

THIS LEASE DEED CAN NOT BE MORTGAGED WITH ANYBODY WITHOUT WRITTEN CONSENT NO OBJECTION CERTIFICATE ISSUED BY THIS OFFICE.

2

LEASE-DEED

(Plot for Construction of Dwelling Unit Dispensary/School/Shop/Other Constructed Unit)

Industrial Township at Saraswati Hitec city
Naini, Prayagraj

Plot No. B-432 (Housing)

THIS LEASE-DEED made on the 23 day of NOVEMBER in the year two thousand and Twenty Two

between U. P. State Industrial Development Corporation Limited, a Company within the meaning of the Companies Act, 1956 and having its registered office at A-1/4, Lakhanpur Kanpur (hereinafter called the Lessor which expression shall, unless the context does not so admit, include its successors and assigns) of the one part, AND.

Shri/Smt./Km NITENDRA KUMAR aged 45 years

S/o, W/o, D/o Shiv Mohan Singh

R/o Khandeha, Mau, Khandeha, Distt. Chitrakoot

OR

Shri/Smt./Km aged years

S/o, W/o, D/o

R/o

proprietor of the single owner firm of/Karta of Joint Hindu Family firm of

Nitendra Kumar
OR

1. Shri/Smt./Km aged years

S/o, W/o, D/o

R/o

For U.P. State Industrial Development Authority

[Signature]
Regional Manager

Nitendra Kumar



[Signature]

आवेदन सं०: 202200892017197

पट्टा विलेख(30 वर्ष से अधिक)

वही सं०: 1

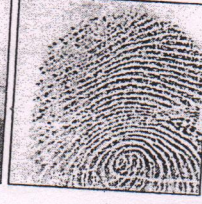
रजिस्ट्रेशन सं०: 13961

वर्ष: 2022

प्रतिफल- 3958000 स्टाम्प शुल्क- 277500 बाजारी मूल्य - 3958000 पंजीकरण शुल्क - 39580 प्रतिलिपिकरण शुल्क - 80 योग : 39660

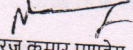

श्री नितेन्द्र कुमार,
पुत्र श्री शिव मोहन सिंह
व्यवसाय : अन्य
निवासी: खंडेहा मऊ जिला चित्रकूट

Nitendra Kumar

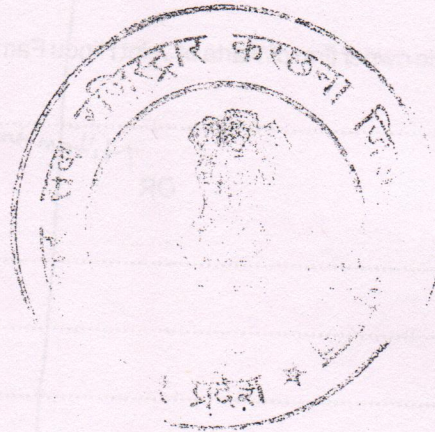


ने यह लेखपत्र इस कार्यालय में दिनांक 26/11/2022 एवं 12:49:23 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


नीरज कुमार पाण्डेय
उप निबंधक : करछना
प्रयागराज
26/11/2022

मानिक चन्द्र
निबंधक लिपिक
26/11/2022

प्रिंट करें



- 2. 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

Nitendra Kumar

constituted the registered partnership firm of through
Shri/Smt./Km aged years
S/o, W/o, D/o

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.

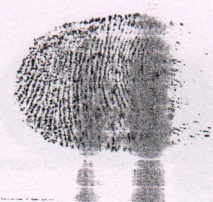
Shri/Smt./Km aged years
S/o, W/o, D/o
R/o

For U.P. State Industrial Development

19/11/11
Regional Manager

cd

Nitendra Kumar



आवेदन सं: 202200892017197

वही सं: 1

रजिस्ट्रेशन सं: 13961

वर्ष: 2022

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

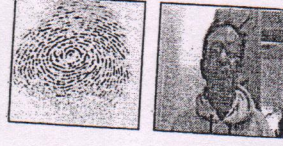
श्री यू पी एस आई डी ए, द्वारा अविनाश कुमार श्रीवास्तव पुत्र एम पी श्रीवास्तव

निवासी: 25/2 तुलारामबाग प्रयागराज

व्यवसाय: अन्य

पट्टा गृहीता: ।

(Handwritten signature)



श्री नितेन्द्र कुमार, पुत्र श्री शिव मोहन सिंह

निवासी: खंडेहा मऊ जिला चित्रकूट

व्यवसाय: अन्य

Nitendra Kumar



ने निष्पादन स्वीकार किया । जिनकी पहचान पहचानकर्ता: ।

श्री मनीष कुमार, पुत्र श्री गुलाब सिंह

निवासी: 335/1 बम्हरोली पी एन बी मोठ झंसी

व्यवसाय: अन्य

पहचानकर्ता: 2

(Handwritten signature)



श्री उज्जवल सिंह, पुत्र श्री विक्रम सिंह

निवासी: 670/90ई/4 बाघम्बरी गद्दी अल्लापुर प्रयागराज

व्यवसाय: अन्य

(Handwritten signature)



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

(Handwritten signature)

नीरज कुमार पाण्डेय

उपनिबंधक : करछना

प्रयागराज

26/11/2022

निबंधक लिपिक प्रयागराज

26/11/2022

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



Nitendra Kumar 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 Sandwaleke Tehsil Karchhana District Prayagraj
- 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 Housing.....

AND WHEREAS the Lessee, has paid to the lessor 10% of the total cost of land which comes to be 359790=00 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).

You will have to pay 0.5 % of the total premium per annum as service charge on every 1st day of April in Advance.

For U.P. State Industrial Development Authority

[Signature]
Regional Manager

Nitendra Kumar



[Signature]

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment by the Lessee of the provisional premium of Rs. ~~3597900~~ Rs. Thirty Five Lac Ninty Seven Thousand Nine Hundred only 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 @ 14 % per annum on the total outstanding premium of the land from time to time as follow :-

1.	Rs	.....	on the	<u>Full</u>	.....	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	<u>Paid</u>	.....	day of	.....	20	.....

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 @ 02 % per annum in the interest.

- NOTE: (1) The interest shall be payable half-yearly on the 1 st day of January and 1 st 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 No. 3173-3175 / SIDC / RO - ALL / Dt. 27.02.2017
- (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 _____

For U.P. State Industrial Development Authority
Regional Manager

Nitendra Kumar



[Signature]

v- T.E.F. —

vi- 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 B-432 situated within the Industrial township at Saraswati Hitec City Naini situated in Village Sandwala Pargana/Tehsil Karchhama District Prayagraj Containing by admeasurement 201.00 @ 17900.00 be the same a little more or less, as described above and bounded :-

on or towards the North by 9.0 M wide Road No T E - 41

on or towards the South by Plot No. B-441

on or towards the East by Plot No. B-431

on or towards the West by Plot No. B-433

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 27 day of February 2017.

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.

For U.P. State Industrial Development Authority

[Signature]
Regional Manager

[Signature]

Nitendra Kumar

