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**पांच
रूपये**

प्राज्य
रूप

FIVE RUPEES

PERKINS

FIVE RUPEES

PSL

— 9 —

LEASE DEED

(R. C. LALL)

FOR AND ON BEHALF OF NORDA

Kauai Remains

105 160

शशिपतिः सत्यमेव जयते ॥

पुनर्विचार : किये।

Page 1

7. 2

67-10912-1

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

13/7/2022

4/10/2019

बुधवार २६/०४/२०१८

14A/24 WEB - 61MAY 1964

Figure 1. The effect of the number of trials on the mean accuracy of the responses ($n = 10$) as a function of the number of items ($n = 8$). Error bars represent standard error.

1954 年 12 月 1 日

भूकम्प २५

की शिखर के मधुसूक्त किशो

192

Amesbury

(2)

13-7 04L---

Revised Budget

॥ श्रीगणेशाय नमः ॥

32000000

संराहित नाम पत्र पाल

2/5/2020

7 Aug 1912

... १७७७ ...

2012 (1st entry) and 2015

STRI

STRENGTH OF CONCRETE

दिनांक 23/6/77

विषयः पत्रिका विभाग

॥ श्रीगणेशाय नमः ॥

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8/11/81

Page 1, 6A 170° WE A. 721m min 1000gms

संयुक्त रूप

-2-
INDUSTRIAL


(R.C. LALL)
FOR AND ON BEHALF OF NCIDA


Kanish Bhatnagar



स्वयं की सहायता

पुत्र की विजय वसन्त

निवासी 6A/70 W.E, Pt. 2, Sec. 11, New Delhi

पुत्र की 17/27

निवासी 13 वा 4/1/11

केवल वसंत के साथ एक प्रतिलिपि

13/7/02


Kanhai Banu

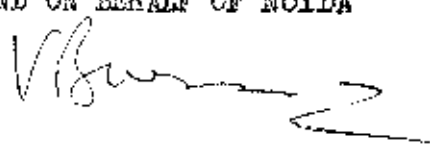
V.B.

H. Banu

सर्वोच्च विद्यालय में प्रवेश के लिए।
आपकी मदद प्रतीत हो रही है।

PIOT NO.15, BLOCK 'D', SECTOR II


(P.C. LALL)
FOR AND ON BEHALF OF NOLDA



Kaushal Kumar


-4-

IN THE LAYOUT PLAN OF



(R.C. LALL)

FOR AND ON BEHALF OF NOIDA



Kauria Burren

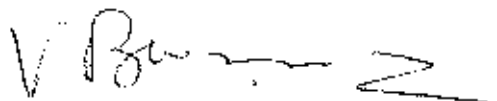
-5-

NEW ORLEANS INDUSTRIAL DEVELOPMENT



(R.S. LALL)

FOR AND ON BEHALF OF NOLDA



Kanji Burren

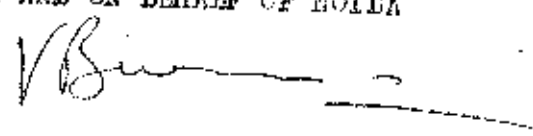
-6-

AREA



(R.C. LAIL)

FOR AND ON BEHALF OF MOIDA



Kausen Bura

(To be executed before construction/
completion of factory building)

LEASE DEED

7785

Industrial plot No. 15 Block No. D
Sector No. II in the layout plan of New Okhla
Industrial Development Area
containing by measurement an area of 000 sq. Metres.
sq. metres, situate in the New Okhla Industrial Development Area,
District Ghaziabad.

THIS LEASE DEED made on the 12 day of
July in the year one thousand nine hundred
and eighty two BETWEEN New Okhla Industrial
Development Authority, a body corporate constituted under
Section 3 of the U. P. 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 and assigns) of the one part AND

Sri _____ aged _____ years
S/o _____
r/o _____

proprietor of the single owner concern/Karta of Joint Hindu Family
firm carrying on business in the name of M/s. _____
situated at _____

Kaushik Barmar

OR

1. Sri Vijay Kumar Bhatnagar aged 50 years
 S/o E.D. Bhatnagar
 r/o 6A/74 WE.A. Karel Bap, New Delhi

2. Sri Ram Lal Bhatnagar aged 38 years
 S/o Mr. R.D. Bhatnagar
 r/o 14A/74 WE.A. Karel Bap, New Delhi

3. Sri _____ aged _____ years
 S/o _____
 r/o _____

4. Sri _____ aged _____ years
 S/o _____
 r/o _____

5. Sri _____ aged _____ years
 S/o _____
 r/o _____

6. Sri _____ aged _____ years
 S/o _____
 r/o _____

constituting the registered partnership firm of

M/s. Sh. Rohan Bhatnagar
 situated at 61/90/12, New Road, Gali No. 2, New Delhi through
 Sri _____ aged _____ years

S/o _____
 r/o _____
 duly constituted attorney under the deed dated _____

OR

_____ a company within the meaning of the Companies Act, 1956 and
 having its registered office at _____

_____ through its Managing Director/Secretary/duly constituted attorney

Sri _____

S/o _____

r/o _____

_____ _____ Kareem Bhatnagar

OR

Kawira Buru

~~a Co-operative Society within the meaning of the U. P. Cooperative Societies Act, 1965 (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.~~ *VB*

WHEREAS the land 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 Industrial Area and the plots carved out after development are to be leased out for the purpose of erecting on each plot a factory building according to the building regulations and directions framed or issued under the U.P. Act 6 of 1976 and building plans approved by the Lessor annexed hereto. *VB*

AND WHEREAS the cost of acquisition and development of the said land has not yet been finally determined and therefore the rate of premium to be charged has not yet been decided by the Lessor but the Lessee is keen to take on lease the developed plot hereinafter described and to have possession thereof as such for the purpose of erecting thereon an industrial unit for manufacture of

AGREEMENTS

.....according to the building regulations and directions framed or issued under the U.P. Act 6 of 1976 and building plans approved by the Lessor annexed hereto.

AND WHEREAS in order that the work of setting up of industries in the said industrial area may not suffer for want of determination of cost of acquisition and development as aforesaid, the Lessor has decided to execute lease deeds in favour of those allottees who agree to pay provisional premium and also agree to accept without demur the balance and additional premium as may be determined by the Lessor in its general application.

VB *Kawira Buru*

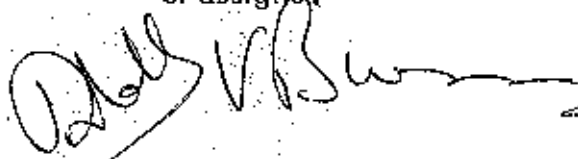
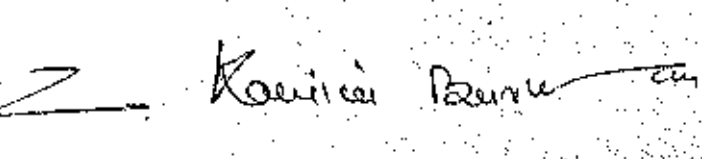
AND WHEREAS at the request of the Lessee the Lessor has agreed to demise to the Lessee the plot of land hereinafter described within the period of licence notwithstanding the agreement made on the.....1915.....day of.....March.....in the year one thousand and nine hundred and.....eighty.....and made between the Lessor of the one part and the Lessee of the other part on the terms and conditions hereinafter mentioned :

NOW THIS LEASE DEED WITNESSETH AS FOLLOWS :

I. That in consideration of the premium already paid and agreed to be paid by the Lessee at the time and in the manner hereinafter provided and also in consideration of the rent hereby reserved and of the covenants, provisos and agreements hereinafter contained and on the part of the Lessee to be respectively paid, observed and performed the Lessor doth hereby demise to the Lessee ALL THAT plot of land numbered as.....15.....in Block No.....D.....Sector No.....II.....situated within the New Okhla Industrial Development Area, District Ghaziabad containing by measurement.....800-49.00.....sq. metres, be the same a little more or less, and bounded :

On the North by.....18 M.T. wide Road II-5-15
On the South by.....Plot No. 23 Block D Sector II
On the East by.....Plot No. 16 Block D Sector II
On the West by.....Plot No. 14 Block D, Sector II

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 (hereinafter referred to as "the demised premises") with their appurtenances unto the Lessee for the term of 99 years from the.....12.....day of.....July.....1982.....(hereinafter called 'the said term') except and always reserving to the Lessor its successors or assigns:

.... - 5 -

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

(b) Full rights and title to all mines and minerals in and under the demised premises or any part thereof, yielding and paying therefore yearly in advance during the said term unto the Lessor on the 30 12 day of July ... in each year

the yearly rent at the rate of 20 paise per sq. mts. during the first 33 years, at the rate of 30 paise per sq. mts. during next 33 years after expiry on the first 33 years and at the rate of 40 paise per sq. mts. during the next 33 years after the expiry of the first 66 years, the rent upto the 11... day of July.. 19. 82 having already been paid.

II. (a) The Lessee shall pay to the Lessor the provisional premium of Rs. 32,000 (Rs. Thirty Two Thousand only)

.....) out of which Rs. 15,759.95 (Rs. Fifteen Thousand Seven Hundred Fifty Nine and Nine Five Paise only) has already been paid, the receipt whereof the Lessor hereby acknowledges, and the balance sum of Rs. 16,240.05 (Rs. Sixteen Thousand Two Hundred Forty Paise only) shall be paid to the Authority by the Lessee or on his/her/its behalf by the Uttar Pradesh Financial Corporation, a statutory body incorporated under the State Financial Corporation act, 1951 having its Head Office at Kanpur.

(hereinafter referred to as the Corporation) by or on the 17... day of ... Oct 19... 82

[Signature]
[Signature]

Kavindra B...

[Signature] *[Signature]* Kavindra B...

(ii) The Lessee shall pay to the Lessor to the interest at the rate of fifteen percent per annum on the said balance of Rs. 16,240.05 (Rs. Sixteen thousand two hundred and 5 paise only) in respect of the demised premises from 21.12.77 till the date of payment of such balance by the lessee or on his/her/its behalf by the corporation and in case the payment of the said balance and interest due thereon is made by or on day of 19....., the lessee shall get a rebate of four per cent in the rate of interest.

(iii) In the event of failure of the corporation to pay the said balance by or on the said date, the Authority will be entitled to recover the entire said balance in a lump-sum from the lessee.

Provided further that if any instalment or the interest accruing thereon is not paid on the due date compound interest at the rate of 15% per annum shall be chargeable with six months rests on the amount due.

(b) The payments made by the Lessee shall be first adjusted towards the interest due, if any, and thereafter towards the interest due, if any, and thereafter towards the premium if any, and the balance if any, shall be appropriated towards the lease rent notwithstanding any directions/request of the Lessee to contrary.

[Signature]

[Signature]

Kavita Bannan

[Signature]

[Signature]

Kavita Bannan

(2) In case the Lessor is required to bear or contribute at any stage, the costs or additional costs of any development, improvement or modification of any of the 'amenities' defined in Section 2 (a) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) or any other allied or new amenity or facility likely to benefit the said Industrial Development Area or any part thereof, the Lessee shall pay to the Lessor such proportionate additional premium as may be determined from time to time in this behalf by the Lessor. The aggregate additional premium, if any, on this account shall not exceed in all 40% of the provisional premium mentioned in Clause 1 and shall be paid by the Lessee to the Lessor in such instalments as may be fixed by the Lessor.

IV. (1) That the Lessee shall not at any time carry on or permit to be carried on upon the demised premises any trade or business

to be carried on upon the demised premises any trade or business

whatsoever or use or permit the same to be used for any purpose other than for the manufacture of concrete

without the consent in writing of the Lessor first had and obtained :

PROVIDED THAT if the Lessee is desirous of using the said demised premises or the building thereon other than that for the manufacturing process or industry as may be approved from time to time, the Lessor may allow such change of use on such terms and conditions including payment of extra premium or /and enhanced rent as the Lessor may in its absolute discretion determine.

(2) That the Lessee shall pay and discharge all rates, taxes, charges and assessments of every description which are now or may at any time hereafter be assessed, charged or imposed upon either the Lessor or the Lessee or the occupier in respect of the demised premises or the buildings to be erected thereon.

(3) That the Lessee shall pay unto the Lessor the said rent on the days and in the manner hereinbefore appointed for payment thereof clear of all deductions.

(4) That the Lessee at his own cost shall erect on the demised premises in accordance with the layout plan, elevation and design and in a position to be approved of in writing by the Lessor in a good substantial and workman-like manner a building to be used as industrial factory with all necessary out-buildings, sewers, drains and other appurtenances and proper conveniences thereto according to the rules, building regulations and directions of the Lessor, and the proper municipal or other authority now existing or hereafter to exist in respect of buildings, drains, latrines and communication with the

[Handwritten signatures and marks]

sewers and shall commence such construction within a period of three months from the date hereof or within such extended time as may be allowed by the Lessor in writing in its discretion at the request of the Lessee which extended time in any case shall not exceed six

months in total and shall completely finish the same fit for use within a period of ~~6/18 months~~ ^{as mentioned in LA dated 19/3/80 and submit the building completion certificate before 30/6/80} from the date of these presents or within such extended time as may be allowed by the Lessor in writing in its discretion on the request of the Lessee. On the completion of the work the Lessee shall send a registered notice intimating to the Lessor that the constructions have been completed fit for use as aforesaid whereupon the Lessor shall get the same inspected and if all the work has been done in accordance with the covenants herein contained the Lessor shall issue a completion certificate.

(5) That the Lessee shall not erect any building constructions or structures except compound walls and gates on any portion of the demised premises within 4.02 metres of boundaries on D-15 side thereof 7.5 M. Northern side 6-1.7 M. Southern side 4-1.7 M. Eastern side and 2.5 M. Western side as marked in the building plan approved by the Lessor annexed hereto.

(6) That the Lessee shall obey and submit to the rules, building regulations and directions of the Lessor, and the proper municipal or other authority now existing or hereafter to exist so far as the same relate to the immovable property in the said Area or so far as they affect the health, safety and convenience of the other inhabitants of the place.

(7) The Lessee shall not deviate in any manner from the layout plan nor alter the size of the demised premises whether by sub-division, amalgamation or otherwise.

(8) That the Lessee shall at all times repair, support and keep in good and substantial condition and repair the factory building.

*Delete whichever is not applicable.

Kavini

Barrister

(9) That the Lessee shall not make or permit to be made any alteration in or additions to the aforesaid buildings 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 except in accordance with the terms of such permission and plan approved by the Lessor and in case of any deviation from such terms or plan shall immediately upon receipt of notice from the Lessor requiring him so to do, correct such deviation as aforesaid, and if the Lessee shall neglect to correct such deviation for the period of three months after the receipt of such notice then it shall be lawful for the Lessor to cause such deviation to be corrected at expense of the Lessee which expense the Lessee hereby agrees to reimburse by paying to the Lessor the amount which the Lessor shall fix in that behalf and the decision of the Lessor shall be final and binding on the Lessee.

(10) That the Lessee shall provide and maintain at its own cost in good repairs a properly constructed approach road or path leading from the public road to the building to be erected on the demised premises to the satisfaction of the Lessor.

(11) That the Lessee shall not carry on or permit to be carried on the demised premises any obnoxious trade or business whatsoever

the demised premises any obnoxious trade or business whatsoever

VB *Z* *Kearney* *Bauer* *Patel*

(12) That the Lessee shall 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 and every such transfer, assignment, relinquishment, mortgage or subletting shall be subject to and the transferees or assignees shall be bound by all the covenants and conditions herein contained and be answerable to the Lessor in all respects therefor, and in no case consent of the Lessor to assign, relinquish, mortgage, sublet, transfer or part with possession of any portion less than the whole of the demised premises or causing any sub-division thereof by metes and bounds or otherwise shall be granted :

Provided that the joint possession or transfer of possession of the demised premises or any part thereof by the Lessee shall be deemed to be subletting for the purposes of this clause.

Provided also that prior permission as aforesaid shall not be necessary in the event of mortgage or mortgages without possession in favour either of the Government of Uttar Pradesh or of the Industrial Finance Corporation of India or in favour of the U.P. Financial Corporation or Industrial Development Bank of India or the Life Insurance Corporation of India or Industrial Credit and Investment

V. S. _____

Kasim Pasha

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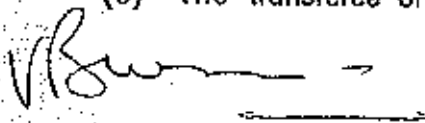
Corporation of India or Pradeshia Industrial and Investment Corporation of Uttar Pradesh Ltd., or any Scheduled Bank (including State Bank of India) to secure loan or loans advanced by any of them for setting up on the demised premises the industry hereinbefore mentioned, if the Lessee furnishes to the Lessor an undertaking from the financial institutions as aforesaid that the entire outstanding amount of premium and interest thereon shall be directly paid by such financial institution to the Lessor as soon as a mortgage is created or if the Lessee himself pays the entire amount aforesaid from his own resources.

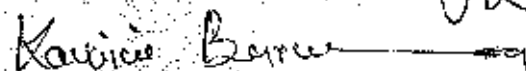
Provided further that if any time the Industrial Finance Corporation of India or other financing body or bodies mentioned above decides to take over, sell, lease or assign the mortgaged assets as aforesaid in exercise of any rights vesting in it by virtue of the deed or deeds executed in its favour by 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 shall be subject to the mutual consultation with the Lessor and the financing body or bodies as mentioned above.

(13) (a) Whenever the title of the Lessee in the demised premises is transferred in any manner whatsoever the transferor and the transferee shall, within three months of such transfer, give notice of such transfer in writing to the Lessor.

(b) In the event of the death of the Lessee the person on whom the title of the deceased devolves shall, within three months of such devolution, give notice of such devolution to the Lessor.

(c) The transferee or the person on whom the title



 Ravindra Kumar



devolves as the case may be shall supply to the Lessor certified copies of the documents evidencing the transfer or devolution.

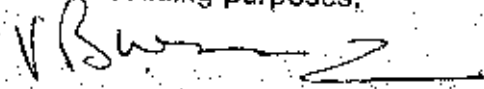
(d) If there shall be any breach of sub-clause (a), (b) or (c) above the Lessor may determine this lease.

(14) Whenever the title of the Lessee in the demised premises is transferred in any manner whatsoever the transferee shall be bound by all the covenants and conditions contained herein and be answerable in all respects therefor.

(15) That the Lessee shall not make any excavation upon any part of the demised premises nor remove any stone, sand, gravel, 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 foundations of the buildings and compound walls and other necessary structures and executing the works authorised and for levelling and dressing the demised premises.

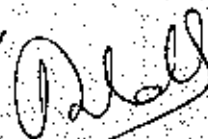
(16) That the Lessee shall not erect or permit to be erected on any part of the demised premises any stables, sheds or other structures of any descriptions whatsoever for keeping horses, cattle, dogs, poultry, or other animals except and in so far as may be allowed by the Lessor in writing.

(17) That the Lessee shall not exercise his option of determining the Lease and shall not hold the Lessor responsible to make good the damage if by fire, tempest, flood or violence of any army or 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.



Karim





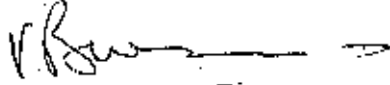
(18) That the Lessee shall put the demised premises with the building constructed thereon to the use hereinafter mentioned within three months from the date of issue by the Lessor the completion certificate under Clause IV (4) or within such period as may be extended by the Lessor in writing on the written request of the Lessee which in any case shall not exceed six months from the date of issue of the completion certificate mentioned above :

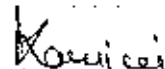
Provided that the extension of time for putting the building to use under this clause shall not be admissible except wherein the opinion of the Lessor the delay is caused for reasons beyond the control of the Lessee.

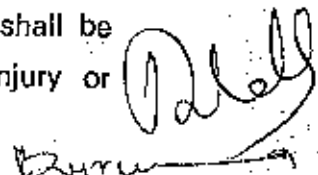
(19) (a) That the Lessee shall keep the Lessor indemnified against any and all claims for damages which may be caused to any adjoining building or other premises in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workman or servant shall :

- (i) injure or destroy any part of building or other structure contiguous or adjacent to the demised premises.
- (ii) keep the foundation, tunnels or other pits on the demised premises open or exposed to weather causing any injury to contiguous or adjacent building or
- (iii) dig any pits near the foundation of any building thereby causing any injury or damage to such building.

(b) The damages under sub-clause (a) above shall be assessed by the Lessor whose decision as to the extent of injury or







damage or the amount payable therefor shall be final and binding on the Lessee.

*(20) (1) That the Lessee being a registered partnership firm declares, affirms and undertakes that during the subsistence of the terms of this Lease the said partnership shall not be dissolved, reconstituted or wound up, and/or dealt with in any way which may jeopardise the rights and interests of the Lessor in matter of this Lease; nor shall its constitution be altered in any manner without the written consent of the Lessor first had and obtained;

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 and Articles of Association or 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 pursuant to Clause IV (12) created with the Registrar of Companies, under Companies Act, 1956, within the stipulated period.

(2) While granting its consent under sub-clause (1) above the Lessor may require the successor-in-interest of the Lessee to enter into a binding contract with the Lessor to abide by and faithfully carry out the terms, conditions, stipulations, provisos and agreements herein contained or such other terms and conditions as the Lessor may, in

*Delete whichever not applicable.

[Signature]

[Signature] *[Signature]*

[Handwritten signature]

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(21) That in employing skilled or unskilled labour for his industry on the demised premises the Lessee shall give preference to one or two able bodied persons from the families whose lands have been acquired for the purpose of the said Industrial Area.

(1) If there shall have been in the opinion of the Lessor any breach by the Lessee or by any person claiming through or under

(1) If there shall have been in the opinion of the Lessor any
 breach by the Lessee or by any person claiming through or under

V. B. Serrano Kamilia Serrano

him of any of the covenants or conditions herein 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, relinquishes, mortgages or assigns any part of the demised premises without the previous consent in writing of the Lessor as hereinbefore provided subject to exceptions as hereinbefore mentioned or if the Lessee fails to commence or complete the buildings within the time as provided in Clause IV(4) hereinbefore or to put the same to use in the time and manner as provided in Clause IV(18) hereinbefore or if the amount due to the Lessor as rent hereby reserved or any part of the premium or interest as stipulated in clause II shall be in arrear and unpaid for a period of 30 days after the same shall have fallen due for payment; or if the Lessee or the persons in whom the lease hereby created shall be vested shall be adjudged insolvent or if this lease is determined as hereinbefore specified, it shall be lawful for the Lessor without prejudice to any other right of action of the Lessor in respect of any breach of this deed to re-enter upon the demised premises or any part thereof in the name of the whole and thereupon this demise shall absolutely cease and determine and the moneys paid by the Lessee by virtue of these presents shall stand forfeited to the Lessor without prejudice to rights of the Lessor to recover from the Lessee all moneys that may be payable by the Lessee hereunder with compound interest thereon @ 15% per annum with six monthly rests 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 building erections and structures, if

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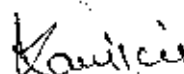
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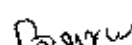
any, made by him and all materials thereof from the demised premises after paying all dues, the premium and the lease rent upto date and all municipal and other taxes, rates and assessments then due and all damages and other dues accruing to the Lessor and to remove all such materials from the demised premises within three months of the date of expiration or sooner 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 industrial premises and all material 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 structure and materials put up by him on the demised premises :

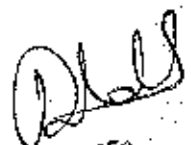
PROVIDED further and always that the right of re-entry and determination of the Lease as hereinbefore provided shall not be exercised if the industry on the demised premises has been financed by the Government of Uttar Pradesh or the Industrial Financial Corporation of India or the U. P. Financial Corporation or the Industrial Development Bank of India or the Life Insurance Corporation of India or Pradeshia Industrial and Investment Corporation of U. P. Ltd. or any Scheduled Bank (including the State Bank of India) and the said financing body or bodies mentioned above remedy the breach or breaches within a period of 60 days from the date of the notice issued or served by the Lessor on the said financing institution or institutions regarding the said breach or breaches.

(2) That the Chief Executive Officer of the Lessor or any person or persons authorised by him in that behalf in writing shall









have the access to and the implied right and authority to enter upon the demised premises and building erected or to be erected thereon for being satisfied that the covenants and conditions contained herein have been and are being complied with properly and substantially.

(3) Any losses suffered by the Lessor on a fresh grant of the 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 from the Lessee.

(4) That the Lessor and the Lessee hereby agree that all sums due under this deed from the Lessee on account of premium, rent, interest or damages for use and occupation or on any other account whatsoever shall on the certificate of the Lessor which shall be final, conclusive and binding on the Lessee be recoverable as arrear of land revenue.

(5) That the determination of this deed shall in no way prejudice or affect the right of the Lessor to recover from the Lessee any sum which the Lessor may fix on account of the damage done by the Lessee or his agent, or workmen to the demised premises which may result from faulty maintenance or carelessness in proper maintenance.

(6) That any relaxation or indulgence granted by the Lessor to the Lessee shall not in any way prejudice the Legal right of the Lessor.

(7) The stamp duty and registration charges on this deed shall be borne by the Lessee.

(8) 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 rule or regulation made thereunder shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and

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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).

(9) All powers exercisable 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 officer or officers to exercise all or any of the powers exercisable by him under this lease :

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 function similar to those of the Chief Executive Officer.

IN WITNESS HEREOF the parties hereto have set their hands the day and in the year first above written.

Signed by :


For and on behalf of
the Lessor

1.

Witness :

Address :

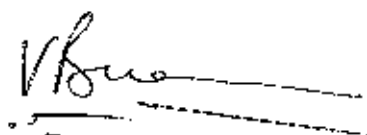
2.

Witness :

Address :


Anand Kumar

Signed by :

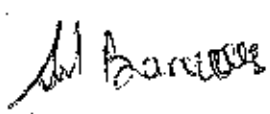

For and on behalf of
the Lessee

Witness :

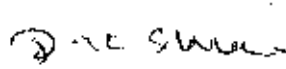
Address :

Witness :

Address :



6A/70 W.E.A. Road Bagh New Delhi-5



735 Bakardas P. Puri

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 1504 168 260 282-307
 28/12/19 23 96 114 142 159 176 193 210 227 244 261 278 295 312 329 346 363 380 397 414 431 448 465 482 499 516 533 550 567 584 601 618 635 652 669 686 703 720 737 754 771 788 805 822 839 856 873 890 907 924 941 958 975 992

