

PART – A (UNPRICED OFFER)

**HARIDWAR NATURAL GAS PRIVATE LIMITED
(JV OF BPCL & GAIL Gas Limited)**



**HIRING OF COMMERCIAL OFFICE SPACE FOR
HARIDWAR NATURAL GAS PRIVATE LIMITED –
HARIDWAR (UTTARAKHAND)**

**EOI NO:
HARIDWAR NATURAL GAS PRIVATE LIMITED-
HARIDWAR/OFFICE SPACE/HARIDWAR/414**

Registered Office: House No. 129, New Haridwar Colony Behind Matrichaya
Medical Centre Ranipur Mode, Haridwar, Uttarakhand, Pin-
249401

INVITATION FOR BIDS (IFB)**M/S.** _____
_____**Sub.: HIRING OF COMMERCIAL OFFICE SPACE FOR HARIDWAR NATURAL GAS PRIVATE LIMITED - HARIDWAR (U.K)**

Dear Sir (s),

HARIDWAR NATURAL GAS PRIVATE LIMITED here-in-after called OWNER/COMPANY/ **HARIDWAR NATURAL GAS PRIVATE LIMITED** invites for submission of bids **UNDER TWO BID SYSTEM** from interested parties for providing their Commercial PREMISES on hiring basis for office purpose in complete accordance with tender documents enclosed:

Venue for Bid Submission & Opening : **House no. 129, New Haridwar Colony, Behind Matrichaya Medical Centre, Ranipur Mode, Haridwar(UK)**

START OF SALE OF TENDER DOCUMENT: Can be downloaded from website www.hngpl.in will be live from the date of publication

TENDER FEE : NIL

LAST DATE FOR SUBMISSION OF BIDS: 14.07.2026 (02:00 pm)

DATE OF PRE-BID MEETING : 08.07.2026 IST 15:00 at House no. 129, New Haridwar Colony Behind Matrichaya Medical Centre, Ranipur Mode, Haridwar (UK) Pin-249401(or) via MS Teams- [Click here to join the meeting](#)

Meeting ID: 932 135 203 602 8

Passcode: Ya9nm9

DATE AND TIME FOR OPENING : 14.07.2026 (03:00 p.m) OF TECHNICAL BID

VALIDITY OF OFFER UPTO : Three (03) months from the date of final bid due date of Opening including extension of bid due date if any.

AUTHORISED SIGNATORY
HR Officer, HNGPL.

BIDDER SIGN AND STAMP

Special Conditions of Contract and Scope of Work for Hiring of Office Premises at Haridwar (Uttarakhand)

Haridwar Natural Gas Private Limited (JV of BPCL & GAIL Gas Limited) requires Un-furnished Commercial Space for its office at any prime location in **Haridwar (U.K)** for their office on monthly rental lease basis. The Carpet area should be approx. 6000-7000 sq. ft either in a single floor or combination of two adjacent floors, power back up, water facility etc. as mentioned in this bid document with adequate vehicle parking space so as to accommodate approx. 06 cars and 25 two wheelers. The lease period will initially be for a period of 10 (Ten) years.

Genuine Bidders may submit the bids separately in two parts in sealed envelopes super scribed with the tender no., due date and nature of offer (Un-priced/Priced).

PART-A: UNPRICED OFFER (TECHNICAL BID) in ORIGINAL complete with all details as sought in this bid document duly signed on each page.

PART-B: PRICED OFFER (PRICE BID) in ORIGINAL WITH COMPLETE PRICE DETAILS as per price schedule provided in the bid document.

The two envelopes containing Part-A and Part-B shall be enclosed in a larger envelope duly sealed and pasted and shall bear the tender no., due date along with address of sender's name and address.

Bidder may clarify their doubts, if any, on the tender document during Pre-bid meeting scheduled at HARIDWAR NATURAL GAS PRIVATE LIMITED or May contact MS. Shalini Anthwal, Officer-HR, MOB No. 7088064646, Email ID :- hr@hngpl.co.in OR MR. Sunil Sharma, Officer- C&P, Haridwar Natural Gas Private Limited, Haridwar, Mob No. 9754189466, Email: tenders@hngpl.co.in

Bid Document **ARTICLE – 1: NECESSARY COMPLIANCE BY BIDDERS**

- a) The property should be in the name of the bidder which can be singly or jointly owned.
- b) The clear legally valid undisputed title deed must be in favour of the bidder (Duly notarised photo copy of the same must be enclosed in the Un-priced bid i.e. Part – A).
- c) The carpet area to be offered for lease to Haridwar Natural Gas Private Limited should be around 6000-7000 sq.ft preferably in a single floor or combination of two adjacent floors, excluding parking area for approx. 06 cars and 25 Two- Wheelers at a time.
- d) Valid Fire NOC and other clearances like lift, building insurance etc.
- e) The details of the approved building drawings must be enclosed in the Un-priced bid i.e. Part – A.
- f) The bidder has to submit a copy of approved building plan, along with commercial space permission.
- g) A latest coloured photograph (not older than one month) of the proposed property should be enclosed.
- h) A visit/physical inspection of the property, technically qualified, may be made by a Committee of Haridwar Natural Gas Private Limited before opening of the Price bid.
- i) Ramp at entrance for specially-abled personnel.
- j) Latest tax receipt.

ARTICLE- 2: EARNST MONEY DEPOSIT - NOT APPLICABLE

ARTICLE – 3: SCOPE OF WORK

A registered lease agreement as indicated at the end of this document will be signed with the successful bidder. The cost of stamp paper, registration fees etc. shall be borne, in equal proportion, by both Haridwar Natural Gas Private Limited and the Bidder.

In additions to the above specifications, the following are also be referred and complied to:

- 1.1 2 Nos. (Two Nos) of Ladies Toilet (with Two European W. C., Two Squatting Pan, Two Wash Basin), Three No. of Gents Toilet (with Three European W. C., Three Urinals, Three Wash Basin). All the toilets will have branded fittings, hand dryer, toilet paper holder, paper dispenser and towel rail etc.
- 1.2 Vitrified Tile for flooring of approved make and colour to the satisfaction of HARIDWAR NATURAL GAS PRIVATE LIMITED.
2. The bidder will provide and maintain the entire premises.
 - 2.1 Maximum two instances during a calendar month will be permissible for maintenance of AC/Electrical system in the premises for 8 hours on holidays.
3. Bidder will provide electrical connection of sufficient and required capacity to meet the office requirement with 100% power back-up.
 - 3.1 Bidder to pay Electricity charges amount to Electricity Board as per monthly electricity bill within due date and will claim reimbursement by raising invoice to HARIDWAR NATURAL GAS PRIVATE LIMITED without GST. For this he will act as pure agent in terms of clause 33 of CGST rule 2017.
 - 3.2 The bidder should ensure un-interrupted Electricity supply round the clock. A separate Electricity meter shall be installed by the bidder and HARIDWAR NATURAL GAS PRIVATE LIMITED shall only pay towards the Electricity used in the office PREMISES.
 - 3.3 Sufficient power back-up provision to be made to the premises. Non – availability of power would attract, compensation of Rs. 1000/- for every hour or part thereof will be charged to the bidder and the decision of HARIDWAR NATURAL GAS PRIVATE LIMITED shall be final in this respect.
4. Copy of NOC for the building from the concerned Fire Authority may be submitted by the successful bidder. The owner has to keep adequate firefighting arrangements in the office premises including Fire Extinguishers, etc.
5. The bidder will take electricity connection of sufficient load for the purpose of office complex.
6. Adequate space for placing the HARIDWAR NATURAL GAS PRIVATE LIMITED name sign board with fluorescent stickers / paints has to be provided outside the building including lights connection as required depicting it to be a HARIDWAR NATURAL GAS PRIVATE LIMITED office.
7. All material / Equipment / items shall be of reputed make.
8. External as well as internal painting of the building shall be done before occupation and be carried out on need basis as and when required.
9. In case failure on the part of bidder to carry out maintenance activities to the satisfaction of HARIDWAR NATURAL GAS PRIVATE LIMITED the same shall be carried out by HARIDWAR NATURAL GAS PRIVATE LIMITED. at the risk & cost of bidder and amount so spent shall be recovered from the bills of the party.
10. Bidder has to submit a certificate from a qualified practicing structural engineer towards soundness of the structure of the building and adherence of the structural design as per latest IS codes.
11. Maintenance of the PREMISES will be carried out by the bidder during the lease period. This will include civil & plumbing work, lift, electrical and maintenance of common area, parking area, building security, consumables viz. bulbs, chokes etc.
12. Disposal of all garbage/wastages generated in the office premises shall be done by the bidder on daily basis as a part of housekeeping work as per the rules and regulations of the local authorities. Absence of the housekeeping staff on any working day would attract penalty of Rs.1000/- per day and the decision of HARIDWAR NATURAL GAS PRIVATE LIMITED shall be final in this respect.

13. HARIDWAR NATURAL GAS PRIVATE LIMITED reserves the right to install the required interval fittings – cabin walls, partitions and work stations, false ceiling etc as required and movable furniture and equipment as per requirement.
14. The bidder will organize its maintenance jobs at such intervals of time preferable beyond office hours as may cause least interruption of service to HARIDWAR NATURAL GAS PRIVATE LIMITED.
15. The bidder shall manage the underground sewage system as well as the cleanliness of pavement/road around the entire building premises. The bidder has to provide a central effuse collection within the complex. No garbage will be deposited in the area.
16. The bidder should ensure un-interrupted water supply round the clock. A separate water meter shall be installed by the bidder and HARIDWAR NATURAL GAS PRIVATE LIMITED shall only pay towards the water used in the office PREMISES. Water charges to be paid by the lessor and claimed from the Company.
17. The bidder shall comply with all legal compliances so far the building / Office Premises / Labour laws are concerned. The bidder will get the premises insured against fire and other extraneous perils.
18. The bidder shall provide power backup through a DG set (GAS GENSET preferably) of sufficient capacity to cater to the requirement of the said office (with all ACs/lights functioning).
- 18.1 Rating of DG Set: DG should be of reputed make. The DG should be in good condition to give reliable uninterrupted service for the complete office premises. The DG should be silent and eco-friendly.
- 18.2 The bidder shall make his own arrangements for operation & maintenance (including Oil & other consumables etc.) /fueling of the DG Set including providing of operator(s), without any additional financial implication to HARIDWAR NATURAL GAS PRIVATE LIMITED In case breakdown period is more than 08 hours, bidder shall arrange for a stand by DG set without any additional cost to the Company.
- 18.3 DG set to be installed in the offered complex but all responsibilities for safety & securities of DG equipment shall be under bidders scope.
- 18.4 Bidder has to arrange for any statutory clearances if any, required for running the DG.
- 18.5 DG set connection, cable connection; proper earthing and manual change over switch shall be under bidders scope.
- 18.6 DG set has to be perfectly maintained to give the correct voltage and frequency for trouble free performance.
- 18.7 A separate energy meter shall be provided through DG set and reimbursement will be made on the actual units consumed from the DG set. The running cost of per unit of electricity consumed is fixed at **Rs.20/kw** which shall remain fixed during the tenure of the lease period.
- 18.8 Lift (except in case of ground floor office space) of the building should be well maintained/fully functional to facilitate the day to day activity of employees /customers of the Company. In case of any failure/defects in operation/maintenance of the lift, it is necessary to be rectified within reasonable time i.e. within 24 hours, failing which a penalty @ Rs.1000/- (Rupees one thousand only) shall be imposed on per day basis.
19. The successful bidder has to handover the office completed in all respects within a maximum period of 02 (two) months from the date of LOI (Letter of Intimation) failing which a penalty of Rs 5000/- per day of actual delay will be recovered from the bidder.
20. Advance rent equivalent to Two (02) months' lease rent shall be given by the Company on request of the successful bidder which shall be adjusted in the monthly rent of initial six months.
21. If the commercial space is located above the ground floor, a lift is mandatory.
22. Pest control is required before installing the flooring.
23. The bidder shall arrange and provide the required personnel to HNGPL for electrical and plumbing maintenance.

ARTICLE -4:

Evaluation of bids

- 23.1 Bids shall be considered for evaluation keeping in view its location advantage, area, physical inspection by the team of HARIDWAR NATURAL GAS PRIVATE LIMITED.
- 23.2 Prices of techno-commercial qualified bidders shall be evaluated on overall basis including taxes & duties.
- 23.3 Bidders to indicate the percentage of taxes & duties in Schedule of Rates.

REJECTION CRITERIA –

HARIDWAR NATURAL GAS PRIVATE LIMITED requests to accept all terms & conditions stipulated in this document without taking any deviation. Bidders are requested to note that taking deviation or suggesting modifications to the terms & conditions contained in the bid document may result in bids being considered non-responsive, and the bid is liable for rejections.

ARTICLE –5:**OTHER DETAILS**

- a) Bid documents are non-transferable
- b) HARIDWAR NATURAL GAS PRIVATE LIMITED reserves the right to accept any bid and to reject any or all bids without assigning any reason.
- c) HARIDWAR NATURAL GAS PRIVATE LIMITED shall not be responsible for any delay, loss or non-receipt of bid, telex/fax/Telegraphic for any delay, loss or non-receipt of bid. Telex/Fax/Telegraphic offers shall not be accepted.

DETAILS TO BE SUBMITTED IN TECHNICAL BID BY THE PARTY IN RESPECT OF PROPERTY OFFERED FOR HIRING IN TECHNICAL BID

- a) Location :
- b) Address :
- c) Ownership details (Clear title details) :
- d) Area offered floor wise for lease :
Excluding place for parking area
- e) Availability of Parking area :
(approx. 06 cars and 25 Two Wheeler)
- f) Details of relevant approved drawings :
Submitted
- g) Layout plan of each floor with dimensions : :
- h) Photograph of the proposed property :

Undertaking to the effect that the bidder has not altered/modified the contents of the bidding document.

Signature :
Name of the Bidder :
Name :
Designation :
Date :
Seal :

PART – B (PRICE BID)

Please kept this Price bid in a separate sealed envelope.

Name of the Bidder : _____
Offered Carpet area (in sqft) and Location : _____

SCHEDULE OF RATES – I (SOR – I)

S. No.	Description	Qty	UNIT	Total carpet area in Sq. Ft.	Rate (Rs.) Per Sq. Ft. Per month (excluding taxes)	Rent (Rs.) Per month for total carpet Area (excluding taxes)
01	Lease rent for the following: Complete carpet area of approx. 6000-7000 sqft of Un- furnished as mentioned in the Scope of Work.	120	Month			
Total amount for 120 months excluding taxes						

(Rupeesonly)

RENT ESCALATION : 15% AFTER 5 YEARS.

NB.: Applicable taxes & duties (if any) shall be payable extra. However, bidder has to indicate the percentage here. (%) GST

Name of the Bidder Name Designation
.....

SealSignature

Date

Lease Agreement
(to be executed and registered on appropriate stamp paper)

THIS LEASE AGREEMENT ("LEASE") is executed on this ____Day of ____ (month), 20 , at (City), India by and between _____ having its office at _____ (Address) with PAN No. _____ hereinafter referred to as " **LESSOR** " (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors, executors, administrators and assigns) of the ONE PART.

AND

HARIDWAR NATURAL GAS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, and a JV of BPCL & GAIL Gas Limited having its Registered Office at 129, New Haridwar Colony Behind Matrichaya medical Centre, Ranipur Mode Haridwar, Uttarakhand- 249401 through (Name and address of OIC), hereinafter referred to as the "**LESSEE**" (which expression shall, unless repugnant to the context or meaning thereof, be deemed to include its successors and permitted assigns) of the OTHER PART.

The LESSOR or the LESSEE shall be referred as Party and the Lessor and the Lessee collectively shall be referred as Parties.

WHEREAS the LESSOR is the absolute and lawful owner and in peaceful possession of the premises situated at measuring sq. ft. hereto referred as "Leased Premises" together with the right to use the common areas and facilities which are furnished by LESSOR, in common with LESSOR and the LESSEE and other occupants.

AND WHEREAS the LESSEE has approached the LESSOR to take the Premises on lease for a term of Ten (10) years on the terms and conditions contained herein.

1. TERM AND LOCK-IN:

The term of this Lease shall be **10 (Ten) years** commencing from the date of actual possession by the Lessee, completed in all respects as per tender conditions.

The **lock-in period** shall be **05 (Five) years for lessor**, during which lessor shall not terminate this agreement except as provided herein.

Notwithstanding the lock-in:

- The **Lessor** may terminate this Agreement if the Lessee defaults in payment of rent for **3 consecutive months**.
- The **Lessee** may terminate if there is a material breach of obligations by the Lessor which affects its business operations. In such termination neither party shall have any financial implication except the refund of security deposit if any and any accrued obligation.

The Lease agreement may be extended with **mutual agreement** by LESSOR and LESSEE on same terms and conditions.

2. RENT:

LESSEE from the date of possession w.e.f _____ shall pay the monthly rent for the Premises to the LESSOR. The monthly rent shall be Rs. _____/- per Sq. Ft. amounting to Rs. _____/- in words (Rupees _____) payable in advance by 15th day of each calendar month on receipt of bill/invoice from the LESSOR. The LESSEE shall also pay the service tax/GST/any Commercial Tax as applicable on the said monthly rental amount. The partial months will be prorated based on a thirty (30) days month.

3. ELECTRICITY, WATER AND DIESEL CHARGES:

During the entire Lease Period and the extended period (if applicable), LESSOR is responsible for uninterrupted supply of electricity of the adequate load to the Premises and for proper operation of the substation and backup Diesel Generator sets to provide electricity in case of failure in supply by utility company. LESSEE shall pay the Electricity Charges as per actual usages to the LESSOR. A separate energy meter (Sub-meter) shall be provided by the LESSOR for Diesel Generator set and reimbursement will be made on the actual units consumed from the Diesel Generator set. The running cost of Diesel Generator Set per unit of electricity consumed is fixed at Rs.20/kw which shall remain fixed during the tenure of the lease period. LESSOR shall pay the Electricity charges amount to Electricity Board as per monthly electricity bill within due date based on the sub-meter installed by the LESSOR for recording the readings towards the utilization of the electricity by the LESSEE and claim reimbursement from the HNGPL.

Water charges towards water consumed by the LESSEE in the Premises shall be paid by the LESSOR and reimbursed by the the LESSEE on actuals.

4. USE AND MAINTENANCE:

The Lessee shall use the Leased Premises only for the office purposes. The LESSEE shall keep the Premises, at all times in good condition, at its own cost and expense. However, reasonable wear and tear is expected. The LESSEE shall permit no waste, disturbance, or nuisance upon or damage to the Premises, utilities supplied thereto, or to other LESSEEs of the building. On expiry of the Lease Period, the LESSEE shall handover the Premises to the LESSOR in as good condition as they were at the time the LESSEE took the possession, except reasonable wear and tear and Force Majeure . The LESSOR shall provide housekeeping, sanitation, and common area maintenance services at its own cost including but not limited to cleaning, dusting, disinfecting of all surfaces including office furniture etc.

5. REPAIRS AND ALTERATIONS:

LESSOR shall be liable for all necessary repairs and replacements for structural items and electrical systems located therein, and to the common areas, including wash-rooms and parking areas; LESSOR shall do such repairs and replacements works within the reasonable time limit to upkeep the Leased Premises in good working condition. Failing to which LESSEE reserves the right to carry out such maintenance work of civil and plumbing whenever such exigencies occur due to the failure of the LESSOR to do this jobs at its own cost and recover the same from the LESSOR by adjusting towards rent and/or in any other manner it deemed proper.

LESSEE agrees that they will not make any major changes to the Premises and the Premises shall not be altered, improved, or changed without the written consent of LESSOR, and that unless otherwise provided by written agreement, all alterations, improvements, and changes which may be desired by the LESSEE and so consented to by the LESSOR, shall be at the cost of LESSEE.

The LESSEE also reserves the right to carry out installation, inspection, repairs and maintenance work on all its equipment like LED TV's, Computer System, CCTV, Servers, EPABX, UPS, Access Control etc., as and when required, and the LESSOR shall permit access to the LESSEE/its employees/ agents/ workmen/ contractors/ customers to the sites housing any of the said equipment's to carry out the same. Ownership of said equipment's installed by LESSEE shall remain with LESSEE and at no point of time LESSOR shall have claim on said equipments.

The LESSEE may at any time and from time to time on its expense, paint and decorate the interior of the Premises and make such changes, alterations, additions and improvements, in and to the Premises as the LESSEE feel more suitable for the purpose of its business.

All alterations, additions and improvements made in and to the Premises, shall be the property of the LESSOR, and shall remain the property of the LESSOR even at the time of handing back of the Premises.

6. INSURANCE AND INDEMNIFICATION:

The LESSEE will indemnify and keep the LESSOR indemnified against all claims, losses, damages and costs (excluding any direct and indirect business losses) incurred by the LESSOR in respect of the Premises due to or due to non-payment of Statutory Tax liability or payments of any nature arising out of business of the LESSEE in the Premises and payable by the LESSEE or by reason of any act or deed or omission of the LESSEE in relation to the Premises.

The LESSOR shall at its own cost keep the Premises adequately insured covering risk.

7. FORCE MAJEURE:

In case the Premises or any part thereof are destroyed or damaged by force majeure event, including but not limited to fire, riot and civil commotions, enemy action and such like, not within the control of the Parties hereto, so as to be wholly or partially unfit for the use of the LESSEE then the rent (hereby reserved or proportionate part thereof according to the damages sustained) shall cease to be payable from the time of such destruction of damage until the said Premises are restored by the LESSOR to the same position as it was in before the happening of the Force Majeure events. The LESSOR shall after such restoration, be bound to put the LESSEE in possession of the Premises and the period of the lease shall be extended by such time as the said Premises were not available for use by the LESSEE due to the damage as mentioned above. However, if the damages cause to the Premises or the Premises destroyed due to negligence on the part of LESSEE, the cost of such restoration shall be payable by the LESSEE less the amount realized by LESSOR from insurance company and the LESSEE shall also be liable to continue to pay the rent of the Premises during the period the restoration of the Premises is carried out by the LESSOR. However, restoration and restoration cost of the Premises should be reasonable.

8. TITLE AND OWNERSHIP:

No right, title or interest in the Premises shall ever pass to the LESSEE. The LESSEE shall at no time contest or challenge the LESSOR's sole and exclusive right, title and interest in the Premises.

9. COVENANT & INDEMNITY FROM LESSOR:

That the LESSOR doth hereby confirm, warrant, represents, declared and covenant with the LESSEE that,

- a) The LESSOR has paid all the outgoing and other charges including the rent, maintenance charges, non-occupancy charges, municipal rates, cesses, taxes, assessments, dues, duties and all charges/increase(s) whatsoever payable in respect of the Premises to all concerned government, semi governments, local and public bodies and authorities up to the date of execution of the Lease and shall continue to pay hereafter throughout the lease period without demur to the respective authorities in respect of the Premises.
- b) Save and expect as stated herein, the Premises is not the subject matter of any legal proceedings pending before any Court, tribunal and quasi-judicial body as on the dates of execution of the lease.
- c) The LESSOR has further warranted, represented and confirmed that the title of the LESSOR to the Premises is clear, marketable and free from all the encumbrances.
- d) The LESSOR shall comply with all rules and regulations including for execution of Lease , prescribed by government/quasi government agencies in the respect Premises and ensure that all permissions, authorization and confirmation are obtained for leasing the Premises and all the payments and other dues to such authorities/other parties are cleared which the LESSOR is under obligation to comply with/obtained/pay in the events non-observance on the part of the LESSOR of any of the above obligations, for whatsoever reasons.
- e) The LESSOR shall indemnify and keep indemnified the LESSEE from and against any claim, liability, demand, loss, actions, proceedings, damage, judgement or other obligations or right of action which may arise due to non-compliance with any statutory requirement or defect in title or ownership dispute in respect of the Premises leading to the LESSEE's occupation being disturbed, interrupted or hampered in any manner whatsoever.

10. LOCAL TAXES:

GST will be charged extra as per rate applicable. TDS, as applicable, will be deducted from all payments made by the LESSEE to the LESSOR.

11. QUIET ENJOYMENT:

The LESSEE shall be entitled to peacefully and quietly hold, occupy, and enjoy the Premises during the entire Lease Term, without any hindrance, interruption, or disturbance from the LESSOR, or from any person lawfully or equitably claiming through or under the LESSOR, subject to the terms and conditions of the Lease.

12. LOSS AND DAMAGE:

The LESSOR shall not be responsible or liable to the LESSEE for any loss, damage, or injury occasioned by, or arising from, the acts or omissions of occupants of adjoining or neighboring premises, or any part of the building in which the Premises are situated. The LESSOR shall also not be liable for any loss or damage resulting to LESSEE or LESSEE's property caused by leakage of water, seepage, fire, theft, or any cause whatsoever occurring within or around the Premises.

It is further agreed that the LESSOR shall not be liable for any accident, damage, or casualty arising from the act, omission, or default of the LESSEE.

13. ACCESS BY LESSOR:

LESSOR or LESSOR'S agent shall have the right from time to time during the normal business hours on any working day with prior notice of at least two days to the LESSEE, to enter the Premises for the purpose of inspecting the service and maintenance in the Premises, and to make such repairs, alterations, improvements or additions as Parties may jointly deem necessary or desirable. In case of emergency, LESSOR or its agents can enter the building without notice.

14. TERMINATION:

Except in case of Clause 2, the LESSEE shall be entitled to terminate the lease by giving one (1) month of notice in writing to the LESSOR. On termination or expiry of the lease, the LESSEE shall vacate, remove all its furnishings, equipments, supplies etc., and handover peaceful possession to the LESSOR. The LESSOR shall refund the security deposit after deductions of any dues, to the LESSEE within 30 days.

15. ENTIRE AGREEMENT:

The Lease, along with the tender binding document No. HARIDWAR NATURAL GAS PRIVATE LIMITED-HARIDWAR/HARIDWAR/2026-2027 on the basis of which the lease is emerged, shall constitute the entire agreement between the Parties and supersedes all prior discussions, negotiations, or representations. The LEASE cannot be changed, modified, or discharged orally but only by an Amendment Agreement in writing, signed by both Parties.

a. NOTICES:

Any notice, demand, request, or other instrument which may be or is required to be given under the Lease shall be sent by Certified Mail/e-Mail etc., Return Receipt Requested, postage prepaid and shall be addressed (a) to the LESSOR, to _____(address of the lessor), or at such other address as the LESSOR may designate by written notice, and (b) to OIC, HARIDWAR NATURAL GAS PRIVATE LIMITED_____.

b. SEVERABILITY:

If any provision of the Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of the Lease shall not be affected thereby and each provision of the Lease shall be valid and enforceable to the fullest extent permitted by the law.

c. DISPUTE RESOLUTION AND JURISDICTION:

- i. All disputes, differences or disagreement arising out of and in connection with the Lease shall be finally decided by arbitration to be held in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended.
- ii. On invocation of the Arbitration clause by either Party, LESSEE shall suggest a panel of three independent and distinguished persons to the other party from the Panel of Arbitrators maintained by 'Delhi International Arbitration Centre (DIAC)' to select any one among them to act as the Sole Arbitrator. In the event of failure of the LESSOR to select the Sole Arbitrator within 30 days from the receipt of the communication from LESSEE suggesting the panel of arbitrators, the right of selection of the sole arbitrator by the LESSOR shall stand forfeited and LESSEE shall appoint the Sole Arbitrator from the suggested panel of three Arbitrators for adjudication of dispute(s). The decision of the LESSEE on the appointment of the Sole Arbitrator shall be final and binding on the other Party. The fees payable to Sole Arbitrator shall be governed by the fee Schedule of "Delhi International Arbitration Centre".
- iii. The cost of arbitration proceedings shall be shared equally by the Parties.
- iv. The Arbitration proceedings shall be in English language and the seat, venue and place of Arbitration shall be New Delhi, India only.
- v. All matter relating to the Lease and arising out of invocation of Arbitration clause are subject to the exclusive jurisdiction of the Court(s) situated at New Delhi.

STAMP DUTY & REGISTRATION

The Parties agree that the cost of stamp duty and registration charges for the Lease shall be borne by _____(Lessor/Lessee/Shared equally).

IN WITNESS WHEREOF, LESSOR and LESSEE have signed and sealed this LEASE as of the day and year first above written.

WITNESSES:

LESSOR

By: _____
(Name and Address of the Lessor)

LESSEE

By: _____
....., M/S HARIDWAR NATURAL GAS PRIVATE
LIMITED For LESSEE