

SHCIL

PHOTO

(7)
THIS LEASE DEED MADE on the
between the Yamuna Expressway Indust
corporatis under Section 3 read with Se
Area Development Act, 1976 (U P
"Lessor" which expression sh
its successors, assigns)

Allottee Name
Father
N-



0005144286



PHOTO

LEASE DEED

(7 % ABADI LAND)

THIS LEASE DEED MADE on the _____ Day of _____ in the Year 2023 between the Yamuna Expressway Industrial Development Authority, a body corporate under Section 3 read with Section 2(d) of the Uttar Pradesh 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 successors, assigns) of the one part and

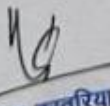
Allottee Name	MR. SANJAY SINGH AND MRS SHRUTEE KANWAR
Father / Husband Name	MR. DESRAJ SINGH, SANJAY SINGH
Age	
Co. Applicant	
Age	
Co. Applicant Father/Husband Name	
Correspondence Address	FLAT NO-202, N-BLOCK, MANSA DEVI COMPLEX, HARYANA-134109
Permanent Address	AS ABOVE

(hereinafter called the "Lessee" which expression shall unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted 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 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 residential building according to building plan approved by the Lessor

Lessor


पंकज बरतारिया
नायब तहसीलदार
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

Lessee

Page 1

आवेदन सं: 202300743018724

पढ़ा विलेख (30 वर्ष से अधिक)

बही सं: 1

रजिस्ट्रेशन सं: 7560

वर्ष: 2023

प्रतिफल: 3860000 स्टाम्प शुल्क - 270200 बाजारी मूल्य - 3860000 पंजीकरण शुल्क - 38600 प्रतिलिपिकरण शुल्क - 80 योग - 3860000

श्री राजेश सिंह,
पुत्र श्री देवराज सिंह
व्यवसाय: अन्य
निवासी: फ्लैट सं-202, एन-ब्लॉक, मनसा देवी कामदेवसा, हरियाणा-134109



ने यह लेखपत्र इस कार्यालय में दिनांक 23/03/2023 एवं 10:48:51 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

81

प्रेम प्रकाश सिंह
उप निबंधक - सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
23/03/2023

अनुपम शर्मा
निबंधक लिपिक
23/03/2023

प्रिंट करे





- 8) If the maintenance work of any area is not found satisfactory according to the lessor, then the required maintenance work will be carried out by the lessor and the expenses incurred in Carrying out such work will be borne by the allottee/s, collectively or in parts. The decision of the lessor will be final as regards to the expenses incurred in the maintenance work.
- 9) In case of non-compliance of these terms and conditions, and any directions of the lessor, the lessor shall have the right to impose such penalty as the CEO of the lessor may consider just and/or expedient.
- 10) That the lessee will not make, or permit to be made, any alteration in or additions to the said buildings or the other erections for the time being on the demised premises erect or permit to be erected any new building on the demised premises without the previous permission in writing of the lessor and except in accordance with the term of such permissions in writing of the plan if any, approved by the lessor or any officer authorized by the lessor in that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice from the lessor or such requiring him so to do correct such deviation as aforesaid if and the lessee shall neglect to correct such deviation for the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor to cause such deviation to be correct at the expenses of the lessee which expenses the lessee hereby agrees to reimburse by paying to the lessor such amount as the lessor (whose decision shall be final) shall fix in that behalf.
- 11) That the lessee shall use the demised premises only for the purpose of constructing a building for residential purpose and no other purpose without the consent of the lessor and subject to such terms and conditions as lessor may impose and will not do or suffer to be done on demised premises or any part thereof any act or thing which may be or grow to be nuisance, damage, annoyance, or inconvenience to the lessor or the Owner, occupier of other premises in the neighborhood.
- 12) That the lessee will not erect or permit to be erected on any part of the demised premises any stable sheds or other structures of any description whatsoever for keeping horse, cattle, poultry or other animals except and in so far as may be allowed by the lessor in writing.
- 13) That the lessee will not assign, relinquish (except in favor of lessor), sublet, transfer or part with possession of the demised premises without prior permission of the lessor. The transfer of the plot to lessee's legal heir will be allowed with the prior permission for an officer authorized by him/her in this regard.

Lessor

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Lessee





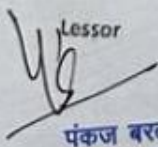


- 14) That lessee may however with the prior permission of the lessor and subject to such conditions as it may impose, mortgage the demised premises to any government/ semi-government organization / financial institution for the purpose of securing loan for acquiring the plot and / or constructing house thereupon.
- 15) In case of transfer, transfer charges as fixed by the lessor shall be payable by the lessee to the lessor at the time of transfer.
- 16) That the lessee will not assigns, relinquish, mortgage, sublet, transfer part with possession of any portion less than the whole of the demised premises and building thereon nor cause any subdivision thereof by metes and bounds or otherwise.
- 17) That the lessee shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of lessor.
- 18) That Every transfer assignments, relinquishment, mortgage, subletting of the whole of the demised, premises or building or both shall be subject to and the transferee, assignees, or sub-lessee shall be bound by all covenants and conditions herein contained and be answerable to the lessor in all respect the therefore.

Provided always that if the lessee or his/her/their/its/ transferee or permitted assignees, and the case may be will assign, relinquish, mortgage, sub- let or transfer the demised premises and building thereon as a whole or residue on the said term he/she/its will deliver at his/her/its/their own expenses to the expenses to the lessor at its office attested copy of the assignments, relinquishment, mortgage or transfer deed together with a notice thereof, within a month after the same shall have been duly registered under the Indian Registration Act or other amending statue.

Provided that in the event of sale or fore closure of the mortgaged or charged property the lessor shall be entitled to claim and recover 25% of the unearned increase in the value of said land as first charge, having priority over the said land shall be final and binding on all the parties concerned.

Provided further that lessor shall have pre-emptive right to purchase the mortgage or charged property after deducting such percentage of the unearned increase as aforesaid.

Lessor


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Lessee



15-2023
80-80-2011-36680



I. NOW THIS LEASE DEED WITNESSES AS FOLLOWS :

That in Consideration of Rs1/- (Rupees -----One-----) paid in lump Sump on account of one time lease rent which is 10% of the total premium of the plot of the lessor both hereby demise and lease to the lessee, all that plot of Lhad numbered as 13..... situated in Block/Pocket H-2 at Sector/Village 25..... Allotment Number YE/PLAN/01/6/30/3015 in Yamuna Expressway Industrial Development Authority, District Gautam Budh Nagar contained by Square Meters be the same, a little more, or less and bounded (Situated at Tehsil Gautam Budh nagar)

Admeasurements 490 Sqm.

ON THE NORTH BY	As
ON THE SOUTH BY	Per
ON THE EAST BY	Lease
ON THE WEST BY	Plan

And which said plot is more clearly delineated and shown in 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 90 years (Ninety Years) commencing from (the execution of the lease deed)/...../2023 (date of possession) except and always reserving to the lessor :-

- (a) A right to lay water mains, drains, sewers or electric wires under or about the demised premises, if deemed necessary by the Lessor in developing area
- (b) Full right and title to all mines, minerals, coals, washing gold's earth oils, quarries in or under the plot 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) / flat or for the structure time being standing thereon providing 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 Chief Executive Officer of the lessor on the amount of such compensation will be final and binding on the lessee.

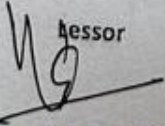
Yg Lessor
पंकज बरतरिया
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यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण

[Signature]
[Red Seal]

[Signature]
Lessee
[Red Seal]

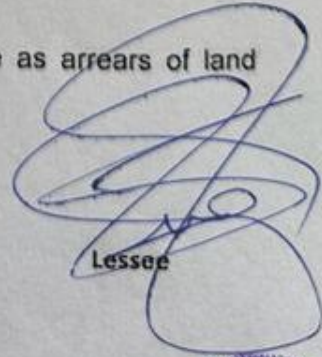
things before or within the period herein specified the demised premises shall be re-allotted and the lessee may be paid such amounts as may be determined, by the lessor provided that lessor may at its option agree to purchase the said erection, building and fixtures upon payment to the lessee, price thereof and for his interest in the premises as may be mutually agreed upon.

- B. If lessee is found to have obtained the allotment and lease of the demised premises by any misrepresentation and misstatement or fraud the lease may be cancelled and the possession of the demised premises may be taken over by the lessor along with forfeiture of total deposits and the lessee in such an event will not be entitled to claim any compensation in respect thereof.
- C. If the lessee commit any act or omission on the demised premises resulting in nuisance, it shall be lawful for the lessor to ask the lessee to remove the nuisance with a reasonable period, failing which the lessor shall itself get the nuisance removed at lessee's cost and charge damages from the lessee during the period of substance of nuisance.
- D. Any losses suffered by the lessor on a fresh grant of demised premises for breach of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the lessor.
- E. All notices, orders and orders and others documents required under the terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) Or any rule or regulations made their under shall be deemed to be duly served as provided us 43 of the U.P. Urban Planning and Development Act 1973 as re-enacted and modified by Uttar Pradesh President's Act (Re-Enactment with modification) Act 1974 (U.P. Act. No. 30 of 1974).
- F. The Chief Executive Officer of the lessor reserves the right to make such additions and alterations or modification in these terms and conditions as may be considered just and expedient.
- G. All power exercise by the lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The lessor may also authorized any of its officers to exercise all or any of the powers exercise all or any of the powers exercisable by it under this lease.
- H. The cost and expenses of preparation, stamping, and registering the legal documents and its copies and all other incidental expenses will be borne by the allottee, who will also pay the stamp duty of transfer of immovable levied, or any other duty and charge that may be levied by any authority empowered in this behalf.
- I. All arrears payable to lessor shall be recoverable as arrears of land revenue.

Lessor


पंकज बरतरिया
नायब तहसीलदार
ममुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण



Lessee


आवेदन सं०: 202300743018724

बही संख्या 1 जिल्द संख्या 42577 के पृष्ठ 279 से 300 तक क्रमांक 7560 पर
दिनांक 23/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



प्रेम प्रकाश सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
23/03/2023



रजिस्ट्रेशन सं०: 7560

वर्ष: 2023

बही सं०: 1

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त पट्टा दाता: 1

श्री यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण के द्वारा पंकज बरतरिया नाथब तहसीलदार, पुत्र श्री स्व० बजरंग बहादुर बरतरिया निवासी: यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण व्यवसाय: नौकरी पट्टा गृहीता: 1



श्री संजय सिंह, पुत्र श्री देसराज सिंह निवासी: फ्लैट सं-202, एन-ब्लाक, मनसा देवी काम्प्लेक्स, हरियाणा-134109 व्यवसाय: अन्य पट्टा गृहीता: 2



श्रीमती श्रुती कँवर, पत्नी श्री संजय सिंह निवासी: फ्लैट सं-202, एन-ब्लाक, मनसा देवी काम्प्लेक्स, हरियाणा-134109 व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1

श्री अभित सिंह, पुत्र श्री राजवीर सिंह निवासी: 390/2, प्रथम तल शक्ति खंड-1, इंदिरापुरम शिप्रा सन सिटी गाजियाबाद व्यवसाय: अन्य पहचानकर्ता: 2



श्री अमर सिंह, पुत्र श्री कन्हो सिंह निवासी: 2बी/142, सेक्टर-02, वैशाली, आई आई सिटी, गाजियाबाद व्यवसाय: अन्य



Amar Singh

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Sp

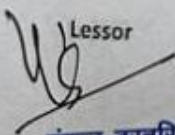
प्रेम प्रकाश सिंह
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर
23/03/2023

अनुपम गौतम
निबंधक लिपिक गौतम बुद्ध नगर
23/03/2023

ने की। प्रत्यक्षतः अद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।
टिप्पणी:

प्रिंट करें

- 19) That the lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it by or through execution of decree of insolvency/court.
- 20) That the lessee will permit the members, officers and subordinates of the lessor and workmen and other employed by the lessor from time to time and at all reasonable time of the day, during the said terms after three days previous notice to enter into upon the demises premises and building to be erected thereupon in order to inspect the same and carry on necessary works mentioned before and the lessee will give notice of the provision of this sub-clause to his/her/their/its tenants.
- 21) That the lessee shall not exercise his/her/their/its option of the determining the lease nor hold the lessor responsible to make good the damage if by fire tempest, flood or violence of army or of a mob or other irresistible force any material part of the demised premises wholly or partly destroyed or rent deed substantially or permanently for building purposes.
- 22) The lessee claims that he/she is a bonafide villager of Gautam Budh Nagar whose land is acquired by the lessor.(or a person to whom such villager of Gautam Budh Nagar has transferred the allotment of plot which concurrence of the authority) Additions terms and conditions for this categories are given below:
- That the lessee shall develop the plot and construct the building as per the building regulations and directions for village, abadi / abadi extension areas as amended from time to time.
 - In case of transfer of plot the land use of plot shall remain as in being allowed to lease deed registration.
 - The malwa charges will be deposited by allottee as per authority norms.
 - The allottee/ lessee have to obtain completion from the authority within 7 years from the date of allotment or within 3 years from the date of execution of lease deed whichever is later in the event of extension. In the event of failure to do so, allottee / lessee shall be liable to pay administrative charges at the rate of 2%, 4%, 5%, 6 %, & 7% of the premium would be chargeable for the grand of extension for each year pro-rata monthly basis. The rate of extension charges as mentioned as above may be precise by the lessor without any notice.
 - The allottee would be deposit Rs. 1/- as lease rent as one time.
 - In case of transfer of the allotment of the plot by allottee to any other person with the concurrence of the authority, the transferer will have the right to execute the lease deed with the authority in same capacity as the original allottee, subject to the condition specified above, however the

Lessor


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Lessee



Lessee





traferee will not be entitled to any other benefits applicable to the original allottee.

- vii. In case the land owner has been given an abadi settlement plot by the authority and he/she sells the abadi plot within 5 years of allotment has right to residential scheme reservation shall be cancelled.

viii. **LOCATION CHARGES**

- 1- Park facing/green belt location charges will be 5% of the premium.
- 2- Corner locations charges will be 5% of the premium.
- 3- If the width of road is 18m or more, the location charges will be 5% of the premium.
- 4- The maximum premium payable for any single plot shall not be more than 15% of the premium.

III) AND IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AND FOLLOWING:-

A. Notwithstanding anything herein before contained if there shall have been in the opinion in the lessor (Whose decision shall be final and binding) any breach by the lessee or any person claiming through or under him/her/their/its of any of the covenants or conditions hereinbefore contained and on his/her/their/its parts to be observed and performed and in particular and without prejudice to the generality of the sub clause, if the lessee transfers, relinquishes, mortgages or assigns the whole or the part of demised premises before constructing a building on it as hereinbefore provided within the period mentioned in sub clause 22 of clause II it shall be lawful for the lessor without prejudice to any other right or action of the Lessor in respect of any breach of agreement, to re-enter the demised premises or any part thereof and determine this demise and thereupon it.

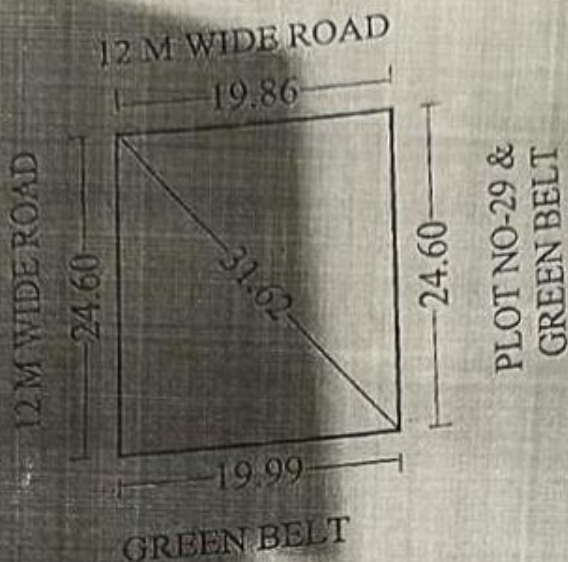
i) At the time of re-entry the demised premises has not been occupied by the lessee by way of constructing a building thereon, the lessor may re-allot the demised premises and entire deposit amount shall stand, forfeited in favor of the Lessor.

ii) At the time of re-entry the demised premises are occupied by the any building constructed by the lessee thereon the lessee shall within a period of three months from the date of re-entry remove from the demised premises all erections or buildings, fixtures and things which at any time and during the terms shall be affixed or set up within or upon the said premises and leave the said premises in as good a condition as it was on the date of demise, in a default whereof the same shall become the property of the lessor without payment of any compensation to the lessee for the land and the building fixtures and

Lessor

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नायब तहसीलदार

Lessee



TOTAL AREA=490.00 SQM

- NOTE-
- 1-All The Dimension in Meter
 - 2- This lease plan is prepared on basis of approved layout plan by competent Authority

SIGN-	SIGN-			
	POSSESSION TAKEN OVER	POSSESSION HANDED OVER		
LEASE PLAN FOR PLOT NO-13 BLOCK-H-2 SECTOR-25 7% ABADI PLOT L-FATEHPUR ATTA	PROJ. DEPTT.	ASSTT. MANAGER	MANAGER	SR. MANAGER
	LAND. DEPTT.	LEKHPAL	NAYABTAHSEEL DAR	TAHSEEL DAR
	LAW. DEPTT.		A.L.O.	
	PLNG. DEPTT.	MANAGER		SR. EXECUTIVE

YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY



- J. In case of any clarification, or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the lessor shall be final and binding on the lessee.
- K. Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.
- L. In the event of any dispute with regard to the terms and conditions of the lease deed the same shall be subject to the jurisdiction of District Court at Gautam Budh Nagar (where the property is situated) or the High Court of judicature at Allahabad.

IN WITNESS WHERE OF THE parties here to have set their hand on the day and in the year herein first above written. In the presence of certified true and exact copy of the original in all respect.

1. Witness For and on behalf of the Lessor

Amit Singh Sr. Sh. Rajneel Singh
 P/o 390/2, First Floor, Sector-2
 Indrapuram, Shipra Sun City
 Ghaziabad

[Handwritten signature]

पंकज बरतरिया
 नायब तहसीलदार
 यमुना एकसंप्रदाय औद्योगिक वि. प्राधिकरण

2. Witness For and on behalf of the Lessee

Amar Singh Sr. Sh. Kamal Singh
 P/o 28/142, Sector-2,
 Vaishali, I-E, Shalimar
 Ghaziabad



Lessor

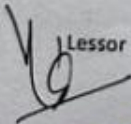
[Large handwritten signature]

Lessee

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ii AND THE LESSEE DOTH HEREBY DECLARE AND CONVENIENT WITH THE LESSOR IN THE MANNER FOLLOWING:-

- 1) That the lessee will bear, pay and discharge all rates assessments of every description of including beneficitation levy and user charges which during the said term be assessed, charged or imposed upon either on the landlord or the tenant or the occupier in respect of demised premises or the building to be erected thereupon.
- 2) That the lessee will obey and submit to all directions issued or regulations made by the lessor now existing or hereafter to exist so far as the same are incidental to be possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the place.
- 3) That the lessee will at his own cost, erect on the demised premises in accordance with the plan, elevation and design and in a position to be approved by the lessor or any officer authorized by the Lessor, in that behalf in writing and in substantial and workman like manner, a residential building only with all necessary sewers, drains and other appurtenances according to the directions issued or regulations made in respect of buildings, drains, latrines and connection with sewers.
- 4) The allottee at this own expense will take permission for sewerage, electricity, and water connections from the concerned departments of the lessor or from the competent authority in this regard.
- 5) That the Lessee will construct the building according to the architectural and elevation control as prescribed by the Lessor.
- 6) That the Lessee will keep the demised premises and buildings :-
 - (i) At all times in a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor.
 - (ii) And the available facilities as well as the surroundings neat and clean and in good healthy and safe condition to the convenience of the inhabitants of the place.
- 7) That the lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the Lessor/formed/issued under Section 8, 9, and 10 or under any other provisions of the U.P. Industrial Area Development Act, 1976 and rules made therein.


Lessor

पंकज बरतरिया
नायब तहसीलदार
यमुना एक्सप्रेसवे औद्योगिक विकास प्राधिकरण





Lessee
