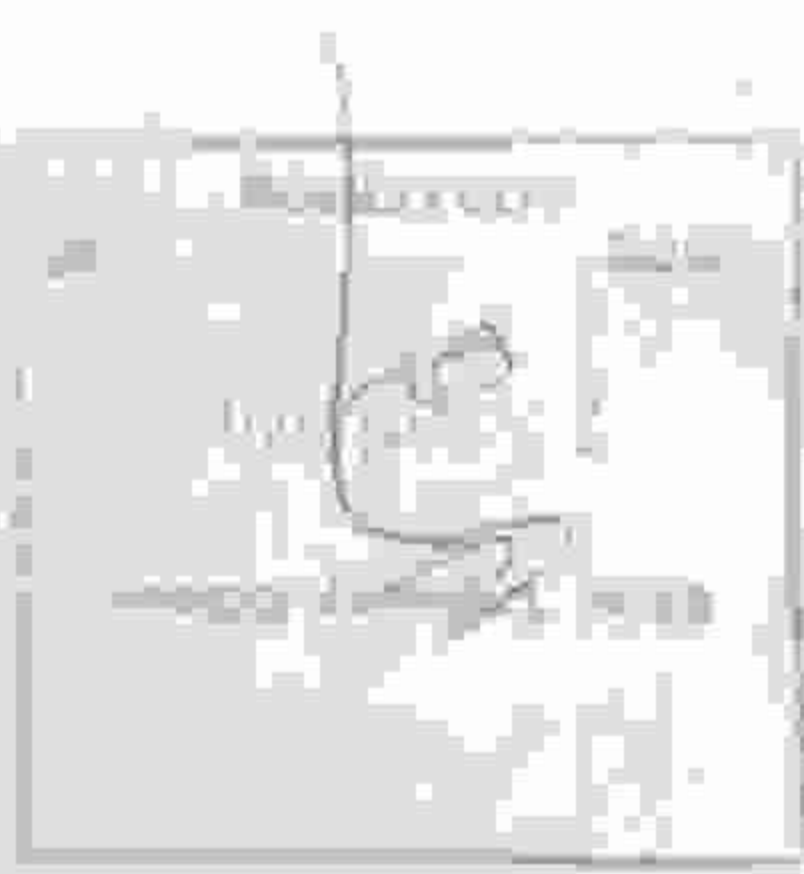




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Plot No - AL-1, Sector -7
 Location : Gorakhpur Industrial Development Authority
 Area : 20.0155 Acres
 Dimension : As per Annexed Site Plan
 Boundaries :

North -- National Highway No- 28
 South- Private / Farmers Land (Notified in GIDA)
 East- GIDA Land
 West- Proposed Sector Road

For GIDA

Authorized Signatory
 (Lessor)

For Shree Krishna Educational Society

(Secretary)

 (President)
 Authorized Signatory
 (Lessee)



**Declaration
(In case of fresh lease deed)**

We, authorised signatory of Shree Krishna Educational Society, President Shri Banwar Lal Matanhalla S/o Shri Madan Lal Matanhalla R/O Chaugawan , Gorakhpur and its secretary Gopal Chaturvedi S/o Sri Ram Bahadur R/O G.D. Enterprises ,C-19 Industrial Estate, Gorakhnath, Gorakhpur-273015 having status of lessee of plot no AL-1 , Sector -7 having an area of 20.0155 Acres and boundary North -National Highway No- 28 South -Private /Farmers Land (Notified in GIDA) East- GIDA Land West- Proposed Sector Road in Vill. Barghan, Tehsil- Sahjanwa, Dist.Gorakhpur, Gorakhpur Industrial Development Authority do hereby declare that we have read the terms of the lease deed and agree to abide by them. Further my successors, assigns, authorised representative or any other person claiming right through me shall also abide by the terms and conditions of this lease deed.

For Shree Krishna Educational Society

(Handwritten Signature)

(Secretary)

(Handwritten Signature)

(President)

Authorised Signatory
(Lessee)

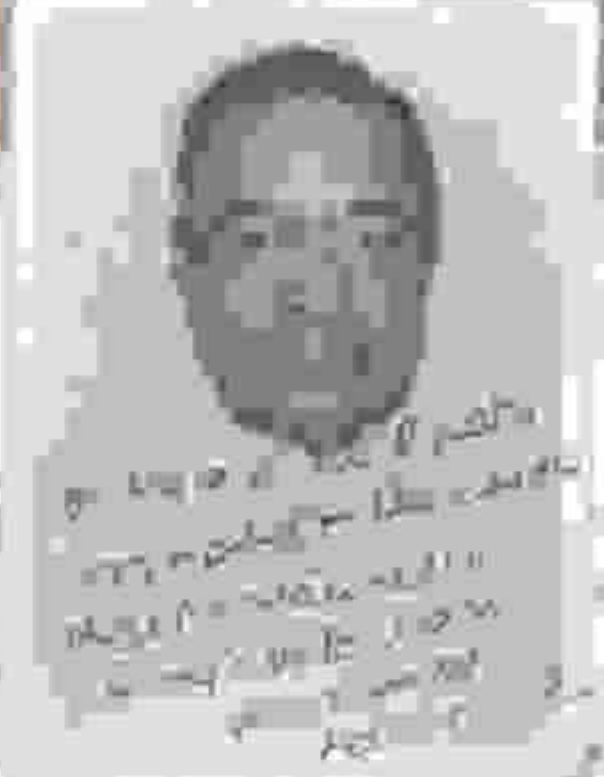
(Handwritten Signature)

Digitally signed by *(Name)*, DN: cn=*(Name)*, o=*(Organization)*, ou=*(Department)*, email=*(Email)*, c=*(Country)*

7,90,000/-

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LEASE DEED FOR INSTITUTIONAL PLOTS

This Lease Deed made on the Twenty Seventh day of the month of January in the year Two Thousand and One between, Gorakhpur Industrial Development Authority having its office at Civil Lines (opposite Allahabad Bank) Gorakhpur (hereinafter called the lessor, which expression shall unless the context does not so admit include its successors and assigns) as the First Party and Shree Krishna Educational Society, society registered under Society Registration Act 1860, situated at 11, Saket Nagar Colony, Lachhipur, Gorakhpur through its president Shri Banwari Lal Matanhalla S/o Shri Madan Lal Matanhalla R/O Chaugawan, Gorakhpur and its secretary Shri Gopal Chaturvedi S/o Sri Ram Bahadur R/O G.D. Enterprises, C-19 Industrial Estate, Gorakhnath, Gorakhpur-273015.

[Signature]
 Addl. Chief Executive Officer
 Gorakhpur Industrial Development Authority
 GORAKHPUR

For Shree Krishna Educational Society
[Signature]
 Secretary

For Shree Krishna Educational Society
[Signature]
 President



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Hereinafter called the lessee which expression shall unless the context does not so admit include heirs executors successors and assigns on the second part.

WHEREAS Gorakhpur Industrial Development Authority has been constituted in exercise of the powers under Section 3 of the Uttar Pradesh Industrial Area Development Act, 1976 (UP Act No. 6 of 1976) by the Governor of Uttar Pradesh for setting up an Industrial Area. The Lessor Gorakhpur Industrial Development Authority has acquired land in Tehsil Sahjanwa and Tehsil Sadar both under District Gorakhpur for the purpose of setting up an Industrial Area and has subdivided the above land into plots for educational use for leasing out these to persons desirous of establishing institutions and erecting buildings as per the building plans approved by the Lessor or other competent authority for the said purpose.

[Signature]
 For Shree Kalyan Educational Society
 Secretary

For Shree Kalyan Educational Society
[Signature]
 Secretary

For Shree Kalyan Educational Society
[Signature]
 President



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AND WHEREAS the Lessee had applied for and was allotted plot bearing No AL-1 Sector-7 having area 20.0155 Acres in village Barghan, Tehsil Sahjanwa Dist. Gorakhpur from Gorakhpur Industrial Development Authority in pursuance of the resolution dated 18-01-2001 of the lessee, copy already supplied to First party by the lessee. The Lessee has been allotted the plot of land hereinafter described at schedule 1 of these present for the purpose of establishing and running educational institution by the lessee.

The construction of the building for the above purpose shall be done by the lessee as per plan approved by Gorakhpur Industrial Development Authority or any other competent authority.

AND WHEREAS the Lessee shall hereby pay to the Lessor the premium as defined at clause No. 3 of this Lease Deed. This premium is provisional and it is hereby agreed between

[Signature]
 Asst. Chief Executive Officer
 Gorakhpur Industrial Development Authority
 GORAKHPUR

For Signee Gorakhpur Educational Society
[Signature]
 Secretary

For Signee Gorakhpur Educational Society
[Signature]
 President



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the Lessor and Lessee that the Lessee shall further pay the necessary amounts as per Clause No 13 of this Lease deed.

AND WHEREAS the Lessor has agreed to provide this lease deed on the basis of the terms and conditions given below to which the Lessee agrees.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS :-

- 1 The period of this lease deed shall be for 90 years from 04th day of October 2000.
- 2 This lease is executed in consideration of payment of total provisional premium of Rs.1,09,45,087.00 (Rupees One Crore Nine Lacs Forty Five Thousands Eighty Seven Only) out of this Rs.98,50,578.00 (Rupees Ninety Eight Lacs Fifty Thousands Five Hundred Savanty Eight Only) has already been paid against the same premium as full payment after adjustment of Ten percent (10%) rebate allowable in lieu of one time payment.

[Signature]
 For the Lessor
 Secretary

For the Lessor Educational Society
[Signature]
 Secretary

For the Lessee Educational Society
[Signature]
 President



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3. The instalments of premium excluding interest will be as follows:

- 1. Rs _____ NIL _____ (Rupees _____ NIL _____)
to be paid on _____ X _____ day of the _____ X _____ 20 _____
- 2. Rs _____ NIL _____ (Rupees _____ NIL _____)
to be paid on _____ X _____ day of the _____ X _____ 20 _____
- 3. Rs _____ NIL _____ (Rupees _____ NIL _____)
to be paid on _____ X _____ day of the _____ X _____ 20 _____
- 4. Rs _____ NIL _____ (Rupees _____ NIL _____)
to be paid on _____ X _____ day of the _____ X _____ 20 _____
- 5. Rs _____ NIL _____ (Rupees _____ NIL _____)
to be paid on _____ X _____ day of the _____ X _____ 20 _____

4. Interest @20 % per annum shall be charged on outstanding amounts and shall be paid half yearly alongwith the principal whenever due. A rebate of 4% on interest rate shall be admissible provided the Lessee pays the instalments and interest as per schedule on or before the correct due day and if there are no over dues whatsoever on any kind in his account.

[Signature]
 KISHKA EDUCATIONAL SOCIETY
 KISHKA, DISTRICT DURGAPUR, WEST BENGAL
 741 012

For Kishka Educational Society
[Signature]
 Secretary

For Kishka Educational Society
[Signature]
 President



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5. The liability for payment of the premium and interest mentioned above shall accrue from the date of execution of these presents.
6. The payments made by the lessee to the lessor shall be adjusted in the following manner :-
 1. The amount will firstly be adjusted towards interest due.
 2. After adjustment of interest the money will be adjusted in the due premium.
 3. After adjustment of interest and premium the balance shall be adjusted towards lease rent. These are standard adjustments but the Lessor is at liberty to make necessary changes as and when required.
7. All money/dues of every kind outstanding against the lessee shall remain as a first charge on the plot being leased, as well as the machinery, furniture, fixtures and other assets existing or created on the said plot.
8. All financial dues recoverable or payable in respect of the land being leased shall be recoverable by the Lessor from the Lessee as arrears of land revenue under the U.P.

Handwritten signature: *Handwritten signature*
 For the **Secretary**

For the **Secretary**
Handwritten signature
Secretary

For the **President**
Handwritten signature
President



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Public Money's (recovery of dues) Act. from the property of lessee and or of the properties & person of any or all the office bearer of the society.

- 9. During the duration of the lease agreement the lease shall use the plot of land only for carrying on the specific activity for which this lease deed has been executed.
- 10. The lessee will not have any right or title to any minerals, mines etc. found in or under the leased plot and the rights of title of such mines and minerals will remain with the lessor.
- 11. The Lessor shall have the right to lay water mains, drains, sewers, electric/telephonic/ Cable T. V. wires or any other pipe lines, drains or wires underground on or above the plot being leased in interest of developing the said institutional area

[Handwritten Signature]
 For and on behalf of the
 Managing Director, Bangalore
 Residential Society

For and on behalf of
[Handwritten Signature]
 Secretary

For and on behalf of
[Handwritten Signature]
 Bangalore Residential Society



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12. The lessee shall pay the occupation charges as lease rent for 90 years to the Lessor as follows:

The payment of the lease rent will be made on the first day of each calendar year.

In case of default of payment, interest @20% per annum will be charged on the due lease rent amount. For all practical purposes the recovery of over due rent amount will be treated at par with the recovery of principal or interest due on the Lessee.

- I. First 30 Years Rs. 300/- per hectare P. A.
- II. Next 30 Years Rs. 400/- per hectare. P. A.
- III. Last 30 Years Rs. 700/- per hectare P. A.

The above rates are subject to revision without any notice.

[Signature]
 Joint, Joint Secretary
 Government of Karnataka, Bangalore
 560022

For the Lessee
[Signature]
 Secretary

For the Lessor
[Signature]
 Secretary