land and the building covered by
these presents where such act
or omission is likely to affect
prejudicially the value of the
said property provided that
the opinion of the executive
engineer concerned whether any
act or omission of the lessee
has affected or is likely to affect
the property prejudicially or
cause depreciation of its value
shall be conclusive and binding
on the lessee. AND ALSO that
if the lessee makes any improvement
to the building or any addition
to the said building such improvement
and addition shall be deemed
to be included in the lease and

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Sr. Regional Manager
Food Corporation of India
Lucknow
hypothecated AND also the lessee
shall not at any time use or
permit to be used the demised
land or any part of the building
thereon for any obnoxious
trade or for religious purposes
or use the same for any purpose
other than office purposes
without the consent in writing

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Lucknow
of the lessor had and obtained

AND ALSO that the lessee
shall not transfer, sub-lease,
relinquish, mortgage or assign
its lessee rights in the
said land or its rights in the
buildings or any part thereof
for the full terms of

eighty years or any part thereof

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Lucknow
without the previous consent in writing of the lessor and until it has paid of all the arrears of rent hereby reserved for the said land with interest due thereon and that if the lessee or its assignee(s) or transferees make(s) any assignment or

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Sr. Regional Manager
Food Corporation of India
transfer without lessor's
prior permission and
without first paying off all
the arrears of rent due from
it to the lessor then
such assignment(s) or transfer(s)
shall be deemed to be void
and inoperative and in case
of permitted assignments or

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transfer the lessee be also
liable for all payments to
be made and outstanding against
the lessee at the time of
such assignment or
transfer and all covenants
to be performed in pursuance
of the presents AND ALSO
that the lessee its

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Sr. Regional Manager
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assignee(s) or transferee(s)

will not transfer the said
land in part or piecemeal
or parcel out the said land
or transfer the same

to different persons by
making plots or otherwise

AND ALSO will peaceably
surrender and yield up to

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G.P. VERMA, I.A.S.
Sr. Regional Manager
the lessor the said land
with such building in good
and substantial repair on the
expiration or sooner determination
of the said term and that the lessor
may on the expiry of the term either
take the building upon a valuation to be
agreed between the parties hereto or the
lessee will have a right to remove it

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G.P. Verma, I.A.S.
Sr. Regional Manager
within two months of the receipt of the notice and will be so often as the said land or any part thereof shall by assignment or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the pendency of the term hereby granted the lessee shall within one calendar month from the date of such assignment.

[Signatures]

District Manager
Food Corporation of India

G.P. Verma, I.A.S.
Sr. Regional Manager
Food Corporation of India
inheritance or transfer intimate the lessor
setting out the names and description of the
parties to every such assignment and the
particulars and effects thereof together
with every assignment and every probate
of a will or letters of administration,
decree, order, certificate or other
documents effecting or evidencing such
assignment, inheritance or transfer and

District Manager
Food Corporation of India
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G.P. VERMA, I.A.S.
Sr. Regional Manager
Gorakhpur
such documents as aforesaid accompanying the said notice shall remain for seven days at least at the office of the lessor and it is hereby covenanted that failure to carry out this condition will entail a penalty of Rs.500/- to be paid by the lessee to the lessor AND ALSO that all such rules or byelaws made by the Agra Development Authority or/and Agra Nagar Mahapalika from time to time which are incidental to the
possession of immovable properties trades or business of the lessee or the health of the said area shall be binding on the lessee PROVIDED ALWAYS and these presents are executed on the express condition that if and whenever the said rent or any part thereof shall be in arrears and unpaid for the space of seven days after the due date whether the same shall have been lawfully demanded or not if there shall be a breach or non-observance of any of the covenants by the lessee

District Manager
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G.P. VERMA, I.A.S.
Sr. Regional Manager
Food Corporation of India
Lucknow
herein before contained then and in any such case the lessor,
notwithstanding the waiver of any previous cause or right
of re-entry may reenter into and upon the said land the
buildings to be erected as aforesaid or any part thereof
in the name of the whole and evict the lessee and all
occupiers of the same therefrom as unauthorised occupants
and this demise shall absolutely determine and the lessee
shall forfeit all rights to remove any buildings erected
by it on the said premises.

[Signatures]

District Manager
Food Corporation of India
AGRA

G.P. VERMA, I.A.S.
Gr. Regional Manager
Food Corporation of India
AND IT IS HEREBY AGREED between the parties hereto that:—

a) Every notice requiring to be served hereunder shall be deemed to have been sufficiently served on the lessee if the notice under the signatures of the Vice Chairman, Sachiv or any other officer of the lessor is left on the demised premises and any decision of the lessor or of the Vice-Chairman, Sachiv or any other Officer of the

District Manager
Food Corporation of India

G.P. VERMA, I.A.S.

G.P. VERMA, I.A.S.

G.P. VERMA, I.A.S.

G.P. VERMA, I.A.S.
Agra Development Authority shall be sufficient evidence of such decision.

b) All costs, expenses incidental to the execution and registration of the deed shall be payable by the lessee Provided ALWAYS that the expression the lessor and the lessee hereinbefore used shall unless such an interpretation be inconsistent with the context include their successors and assignees.

District Manager
Food Corporation of India

G.P. VERMA, I.A.S.
Sr. Regional Manager
Food Corporation of India
IN WITNESS THEREOF Shri A.J. Khaw, Secretary

Agra Development Authority acting on behalf and under authority of the lessor in this behalf and the

Food Corporation of India through Shri Shyam Sunder

Lal Tandon acting on behalf and under authority of the

lesses have signed this deed hereunder on the day and year

[Signatures]

District Manager
Food Corporation of India

[Signature]

G.P. Verma, I.A.S.
Sr. Regional Manager
Food Corporation of India
Lahore
above written in the presence of the following witnesses.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land under

Block No. 60/4 at measuring 585.27 Sq.mtrs

bearing number 60/4 marked by letters

shown in the annexed plan in RED Colour

situated in Commercial complex at the Central

Old Jail site Agra and bounded as below:

[Signatures]

District Manager
Food Corporation of India
AGRA

G.P. VERMA, I.A.S.
Sr. Project Controller
Food Corporation of India
Location
NORTH Road-c

SOUTH Block No 59/4

EAST Portiy e.P.5

WEST Portiy e.P.3

Witness:

Signature [Signature]

1. Name S. P. Shaping
   Address 14/188 Mourdi. Sayeed Khan
   Agra

Signature [Signature]

2. Name B. N. Shilal
   Address P.O. Doon Agra

Agra Development Authority
Lessor

Food Corporation of India
Lessee

District Manager
Food Corporation of India
AGRA

G.P. VERMA, I.A.S. &
Sr. Regional Manager
Food Corporation of India
AGRA
AGRA DEVELOPMENT AUTHORITY
SITE PLAN OF BLOCK SPACE NO. 60/4
AT SANJAY PLACE AGRA. (COMMERCIAL COMPLEX)

AREA OF BLOCK NO. 60/4
= 585.27 SQ. MT.

BOUNDARIES:
NORTH: ROAD 'C'
SOUTH: BLOCKSPACE 60/4
EAST: PEDESTRIAN/C-P-5
WEST: PEDESTRIAN/C-P-3

SCALE: 1" = 64'0"
AREA DEVELOPMENT AUTHORITY
SITE PLAN OF BLOCK SPACE NO. 60F
AT JANAKI PLACE AREA (COMMERCIAL COMPLEX)

BOUNDARY:
North:
South:
West:
East:

AREA OF BLOCK NO. 60F:

SCALE: 1:250

Attached plan along with draft No. 1266967/60