

LEASE DEED

Mani

K. D. MANI
Management Trainee (Prop.)
Greater Noida Indl. Dev. Authority
B-160, Sector-13, Greater Noida
Distt. Gautam Budh Nagar (U.P.)

THIS LEASE DEED made on the 17th day of October in the year 2001 between the Greater Noida Industrial Development Authority, a body corporate constituted under section 3 of the I.P. Industrial Area Development Act, 1976 (I.P. Act No. 6 of 1976) (hereinafter called the "Lessor" which expression shall unless the context does not so admit include its successor, assigns) on the One Part and M/s City Educational & Social Welfare Society having its office at 47/A-4, Jawahar Quarters, Begun Bridge Meerut-250 001 (hereinafter called the "Lessee" which expression shall unless context does not so admit include heirs, executors, administrators, representatives and permitted assigns) represented through **Dr. Om Prakash (General Secretary)** on the OTHER PART.

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

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 an **Engineering College** according to Building Plan approved by the Lessor.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS :

1. That in consideration of the premium of **Rs 2,54,39,375/- (Two crores Fifty four lakhs Thirty nine thousand Three hundred seventy five only)** out of which **Rs 77,23,750/- (Seventy seven lakhs Twenty three thousand Seven hundred fifty 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 instalments indicated below. Interest for delay amount shall be payable @ 20% P.A. compoundable half yearly for defaulted period or as stipulated by the Authority from time to time.

- | | | |
|--------------------|-------------------------|---------|
| 1. Rs. 30,22,828/- | on or before 11.04.2001 | |
| 2. Rs. 30,22,828/- | on or before 11.10.2001 | — L P ? |
| 3. Rs. 30,22,828/- | on or before 11.04.2002 | |
| 4. Rs. 30,22,828/- | on or before 11.10.2002 | L P |
| 5. Rs. 30,22,828/- | on or before 11.04.2003 | |
| 6. Rs. 30,22,828/- | on or before 11.10.2003 | L P |
| 7. Rs. 30,22,828/- | on or before 10.04.2004 | |
| 8. Rs. 30,22,828/- | on or before 10.10.2004 | L P |

City Educational & Social Welfare Society

And in consideration of **Rs. 6,35,985/- (Rupees Six lakhs Thirty five thousand Nine hundred eighty five only)** paid on account of yearly lease rent @ 2.5% 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 allottee shall have an option to pay a lumpsum amount equivalent to 11 times of the annual lease rent i.e. 27.5% of the total premium before the due date for execution of lease deed as One Time Lease Rent. If the allottee chooses the option to pay annual lease rent at the time of execution of lease deed, he can subsequently exercise his option to pay one time lease rent as indicated above.

Mani

K. D. MANI
Management Trainee (Prop.)
Greater Noida Indl. Dev. Authority
B-160, Sector-13, Greater Noida
Distt. Gautam Budh Nagar (U.P.)

City Educational & Social Welfare Society

Om Prakash
Gen. Secretary

City Educational & Social Welfare Society

Om Prakash
Gen. Secretary

City Educational & Social Welfare Society

Om Prakash
Gen. Secretary

The Lessor doth hereby demise and lease to the lessee, all that plot of land on as is where is basis mentioned as Plot No. 17 pocket ----- at Institutional Area, Phase II situated in Greater Noida Industrial Development Area District Gautam Budh Nagar contained by admeasurement 90,703.00 SQM² be the same, a little more, or less, and bounded

Admeasurement 90,703.00 Sqm.

ON THE NORTH BY -
ON THE SOUTH BY -
ON THE NORTH EAST BY -
ON THE SOUTH WEST BY -
ON THE SOUTH EAST BY -
ON THE NORTH WEST BY -

AS per lease plan attached

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 17th day of October 2000 except and always reserving to the Lessor :

- (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 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.
- (b) A right of access to the allotted land , lay water mains , drains, sewers or electric wires under or above the demised premises, if deemed necessary by the lessor in developing the area
- (c) Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the 17th day of October 2000 in each year (a) 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. 35,92,92/- 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. In

Gen. Secy

Chairman

and in such case a supplementary deed will be executed by both the parties.

[Signature]

City Educational & Social Welfare Society

[Signature]
K. D. MANT
Managing Director
Greater Noida Industrial Development Authority
B-109, Industrial Area, Greater Noida
Dist. Gautam Budh Nagar, U.P.

case of default in payment of lease rent interest @ 20% per annum compounded every half yearly would be chargeable for the delayed period or as stipulated by the Authority.

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

- (a) The total permissible FAR of 125 shall be calculated on the plot area and the Ground Coverage shall be 50% as per the Building Byclaws of the Authority.
- (b) The building or use of land on the plot area shall be as per the building bye laws of the authority.
- (c) 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.
- (d) 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 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.
- (e) 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.
- (f) The lessee shall do the internal development work of the demised premises according to the rules and regulations of the Lessor.
- (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 submit layout and building plans for approval from the Lessor within two months from the date of execution of lease deed. Completion of construction of the building comprising of Class Rooms, Tutorial Rooms, Laboratories, Drawing Hall, Workshop, Library, Administrative Block and Hostel required for Engineering College shall be completed within eighteen months from the date of approval of the plans provided that the work is not delayed for reasons beyond control. The lessee shall obtain completion certificate of the entire building comprising of Phase I, Phase II and Phase III from the Lessor within eighteen months from the date of approval of plans.
- (h) The lessee shall start construction within two months from the date of approval of building plan by the Authority. In case the applicant fails to start complete

City Educational & Social Welfare Society



K. D. MANI

Maran...
Greater...
H-100, Sect...
Dist, Gwalior... DA

...the time period or extended time period decided for the purpose. The ... can be cancelled determined as per clause ... of this lease deed.

- (11) Lessee shall obtain necessary permission from the competent authorities for the academic courses in Computer Science & Engineering, Information Technology & Engineering, Electronics & Communication Engineering, Instrumentation & Electronics Engineering and Mechanical Engineering in the Institute of the Lessee. The Lessee reserves the right of admission of non-graduate students as he considers suit or expedient.
- (12) The lessee will carry out all directions of authorities in respect of the maintenance of building plot and surrounding areas as well as with regards to the permission of the urban services.
- (13) That the lessee if he ever requires will take permission for sewerage, electrical water connections from the concerned departments of the authority or from the competent authority in this regard.
- (14) In case of non-compliance of terms and directions of authorities the authority shall have the right to impose such penalties as the authority considers suit or expedient.
- (15) 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 the expenses incurred in carrying out such work will be borne by the lessee. The authority will be free in regard to the expenditure incurred in the maintenance work.
- (16) That the lessee shall use the demised premises only for the use of engineering, computer and other purposes within the scope of the lease and shall not use such premises for any other purpose which will require any kind of license or permission from any authority or any other person or which may cause or give rise to a nuisance, damage, annoyance or be injurious to the health of the society, occupants or other premises in the neighborhood.
- (17) That the lessee will not erect a permanent or semi-permanent 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 official authority. The Lessee in that behalf and in case of any alteration from such plan or plan will substantially agree to sign a receipt from the lessor regarding the work and deviation as allowed and in the event that request is made by the lessor in the plan of the building, the lessee shall be liable to pay the cost of the work to the lessor. The lessee shall be liable to pay the cost of the work to the lessor which expenses the lessor hereby agrees to pay to the lessor such amount as the lessor (whose decision shall be final) shall fix in that behalf.
- (18) That the lessee will in no case assign, reassign, except to the lessor, sublet, transfer or part with possession of the demised premises or any part

City Educational & Social Welfare Society

Gen. Secretary

City Educational & Social Welfare Society

E. D. M. N. T.
Date: ...
Dist. ...

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.

- (q) 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 of Lessor shall be binding on the two parties.

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.

- (r) 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.

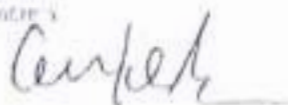
Provided always that if the lessee or transferee or permitted assignees, as the case may be, will assign, relinquish, mortgage sub-let or transfer the demised premises and building thereon on the said terms will deliver at its own expense to the Lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed duly registered under the Indian Registration Act or any other amending statute.

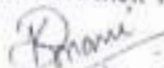
- (s) Provided further that lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the lessor of the unearned increase as aforesaid. The lessors right to recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of degree of insolvency/court.

City Educational & Social Welfare Society

- (t) 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.

City Educational & Social Welfare Society





K. D. MANI
Management Trainee (Prop.)
Greater Noida Left Fly Authority
B-169, Sector-14, Greater NOIDA
Distt. Gautam Buddha Nagar (U.P.)

- (u) 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.
- (v) 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.
- (w) 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.
- (x) That the lessee shall endeavor to erect and complete the building on the leased land within the stipulated period of five years from the approval of building plan 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.
- (y) 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 fulfilment of such conditions, charges as he may impose for the same.
- (z) 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.
- (1) 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.

(II) 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.

City Educational & Social Welfare Society
Gen. Secretary

City Educational & Social Welfare Society



K. D. MANI
 Management Trainee (Prog.)
 Greater Kodaikallur City Authority

7

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.

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

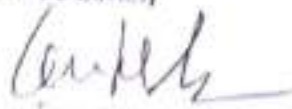
(A) Notwithstanding anything hereinbefore contained if there shall have been of the opinion in the lessor (whose decision shall be final and binding) any breach by the lessee or any person claiming through or under its of any of the covenants or conditions hereinbefore contained and on its parts to be 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 an Engineering 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.

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

Educational & Social Welfare Society




K. D. MANT
Management Trainee (Prop.)
Greater Noida Ind. Dev. Authority
B-189, Sector-14, Phase-III, Greater NOIDA
Distt. Gautam Buddha Nagar (U.P.)

- (C) 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.
- (D) 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 made thereunder shall be deemed to be duly served as provided in 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).
- (E) 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. 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.
- (F) All dues of the lessor shall be recoverable as arrears of land revenue.
- (G) The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the lessee.
- (H) Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.
- (I) 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.
- (J) 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 Nagar (where the property is situated) or the 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 *(M. D. Singh)*
 350-5, Pt. B, Marg
 Vikas, Delhi - 81.
- (2) Witness for and on behalf of the lessee
 Address
 61/27, 91/1 St, New.

(Signature)
K. D. MANI
 Management Trustee (Prop.)
 Greater Noida Ind. Auth.
 H-109, Sector 10, Noida
 Dist. Greater Noida
(Signature)
 Genl. Secretary

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

LESSEE For and on behalf of the Lessor

City Educational & Social Welfare Society

(Signature)

(Signature)
K. D. MANI
 Management Trustee (Prop.)
 Greater Noida Ind. Auth.

The Lessor doth hereby demise and lease to the Lessee all that plot of land on which is basis mentioned as Plot No. 14 at Institutional Area, Phase II situated in Greater Noida Industrial Development Area District Gautam Budh Nagar contained by admeasurement 7311.94 SQM" be the same, a little more, or less, and bounded

Admeasurement - 7311.94 Sqm.

ON THE NORTH BY -
ON THE SOUTH BY -
ON THE NORTH EAST BY -
ON THE SOUTH WEST BY -
ON THE SOUTH EAST BY -
ON THE NORTH WEST BY -

As per lease plan attached

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 12th day of January 2001 except and always reserving to the Lessor :

- (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 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.
- (b) A right of access to the allotted land , lay water mains , drains, sewers or electric wires under or above the demised premises, if deemed necessary by the lessor in developing the area.
- (c) Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the 12th 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.1,41,669/- 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 will be executed by both the parties. In case of default in payment of lease rent interest @ 20% per annum compounded every half yearly would be chargeable for the delayed period.

City Educational & Social Welfare Society

[Signature]
Gen. Secretary

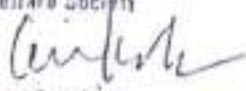
City Educational & Social Welfare Society

[Signature]
K. D. MANI

Management Trainee (Prop.)
Greater Noida Ind'l Dev Authority
B-159, Sector-Gamma II, Greater Noida
Distt. Gautam Budh Nagar (U.P.)

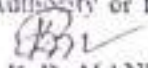
[Signature]
Gen. Secretary

- (a) The building or use of land on the plot area shall be as per the conditions of the Deed of the authority
- (b) 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.
- (c) 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 NCA Course 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.
- (d) 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.
- (e) The lessee shall do the internal development work of the demised premises according to the rules and regulations of the Lessor.
- (f) 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 submit layout and building plans for approval from the Lessor within two months from the date of execution of lease deed. Completion of construction of the Phase I shall be completed within eighteen months from the date of approval of Building Plans provided that the work is not delayed for reasons beyond control. The lessee shall obtain completion certificate of the entire building within three years from the date of approval of Building Plan.
- (g) The lessee shall start construction within six months from the date of approval of building plan by the Authority. 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 as per clause (2) of this lease deed.
- (h) 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.
- (i) That the lessee at his own expense will take permission for sewerage, electricity, water connections from the concerned departments of the Authority or from the competent authority in this regard.

Educational & Social Welfare Society

 Gen. Secretary

City Educational & Social Welfare Society


 Gen. Secretary


 K. D. MANI
 Management Trainee (Prop.)
 Greater Noida Ind. Dev. Authority
 H-100, Sector-7/Amn, Greater Noida
 Dist. Gautam P. S. Varan (U.P.)