

LEASE DEED

THIS LEASE DEED made on theday of August in the year Two Thousand 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) of the ONE PART and Smt. Shakuntla Educational & Welfare Society having its office at 4405/6, Prakash Apartment Part-II, 5, Ansari Road, Darya Ganj, New Delhi-110002. (hereinafter called the "Lessee" which expression shall unless context does not so admit include heirs, executors, administrators, representatives and permitted assigns) represented through Mr. Suneel Galgotia, of the OTHER PART.

WHERE AS 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.

WHERE AS 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 Institute according to set back and Building Plan approved by the Lessor.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS :

1. That in consideration of the premium of Rs. 4,51,01,669/- (Rupees Four Crores Fifty One Lakhs One Thousand Six Hundred Sixty Nine only) out of which Rs. 1,28,89,813/- (Rupees One Crore Twenty Eight Lakhs Eighty Nine Thousand Eight Hundred Thirteen 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 @ 15% compoundable after every six months. In case of default interest shall be payable @ 20% compounded half yearly on the defaulted amount for defaulted period.

1. Rs. 54,99,433/- on or before 18-10-2000
2. Rs. 54,99,433/- on or before 18-04-2001
3. Rs. 54,99,433/- on or before 18-10-2001
4. Rs. 54,99,433/- on or before 18-04-2002
5. Rs. 54,99,433/- on or before 18-10-2002
6. Rs. 54,99,433/- on or before 18-04-2003
7. Rs. 54,99,433/- on or before 18-10-2003
8. Rs. 54,99,433/- on or before 18-04-2004

[Signature]
Date / /
2004