

Generally used abbreviations

a/c = Account	dep = Deposit	Pr = Principal
adj = Adjustment	Dft = Draft	proc = Processing Charge
Amt = Amount	dish/dsh = Dishonour	rd = Recurring Deposit
Ar = Arrear	DR = De	ret/rtn = Return
bal = Balance	DoB = D	Rnd = Round off
Capn = Capitalization	eft = Ele	sb = Savings Bank
chg/ch = Charge	Inop = Ir	SC = Short Credit
chq = Cheque	ins = ins	SI/So/SORD = Standing Instruction
Clos = Closure	int/in = li	S/D/W/H/o = Son/Daughter/Wife/Husband of
coll = Collection	lon/ln =	tr/trf/xfer = Transfer
comm = Commission	min = Mi	TT = Telegraphic Transfer
COR/CORR = Correction	os = Out	txn = Transaction
CR = Credit	P & T = I	Wd = Withdrawal
csh = Cash	Pos = P	+MOD bal-total balance (SB+linked MOD a/c)



भारतीय स्टेट बैंक



State bank of India

Savings Bank Account

CIF No : 86451483198
 Account No : 32549838554
 Customer Name: AJAY KUMAR SRIVASTAVA

SAHARANPUR
 COURT ROAD

S/D/W/H/o: HARISH CHANDRA SRIVASTAVA
 Address: J-1 CIRCUIT HOUSE COLONY

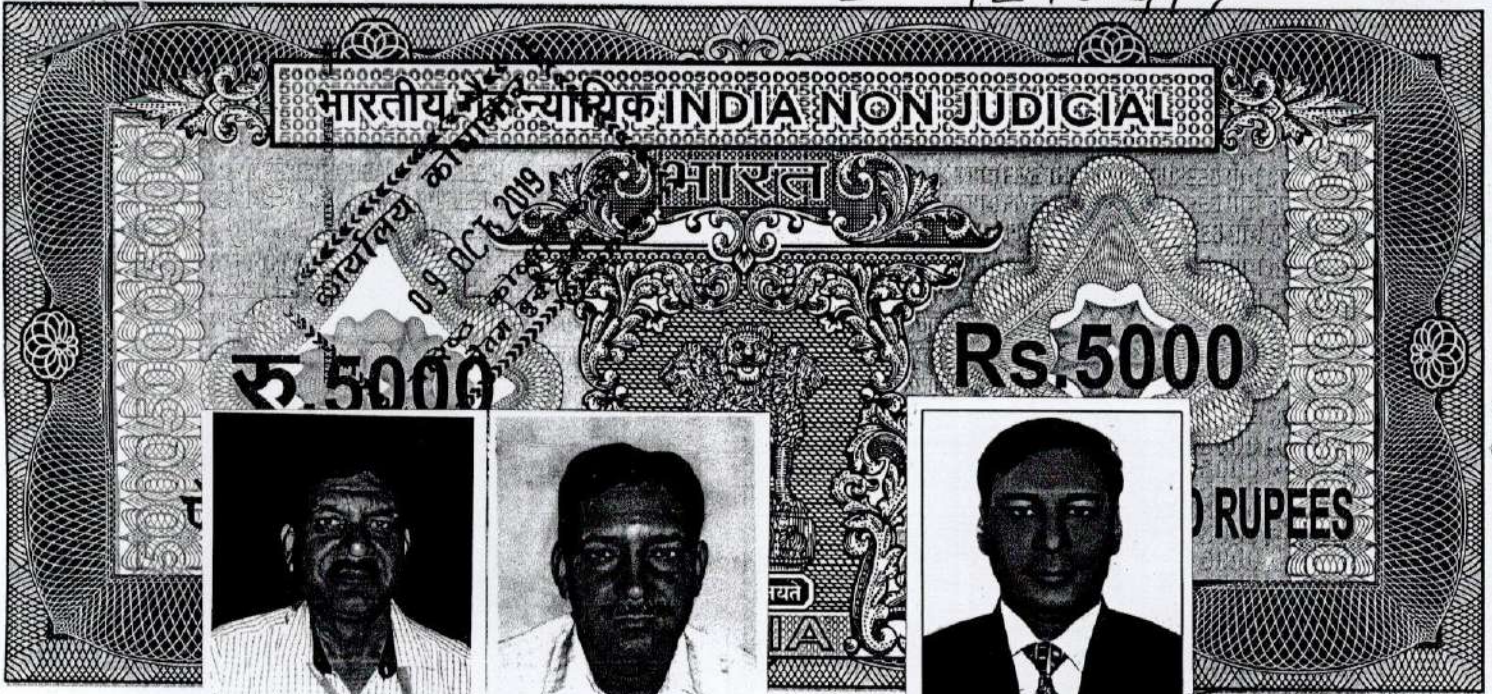
BAREILLY

Phone:
 Email:
 D.O.B. (If Minor):
 MOP.: SINGLE
 Nom. Reg. No.: 0000000044917222



Phone: 272530
 Email: sbi.00710@sbi
 Branch Code: 710
 Date of Issue: 12/10/2018 3317021
 शरद कानुन
 BIN0000710
 Branch Code: 002002
 CONTINUATION

I- 42465/18



₹. 5000

Rs. 5000

RUPEES



उत्तर प्रदेश

SINGH 354885

Advocate
Distt. G. B. Nagar
Mo:- 9958976220

LEASE DEED

Stamp Duty:- 12,000/-

An Agreement to Lease regarding Plot No-03, Pocket-2(C), Sector-18, Area-300 Sqm vide allotment No. YEA011805 allotted by Yamuna Expressway Industrial Development Authority, Greater Noida, Distt. Gautam Budh Nagar (U.P.) has been registered on 25-06-2010 vide Bahi No.-I, Jild No-6917, Pages-267/326, Document No.-16245 on which Rs.78,750/-stamp duty has been paid by the Lessee.

[Signature]
[Illegible text]

[Signature]



दि. 30 11/10/19 स्टाम्प विक्रय की तिथि

स्टाम्प क्रय करने का प्रयोजन

स्टाम्प प्रेषण का नाम व पूरा पता

स्टाम्प की धारता 5000

मुकेश कुमार स्टाम्प विक्रेता

आईडीएन नम्बर-129 लाठ अक्षि 31-3-20 20

निबन्धक का च सब रजिस्टार ग्रेटर

मुकेश कुमार

अजय कुमार जीवाकलय 81 श्री इरिश्य
जीवाकलय R. बैली



स्टाम्प अधिग्रहण की मात्रा 16 टन अजय कुमार

प्रत्येक सं. 6245/2010 78750

का स्टाम्प सत्यापन किया गया

दि.

23-12-19

अधिकृत
रजिस्टार



उत्तर प्रदेश UTTAR PRADESH

CZ 354886

LEASE DEED

An Agreement to Lease regarding Plot No-03, Pocket-2(C), Sector-18, Area-300 Sqm vide allotment No. YEA011805 allotted by Yamuna Expressway Industrial Development Authority, Greater Noida, Distt. Gautam Budh Nagar (U.P.) has been registered on 25-06-2010 vide Bahi No.-I, Jild No-6917, Pages 267/326, Document No.-16245 on which Rs.78,750/-stamp duty has been paid by the Lessee.

ए० के० सिंघाना
प्रबन्धक (सम्पत्ति)

अमिताभ



दि. 31/10/2019
30 स्टाम्प दिवस की तिथि

स्टाम्प लेब करण का प्रकार

स्टाम्प लेब का नाम व पूरा पता

स्टाम्प की मात्रा

मुकेश कुमार स्टाम्प विक्रेता

हाउसिंग नम्बर-129 लाठ अवाधि 31-3-20 210

निबंधक कार्यालय सब रजिस्टार गेटर

मुकेश कुमार



आवेदन सं०: 201900743107021

पट्टा विलेख (30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 42465

वर्ष: 2019

प्रतिफल- 1738000 स्टाम्प शुल्क- 12000 बाजारी मूल्य - 1738000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग: 20120

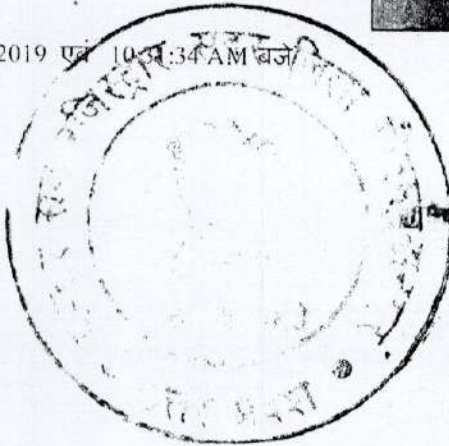
श्री अजय कुमार श्रीवास्तव,
पुत्र श्री हरीश चन्द्र श्रीवास्तव
व्यवसाय: नौकरी

निवासी: अपर जिला एण्ड स्टार न्यायधीश बरेली मकान नं० जे-1, सर्किट हाउस
कालोनी बरेली उ०प्र०

श्रीवास्तव



ने यह लेखपत्र इस कार्यालय में दिनांक 23/12/2019 एव 10:34 AM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेन्द्र श्रीवास्तव

उप निबंधक: सदर गेटर नोएडा

गौतम बुद्ध नगर

23/12/2019

वी० के० सिंह

निबंधक लिपिक



उत्तर प्रदेश UTTAR PRADESH

BF 257070

LEASE DEED

An Agreement to Lease regarding Plot No-03, Pocket-2(C), Sector-18, Area-300 Sqm vide allotment No. YEA011805 allotted by Yamuna Expressway Industrial Development Authority, Greater Noida, Distt. Gautam Budh Nagar (U.P.) has been registered on 25-06-2010 vide Bahi No.-I, Jild No-6917, Pages-267/326, Document No.-16245 on which Rs.78,750/-stamp duty has been paid by the Lessee.

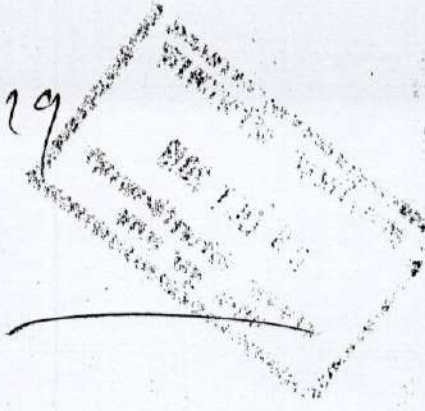
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ए० के० सकसैना
प्रबन्धक (सम्पत्ति)



32
30 स्टांम्य विक्रय की तिथि
स्टांम्य क्रय करने का प्रयोजन
स्टांम्य क्रेता का नाम व पूरा पता
स्टांम्य की दरराशि

11/10/19



मुकेश कुमार स्टांम्य विक्रेता
लाइसेन्स नंम्बर-129 ला। अ.व.वि. 31-3-70 20
निबन्धक का य सब रजिस्टार ग्रेटर

मुकेश कुमार

आवेदन सं०: 201900743107021

वही सं०: 1 रजिस्ट्रेशन सं०: 42465 वर्ष: 2019

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

श्री यमुना एक्सप्रेसवे औ० वि० प्रा० द्वारा ए०के० सक्सेना
के द्वारा संजीव कुमार शर्मा, पुत्र श्री रामसरन शर्मा
निवासी: यमुना एक्सप्रेसवे औ० वि० प्रा० जिला गौ०बु०
नगर
व्यवसाय: नौकरी
पट्टा गृहीता: 1



श्री अजय कुमार श्रीवास्तव, पुत्र श्री हरीश चन्द्र श्रीवास्तव
निवासी: अपर जिला एण्ड स्टार न्यायपीथ बरेली मकान
नं० जे-1, सर्किट हाउस कालोनी बरेली उ०प्र०
व्यवसाय: नौकरी
ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता: 1



श्री अनूप राज सिंह, पुत्र श्री महीपाल सिंह
निवासी: ग्राम व पोस्ट नंगला महीउददीनपुर जिला
बुलन्दशहर
व्यवसाय: अन्य
पहचानकर्ता: 2



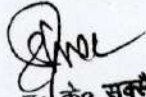


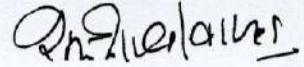
उत्तर प्रदेश UTTAR PRADESH

BF 257071

LEASE DEED

An Agreement to Lease regarding Plot No-03, Pocket-2(C), Sector-18, Area-300 Sqm vide allotment No. YEA011805 allotted by Yamuna Expressway Industrial Development Authority, Greater Noida, Distt. Gautam Budh Nagar (U.P.) has been registered on 25-06-2010 vide Bahi No.-I, Jild No-6917, Pages-267/326, Document No.-16245 on which Rs.78,750/-stamp duty has been paid by the Lessee.


ए.के. सक्सेना
ब्रह्मचर (नियोजित)





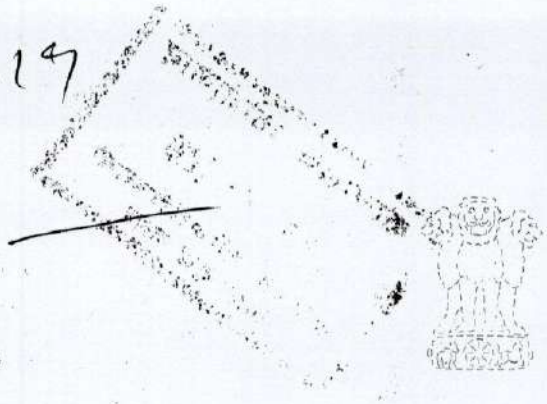
33
30

11/10/19

स्टाम्प विक्रय की तिथि
स्टाम्प क्रम नम्बर का पंजीकरण
स्टाम्प केला का नाम व पूरा पता
स्टाम्प की वनकरी

मुकेश कुमार स्टाम्प विक्रेता
आईसेन्स नम्बर-129 ला0 अर्थात् 31-3-2020

निबंधक का य सब रजिस्टार ग्रेटर
मुकेश कुमार



श्री सुनील कुमार, पुत्र श्री बंसत सिंह
निवासी: एच-143, गामा-11, ग्रेटर नोएडा जिला गौंवु
नगर
व्यवसाय: अन्य

Sunny



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

[Signature]

रमन्ध्र श्रीवास्तव
उप निबंधक : सदर ग्रेटर नोएडा
गौतम बुद्ध नगर

वी0 के0 सिंह
निबंधक लिपिक

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





YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY
A-1, First Floor, Commercial Complex, F-Block, Sector-Beta-II
GREATER NOIDA- 201308

Distt.- Gautambuddh Nagar

DUPLICATE COPY
Letter No. YEA/2009(1)/ 10130
Dated: 20/11/2009

ALLOTMENT-CUM-ALLOCATION LETTER

Scheme Code : YEA2009(1)
Form Serial No. : 16466
Size of Plot : 300 Sqm.
Payment Plan : 02

To,

AJAY KUMAR SRIVASTAV
1057/9 INDIRA NAGAR
LUCKNOW, UTTAR PRADESH
ALLAHABAD
Pin Code: 211002

Dear Sir/Madam,

The Authority had advertised residential Scheme namely 2009(1) on 02.03.2009 @ 4750/- per Sqm. We are pleased to inform you that you have been allotted plot number 3 in Pocket 2(C) of Sector 18.

Your Allotment Number is

: YEA011805

Amount Deposited as Registration Money

: Rs. 100000

Allotment Money

In Payment Plan-2 allotment money (after adjusting registration money already paid) payable

: Rs. 327500.00

: on or before 18-Jun-2010

The Installments shall be payable on or before the due date as mentioned in Payment Scheduled on the next page of this allotment letter.

The allotment money and the installments can be deposited in HDFC Bank Ltd., Sector Alpha - 1, Greater Noida, (U.P.) through a Bank Draft/Pay Order drawn in favour of YAMUNA EXPRESSWAY INDUSTRIAL DEVELOPMENT AUTHORITY payable at NOIDA/GREATER NOIDA or any other means.

If Payment is made by Bank draft, allottee must write the name & unique allotment no. on the back side of the draft.

PERIOD OF LEASE AND LEASE RENT

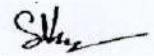
1. The plot is on lease for a period of 90 years. The lease rent shall be payable in lump sum at the rate of 10% of the total cost of the plot before Possession.
2. Stamp Charges, registration charges and all other expenses payable on the execution of the lease deed document shall be borne by the allottee.

S/

POSSESSION

The Possession of the allotted plot in case of Payment Plan 1, Payment Plan 2 or ~~opting for~~ cash down option, will be handed over only after deposition of 75% of the total premium of the allotted plot or after ~~04~~ years from the date of issue of this letter, whichever is later.

Yours Sincerely



Manager (Property)

Note:-

If, at the time of lease deed it is found that the actual dimensions of the plot vary, the total cost of the plot also vary and the increased cost shall be borne by the allottee proportionately. Consequently the amount of stamp paper, lease rent and registration charges will increase/decrease accordingly.

The terms & conditions of the brochure of the scheme 2009(1) shall form part of this allotment and shall be binding on the allottees.

PAYMENT SCHEDULE

<u>Payment Plan-2</u>	Principal Amt.	Interest Amt.	Due Amt.	Due Date
Pay Type				
Allotment Money	Rs. 327500.00	Rs. 0.00	Rs. 327500.00	18-Jan-2010
Installment - 1	Rs. 62406.25	Rs. 59910.00	Rs. 122316.25	18-Jul-2010
Installment - 2	Rs. 62406.25	Rs. 56165.63	Rs. 118571.88	18-Jan-2011
Installment - 3	Rs. 62406.25	Rs. 52421.25	Rs. 114827.50	18-Jul-2011
Installment - 4	Rs. 62406.25	Rs. 48676.88	Rs. 111083.13	18-Jan-2012
Installment - 5	Rs. 62406.25	Rs. 44932.50	Rs. 107338.75	18-Jul-2012
Installment - 6	Rs. 62406.25	Rs. 41188.13	Rs. 103594.38	18-Jan-2013
Installment - 7	Rs. 62406.25	Rs. 37443.75	Rs. 99850.00	18-Jul-2013
Installment - 8	Rs. 62406.25	Rs. 33699.38	Rs. 96105.63	18-Jan-2014
Installment - 9	Rs. 62406.25	Rs. 29955.00	Rs. 92361.25	18-Jul-2014
Installment - 10	Rs. 62406.25	Rs. 26210.63	Rs. 88616.88	18-Jan-2015
Installment - 11	Rs. 62406.25	Rs. 22466.25	Rs. 84872.50	18-Jul-2015
Installment - 12	Rs. 62406.25	Rs. 18721.88	Rs. 81128.13	18-Jan-2016
Installment - 13	Rs. 62406.25	Rs. 14977.50	Rs. 77383.75	18-Jul-2016
Installment - 14	Rs. 62406.25	Rs. 11233.13	Rs. 73639.38	18-Jan-2017
Installment - 15	Rs. 62406.25	Rs. 7488.75	Rs. 69895.00	18-Jul-2017
Installment - 16	Rs. 62406.25	Rs. 3744.38	Rs. 66150.63	18-Jan-2018

The above installments include Rs. 1,000/- as one time web based portal charges.

Allottee may also check their Allotment Details on our Internet Website by accessing the URL: <http://yamunaexpresswayauthority.com/2009-1> and registering for the service using the following Username/Password Login combination. System will be available from Jan-15-2010.

Username: YEA011805

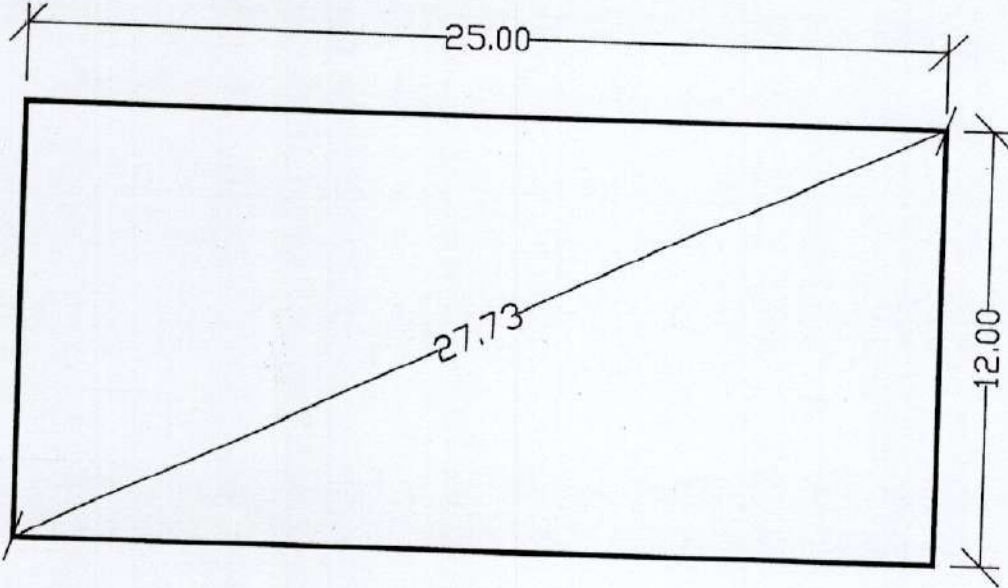
Password: AJA16466

After registering for the first time, you will be asked to change your password for the future use.

PLOT NO.- 03

PLOT NO.- 04

24.0 M. WIDE ROAD



PLOT NO.- 10

PLOT NO.- 02

AREA=300.00 SQM

NOTE-

ALL DIMENSIONS ARE IN METER.

SIGN- *[Handwritten Signature]*

POSSESSION TAKEN OVER

SIGN-

[Handwritten Signature]
पो के० सक्सेना
प्रबन्धक (सम्पत्ति)

POSSESSION HANDED OVER



LEASE PLAN FOR
PLOT NO.- 03
POCKET- 2C
SECTOR- 18

PROJ.DEPTT.

[Signature]
ASST.MANAGER

[Signature]
17.9.18
MANAGER

[Signature]
SR.MANAGER

LAND.DEPTT.

[Signature]
LEKHPAL

[Signature]
NAYAB TEHSILDAR

[Signature]
TEHSILDAR

LAW.DEPTT.

[Signature]
D.L.O.

PLNG.DEPTT.

[Signature]
MANAGER

[Signature]
3/12/18
S.E./ S.M.



YAMUNA EXPRESSWAY INDUSTRIAL
DEVELOPMENT AUTHORITY

LEASE DEED

THIS LEASE DEED MADE on the 19 Day of Nov in the Year 2019 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

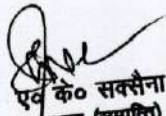
Allottee Name	MR. AJAY KUMAR SRIVASTAV
Father / Husband Name	SH. HARISH CHANDRA SRIVASTAV
Age	
Co. Applicant	—
Age	—
Co. Applicant Father/Husband Name	—
Correspondence Address	UPPER DIST AND STAR NAVADISH BAREILY H.No. J-1 CURCIT HOUSE COLONY BAREILY
Permanent Address	UPPER DIST AND STAR NAVADISH BAREILY H.No. J-1 CURCIT HOUSE COLONY BAREILY

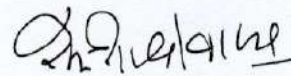
(hereinafter called the "Lessee" which expression shall unless context does not so admit, include his/her/their/its heirs, executors, administrators, representatives and permitted assigns) of the other part.

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

1. NOW THIS LEASE DEED WITNESSTH AS FOLLOWS :


एव के० सर्वसैना
प्रबन्धक (सम्पत्ति)
Lessor


Lessee



Actual Plot Size	300 Sqm.
Total Cost of Plot (in Rs.)	14 25 000/-
Rs. in Word	Fourteen Lakh Twenty Five Thousand/-
Out of Which Rs.	

Have been paid by the lessee to the lessor (the Receipt whereof the Lessor both hereby acknowledges) and the balance of which is to paid by the lessee in the manner hereinafter provided in installment on dates specified below:

Nature of Installment	Due Installment With Interest (In Rs.)	Due Date	Paid or un-paid (Installment)
Allotment Money			
Installment-01			
Installment-02			
Installment-03			
Installment-04			
Installment-05			
Installment-06			
Installment-07			
Installment-08			
Installment-09			
Installment-10			
Installment-11			
Installment-12			
Installment-13			
Installment-14			
Installment-15			
Installment-16			

ALL Installment Paid

And

Actual Plot Size	300 Sqm.		
Total Cost of Plot (in Rs.)	15 67 500/-		
10% of Lease Rent (in Rs.)	1 56 750/-		
Rs. in Word	One Lakh Fifty Six Thousand Seven Hundred Fifty		
Location Charges	142 500/-		
Extra Compensation	Due Installment (In Rs.)	Due Date	Paid or Un-paid
ECI-01 & 02			
ECI-03			
ECI-04			
ECI-05			
ECI-06			
ECI-07			
ECI-08			

[Signature]
 प्रमुख (सम्पत्ति)
 Lessor

[Signature]
 Lessee



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 fo the lessee, all that plot of land numbered as- 3 situated in Block/Pocket 20 at Sector- 18.. Area- 300 Sq. mtr. Allotment Number- YEA-011805 , in Yamuna Expressway Industrial Development Authority, District Gautam Budh Nagar contained by Square Meters be the same, a little more, or less and bounded (Situatd at Tehsil Gautam Budh nagar)

Admeasurements 300 Sqm.

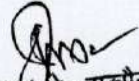
ON THE NORTH BY	AS
ON THE SOUTH BY	PER
ON THE EAST BY	LEASE
ON THE WEST BY	PLAN

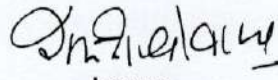
And which said plot is more clearly delineated and shown in attached plan and therein marked red.

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) 19 / NW / 2019 (date of possession) except and always reserving to the lessor :-

- 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
- 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.

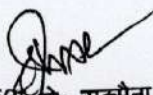
II AND THE LESSEE DOTH HEREBY DECLARE AND CONVENIENT WITH THE LESSOR IN THE MANNER FOLLOWING:-

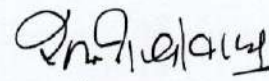

 Lessor को सक्षमता
 प्रबन्धक (सम्पत्ति)


 Lessee




- 1) That the lessee will pay to the lessor the balance of the premium in the installments mentioned in clause 1 above by the dates mentioned therein. If the lessee fail to pay any installments by the due date, he shall thereafter pay the same with interest @ 14 % p.a. compounded half yearly on the installment in the arrears from the due date till the date of payment provided that for failure to pay three consecutive installments / amount continuously for six months, whichever is earlier, the lessor may determine the lease with penalties and consequences give in clause III hereinafter.
- 2) 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.
- 3) That the lessee will obey and submit to all directions issued or regulations made by the lessor now exciting 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.
- 4) 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.
- 5) 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.
- 6) That the Lessee will construct the building according to the architectural and elevation control as prescribed by the Lessor.
- 7) 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.

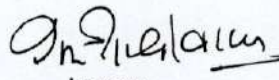

Lessor के सदस्य
प्रबन्धक (सम्पत्ति)


Lessee



- 8) That the lessee shall abide by all Regulations, Bye-laws, Directions and Guidelines of the Lessor/farmer/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.
- 9) 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, collectivity or in parts. The decision of the lessor will be final as regards to the expenses incurred in the maintenance work.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.


Lessor के० सक्सेना
प्रबन्धक (सम्पत्ति)

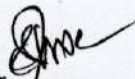

Lessee

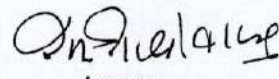


- 14) That the lessee will not assign, relinquish (except in favor of lessor), sublet, transfer or part with possession of the demised premises without prior permission of the lessor. The transfer of the plot to lessee's legal heir will be allowed with the prior permission for an officer authorized by him/her in this regard.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) That the lessee shall have first charge upon demised premises for the amount of unpaid balance and charges, interest and other dues of lessor.
- 19) at 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.


Lessor
ए० के० सक्सेना
प्रबन्धक (सम्पत्ति)


Lessee

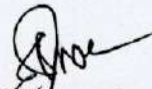


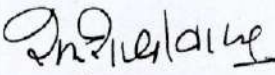
Provided further that lessor shall have pre-emptive right to purchase the mortgage or charged property after deducting such percentage of the unearned increase as aforesaid.

- 20) 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.
- 21) 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.
- 22) 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.

FOR SCHEME: Residential Plot Scheme – 2009(1)

- 23) The allottee/ lessee have to obtain completion from the authority within five years from the date of allotment or within 3 years from the due date of execution of lease deed whichever is later. In the event of failure to do so, allottee / lessee shall be liable to pay administrative charges at the rate of 4%, 6 %, & 8% fo the total premium for the extension of three consecutive years from the due date given from getting of the completion certificate. It the allottee / lessee fails to obtain completion certificate within the extended time, action for cancellation of allotment and forfeiture of deposited money shall be taken.
- 24) That in case lessee does not construct building within the time provided for above, this deed of lease will be liable to be determined with the penalties and consequences given in clause III hereinafter. However in exceptional circumstances the lessor or any officer authorized by him can allow extension, subject to the fulfillment of such conditions, charges as he may impose for the same.


Lessor
ए० के० सकसैना
प्रबन्धक (सम्पत्ति)


Lessee




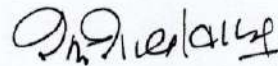
III LOCATION CHARGES

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

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 23 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 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

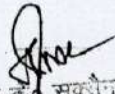

Lessor के सक्सेना
प्रबन्धक (सम्पत्ति)

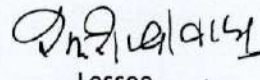

Lessee



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.
- J. In case of increase in the compensation/ex-gratia to farmers by the order of the Court/Govt./authority or otherwise, the increased amount will be recovered from the allottee/Lessee of the Land.



Lessor के वरिष्ठ अधिकारी
प्रबन्धक (सम्पत्ति)


Lessee



- K. 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.
- L. Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.
- M. 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 *AE Sual* For and on behalf of the Lessor
Arnoop Raj Singh 9811950800
S/O. M.P SINGH
Rto VILL- Nagda Mathuabli in Aur
Distt- Bulandshaher U.P

2. Witness *Sunil* 9868434552 For and on behalf of the Lessee
Sunil Kumar
S/O SH. Basant Singh
Rto - H-143 Sec- Cramma-II
Er. Noida

ए० के० प्रदीप
प्रबन्धक (सम्पत्ति)
Lessor

Sh. Rajendra
Lessee



आवेदन सं०: 201900743107021

बही संख्या 1 जिल्द संख्या 35375 के पृष्ठ 153 से 202 तक
क्रमांक 42465 पर दिनांक 23/12/2019 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

रमेश श्रीवास्तव

उप निबंधक : सदर ग्रेटर नोएडा

गौतम बुद्ध नगर

23/12/2019