

143

DOCUMENTS. FOR REGIONAL
OFFICE BUILDING

AHMEDABAD PAGE NO. 1 TO 12.

147

1

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3097

अश्रम

SR. REGIONAL MANAGER
Food Corporation of India
B/H Natraj Theatre
Ashram Road Ahmedabad

Pin 380009

Phno- 6580689

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30000
22000
8000
25000

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मि. 3.
9,22,70,000
2700

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Serial No. 3065
Presented at the Office
of Jt Registrar of
A'bad (L) Paki between the
hours of 3⁰⁰ and 4⁰⁰
on the 26-10-1999

Received Fee as following
Registration Fee Rs. 30⁰⁰
Photo Photography 168930⁰⁰
(Pages 11) 110⁰⁰
Endorsement Fee
Postage 40⁰⁰

Total 1,69,110⁰⁰

(Signature)
CA. K. K. (Rajiv)
Regional Registrar,
A'bad

(Signature)
(J. H. MODI)
Jt. SUB REGISTRAR
AHMEDABAD-4 (PALDI)

(Signature)
(J. H. MODI)
Jt. SUB REGISTRAR
AHMEDABAD-4 (PALDI)

3065

(Signature)

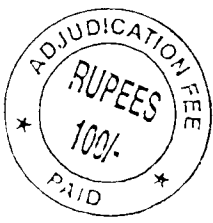
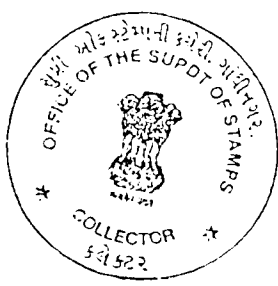
Office Of The Supdt Of Stamps
GANDHINAGAR

Received From Food Corporation of India
Stamp Duty Rupees. 15,75,868/- cps. (Fifteen lakh seventy five thousand
Certified Section 22 of the Bombay Stamp Act 1958 that the Full Stamp duty
Rupees: 15,75,868/- cps. (Fifteen lakh seventy five thousand eight hundred
eight hundred sixty eight only).
sixty eight only).

With which this instrument is chargeble
has been Paid.

No. 1091... (ADJ) (32) of
Date: 26/10/1999
COLLECTOR
Rajiv 1 To 5

AHD-4-PLD
3065/1-11
1999



LEASE AGREEMENT

THIS lease Agreement made this First day of October
(month) -
one thousand nine hundred ninety nine at Ahmedabad
between the Ahmedabad Urban Development Authority
established under Section 22 of the Gujarat Town

145

3

AHD-4-PLD
3065/2-11
1999

// 2 //

Planning and Urban Development Act, 1976 (Act No:XXVII of 1976) and having its office at Sardar Patel Municipal Market, Usmanpura, Ashram Road, Ahmedabad-380 014, hereinafter referred as " THE LESSOR " into (which expression shall, unless the context does not so admit, include its successor or successors of and assign or assigns) of the one part, AND SENIOR REGIONAL MANAGER, FOOD CORPORATION OF INDIA (A Govt. of India Undertaking), Regional Office, 'Industry House', Behind Natraj Cinema, Ashram Road, Ahmedabad-380 009 hereinafter referred to as " THE LESSEE " (which expression shall, unless the context does not so admit includes its administrators / successor / assigns of the other part.

WHEREAS the lessor is a body corporate having perpetual succession and a common seal, constituted under the provisions of the Gujarat Town Planning & Urban Development Act, 1976 with power to acquire, hold and dispose of property, both moveable and immovable.

WHEREAS the lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to lease the land and premises described hereinafter and also entitled to lease the same and Whereas, the lessor accepted the land market value of Rs.7,500/-



144

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102

IND-4-PLD
8065/3-11
1999

// 3 //



per sqmt (Rupees seven thousand five hundred only) and, whereas the Lessor has accepted the said premium offered by the lessee.

NOW THIS DEED OF LEASE WITNESSETH AS FOLLOWS:-

The final plot No: 294, under T.P. Scheme No: 3 of Vejalpur, Ahmedabad with an approximate area of 1,500 square metres fully described in the schedule hereto is leased to the lessee on full amount of Rs.1,12,50,000/- (Rupees one crore twelve lacs, fifty thousand only) and is leased to the lessee on a yearly rent of Rs.1,500/- (Rupees one thousand five hundred only) on the following Terms and Conditions:-



1. The period of lease shall be (90) Ninety years from the date of this deed.
2. The period of lease may be extended or a fresh lease agreement may be entered with the lessee at the discretion of the lessor for a further period of 90(Ninety) years of lease. Provided the lessee shall pay a rent at the enhanced rate as may be fixed by the Lessor.
3. The yearly rent of Re.1/- sqmt shall be payable by the Lessee in advance on or before 31st March of

143

5

AHD-4-PLD
3085/4-11
1999

//4//

each year. In case of default, the lessee is liable to pay penal rent at the rate that may be fixed by the Lessor and/or the Lessee shall be liable to be evicted.

4. The lessee shall not alter, change, modify and or demolish or any structural modification of the change the premises without the prior written permission of the Lessor.

5. The lessee shall not mortgage exchange or transfer or part with the possession or sublet the premises or a portion thereof without the permission of the Lessor.

6. The lessee shall not carry on any trade, business or activities i.e. prohibited by law time being in force.

7. The lessee shall pay all the rates, taxes, charges assessment and other levies to the Government or the revenue of local or any other authorities including the tax on property of the premises.

8. It shall be the responsibility of the Lessee to obtain the necessary permission, sanctions or Licences from the concerned authorities for the construction of office building in the premises and for their use and



142

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100

AND-4-PLD
1999

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occupation etc.

AND-4-PLD
15-11
1999

9. The lessee shall pay all deposits, charges etc. on electricity, water and other services for initial connections, reconnections, renovation and all other similar purposes and maintenance.

10. The lessee is prohibited to keep any cattles, birds, ducks or any other animal which render the premises filthy or keep anything within or about the premises.

11. The Lessee shall always keep the premises neat and clean and free from rubbish and under hygenic conditions.

12. The Lessee shall not instal a tin or any other shed and encroach or extend the area of its / their occupation by any means.

13. The Lessee shall not do or permit other person in the premises anything that may cause inconvenience to general public or neighbours or residents at the locality.

14. The Lessee may however decorate the premises or use or disply material for securing business and other lawful persuits. However, should-the lessor desire, the lessee shall remove them forthwith.



(141)

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AHD-4-PLD
3065/8-11
1999

// 6 //

15. Water supply & drainage mains, fixtures, fittings etc. if any, shall belong to the Lessor and any damage to them by lessee shall have to be compensated by the lessee.

16. If the water supply or drainage connection in the premises is required by the lessee, the lessor may accord permission for installation or connection of the same at the expense of the lessee and in which case, the lessee shall have no claim of ownership over these connections or remove them or claim the costs of the aforesaid connections at the time of vacation.

17. The Lessor or any person authorised by the lessor shall have the right to enter the premises to inspect, connect - alter or repair any water mains or drainage passing - through the premises and the fees or charges levied from time to time for maintenance of such amenities shall have to be paid by the lessee.

18. The lessor shall have the right to terminate the lease at any time during the continuance of the lease by giving one month's notice in advance and resume possession in case of breach of any condition noticed by the lessor.



AHD-4-PLD
3065 17.11
1999

// 7 //

19. The lessor shall have the right, not with-
standing anything contained herein to cancel the
allotment and the lease on a one month's notice:-

- i) If there is violation by the lessee of
any of the provisions of this Deed or the
terms & conditions as laid down in prospe-
ctus for allotment of premises or as may
be specified from time to time, or
- ii) When the period of lease expires, or
- iii) if the lessee defaults in the payment of
rent or any other amounts lawfully due
from him for a period of 6(six) months.

20. The Lessor, however, in case of cancellation
of lease under 19(above) may restore the lease on
such terms & conditions as the lessor may think fit.

21. The lease shall also be subject to terms and
conditions as may be imposed by the lessor from time
to time.

22. In case of any dispute as to the interpretation
of this Deed, the decision of the lessor shall be
final, conclusive and binding on lessee.



OFFICE OF THE REGISTRAR
 DISPUR
 ASSAM

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AHD-4-PLD
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1999

23. The development ~~permission for that~~ purpose shall be granted subject to approval of Govt. for variation in TPS Scheme and such variation is not approved by AUDA or Govt. action shall be binding on the lessee and lessee shall not go the court of law.

24. SCHEDULE:

All the piece of lease hold land bearing final plot No: 294 of TPS No: 3, Vejalpur, Ahmedabad admeasuring 1500 sqmts of moje V-ejalpur of Dascroi Taluka in the Registration District and sub-district of Ahmedabad and bounded as follows:-

- On or towards East: Part of final plot 294.
- " West: Sub-plot of Gujarat seeds Corporation.
- " North: Part of final plot 294.
- " South : 12 m T.P. Road.

...9/-..



(96)

AHD-4-PLD
3065/9-11
1999

// 9 //

IN WITNESS WHEREOF THE PARTIES AFORESAID
JOIN THEIR HANDS HERETO:

Signed & delivered by
the within named

Lessee: श्री. कन्नप्पन्ना
A. KANNAPPAN
श्री. कन्नप्पन्ना
Shri RESONANT -----
म. म. म. म.
In presence of: श्री. कन्नप्पन्ना
म. म. म. म.

Signature: [Signature]

1-10-1999-----

1. ----- B. E. DUTTA ----- B. E. DUTTA -----
Deputy Manager (CE) 1/10/99 1/10/99
FCI RO Ahmedabad-9
2. [Signature] ----- [Signature] ----- [Signature] -----
(B. A. Jodav) 1/10/99 1/10/99
Asst. Manager (CE) C. B. A. Jodav

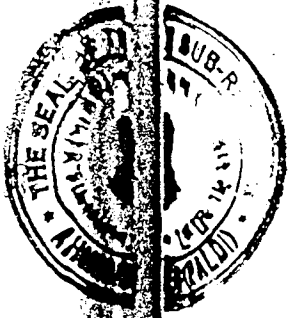
Signed & delivered for &
on behalf of the Lessor
by the hand of:-

Shri Rajnikant J. Hulani ----- Rajnikant -----
Estate Officer 1/10/99
Estate Officer

DESIGNATION: Deputy Manager (Estate)
FCI RO Ahmedabad-9

In presence of:
1. V. M. Bhambhani ----- [Signature] -----
Asst. Manager (CE)
2. ----- B. E. DUTTA -----
Deputy Manager (CE)
FCI RO Ahmedabad-9

: S E A L :



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3065/10/11
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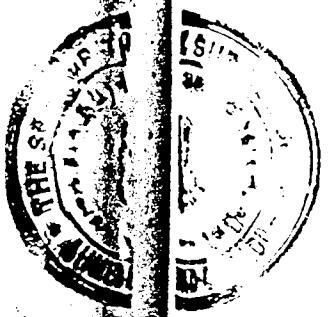
Lessee: Shri. A. Kammuram,
Regional Manager, F.C.I. P.O.,
Ahmedabad.

Lessor: Shri. R. J. P. Malani
Estate Officer. (Estate)
AUDA. Ahmedabad.

Executing Party
Admits Execution.

LESSOR:
R. J. P. Malani

(1) B. B. Dutta. Adult Scribe
Add. Deputy Manager. (CCE)
F.C.I. P.O. Ahmedabad.



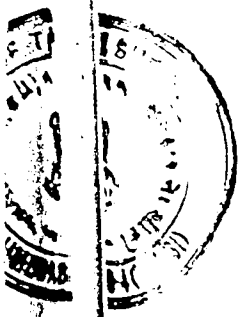
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(2) V.P.N. Bhambhani
 Advt - Service
 Advt. Asst. Manager
 Civil Engineering
 Ahmedabad

... that he personally
 ... document
 and identifies him.

Bh
 1.10.99
 Maulvi
 1/10/99

dt. 1-10-1999
 Jhambhani
 AHMEDABAD-4 (PALDI)



REGISTRATION NO. 3065
 dt. 1-10-1999
 Jhambhani
 AHMEDABAD-4 (PALDI)



3065
 1-10-1999
 Jhambhani
 AHMEDABAD-4 (PALDI)