

RECTIFICATION DEED

THIS Rectification Deed made on this **Nineteen Day of July Two Thousand
Twenty-Five (19/07/2025)**

BETWEEN

SMT. KAVITHA,

W/o Late. Sri. M Shivareddy

Aged about 40 years,

Aadhaar No. 9127 5070 2757

Residing at: Nagireddigaripalli, Srinivasapur Taluk,

Byraganapalli, Srinivasapur, Kolar,

Karnataka- 563 161.

hereinafter called “**THE LESSORS**” (which expression shall unless the context otherwise required be deemed to include their heirs, executors, Representatives, Administrators and Assigns) of the One part;

AND

THE INDIAN OIL CORPORATION LIMITED, A Government of India Undertaking, being a corporation incorporated under the Companies Act, 1956 and having its Head Office at Indian Oil Bhavan, G9, Ali Yavar Jung Marg, Bandra East, Mumbai-400 051, and having its Bangalore Divisional Office at No. 28, P. Kalinga Rao Road, Bangalore – 560027 represented by **SRI. PREMJEET P, Aadhar No. 4789 3614 9127** aged 50 years, **Deputy General Manager, Indian Oil Corporation Limited**, Bangalore Division, P. Kalinga Rao Road, Bangalore – 560027, hereinafter called “**THE LESSEE**” (which expression shall unless the context otherwise required to be deemed to include its officers, Successors and Assigns and under-lessees and Agents) of the Other part.

Whereas the Lessor has executed registered lease deed and the same is registered in the office of Sub Registrar Srinivasa Pura in Book I as Document No. SVP-1-01207-2025-26 on dated: 05/07/2025. Whereas, due to inadvertence certain mistakes have been crept in, and that the rate of rent per month is mentioned in the Lease Deed as Rs. 12,000/- but the actual rate of rent is only Rs. 6,000/- and hence this rectification deed correct rentable enclosed.

- a) That the Lessee/Corporation shall during the term of this lease pay to the LESSORS the monthly rent of **Rs. 6,000/- (Rupees Six Thousand Only)** as rent upon the condition and in the manner aforesaid of this lease for the period of first **Three** years commencing from 05-07-2025. And with escalation of **10% every 3 years** for the subsequent period on the compounded basis till expiry of the lease period. The rent shall be paid for the entire period as detailed hereafter.

Sl.	Year / Period	Rent payable per month (Rs)	Total rent payable. (Rs) including service tax / month
1	1 ST Year to 3 th Year	Rs. 6,000/-	6,000 X 36 = Rs. 2,16,000/-
2	4 th Year to 6 th Year	Rs 6,600/-	6,600 X 36 = Rs.2,37,600 /-
3	7 th Year to 9 th Year	Rs. 7,260/-	7,260 X 36 = Rs. 2,61,360/-
4	10 th Year to 12 th Year	Rs. 7,986/-	7,986 X 36 = Rs. 2,87,496/-
5	13 th Year to 15 th Year	Rs. 8,785/-	8,785 X 36 = Rs. 3,16,260/-
6	16 th Year to 18 th Year	Rs. 9,663/-	9,663 X 36 = Rs. 3,47,868/-
7	19 th year to 20 th Year	Rs. 10,629/-	10,629 X 24 = Rs. 2,55,096/-
.	TOTAL RENT		RS. 19,21,680/-

Applicable GST has to be paid on production of the certificate.

Whereas there are no other changes in the terms of the Lease Deed dated: 05/07/2025., between the same parties which is stated as in the above said paragraph. No advance is received.

IN WITNESS WHEREOF the LESSORS duly constituted attorneys' of the Lessee have respectively hereunto set and subscribed their hands and seals on 19-07-2025

SCHEDULE OF THE PROPERTY

All that piece and parcel of the property bearing all that piece and parcel of the commercial - petrol bunk purpose measuring 16 guntas, Vide Conversion Order No. 10432, Dated: 25-06-2024 by the Deputy Commissioner Kolar District, bearing Sy No. 217/*/1, out of the said land an extent of 35 X 45 mtrs leased by the lessor to the lessee bearing E – Katha No. 151901100100520072, 16 guntas, situated at Marasanapalli Village, Royalpad Hobli, Srinivasapura Taluk, Kolar District, bounded on the

East by	:	Same Sy No. 217/1,
West	:	Gownapalli to B Kotta Kota SH 99,
North	:	Remaining portion of Same Sy No. 217/1
South	:	Sy No. 11.

The lessor intends to lease an extent of 1365 Sqmtrs., as per the E – Katha No. 151901100100520072, annexed sketch.

Which said piece of land is shown on the plan here to annexed and there on surrounded by red boundary line and sketch may be read as part and parcel of the Schedule property.

IN WITNESS WHEREOF the parties hereto have signed this Deed on the 19th day of July 2025.

LESSORS

SMT. KAVITHA

LESSEE

**SRI. PREMJEET. P
FOR INDIAN OIL CORPORATION LIMITED**

Witnesses

1.

2.

Drafted by:
R Gopalakrishna
Advocate
249, 6th Main, 8th Cross,
Venkatapura New Extension,
Bangalore – 560 034

Average Rent = 96,084/-

Stamp Duty @ 2% = 1,921/-

Reg. fee @ 0.5% = 480/-