



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY

POSSESSION CERTIFICATE

Letter No. | C.R-Cell/3221
Date 23/04/07

Plot No.
Allotment No. INS-0326053
Plot No. 9
Block No.
Sector K.P.III

Lessee/Allottee's Name
& Address m/s. Bharat Veerangna
Awantibai Educational
Sansthan

South-West AS per lease plan 10057.09 Sq.m.
South-East enclosed.
North-West

Site plan of the plot is enclosed herewith.
We have taken over possession of the plot No. 9 Block No. Sector K.P.III on 23/4/07
We agree with the plot size, area, earmarked in the enclosed plan and the plot is free from encroachment.

Possession handed over by

Possession taken over by

SECTOR GAMMA, GREATER NOIDA CITY
DIST. GAUTAM BUDH NAGAR (U.P.)
IN - 201 308

[Signature]
Signature of Bharat Veerangna Awantibai Educational Sansthan, Ghaziabad

copy to:
Lessee
General Manager (Property)
General Manager (Engg.)

[Signature]
Incharge City-Cell
Greater Noida Authority

H-169, SECTOR-GAMMA, GREATER NOIDA CITY
DIST. GAUTAM BUDH NAGAR (U.P.)
PIN - 201 308

[Signature]
PRESIDENT
Bharat Veerangna Awantibai Educational Sansthan, Ghaziabad



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LEASE DEED

This Lease Deed made on the 23rd Day of March in the year Two thousand Seven 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) on the One Part and M/s Bharat Veerangana Awantibai Educational Sanstan, D-16, Sector-9, New Vijai Nagar, Ghaziabad(U.P.) through President. Mr. Bharat Singh S/o Late Sh. Khyali Ram R/o D-16, Sector-9, New Vijai Nagar, Ghaziabad(U.P.) (hereinafter called the "Lessee" which term shall unless repugnant to or inconsistent with the context mean and include its successors in interest and assigns) of the other part.

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 form M.B.A., M.C.A., B.Ed. & N.T.E. according to the Building Plan approved by the Lessor.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS:

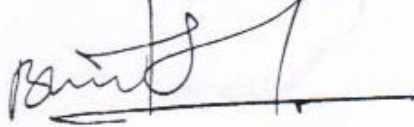
That in consideration of the premium of Rs.1,30,74,217/- (Rupees One Crore Thirty Lacs Seventy Four Thousand Two Hundred Seventeen only) out of which Rs.1,30,74,217/- (Rupees One Crore Thirty Lacs Seventy Four Thousand Two Hundred Seventeen Only) has been paid by the lessee to the lessor, (the receipt whereof the lessor doth hereby acknowledge) and balance 70% amount to be paid by the lessee in installments indicated below alongwith interest @ 12% p.a.. In case of default in payment of instalment interest @ 17% per annum compounded every half yearly would be chargeable for the delayed period.

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 total lease rent being 27.5 % of the land cost which can be paid in lumpsum.


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.9, in Sector-KP-III situated in Greater Noida Industrial Development Area District: Gautam Budh Nagar, (UP) contained by admeasurement 10057.09sqm. be the same, a little more, or less, and bounded.

Admeasurement -10057.09Sqm

ON THE NORTH BY -
ON THE SOUTH BY -
ON THE NORTH EAST BY - As per lease plan attached
ON THE SOUTH WEST BY -
ON THE SOUTH EAST BY -



PRESIDENT
Bharat Veerangna Awantibai Educational
Sansthan Ghaziabad


(Seal/Stamp)

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 **23rd Day of March, 2007** except and always reserving to the Lessor :

b) Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the **23rd day of March** 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.3,26,856/- (Rupees Three Lacs Twenty Six Thousand Eight Hundred Fifty Six Only)** 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 and in such case a supplementary deed shall be executed by the allottee. In case of default in payment of lease rent interest @ 14% per annum compounded every half yearly would be chargeable for the delayed period.

II. AND THE LESSEE DOTI HEREBY DECLARE AND COVENANT WITH THE LESSOR IN THE MANNER FOLLOWING:

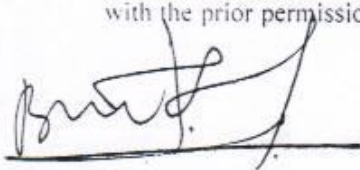
- i) The lessor reserves the rights and title to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plots and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s) or for the structure time being standing thereon provided always, that the lessor shall make reasonable compensation to the allottee /lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO on the amount of such compensation will be final and binding on the applicant.

PAYMENT:

- j) That the lessee will pay to the lessor the balance of the premium in installments mentioned in the clause I above by the dates mentioned therein. If the lessee shall fail to pay any installment by the due date for payment thereof, he shall thereafter pay the same with interest as mentioned in clause - I above. The payment made by the lessee shall be first adjusted towards the interest due, If any and thereafter towards the premium, if any, and balance, if any shall be appropriated towards the lease rent not withstanding and direction/request of the lessee to the contrary.

MORTGAGE:

- c) That the lessee will in no case assign, relinquish (except in favour of the Lessor), sublet, transfer or part with possession of the demised premises without prior permission of the Lessor. Such permission shall be at the sole discretion of the Chief Executive Officer of the Lessor or any officer organization by him/her. The discretion of the Lessor in the matter shall be conclusive, binding and final. The lessee may, however, with the prior permission of the Lessor and subject to such conditions as it may impose.



PRESIDENT

Dr. Veerangna Awantibai Educational
Sansthan, Chazabad

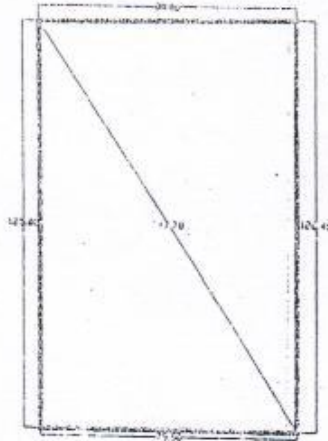


प्रबंधक (नम्रपस्ति)

PLOT NO.-9

24.00M. WIDE ROAD

PLOT NO.-10



PLOT NO.-8

PLOT NO.-4

AREA=10057.09 SQM.

IN
SESSION TAKEN
BY ALLOTTEE

[Signature]
 SIGN
 PASSESSION HANDED
 OVER
 PRESIDENT
 Bharat Veerangna Awarthani Educational
 Sansthan, Phaziabad



USE PLAN FOR PLOT NO.-9 IN
III.

[Signature]
ASSTT MGR

[Signature]
MANAGER

GREATER NOIDA INDUSTRIAL
DEVELOPMENT AUTHORITY

[Signature]
प्राधिकृत (सम्पत्ति)

L. IN WITNESS WHEREOF the parties hereto have set their hand on the day and in the year herein first above written.

IN THE PRESENCE OF *[Signature]*

(1) Witness *Mr. Manoj Singh S/o Sh. Kallu Singh* for and on behalf of the lessor.

Address *D27 Sec 9 New Vijay Nagar
Ghaziabad*

(2) Witness *Darendra Pratap Singh*
Address *Survey Amin
Greater Noida Authority*

for and on behalf of the lessee

[Signature]
Certified that this is a true and exact copy of the original in all respect.

[Signature]
Saristhan, Ghaziabad

LESSEE

[Signature]


For and on behalf of the Lessor.

PRESIDENT

General Vigilance Authority, Education
Saristhan, Ghaziabad



आज दिनांक 23/03/2007 को
वही सं 1 जिल्द सं 1914
पृष्ठ सं. 193 से 336 पर क्रमांक 3916
रजिस्ट्रीकृत किया गया ।


टी0आर0 त्यागी
उप निबन्धक गौ0बुद्धनगर
सदर
23/3/2007

