

Mandatory Check-List for eNB SITES

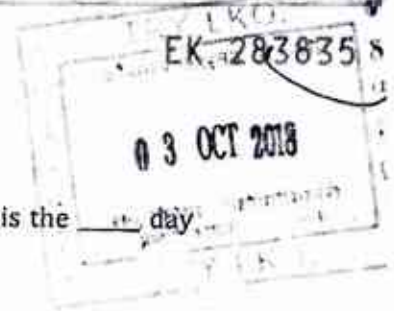
- |   |  |
|---|--|
| 1. Acquired Latitude/ Longitude                                 | 26-90365/89.10942  |
| 2. Site Name  | BHARA PARA   |
| 3. Candidate Name & Site ID                                     | I-UE-TEJT-ENB-9076   |
| 4. District Name  | GONDA  |
| 5. Contact Person Name  | CHANDRA HAR DATT SINGH   |
| 6. Contact No. of Owner   | 9450519082   |
| 7. Site address with PIN Code                                   | KHASRA No 795 KHATUNI No 00057 URF.<br>BHARARA PARA TEH. TARABGANJ DISTH<br>GONDA - 271124 |
| 8. Acquired Area in case of<br>GBT/RTT/GBM/RPT/ Latice<br>Tower | 50x50 (2500) sq Feet   |
| 9. Site Type<br>(RTT/GBT/GBM/RPT/ Latice<br>Tower)              | GBT  |
| 10. Rent (Rs.)  | 4000/-   |
| 11. Rent Free Period  | 150 Days   |
| 12. Term period of Lease  | 29 year 11 Month   |
| 13. Lease/ Purchase   | Lease  |
| 14. Documents Collected   | 1. KHATUNI<br>2. ADHAR<br>3. NOC<br>4.<br>5.<br>6.<br>7.<br>8.<br>9.<br>10.                |
| 15. Documents to be Collected/<br>Pending                       | 1. RTGS<br>2. PAN<br>3.<br>4.<br>5.  |

Opaduy  
 (Team Leader) 9670923898  
 Mobile No:

\_\_\_\_\_  
 (Mast Manager)  
 Mobile No:



उत्तर प्रदेश UTTAR PRADESH



**DEED OF LEASE**

THIS DEED OF LEASE ("Deed") is executed at \_\_\_\_\_ on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**BETWEEN**

Mr. CHANDRA HAR DATI SINGH PAN No. \_\_\_\_\_  
S/O. VIJAYAN HAR DATI SINGH aged about \_\_\_\_\_ years an adult, Indian  
Inhabitant residing at  
VILL. BHARHA PARA TEH. TARABGANJ GONDA - 271124  
hereinafter referred to as "Lessor" (which expression shall unless repugnant  
to the subject or context shall mean and include his heirs, legal  
representatives, executors, administrators and permitted assigns) of the **ONE**  
**PART.**

**AND**

**RELIANCE JIO INFOCOMM LIMITED** (PAN No. AABCI6363G), formerly  
known as Infotel Broadband Services Limited, a Company duly incorporated  
and registered under the provisions of Indian Companies Act, 1956 and  
having its registered office at 9<sup>th</sup> Floor, Maker Chambers IV, 222, Nariman  
Point, Mumbai - 400021, Maharashtra and its Corporate Office at 5<sup>th</sup> Floor,  
Maker Chambers IV, Nariman Point, Mumbai - 400021 and having its  
administrative office at Phase IV, Building TC 23A, Third Floor, Reliance



1  
L TE CHANDRA HAR  
DATI SINGH

Corporate Park, Ghansoli, Thane Belapur Road, Navi Mumbai - 400701, and regional office at GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare, C-B Rafi Ahmad Kidwai Nagar, Opp- Fun Republic Mall, Gomti Nagar, Lucknow 226010, represented hereth by its duly authorised signatory Mr. Rahul Khare S/O. A.K. Khare aged about 30 years, adult, hereinafter referred to as "Lessee" (which expression shall unless repugnant to the subject or context shall mean and include its successors, subsidiaries, affiliates and / or assigns) of the **OTHER PART**.

The Lessor and the Lessee shall hereinafter be individually referred to as 'Party' and collectively as 'Parties'.

**WHEREAS** the Lessor is the owner of or otherwise well and sufficiently entitled to and are absolutely seized and possessed of the land bearing KHARAND: 795 KHATAONI NO. 00059 VILL. BHARHAPARA in the District of GONDA Pin Code No. 271124 (hereinafter referred to as the "Plot / Larger Land");

TAKSILANJ

**AND WHEREAS** the Lessee has been issued Unified Licenses ("UL") under section 4 of the Indian Telegraph Act, 1885 by the Department of Telecommunications, Government of India, for all service areas in India to establish, operate and maintain telecommunication networks and telecommunication services and is engaged in the business of providing broadband internet services and other allied services on a pan-India basis.

**AND WHEREAS** for the aforesaid purpose, the Lessee is required to set up a transmission tower / pole / mast and other related equipment's on the ground.

**AND WHEREAS** the Lessee is desirous of using a portion of the Plot / Larger Land on leasehold basis for the purpose of installation, operation and maintenance of single or multiple transmission tower / pole / mast and other related equipment's, with or without RCC foundation, beams, columns etc, civil / prefabricated equipment shelters, earthing connections to antennae and equipment's laying of cables, lightning arrestors and aviation lamps, necessary cabling and power connectivity to the equipment's, space for installing electric meter, batteries and power connectivity, double pole with transformer etc, together with the right to dig trenches, manholes, ducts etc., a standby diesel generator or any other source of producing energy, if necessary and has accordingly approached the Lessor, who has agreed to demise unto the Lessee 66x50 (2500) square feet (15.24 X 15.24 m) area within the Plot / Larger Land for installing and

b. In the event of any controversy, dispute or difference arising out of or in connection with or in relation to any term of this Deed, both Parties shall endeavor to settle such dispute or difference by negotiation inter se within 15 (Fifteen days) days, or such extended time as may be mutually agreed, failing which, such dispute or difference shall be referred to a sole arbitrator appointed by the Lessee. The place of arbitration shall be at regional office Lucknow and the language of arbitration shall be English. The arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The award of the Arbitrator shall be final and binding on the Parties.

## 7. GENERAL CLAUSES

### a. Notices:

i. All notices required to be served by the Lessor upon the Lessee, and by the Lessee upon the Lessor, under this Deed, shall be in writing, and shall be deemed to be properly, sufficiently and effectually served if dispatched by hand delivery, pre-paid registered post acknowledgement due or by any other recognised means of recorded delivery, to the following addresses of the Parties hereto: -

The Lessor:

Mr. PHANDBA HAR DATT SINGH  
NEEL BHARMA PARA  
TEH- TARABHANS  
GANDA - 27120.

The Lessee:

RELIANCE HO INFOCOMM LIMITED  
GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare,  
C-B Rafi Ahmad Kidwai Nagar,  
Opp- Fun Republic Mall, Gomti Nagar,  
Lucknow 226010, Uttar Pradesh

### b. Force Majeure:

L. If the performance of duties and obligations by the Parties under this Deed is prevented, delayed, restricted or interfered with by or due to any act of God including but not limited to fire, flood, war, governmental directions or orders by civil or military authority, terrorism, enactment or amendment of any law or rules and regulations made effective



agreed, failing which, such dispute or difference shall be referred to a sole arbitrator appointed by the Licensee, The place of arbitration shall be at regional office Lucknow and the language of arbitration shall be English. The arbitration shall be in accordance with the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The award of the Arbitrator shall be final and binding on the Parties.

## **7. GENERAL CLAUSES**

### **a. Notices:**

- i. All notices required to be served by the Licensor upon the Licensee, and by the Licensee upon the Licensor, under this Deed, shall be in writing and shall be deemed to be properly, sufficiently and effectually served if dispatched by hand delivery, pre-paid registered post acknowledgement due or by any other recognised means of recorded delivery, to the following addresses of the Parties hereto: -

**The Licensor:**

Mr. CHANDRAHAR DATT S



**The Licensee:**

RELIANCE JIO INFOCOMM LIMITED  
GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare,  
C-B Rafi Ahmad Kidwai Nagar,  
Opp- Fun Republic Mall, Gomti Nagar,  
Lucknow 226010, Uttar Pradesh

### **b. Force Majeure:**

- i. If the performance of duties and obligations by the Parties under this Deed is prevented, delayed, restricted or interfered with by or due to any act of God including but not limited to fire, flood, war, governmental directions or orders by civil or military authority, terrorism, enactment or amendment of any law or rules and regulations made effective whether by State or Central Government or by any regulatory authority, which are beyond the reasonable control of such Party and not of its own making and amounting to force majeure, such Party, upon promptly giving written notice of such force majeure event to the other Party, by any mode of recorded delivery, shall be excused from such performance to the extent of such prevention, delay, restriction or interference, provided that the non performing Party shall use all reasonable effort to prevent, avoid,



Failure to enforce compliance with any term or condition of this Deed shall not constitute a waiver of such term or condition of this Deed or the right to subsequently enforce such term or condition in the future. No waiver, by either Party, of any provision of this Deed shall, in any event, become effective unless the same shall be in writing and such waiver shall be effective only in the specific instance described and for the purpose that the waiver is given.

**k. Severability:**

If any part or any provision of this Deed is or becomes illegal, invalid or unenforceable, that part or provision shall be ineffective to the extent of such invalidity or unenforceability only, without in any way affecting the validity or enforceability of the remaining parts of said provision or the remaining provisions of this Deed. The Parties hereby agree to attempt to substitute for any invalid or unenforceable provision with a valid or enforceable provision, which achieves to the greatest extent possible the economic, legal and commercial objectives of the invalid or unenforceable provision.

**SCHEDULE**

**(Description of Demised Land)**

ALL THAT piece or parcel of land admeasuring 50 x 30 (1500) square feet  
(15.24 m x 15.24 m) area, situated  
KHARNA NO. 295 KHATADINI NO. 00057 VILL. BHARHA PARA at TARABANS  
District of GONDA PIN Code 221124 and bounded as follows -

North: OWNER LAND  
East: OWNER LAND  
West: CHAK ROAD  
South: OWNER PLANT

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THEIR RESPECTIVE HANDS AND SEALS ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.



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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH **NO OBJECTION CERTIFICATE**

61AD 829835

M/s RELIANCE JIO INFOCOMM LIMITED,

GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare,  
C-B Rafi Ahmad Kidwai Nagar,  
Opp- Fun Republic Mall, Gomti Nagar,  
Lucknow 226010, Uttar Pradesh

Dear Sirs,

Sub: No Objection Certificate for ..... Development Authority/ .....  
Regulatory Area/ .....Nagar Panchayat/ ..... Gram Panchayat, to  
install Telecommunication Equipment with Temporary Cabin.

We have no objection to you installing your telecommunication system GBM/GBT/ RTT/ RTP on our  
land / building known as "....." situated at

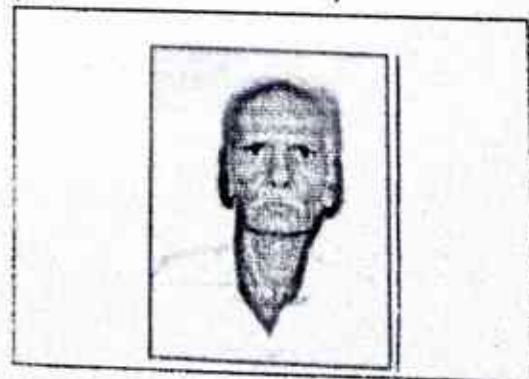
KHARRANO 795 KHATAUNI NO. 00057 VILL. BHARHA PARA  
TEH. TARABGANJ, GONDA 27 1124

Thanking you,

Yours faithfully,



Lesso





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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

61AD 829830

**NO OBJECTION CERTIFICATE**

I/We have no objection to you granting separate permanent power / electrical connection and meter to, M/s RELIANCE JIO INFOCOMM LIMITED (PAN No. AABC16363G), formerly known as Infotel Broadband Services Limited, a Company duly incorporated and registered under the provisions of Indian Companies Act, 1956 and having its registered office at 9<sup>th</sup> Floor, Maker Chambers IV, 222, Nariman Point, Mumbai - 400021, Maharashtra and its Corporate Office at 5th Floor, Maker Chambers IV, Nariman Point, Mumbai - 400021 and having its administrative office at Phase IV, Building TC 23A, Third Floor, Reliance Corporate Park, Ghansoli, Thane Belapur Road, Navi Mumbai - 400701, and regional office at GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare, C-B Rafi Ahmad Kidwai Nagar, Opp- Fun Republic Mall, Gomti Nagar, Lucknow 226010, Uttar Pradesh" for their GBM / GBT/ RTT/ RTP Installation at the ground / terrace of our premises known as "\_\_\_\_\_ "situated at

VILL. B KHASRA NO. 795 KHATAUNI NO. 00057 VILL. BHARHAPARA

TEH. TARABGANJ DIST- GONDA 271124

Yours faithfully,



Lessor





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INDIA NON JUDICIAL

NO OBJECTION CERTIFICATE

उत्तर प्रदेश UTTAR PRADESH  
M/s RELIANCE JIO INFOCOMM LIMITED,

61AD 829855

GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare,  
C-B Road Ahmad Kidwai Nagar,  
Opp- Fun Republic Mall, Gomti Nagar,  
Lucknow 226010, Uttar Pradesh

Sub: No Objection to Start Construction Work.

Dear Sirs,

This is with reference to our Lease Deed dated..... executed with you regarding  
installation of GBM / GBT/RTP/RTT at ground / terrace in our premises known as " \_\_\_\_\_ "

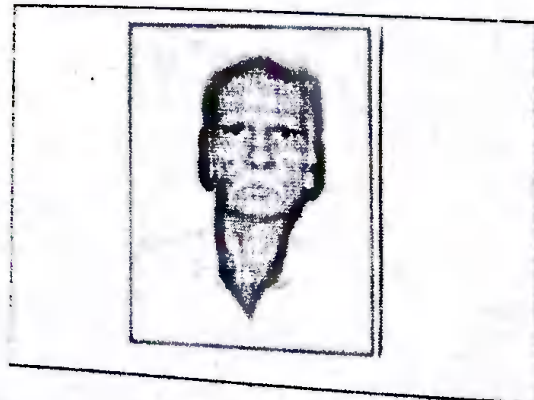
situated at KHASRA NO. 795 KHATAUNO. 000 57, VILL. BAHRAPARA  
TARABGANJ GONDA 27424

We have no objection to you starting the construction of civil work at site and release of the lease  
rent as per the agreed terms and conditions mentioned in the executed Lease deed.

We would give you full co-operation with respect to the same.

Thanking you,

Yours faithfully,



Lessor



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RUPEES

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INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

61AD 829850

**AFFIDAVIT**

I/We, **RELIANCE JIO INFOCOMM LIMITED (PAN No. AABCI6363G)**, formerly known as Infotel Broadband Services Limited, (hereinafter referred as 'RJIL') a Company duly incorporated and registered under the provisions of Indian Companies Act, 1956 and having its registered office at 9<sup>th</sup> Floor, Maker Chambers IV, 222, Nariman Point, Mumbai - 400021, Maharashtra and its Corporate Office at 5<sup>th</sup> Floor, Maker Chambers IV, Nariman Point, Mumbai - 400021 and having its administrative office at Phase IV, Building TC 23A, Third Floor, Reliance Corporate Park, Ghansoli, Thane Belapur Road, Navi Mumbai - 400701, and regional office at GF, 1<sup>st</sup> & 2<sup>nd</sup> Floor Solitare, C-B Rafi Ahmad Kidwai Nagar, Opp- Fun Republic Mall, Gomti Nagar, Lucknow 226010, Uttar Pradesh represented herein by its duly authorised signatory Mr. .... S/O. ...., aged

about \_\_\_\_\_ years and Sh./Smt. CHANDRA HAR DUTT SINGH

S/W/O. VIGHAN HAR DUTT SINGH aged about 67 years R/O.

VILL: BARHAPARA, PO. TEH: TARABGANJ GONDA, 271124

owner of the property, jointly do hereby solemnly affirm and declare as under:-

1. That Deponent No 1 and 2 are swearing this present affidavit in compliance and requirement of The Building and Development By - Laws, 2008, chapter 12.2 (V).

2. That Deponent No. 2 is the lawful owner in possession of the land / building situated at

KHASRA NO. 795 KHATAUNI NO. 00017 VILL: BARHAPARA

TEH: TARABGANJ GONDA, 271124, with the having following boundary.





East: .....  
West: .....  
North: .....  
South: .....

3. That Deponent No. 2 have on dated ....., entered into a Lease Deed with RJIL, wherein to grant on lease to RJIL with regard to ... Sq. Ft. of the above mentioned land/building for raising construction of /installing a cellular tower of permanent nature to operate its activities and share its infrastructure with any number of cellular/wireless service providers.
4. That Deponent No 1 affirms that all due care like Structure Stability test/ soil test for RTT/GBT sites has been conducted and based upon the report of the architect, cellular/mobile tower is being installed on the above given address.
5. That Deponent No 1 and 2 agree to take all precautions while erection of the tower but in any case if there is any loss or damage to the property / persons of nearby residents then Deponent No 1 and 2 undertake to compensate such loss and damages.
6. That we are swearing in this affidavit with full sense and sound mind and health.

DEPONENT No.1



DEPONENT No.2

**VERIFICATION:**

Verified on this \_\_\_ day of \_\_, 2018 at \_\_\_\_\_ that the affirmations and declarations made above are true and correct to the best of our knowledge and nothing has been concealed therein.

DEPONENT No.1



DEPONENT No.2



### निम्न खाते की प्रमाणित प्रति आनलाइन प्राप्त करने हेतु यहाँ क्लिक करें ।

#### खाला विवरण (अप्रमाणित प्रति)

ग्राम का नाम : मन्दावार      पुराना नं. (पहलेका)      नया नं. : सरदार      करद : गौका      कारती नं. : 1424-1429      भाग : 1      खाला संख्या : 00057

खालार का नाम / शिवा यदि संभव का नाम / निवास स्थान      खाला संख्या      शेषना      अंश

(रु.)

नोट : 1-आ / यदि जो संकलित भूनिधि केवलित में हो।

चन्द्ररिदलसिद्ध / सिद्धरिदलसिद्ध / सि. ग्राम	786	0.1050	अपने संकलित या रु.पी.ग्रामीण शेष संख्या/अंश/वर्ग के पत्र से खालार मंदल सिंह एवं सिद्धरिदलसिद्ध ने अपने संकलित अंश रु.3900000 संकलित किया रु.का.23.02.13
मंदल सिंह / सिद्धरिदलसिद्ध / सि. ग्राम	787	0.0200	
मोहन सिंह / सिद्धरिदलसिद्ध / सि. ग्राम	791	0.1050	
	792	0.0490	
	793	0.2190	
	794	0.4210	
	795	4.0750	
	<u>7</u>	4.9940	

नोट

Disclaimer: उत्तर अकेडे ग्राम अवलोकनार्थ है, तदर्थीन कम्प्यूटर केन्द्र द्वारा ही इस सीरीकवाणी केन्द्र से वृत्त का प्रमाणित प्रति प्राप्त की जा सकती है ।

Data Updated Upto: Fri Mar 17 11:18:50 IST 2017

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दिवादी

