

*See Attached  
Akanksha Gupta*

This stamp sheet of Rs. 25,000/- is attached to the Lease Deed executed between U.P. State Industrial Development Corporation Ltd. & Smt. Akanksha Gupta W/o Shri Dinesh Sharma For 61 years at one time Rental value of Rs. 62,400/- with a premium of Rs. 6,24,000/- regarding Residential Plot No. A-75, in UPSIDC Housing Sector, Surajpur Site-C, Distt- Gautam Budh Nagar (U.P)

LESSOR

LESSEE

REG. MANAGER

*Akanksha Gupta*



123

Shri Akanksha Gupta

09 MAR 2021

w/o Dinesh Sharma

64 Hans Apartment Plot  
Dwarika West

मैं/हम प्रमाणित करता हूँ/करती हूँ  
कि यह प्रमाणित मूल दस्तावेज की  
सही और सच्ची प्रतिलिपि है।

Akanksha Gupta

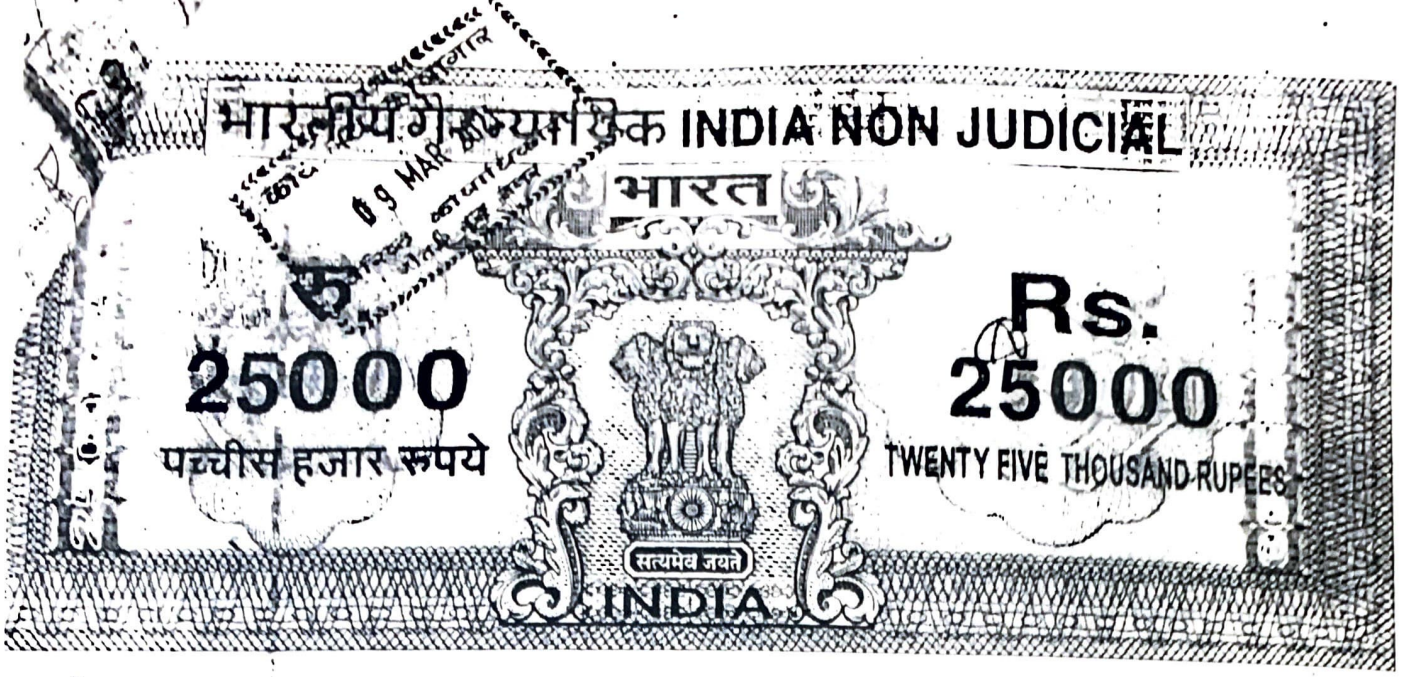
Self Attested  
Akanksha Gupta



Handwritten signature of the man in the suit.



Ashin Kum



र प्रदेश UTTAR PRADESH

H 525137

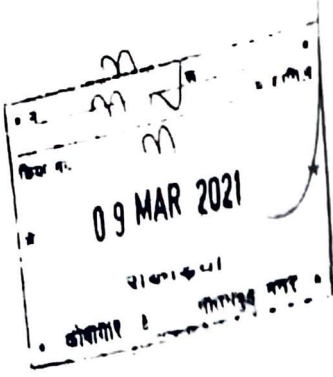
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LESSOR

LESSEE

*Akanksha Gupta*



आवेदन सं०: 202100743015831

पट्टा विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 5512

वर्ष: 2021

प्रतिफल- 5700000 स्टाम्प शुल्क- 399000 बाजारी मूल्य - 5700000 पंजीकरण शुल्क - 57000 प्रतिलिपिकरण शुल्क - 160 योग : 57160

श्रीमती आकांक्षा गुप्ता,  
पत्नी श्री दिनेश शर्मा  
व्यवसाय अन्य  
निवासी फ्लैट नं० 64, श्री हरी अपार्टमेंट, प्लॉट नं० 6, सेक्टर-12, द्वारका, साउथ वेस्ट  
दिल्ली

*AKANKSHA GUPTA*



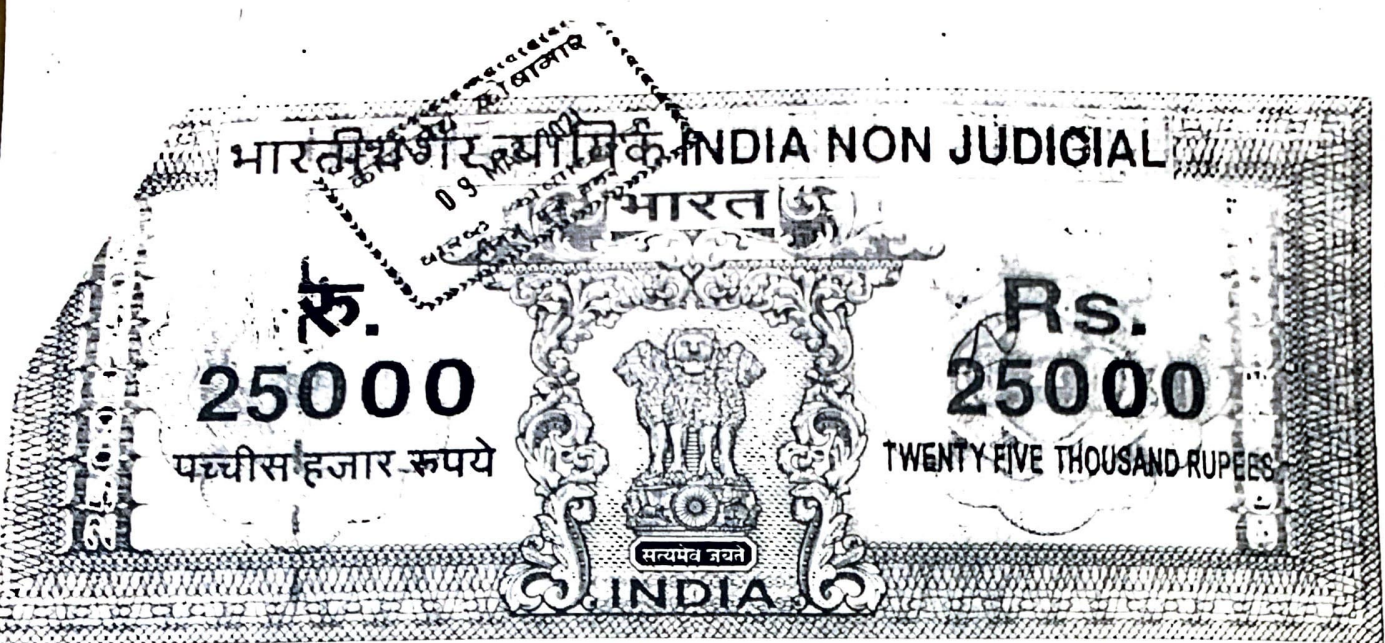
ने यह लेखपत्र इस कार्यालय में दिनांक 10/03/2021 एवं 04:02:06 PM बजे  
निबंधन हेतु पेश किया।

*Self Attested  
AKANKSHA GUPTA*

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

*Ramesh Shrivastava*  
रमेश श्रीवास्तव  
उप निबंधक : सदर ग्रेटर नोएडा  
गौतम बुद्ध नगर  
10/03/2021

श्रीमती गुप्ता  
निबंधक लिपिक



उत्तर प्रदेश UTTAR PRADESH

H 525141

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*Signed & attested  
Akanksha Gupta*

LESSOR

LESSEE



दिनांक: 09 MAR 2021  
 बही सं०: 1  
 पट्टा नं०: 1  
 पट्टा नं०: 1

रजिस्ट्रेशन सं०: 5512

रु प्रलेखानुसार उक्त

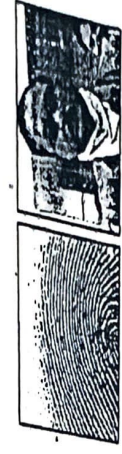


श्री यूपीएसआईडीए क्षेत्रीय प्रबन्धक अनिल कुमार शर्मा के द्वारा अमित कुमार, पुत्र श्री गया प्रसाद निवासी: यूपीएसआईडीए जिला गौतमबुद्ध नगर व्यवसाय: नौकरी पट्टा गृहीता: 1



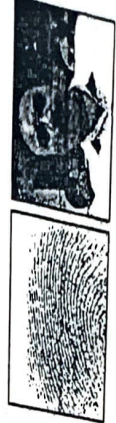
श्रीमती आकांक्षा गुप्ता, पत्नी श्री दिनेश शर्मा निवासी: फ्लैट नं० 64, श्री हरी अपार्टमेंट, प्लॉट नं० 6, सेक्टर-12, द्वारका, साउथ वेस्ट दिल्ली व्यवसाय: अन्य  
 Akanksha Gupta

ने निष्पादन स्वीकार किया। जिनकी पहचान पहचानकर्ता: 1



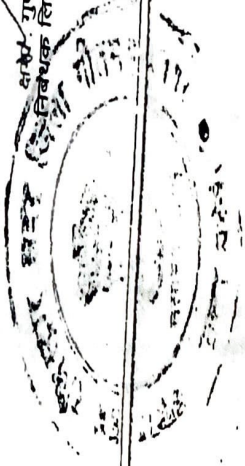
श्री महेन्द्र श्रीवास्तव, पुत्र श्री आर०एल० श्रीवास्तव निवासी: फ्लैट नं० 103, टावर -1, जज कालोनी, जी०टी० रोड गाजियाबाद व्यवसाय: अन्य पहचानकर्ता: 2

श्री नितिन कुमार, पुत्र श्री सत्यप्रकाश निवासी: ई-179, संजय नगर सेक्टर-23, गाजियाबाद व्यवसाय: अन्य  
 Nishin Kumar



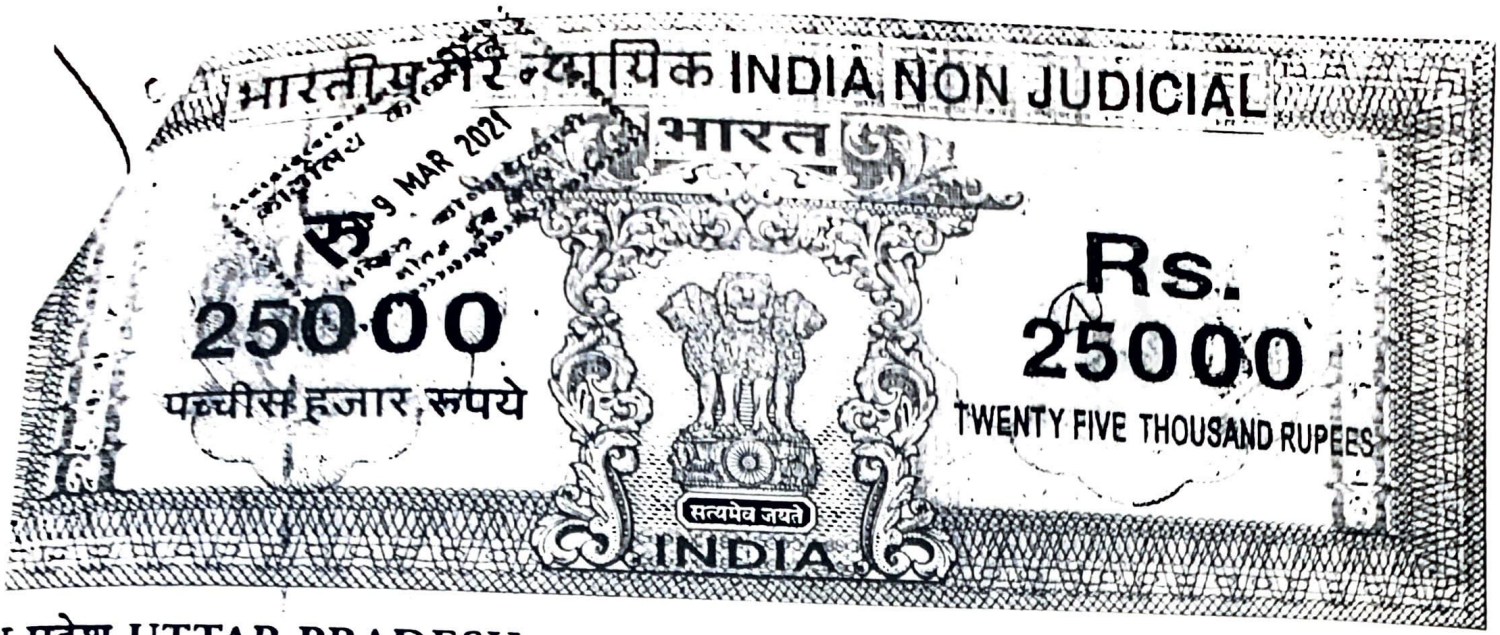
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश श्रीवास्तव  
 उप निबंधक: सार्व भूत नोएडा  
 गौतम बुद्ध नगर



श्री महेन्द्र श्रीवास्तव  
 Akanksha Gupta

ने की। प्रत्यक्ष: भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
 दिव्यणी:



प्रदेश UTTAR PRADESH

H 525138

*see checked  
Akanksha Gupta*

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LESSOR

LESSEE

*Akanksha Gupta*  
*Akanksha Gupta*  
  


- Shri/Smt./Km ..... aged ..... years
- S/o, W/o, D/o .....
- R/o .....
- 3. Shri/Smt./Km ..... aged ..... years
- S/o, W/o, D/o .....
- R/o .....
- 4. Shri/Smt./Km ..... aged ..... years
- S/o, W/o, D/o .....
- R/o .....
- 5. Shri/Smt./Km ..... aged ..... years
- S/o, W/o, D/o .....
- R/o .....
- 6. Shri/Smt./Km ..... aged ..... years
- S/o, W/o, D/o .....
- R/o .....
- 7. Shri/Smt./Km ..... aged ..... years
- S/o, W/o, D/o .....
- R/o .....

constituted the registered partnership firm of ..... through  
 Shri/Smt./Km ..... aged ..... years  
 S/o, W/o, D/o .....  
 duly constituted attorney under the deed dated .....

OR

..... a  
 company within the meaning of the Company Act, 1956 and having its registered office at  
 through its managing Director/Secretary/duly constituted attorney  
 Shri/Smt./Km ..... aged ..... years  
 S/o, W/o, D/o .....  
 R/o .....

*2/8 Attested  
 Akanksha Gupta*



(3)

OR

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

WHEREAS the Government of Uttar Pradesh

(hereinafter called "The State Government" acquired land of

- i) Village Gulistan, B.Y. Tehsil Sadar District W.B. Nagar
- ii) Village..... Tehsil..... District.....
- iii) Village..... Tehsil..... District.....
- iv) Village..... Tehsil..... District.....
- v) Village..... Tehsil..... District.....
- vi) Village..... Tehsil..... District.....
- vii) Village..... Tehsil..... District.....
- viii) Village..... Tehsil..... District.....
- ix) Village..... Tehsil..... District.....
- x) Village..... Tehsil..... District.....

under the Land Acquisition Act, 1894 and has handed over the same to the U.P. State Industrial Development Corporation Limited, Kanpur for the purpose of setting up of a self contained integrated Industrial Township (hereinafter called Industrial Township) and the Corporation having sub-divided the above land into sectors/blocks/plots with land uses clearly defined for each according to a plan for the purpose of construction of buildings and structures appurtenant to main building and carrying out necessary development works or both (hereinafter called construction works) in accordance with the plans approved by the competent authorities.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot of land hereinafter appearing for the purpose of establishing House

AND WHEREAS the Lessee, has paid to the lessor 10% of the total cost of land which comes to be 62400/- towards rent for lease for a period of ninety years, and now nothing is to be paid by the lessee towards lease rent.

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)

*200/11/2017  
Mankeshwar Gope*



THIS LEASE DEED WITNESSETH AS FOLLOWS

In consideration of the payment by the Lessee of the provisional premium of Rs. 2400/- (Rs. 2400/-) for land the receipt whereof the Lessor hereby acknowledges and of the outstanding amount of provisional premium of Rs. \_\_\_\_\_ (Rs. \_\_\_\_\_) for land

to be paid in \_\_\_\_\_ half yearly instalments alongwith interest @ \_\_\_\_\_ % per annum on the total outstanding premium of the land from time to time as follow :-

- 1. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 2. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 3. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 4. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 5. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 6. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 7. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 8. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 9. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_
- 10. Rs. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

*Full Paid*

Provided that if the Lessee pays the instalments and the interest on the due date and there are no overdues, on any account the Lessor will allow him a rebate @ \_\_\_\_\_ % per annum in the interest.

NOTE: (1) The interest shall be payable half-yearly on the 1st day of January and 1st day of July each year, the first of such payments to be made on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

(2) Liability for payment of the premium in instalments, including the interest referred to above, shall be deemed to have accrued from the date of the reservation/allotment letter namely 853, SIDC Date 21-3-1991

(3) The payments made by the lessee will be adjusted in the following manner strictly in descending order:

- i- Interest due
- ii- Premium due
- iii- Interest on maintenance charges
- iv- Maintenance Charges 4825

*Self Attested  
Akanish Gupta*



*11/11/21*

v- T.E.F

v- Lease Rent due

After adjustment as above excess payment, if any shall be appropriated towards balance premium of the plot

The Lessor doth hereby demise to the Lessee, all that plot of land numbered as A-75 situated within the Industrial township at Suryapur Distt - Hoshiarpur situated in Village Gulistanpur Pargana/Tehsil Sardulgarh District C.B. Nagar Containing by admeasurement 300.05 sq m be the same a little more or less, as described above and bounded :-

on or towards the North by 12.0 m wide Road

on or towards the South by Plot No. A-98

on or towards the East by Plot No. A-76

on or towards the West by Plot No. A-74

and which said plot of land is more clearly delineated and shown in the attached plan and therein marked red TO HOLD the said plot of land as described above (hereinafter referred to as the demise premises) into the Lessee for the term of ninety years from 21 day of 23 2019

except and always reserving to the Lessor and his successors or assigns:-

(a) A right to lay water mains, drains, sewers or electric wires under, or over the demised premises, if deemed necessary by the Lessor or his successor or assigns in developing the area.

(b) Full rights and title to all mines and minerals in and under the demised premises or any part thereof.

Provided that if any instalment of premium with interest as agreed above is not paid in full and the whole or any part of the unpaid premium remains in arrears the Lessor shall have the right to recover the same with interest at the agreed rate of 14%

Provided further that the recovery of the principal and interest at the above rates would in no way prejudice or affect the exercise by the Lessor of any other right remedy arising out of such default under the terms and conditions of this deed and till payment of the premium and interest at the agreed rate in full, the outstanding amount shall remain as a first charge on the demised premises and the buildings standing thereon.

2 (a) (i) In case the Lessor is required to deposit / pay at any stage any additional amount to which it is required/called upon to bear. payor deposit in any court or to Collector in any case/proceedings under the Land Acquisition Act. in the process of determination of compensation and either as a security or otherwise, the lessee shall pay such proportionate additional premium/amount to the Lessor within 30 days of the demand as may be determined in this behalf by the lessor.

Provided further that the aforesaid deposit shall be subject to final adjustment of land cost after final conclusion of the litigation/proceedings in which the demand was raised and the lessee shall be entitled to claim refund of excess amount if any deposited by them

*Self Attested*  
*Atankshela Gupta*



(a) The provisional premium mentioned in clause 1 includes the average land cost component (at least as the cost of acquisition etc. under the Land Acquisition Act of the whole of the land of which the demised land, after layout for roads, parks and other public utility services forms part) should the final cost of acquisition of the whole of the said land or any part thereof go up thereby increasing the Land cost component of the plots carved out after development as aforesaid, the Lessee shall upon receipt of intimation from the Lessor, which intimation shall not be delayed beyond a period of three years from the date of final cost of acquisition is determined, pay within sixty days of demand to the Lessor the additional premium being the difference in the land cost component finally determined as aforesaid and the land cost component of the provisional premium mentioned in clause 1 above.

2.(b) in case the Lessor is required to bear at any stage the additional cost of electrification and/ or the additional cost of any other development or facilities and/or in case the Lessor is required to contribute towards any development or provision of facilities which benefits the said industrial Area as a whole, the Lessee shall pay such proportionate additional premium to the Lessor as may be determined in this behalf by the Lessor.

And that such payments of proportionate additional premium shall be made within 60 days of the demand made by the Lessor.

3. AND THE LESSEE DOTH HEREBY COVENANTS WITH THE LESSOR AS UNDER:

(a) That the Lessee will bear, pay and discharge all rates, taxes, charges and assessments, of every description which may during the said term be assessed, charged or imposed upon either the landlord or tenant or the occupier in respect of the demised premises or the building to be erected thereupon.

(b) That the Lessee will obey and submit to the rules of municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the area or so far as they affect the health, safety convenience of the other inhabitants of the place. Any breach of such law, rules, regulations and bye-laws shall be the sole liability of the lessee.

(c) That Lessee will pay upto the lessor the said rent at the times on the date and in manner hereinbefore appointed for the payment thereof clear of all deduction.

(d) That the Lessee will keep the demised premises and the buildings thereon at all time in a state of good and substantial repairs and in sanitary condition at its own cost

(e) That the Lessee will not make or permit to be made any alteration in or addition to the said building or other erections for the time being on the demised premises or erect or permit to be erected any new building on the demised premises without the previous permission in writing of the Lessor and the municipal or other authority and except in accordance with the terms of such permission and plan approved by the Lessor and the municipal or other authority and in case of any deviation from such terms of plan will immediately, upon receipt of notice from the Lessor or the municipal or the other authority requiring him to do, correct such deviation as aforesaid and if the Lessee shall neglect to correct such deviation within the space of one calendar month after the receipt of such notice then it shall be lawful for the lessor or municipal or other authority to cause such deviation to be corrected at the expense of the Lessee which expense the lessee hereby agrees to reimburse by paying to the Lessor/municipal or other authority the amount which the Lessor/municipal or other authority as the case may be shall fix in "that behalf" and the deviation of the

Handwritten signatures and stamps at the bottom of the page, including "S. J. Mestel" and "Akantesh Gupta". There are also two circular stamps, one of which appears to contain the text "AL. 11.11.1964".

(f) That the Lessor will provide and maintain at his own cost, in good repair, a properly constructed approach road or path to the satisfaction of the Lessor/Municipal or other authority leading from the public road to the building to be erected on the demised premises.

(g) That the Lessee will not carry on or permit to be carried on the demised premises any obnoxious trade or business whatsoever or use the same to be used for any religious purpose or any purpose other than for the industrial purpose aforesaid without previous consent in writing of the Lessor and the municipal or other authority and subject to such terms and conditions as the municipal or other authority may impose and will not do or suffer to be done, on the 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 municipal or other authority or the owners or occupiers of the other premises in the neighbourhood.

(h) That the Lessee will not without the previous consent in writing of the Lessor, transfer, sublet, relinquish mortgage or assign his interest in the demised premises or the buildings standing thereon or both as a whole and every such transfer, assignment, relinquishment mortgage or subletting or both shall be subject to and the transferees or assigns shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respects therefor, and the Lessee will in no case assign, relinquish, mortgage, sublet, transfer or part with the possession of any portion less than the whole of the demised premises or cause any sub-division thereof by metes and bound or otherwise.

Provided that the joint possession or transfer of possession of demised premises or any part thereof by the Lessee shall be deemed to be sub-letting for the purpose of this clause.

Provided further that prior permission as aforesaid shall not be necessary in the event of mortgage or mortgages without possession in favour either of the State Government or of the Industrial Finance Corporation of India or the U.P. Finance Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India or Pradeshiya Industrial Investment Corporation of U.P. or Industrial Reconstruction Bank of India or any Schedule Bank (Including State Bank of India and its subsidiaries) or Unit trust of India or General Insurance Company and its subsidiaries viz National Insurance Company or New India Assurance Company, Oriental Insurance Company, United Insurance Company and trustees for debenture holders to secure loan or loans advanced by any of them for settling up on demised premises the industry herein before mentioned if the Lessee either furnishes to Lessor an undertaking from the financial institution as aforesaid that entire outstanding amount of premium and interest thereon shall be directly paid by such financial institution to the Lessor as soon as mortgage is created or pays the entire amount aforesaid from his own resources.

Provided further that if at any time the Industrial Finance Corporation of India or other financing body or bodies mentioned above decides to take over, sell, lease or assign the mortgaged assets in the demised premises in exercise of any rights vesting in it by virtue of the deed or deeds executed in its favour by the Lessee at the time of taking the loan or loans or under any law, for the time being in force, the sale, lease or assignment will be subject to the mutual consultation with Lessor and the financing body or bodies mentioned above

Provided further that the Lessee will so often as the said premises shall by assignment or by death or by operation of law or otherwise howsoever become assigned, inherited or transferred during the pendency of the term hereby granted within two calendar months from the date of such assignment, inheritance or transfer, deliver a notice of such assignment, inheritance or transfer to the Lessor setting forth names and

Self  
Attested  
Atankshya Gupta



descriptors of the parties to every such assignment and the particulars and effects thereof together with every assignment and every probate or a will or letters of administration, decree, order, certificate or other document effecting or evidencing such assignment, inheritance or transfer and documents in aforesaid accompanying the said notice shall remain for 30 days at least at the office of the Lessor AND it is hereby covenanted that failure to carry out this condition will, without prejudice to the right of the Lessor to determine this deed for breach of this covenant, entail a penalty of Rs. 500/- to be paid by the Lessee

(i) That the members, directors, officers and subordinates or agents, workmen and other authorised representatives of the Lessor shall have access to the plot of land shall have the implied right and authority to enter upon the said plot or land and buildings for all reasonable purpose at all reasonable times

(j) That the Lessee will neither make any excavation upon any part of the said land nor remove any stone, gravel, sand, clay, earth or any other materials therefrom except so far as may be in the opinion of the Lessor, necessary for the purpose of forming the foundation of the building and compound walls and other necessary structure and executing the work authorised and for leveling and dressing the area covered by this Agreement.

(k) That the Lessee will not erect or permit to be erected at any part of the demised premises any stables, sheds or other structures of any description whatsoever for keeping horses, cattle, dogs, poultry or other animals except and in so far as may be allowed by the lessor in writing.

(l) That the Lessor will not exercise his option of determining the lease nor hold the Lessee responsible to make good the damage if by fire tempest, flood or violence of any army or a mob or other irresistible force, any material part of the demised premises is wholly or partly destroyed or rendered substantially or permanently unfit for building purposes.

(m) That the Lessee shall put the demised premises to the use herein before mentioned with in thirty six(36) calender months from the date of possessions of the said land is handed over to him and in any case within forty eight(48) calender months from the date of this deed or such extended period of time as may be allowed by the lessor in writing in its discretion, provided that the extension of time for putting the building to use under this clause shall not be admissible except where in the opinion of the Lessor the delay is caused for reasons beyond the control of the Lessee. Lessee shall be required to pay the requisite time extension charges for time extension.

(n) That the Lessee shall keep the Lessor indemnified against any and all claims for damage which may be caused to any adjoining building or other premises by the building or in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workmen or servants shall

- (i) injure or destroy any part of building or other structures contiguous or adjacent to the plot of land;
- (ii) keep the foundation, tunnels or other pits on the plot of land open or exposed to weather causing any injury to contiguous or adjacent buildings;
- (iii) dig any pits near the foundations of any building thereby causing any injury or damage to such buildings

The damages shall be assessed by the Lessor whose decision as to the extent of injury or damages of the

Attested  
A. K. S. Gupta

Attested  
A. K. S. Gupta

(9)

amount of damage payable thereof shall be final and binding on the Lessee.  
(o) That the Lessee being a registered partnership firm declares, affirms, and undertakes that during the subsistence of the terms of this agreement the said partnership shall not be dissolved, reconstituted or wound up and/or dealt with in any way which may jeopardies the rights and interest of the lessor or the matter of this lease, nor shall its constitution be altered in any manner otherwise without written consent of the lessor, first had and obtained, and it shall not stand dissolved on the death or insolvency of any of its partners.

OR

The Lessee being an individual or sole proprietor of a firm shall not allow any person(s) as partner(s) with him without the prior written consent of the Lessor.

OR

The Lessee being a Company shall not make or attempt to make any alterations, whatsoever in the provisions of its Memorandum & Articles of Association or in its capital structure without the written consent of the Lessor, first had and obtained, and the Lessee hereby undertakes to get registered the prescribed particulars of the charge hereunder created with Registered of Joint Stock Companies under Section 126 of Companies Act, 1956 with in stipulated period.

While granting its consent as aforesaid the Lessor may require the Successor in Interest of the Lessee to enter into a binding contract with the Lessor to abide by the faithfully carry out the terms, conditions, stipulations, provisions and agreements herein contained or such other terms & conditions as the Lessor may, in its discretions, impose including the payment by the successor-in-interest such additional premium and/or enhanced rent as the Lessor may in its discretion think proper. In the event of breach of this conditions the agreement shall be determined at the discretion of the Lessor.

Provided that right to determine this agreement under this clause will not be exercised if the building to be constructed on the premises has been financed by State Government or Industrial Finance Corporation of India or the U.P. Finance Corporation or the Industrial Development Bank of India or the Life Insurance Corporation of India or Pradeshiya Industrial and Investment Corporation of Uttar Pradesh or Industrial Reconstruction Bank of India or any Schedule Bank (Including State Bank of India and its subsidiaries), Unit Trust of India or General Insurance Company or and its subsidiaries viz. National Insurance Company, New India Assurance Company, Oriental Insurance Company and United Insurance Company and trustees for debenture holders and the said financing body or bodies mentioned above decide to take over possession or sell, or lease or assign the mortgaged assets in exercise of the rights in it or them by virtue of the deed or deeds executed in its or their favour by the Lessee as provided herein above or under any law for the time being in force.

(p) That the Lessee shall faithfully observe and perform the terms, conditions, stimulations and provision contained in the said agreement.

(p-1) The lessee shall have to establish rain harvesting system and plantation at their own cost as per government norms.

(q) That it is further agreed that the lease shall stand automatically terminated if there be any change in the constitution of Lessee, partnership firm or private limited company etc. as on the date of execution of the deed without prior approval in writing of the Lessor.

(r) That in employing labour for his industry - skilled or unskilled, the Lessee shall give preference to

Self Attested  
Hantelal Gupta

Attested  
[Signature]

...able bodied persons from the families whose lands have been acquired for the purpose of the said  
municipal township

AND IT IS HEREBY FURTHER AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO  
THESE PRESENTS AS FOLLOWS

(a) Notwithstanding anything herein before contained in the agreement hereinbefore cited is determined by the lessor or if there shall have been in the opinion of the Lessor any breach by the Lessee or by any person claiming through or under him of any of the covenants or condition hereinbefore contained and on his part to be observed and performed and in particular without prejudice to the generality of this sub-clause, if the Lessee transfers, relinquish, mortgages or assigns any part of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions in clause 3(H) or if the Lessee fails to put the same to use and to carry the manufacturing the production/functioning for at least 90 days in the time and manner hereinbefore provided or if the amounts due to the Lessor as rent hereby reserved or any part of the premium or interest as stipulated in clause (1) shall be in arrears and unpaid for a period of 30 days after the same shall have fallen due for payment or if the lessee or the person in whom the Lease hereby created shall be vested shall be adjudged insolvent or if the Lessee commits the breach of the condition contained in clause (h) of the deed or if this lease is determined as hereinbefore specified, it shall be lawful for the Lessor subject to the provisions of clause 3(o), 3(q) (without prejudice to any other right of action of the Lessor in respect of any breach of this deed), to re-enter without taking recourse to a court of law, upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and amount equal to 5% of the total premium in case of constructed sheds together with outstanding interest due till date, Lease rent/time extension fee maintenance charges/any other fee/charges from the date of allotment till date of cancellation, if any, shall stand forfeited to the Lessor without prejudice to right of the Lessor to recover from the Lessee all money that may be payable by the Lessee, hereunder with interest thereon @ 14% per annum and the Lessee shall not be entitled to any compensation whatsoever.

Provided always that the Lessee shall be at liberty to remove and appropriate to himself all his buildings, erections and structures, if any, made by him and all his materials thereof from the demised premises after paying up all dues, the premium, interest and the Lease rent upto date and all municipal and other taxes, rates and assessments then due and all damages and other dues accruing to the Lessor and to remove all such materials from the demised premises within three months or sooner of the date of expiration determination of the Lease as he may have himself put up and in case of failure on the Lessee's part to do so the buildings and erections standing on the demised premises and all materials thereof shall vest in the Lessor and the Lessee shall then have no right to claim for the refund of any money paid by him to the Lessor upto that time or to claim any compensation for the structures and materials put up by him on the demised premises.

Provided further and always that the right of re-entry and determination of the Lease as hereinbefore provided shall not be exercised if the industry at the demised premises has been financed by the State Government or Industrial Finance Corporation of India or the U.P. Finance Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment Corporation of India or Pradeshia Industrial and Investment Corporation of U.P. or Industrial Reconstruction Bank of India or any Scheduled Bank (including the State Bank of India and its subsidiaries), Unit Trust of India or General Insurance Company and its subsidiaries or National Insurance Company, Assurance

Self Merged  
Hansha Gupta  
[Signature and Stamp]