE			Date	30/03/2023-16:27:29	Form ID	36
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	SEL_SELOO SUB REGISTRAR			PAN No.(If Applicable)				
Location	WARDHA			Full Name	Vaibhav K Wandile			
Year	2022-2023 One Time			Flat/Block No.	Sr No 102/2			
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	13900.00	Road/Street		0.20 H R			
0030063301	Registration Fee	3500.00	Area/Locality		Jangalapur			
			Town/City/District					
			PIN		4	4	2	1 0 4
			Remarks (If Any)					
			SecondPartyName=Roshan B Godghate-					
			Amount In		Seventeen Thousand Four Hundred Rupees Only			
			Words					
Total			17,400.00					
Payment Details			STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details			Bank CIN	Ref. No.	00040572023040551064	CPACPTZOC7		
Cheque/DD No.			Bank Date	RBI Date	30/03/2023-16:27:33	Not Verified with RBI		
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			



Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सादर चालन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सादर चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-287-632	0000120453202324	06/04/2023-14:07:00	IGR40B	3500.00
2	(IS)-287-632	0000120453202324	06/04/2023-14:07:00	IGR40B	13900.00
Total Defacement Amount					17,400.00

Print Date 06-04-2023 02:10:49



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0604202309230

Receipt Date 06/04/2023

Received from Vaibhav K Wandile, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 632 dated 06/04/2023 at the Sub Registrar office S.R. Selu of the District Wardha.

DEFACED

₹ 600

DEFACED

Payment Details

Bank Name SBIN

Payment Date 06/04/2023

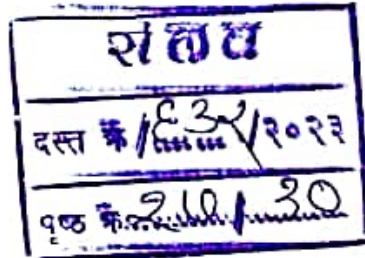
Bank CIN 10004152023040608513

REF No. 309631372705

Deface No 0604202309230D

Deface Date 06/04/2023

This is computer generated receipt, hence no signature is required.



2. LEASE TERM

A. The lease will be for a period of Twenty-Nine (29) years commencing from 1st April 2023 to 31st March 2052. ("Lease Period"), without further renewal. ✓

B. Both Parties agreed not to terminate or continue this lease during the Lease Period with certain provision of termination power given to the lessor only, other than as may be specifically provided in this Agreement.

3. RENT & INTEREST FREE REFUNDABLE SECURITY DEPOSIT

A. The Lessee agrees and undertakes, to pay the Interest free Refundable Security Deposit of Amount Rs. 50,000 (Fifty Thousand only) before 31st of March 2024 without fail, and Annual Rent at the rate of Rs 10,000/- (Ten Thousand only) per annum with of hike to be added in the amount of Rent every respective year, to the Lessor on or before the 15th day of lease date every year, subject to statutory deduction of tax at source. ✓

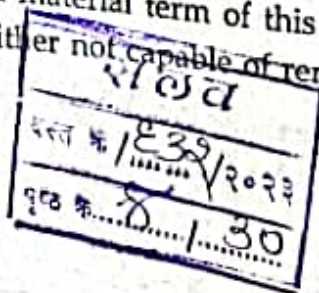
B. Subject to the Lessor handing over possession of the Land fitted-out in accordance with the Lay-Out Plans (as defined), the Lessee's obligation to pay rent for the Land shall commence from 1st of April 2023. The Lessor shall not however be responsible for any delay in handing over the possession of the Land to the Lessee arising from any Change Request (as defined below) for the Lay-Out Plans initiated by the Lessee. ✓

C. In the event of any delay in the payment of the Annual rent within 15 days of the due date as set out herein, the Lessee shall be liable to pay interest on such outstanding payment @ 18 % per annum. ✓

4. TERMINATION

A. Any Party shall terminate the lease of the Land during the Lease Period due to the following reasons:

1) For Breach of a material term of this Agreement by the other Party, which breach is either not capable of remedy or is not remedied within



87/632
दिनांक: 06 एप्रिल 2023 2:07 म.नं.

दस्त गोपवारा भाग-1

मालव 29/30
दस्त क्रमांक: 632/2023

दस्त क्रमांक: मालव /632/2023

बाजार मूल्य: रु. 3,40,000/-

मोवदला: रु. 50,000/-

भरलेले मुद्रांक शुल्क: रु. 13,900/-

नोंदणी फी माफी अमल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. मलय यांचे कार्यालयात

अ. क्र. 632 वर दि.06-04-2023

गोळी 1:59 म.नं. वा. हजर केला.

पावती:924

पावती दिनांक: 06/04/2023

सादरकरणाचा नाव: वैभव किसनाजी वांदीले सी.ई.ओ. केळसर शेतकरी उत्पादक कंपनी

नोंदणी फी रु. 3500.00

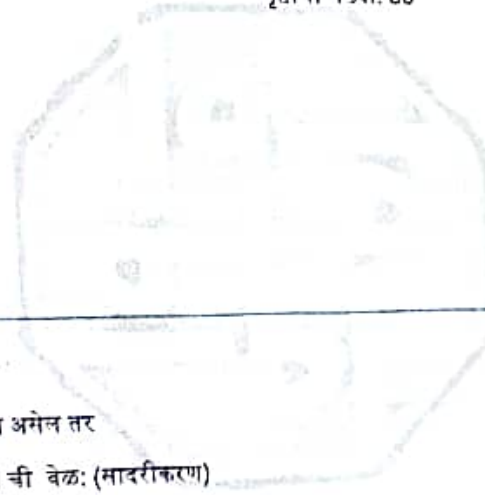
दस्त हाताळणी फी रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 4100.00

Vandile

दस्त हजर करणाऱ्याची मही:

A.K.O.
Sub Registrar Selu
दुय्यम नियंत्रक श्रेणी-१A.K.O.
दुय्यम नियंत्रक श्रेणी-१
सें ल.सें ल.
दस्ताचा प्रकार: भाडेकरार

मुद्रांक शुल्क: (25-अ) जंगण मालमत्तेच्या बाबतीत अमेल तर

शिक्का क्रं. 1 06 / 04 / 2023 01 : 59 : 55 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 06 / 04 / 2023 02 : 00 : 43 PM ची वेळ: (फी)



2. The Lessee may forthwith terminate the lease for breach of a material term of the renewed AGREEMENT by the Lessor, which breach is either not capable of remedy or is not remedied within sixty (60) days of written notice calling upon the Lessor to remedy the breach.

3. The Lessor may terminate the lease for any material breach by the Lessee, in which event the Lessor shall give notice of 2 months to the Lessee to remedy the breach within the notice period and should the Lessee not remedy the breach within the notice period, the Lessor will be entitled to terminate the lease on the expiry of the notice period.

4. The Lessor can terminate the lease whenever he wants to sell out his owned Agricultural land to the other person; in that case Lessee has agreed not to raise any obligation and objection to any of the Court. Upon agreed to this term and condition, lessor mutually agree to lease out his owned part of the land to the Lessee.

5. On that ground Lessee can ask to purchase that part or a whole land from the Lessor on the market price of this particular land during the period of time.

5. MAINTENANCE & UTILITY CHARGES:

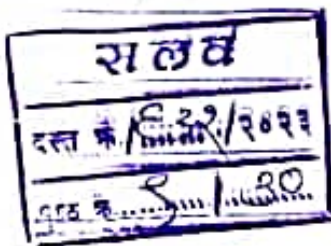
A. The Lessee shall maintain (i.e. routine day to day maintenance) the internal areas of the Land at its own cost.

B. During the period of the lease, the Lessee shall, over and above the rent herein reserved, also bear and pay the following expenses in respect of the Land:

- (i) All charges for electricity consumed by the Lessee in the Land.
- (ii) Charges and taxes for charged by local bodies.

C. Access:

The Lessee shall have unlimited access to the Leased Land 24 hours a day, all days of the week with full facilities including open well & Electricity.



D. LEGAL FEE AND REGISTRATION OF LEASE:

Lessee has to bear all the legal costs. The Stamp Duty & Registration Charges of the AGREEMENT Documentation as applicable shall be borne by the Lessee. The Lessor will provide only required assistance in the registration process.

E. SIGNAGE:

The Lessee shall be entitled to exhibit signboards, displays and advertisements or any other logo on the designated places earmarked by the Lessor inside the Building in such suitable manner as per the signage rules of the facility. Further, such signboards outside the building shall also be exhibited only at such places earmarked by the Lessor. Permission rights are reserved with Lessor only.

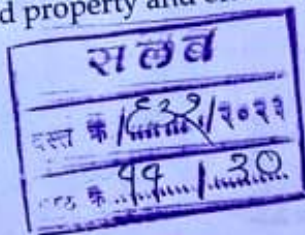
6. THE LESSEE'S COVENANTS

The Lessee, to the extent that the obligations agreed upon under this Agreement may continue throughout the term of the lease and any renewal thereof, covenants to the Lessor as follows:

- i) The Lessee shall use the said Land only.
- ii) The Lessee shall at its own costs and charges with prior intimation to the Lessor install furniture, fixtures, fittings, electrical installations, equipment and all other conveniences as the Lessee may think fit for or in connection with the full use, occupation and enjoyment of the Land without any structural alterations. Any proposed improvements on the Land shall be given in writing to the Lessor in advance and after receiving consent of the same.

EVENT OF SALE, ACCEPTANCE OF LEASE BY THE NEW OWNER

(a) In the event of the owners transferring their rights/interest in any manner during the existence of the lease to any other person, the same may be allowed without affecting the rights of the Lessee under the Lease Agreement in any manner and the owners/purchasers/transferees shall inform the Lessee about the acquiring of the right/interest in respect of the leased property and on receipt of such information, the Lessee shall accept



loans extended for financing the development of the building) have any right, title and interest in the said Land.

v) The Lessor represents that to has the full right and unrestricted authority to enter into these presents and that the agreements (now or in future) with any banks/financial institutions for financing the development of the building do not place any restraint on the right of Lessor to lease the Land on the terms agreed herein.

vi) The Lessor represents that it shall not do, omit or suffer to be done anything whereby its right to hold and enjoy the Land or lease the same in accordance with these presents avoided, forfeited or extinguished including but not limited to anything required as per the terms of agreements between the Lessor and banks / financial institutions that may have a charge on the Land from time to time

vii) The Lessor represents and warrants that, on the Lessee paying the rent hereby reserved and performing and observing its obligations hereunder, the Lessee shall be entitled to peaceably and quietly hold and enjoy the Land during the period of lease without any eviction, disturbance or interruption by the Lessor or any person or persons claiming through or under the Lessor or otherwise howsoever.

viii) The Lessor represents that except for certain charges created in favor of banks/financial institutions that have financed the Lessor's development of the building, the Land is free from any kind of encumbrances, court orders or any mortgages, charges or lien which would affect the peaceful enjoyment thereof by the Lessee.

ix) The Lessor covenants that shall sign, without undue delay, on such applications, no-objection certificates or any documents prescribed by any statute/ government authority as may be required by the Lessee to obtain necessary statutory/ governmental licenses, permission etc. to carry out its business operations from the Land.



D. LEGAL FEE AND REGISTRATION
Lessee has to bear all the legal charges of the AGREEMENT by the Lessee. The Lessee shall bear the registration process.

E. SIGNAGE:
The Lessee shall bear the cost of all advertisements on the Land and the Lessor shall be exempted from the rules of the fact that be exhibited rights are reserved.

6. THE
The Lessor shall be bound to execute the Agreement.

such new purchaser's/transferee's ownership of the land and obtain written confirmation from such new owner/purchaser/ transferee to the effect that he will be bound by the terms of the Lease Agreement.

(b) In the event of the owners transferring their rights/interest to any other person, the same may be informed to the Lessee and the Lessor shall ascertain and obtain all the necessary documents from the transferee to the effect that the transferee will be bound by the terms and conditions of the Lease Agreement for the balance period of the lease or for using the said documents for renewal of the lease for the balance period.

(c) During the subsistence of the lease, the Lessor shall not carry any activity, in the Schedule property, other than those agreed in this agreement;

(d) The change in the legal status of the Lessee shall not affect the terms and conditions of this Agreement.

(e) The original Lease Agreement shall be with the Lessee and the copy of the same will be with the Lessor.

(f) In the event of any dispute in respect of the land, the Lessee shall deposit the rent in the concerned civil court. In the event of retention of the rent with the Lessee, the Lessee shall be pay the same together with interest thereon at the rate 18% PA for such period.

(g) The Lessee shall not offer or create any charge or encumbrance by offering the same as by way of mortgage, security, etc. in favour of any Banks or financial institutions in respect of the loans or advances or any other financial facilities that may be availed by the Lessee.

(h) The owners shall pay the land tax/revenue in respect of the lands.

7. LESSEE'S COVENANT AND OBLIGATIONS:

The Lessee hereby covenants with the Lessor as under:

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दस्तावेज क्र.	६३२/२०२३
पृष्ठ क्र.	३०



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0604202309230	Date 06/04/2023
Received from Vaibhav K Wandile, Mobile number 0000000000, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office S.R. Selu of the District Wardha.	
Payment Details	
Bank Name SBIN	Date 06/04/2023
Bank CIN 10004152023040608513	REF No. 309631372705
This is computer generated receipt, hence no signature is required.	

सलव
दस्त # F32/2023
पल्ल # 9/1/30



CHALLAN
MTR Form Number-6



GRN MH017949851 202223M		Barcode	Date 30/03/2023-16:27:29	Form ID 36
Department Inspector General Of Registration	Payer Details			
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		PAN No.(If Applicable)	
Office Name SEL_SELOO SUB REGISTRAR	Full Name		Vaibhav K Wandile	
Location WARDHA	Flat/Block No.		Sr No 102/2	
Year 2022-2023 One Time	Premises/Building		020 HR	
Account Head Details	Amount In Rs.	Road/Street	Jangalapur	
0030046401 Stamp Duty	13900.00	Area/Locality	Town/City/District	
0030063301 Registration Fee	3500.00	Town/City/District	PIN 4 4 2 1 0 4	
Remarks (If Any)		SecondPartyName=Roshan B Godghate-		
Total	17,400.00	Amount In Words	Seventeen Thousand Four Hundred Rupees Only	
Payment Details	FOR USE IN RECEIVING BANK			
Cheque/DD Details	Bank CIN	Ref. No.	CPACPTZOC7	
Cheque/DD No.	Bank Date	RBI Date	Not Verified with RBI	
Name of Bank	Bank-Branch		STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date			

भारतीय स्टेट बँक / S.B.I.
सेलू शाखा / Seloo Br. (11149)
5 APR 2023
S. P. KALE - 7565097
By CLG/CASH/TRANSFER

Department ID: 0000000000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Wandile

otherwise cease. The Event of Force Majeure makes the use of the Land any substantial part thereof for the Agriculture operations.

IN WITNESS WHEREOF THE PARTIES hereto has executed this Agreement at Seloo, Dist. Wardha, on the day 6th Day of APRIL 2023 as above written.



VKwandle
LESSOR/PART ONE
Mr. Vaibhav S/o Kisanaji Wandile
(CEO) on behalf of M/s Kelzar
Shetkar Utpadan Company



Godghate
LESEE OTHER PART
Roshan Son of Bandu Godghat

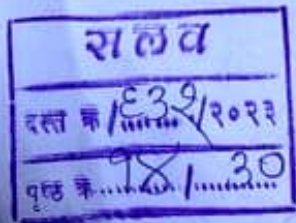
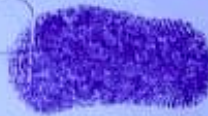
WITNESS:



1. R.R. wandile
रजत रजानी वांदिले



2. R.R. wandile
रजत रजानी वांदिले



2. LEASE TERM

A. The lease will be for a period of **Twenty-Nine (29) years** commencing from 1st April 2023 to 31st March 2052. ("Lease Period"), without further renewal.

B. Both Parties agreed not to terminate or continue this lease during the Lease Period with certain provision of termination power given to the lessor only, other than as may be specifically provided in this Agreement.

3. RENT & INTEREST FREE REFUNDABLE SECURITY DEPOSIT

A. The Lessee agrees and undertakes, to pay the Interest free Refundable Security Deposit of Amount Rs. 50,000 (Fifty Thousand only) before 31st of March 2024 without fail, and Annual Rent at the rate of Rs 10,000/- (Ten Thousand only) per annum with of hike to be added in the amount of Rent every respective year, to the Lessor on or before the 15th day of lease date every year, subject to statutory deduction of tax at source.

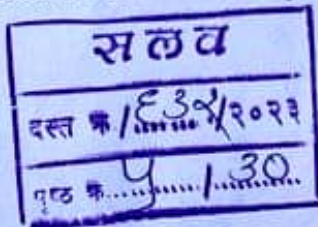
B. Subject to the Lessor handing over possession of the Land fitted-out in accordance with the Lay-Out Plans (as defined), the Lessee's obligation to pay rent for the Land shall commence from 1st of April 2023. The Lessor shall not however be responsible for any delay in handing over the possession of the Land to the Lessee arising from any Change Request (as defined below) for the Lay-Out Plans initiated by the Lessee.

C. In the event of any delay in the payment of the Annual rent within 15 days of the due date as set out herein, the Lessee shall be liable to pay interest on such outstanding payment @ 18 % per annum.

4. TERMINATION

A. Any Party shall terminate the lease of the Land during the Lease Period due to the following reasons:

1) For Breach of a material term of this Agreement by the other Party, which breach is either not capable of remedy or is not remedied within



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sixty (60) days of written notice calling upon the Party in breach to remedy the breach.

2) On the occurrence of an Event of Force Majeure (as defined in clause 13) that prevents the use of the Premise for the defined purpose for which the Premise has been leased for a continuous period of thirty (30) days. The right to terminate in the event of such an Event vest solely with the Lessee.

3) This AGREEMENT is temporary and alternate provision as the Lessee has some other arrangements in progress, once they have done with the same both Lessee and Lessor can terminate this agreement with immediate effect.

4) On Non-Payment of Security Deposit within a specified date given, this Agreement will be terminated by Lessor itself with immediate effect.

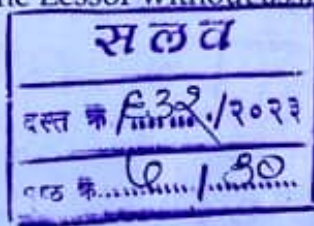
5) This Agreement is designed in such a way that any party can terminate it on violation of terms and condition or a breach of contract on which both the parties has mutually agreed. Provision granted in such manner to any party to terminate Agreement during Lease Period without approach to Registrar office to get this Agreement terminated.

6) Under this Agreement, Lessor has agreed to lease out the part of land on the condition that. Lessor will construct any building and arrangement only in Pre-Fabricated Building material (portable/moveable), not in permanent structure as the land is of Agriculture use only.

A. Lessee has agreed to relocate all their constructed arrangements to the other location on their own cost, and will have handover a part of land as their original conditions as it is during the time of possession.

B. In the event the lease of the Land is renewed beyond the Lease Period, the right of the Parties to Terminate or Renewed AGREEMENT shall be as follows:

1. The Lessee may terminate the lease by providing Three (3) Months' notice to the Lessor without assigning any reason for the same.



such new purchaser's/transferee's ownership of the land and obtain a written confirmation from such new owner/purchaser/ transferee to the effect that he will be bound by the terms of the Lease Agreement.

(b) In the event of the owners transferring their rights/interest to any other person, the same may be informed to the Lessee and the Lessor shall ascertain and obtain all the necessary documents from the transferee to the effect that the transferee will be bound by the terms and conditions of the Lease Agreement for the balance period of the lease or for using the said documents for renewal of the lease for the balance period.

(c) During the subsistence of the lease, the Lessor shall not carry any activity, in the Schedule property, other than those agreed in this agreement;

(d) The change in the legal status of the Lessee shall not affect the terms and conditions of this Agreement.

(e) The original Lease Agreement shall be with the Lessee and the copy of the same will be with the Lessor.

(f) In the event of any dispute in respect of the land, the Lessee shall deposit the rent in the concerned civil court. In the event of retention of the rent with the Lessee, the Lessee shall be pay the same together with interest thereon at the rate 18% PA for such period.

(g) The Lessee shall not offer or create any charge or encumbrance by offering the same as by way of mortgage, security, etc. in favour of any Banks or financial institutions in respect of the loans or advances or any other financial facilities that may be availed by the Lessee.

(h) The owners shall pay the land tax/revenue in respect of the lands.

7. LESSEE'S COVENANT AND OBLIGATIONS:

The Lessee hereby covenants with the Lessor as under:

