

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर ग्रेटर नोएडा

क्रम संख्या 2021145016260

गौतम बुद्ध नगर

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 18/03/2021

प्रस्तुतकर्ता या प्रार्थी का नाम रवि कुमार एड

लेख का प्रकार : भार प्रमाण पत्र

2010 वर्ष से 2021 तक

प्रतिफल की धनराशि 100

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

18/03/2021

दिनांक जब लेख प्रतिलिपि या तलाश

18/03/2021

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब-रजिस्ट्रार  
(ग्रेटर नोएडा)  
गौतमबुद्धनगर (उ०प्र०)

(नियम 327)

कार्यालय उपनिबन्धक गौतमबुद्धनगर, सदर जनपद गौतमबुद्धनगर।  
तलाश का प्रमाण पत्र

प्रमाण पत्र संख्या 906 वर्ष 2021  
आवेदन संख्या 911 वर्ष 2021

श्री रवि कुमार, एडवोकेट ग्रेटर नोएडा द्वारा निम्नलिखित सम्पत्ति से सम्बन्धित, रजिस्ट्रीकृत कृत्यों और वारों का विवरण का प्रमाण पत्र के लिये आवेदन किये जाने पर प्लॉट नं०-20 सैक्टर नालेज पार्क-03 ग्रेटर नोएडा गौतमबुद्धनगर (सम्पत्ति मालिक का नाम आवेदन पत्र के अनुसार) मै0 एसोसियेशन ऑफ मैनेजमेन्ट्स द्वारा योगेश मोहन गुप्ता पुत्र श्री ओ०पी० गुप्ता निवासी साकेत मेरठ।

मैं एतद्वारा प्रमाणित करता हूँ कि कार्यालय के कम्प्यूटर में उपलब्ध इण्डेक्स संख्या-2 की वर्ष 2010 से 2021 तक की तलाश की गई और उपरोक्त सम्पत्ति को प्रभावित करने वाला कोई कृत्य या वार नहीं पाया गया।

क्रमांक	सम्पत्ति का ब्योरा	लेखपत्र के निष्पादन की तारीख	प्रकार और मूल्यांकन	पक्षकारों के नाम		लेखपत्र का क्रमांक और वर्ष
				निष्पादनकर्ता	दावेदार	
-	-	-	-	-	-	-

**नोट**

1. इस प्रमाण पत्र में वो वार या कृत्य दिखाये जायें जो आवेदक द्वारा दिये गये सम्पत्ति के ब्योरे के आधार पर ढूँढे गये। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गये वर्णन से किसी दूसरे ढंग से वर्णीत किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाणपत्र में दर्ज नहीं किया जायेगा। यह तलाश प्रमाणपत्र कम्प्यूटर में उपलब्ध डाटाबेस के इण्डेक्स के अनुसार तैयार किया गया है।
2. वांछित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ की गई है और विभाग प्रमाण पत्र में शामिल सूचना के लिये उत्तरदायी न होगा।
3. इस प्रमाणपत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं परन्तु जिनका आज की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

**This Certificate only for search not ownership certificate.**

दिनांक : 20 मार्च 2021

प्रमाणपत्र तैयार कर्ता

हस्ताक्षर

प्रमाणपत्र का परीक्षा किया

हस्ताक्षर

रजिस्ट्रीकर्ता अधिकारी  
का हस्ताक्षर

सब-रजिस्ट्रार  
(मेटर नोएडा)  
गौतमबुद्धनगर (उ०प्र०)

Principal  
IIMT College of Management  
Plot No. 4-20  
Greater Noida  
Park-3



रुपय  
रु. 10

RUPEES  
Rs. 10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

24AE 712098

कार्यालय  
निबन्धक, गौतमबुद्धनगर  
जनपद-गौतमबुद्धनगर (स090)

मकल संख्या:- 8061/2921  
मकल जारी करने की तिथि:-  
विलेख पर अदा स्टाम्प:- 550/580

विलेख की सत्यापित कमा की मात्रा

Q



6053

LEASE DEED

2004



This Lease Deed made on the 24<sup>th</sup> day of November' 2004 between the Greater Industrial Development Authority, a body corporate constituted under section 3 U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) (hereinafter the "Lessor" which expression shall unless the context does not so admit include successor, assigns) on the One Part and M/S Association of Management S having its office at 175, Sakact, Meerut through Mr. Yogesh Mohan Gupta a years, S/o Late Sh. O.P. Gupta (hereinafter called the "Lessee" which expression unless context does not so admit include heirs, executors, administrators, representer and permitted assigns) on the Other Part.

Whereas the plot hereinafter described forms part of the land acquired under the Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up a and industrial township.



2004.10.01.03:55

Whereas, the Lessor has agreed to demise and the Lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing a building for running a Engineering & Management College according to the Building Plan approved by the Lessor.

911  
2004

**NOW THIS LEASE DEED WITNESSES AS FOLLOWS:**

a) 1. That in consideration of the premium of **Rs. 5,39,35,201.00** (Rupees five crores **thirty nine lacs thirty five thousand two hundred one only**) out of which Rs 1,89,35,201.00 (**One crore eighty nine lacs thirty five thousand two hundred one only**), have been paid by the lessee to the lessor. (the receipt whereof the lessor doth hereby acknowledge) and balance amount to be paid by the lessee in installments indicated below alongwith interest @ **12%**. In case of default in payment of installment interest @ **17% per annum** compounded every quarterly would be chargeable for the delayed period.

i.	Rs.5016667.00	on or before 20.01.2005
ii.	Rs.4841667.00	on or before 20.07.2005
iii.	Rs. 4666667.00	on or before 20.01.2006
iv.	Rs. 4491667.00	on or before 20.07.2006
v.	Rs. 4316667.00	on or before 20.01.2007
vi.	Rs. 4141667.00	on or before 20.07.2007
vii.	Rs. 3966667.00	on or before 20.01.2008
viii.	Rs. 3791667.00	on or before 20.07.2008
ix.	Rs. 3616667.00	on or before 20.01.2009
x.	Rs. 3441667.00	on or before 20.07.2009
xi.	Rs. 3266667.00	on or before 20.01.2010
xii.	Rs. 3091667.00	on or before 20.07.2010

*Handwritten signature*

मेजर मोहन चन्द्र सिंह

X

बदलना



And in consideration of Rs. ----- (Rupees -----) ----- (Only)  
paid on account of one time lease rent @ 27.5% of the premium of the plot to the lessor,  
and the said lease rent have been paid by the lessee (the receipt whereof the lessor doth  
acknowledge).

The Lessor doth hereby demise and lease to the lessee, all that plots of land on as  
is where is basis mentioned as 20, Sector Knowledge Park situated in Greater Noida  
Industrial Development Area Greater Noida City contained by admeasurement 53935.201  
Sqm be the same, a little more, or less, and bounded  
Admeasurement 53935.201 sqm

ON THE NORTH BY -  
ON THE SOUTH BY -  
ON THE NORTH EAST BY - As Per Lease Plan  
ON THE SOUTH WEST BY -  
ON THE SOUTH EAST BY -  
ON THE NORTH WEST BY -

and which said plot is more clearly delineated and shown in the attached plan and therein  
marked red.

TO HOLD the said plot (hereinafter referred to as 'the demised premises) with  
their appurtenances unto the Lessee to the term of Ninety Years commencing from  
24.11.2004 except and always reserving to the Lessor:

- b) Yielding and paying therefor yearly lease rent in advance during the said term into  
the lessor on the 24<sup>th</sup> Day of January in each year @ 2.5% of the total premium  
during the first ten years. The lessee shall pay unto the lessor at its office or as  
otherwise directed lease rent in advance on yearly basis. The lease rent would be Rs.  
13,48,380.00 annually for the first ten years chargeable from the date of execution of  
lease deed. The lessee shall pay lease rent annually in advance without waiting for  
any demand notice or reminder thereof. The lease rent would be enhanced after every  
ten years from the date of execution of lease deed by an amount not exceeding 50% of  
the annual lease rent payable at the time of such enhancement and in such case a  
supplementary deed shall be executed by the allottee. In case of default in payment of  
lease rent interest @ 17% per annum compounded every half yearly would be  
chargeable for the delayed period.

II. AND THE LESSEE DOTH HEREBY DECLARE AND COVENANT WITH THE  
LESSOR IN THE MANNER FOLLOWING:

- a) The lessor reserves the rights and title to all mines, minerals, coals, washing gold,  
earth oils, quarries in or under the plots and full right and power at any time to do all  
acts and things which may be necessary or expedient for the purpose of searching for,  
working and obtaining, removing and enjoying the same without providing or leaving

*[Handwritten signature]*

any vertical support for the surface of the plot(s) or for the structure time being standing thereon provided always, that the lessor shall make reasonable compensation to the allottee /lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO on the amount of such compensation will be final and binding on the applicant.

**PAYMENT:**

- b) That the lessor will pay to the lessor the balance of the premium in installments mentioned in the clause I above by the dates mentioned therein. If the lessee shall fail to pay any installment by the due date for payment thereof, he shall thereafter pay the same with interest as mentioned in clause - I above. The payment made by the lessee shall be first adjusted towards the interest due. If any and thereafter towards the premium, if any, and balance, if any shall be appropriated towards the lease rent notwithstanding and direction/request of the lessee to the contrary.

**MORTGAGE:**

- c) That the lessee will in no case assign, relinquish (except in favour of the Lessor), sublet, transfer or part with possession of the demised premises without prior permission of the Lessor. Such permission shall be at the sole discretion of the Chief Executive Officer of the Lessor or any officer authorised by him/her. The discretion of the Lessor in the matter shall be conclusive, binding and final. The lessee may, however, with the prior permission of the Lessor and subject to such conditions as it may impose, mortgage the demised premises to any financial institutions/Bank/Govt. organisation for seeking loan to complete the Project.

Provided that in the event of sale or foreclosure of the mortgaged or charged property the lessor shall be entitled to claim and recover such percentage, as decided by the lessor, of the unearned increase in the value of said land as first charge, having priority over the said mortgage charge. The decision of the lessor in respect of the market value of the said land shall be final and binding on all the parties concerned. That the lessor shall have first charge upon the demised premises for the amount of unpaid balance charges, interest and other dues of Authority.

- d) Provided further that lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the lessor of the unearned increase as aforesaid. The lessors right to recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of degree of insolvency/court.
- e) That the Lessor shall have the first charge upon the demised premises for the amount of unpaid balance, charges, interest and other dues of the Authority.

**CONSTRUCTION:**

- f) The total permissible FAR shall be calculated on the plot area and ground coverage shall be applicable as per the byelaws of the Authority.

100000  
dms / 1000

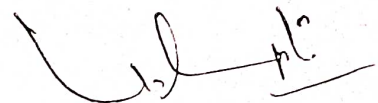
Shorad

12/09/11  
200

20



- g) The lessee shall construct the building at its own cost after getting the layout and building plans approved by the Lessor as per the Regulations of the Lessor. The lessee shall obtain completion certificate from the Lessor **within 02 years from the date of allotment** as per the construction schedule annexed herewith.
- h) In the event of failure to do so, in exceptional circumstances extension of not more than 3 months at a time may be allowed by the lessor on payment of extension charges @ 2% of the premium for extension granted for 3 months or part thereof. The extension charges as mentioned above may be revised by the lessor/CEO at any time. Application for extension shall ordinarily be considered by the CEO, in cases where construction has commenced on site at the time of applying for such extension.
- i) In case the applicant fails to start/complete construction or commence the activity for which the land has been allotted, within the time period, or extended time period, decided for the purpose, the allotment/lease can be cancelled/determined. On such cancellation/determination 20% of the premium will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon with the lessee having no rights to claim compensation thereof. The balance amount shall be refunded without any interest.
- j) That the Lessee will do the internal development work of the plot according to the specification, regulation and sub-regulations of the lessor at his own cost and erect on the demised premises in accordance with the Plan, elevation and design and in a position to be approved by the Lessor or any officer authorised by the Lessor in that behalf in writing, a building for running an Engineering & Management College only with all necessary sewers, drains and other appurtenances according to the directions issued or Regulations made in respect of buildings, drains, latrines and connection with sewers.
- k) That the Lessee will not erect or permit to erect any building on the demised premises without the previous permission in writing of the Lessor. The plan should be approved by the appropriate authority or any officer authorised by the Lessor on that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice from the Lessor require him to correct such deviation as aforesaid and if the Lessee shall neglect to correct such deviation in the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation to be corrected at the expenses of the Lessee which expenses the lessee hereby agrees to reimburse by paying to the Lessor such amount as the Lessor (whose decision shall be final) shall fix in that behalf.
- l) That the lessee will construct the building according to the architectural and elevation control as prescribed by the lessor and as per the building bye laws of the authority as permissible at the time subject to the changes as prescribed (if any) in the future.



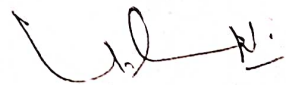
- m) That the lessee shall endeavor to erect and complete the building on the leased land within the stipulated period and become functional immediately thereafter, unless extension is allowed by the lessor in exceptional circumstances and on such terms and conditions as it may impose.

**TRANSFER:**

- n) The allottee/lessee shall not be entitled to transfer the plot before or after the erection of the building without the prior permission of the lessor. In case of transfer, transfer charges as fixed by the Lessor shall be payable by the lessee to the lessor at the time of transfer. The said transfer shall only be executed after the prior permission in writing has been given by the Lessor. In case the transfer is taken without the prior permission in writing the action will be taken as breach of contract and the decision of the Chief Executive Officer/Lessor shall be binding on the two parties.
- o) In case of transfer, transfer charges as fixed by the Lessor shall be payable by the lessee to the Lessor

**MAINTENANCE:**

- p) That the lessee at his own expense will take permission for sewerage, electricity and water connections from the concerned departments of the Authority or from the competent Authority in this regard and will keep the demised premises and buildings-
- i. At all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor.
  - ii. And the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
- q) That the lessee shall abide by all Regulations, Bye laws and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and the rules made therein.
- r) If the maintenance work of any area is not found satisfactory according to the Authority, then the required maintenance work will be carried out by the Authority and all the expenses in carrying out such work shall be borne by the lessee.
- s) That the lessee shall not display or exhibit any posters, statues, other articles which are repugnant to the morals are indecent or immoral. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, except which shall be constructed over the demised premises or at a place specified for the purpose by the lessor.
- t) In case of non-compliance of these terms and conditions, and any directions of the Authority, the Authority shall have the right to impose such penalty as the CEO may consider just and/or expedient.



20



- 201
- u) The lessee will carry out all directions of authority in respect of the maintenance of building, plot and surrounding areas as well as with regards to the provisions of the urban services.
  - v) That the lessee will keep the demised premises and the buildings at all times in a state of good and substantial repairs and in a hygienic sanitary condition to the satisfaction of the lessor.

**FOR HOSPITAL ONLY:**

- w) The lessee of a Hospital shall arrange to provide a daily O.P.D. for at least two hours in the morning and two hours in the evening. The facility would be provided free of cost by the lessee hospital.
- x) The lessee shall reserve at least 10% of the beds for the economically weaker section and the patient occupying these beds would not pay any charges for bed, consultation and O.T., in addition 15% beds would be reserved for economically weaker section of Greater Noida Area and they would be asked to pay only 50% of the normal charges of bed, consultancy and O.T.
- y) The lessee would provide emergency facility of all nature. round the clock.
- z) The lessee would have the facility of adequate disposal of dressing and other waste material and the same would be done to the satisfaction of statutory bodies of Central/State Govt.
- aa) The Lessee shall obtain necessary recognition from the competent Authority for its academic courses before the commencement of classes.

**FOR NURSERY/SENIOR SECONDARY/HIGHER SECONDARY SCHOOL:**

- bb) The Lessee shall ensure that ten students in the inception class shall be admitted on the basis of eligibility and nomination by the Chief Executive Officer of the Lessor. However this shall be subject to overall
- cc) Lessee shall ensure that two students in each section in each class but not less than five students if the number of sections is less than three, in the Senior Secondary School/Nursery School shall be admitted on the basis of eligibility and nomination by the Chief Executive Officer of the Lessor.
- dd) The fee/charges structure of the school would be such so as to meet the aspirations of various sections of the society especially the poor/economically weaker.

- ee) The lessee in consultation with the Lessor shall make its admission policy for locals so that a certain percentage of the students from the Lessor's area find representations in various classes on the basis of eligibility.

**CANCELLATION:**

- ff) That in case the lessee does not construct building within the time provided for above, this deed of lease will be void and his interest in the property will determine. However, in exceptional circumstances, extension can be allowed by the lessor or any officer authorised by him subject to the fulfillment of such conditions, charges as he may impose for the same.
- gg) If the lessee does not abide by the terms and conditions and building Regulations or any other rules and regulations framed by the Authority, the lease may be determined by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
- hh) If the lessee fails to achieve the objects for which land has been allotted, the same shall revert back to lessor on such terms & conditions as Chief Executive Officer of the Lessor may decide and the decision of the lessor is conclusive and binding on the lessee.

In addition to the other specific clause relating to cancellation the Authority/Lessor shall be free to exercise its rights of cancellation of lease allotment in the case of:

1. Allotment being obtained through misrepresentations suppression of material facts.
2. Any violation of directions issued or rules and regulations framed by the Pollution Control Board or by any other statutory body.
3. Default on the part of the applicant/allottee lessee for breach violation of terms and conditions of registration allotment/lease and or non-deposit of allotment money.
  - (i) If lessee makes default in payment of premium and interest for two consecutive installments the lessor shall have right to determine the lease and resume the possession.

In the event of cancellation, under sub-clause (1) above, the entire deposits till the date of cancellation shall be forfeited and possession of the plot will be resumed by the Authority/lessor with structure thereon, if any, and the allottee/lessee will have no right to claim compensation thereof.

In the event of cancellation, under sub-clause (2) & (3) above, the entire registration money shall be forfeited and balance shall be refunded without any interest.

25

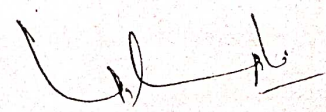




OTHER CLAUSES:

- ii) That the lessee will obey and submit to all directions issued or regulations made by the Lessor now existing or hereafter to exist so far as the same are incidental to the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the place.
- jj) In case of default of any payment due to the Authority, either as lease rent or installment or otherwise, the Authority besides taking the steps for the recovery of the same as mentioned in the terms and conditions, may also request the concerned departments supplying water and electricity to the lessee, to disconnect such supply. The lessee shall not raise any objection to such request unless and until payment in this regard is made to the Authority. However in case of disconnection of electricity and water on the request of the Authority the same shall be restored immediately by the concerned department on production of proof of payment to the Authority of the amount due/No Objection certificate from the Authority
- kk) That the lessee shall use the demised premises only to run a Engineering & Management College only and no other purpose without the consent of the Lessor and subject to such terms and conditions as Lessor may impose and will not do or offer to be done on demised premises or any part thereof, any act or thing which may be or grow to be a nuisance, damage, annoyance, or inconvenience to the Lessor or the owners, occupiers of other premises in the neighbourhood.
- ll) That the lessee will not assign, relinquish, mortgage, sublet, transfer part with possession of any portion less than the whole of the demised premises and building thereon nor cause any sub-division thereof by metes and bounds or otherwise.
- mm) Provided always that if the lessee or transferee or permitted assignees, as the case may be, will assign, relinquish, mortgage sub-let or transfer the demised premises and building thereon on the said terms will deliver at its own expense to the Lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed duly registered under the Indian Registration Act or any other amending statute.
- nn) That the lessee will permit the members, officers and subordinates of the Lessor and workman and other employed by the lessor from time to time and at all reasonable time of the day, during the said term after three days previous notice to enter into and upon the demised premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the Lessee will give notice of the provision of this sub-clause to his/her/their tenants.
- oo) That the lessee will not erect or permit to be erected on any part of the demised premises any stable sheds or other structures of description whatsoever for keeping horses, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.

3





pp) That the lessee shall not exercise option of determining the lease nor hold the Lessor responsible to make good the damage if by fire, tempest, flood, or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

qq) Notwithstanding anything hereinbefore contained if there shall have been of the opinion in the lessor (whose decision shall be final and binding) any breach by the lessee or any person claiming through or under its of any of the covenants or conditions hereinbefore contained and on its parts to be observed and performed and in particular and without prejudice to the generality of the sub-clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or part of the demised premises before constructing a Engineering & Management College on it as hereinbefore provided within the period mentioned in Clause II it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof determine this demise and thereupon if :-

i. At the time of re-entry if the demised premises has not been occupied by any building constructed by the lessee thereon, the lessor may re-allot the demised premises and refund the payments already made without interest after deducting arrears of lease rent, if pending and 20% of the total premium payable (whether already paid or not) for the period upto the date of determination of this demise or surrender by the lessee as the case may be to a minimum deduction of (Rs. Ten Lacs) (Rs. 10,00,000/-)

ii. At the time of re-entry if the demised premises are occupied by any building constructed by the lessee thereon the lessee shall within a period of three months from the date of re-entry remove, from the demised premises all erection or buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in default whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and buildings, fixtures and things thereon, but upon the lessee removing the erections building fixtures and things before or within the period herein specified the demised premises shall be re-allotted and the lessee may be paid such amount as may be determined by the lessor, provided that the lessor may at its option agree to purchase the said erection, buildings and fixtures upon payment to the lessee price therefor and for his interest in the premises as may be mutually agreed upon.

rr) If lessee is found to have obtained the allotment and the lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor along with



219

forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

III AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING: -

- (A) Any losses suffered by the lessor on a fresh grant of demised premises for breaches of condition aforesaid on the part of the lessee or any persons claiming through or under his shall be recoverable by the lessor.
- (B) All notices, orders and other documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) or any Rules or Regulations or Directions made thereunder shall be deemed to be duly served as provided u/s 43 of the Uttar Pradesh Urban Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act, 1974 (U.P. Act No. 30 of 1974).
- (C) All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The lessor may also authorise any of its other officers to exercise all or any of the power exercisable by it under this lease.
- (D) PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.
- (E) All dues of the lessor shall be recoverable as arrears of land revenue.
- (F) The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the lessee.
- (G) Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.
- (H) The Chief Executive Officer or the lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
- (I) In case of any clarification or interpretation regarding these terms and conditions the decision of the Chief Executive Officer of the Authority shall be final and binding.
- (J) That all General and Special terms and conditions as contained in the Brochure of the Authority shall form part of this lease deed. In case of any contradiction the clauses of the lease deed will prevail.
- (K) In the event of any dispute with regard to terms and conditions of the lease deed, the same shall be subject to the jurisdiction of District Court of Gautam Budh

*[Handwritten signature]*

*[Handwritten mark]*

151

Nagar (where the property is situated) or the Hon'ble High Court of Judicature at Allahabad.

IN WITNESS WHEREOF the parties hereto have set their hand on the day and in the year herein first above written.

IN THE PRESENCE OF

(1) Witness for and on behalf of lessor

Address

(2) Witness for and on behalf of the lessee

Address

Certified that this is a true and exact copy of the original in all respect.

LESSEE For and on behalf of the Lessor

J

J



ANNEXURE:

Construction Schedule

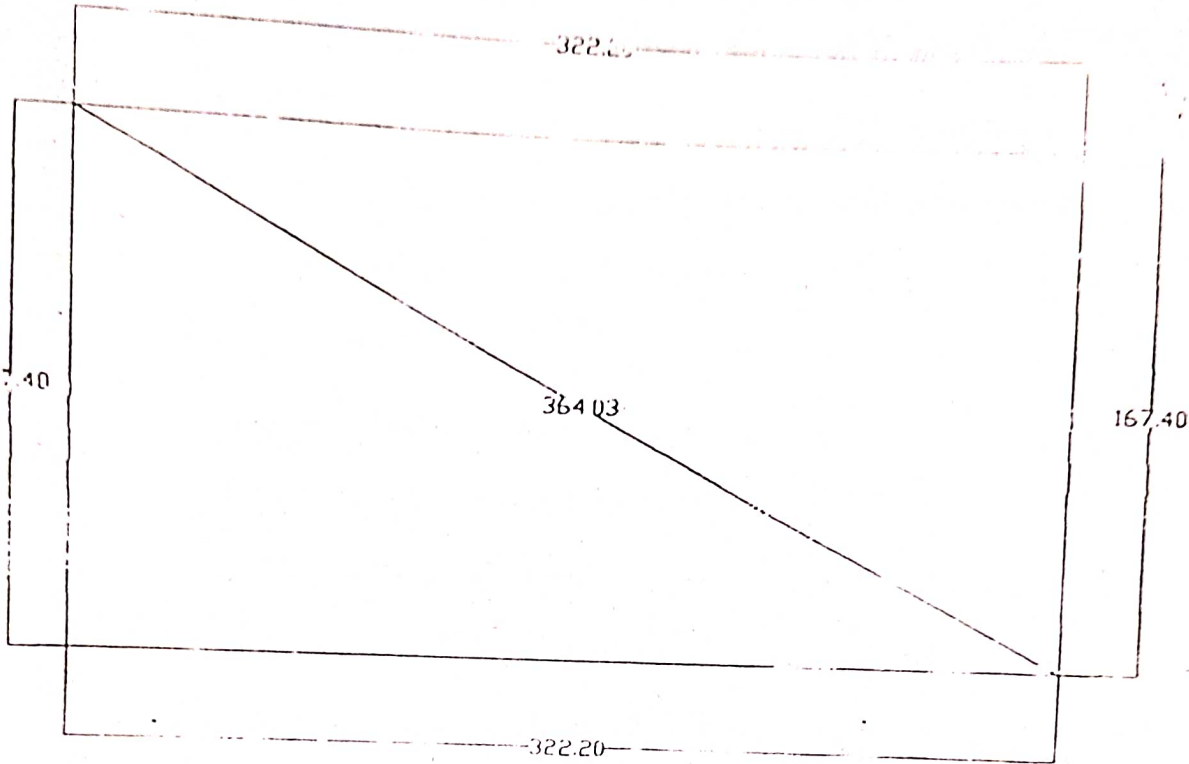
Completion of the project : Within Two years from the date of allotment .

*[Handwritten signature]*

*[Handwritten mark]*

PLOT NO. -20

OTHERS PLOT (NO. 21)



24.00 WIDE ROAD

24.00 WIDE ROAD

A=53935.201 SQM.

SESSION TAKEN  
FOR ALLOTTEE

SIGN  
PASSESSION HANDED  
OVER



SEE PLAN FOR PLOT NO. -20 IN  
III.

ASST. MGR

MANAGER

GREATER NOIDA INDUSTRIAL  
DEVELOPMENT AUTHORITY



25000/108 = 231.48  
20000/92 = 217.39  
10000/41 = 243.90  
10000/5000 = 2.00

### कार्यालय उप निबंधक, गौतम बुद्धनगर

- नं० 277 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 278 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 279 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 280 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 281 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 282 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 283 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 284 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 285 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 286 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 287 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 288 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 289 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 290 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 291 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 292 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 293 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 294 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 295 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 296 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 297 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)
- नं० 298 दिनांक 2/11/10 रुपये 25000/स्टाम्प नं० 277 शामिल किया है (मोहर)

ment studies by Chairman Yogesh Mahapatra  
 20/11/10 Saket Meerut.  
 नौएडा, गौतम बुद्धनगर (मोहर)



# कार्यालय उप निबन्धक, गौतम बुद्धनगर

नं० ----- दिनांक ----- ह० ----- नाम श्री -----

पुत्र श्री ----- निवासी -----

मोहर ----- स्टाम्प विक्रेता, नोएडा, गौतमबुद्धनगर ।

- |     |     |                |             |                |               |        |
|-----|-----|----------------|-------------|----------------|---------------|--------|
| नं० | 309 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 310 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 311 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 312 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 313 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 314 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 315 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 316 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 317 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 318 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 319 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 320 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 321 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 322 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 323 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 324 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |
| नं० | 325 | दिनांक 2/11/10 | रुपये 25000 | स्टाम्प नं० 27 | शामिल किया ह० | (मोहर) |























