

EXHIBITURE (20)

FSD DMF (12)  
DMR  
DMV

SCHEDULE 3(A)  
( AGREEMENT FOR HIRING OF LAND )

This deed of lease made this...<sup>5<sup>th</sup></sup>1<sup>st</sup> day of August, 1993  
between the Government of Nagaland (hereinafter called "The  
Lessor") of the one part and Food Corporation of India of the  
other part.

2. Whereby it has been agreed and declared as follows:-

In consideration of the rent hereinafter reserved and of  
the other conditions herein contained in the Lessor agree(s) to  
let and lease a plot of urban/rural land (hereinafter called the  
"said plot of land") situated at Block No.8 covered by :-

- Dag No. 23- 28
- Measuring 33B-3K - 15L
- Patta No. 21 and 25

which said plot of land is more particularly described in the  
Schedule hereunder written and is delineated on the plan annexed  
to this Deed and thereon coloured.....<sup>Red</sup>.....together  
with all rights and appurtenances whatever to the said plot of  
land belonging or in any-wise appertaining.

3. The lease shall commence on the...<sup>5<sup>th</sup></sup>1<sup>st</sup> day of August, 1993  
and shall be subject to the terms hereof, continue for a term of  
99(ninety nine) years with an option to the Lessee to renew the  
lease for a further term as set out in Clause 11 thereof.

The Lessee shall subject to the terms thereof, pay rent  
for the said plot of land at the rate to be prescribed by the  
Government from time to time.

4. The land would be reverted to State Government in case  
the Food Corporation of India stops working or is shifted elsewhere.

5. The responsibility for maintenance of the land is that  
of the Food Corporation of India.

6. The Lessee shall have no right to sale of the whole part  
or parts of the said plot of land without the prior consent of the  
Lessor.

7. The Lessee may at any time during the term hereby created  
and any renewal thereof erect upon the said plot of land such  
buildings or installations or other works and install therein such  
fittings and fixtures as it may think fit PROVIDED ALWAYS that such  
buildings, installations, or other works, fittings and fixtures shall  
remain the property of the Lessee who shall be at liberty to

