

3.5 Acre ✓

LEASE DEED

Greater Noida

By, Manager

Industrial Development Authority

N-108, Sector- Gamma,

Gautam Budh Nagar

THIS LEASE DEED made on the 02nd day of August in the year Two Thousand between the Greater Noida Industrial Development Authority, 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 Delhi International Educational Society having its office at 24, School Lane; Opp. World Trade Center; New Delhi-110 001 (hereinafter called the "Lessee" which expression shall unless context does not so admit include heirs, executors, administrators, representatives and permitted assigns) represented through Mr. Sorabh Gupta, 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. 96,03,750/- (Rupees Ninety six lakhs Three thousand Seven hundred fifty only out of which Rs. 49,56,191/- (Rupees Forty nine lakhs Fifty six thousand One hundred ninety one 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 instalments indicated below alongwith interest @ 20% compoundable after every six months for defaulted period.

- (i) Rs. 20,75,066/- on or before 13.12.2000
- (ii) Rs.20,75,066/- on or before 13.06.2001
- (iii) Rs.20,75,066/- on or before 13.12.2001

And in consideration of Rs. 2,40,094/- (Rupees Two lakhs Forty thousand Ninety four only) paid on account of annual lease rent for one year @ 2.5% of the total premium of the plot to be paid annually for 11 years or as stipulated by the Authority from time to time, and the said lease rent has to be paid by the lessee (the receipt whereof the lessor shall acknowledge). The total lease rent being Rs. 26,41,032/- (Rupees Twenty six lakhs Forty one thousand thirty two only) with interest on the defaulted period @ 20% compounded half yearly or as stipulated.

The Lessor doth hereby demise and lease to the lessee, all that plot of land on as is where is basis mentioned as Plot No 21 in Institutional Area, situated in Greater Noida Industrial Development Area District Gautam Budh Nagar contained by measurement

Delhi International Educational Society

Sorabh Gupta
President/Treasurer/Secretary

[Signature]
By, Manager
Greater Noida Industrial Development Authority
N-108, Sector- Gamma,
Gautam Budh Nagar