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1000Rs.



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Lease Deed

A handwritten signature in dark ink, appearing to be 'Jaya Prakash'.

(JAYA PRAKASH)

For & on behalf of Heide

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10002 नमस्ते सौदेग वांरका घ/रा/का

868
27 APR 1984
बनव कुमान वर
हलाय विवेका, नैयमी
का. ६, (का. ६) ३. ६

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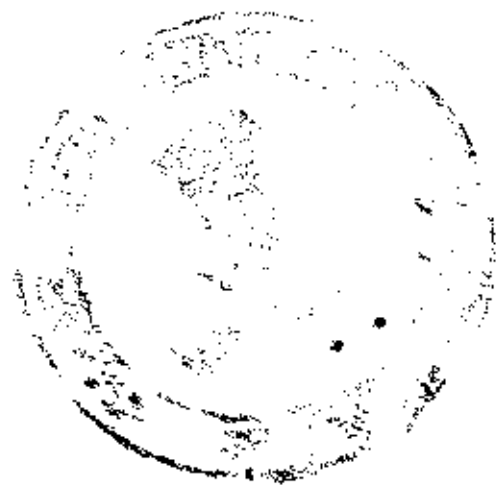
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अजीत सिंह पिता का
D-37 अजीत सिंह कोलव
3584
11/5/82
अजीत सिंह

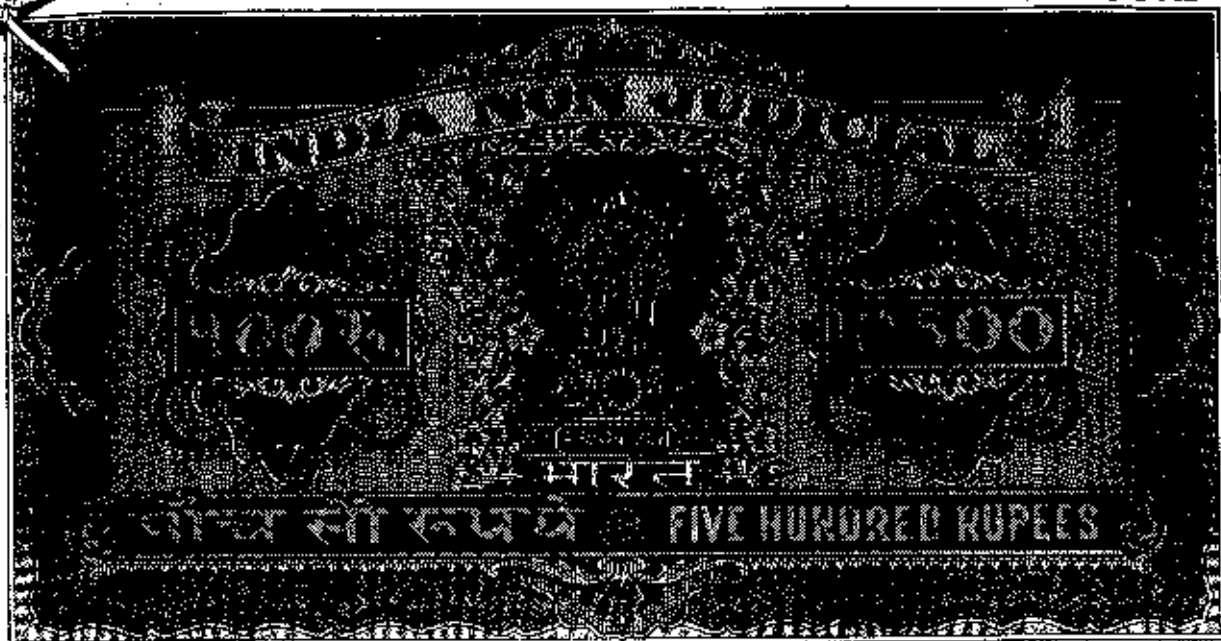
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4/5/84

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अजीत सिंह L. Anand

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अजीत सिंह





- 2 -

In respect of

(Sd/-) [Name]
[Designation]

आधिकारिक 8685 25/4/84

27 APR 1984

बमब गुमाह संघ
कटाव विभाग, नोएडा
आ. न. 3 (प्रा. वि. 3) सं. 1

प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1
प्रा. वि. 3 सं. 1

9/10/84 3/8/84

Sunil Sinha

2/10



आधिकारिक 8685 25/4/84
आ. न. 3 (प्रा. वि. 3) सं. 1
9/10/84 3/8/84



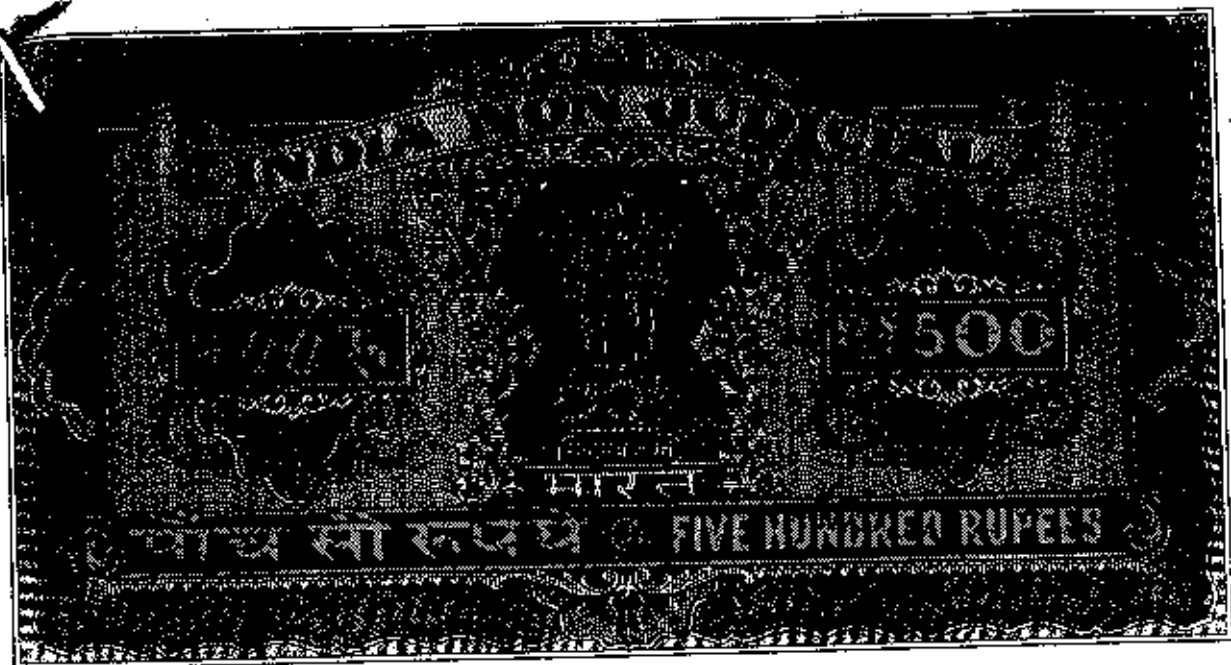
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Indiv. 1. 2.

For & on behalf of Norda

बसन्त कुमारी सुब्बा
प्रधान विधायिका, बीकानेर
पता: प. २, (पो. बंदी) मु. वि.





-: 4 :-

Plot

(JAYA PRASAD)

For & on behalf of Holders

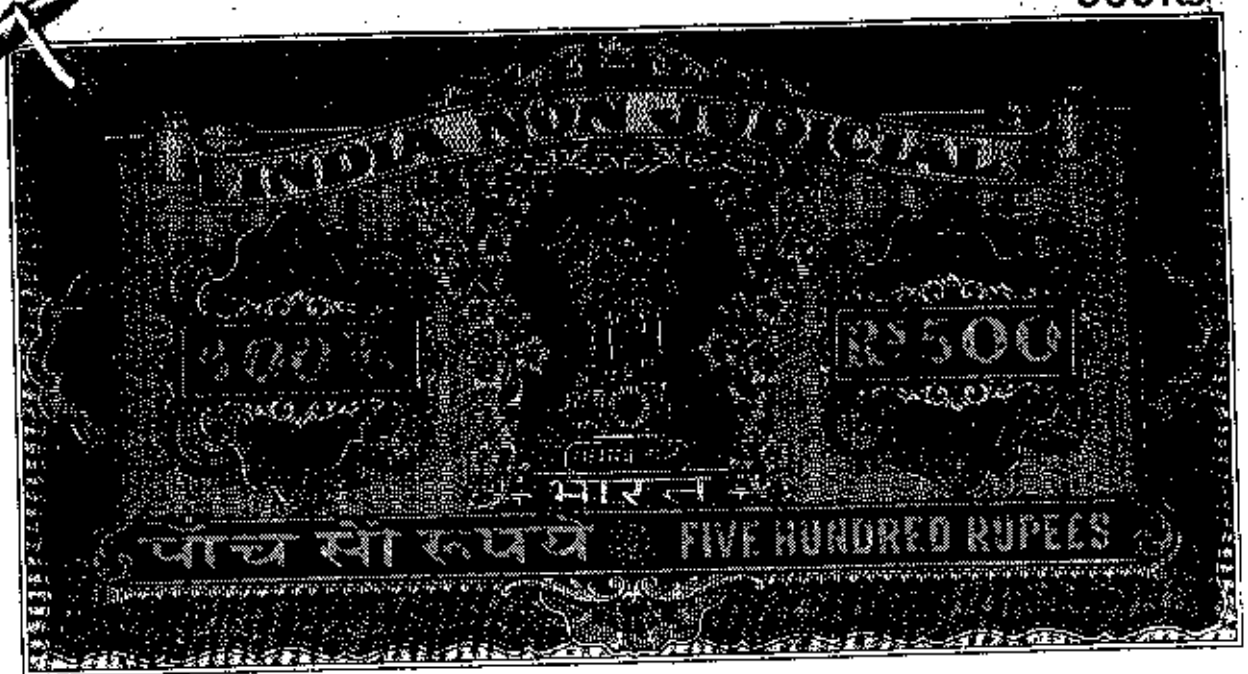
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27 APR 1994

बसन्त कुमार सिंह
कानून विभाग, सी.पी.
सा. व. ३, (भा.बा.व) मु.पी.




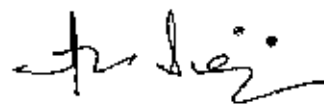
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- 5 -

Number- 135


(Signature)
for the purpose of the...



वाणिज्य २७२ १७६०

27/4/57

27 APR 1957

बचत कृपाय गये
स्वास्थ्य विभागा, बी.पी.
सा. व. इ. (वा.वा.व) यू.पी.





-: 6 :-

Block

(JAYA PRAKASH)

For & on behalf of Haida

105
27 APR 1984
पञ्च कुवाह तर्क
समाप्त विज्ञता, सीएफ
मा. व. इ. (पा.बाब) मु.दी.

27/4/84



20085



-- 7 --

Number- D

(JYOTI PRAKASH)

Per & on behalf of holder.

152

सं. १५५-२०-२०२०
वा.सं. १५५-२०-२०२०

25/11/84

27 APR 1984

रमेश कुमार शर्मा
सहायक निरीक्षक, नोकरा
ला. नं. ३ (गो. नं. ३) मु. नं.





81-

Secretary

For & on behalf of Maide

103

885 2402
वाचन नं. 363

३२ २५५८५

27 APR 1984

सचिव कुमाय तब
समाज्य विवेता, वीरवा
सा. व. ३, (वा.वा.व) मु.वी.





-: 9 :-

Number-II

(JAYA POKASHI)

For and on behalf of Haida

42 102

362

876-90-200
वि. नं. 268 के अन्तर्गत

25/4/84

27 APR 1984

सचिव कुमाय एवं
सहाय्य विप्रेता, सी. ए. ए.
सा. व. इ. (वा. वा. व.) यू. पी.



200R/-



:- 10 :-

HM Delhi Industrial Development

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for & on behalf of

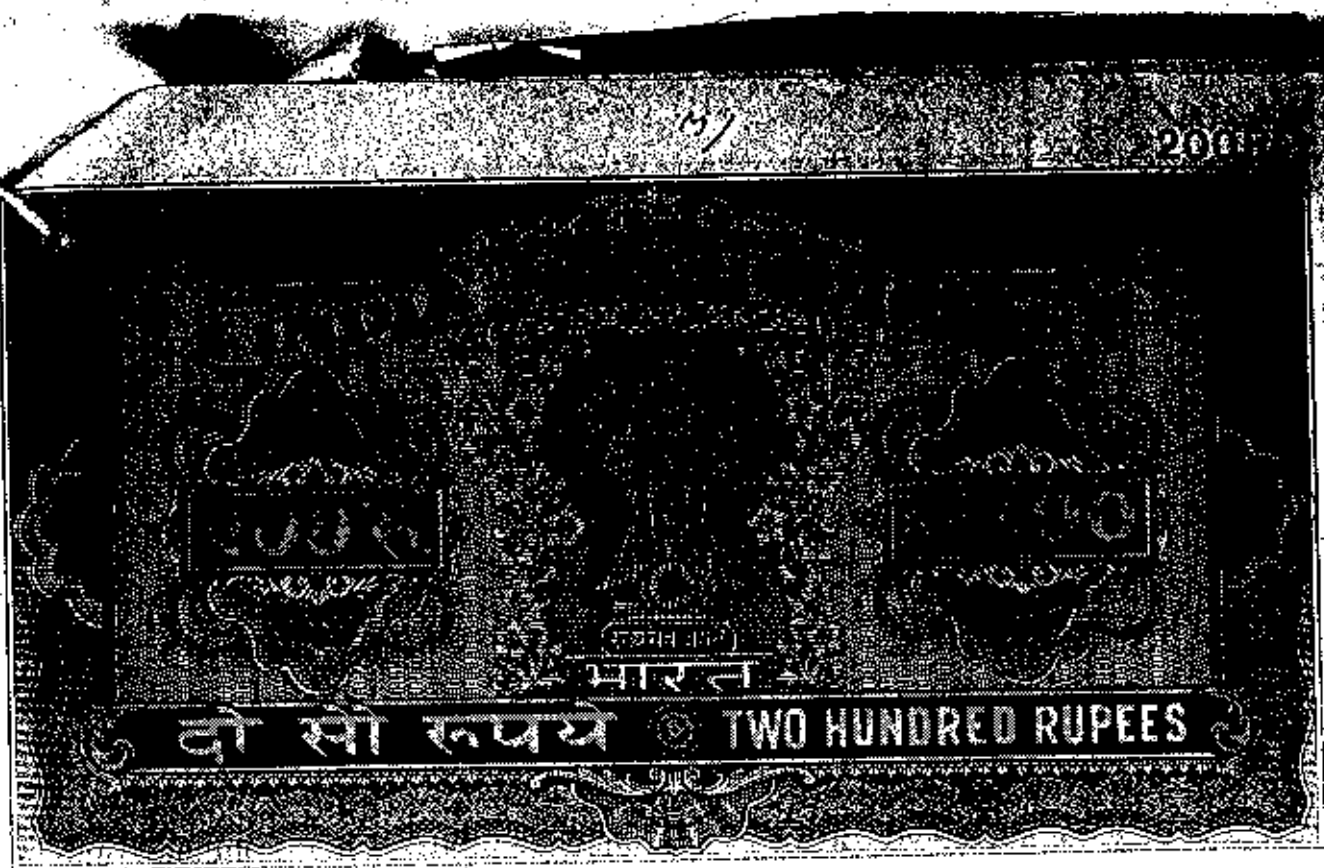
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नाम
क. स. 767 भा. 274
आयुष्य नं. 766 आयु 20

नन्द किशोर 27/4/89
स्टाम्प विक्रेता
श्रीवृन्दा, पालिकाबाग





- 11 :-

At 10

(Signature)

Secy to the Govt of India

12/12

100

नाम Aerospace No. 100
क. सं. 7.66 ता. 22/4 P.O. Shan
प्राप्त व. 1 क्र. 200

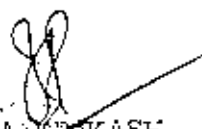
म. चोप/84

नन्द किशोर
स्टाम्प विक्रेता
बोयडा, राजियाबाबा



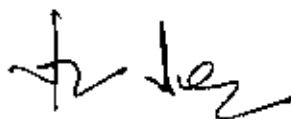


11/11/61



JAYACHANDRASEKHAR,

For & on behalf of He da



27 APR 1984

बपव कुमाव ववे
स्वाय विवेडा, वीएडा
सा. व. ६. (वा.वाव) वृ.पी.



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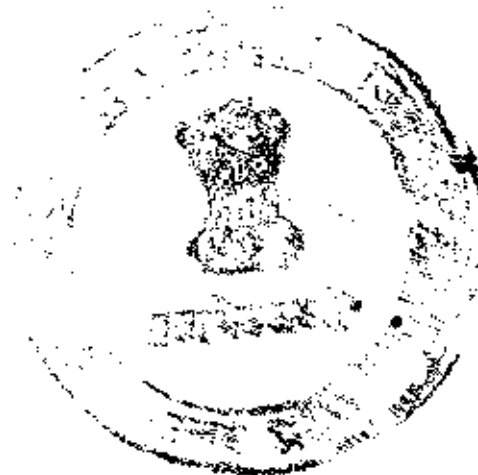
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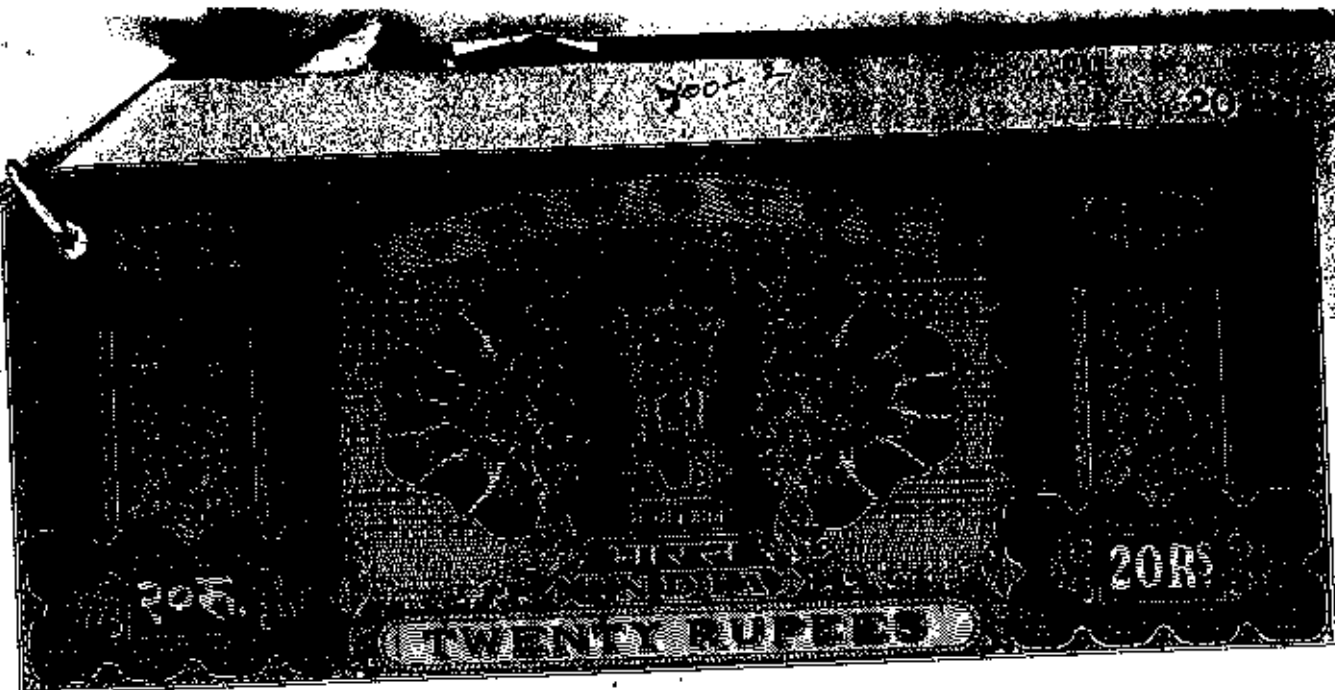
Gharibad

(JAMES B. HARRIS)

For & on behalf of Heide

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21 APR 1984
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Utter Pradesh

(Signature)
For & on behalf of U.P.

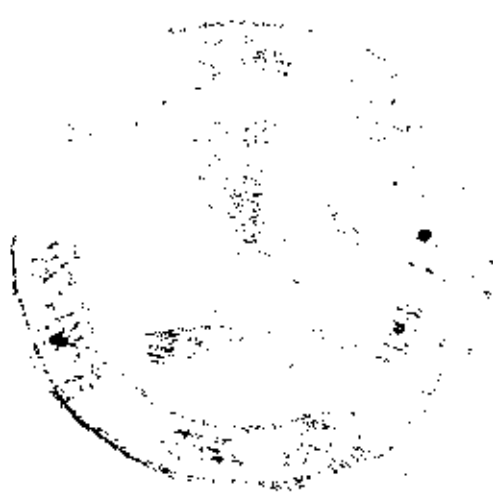
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27/4/84

प. १११-२०१
वा. व. व. - ११८-११८
27 APR 1984
पदव. कृ. व. व. व.
इ. व. व. व. व. व. व.
वा. व. व. (वा. व. व.) व. व. व.



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

LEASE DEED

Industrial plot No. 105 Block No. D 6743
Sector No. II in the layout plan of New Okhla
Industrial Development Area
containing by measurement an area of 1140
sq. metres, situate in the New Okhla Industrial Development Area,
District Ghaziabad.

THIS LEASE DEED made on the 27th day of
April in the year one thousand nine hundred
and Eighty four 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. 7 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

②
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OR

1. Sri. Jiwand Singh aged 74 years
S/o. Late Sh. Lalcha Ram
r/o. D-11, N.D.S.E. Post II, New Delhi
2. Sri. Avtar Singh aged 42 years
S/o. Sh. Jiwand Singh
r/o. D-11, N.D.S.E. Post II, 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. Aero Ship
situated at D-105, Sector II, Noida through
Sri. Ajit Singh aged 37 years.
S/o. Sh. Rabin Singh
r/o. D-37, Pamposh Enclave, New Delhi
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.

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OR

.....
 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.

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.

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 *leather finishing & leather finished goods*.....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.

[Signature]

[Signature]

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(95)

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(93)



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 25th day of April ^{March} in the year one thousand and nine hundred and seventy 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 105 in Block No. D Sector No. II situated within the New Okhla Industrial Development Area, District Ghaziabad containing by measurement 1140 sq. metres, be the same a little more or less, and bounded :

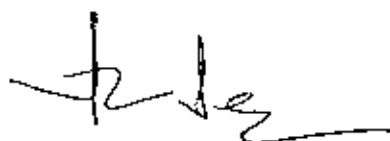
On the North by Plot No. II-D-46-47

On the South by 24.38 M wide road

On the East by Plot No. II-D-104

On the West by 45.72 M D.S.C. Road

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 27th day of April 1984 (hereinafter called 'the said term') except and always reserving to the Lessor its successors or assigns :




(a) A right to lay watermain, 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 therefor yearly in advance during the said term unto the Lessor on the 22nd day of April in each year the yearly rent at the rate of 20 paise per sq. metre during the first 33 years, at the rate of 30 paise per sq. metre during next 33 years after expiry of the first 33 years and at the rate of 40 paise per sq. metre during the next 33 years after the expiry of the first 66 years, the rent upto the 26th day of April 1984 having already been paid.

has already paid

II. (a) The Lessee ~~shall pay~~ to the Lessor the provisional premium of Rs. 50,160/- only (Rs. fifty thousand one hundred sixty only) out of which Rs. only (Rs. only) has already been paid, the receipt whereof the Lessor hereby acknowledges, and the balance sum of Rs. only (Rs. only) shall be paid in sixteen half yearly instalments alongwith interest @ 15% per annum, the first instalment falling due for payment on the 30th day of June or the 31st day of December, whichever falling earlier after the expiry of the period of two years next to the date of allotment of the demised premises, and the remaining instalments falling due consecutively as follows :

1. Rs. on the day of 19
2. Rs. on the day of 19
3. Rs. on the day of 19
4. Rs. on the day of 19

[Handwritten signatures]

(6) A right to lay watermain, drains, sewers or electric wires under or over the demised premises, if deemed necessary by the Lessee in carrying out the work;

(7) Right to cut and take any trees, shrubs, plants or other vegetation on the demised premises, if deemed necessary by the Lessee in carrying out the work;



5. Rs.....on the.....day of.....19.....
6. Rs.....on the.....day of.....19.....
7. Rs.....on the.....day of.....19.....
8. Rs.....on the.....day of.....19.....
9. Rs.....on the.....day of.....19.....
10. Rs.....on the.....day of.....19.....
11. Rs.....on the.....day of.....19.....
12. Rs.....on the.....day of.....19.....
13. Rs.....on the.....day of.....19.....
14. Rs.....on the.....day of.....19.....
15. Rs.....on the.....day of.....19.....
16. Rs.....on the.....day of.....19.....

Provided that the interest shall be computed at the rate mentioned above on the total amount of the balance premium outstanding from time to time from the date of allotment and shall be payable half yearly on the 30th day of June and 31st day of December each year, the first of such payments ^{to be payable} ~~to be made~~ on the ^{30th} ~~31st~~ day of June 1978 falling earlier.

Provided that a rebate of 4% in the rate of interest shall be admissible if the instalments together with the interest accruing thereon are paid by or on the due dates.

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 monthly 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 premium, if any, and the balance, if any, shall be appropriated towards the lease rent notwithstanding any directions/request of the Lessee to the contrary.

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31.....day of.....18.....



III. (1) The premium mentioned in Clause I is provisional computed on the minimum average land cost component based on the costs of acquisition etc. under the Land Acquisition Act, 1894 of the whole of which the said Industrial Development Area of which the plot hereby demised after layout for roads, parks and other public utility services, forms part ; but should the final cost of acquisition of the whole of the said land or any part thereof go up thereby increasing the land cost component of the industrial plots carved out after development as aforesaid, the Lessee shall upon receipt of intimation from the Lessor (which intimation shall not be delayed beyond a period of three years from the date the final cost of acquisition is determined) pay to the Lessor in such instalments as may be fixed by the Lessor, such balance premium, if any, being the difference in the land cost component finally determined, as aforesaid and the land cost component of the provisional premium mentioned in Clause No. 1.

(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 I 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

Two handwritten signatures are present at the bottom of the page. The signature on the left is a cursive, flowing script, while the signature on the right is more stylized and compact.

III. (i) The premium mentioned in Clause I is provisional and is based on the minimum average land cost component based on the cost of acquisition etc. under the Land Acquisition Act, 1894 of the State of Andhra Pradesh. The said Government has not yet decided to acquire the land for the purpose of the project.



whatsoever or use or permit the same to be used for any purpose other than for the manufacture of leather finishing & leather finished goods 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

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sewers and shall commence construction of the same within the time specified in the lease and shall complete the same within the time specified in the lease and shall pay to the lessor the cost of the same.

Within a period of three months from the date hereof or any extended time as may be allowed by the lessor in writing in 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 9 months from the date of these presents or within such extended time as may be allotted by the Lessor in writing in its discretion at the request of the lessee. On the completion of the work the lessee shall send registered notice intimating to the lessor that the construction have been completed fit for use as aforesaid whereon 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.

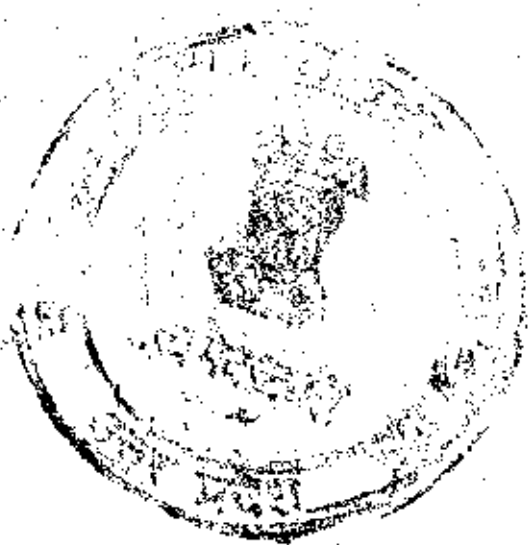
(5) That the lessee shall not erect any building construction or structure except in accordance with the building plan to the approved by the lessor and shall comply with all regulation made or directions issue by the Lessor or the erection of building or other architectural requirements in that behalf.

(6) That the Lessee shall obey and submit to the rules, building regulations and directions of the Lesser, 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 no after the six of the demised premises whether by sub-division amalgamation or to the otherwise.

(7) A that in the event of change in constitutions the lessee shall pay to the lessor the Transfer Charges etc. as prescribed by the lessor.

(8) That the lessee shall time a repair, support and keep in good and substantial condition and repair the factor building.

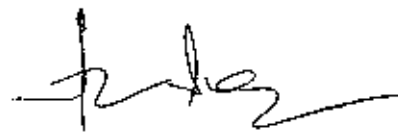


and out buildings both externally and internally and also the boundary and other walls, sewers, drains, gates, fences and fixtures of or connected with the same AND the Lessee hereby permits the Lessor and its agents to enter upon and view the condition thereof and to give notice in writing to the Lessee of any defects or want of reparation the Lessee shall within three calendar months after receipt of such notice repair and amend accordingly.

(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




and out buildings both externally and internally and also the boundary
and other walls, fences, gates, fences and fixtures of or
connected with the same AND the location, dimensions and
contents of the same as shown on the plan attached and
a copy of the same is being furnished to the
proper authorities for their consideration.

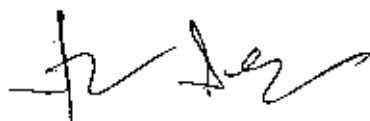


or use the same or permit the same to be used for any religious purpose or any purpose other than for the industrial purpose specified hereinbefore without the previous consent in writing of the Lessor, and subject to such terms and conditions as the Lessor may impose and shall not do or suffer to be done, on the demised premises or any part thereof, any act or thing which may be or grow to be nuisance, damage, annoyance, or inconvenience to the Lessor, the owners or occupiers of the other premises in the neighbourhood.

(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




to use the same or permit the same to be used for any religious purpose other than for the spiritual purposes specified in the original will of the donor. The donor of the property is not bound to make any provision for the maintenance of the property, and the property may be used for any purpose other than for the spiritual purposes specified in the original will of the donor.



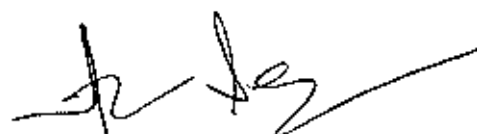
Corporation of India or Pradeshia Industrial and Investment Corporation of Uttar Pradesh Ltd., or any Scheduled Bank (including State Bank of India) to secure loan or loans advanced by any of them for setting up on the demised premises the industry hereinbefore mentioned, if the Lessee furnishes to the 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



Corporation of India or Pradeshya 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 heretofore mentioned. If the Lessee furnishes to the Lessor an undertaking from the financial institution as aforesaid that the entire outstanding amount of the loan and interest thereon shall be directly paid by any financial institution to the Lessor, then the Lessor shall be bound to the Lessee and the Lessee shall be bound to the Lessor as aforesaid.

2. The Lessee shall be bound to the Lessor as aforesaid in the event of the Lessee failing to pay the rent or any other sum payable by the Lessee to the Lessor within the time specified in the lease deed. The Lessor shall be bound to the Lessee as aforesaid in the event of the Lessee failing to pay the rent or any other sum payable by the Lessee to the Lessor within the time specified in the lease deed.

3. The Lessee shall be bound to the Lessor as aforesaid in the event of the Lessee failing to pay the rent or any other sum payable by the Lessee to the Lessor within the time specified in the lease deed. The Lessor shall be bound to the Lessee as aforesaid in the event of the Lessee failing to pay the rent or any other sum payable by the Lessee to the Lessor within the time specified in the lease deed.

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.



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

(b) If there shall be any breach of the above (a), (b) above the lessor may demand the same.

Wherever the above is not sufficient to satisfy the lessor, the lessor may demand the same.



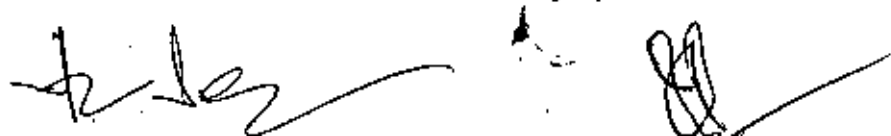
(18) That the Lessee shall put the demised premises with the building constructed thereon to the use hereinafter mentioned within three months from the date of issue by the Lessor the completion certificate under Clause IV (4) or within such period as may be extended by the Lessor in writing on the written 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.

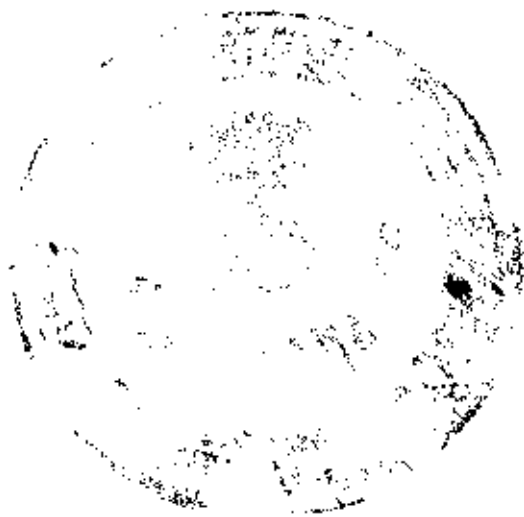
(19) (a) That the Lessee shall keep the Lessor indemnified against any and all claims for damages which may be caused to any adjoining building or other premises in consequence of the execution of the aforesaid works and also against claims for damages if the Lessee or his workman or servant shall :

- (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



(18) That the Board shall not be held responsible for the



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.

For the first time, the authors have shown that the *in vitro* and *in vivo* results are in good agreement. The *in vitro* results are in good agreement with the *in vivo* results, which is a very important finding. The authors have also shown that the *in vitro* results are in good agreement with the *in vivo* results, which is a very important finding.



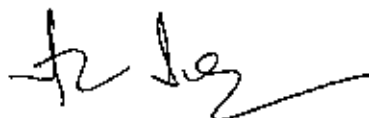
its discretion, impose including the payment by the successor-in-interest of such extra premium and / or enhanced rent as the Lessor may in its discretion think proper. In the event of breach of this condition the Lessor shall be entitled to determine this lease :

Provided that the right to determine this deed for breach of the condition contained in this clause shall not be exercised if the industry on the demised premises has been financed by the Government of Uttar Pradesh or the Industrial Finance Corporation of India or the Industrial Credit and Investment Corporation of India, or the U.P. Financial Corporation or Pradeshia Industrial and Investment Corporation of Uttar Pradesh Ltd., or any Scheduled Bank (including State Bank of India) and the said financing body or bodies mentioned above decide to take over possession or sell or lease or assign the mortgaged assets in exercise of the rights vesting in it or them by virtue of the deed or deeds executed in its or their favour by the Lessee as provided herein above or under any law for the time being in force.

(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.

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

(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




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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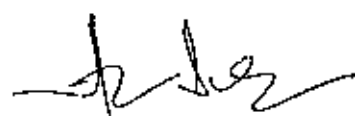


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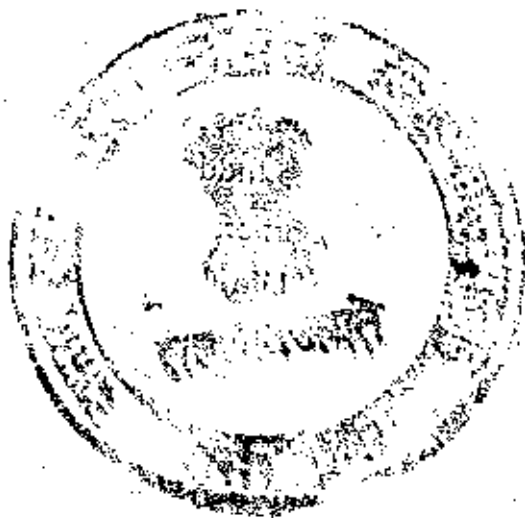
any, made by him and all materials thereof from the demised premises after paying all dues, the premium and the lease rent upto date and all municipal and other taxes, rates and assessments then due and all damages and other dues accruing to the Lessor and to remove all such materials from the demised 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




any, made by him and all materials thereof from the demise 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 charges and other dues accruing to the lessor and to remove all the contents of the premises and to deliver the same to the lessor in good and sound condition and to indemnify the lessor from all claims and damages of whatsoever nature and to pay the cost of the lessor in the defence of any suit or proceedings brought against the lessor in connection with the lease and to pay the cost of the lessor in the defence of any suit or proceedings brought against the lessor in connection with the lease and to pay the cost of the lessor in the defence of any suit or proceedings brought against the lessor in connection with the lease.



(b) That the CDR shall be responsible for the maintenance of the ship's log and for the recording of the ship's position and course.

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

(7) The lessor hereby warrants that the premises are free from all liens, mortgages, and other encumbrances, and that the same are in good and lawful possession of the lessee.



Witness my hand and the seal of the Department of the Interior at Washington, D.C., this 10th day of May, 1906.

[Signature]

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 :

Signed by :

For and on behalf of
the Lessee

1.

Witness : Beni Kishore

Address : V. Barla

2.

Witness :

Address :

Po. Barla

CP. D. Sharma,
7279, Prem Nagar,
Delhi - 110027

Naidu

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. 39 of 1974).

(3) All powers exercisable by the Lessor under this lease may be exercised by the Chief Executive Officer of the Lessor. The Lessor may also authorize any of its officers or officials to exercise all or any of the powers exercisable by him in the Lessor.

The Lessor shall be responsible for the maintenance and repair of the Lessor's property and shall be liable for the payment of the Lessor's property tax and other taxes and levies payable by the Lessor.

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~~21-5-75~~
 July
 21-5-75



Date: 11-11-75
 2000 P. No. 11-11-75
 Address : 2000 P. No. 11-11-75

PLAN OF BLOCK-D SECTOR II

FOUR

II 5-2	II 5-4	II 5-6	II 5-8
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U46	U47	U48	U49	U50	U51	U52	U53	U54	U55	U56	U57	U58	U59	U60	U61	U62	U63	U64	U65	U66	U67	U68	U69	U70	U71	U72	U73	U74	U75	U76	U77	U78	U79	U80	U81	U82	U83	U84	U85	U86	U87	U88	U89	U90	U91	U92	U93	U94	U95	U96	U97	U98	U99	U100
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U101	U102	U103	U104	U105	U106	U107	U108	U109	U110	U111	U112	U113	U114	U115	U116	U117	U118	U119	U120	U121	U122	U123	U124	U125	U126	U127	U128	U129	U130	U131	U132	U133	U134	U135	U136	U137	U138	U139	U140	U141	U142	U143	U144	U145	U146	U147	U148	U149	U150	U151	U152	U153	U154	U155	U156	U157	U158	U159	U160	U161	U162	U163	U164	U165	U166	U167	U168	U169	U170	U171	U172	U173	U174	U175	U176	U177	U178	U179	U180	U181	U182	U183	U184	U185	U186	U187	U188	U189	U190	U191	U192	U193	U194	U195	U196	U197	U198	U199	U200
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U201	U202	U203	U204	U205	U206	U207	U208	U209	U210	U211	U212	U213	U214	U215	U216	U217	U218	U219	U220	U221	U222	U223	U224	U225	U226	U227	U228	U229	U230	U231	U232	U233	U234	U235	U236	U237	U238	U239	U240	U241	U242	U243	U244	U245	U246	U247	U248	U249	U250	U251	U252	U253	U254	U255	U256	U257	U258	U259	U260	U261	U262	U263	U264	U265	U266	U267	U268	U269	U270	U271	U272	U273	U274	U275	U276	U277	U278	U279	U280	U281	U282	U283	U284	U285	U286	U287	U288	U289	U290	U291	U292	U293	U294	U295	U296	U297	U298	U299	U300
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24.38 M
18 M WIDE ROAD
12 M WIDE ROAD
24.38 M WIDE ROAD

SECTOR-3

FOR AND ON BEHALF OF

D-105, Sector-II

Area 1140 Sq mtr

SCALE: 1:2000
3/17 NO. 4/11

Examined with document No. 25088/1984

J. P. PHARGAVA

