

**AN AGREEMENT** made at Mumbai \_\_\_\_\_ the day of \_\_\_\_\_  
\_\_\_\_\_ **One thousand nine hundred and ninety Nine BETWEEN the MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, a Corporation constituted under the Maharashtra Industrial Development Act, 1961 (Mah.III of 1962) and having its Principal Office at Orient House, Adi Marzban Path, Ballard Estate, Mumbai-400 038, hereinafter called the “Grantor” (which expression shall, unless the context does not so admit, include its successors and assigns) of the One Part AND MESSRS a Company incorporated under the Indian Companies Act VII of 1913 Companies Act 1956 and having its registered Office at \_\_\_\_\_ hereinafter called “the Licensee” (which expression shall unless the context does not so admit includes its successors or successors in business and permitted assigns) of the Other Part;**

**WHEREAS, the Licensee has applied to the \_\_\_\_\_ Recitals.**



hereinafter provided and for no other purpose whatsoever and until the grant of such land as is hereinafter referred to, the Licensee shall be deemed to be a bare Licensee only of the land at the same rent and subject to the same terms as if the Lease had been actually executed.

2. Nothing in these presents contained shall be construed as a demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the Lease hereby contemplated shall be executed and registered but the Licensee shall only have a License to enter upon the said land for the purpose of performing this Agreement.

Not to demise.

3. The Licensee hereby agree to observe and perform the following stipulations that is to say :

(a) That it will within 6 months from the date of possession submit to the special Planning Authority/Executive Engineer, Maharashtra Industrial Development Corporation in-charge of the said industrial area (Information Technology Park) (hereinafter called “the Special Planning Authority/Executive Engineer”, which expression shall include any other officer to whom the duties and functions of the said Special Planning Authority/Executive Engineer, Maharashtra Industrial Development Corporation may be assigned) for his approval the specifications, plans, elevations, sections and details of the buildings for Computer Software/ Information Technology units hereby agreed by the Licensees to be

Submission of plans for approval.

erected on the said land and the Licensee shall at its own cost and as often as it may be called upon to do so, amend all or any such plans and elevations and if so required produce the same before the Special Planning Authority/Executive Engineer, and will supply him such details as may be called for the specifications and when such plans, elevations, details and specifications shall be finally approved by the Special Planning Authority Executive Engineer, and signed by him the Licensees shall sign and leave with him three copies thereof and also three signed copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Special Planning Authority/Executive Engineer. The Licensee shall on approval of the plans by the Special Planning Authority/Executive Engineer commence the construction of the building within a period of 6 months from the date hereof.

(b) The said plot of land shall be fenced in during construction by the Licensee at its expense in every respect.

Fencing during construction.

(c) No work shall be commenced by the Licensee which infringes any of the Development Control Rules of MIDC (hereinafter referred to as DC Rules of MIDC) Building Regulations set out in the Second Schedule hereunder written as also Municipal regulations so far as the same are applicable to the land which is the subject of these presents and until the said plans and elevations shall have been duly approved as aforesaid and thereafter it shall not make any

No work to begin until plans are approved.

**alterations or additions thereto unless such alterations and additions shall have been previously in like manner approved.**

**(d) That it shall within a period of 18 months from the date of handing over of possession at its own expense and in a substantial and workman like manner and with new and sound material and in compliance with all Municipal rules bye-laws and regulations applicable thereto and in strict accordance with the plans, elevations, details and specifications as approval of the Special Planning Authority/Executive Engineer, and in conformity to the building lines marked on the plan hereto annexed and the Building Regulations set out in the Second Schedule hereunder written, build at least 25% of the permissible FSI and completely finish fit for occupation a building to be used for its Computer Software/Information Technology units with all requisite drains and other proper conveniences thereto.**

**(e) The Licensee shall at its own expense within a period of one year from the date of handing over of the possession, plant trees on the periphery of the said land (one tree per 200 sq.mtrs., and one tree at a distance of 15 meters on the frontage of road or part thereof) and shall**

**Time limit for commencement and completion of construction work & utilisation of land.**

**DC Rules of MIDC/**

**Planting of trees in the open spaces.**

**maintain the trees so planted in good condition throughout the term hereby agreed to be created under these presents.**

**(f) That it will pay all rates, taxes, charges, claims and outgoings chargeable against an owner or occupier in respect of the said land and any building erected thereon the date of handing of the possession of the Land.**

**Rates and Taxes.**

**(g) That the Licensee shall from time to time pay to the Grantor such recurring fees in the nature of service or other charges as may be prescribed by the Government of Maharashtra under the Maharashtra Industrial Development Act, 1961 or Rules framed thereunder in respect of the amenities or common facilities provided by the Grantor and in default of such payment within thirty days from the date of service on the Licensee of a notice in that behalf such recurring fees or service charges may be recovered from the Licensee as an arrears of land revenue together with interest thereon at 17.5 per cent from the date of default in payment.**

**Fees of Service Charges to be paid by the Licensee.**

**h) That it will keep the Grantor indemnified against any act and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any local authority in respect of the said works or of anything done under the authority herein contained.**

**Indemnity.**

**(i) That it shall observe and conform to all rules, regulations and bye-laws of the Local Authority concerned or any other statutory regulations in any way relating to public health and sanitation in force for the time being and shall provide sufficient latrine, accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Special Planning Authority/Executive Engineer, and shall not, without the consent in writing of the Special Planning Authority/Executive Engineer, permit any labourers or workmen to reside upon the said land and in the event of such consent being given shall comply strictly with the terms thereof.**

**Sanitation.**

**(j) That it will not make any excavation upon any part of the said land nor remove any stone, earth or other material therefrom except so far as may, in the opinion of the Officer authorised by the Grantor, be necessary for the**

**Excavation.**

**purpose of forming the foundations of the building and compound walls and executing the works authorised by this Agreement.**

**(k) That it will as soon as any building to be erected on the said land shall be roofed insure and keep insured the same in the joint names of the Grantor and the Licensee against damage by fire with an Insurance Company having an office in Mumbai and to be approved by the Chief Executive Officer for an amount equal to the cost of such building and will on request produce to the Chief Executive Officer, the policy or policies of insurance and receipts for payment of the last premium and will forthwith apply all moneys received by virtue of such insurance in rebuilding or reinstating the building.**

**Insurance.**

**(l) That it will not directly or indirectly transfer, assign, sell, encumber or part with its interest under or the benefit of this Agreement or any part thereof in any manner whatsoever, without the previous consent in writing of the Chief Executive Officer and it shall be open to the Chief Executive Officer to refuse such consent or grant the same subject to such conditions including the condition for payment of additional premium as he may in his absolute discretion think fit.**

**Benefit of agreement not assignable.**

**(m) That it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall use or permit the land to be used only for the purpose of Computer Software/Information Technology and non**

**Nuisance.**



**polluting activity and not to use the same for any other purpose whatsoever unless the prior written permission is obtained from the Grantor for the change of the use.**

**(n) That it shall at its own cost construct and maintain an access road leading from the Estate road to the said land in strict accordance with the specifications and details prescribed by the Special Planning Authority/Executive Engineer.**

**Access Road.**

**(o) That in employing skilled and unskilled labour it shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose of the said industrial area.**

**Preference in employment of Labour.**

**(oi) While employing the skilled and unskilled labour, it shall afford adequate opportunities for recruiting the maximum local people on the basis of their knowledge of handling and operating the equipments/machineries used by the Licensee and the general qualifications of the local labour provided such available local labour.**

**4. Should the Special Planning Authority/Executive Engineer, not approve of the plans, elevations, details and specifications whether originally submitted or subsequently required or if the same shall not be submitted within the time hereinbefore stipulated the Chief Executive Officer may by notice in writing to the Licensee terminate this Agreement and if possession as a License has been given to the Licensee the Grantor may re-enter upon the said plot of land and thereupon the plot shall be resumed to the**

**Power to terminate Agreement.**

**Grantor.**

**5. Until the Buildings and works for the Computer Software/technology have been completed and certified as completed in accordance with clause 7 hereof the Grantor shall have the following rights and powers.**

**(a) The right of the Chief Executive Officer, the Executive Engineer, and the Officers and servants of the Grantor acting under the directions of them at all reasonable times to enter upon the said premises to view the state and progress of the work and for all other reasonable purposes.**

**(b)(i) In case the Licensee shall fail to complete the said building and works for Computer Software/Information technology within the time aforesaid and in accordance with the stipulations hereinbefore contained(time in this respect being the essence of the contract) or shall not proceed with the works with due diligence or shall commit default in payment to the Grantor of the recurring fees in the nature of service or other charges as hereinabove provided or shall fail to observe any of the stipulations on its part herein contained, right and power to re-enter through the Chief Executive Officer, upon and resume possession of the said land and everything thereon and thereupon this Agreement shall cease and terminate and all erections and materials, plant and things upon the said plot of land shall not withstanding any enactment for the time being in force to the contrary belong to the Grantor without making any**

**Power of Grantor.**

**To enter and inspect.**

**To resume land.**

compensation or allowance to the Licensee for the same, and without making any payment to the Licensee for refund or repayment of the premium aforesaid or any part thereof but without prejudice nevertheless to all other legal rights and remedies of the Grantor against the License.

(ii) To continue the said land in the Licensee occupation on payment of such additional premium as may be decided upon by the Grantor or the Chief Executive Officer, and

(iii) To direct removal or alteration of any building or structures erected or used contrary to the conditions of the grant within the time prescribed in that behalf and on such removal or alteration not being carried out within the time prescribed cause the same to be carried out and recover the cost of carrying out the same from the Licensee as an arrear of land revenue.

(c) All building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered as immediately attached to the said plot of land and no part thereof other than defective or improper materials (removed for the purpose of being replaced by proper material) shall be removed from the said land without the previous consent of the Chief Executive Officer until after the grant of the completion certificate mentioned in clause 7 thereof.

6. Notwithstanding any such default as aforesaid, the

Extension of time.

Chief Executive Officer, may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the Buildings and works for Computer Software/Information technology and the works for the said period mentioned in clause 3(a)(b) above if he is satisfied that the building and works could not be completed within the prescribed time for reasons beyond the control of the Licensee and thereupon the obligations hereunder of the Licensee to complete the Buildings and works for Computer Software/Information technology and to accept a Lease shall be taken to refer to such extended period.

7. As soon as the Special Planning Authority/ Executive Engineer, has certified that the Buildings and works for Computer Software/Information technology in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Grantor will grant and the Licensee will accept a Lease (which shall be executed by the parties in duplicate) of the said land and the Software building erected thereon for the term of ninety five years from the date hereof at the yearly rent of Rupee One.

**Grant of Lease.**

8. The Lease shall be prepared in duplicate in accordance with the form of Lease set out in the Annexure-I hereunder-written with such modifications and additions thereto as may be agreed upon and all costs, charges and expenses of and incidental to the execution of this Agreement and its duplicate also the Lease and its

**Form of Lease.**

**duplicate shall be borne and paid by the Licensee alone.**

**9. All notices, consents and No Objection to be given under the Agreement shall be in writing and shall unless otherwise provided herein be signed by the Chief Executive Officer or any other Officer authorised by him and any notice to be given to the Licensee shall be considered as duly served if the same shall have been delivered to left or posted addressed to the Licensee or the Engineer or the Architect of the Licensee at the usual or last known place of residence or business or on the said land hereby agreed to be demised or if the same shall have been affixed to any building or erection whether temporary or otherwise upon the said land.**

**Notice.**

**10. The Grantor may at any time and from time to time alter the layout, DC Rules of MIDC Building Regulations, General Estate Regulations relating to the other parts of the Estate of the Grantor of which the said land forms part and the Licensee shall have no right to require the enforcement thereof or any of them at any time against the Grantor or any person claiming under the Grantor.**

**Grantor may alter  
Estate Rules.**

**11. The stamp duty applicable to the Information Technology Units located in the Pune Infoteny Park is remitted by the State Government of Maharashtra under order bearing No.Mudrank 1098/CR-595/M-1/ dated the 20th February 1999. The Certificate as per said orders is issued by the Competent Authority appointed by the Development Commissioner (Industries) in respect to this**

**Stamp Duty.**

**Licensee.**

**12. The marginal notes do not form part of this Agreement and they shall not be referred to for the construction and interpretation thereof.**

**13. Should there be any conflict between the terms contained in this Agreement and the terms contained in the DC Rules of MIDC/Building Regulations set out in the Second Schedule and the DC Rules of MIDC hereinbefore referred to the former shall prevail.**

**14. For the purpose of this Agreement to Lease the expression Chief Executive Officer shall include the Deputy Chief Executive Officer/ the Regional Officer/ the General Manager(Legal)/ the Area Manager and any other Officer specially authorised by the Chief Executive Officer.**

**Marginal Notes.**

**Conflict between Agreement and Rules.**

**IN WITNESS WHEREOF SHRI**

**, the Chief Executive Officer, Jt.Chief Executive Officer/the Deputy Chief Executive Officer/the Regional Officer/ the General Manager DIC and Ex-Officer/ the Area Manager of the Maharashtra Industrial Development Corporation, has for and on behalf of the aforesaid, Maharashtra Industrial Development Corporation, set his hand and affixed the Common Seal of the Corporation hereto on its behalf and the Licensee have set their respective hands hereunto the day and year first above written.**

**FIRST SCHEDULE  
(Description of Land)**

**All that piece of land known as Plot No.**

**, in the Pune Infotech Park at Hinjwadi within village limits of Hinjwadi, and within the limits of Municipal Council/outside the limits of Municipal Council, Taluka Mulashi strict Pune containing by admeasurement**

**Square Metres or thereabouts and bounded as follows, that is to say :-**

**On or towards the North by :**

**On or towards the South by :**

**On or towards the East by :**

**On or towards the West by :**

#### **SECOND SCHEDULE**

##### **( Building Regulations )**

**1. The Development Control Rules applicable to MIDC Industrial Area shall be applicable to this Industrial Area.**

**2. The Licensee shall utilise the periphery of the plot for the purpose of planting trees. Atleast one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof.**

**3. The Licensee shall not use the land for any purpose except as Computer Software/Information Technology units. Buildings and works and it shall not be used for any other purpose whatsoever.**

**4. No construction work shall be commenced unless the plans, elevations and sections have been approved by**

**the Special Planning Authority/Local Authority/Planning Authority and no addition or alteration to buildings, the plans of which have been so approved, shall at any time be made except with the similar previous approval of the said Special Planning Authority/Local Authority/Planning Authority.**

**5. All survey boundary marks demarcating the boundaries of the plots shall be properly preserved and kept in good repair by the Licensee during the period of construction of buildings Where more than one Licensee is concerned with the same boundary mark, the Officer authorised by the Grantor shall allocate this obligations suitably.**

**6. 3 set of the specifications, plans, elevations and sections as approved by the Special Planning Authority /Local Authority/Planning Authority shall be submitted to the Special Planning Authority/Executive Engineer for record and to enable him to grant No Objection.**



**SIGNED AND SEALED DELIVERED BY**

**SHRI**

**The Area Manager of the within named Maharashtra  
Industrial Development Corporation in the presence of :-**

**1.**

**2.**

**The Common Seal of the above named Licensee Messrs  
was pursuant to a Resolution of its Board  
of Directors passed in that behalf on the      day of  
in the presence of Shri**

**Director of the Company who in token of having affixed the  
Company's Seal has set his hand hereto in the presence of**

**:-**

**1.**

**2.**

**ANNEXURE -I  
( Form of Lease )**

**THIS LEASE** made at \_\_\_\_\_ the \_\_\_\_ day  
of \_\_\_\_\_ **One thousand nine hundred and**  
\_\_\_\_\_ **BETWEEN MAHARASHTRA**  
**INDUSTRIAL DEVELOPMENT CORPORATION, a**  
**Corporation constituted under the Maharashtra Industrial**  
**Development Act, 1961 (Mah.III of 1962) and having its**  
**Principal Office at Orient House, Adi Marzban Path,**  
**Ballard Estate, Mumbai-400 038 hereinafter called the**  
**“Lessor” (which expression shall, unless the context does**  
**not so admit, include its successors and assigns) of the**  
**One Part AND MESSRS. \_\_\_\_\_**

\_\_\_\_\_  
a **Company Incorporated under the Companies Act, 1956**  
and **having its registered office at \_\_\_\_\_**

\_\_\_\_\_  
hereinafter called **“the Lessee” (which expression shall,**  
**unless the context does not so admit, include its successor**  
**or successors in business and permitted assigns) of the**  
**Other Part;**

**WHEREAS** by an Agreement dated the \_\_\_\_ day  
of \_\_\_\_\_ 199 , and made between the Lessor of  
the One Part and the Lessees of the Other Part the Lessor  
agreed to grant to the Lessee upon the performance and  
observance by the Lessee of the obligations and conditions  
contained in the said Agreement a Lease of the piece of  
land and premises hereinafter particularly described in the

**Recitals**

manner hereinafter mentioned.

AND WHEREAS, pursuant to the said Agreement the Certificate of Completion thereby contemplated has been granted.

AND WHEREAS, for the purpose of stamp duty, recurring charges such as Government revenue, the Lessor's share of ceases and the owner's share of Municipal or village Panchayat rates or taxes, which the Lessee has agreed to bear and pay under these presents although by law recoverable from the Lessor have been estimated at Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_) approximately per annum;

NOW THIS LEASE WITNESSETH as follows :

1. In consideration of the premises and the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) already paid by the Lessee to the Lessor as premium and of the rent hereby reserved and of the covenants and agreements on the part of the Lessee hereinafter contained the Lessor doth hereby demise unto the Lessee ALL that piece of land known as Plot NO. \_\_\_\_\_ in the Industrial Area and outside the limits of \_\_\_\_\_ Municipal Council, within the Village limits of \_\_\_\_\_ Taluka and Registration Sub-District \_\_\_\_\_, District and Registration District \_\_\_\_\_ containing by admeasurement

Description of Land.

\_\_\_\_\_ sq.mtrs.,or thereabouts and more particularly described in the First Schedule hereunderwritten and shown surrounded by a red coloured boundary line on the plan annexed hereto together with the buildings and erections now or at any time hereafter standing and being thereon **AND TOGETHER WITH** all rights, easements and appurtenances thereto belonging **EXCEPT AND RESERVING** unto the Lessor all mines and minerals in and under the said land or any part thereof **TO HOLD** the land and premises hereinbefore expressed to be hereby demised (hereinafter referred to as “the demised premises”) unto the Lessee for the term of \_\_\_\_\_ years computed from the first day of \_\_\_\_\_ 19 , subject nevertheless to the provisions of the Maharashtra Land Revenue Code, 1966 and the rules thereunder **PAYING THEREFOR** yearly during the said term unto the Lessor at the Office of the Chief Executive Officer of the Lessor(hereinafter referred to as “the Chief Executive Officer” which expression shall include any other Officer to whom the duties or function of the Chief Executive Officer, Maharashtra Industrial Development Corporation, may be assigned) or as otherwise required the yearly rent of Rupee one, the said rent to be paid in advance without any deductions whatsoever on or before the 1st day of January in each and every year.

2. The Lessee with intent to bind all persons into whosoever hands the demised premises may come doth hereby covenant with the Lessor as follows :

Covenants by the Lessee.

- (a) During the said term hereby created to pay unto the Lessor the said rent at the times on the days and in manner hereinbefore appointed for payment thereof clear of all deduction. **To pay rent.**
- (b) To pay all existing and future taxes, rates, assessments, and outgoings of every description for the time being payable either by landlord or tenant or by the occupier in respect of the demised premises and anything for the time being thereon. **To pay rates and taxes.**
- (c) Throughout the said term hereby created to pay to the Lessor from time to time such recurring fees in the nature of service charges/drainage cess as may from time to time prescribed by Government of Maharashtra under Maharashtra Industrial Development Act, 1961 or Rules framed there under in respect of the amenities or common facilities provided by the Lessor. **To pay fee or service charges.**
- (d) The Lessee shall at its own expenses within a period of one year from the date hereof plant trees in the marginal space to be kept open to sky of the said land within the demised premises and shall maintain the trees so planted in good condition throughout the term hereby created under these presents. At least one tree shall be planted per 200 sq.mtrs., and one tree at a distance of 15 meters on the frontage of road or part thereof but within the demised premises. **Planting of trees in the open space.**
- (e) Not to make any excavation upon any part of the said land hereby demised nor remove any stone, sand, **Not to excavate.**

gravel clay or earth therefrom except for the purpose of forming foundations of buildings or for the purpose of executing any work pursuant to the terms of this Lease.

(f) Not to erect any building, erection or structure except a compound wall and steps and garages and necessary adjacent thereto as hereinafter provided on any portion of the said land outside the building line shown upon the said plan hereto annexed.

Not to erect beyond building line.

(g) The Lessee having at its own expense constructed an access road leading from the main road to the demised premises delineated on the plan hereto annexed and thereon coloured red will at all times hereafter maintain the same in good order and conditions to the satisfaction of the Special Planning Authority/Executive Engineer, Maharashtra Industrial Development Corporation in charge of said Industrial Area (hereinafter referred to as "Special Planning Authority/Executive Engineer" which expression shall include any other Officer to whom the duties or functions of the said Special Planning Authority /Executive Engineer, Maharashtra Industrial Development Corporation may be assigned).

Access Road.

(h) Not at any time during the period of this demise to erect any building, erection or structure on any portion of the said land except in accordance with the DC Rules of MIDC building Regulations set out in the second schedule here.

To build as per Agreement

(i) That no building or erection to be erected hereafter

Plans to be

shall be commenced unless and until specifications, plans, elevations, sections and details thereof shall have been previously submitted by the Lessees in triplicate for scrutiny of and be permitted in writing by the Special Planning Authority/Executive Engineer, as provided in the said DC Rules of MIDC Building Regulations.

submitted  
before building.

(j) To indemnify and keep indemnified the Lessor against any and all claims for damages which may be caused to any adjoining buildings or other premises by such building or in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by the Municipality or any Local Authority in respect of the said works or of anything done under the authority herein contained.

Indemnity

(k) Both in the construction of any such building or erection and at all times during the continuance of this demise to observe and to conform to the said DC Rules of MIDC Building Regulations and to all bye-laws, rules and regulations of the Municipality/Local Authority or other body having authority in that behalf and any other statutory regulations as may be in force for the time being relating in any way to the demised premises and any building thereon.

To build  
according to  
rules.

(l) To observe and conform to all rules, regulations and bye-laws of the Special Planning Authority Municipality / Local authority concerned or any other statutory regulations in any way relating to public health and

Sanitation.

sanitation in force for the time being and to provide sufficient Latrine facilities accommodation and other sanitary arrangements for the labourers workmen and for its employees, other staff employed on the demised premises in order to keep the demised premises and surroundings, clean and in good condition to the satisfaction of the Special Planning Authority/Executive Engineer and shall not without the previous consent in writing of the Special Planning Authority/Executive Engineer permit any labourers or workmen to reside upon the demised premises and in the event of such consent being given shall comply strictly with the terms thereof.

(m) That no alterations or additions shall at any time be made to the facade or elevation of any building or erection erected and standing on the demised premises or architectural feature thereof except with the previous permission in writing of the Special Planning Authority/ Executive Engineer and in accordance with the DC Rules of MIDC Building Regulations set out in the Second Schedule hereunder written.

Alterations.

(n) Throughout the said term at the Lessee expense well and substantially to repair pave, cleanse and keep in good and substantial repair and condition (including all usual and necessary internal and external painting, colour and white washing) to the satisfaction of the Executive Engineer, the said building and premises and the drains, compound walls and fences thereunto belonging and all fixtures and additions thereto.

To repair.



(o) To permit the Lessor or the Chief Executive Officer or the Special Planning Authority/Executive Engineer, and the Officers, Surveyors, Workmen or others employed by them from time to time and at all reasonable time of the day during the term hereby granted after a week's previous notice to enter into and upon the demised premises and to inspect to state of repairs thereof and if upon such inspection it shall appear that any repairs are necessary, they or any of them may by notice to the Lessee call upon them to execute the repairs and upon their failure to do so within a reasonable time the Lessor may execute them at the expense in all respects of the Lessee.

To enter and inspect.

(p) Not to do or permit anything to be done on the demised premises which may be a nuisance, annoyance or disturbance to the owners occupiers or residents of other premises in the vicinity.

Nuisance.

(q) To use the demised premises only for the purpose of Computer Software/ Information Technology/ High Teck activities and non-polluting activity and not to use the same for any other purpose whatsoever unless a prior written permission is obtained from the Lessor for the change of use.

User.

(r) To keep the buildings already erected or which may hereafter be erected on the said land excluding foundations and plinth insured in the joint names of the Lessor and the Lessee against loss or damage by fire in a sum equivalent

Insurance.

to the cost of the building (excluding foundation and plinths) in some well established insurance office to be approved by the Chief Executive Officer and on demand to produce to the Chief Executive Officer the policy of such insurance and the current year's receipt for the premium AND ALSO as often as any of the buildings, which are or shall be erected upon the said land or any part thereof shall be destroyed or damaged by fire to forthwith layout all the moneys which shall be received by virtue of any such insurance in rebuilding or repairing the premises destroyed or damaged under the direction and to the satisfaction of the Special Planning Authority/ Executive Engineer AND whenever during the said term the said building or any part thereof respectively shall be destroyed or damaged whether by fire or hurricane or otherwise the Lessee will reinstate and repair the same to the satisfaction of the Special Planning Authority/ Executive Engineer, and will nevertheless continue to pay the rent hereby reserved as if no such destruction or damage by fire, hurricane or otherwise had happened.

(s) At the expiration or sooner determination of the said term quietly to deliver upto the Lessor, the demised premises and all erections and buildings then standing or being thereon PROVIDED always that the Lessee shall be at liberty if they shall have paid the rent and all Municipal and other taxes, rates and assessments then due and shall have performed and observed the covenants and conditions herein contained prior to the expiration of the said term to remove and appropriate to themselves all buildings, erections

Delivery of possession after expiration.

and structures and materials from the said land but so nevertheless that the Lessee shall deliver up as aforesaid to the Lessor levelled and put in good order and condition to the satisfaction of the Lessor all land from which such buildings, erections or structures may have been removed.

(t) Not to assign, underlet or part with the possession of the demised premises or any part thereof or any interest therein without the previous written consent of the Chief Executive Officer and the Chief Executive Officer may in his absolute discretion refuse such consent or grant the same subject to such conditions as he may think fit including the condition for payment of premium and in any event not to assign, underlet or transfer the Lessee's interest therein so as to cause any division by metes and bounds or otherwise to alter the nature of this present demise.

Not to assign.

(u) If the Lessee shall sell, assign or part with the demised premises for the then residue of the said term to deliver at the Lessee's expense within twenty days after every such assignment or assurance shall have been duly registered under the Indian Registration Act, or other amending statute notice of such assignment or assurance to the Lessor such delivery to be made to the Chief Executive Officer or to such Officer or person on behalf of the Lessor as the Lessor shall from time to time require.

Assignment to be registered with the Lessor.

(v) In employing skilled and unskilled labour, the Lessee shall give first preference to the persons who are able-bodied and whose lands are acquired for the purpose

To give preference in employment of Labour.

of the said Industrial Area.

(w) While employing the skilled and unskilled labour it shall afford adequate opportunity for recruiting the maximum local people on the basis of their knowledge of handling and operating the equipments/machineries used by the Lessee and the general qualifications of the local labour.

(x) And in the event of the death of the permitted assign or assigns of the Lessee being a natural person, the person or persons to whom the title shall be transferred as heir or otherwise shall cause notice thereof to be given to the Lessor within three months from such death.

Notice in case of death.

3. If and whenever any part of the rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrear the same may be recovered from the Lessee as an arrear of land revenue under the provisions of the Maharashtra Land Revenue Code 1966(XLI of 1966).

Recovery of Rent, Fees etc., as land revenue.

4. If the said rent hereby reserved or recurring fees or service charges payable by the Lessee hereunder shall be in arrears for the space of thirty days whether the same shall have been legally demanded or not or if and whenever there shall be a breach of any of the covenants by the Lessee hereinbefore contained the Lessor may re-enter upon any part of the demised premises in the name of the whole and thereupon the term hereby granted and right to any renewal thereof shall absolutely cease and determine

Rent, Fees etc., in arrear.

and in that case no compensation shall be payable to the Lessee on account of the building or improvements built or carried out on the demised premises, or claimed by the Lessee on account of the building or improvements built or made. PROVIDED ALWAYS that except for non-payment of rent as aforesaid the power of re-entry hereinbefore contained shall not be exercised unless and until the Lessor or the Chief Executive Officer on behalf of the Lessor shall have given to the Lessee or left on some part of the demised premises a notice in writing of his intention to enter and of the specific breach or breaches of covenants in respect of which the re-entry is intended to be made and default shall have been made by the Lessee in remedying such breach or breaches within three months after the giving or leaving of such notice.

5. The Lessor doth hereby covenant with the Lessee that the Lessee paying the rent hereby reserved and performing the covenants herein before on the Lessee's part contained shall and may peaceably enjoy the demised premises for the said term hereby granted without any interruption or disturbance from or by the Lessor or any person or persons lawfully claiming by from or under the Lessor.

Lessor's  
Covenant for  
peaceful  
enjoyment.

6. The layout of the \_\_\_\_\_ Industrial Area and the DC Rules of MIDC Building and other Regulations and covenants relating thereto other than the premises hereby demised may be altered by the Lessor from time to time as the Lessor thinks fit and the Lessee

Registration of  
Estate Rules.

shall have no right to require the enforcement thereof or any of them against the Lessor or any person claiming under the Lessor.

7. If the Lessee shall have duly performed and observed the covenants and conditions on the part of the Lessee hereinbefore contained and shall at the end of the said term hereby granted be desirous of receiving a new lease of the demised premises and of such desire shall give notice in writing to the Lessor before the expiration of the term hereby granted the Lessor shall and will at the cost and expense in every respect of the Lessee grant to the Lessee a new Lease of the demised premises for a further term of..... years on payment of premium as may be determined by the Lessor and with covenants provisions and stipulations hereinbefore contained except this covenants for renewal and except that the building and other regulations referred to in such Lease shall be such as the Lessor may direct.

**Renewal of Lease.**

8. The stamp duty and registration charges as may decided by the State Government in respect of the preparation and execution of this Lease and its duplicate including the costs, charges and expenses of attorneys of the Lessor shall be borne and paid wholly and exclusively by the Lessee.

**Cost and charges to be borne by the Lessee.**

9. The marginal notes do not form part of the Lease and shall not be referred to for construction or interpretation thereof .

**Marginal Notes.**

IN WITNESS WHEREOF Shri \_\_\_\_\_  
\_\_\_\_\_ the General  
Manager (Legal)/ Regional Officer of Maharashtra  
Industrial Development Corporation has, for and on behalf  
of the Maharashtra Industrial Development Corporation,  
the Lessor above named, set his hand and affixed the  
Common Seal of the Corporation hereto on its behalf and  
the Lessee has set his/her hand thereto the day and year  
first above written.

**FIRST SCHEDULE**

( Description of land )

All that piece or parcel of land known as Plot No.  
\_\_\_\_\_ in the \_\_\_\_\_ Industrial Area,  
within the village limits of \_\_\_\_\_ and  
outside the limits of Municipal Council, Taluka and  
Registration, Sub District \_\_\_\_\_,  
District and Registration District \_\_\_\_\_  
containing by admeasurement \_\_\_\_\_ Square  
Metres, or thereabouts and bounded by red coloured  
boundary lines on the plan annexed hereto, that is to say :-

On or towards the North by :

On or towards the South by :

On or towards the East by :

On or towards the West by :

**SECOND SCHEDULE**

( Building Regulations )

1. The Development Control Rules applicable to MIDC

**Industrial Area shall be applicable to this Industrial Area.**

**2. The periphery of plot shall be utilised for the purpose of planting trees. Atleast one tree shall be planted per 200 square metres and one tree at a distance of 15 metres on the frontage of road or part thereof but within the demised premises.**

**3. The Lessee shall use the land only for Computer Software/ Information Technology units and the said land should not be used for any other purpose whatsoever.**

**4. No construction work shall be commenced unless the plans, elevations and sections have been approved by the Special Planning Authority the Officer authorised by the Lessor and no additions or alternations to buildings, the plan of which have been so approved, shall at any time be made except with the similar previous approval of the said Officer.**

**5. All survey boundary marks demarcating the boundaries of the plots shall be properly preserved and kept in good repair by the Lessee. Where more than one Lessee is concerned with the same boundary mark the Officer authorised by the Lessor shall allocate this obligations suitably.**

**6. 3 sets of the specifications, plans elevations and sections as approved by the Special Planning Authority Local Authority/Planning Authority shall be submitted to the Special Planning Authority/Executive Engineer for record and to enable him to grant No Objection.**



**SIGNED, SEALED AND DELIVERED**

by Shri \_\_\_\_\_

**The Chief Executive Officer, Jt.Chief Executive Officer/  
The Deputy Chief Executive Officer/ the Regional Officer/  
the General Manager(Legal)/ General Manager DIC and  
Ex-Office Regional Officer the Area Manager of the  
withinnamed Maharashtra Industrial Development  
Corporation in the presence of :-**

1)

2)

**The Common Seal of the above named Licensee  
MESSRS \_\_\_\_\_**

\_\_\_\_\_ was pursuant to a Resolution of its Board of Directors  
passed in that behalf on the \_\_\_\_\_ day of  
\_\_\_\_\_ 199 , affixed hereto in the presence of

**Shri \_\_\_\_\_**

**and Shri \_\_\_\_\_**

**Director/Directors of the Company**

\_\_\_\_\_ who, in token of having affixed the Company's Seal has set  
his hand/ have set their respective hands hereto, in  
presence of :-

1.

2.

