

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

85AA 809246

'कार्यालय'  
सप निवन्दाक, गौतमगढ़ नगर  
पत्तन-गौतमगढ़ नगर (- 30)  
मार्ग संख्या 11 / 2010

दिनांक पर अदा स्टांप:- 12/11/2010

विशेष की सत्यापित दायाप्रति इस  
स्टांप-पत्र के साथ संलग्न है।

*(Signature)*

**LEASE DEED**

This Lease Deed made on the 17<sup>th</sup> day of Oct 2004 between the Greater Noida Industrial Development Authority, a body corporate constituted under section 3 of the U.P. Industrial Area Development Act, 1976 (U.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 United Education Society having its office at R-11/2, Raj Nagar, G.B. through Mr. N.P. Singh aged 48 years, S/o Sh. Itukam Singh Plot No. 11153, Vasundhara, G.B. (hereinafter called the "Lessee" which expression shall unless context does not so admit include heirs, executors, administrators, representatives and permitted assigns) 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 a College according to the Building Plan approved by the Lessor.

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

1. That in consideration of the premium of Rs. 1,21,64,688/- (One Crore Twenty One Lacs Sixty Four Thousand Six Hundred Eighty Eight) out of which Rs. 1,21,64,688/- (One Crore Twenty One Lacs Sixty Four Thousand Six Hundred Eighty Eight) 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 @        % p.a. compoundable after every three months for the defaulted period.

- i. Rs. .... on or before .....
- ii. Rs. .... on or before .....
- iii. Rs. .... on or before .....
- iv. Rs. .... on or before .....
- v. Rs. .... on or before .....
- vi. Rs. .... on or before .....
- vii. Rs. .... on or before .....

**UNITED EDUCATION SOCIETY**  
APR 2005  
RESIDED  
 Vice-Chairman Garg  
 Contact: 2011 2011

17/10/04

- viii. Rs. .... on or before .....
- ix. Rs. .... on or before .....
- x. Rs. .... on or before .....
- xi. Rs. .... on or before .....
- xii. Rs. .... on or before .....

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 ..... Plot No. 41 ..... K.P.T. ....  
 situated in Greater Noida Industrial Development Area Greater Noida City contained by  
 admeasurement ... 1.74.43.2 Sqm be the same, a little more, or less, and bounded  
 Admeasurement 1.74.43.2 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  
 .... 1.9.19.9.9. .... except and always reserving to the Lessor:

- a) Yielding and paying therefor yearly lease rent in advance during the said term into  
 the lessor on the ... 1.9.15 ... Day of ... 1.9.15 ... 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. .... 3.8.4.11.8. .... 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

वेद वीणा औद्योगिक विकास सोसायटी

*(Signature)*  
 बहालदा (उपस्थित)

**ATTESTED**  
 Kishor Garg  
 CHAIRMAN  
 UNITED EDUCATION SOCIETY

PLOT NO-13

PLOT NO-12

130.0

(4) (5)

6.791  
SURAJ PUR -KASNA ROAD

210.8

166.00

24.00M WIDE ROAD

PLOT NO-41  
19463.50sqm



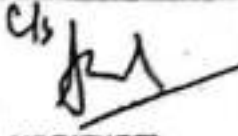
104.5

PLOT NO-40

दर नोडा विकास

AREA-19463.5Sqm

रस्ता (ग्राउंड)

SIGN POSSESSION TAKEN OVER LOTEE	SIGN POSSESSION HANDED OVER A.M.(GNIDA)	
LEASE PLAN OF PLOT NO-41 AT KNOWLEDGE PARK-I.		 ASST MRG(ENGG)  MRG(ENGG)
GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY		Sr MRG(ENGG)      DRAFTMAN

UNION EDUCATION SOCIETY  
CHAIRMAN

**ATTESTED**

Virender Kumar Gan  
Manager (Civil Engr)  
Greater Noida, Noida