

(2)

LEASE-DEED

Industrial Area Sarjiminagar Lucknow

Plot No. D-23

THIS LEASE-DEED made on the 27th day of March
in the year two thousand and three corresponding to Saka
Samvat 1925 between U. P. State Industrial Development Corporation Limited,
a Company within the meaning of the Companies Act, 1956 and having its registered office at
A-1/4, Lakhapur Kanpur (hereinafter called the Lessor which expression shall, unless the context
does not so admit, include its successors and assigns) of the one part, AND,

Shri.....agedyears
S/o.....
R/o.....
proprietor of the single owner firm/Karta of Joint Hindu family firm of.....

OR

1. Shri.....agedyears
S/o.....
R/o.....
2. Shri.....agedyears
S/o.....
R/o.....
3. Shri.....agedyears
S/o.....
R/o.....
4. Shri.....agedyears
S/o.....
R/o.....
5. Shri.....agedyears
S/o.....
R/o.....

(V. P. Dubey)
Regional Manager
U. P. State Industrial Development Corps. Ltd,
LUCKNOW.

For Moti Lal Bastogi Educational Society
(Signature)
President Manager



6. Shri.....aged.....years
S/o.....
R/o.....

constituting the registered partnership firm of M/S.....
through Shri/.....aged.....years
S/o.....
R/o.....
duly constituted attorney under the deed dated.....

M/S. Moh Lal Rastogi Educational Society
a company within the meaning of the Companies Act, 1956 and having its registered office at
1168, Lalig Nagar, Lucknow
through its managing Director/Secretary/duly constituted attorney Shri. **Pradeep Kumar**
S/o. **Lala G. N. Sivarhara**
R/o. **H.I.G. 1168, Nikash Nagar, Lucknow**

= OR

The.....
a society registered under the Co-operative Societies Act, hereinafter called the Lessee (which expression shall, unless the context does not so admit, include his heirs, executors, administrators, representatives and permitted assigns/its successors and permitted assigns) of the other part.

AND WHEREAS the State of Uttar Pradesh has acquired land at **Sarajini Nagar** under the Land Acquisition Act, 1894 and has conveyed the same to the U.P. State Industrial Development Corporation Limited, Kanpur for the purpose of setting up an Industrial area and the said Corporation has sub-divided the above land into plots for Industrial units for leasing out such sub-divided plots to Industrialists for erecting on each plots a factory according to the rules and bye-laws under the factories Act 1948 and building plans approved by corporation municipal or other competent authorities.

AND WHEREAS the amount of premium mentioned in clause 1 hereinafter is provisional and the lessee shall pay the additional premiums as hereinafter provided in clause 2(a) and 2(b).

AND WHEREAS by an agreement dated **18-8-70** made between the lessor of the ONE PART and the lessee of the OTHER PART, the lessor has agreed to grant to the lessee upon the performance and observance by the lessee of the obligations and conditions contained in the said agreement a lease of the piece of the land and premises hereinafter particularly described in the manner hereinafter mentioned for the purpose of putting up and running a unit for manufacture of **Educational Institute**

AND WHEREAS pursuant to the said agreement the lessee has completed the building and works to the satisfaction of the lessor on the plot of land mentioned hereinbefore.

(V. P. Dubey)
Regional Manager
U. P. State Industrial Development Corpn. Ltd,
LUCKNOW.



Moh Lal Rastogi Educational Society
Pradeep Kumar
President, Manager