

180

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
169, Chitvan Estate, Sector Gamma, Greater Noida City,
Distt. Gautam Buddh Nagar

LETTER NO. : PROP/INST/2004/1256
DATED : November, 2004

13/12/04

To,

Sharda Educational Trust,
10, Jawahar Nagar
Khandari, Agra - 202006

SUB : EXECUTION OF LEASE DEED

Sir,

Kindly refer our letter of allotment dated 19-7-2004, this is to inform you that you have been allocated plot No. 34,32, KP-III, of Greater Noida and the lease plan of the plot allotted to you has been finalized. As per the lease plan the area of your plot is 2,53,964.687sqm.

A copy of the same is being sent to you for your reference. The formalities regarding registration/Lease Deed are being mentioned below:

- | | | |
|-----|---|--------------------|
| 1. | Area allotted | 2,42,820 Sqm |
| 2. | Area as per lease Plan | 2,53,964.687 |
| 3. | Acquired area | |
| 4. | Excess Area | 11144.687 |
| 5. | Excess area amount payable | 92,94,669=00 |
| 6. | Total premium of sqm.
(acquired area) - | |
| 7. | Total Premium of 2,53,964.687 Sqm.
(Total area) | Rs 21,18,06,549 |
| 8. | Lease rent if paid one time (27.5%
of the total premium | Rs. 5,82,46,801/- |
| 9. | Lease rent if paid annually (2.5%
of the total premium | Rs. 52,95,164=00 |
| 10. | Stamp Duty 8% of (7+8) | Rs. 2,16,04,500=00 |
| 11. | Building Bylaws | Rs. 250/- |
| 12. | 4 Attested photographs of the authorized signatory attested by Gazetted Officer/Bank | |
| 13. | 2 attested signatures of the authorized signatory attested by a Gazetted Officer/Bank | |
| 14. | Resolution of the Company/trust and official seal | |

You are requested to get the lease deed executed at you earliest after completion of all the formalities.

Yours sincerely,

Ravindra Singh
13/12/04
(RAVINDRA SINGH)



GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY
 H-16B, SECTOR-GAMMA, GREATER NOIDA CITY
 DISTT. GAUTAM BUDDH NAGAR (U.P.)
 PIN-201 308

POSSESSION CERTIFICATE

Letter No. Engg/2004/65
 Date 23-12-04

Plot Code
 Allotment No.
 Plot No. 32, 34
 Block No.
 Sector K.P. III

Lessee/Allottee's Name
 & Address M/S. Sharda Educational
Trust, Sh. Pradeep Kumar Gupta
S/o Sh. Anand Swarup Gupta
R/o 10 Jawahar Nagar, Khandari
Agna-280006

Status/Boundaries of plot	Dimensions	Area (In Sq. m.)	Remark
North-East	<u>132.00 m. wide Road</u>	<u>253964.607 Sq.m.</u>	
South-West	<u>Plot No. 30/37 & 33</u>		
South-East	<u>24.00 m. wide Road</u>		
North-West	<u>Plot No. 26 & 27</u>		

Site plan of the plot is enclosed herewith.

We have taken over possession of the plot No. 32, 34 Block No. Sector K.P. III on 23-12-04

Which complies with the plot size, area, earmarked in the enclosed plan and the plot is free from encumbrance.

Possession handed over by

Possession taken over by

[Signature]
GAJENDRA CHAUDHARY
 Assistant General Manager (Civil)
 GREATER NOIDA

[Signature]
 Signature of the lessee

Copy to:

- 1. Lessee
- 2. General Manager (Property)
- 3. General Manager (Finance)

[Signature]
 Assistant Manager (Civil)

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LEASE DEED

This Lease Deed made on the 16th day of December 2004 between the Industrial Development Authority, a body corporate constituted under U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) the "Lessor" which expression shall unless the context does not so admit successor, assigns) on the One Part and M/S Sharda Educational Trust, having its office at 10, Jawahar Nagar, Khandari, Agra through its Chairman Sh. Pradeep Kumar Gupta S/o Sh. Anand Saurav Gupta aged 45 R/o 10, Jawahar Nagar, Khandari, Agra - 280006 (hereinafter called the "Lessee" which expression shall unless context does not so admit include heirs, executors, administrators, representatives and permitted assigns) on the Other Part.



Whereas the plot hereinafter described forms part of the land acquired under the Land Acquisition Act, 1894 and developed by the Lessor for the purpose of setting up an urban and industrial township.

Whereas, the Lessor has agreed to demise and the Lessee has agreed to take on lease the said plot on the terms and conditions hereinafter appearing for the purpose of constructing a building for running a Institute of Engineering/Management/MBBS/Dental & others Studies according to the Building Plan approved by the Lessor.

NOW THIS LEASE DEED WITNESSES AS FOLLOWS:

a) 1. That in consideration of the premium of Rs. 21,18,06,549.00 (Twenty one crores eighteen lacs six thousand five hundred forty nine only) out of which Rs. 63493401.00 (Six crores thirty four lacs ninety three thousand four hundred one only), have been paid by the lessee to the lessor, (the receipt whereof the lessor doth hereby acknowledge) and balance amount to be paid by the lessee in installments alongwith interest @ 12% p.a. In case of default in payment of installment, interest @ 17% per annum compounded every half yearly would be chargeable for the delayed period.

- i. Rs. 2,38,67,903.00 on or before 21.01.2005
- ii. Rs. 2,04,94,260.00 on or before 21.07.2005
- iii. Rs. 1,97,53,504.00 on or before 21.01.2006
- iv. Rs. 1,90,12,747.00 on or before 21.07.2006
- v. Rs. 1,82,71,991.00 on or before 21.01.2007
- vi. Rs. 1,75,31,235.00 on or before 21.07.2007
- vii. Rs. 1,67,90,478.00 on or before 21.01.2008
- viii. Rs. 1,60,49,722.00 on or before 21.07.2008
- ix. Rs. 1,53,08,965.00 on or before 21.01.2009
- x. Rs. 1,45,68,209.00 on or before 21.07.2009
- xi. Rs. 1,38,27,452.00 on or before 21.01.2010
- xii. Rs. 1,30,86,696.00 on or before 21.07.2010



For _____ of Trust
[Signature]

[Signature]
M/S Sharda Educational Trust
10, Jawahar Nagar, Khandari, Agra

And in consideration of Rs. _____ (Rupees) _____ Only)

paid on account of one time lease rent @ 27.5% of the premium of the plot to the lessor, and the said lease rent have been paid by the lessee (the receipt whereof the lessor doth acknowledge).

The Lessor doth hereby demise and lease to the lessee, all that plots of land on as is where is basis mentioned as Plot No. 32, 34 Sector Knowledge Park-III situated in Greater Noida Industrial Development Area Greater Noida City contained by admeasurement 253964.687 Sqm be the same, a little more, or less, and bounded Admeasurement 253964.687 qm

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

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

TO HOLD the said plot (hereinafter referred to as the demised premises) with their appurtenances unto the Lessee to the term of Ninety Years commencing from 16.12.2004 except and always reserving to the Lessor:

b) Yielding and paying therefor yearly lease rent in advance during the said term into the lessor on the 16th Day of December in each year @ 2.5% of the total premium during the first ten years. The lessee shall pay unto the lessor at its office or as otherwise directed lease rent in advance on yearly basis. The lease rent would be Rs. 52,95,164.00 annually for the first ten years chargeable from the date of execution of lease deed. The lessee shall pay lease rent annually in advance without waiting for any demand notice or reminder thereof. The lease rent would be enhanced after every ten years from the date of execution of lease deed by an amount not exceeding 50% of the annual lease rent payable at the time of such enhancement and in such case a supplementary deed shall be executed by the allottee. In case of default in payment of lease rent interest @ 17% per annum compounded every half yearly would be chargeable for the delayed period.

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

a) The lessor reserves the rights and title to all mines, minerals, coals, washing gold, earth oils, quarries in or under the plots and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining, removing and enjoying the same without providing or leaving

For Shareholder's Trust
[Signature]
Chairman of the Trust

महेश कुमार शर्मा
[Signature]
24/12/2004

any vertical support for the surface of the plot(s) or for the structure time being standing thereon provided always, that the lessor shall make reasonable compensation to the allottee /lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the CEO on the amount of such compensation will be final and binding on the applicant.

PAYMENT:

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

MORTGAGE:

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

Provided that in the event of sale or foreclosure of the mortgaged or charged property the lessor shall be entitled to claim and recover such percentage, as decided by the lessor, of the unearned increase in the value of said land as first charge, having priority over the said mortgage charge. The decision of the lessor in respect of the market value of the said land shall be final and binding on all the parties concerned. That the lessor shall have first charge upon the demised premises for the amount of unpaid balance charges, interest and other dues of Authority.

- d) Provided further that lessor shall have pre-emptive right to purchase the mortgaged or charged property after deducting such percentage as decided by the lessor of the unearned increase as aforesaid. The lessor's right to 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.
- e) That the Lessor shall have the first charge upon the demised premises for the amount of unpaid balance, charges, interest and other dues of the Authority.

CONSTRUCTION:

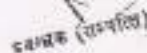
- f) The total permissible FAR shall be calculated on the plot area and ground coverage shall be applicable as per the byelaws of the Authority.





- g) The lessee shall construct the building at its own cost after getting the layout and building plans approved by the Lessor as per the Regulations of the Lessor. The lessee shall obtain completion certificate from the Lessor as per construction schedule annexed as annexure "A" and have to complete 1st phase of construction within Two years from the date of allotment.
- h) In the event of failure to do so, in exceptional circumstances extension of not more than 3 months at a time may be allowed by the lessor on payment of extension charges @ 2% of the premium for extension granted for 3 months or part thereof. The extension charges as mentioned above may be revised by the lessor/CEO at any time. Application for extension shall ordinarily be considered by the CEO, in cases where construction has commenced on site at the time of applying for such extension.
- i) In case the applicant fails to start/complete construction or commence the activity for which the land has been allotted, within the time period, or extended time period, decided for the purpose, the allotment/lease can be cancelled/determined. On such cancellation/determination 20% of the premium will be forfeited and the lessor shall resume possession of the plot, along with any structure thereon with the lessee having no rights to claim compensation thereof. The balance amount shall be refunded without any interest.
- j) That the Lessee will do the internal development work of the plot according to the specification, regulation and sub-regulations of the lessor at his own cost and 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 authorised by the Lessor in that behalf in writing, a building for running an **Institute of Engineering/Management/MBBS/Dental Studies/and others**, only with all necessary sewers, drains and other appurtenances according to the directions issued in Regulations made in respect of buildings, drains, latrines and connection with sewers.
- k) That the Lessee will not erect or permit to erect any building on the demised premises without the previous permission in writing of the Lessor. The plan should be approved by the appropriate authority or any officer authorised by the Lessor on that behalf and in case of any deviation from such terms of plan, will immediately upon receipt of notice from the Lessor require him to correct such deviation as aforesaid and if the Lessee shall neglect to correct such deviation in 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 corrected 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.
- l) That the lessee will construct the building according to the architectural and elevation control as prescribed by the lessor and as per the building bye laws of the authority as permissible at the time subject to the changes as prescribed (if any) in the future.




सावर (सचिव)

... १४ सितंबर २०१६



- m) That the lessee shall endeavor to erect and complete the building on the leased land within the stipulated period and become functional immediately thereafter, unless extension is allowed by the lessor in exceptional circumstances and on such terms and conditions as it may impose.

TRANSFER:

- n) The allottee/lessee shall not be entitled to transfer the plot before or after the erection of the building without the prior permission of the lessor. 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. The said transfer shall only be executed after the prior permission in writing has been given by the Lessor. In case the transfer is taken without the prior permission in writing the action will be taken as breach of contract and the decision of the Chief Executive Officer/Lessor shall be binding on the two parties.
- o) In case of transfer, transfer charges as fixed by the Lessor shall be payable by the lessee to the Lessor

MAINTENANCE:

- p) That the lessee at his own expense will take permission for sewerage, electricity and water connections from the concerned departments of the Authority or from the competent Authority in this regard and 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.
- q) That the lessee shall abide by all Regulations, Bye laws and Guidelines of the Authority framed/issued under section 8, 9 and 10 or under any other provisions of the U.P. Industrial Area Development Act 1976 and the rules made therein.
- r) If the maintenance work of any area is not found satisfactory according to the Authority, then the required maintenance work will be carried out by the Authority and all the expenses in carrying out such work shall be borne by the lessee.
- s) That the lessee shall not display or exhibit any posters, statues, other articles which are repugnant to the morals are indecent or immoral. The lessee shall also not display or exhibit any advertisement or placard in any part of the exterior wall of the building, except which shall be constructed over the demised premises or at a place specified for the purpose by the lessor.
- t) In case of non-compliance of these terms and conditions, and any directions of the Authority, the Authority shall have the right to impose such penalty as the CEO may consider just and/or expedient.

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[Signature]
[Date]

[Signature]

ee) The lessee in consultation with the Lessor shall make its admission policy for locals so that a certain percentage of the students from the Lessor's area find representations in various classes on the basis of eligibility.

CANCELLATION:

ff) That in case the lessee does not construct building within the time provided for above, this deed of lease will be void and his interest in the property will determine. However, in exceptional circumstances, extension can be allowed by the lessor or any officer authorised by him subject to the fulfillment of such conditions, charges as he may impose for the same.

gg) If the lessee does not abide by the terms and conditions and building Regulations or any other rules and regulations framed by the Authority, the lease may be determined by the lessor and the possession of the demised premises may be taken over by the lessor and the lessee in such an event will not be entitled to claim any compensation in respect thereof.

hh) If the lessee fails to achieve the objects for which land has been allotted, the same shall revert back to lessor on such terms & conditions as Chief Executive Officer of the Lessor may decide and the decision of the lessor is conclusive and binding on the lessee.

In addition to the other specific clause relating to cancellation the Authority/Lessor shall be free to exercise its rights of cancellation of lease/allotment in the case of:

1. Allotment being obtained through misrepresentations/suppression of material facts.
2. Any violation of directions issued or rules and regulations framed by the Pollution Control Board or by any other statutory body.
3. Default on the part of the applicant/allottee lessee for breach violation of terms and conditions of registration allotment/lease and/or non-deposit of allotment money.

(i) If lessee makes default in payment of premium and interest for two consecutive installments the lessor shall have right to determine the lease and resume the possession.

In the event of cancellation, under sub-clause (1) above, the entire deposits till the date of cancellation shall be forfeited and possession of the plot will be resumed by the Authority/lessor with structure thereon, if any, and the allottee/lessee will have no right to claim compensation thereof.

In the event of cancellation, under sub-clause (2) & (3) above, the entire registration money shall be forfeited and balance shall be refunded without any interest.

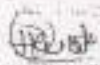
12/11/11
[Signature]

[Signature]
[Illegible text]

OTHER CLAUSES:

- ii) 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 the possession of immovable property or so far as they affect the health, safety or convenience of the other inhabitants of the place.
- jj) In case of default of any payment due to the Authority, either as lease rent or installment or otherwise, the Authority besides taking the steps for the recovery of the same as mentioned in the terms and conditions, may also request the concerned departments supplying water and electricity to the lessee, to disconnect such supply. The lessee shall not raise any objection to such request unless and until payment in this regard is made to the Authority. However in case of disconnection of electricity and water on the request of the Authority the same shall be restored immediately by the concerned department on production of proof of payment to the Authority of the amount due/No Objection certificate from the Authority.
- kk) That the lessee shall use the demised premises only to run a Institute of Engineering/Management/MBBS/Dental Studies & other only 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 offer to be done on demised premises or any part thereof, any act or thing which may be or grow to be a nuisance, damage, annoyance, or inconvenience to the Lessor or the owners, occupiers of other premises in the neighbourhood.
- ll) That the lessee will not assign, relinquish, mortgage, sublet, transfer part with possession of any part less than the whole of the demised premises and building thereon or cause any sub-division thereof by metes and bounds or otherwise.
- mm) Provided always that if the lessee or transferee or permitted assignees, in the case may be, will assign, relinquish, mortgage sub-let or transfer the demised premises and building thereon on the said terms will deliver at its own expense to the Lessor at its office attested copy of the assignment, relinquishment, mortgage or transfer deed duly registered under the Indian Registration Act or any other amending statute.
- nn) That the lessee will permit the members, officers and subordinates of the Lessor and workman and other employed by the lessor from time to time and at all reasonable time of the day, during the said term after three days previous notice to enter into and upon the demised 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 tenants.
- oo) 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 description whatsoever for keeping

FOR OFFICE USE




Chairman

rr) If lessee is found to have obtained the allotment and the 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.

iii AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES TO THESE PRESENTS AS FOLLOWING: -

- (A) Any losses suffered by the lessor on a fresh grant of demised premises for breaches of condition aforesaid on the part of the lessee or any persons claiming through or under his shall be recoverable by the lessor.
- (B) All notices, orders and other 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 Rules or Regulations or Directions made thereunder shall be deemed to be duly served as provided u/s 43 of the Uttar Pradesh Urban Planning and Development Act, 1973 as re-enacted and modified by the Uttar Pradesh President's Act (Re-enactment with modifications) Act, 1974 (U.P. Act No. 30 of 1974).
- (C) All powers exercised by the Lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The lessor may also authorise any of its other officers to exercise all or any of the power exercisable by it under this lease.
- (D) PROVIDED that the expression Chief Executive Officer shall include the Chief Executive Officer for the time being or any other officer who is entrusted by the Lessor with the functions similar to those of Chief Executive Officer.
- (E) All dues of the lessor shall be recoverable as arrears of land revenue.
- (F) The entire legal expenses of execution of this lease deed including the stamp duty and registration charges shall be borne by the lessee.
- (G) Any relaxation, concession or indulgence granted by the lessor to the lessee shall not in any way prejudice the legal right of the lessor.
- (H) The Chief Executive Officer or the lessor reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
- (I) In case of any clarification or interpretation regarding these terms and conditions the decision of the Chief Executive Officer of the Authority shall be final and binding.
- (J) That all General and Special terms and conditions as contained in the Brochure of the Authority shall form part of this lease deed. In case of any contradiction the clauses of the lease deed will prevail.

For: S. L. ...



VIA R/F



- (K) In the event of any dispute with regard to terms and conditions of the lease deed, the same shall be subject to the jurisdiction of District Court of Gautam Budh Nagar (where the property is situated) or the Hon'ble High Court of Judicature at Allahabad.

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

IN THE PRESENCE OF

- (1) Witness *[Signature]* for and on behalf of lessor
SH. MANMATH SINGH
Address *[Address]*
121/54-29

- (2) Witness *[Signature]* for and on behalf of the lessee
SH. RAJESH KUMAR
Address *[Address]*
121/54-29

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

LESSOR For and on behalf of the Lessor

[Signature]
श्री. विक्रम शर्मा

For 2/5
[Signature]
2/5

ANNEXURE:

Construction Schedule

Completion of the project : Within Two years from the date of allotment
(as per attached phase-I of construction
schedule).

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Sl. No.	Particulars	Start Date	End Date
1	Site Preparation	10/01/2024	10/03/2024
2	Foundation Work	10/03/2024	10/06/2024
3	Structural Work	10/06/2024	10/12/2024
4	Roofing Work	10/12/2024	10/01/2025
5	Interior Work	10/01/2025	10/03/2025
6	Exterior Work	10/03/2025	10/06/2025
7	Final Inspection	10/06/2025	10/08/2025

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