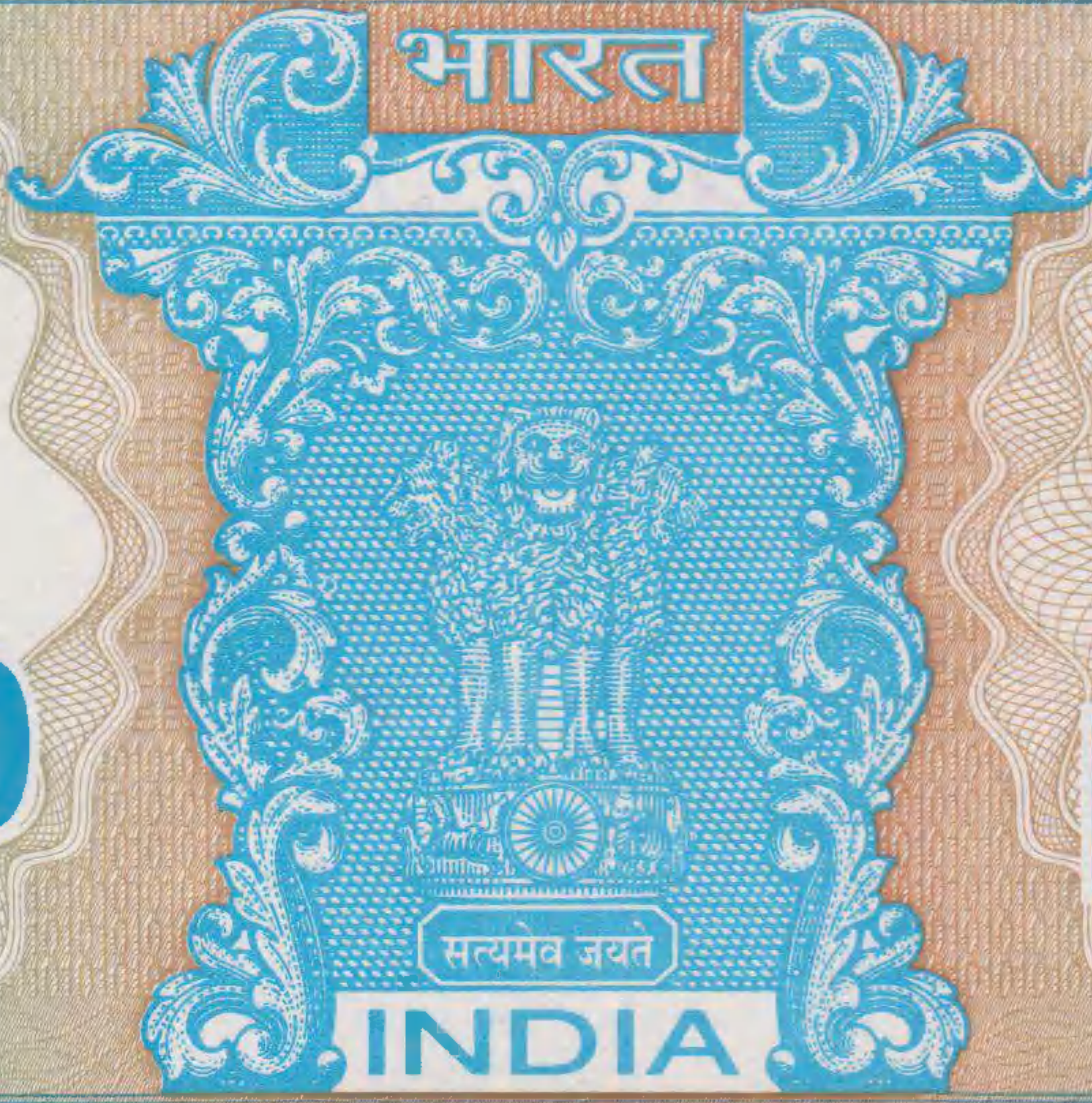


भारतीय गैर न्यायिक

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RUPEES
Rs.10

INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

85AA 809246

'कार्यालय'
छप निबन्धक, गीतमकुडनगर
जकाद-गीतमकुडनगर (उ.प्र.)
नकल संख्या :- 743 /2010

विलेख पर अदा स्टाम्प:- 124/800

विलेख की सत्यापित दाय्याप्रति इस
स्टाम्प-पत्र के साथ संलग्न है।

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LEASE DEED

This Lease Deed made on the 19th day of October 2004 between the Greater 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-11/22, Raj Maza, G.2B through Mr. R.P. Singh aged 45 years, S/o Sh. Hukam Singh R.P. 16/153, Vasudhra G.P. (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.

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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 Dental 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 only) out of which Rs. 1,21,64,688/- (One Crore Twenty One Lacs Sixty Four Thousand Six hundred eighty eight 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 @ % 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
Chairman

[Handwritten signature]

[Handwritten signature]

तेहसील और
रगने का मस

lease deed 12164688/

140000/- Sweet 50 = 5000/-
श्री/श्रीमति
पति/पत्नी श्री
निवासी
ने यह लेखपत्र का
राज दिनांक
इय
अथ किंगर मिट लेखपत्र पर लिख कर है।

M. 304118

अथ किंगर मिट लेखपत्र पर लिख कर है।

यह लेखपत्र पर लिख कर है।
अथ किंगर मिट लेखपत्र पर लिख कर है।
अथ किंगर मिट लेखपत्र पर लिख कर है।

नकासा नं. 12164688/ का
श्री/श्रीमति
पति/पत्नी श्री
निवासी
ने यह लेखपत्र का
राज दिनांक
इय
अथ किंगर मिट लेखपत्र पर लिख कर है।

अथ किंगर मिट लेखपत्र पर लिख कर है।

अथ किंगर मिट लेखपत्र पर लिख कर है।
श्री/श्रीमति
पति/पत्नी श्री
निवासी
ने यह लेखपत्र का
राज दिनांक
इय
अथ किंगर मिट लेखपत्र पर लिख कर है।

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- 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. 1 situated in Greater Noida Industrial Development Area Greater Noida City contained by admeasurement 19463.5 Sqm be the same, a little more, or less, and bounded Admeasurement 19463.5 qm

- 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 19.11.07 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 15.11 Day of Oct 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. 3041121 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

3041121

19.11.07

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Handwritten notes and signatures on the left margin.

UNITED EDUCATION SOCIETY
 [Signature]
 CHAIRMAN

[Red Stamp]

[Large Handwritten Signature]

[Handwritten Signature]