



LEASE - DEED

THIS LEASE DEED made on this 8th day of January, 1987 between Smt. Kamal Kumari W/o Late Shri Krishan Kumar Chadha, R/o 8, Navratan Bag, Indore (M.P.) (hereinafter called ' THE LESSOR ' , which expression where the context so admits shall mean and include her successors, executors, administrators, representatives and assigns) of the ONE PART and M/s. Stayvel Hotels Pvt. Ltd., having its Registered Office at 2, R.K.Puram, A.B.Road, Indore (M.P.) through its Managing Director Shri Rajendra Kumar Chadha S/o Late Shri Krishna Kumar Chadha (hereinafter called 'THE LESSEE' & which expression where the context so admits shall mean and include its successors, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS THE Lessor is the Owner of the land situated at Plot No. 2, R.K.Puram, A.B.Road, Indore admeasuring approx. 10062 Square Feet, which for greater clearness

Contd.....2

Kamal Chadha
FOR STAYVEL HOTELS PVT. LTD.,
R.K. Chadha,
Managing Director



2

E3369-62-63-68-67 = 238x R. N. Jain
2000 + 200 + 62 + 63 + 68 + 67

Stamp Vendor,
Dist. Court Compound,
INDORE 36008

अनुक्रमांक (वार्षिक विक्रय का) - 8 JAN 1987

1. विक्रय का दिनांक
2. स्टाम्प का पूर्ण मूल्य (शब्दों में)
रु. दो हजार तिरा सौ पचासी केवल = 238x
3. वास्तविक क्रेता का नाम, पिता का नाम तथा निवास स्थान।
4. यदि स्टाम्प कितनी अन्य के लिये क्रय किया गया हो तो उस व्यक्ति का नाम पिता का नाम तथा निवास स्थान।
5. संव्यवहार के पक्षकारों के नाम एवं उनके पते।
6. संव्यवहार का प्रतिफल या मूल्य।
7. संव्यवहार का प्रयोजन जिस हेतु स्टाम्प क्रय किया गया है।
8. स्टाम्प क्रेता के हस्ताक्षर या अंगूठ निशानी।

श्रीमती कमलकुमारी का. रा. जी. के. के. चड्ढा
 टावरलान लाना सय (य.प.का.)
 E. 238x चड्ढा वि. सय
 20 वेला होटल या.ल.
 2 भा. के. यु.म. कालोनी (यु.वी. रा.स. सय)
 C. B. ...

श्रीम. अश्वि वम के अन्तर्गत ... 2375. 00
 नगर निगम अधिनियम के अंतर्गत मुद्रा. शुल्क ...
 पंचायत अधिनियम के अन्तर्गत मुद्रांक शुल्क ...
 प्रतिचिन्ह मुद्रांक शुल्क

या 2375. 00
 श्रीमती
 1987

FOR TRAVEL HOTELS P.L. LTD.
 Registrar, Indore



-2-

delineated on the plan hereto annexed and thereon shown with the boundaries coloured Red (hereinafter call ' the said Land ') .

AND WHEREAS the Lessor has agreed to demise to the Lessee, the said land for construction of Hotel Building on the terms and upon the covenants hereinafter contained.

AND WHEREAS to hold the said land hereby demised to the Lessee from the 8th day of January, 1987 for the term of 30 years; paying therefor during the said period the yearly rent of Rs. 5,000/- (Rupees Five thousand) only clear of all deductions by yearly payments on the 1st day of January every year.

AND THE LESSEE DOES HEREBY ACKNOWLEDGES THE POSSESSION OF THE SAID LAND AND COVENANT AND AGREE WITH THE LESSOR :

To pay to the Lessor, during the term hereby granted, the rent hereby reserved on the days and in the manner aforesaid.

Kamal Chadha
FOR STAYVEL HOTELS PVT. LTD.,
R.K. Chadha
Managing Director

1/

Contd.....3

-8 JAN 1987

Rs 200

£3362

रजिस्ट्रार के साथ संलग्न

R N Jain

Stamp Vendor,
Dist. Court Compound,
INDORE 36908

FOR STAYVEL HOTELS PVT. LTD.

[Handwritten signature]
Managing Director

शुद्ध और सही
रकम तयार की उपस्थिति में
आवक में तारीख : 4.MAR.1987
आ. सं. पु. सं. सं. सं.
रकम प्रेषित किया गया है।

[Handwritten signature]
उपस्थिति में
कर्मचारी - J. Chadha

Kamal Chadha

FOR STAYVEL HOTELS PVT. LTD.

Managing Director



-3-

- 2/ After construction to insure and keep the premises insured against against loss or damage by fire.
- 3/ To produce the policies of insurance and receipts for premiums and other due payments whenever requires by the Lessor or its agent for inspection.
- 4/ Not to use or permit to be used the said land for any purpose other than building, erecting , installing and fitting up a Hotel Industry and its ancilliarities complete in all respects with furniture and fittings , roads, drains and service connections etc. for water , electricity and sewa-ge on the said land and premium.
- 5/ The Lessee shall not assign, sub-let or transfer the said land and premises and shall also not dispose off it in any other manner. However the Lessee shall be entitled to assign the leasehold rights in the said land and premises to Madhya Pradesh Financial Corporation, M.P. Audyogik Vikas Nigam Ltd. or any other financial institutions for the loan which may be availed of by the Lessee for the

Kamal Chadha
 FOR STAYVEL HOTELS PVT. LTD.
 R.K. Chadha
 Managing Director

Contd.....4

-8 JAN 1981

६३३६३

Rs 75 / 00

बिना पत्र के साथ प्रेषित

R N Jain

Stamp Vendor,
Dist. Court Compound,
INDORE 36908

1) किराना विक्रेता द्वारा
 2) राजेश्वर
 किराना विक्रेता के
 किराना विक्रेता
 किराना विक्रेता
 किराना विक्रेता
 किराना विक्रेता

FOR STAYVEL HOTELS PVT. LTD.

Managing Director

प्रमाणित करते हैं कि उपरोक्त
 विवरण का निष्पत्त
 किया गया था और प्रतिफल के
 हरे/बांशिक व०
 प्राप्त हो गये .
 तथा व०
 बेरी उपस्थिति में चुकाये गये व
 और प्रतिफल की वकालत कर
 तथा व०
 के संबंध में यह प्रमाण होती .
 प्रमाणित करते हैं कि उपरोक्त
 विवरण का निष्पत्त
 किया गया था और प्रतिफल के
 हरे/बांशिक व०
 प्राप्त हो गये .
 तथा व०
 बेरी उपस्थिति में चुकाये गये व
 और प्रतिफल की वकालत कर
 तथा व०
 के संबंध में यह प्रमाण होती .
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 प्राप्त हो गये .
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 बेरी उपस्थिति में चुकाये गये व
 और प्रतिफल की वकालत कर
 तथा व०
 के संबंध में यह प्रमाण होती .



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establishment and expansion of its Hotel Industries and in such events the Lessor undertakes not to terminate the present lease in any case before expiration of the term of its lease i.e. 30 Years.

2/ PROVIDED also that if the Lessee shall perform the covenants hereincontained and pay the rent hereby reserved, then, at the request of the Lessee in writing made a year before the expiration of the said term and at the cost of lessee, the lessor may grant to the lessee, at the end of each successive further term of 30 years a new lease of the land by way of renewal, at the yearly rent as may be agreed upon at the time of renewal of the lease.

3/ PROVIDED also that after the repayment of full loan amount to M. P. Financial Corporation, M.P.A.V.N., Bhopal or any financial institution and the termination of lease, the Lessee shall return the said land to the Lessor alongwith the new construction for which Lessor will be liable to pay the actual market price with deducting depreciation charges.

Kamal Chadha
FOR STAYVEL HOTELS PVT. LTD.
R.K. Chadha
Managing Director

Contd.....5

-8 JAN 1987

23368

पंथम पंज के साथ संलग्न Rs 50 00

R N Jain

Stamp Vendor,
Dist. Court Compound,
INDORE 36908

Handwritten text in Hindi, including names and possibly addresses, written in a cursive style.

जब आज प्रामाणिक विचार/परिचय
की विभागा के विषय में की गई
बाब तारीख 4 MAR 1987

सं-प्रामाणिक
कर्मचारी (२०८०)

~~FGR STAYVEL HOTELS PVT. LTD.~~

Kamal Chachha

~~Managing Director~~

जब आज प्रामाणिक विचार/परिचय

विभागा के विषय में की गई

बाब तारीख 4 MAR 1987

सं-प्रामाणिक
कर्मचारी (२०८०)



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4/ That the Lessee has deposited the sum of Rs. 5000/- (Rupees Five thousand only) with the Lessor as one year rent in advance which be adjustable in equal proportion every year.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and put their seals on the date and year first above written.

WITNESS :EXECUTANTS1/ Ravindra chadha

Ravindra Chadha
8 Navratan Bag
Indore (M.P.)

Kamal Chadha
(PARTY OF THE FIRST PART)
LESSOR.

FOR STAYVEL HOTELS PVT. LTD.,
R. K. Chadha
Managing Director

2/ Shyam Lal Jain

SHYAM LAL JAIN

(PARTY OF THE SECOND PART)
LESSEE.

4 NAVRATAN BAG, INDORE

E3362

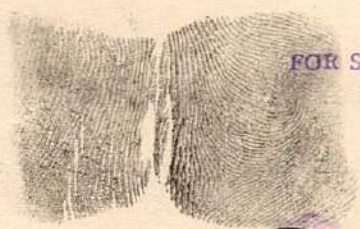
Rs 40 00

पंजीकृत पत्र के साथ प्रेषण

58 JAN 1987

R N Jain

Stamp Vendor,
Dist. Court Compound,
INDORE 36908



FOR STAYVEL HOTELS PVT. LTD.

R. K. Chadha
Managing Director

Handwritten signature
4 MAR 1987
BY DIRECTOR OF STAYVEL LTD
22, 40, 10th FLOOR I

General

Reader

SCHEDULE

The Schedule of land forming part of the Indenture of Lease-Deed dated 8th January, 1987.

Pieces and parcels of land admeasuring 117 ft. X 86 ft. i.e. approx. 10062 Sq. Ft. in the City of Indore and which is delineated on the plan hereto annexed and therein surrounded by the Red Coloured boundary line.

LAND :

(i) Boundaries :

- East : A.B.Road
- West : Plot No. 6 and 7
- South : Plot No. 1
- North : Plot No. 3

(ii) Plot No. 2, R. K. Puram, A.B.Road, Indore.

WITNESSES:

EXECUTANTS

2. Ravindra chadha

Ravindra chadha
8 Navratan Bag.
Indore (M.P)

Kamal Chadha
(PARTY OF THE FIRST PART)
LESSOR.

FOR STAYVEL HOTELS PVT. LTD.

f.k. Chadha
Managing Director

(PARTY OF THE SECOND PART)
LESSEE.

2. Shyam Lal Shyam

SHYAM LAL SHYAM

4 NAVRATAN BAG INDOR

सहायक निदेशक
प्रशासन
अवकाश विभाग

(1) ...

(2) ... का स्वाम स्व

(3) ... का स्वाम

(4) ... का स्वाम

(5) ... का स्वाम

हस्ताक्षर

4 MAR 1987

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100 , जो पुस्तक कर्मांक ..

..... के ..

911 .. कर्मांक .. 6369

..... किया गया।

.....
.....



पंजीयन शुल्क रु. 1687/-

रस्ती शुल्क रु.

पृष्ठांक शुल्क रु.

तुलना शुल्क रु.

योग रु. 1687/-

उप-पंजीयक, इन्दीर

10Rs.



पूर्ण वर्ण स्टांप

सहमति पत्र के लिये

Kamal Chakka

28000

90

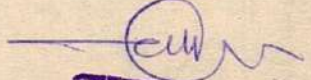
- 4 MAR 1987

~~श्रीमती कहेल कुमारी पति श्री कृष्ण कुमार~~

~~निवासी नगर लखवाग 8 जे~~

रु. 2000 - रविन्द्र

Chadler



चारुदेव बौराड़

स्टॉम्प ठेकेदार

सब-रजिस्ट्रार कार्यालय, मोती तबेल
(फायर ब्रिगेड के सामने) इन्दौर-४

भुगतान के लिए



Revenue Circle