

AND **Manish Karan Jangid**, aged major, both Indian Inhabitants trading as a Proprietor having their Office / Place of Business at Plot No P-80, Third Floor, Gala No B-6, MIDC, Chikalthana, Chhatrapati Sambhajanagar, hereinafter called the "Sub-Lessee" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Third part.

AND **Mr. Prajyot Prakash Jagat** having its registered office at Plot No Plot No 329, Sector C Bhakti Nagar, N-1, CIDCO, Chhatrapati Sambhajanagr, Chhatrapati Sambhajianganr hereinafter called the "Transferor" (which expression shall, unless the context does not so admit include its successor or successors in business and permitted assigns) of the Fourth part.

WHEREAS the Lessor and the Lessee hereby confirm and declare the brief history of Commercial Plot No. P-80 from MIDC Chikalthana Industrial Area to be as follows:

AND WHEREAS original Industrial Plot bearing No. D-5 admeasuring 2,02,520 sqm. from MIDC Chikalthana Industrial Area had been basically allotted in favour of M/s. Automobile Products of India Ltd. (for sake of brevity hereafter called and referred to as "Original Allottee") on Rental Lease Basis under an Agreement to Lease dtd. 02-Apr-1971 executed between the Lessor of the One Part and the Original Allottee of the Other Part.

AND WHEREAS at the request of the Original Allottee, the Lessor had granted Deed of Lease in respect of aforesaid original Industrial Plot No. D-5 admeasuring 2,02,520 sqm. from MIDC Chikalthana Industrial Area in favour of the Original Allottee on 05-Feb-1973 which had been executed and registered in duplicate at Mumbai on 31-Oct-1973 under Serial Nos. R-575/73 and R-576/73.

AND WHEREAS at the request of the Original Allottee the basis of allotment aforesaid original Industrial plot bearing No. D-5 admeasuring 2,02,520 sqm. from MIDC Chikalthana Industrial Area (which is more particularly described Firstly in the Schedule hereunder written) had been changed from Rental Lease Basis to Premium Lease Basis by recovering land premium at the rate of Rs.1.25 (Rupees One Paise Twenty Five Only) per sqm. i.e. land premium of Rs. 2,12,600/- (Rupees Two Lacs Twelve Thousand Six Hundred Only).

AND WHEREAS at the request of the Original Allottee original Industrial Plot No. D-5 admeasuring 2,02,520 sqm. from MIDC Chikalthana Industrial Area was permitted to be

Lease Deed



825/- per sqm. For change in the user of plot No. P-80 admeasuring 80,092.75 sqm. from MIDC Chikalthana Industrial Area, the Lessor has recovered conversion charges at the then prevailing rate. Likewise the proportionate amount of conversion charges for sub-divided plot No. P-80 from Chikalthana Industrial Area paid at the time of changing the basis of allotment of original plot No. D-5 paid at the rate of Rs. 1.25 per sqm. deemed to have been paid by the Lessee i.e. M/s. Empire Mall Pvt. Ltd.. For sake of brevity Plot No. P-80 admeasuring 80,092.75 sqm. is hereinafter called and referred to as "the Demised Premises". At the request of the Original Allottee all those commercial plots had been transferred in favour of various parties. The Lessor had granted its consent for such transfer of leasehold interest of the Original Allottee in or over such subdivided plots in favour of respective parties by recovering necessary transfer fees to that effect.

AND WHEREAS at the request of the Lessee, out of aforesaid commercial plots, Plot No. P-80 admeasuring 80,092.75 sqm. has been permitted transferred in favour of the aforesaid Lessee i.e. M/s. Empire Mall Pvt. Ltd. The Lessor has granted its consent for such transfer of leasehold interest of the Original Allottee in or over Plot No. P-80 in favour of the Lessee i.e. M/s. Empire Mall Pvt. Ltd. under its letter No. 2661 dtd. 20-May-2006 by recovering an amount of Rs. 5,60,650/- being standard transfer fees at the rate of Rs. 7/- per sqm.

AND WHEREAS by Deed of Assignment dated the 27-Sep-2006 made, executed and registered at Aurangabad now known as Chhatrapati Sambhajanagar executed between the aforesaid Original Allottee of the one part and aforesaid Lessee i.e. M/s. Empire Mall Pvt. Ltd. of the Other Part and lodged for Registration with Sub-Registrar of Assurances at Aurangabad now known as Chhatrapati Sambhajanagar under Serial No. AGG-1-4634-2006 on 27-Sep-2006, the aforesaid Original Allottee did transfer and assign unto the aforesaid Lessee i.e. M/s. Empire Mall Pvt. Ltd., its leasehold interest under the aforesaid Lease Deed dated 05-Feb-1973 in or over the aforesaid subdivided commercial Plot No. P-80 from MIDC Chikalthana Industrial Area (carved out of original plot No. D-5) to hold the same for the residue then unexpired term of Lease granted under the said indenture of Lease at the rent reserved by and subject covenants and conditions contained in the said Lease Deed with right to get the said Lease Deed renewed in favour of the aforesaid Lessee i.e. M/s. Empire Mall Pvt. Ltd.

AND WHEREAS pursuant to the said Agreement Certificate of completion thereby contemplated (i.e. Part Occupancy Certificate) has been granted by the Executive Engineer / Special Planning Authority MIDC Aurangabad now

